

## LAND DEVELOPMENT FUND

This Fund's activities include all aspects of acquiring, developing, and disposing of municipal lands including the following:

- Preparation of conceptual development plans and comprehensive plans for development areas
- Property appraisal, legal survey and mapping work related to lands for disposal, as well as engineering and constructing infrastructure required in the development area
- Recovery, through the sale of public lands, of all direct, indirect and associated costs related to municipal lands in accordance with the Land Administration By-law
- Utility infrastructure installed on public rights-of-way in new subdivisions/development areas will become the responsibility of the Water and Sewer Fund upon final acceptance by the City. Until that time, it is the responsibility of the Land Development Fund.

<b>Land Development Fund</b>	<b>2018 Actuals (\$000's)</b>	<b>2019 Budget (\$000's)</b>	<b>2019 Forecast (\$000's)</b>	<b>2020 Budget (\$000's)</b>	<b>2021 Budget (\$000's)</b>	<b>2022 Budget (\$000's)</b>	<b>Note</b>
<b>Revenue</b>							
User Charges							
Land Leases & Other Revenue	413	350	350	350	350	350	
Land Sales	6,034	2,533	2,533	2,306	4,106	3,401	(1)
<b>Total Revenue</b>	<b>6,447</b>	<b>2,883</b>	<b>2,883</b>	<b>2,656</b>	<b>4,456</b>	<b>3,751</b>	
<b>Expenditures (By Activity)</b>							
Land	912	771	133	404	1,683	1,327	(2)
<b>Total Expenditures</b>	<b>912</b>	<b>771</b>	<b>133</b>	<b>404</b>	<b>1,683</b>	<b>1,327</b>	
<b>Net Revenue (Expenditure)</b>	<b>5,535</b>	<b>2,112</b>	<b>2,750</b>	<b>2,252</b>	<b>2,773</b>	<b>2,424</b>	

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Land Development Fund	2018 Actuals (\$000's)	2019 Budget (\$000's)	2019 Forecast (\$000's)	2020 Budget (\$000's)	2021 Budget (\$000's)	2022 Budget (\$000's)	Note
<b>Interfund Transfers</b>							
(To) From General Fund	(189)	(193)	(193)	(377)	(386)	(396)	(3)
(To) From Reserve	(60)	(20)	(20)	(20)	(20)	(20)	
(To) From Capital Fund	-	(2,860)	(200)	-	(2,000)	(2,000)	(4)
<b>Total Interfund Transfers</b>	<b>(2,391)</b>	<b>(3,073)</b>	<b>(413)</b>	<b>(397)</b>	<b>(2,406)</b>	<b>(2,416)</b>	
<b>Change in Fund Balance</b>	<b>3,144</b>	<b>(961)</b>	<b>2,337</b>	<b>1,855</b>	<b>367</b>	<b>8</b>	
<b>Opening Balance</b>	<b>966</b>	<b>5,689</b>	<b>4,110</b>	<b>6,447</b>	<b>8,302</b>	<b>8,669</b>	
<b>Closing Balance</b>	<b>4,110</b>	<b>4,728</b>	<b>6,447</b>	<b>8,302</b>	<b>8,669</b>	<b>8,677</b>	

**Note:**

- (1) Land sale estimates for 2020 through 2022 are based on anticipated sales of parcels in Grace Lake South, Hordal/Bagon, Niven Lake Phase 5 and 7, and Engle Business District Phase 2.
- (2) When land from the land inventory is resold, the value of the land is shown as an expenditure.
- (3) An Administrative Fee, based on the estimated cost of administrative services provided to the Land Fund, is transferred to the General Fund each year.
- (4) The infrastructure development costs are reported as investments in capital assets so related amounts are transferred to the Capital Fund.

Total projects of \$2.66 million will be carried forward to 2020:

Niven Lake Revine Multi-use Trails \$1,870,000

Engle Business District #2 Fire Suppression \$490,000

Deh Cho Boulevard Fire Suppression \$300,000

These carryover amounts will reduce the closing balance when they are spent.

