Community Development Department
108 E. Proctor Street
Carson City, Nevada 89701
(775) 887-2180 – Hearing Impaired: 711

Item 5-1

Date: April 26, 2016

To: Redevelopment Authority Citizens Committee
Meeting of May 2, 2016

From: Lee Plemel, Director

Subject: Redevelopment 2016-17 Budget Presentation

The tentative Carson City budget for FY 2016-17 was presented to the Board of Supervisors and Redevelopment Authority on April 7, 2016. The budget will go the Board and Authority on May 19 for final approval. The purpose of this item is to provide information to the RACC members regarding the Redevelopment Fund budget.

Attached are the Redevelopment budget materials that were presented to the Redevelopment Authority and Board of Supervisors. It includes breakdown sheets of revenues and expenditures by Redevelopment Areas 1 and 2, a five year Redevelopment budget projection, and other budget details. Finance Department staff will give a presentation at the RACC meeting and be available for questions regarding the budget.

This item is for information and discussion only. The RACC does not make recommendations to the Redevelopment Authority and Board of Supervisors regarding budget matters. If you have any questions regarding this item, please contact Lee Plemel at 283-7075 or lplemel@carson.org.

Attachments:
1. Redevelopment budget report

Carson City Redevelopment Authority Budget Presentation FY 2017

Sheri Russell

Deputy Chief Financial Officer

FY 2017 RDA Revenues

Property Taxes – Budgeted property tax revenues are expected to be $1,717,909 for FY 2017.

FY 2017 RDA Expenditures

Salaries / Benefits – Salaries and benefits for FY 2017 total $119,211, an increase of $1,578 from FY 2016 estimate. This increase is due to anticipated merit increases and various benefit increases.

Debt Service - Principal and interest amounts total $279,600 for FY 2017 (Final debt payment will be in FY2021).

General Fund Internal Service Charge - $68,273 for FY 2017. The decrease appears to be a general reduction of City services for FY15, including Treasurer's, Clerk's, Information Technology, and District Attorney Services. These actual figures for FY15 are used to project the FY17 budget.

FY 2017 RDA Expenditures

Incentives Redevelopment Revolving Fund–

- We have budgeted $160,000 in incentives for FY 2017 - this will be used to pay the Southgate and Carson Mall incentives.
- We have budgeted $145,000 in Special Events/Incentives.
- We have budgeted $90,000 for the Façade Improvement and Utility Assistance Programs.
- We have budgeted $30,000 for Downtown Equipment and Infrastructure.
- We have $225,000 available for undesignated capital infrastructure projects.

Reimbursement to General Fund – Budgeted $480,000 for repayment of the Michael Hohl incentive.

FISCAL SUMMARY FOR OTHER GOVERNMENTAL FUNDS

Department Name: Redevelopment Authority

Department Number: 602 , 603, and 604

	2014-15 Actual	2015-16 Estimated	2016-17 Proposed	% Change Budget	$ Change Budget
REVENUE					
Ad Valorem Taxes	$ 1,798,385	$ 1,697,256	$ 1,717,909	**1.22%**	$ 20,653
Intergovernmental	9,583	-	-	**0.00%**	-
Miscellaneous	15,889	138,530	11,800	**-91.48%**	(126,730)
Operating Transfers In	1,408,341	1,512,274	1,437,000	**-4.98%**	(75,274)
Beginning Balance	427,320	663,157	181,618	**-72.61%**	(481,539)
TOTAL	**$ 3,659,518**	**$ 4,011,217**	**$ 3,348,327**	**-16.53%**	**$ (662,890)**
EXPENDITURE					
Salaries	$ 179,442	$ 93,171	$ 93,059	**-0.12%**	$ (112)
Benefits	47,919	24,462	26,152	**6.91%**	1,690
Service & Supplies	951,173	1,159,574	1,107,379	**-4.50%**	(52,195)
Capital Outlay	129,536	761,218	225,000	**-70.44%**	(536,218)
Principal	215,000	220,000	230,000	**4.55%**	10,000
Interest	64,850	58,400	49,600	**-15.07%**	(8,800)
Bond Issuance Costs	100	500	100	**-80.00%**	(400)
Operating Transfers Out	1,408,341	1,512,274	1,437,000	**-4.98%**	(75,274)
Ending Fund Balance	663,157	181,618	180,037	**-0.87%**	(1,581)
TOTAL	**$ 3,659,518**	**$ 4,011,217**	**$ 3,348,327**	**-16.53%**	**$ (662,890)**
FTE	**2.52**	**1.52**	**1.52**		

Carson City Redevelopment Authority
Breakdown of Revenues and Expenditures by Area
FY 2017 Budget

	Total	54% Dist 1 (Downtown)	46% Dist 2 (So Carson)
REVENUES			
Property Taxes	1,717,909	927,671	790,238
Interest Revenue	1,800	972	828
Charges for Services:	10,000	10,000	-
Beginning Fund Balance	181,618	98,074	83,544
Total Rev and Fund Bal	1,911,327	1,036,717	874,610
EXPENDITURES			
Debt Service	279,600	279,600	-
Fiscal Charges	100	100	-
Sal and Ben:			
Parks	58,003	58,003	
Administrative	61,208	33,052	28,156
Other Expenditures			
Services & Supplies	***182,378***	***98,484***	***83,894***
Special Events & Activities	165,000	165,000	-
Michael Hohl Incentive	480,000	-	480,000
Big 5/Big Lots Incentive	45,000		45,000
Carson Mall Incentive	115,000		115,000
Programs	90,001	90,001	-
Downtown Equipment and Infrastructure	30,000	30,000	
Infrastructure Projects (Undes)	225,000	121,500	103,500
Ending Fund Balance	180,037	97,220	82,817
Total Exp and Fund Bal	1,911,327	972,960	938,367
Tot Rev less Exp	-	63,756	(63,756)
Services and Supplies:			
General Fund Internal Service Charges	68,273	36,867	31,406
Professional Services	20,000	10,800	9,200
Rent and Utilities	21,718	11,728	9,990
Advertising/Marketing	9,000	4,860	4,140
Publications	16,000	8,640	7,360
Membership & Dues	12,500	6,750	5,750
Holiday Ornaments	8,000	4,320	3,680
Utilities	9,800	5,292	4,508
Operating Supplies	5,000	2,700	2,300
Building Repairs	4,800	2,592	2,208
Misc Serv & Supp (printing, supplies, repairs, etc.)	7,287	3,935	3,352
	182,378	***98,484***	***83,894***

Carson City Redevelopment Authority
Projection
FY 2017 - FY 2021

	FY 2017 Budgeted	FY 2018 Projection	FY 2019 Projection	FY 2020 Projection	FY 2021 Projection
REVENUES					
Property Taxes	1,717,909	1,752,267	1,804,835	1,858,980	1,914,750
Interest Revenue	1,800	2,400	2,400	2,400	2,400
Charges for Services	10,000	10,000	10,000	10,000	10,000
Beginning Fund Balance	181,618	180,037	200,000	200,000	200,000
Total Rev and Fund Bal	1,911,327	1,944,704	2,017,235	2,071,380	2,127,150
EXPENDITURES					
Debt Service (last payment 2021)	279,600	275,400	276,000	281,200	280,800
Fiscal Charges	100	100	100	100	100
Sal and Ben:					
Parks	58,003	60,613	63,341	66,191	69,170
Administrative	61,208	62,382	63,591	64,948	65,651
Other Expenditures					
Services & Supplies	***182,378***	200,000	200,000	225,000	225,000
Special Events & Activities	**60,000**	**55,000**	**50,000**	**45,000**	**40,000**
Nevada Day	25,000	25,000	25,000	25,000	25,000
Farmers Market	15,000	15,000	15,000	15,000	15,000
Xmas Tree Lighting	10,000	10,000	10,000	10,000	10,000
Epic Rides	30,000	30,000	30,000	30,000	-
Michael Hohl Incentive (end date 2020)	480,000	480,000	480,000	58,016	-
Big 5 / Big Lots Incentive (end date 2026)	45,000	45,000	50,000	50,000	50,000
Carson Mall Incentive (end date 2029)	115,000	115,000	120,000	120,000	120,000
Revolving Loan Program	1	1	1	1	1
Public Works - Event Street Closures	25,000	25,000	25,000	25,000	25,000
Façade Improvements Program	50,000	20,000	20,000	20,000	20,000
Utility Assistance Program	40,000	20,000	20,000	20,000	20,000
Downtown Equipment & Infrastructure	30,000	5,000	5,000	5,000	5,000
East West Downtown Street Imp.	-	200,000	100,000	200,000	-
William Street Corridor Project	-	101,208	264,202	-	-
Infrastructure Projects (Undes)	**225,000**	**-**	**-**	**610,924**	**956,428**
Ending Fund Balance	180,037	200,000	200,000	200,000	200,000
Total Exp and Fund Bal	1,911,327	1,944,704	2,017,235	2,071,380	2,127,150
Tot Rev less Exp	-	-	-	-	-

BUDGET PREPARATION WORKSHEET FISCAL YEAR 2017

REVENUE

PREPARED 01/27/16, 11:33:39	BUDGET	PREPARATI RKSHEET				PAGE	62
PROGRAM GM601L	FO	R FISCAL YE	2017		ACCOUN	TING PERIOI	/2016
	TWO						
	YEAR'S AG(	LAST YEAR!	ADJUSTED	Y-T-D	ESTIMATE	TENTATIVE	FINAL
ACCOUNT NUMBER ACCOUNT DESCRIPTION	ACTUALS	ACTUALS	BUDGET	ACTUALS	FY 2015	FY 2016	FY 2016
INTERGOVERNMENTAL							
OTHER LOCAL GOVT GRANTS							
602-0000-337.56-25 NSBDC	417	9,583	0	0	-	-	-
602-0000-337.86-01 TURF MAINTENANCE	5,379	0	0	0	-	-	-
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* OTHER LOCAL GOVT GRANTS	5,796	9,583	0	0	-	-	-
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** INTERGOVERNMENTAL	5,796	9,583	0	0	-	-	-
MISCELLANEOUS REVENUE							
INTEREST EARNINGS							
602-0000-361.01-00 INTEREST INCOME	393	830	400	240	400	500	-
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* INTEREST EARNINGS	393	830	400	240	400	500	-
INVESTMENT SALES							
602-0000-362.02-00 NET INC IN FAIR VALUE INV	295	115	0	-57	-	-	-
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* INVESTMENT SALES	295	115	0	-57	-	-	-
MISCELLANEOUS							
602-0000-366.49-00 XMAS ORNAMENT SALES	10,250	10,040	10,000	10,830	10,830	10,000	-
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* MISCELLANEOUS	10,250	10,040	10,000	10,830	10,830	10,000	-
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** MISCELLANEOUS REVENUE	10,938	10,985	10,400	11,013	11,230	10,500	-
OTHER FINANCING SOURCES							
INTERFUND OPERATING TRFS							
602-0000-381.60-00 REDEV: TAX INCREMNT.	635,000	391,945	278,891	321,229	278,891	280,000	-
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* INTERFUND OPERATING TRFS	635,000	391,945	278,891	321,229	278,891	280,000	-
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** OTHER FINANCING SOURCES	635,000	391,945	278,891	321,229	278,891	280,000	-
BEGINNING BALANCE							
BEGINNING BALANCE							

602-0000-395.00-00 BEGINNING BALANCE	0	0	86,168	0	86,168	39,083	-
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* BEGINNING BALANCE	0	0	86,168	0	86,168	39,083	-
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** BEGINNING BALANCE	0	0	86,168	0	86,168	39,083	-
*** REDEVELOPMENT: ADMINIST.	651,734	412,513	375,459	332,242	376,289	329,583	-

EXPENSES

	FY 14 ACTUALS	FY 15 ACTUALS	FY16 ADJUSTED BUDGET	Y-T-D ACTUALS	ESTIMATE FY 2016	TENTATIVE FY 2017	FINAL FY 2017
REDEVELOPMENT: ADMINIST.							
TAXES							
602-0000-971.30-00 UNRESERVED FUND BALANCE	0	0	30,000	0	39,083	27,994	-
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* TAXES	0	0	30,000	0	39,083	27,994	-
Salaries and Wages							
602-0000-463.01-01 SALARIES	213,837	116,597	76,604	35,079	78,171	80,889	-
602-0000-463.01-02 HOURLY/SEASONAL	14,871	24,465	11,000	5,231	11,000	11,000	-
602-0000-463.01-06 MANAGEMENT LEAVE PAY	3,316	3,175	0	59	-	-	-
602-0000-463.01-07 ANNUAL LEAVE PAYOFF	400	7,487	0	0	-	-	-
602-0000-463.01-08 SICK LEAVE PAYOFF	1,189	23,782	0	0	-	-	-
602-0000-463.01-11 OVERTIME	2,049	3,932	4,000	1,585	4,000	1,170	-
602-0000-463.01-13 STAND BY PAY	2	0	0	0	-	-	-
602-0000-463.01-14 FLSA	33	4	0	0	-	-	-
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* Salaries and Wages	235,697	179,442	91,604	41,954	93,171	93,059	-
EMPLOYEE BENEFITS							
602-0000-463.02-25 MEDICARE	3,115	2,243	1,137	534	1,175	1,190	-
602-0000-463.02-30 RETIREMENT	55,754	29,080	16,360	7,271	16,468	16,986	-
602-0000-463.02-40 GROUP INSURANCE	30,077	14,554	14,921	2,512	4,886	6,029	-
602-0000-463.02-50 WORKERS' COMPENSATION	1,892	1,182	850	330	921	935	-
602-0000-463.02-66 FOUL WEATHER ALLOWANCE	164	14	164	164	164	164	-
602-0000-463.02-70 CAR ALLOWANCE	1,248	587	588	263	589	587	-
602-0000-463.02-71 PHONE ALLOWANCE	331	259	262	108	259	261	-
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* EMPLOYEE BENEFITS	92,581	47,919	34,282	11,182	24,462	26,152	-
SERVICE AND SUPPLIES							
602-0000-463.03-09 PROFESSIONAL SERVICES	13,591	9,994	20,000	2,096	20,000	20,000	-
602-0000-463.03-30 TRAINING	1,861	1,078	1,000	0	1,000	1,000	-

602-0000-463.04-30 EQUIPMENT REPAIR & MAINT	364	174	500	0	500	500	-
602-0000-463.04-34 BLDG REPAIR AND MAINT	1,618	0	4,800	0	4,800	4,800	-
602-0000-463.04-35 REPAIR AND MAINTENANCE	65	0	0	0	0	0	-
602-0000-463.04-40 BUILDING RENTAL	55,361	51,382	21,718	0	21,718	21,718	-
602-0000-463.05-42 PRINTING / REPRODUCTION	0	0	2,500	0	2,500	2,500	-
602-0000-463.05-43 ADVERTISING/MARKETING	6,258	5,141	9,000	3,346	9,000	9,000	-
602-0000-463.05-45 MEMBERSHIP AND DUES	11,309	11,587	12,500	12,155	12,500	12,500	-
602-0000-463.05-80 TRAVEL	2,235	1,465	1,500	0	1,500	1,500	-
602-0000-463.06-01 OFFICE SUPPLIES	424	284	1,000	274	1,000	1,000	-
602-0000-463.06-02 POSTAGE / SHIPPING	25	17	200	20	200	200	-
602-0000-463.06-25 OPERATING SUPPLIES	5,552	1,371	5,000	58	5,000	5,000	-
602-0000-463.06-45 PUBLICATIONS	14,673	14,267	16,000	14,278	16,000	16,000	-
602-0000-463.06-85 XMAS ORNAMENTS	6,951	7,427	8,000	6,873	8,000	8,000	-
602-0000-463.07-10 TELEPHONE	1,535	1,851	1,800	20	1,800	1,800	-
602-0000-463.07-12 POWER	5,240	5,169	6,400	1,973	6,400	6,400	-
602-0000-463.07-13 HEATING	576	683	1,600	125	1,600	1,600	-
602-0000-463.09-01 ISC: GENERAL FUND	144,362	116,064	105,492	43,955	105,492	68,273	-
602-0000-463.09-50 ISC: FLEET	496	0	563	281	563	587	-
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* SERVICE AND SUPPLIES	272,496	227,954	219,573	85,454	219,573	182,378	-
OPERATING TRANSFERS OUT							
602-0000-491.72-83 GROUP MEDICAL FUND	2,481	0	0	0	-	-	-
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* OPERATING TRANSFERS OUT	2,481	0	0	0	-	-	-
** REDEVELOPMENT: ADMINIST.	603,255	455,315	345,459	138,590	337,206	301,589	-
*** REDEVELOPMENT: ADMINIST.	603,255	455,315	375,459	138,590	376,289	329,583	-
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**** REDEVELOPMENT: ADMINIST.	603,255	455,315	375,459	138,590	376,289	329,583	-

BUDGET PREPARATION WORKSHEET FISCAL YEAR 2017

REVENUE

PREPARED 01/27/16, 11:33:39	BUDGET	PREPARATIC	RKSHEET			PAGE	63
PROGRAM GM601L	FO	R FISCAL YEA	2017		ACCOUN	TING PERIOD 07	/2016
	2 YEAR'S A(	LAST YEARS	ADJUSTED	Y-T-D	ESTIMATED	TENTATIVE	FINAL
ACCOUNT NUMBER ACCOUNT DESCRIPTION	ACTUALS	ACTUALS	BUDGET	ACTUALS	FY 2015	FY 2016	FY 2016
MISCELLANEOUS REVENUE							
INTEREST EARNINGS							
603-0000-361.01-00 INTEREST INCOME	796	1,396	500	599	800	800	-
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* INTEREST EARNINGS	796	1,396	500	599	800	800	-
INVESTMENT SALES							
603-0000-362.02-00 NET INC IN FAIR VALUE INV	564	168	0	83	-	-	-
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* INVESTMENT SALES	564	168	0	83	-	-	-
GIFTS/DONATIONS							
603-0000-365.14-01 THIRD STREET PLAZA	0	0	125,000	104,167	125,000	-	-
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* GIFTS/DONATIONS	0	0	125,000	104,167	125,000	-	-
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** MISCELLANEOUS REVENUE	1,360	1,564	125,500	104,683	125,800	800	-
OTHER FINANCING SOURCES							
INTERFUND OPERATING TRFS							
603-0000-381.60-00 REDEV: TAX INCREMNT.	890,000	1,016,396	1,233,383	420,000	1,233,383	1,157,000	-
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* INTERFUND OPERATING TRFS	890,000	1,016,396	1,233,383	420,000	1,233,383	1,157,000	-
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** OTHER FINANCING SOURCES	890,000	1,016,396	1,233,383	420,000	1,233,383	1,157,000	-
BEGINNING BALANCE							
BEGINNING BALANCE							
603-0000-395.00-00 BEGINNING BALANCE	0	0	372,336	0	372,336	30,300	-
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* BEGINNING BALANCE	0	0	372,336	0	372,336	30,300	-
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** BEGINNING BALANCE	0	0	372,336	0	372,336	30,300	-
*** REDEVELOPMENT: REVOLVING	891,360	1,017,960	1,731,219	524,683	1,731,519	1,188,100	-

EXPENSE

	FY 14 ACTUALS	FY 15 ACTUALS	FY 16 ADJU BUDGET	Y-T-D ACTUALS	ESTIMATED FY 2016	TENTATIVE FY 2017	FINAL FY 2017
REDEVELOPMENT: REVOLVING							
TAXES							
603-0000-971.30-00 UNRESERVED FUND BALANCE	0	0	30,000	0	30,300	38,099	-
* TAXES	0	0	30,000	0	30,300	38,099	-
SERVICE AND SUPPLIES							
603-0000-463.05-40 SPEC. EVENTS & ACTIVITIES	65,000	65,000	65,000	40,875	65,000	60,000	-
603-0000-463.05-44 NEVADA DAY	25,000	25,000	25,000	25,000	25,000	25,000	-
603-0000-463.05-46 FARMERS MARKET	15,000	15,000	15,000	14,898	15,000	15,000	-
603-0000-463.05-47 CHRISTMAS TREE LIGHTING	7,380	8,427	10,000	10,000	10,000	10,000	-
603-0000-463.05-48 EPIC RIDES	0	0	30,000	0	30,000	30,000	-
603-0000-463.05-49 PW EVENT STREET CLOSURES	0	0	0	0	15,000	25,000	-
603-0000-463.05-52 FAÇADE IMPROVEMNT PROGRAM	0	0	0	0	150,000	50,000	-
603-0000-463.05-53 DOWNTOWN EQUIP & INFRAST	0	0	0	0	0	30,000	-
603-0000-463.05-54 UTILITY ASSISTANCE PROGRAM	0	0	0	0	0	40,000	-
603-0000-463.06-25 OPERATING SUPPLIES	0	1,106	0	0	0	0	-
603-0000-463.06-40 FUJI ARENA/SHELTER TABLES	7,100	1,639	0	0	0	0	-
603-0000-463.14-02 CC GF - MICHAEL HOHL INC	0	0	480,000	0	480,000	480,000	-
603-0000-463.14-31 REVOLVING LOAN FUNDING	0	0	1	0	1	1	-
603-0000-463.14-45 INCENTIVE PROGRAM	37,306	127,049	150,000	0	150,000	160,000	-
* SERVICE AND SUPPLIES	156,786	243,221	775,001	90,773	940,001	925,001	-
CAPITAL OUTLAY							
603-0000-463.70-20 DESIGN	15,936	905	0	0	0	-	-
603-0000-463.70-40 CONSTRUCTION	165,695	125,352	615,000	0	615,000	-	-
603-0000-463.70-50 INSPECTION	1,670	560	0	0	0	-	-
603-0000-463.70-60 MATERIALS & SUPPLIES	81	194	0	0	0	-	-
603-0000-463.70-70 LABOR	29,053	2,525	0	0	0	-	-
603-0000-463.77-99 UNDESIGNATED PROJECTS	0	0	311,218	0	146,218	225,000	-
* CAPITAL OUTLAY	212,435	129,536	926,218	0	761,218	225,000	-
OPERATING TRANSFERS OUT							
603-0000-491.72-01 GENERAL FUND	480,000	480,000	0	0	-	-	-
* OPERATING TRANSFERS OUT	480,000	480,000	0	0	-	-	-
** REDEVELOPMENT: REVOLVING	849,221	852,757	1,701,219	90,773	1,701,219	1,150,001	-
*** REDEVELOPMENT: REVOLVING	849,221	852,757	1,731,219	90,773	1,731,519	1,188,100	-
**** REDEVELOPMENT: REVOLVING	849,221	852,757	1,731,219	90,773	1,731,519	1,188,100	-

BUDGET PREPARATION WORKSHEET FISCAL YEAR 2017

REVENUE

PREPARED 01/27/16, 11:33:39	BUDGET	PREPARATI	RKSHEET			PAGE	64
PROGRAM GM601L	FO	R FISCAL YE	2017		ACCOUN	TING PERIOI	/2016
	TWO						
	YEAR'S AGO	LAST YEARS	ADJUSTED	Y-T-D	ESTIMATED	TENTATIVE	FINAL
ACCOUNT NUMBER ACCOUNT DESCRIPTION	ACTUALS	ACTUALS	BUDGET	ACTUALS	FY 2015	FY 2016	FY 2016
TAXES							
GENERAL PROPERTY TAXES							
604-0000-311.10-00 SECURED ROLL: CURRENT	1,458,318	1,613,044	1,522,256	1,129,834	1,522,256	1,542,909	-
604-0000-311.20-00 PERS. PROP ROLL: CURRENT	176,993	185,341	175,000	147,127	175,000	175,000	-
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* GENERAL PROPERTY TAXES	1,635,311	1,798,385	1,697,256	1,276,961	1,697,256	1,717,909	-
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** TAXES	1,635,311	1,798,385	1,697,256	1,276,961	1,697,256	1,717,909	-
MISCELLANEOUS REVENUE							
INTEREST EARNINGS							
604-0000-361.01-00 INTEREST INCOME	1,701	2,986	1,500	104	1,500	500	-
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* INTEREST EARNINGS	1,701	2,986	1,500	104	1,500	500	-
INVESTMENT SALES							
604-0000-362.02-00 NET INC IN FAIR VALUE INV	1,809	354	0	176	-	-	-
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* INVESTMENT SALES	1,809	354	0	176	-	-	-
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** MISCELLANEOUS REVENUE	3,510	3,340	1,500	280	1,500	500	-
BEGINNING BALANCE							
BEGINNING BALANCE							
604-0000-395.00-00 BEGINNING BALANCE	0	0	204,653	0	204,653	112,235	-
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* BEGINNING BALANCE	0	0	204,653	0	204,653	112,235	-
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** BEGINNING BALANCE	0	0	204,653	0	204,653	112,235	-
*** REDEVELOPMENT: TAX INCRE.	1,638,821	1,801,725	1,903,409	1,276,681	1,903,409	1,830,644	-

EXPENSE	FY 14 ACTUALS	FY 15 ACTUALS	FY16 ADJUSTED BUDGET	Y-T-D ACTUALS	ESTIMATED FY 2016	TENTATIVE FY 2017	FINAL FY 2017
REDEVELOPMENT: TAX INCRE.							
TAXES							
604-0000-971.30-00 UNRESERVED FUND BALANCE	0	0	112,235	0	112,235	113,944	-
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* TAXES	0	0	112,235	0	112,235	113,944	-
SERVICE AND SUPPLIES							
604-0000-475.46-00 FISCAL CHARGES	63	100	500	100	500	100	-
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* SERVICE AND SUPPLIES	63	100	500	100	500	100	-
PRINCIPAL REDEMPTION							
604-0000-471.83-21 2010 VARIOUS PURPOSE REF	175,000	215,000	220,000	0	220,000	230,000	-
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* PRINCIPAL REDEMPTION	175,000	215,000	220,000	0	220,000	230,000	-
INTEREST REDEMPTION							
604-0000-472.93-21 2010 VARIOUS PURPOSE REF	70,100	64,850	58,400	0	58,400	49,600	-
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* INTEREST REDEMPTION	70,100	64,850	58,400	0	58,400	49,600	-
OPERATING TRANSFERS OUT							
604-0000-491.72-69 REDEV. ADMINISTRATION	635,000	391,945	321,229	321,229	278,891	280,000	-
604-0000-491.72-70 REDEV. REVOLVING	890,000	1,016,396	1,129,700	420,000	1,233,383	1,157,000	-
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* OPERATING TRANSFERS OUT	1,525,000	1,408,341	1,450,929	741,229	1,512,274	1,437,000	-
** REDEVELOPMENT: TAX INCRE.	1,770,163	1,688,291	1,842,064	741,329	1,791,174	1,716,700	-
*** REDEVELOPMENT: TAX INCRE.	1,770,163	1,688,291	1,842,064	741,329	1,903,409	1,830,644	-
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**** REDEVELOPMENT: TAX INCRE.	1,770,163	1,688,291	1,842,064	741,329	1,903,409	1,830,644	-