

**City of Berwyn
2026
Annual Budget**

For the Fiscal Year Beginning January 1, 2026

**South Berwyn Corridor
Tax Increment Financing District**

This fund is used to accumulate tax increment generated by the South Berwyn TIF district. The increment must be used for redevelopment costs within the geographical boundaries of the district and expenditures as outlined in the project plan. The district was created on January 28, 1997. The daily activities of the district are administered by the Berwyn Development Corporation and overseen by the City.

**City of Berwyn
South Berwyn TIF Fund
2026 Budget**

Account Number	Account Name	2023 Balance	2024 Balance	2025 Projected	2025 Budget	2026 Budget	Requested Budget Change
Revenues							
220-4000	Property Taxes - South Berwyn TIF	\$ 1,388,437	\$ 1,352,218	\$ 1,489,000	\$ 1,488,484	\$ 1,533,138	\$ 44,654
220-4400	Intergovernmental Revenues	-	936,990	-	-	-	-
220-4800	Interest Income	147,177	288,362	159,035	266,648	-	(266,648)
220-4835	Miscellaneous Revenue	-	-	-	500,000	-	(500,000)
220-4900	Transfer from Other Funds	-	44,404	-	-	-	-
	Total South Berwyn TIF Revenues	<u>1,535,614</u>	<u>2,621,974</u>	<u>1,648,035</u>	<u>2,255,132</u>	<u>1,533,138</u>	<u>(721,994)</u>
Expenditures							
220-5200	TIF Management Services - BDC	\$ 307,603	\$ 207,954	\$ 231,750	\$ 231,750	\$ 241,020	\$ 9,270
220-5700	Principal Expenses-2020 TIF Revenue Bond	400,000	450,000	475,000	420,000	475,000	55,000
220-5705	Interest Expenses-2020 TIF Revenue Bond	291,400	275,400	257,400	257,400	240,600	(16,800)
220-5800	South Berwyn Corridor TIF - Expenses	46,832	397,912	458,704	3,106,932	580,398	(2,526,534)
220-5800-61	Capital Outlay Depot Street Improvements	1,935,203	2,235,091	3,866,287	415,880	-	(415,880)
220-5800-63	Capital Outlay Bond Issue	-	-	309,434	-	436,121	436,121
220-5900	Transfer Out to Other Funds	-	-	-	500,000	-	(500,000)
	Total South Berwyn TIF Expenditures	<u>2,981,038</u>	<u>3,566,357</u>	<u>5,598,575</u>	<u>4,931,962</u>	<u>1,973,139</u>	<u>(2,958,823)</u>
	Revenues less Expenditures	(1,445,424)	(944,383)	(3,950,540)	(2,676,830)	(440,001)	<u>\$ 2,236,829</u>
	Fund Balance Beginning	<u>7,075,839</u>	<u>5,630,415</u>	<u>4,686,032</u>	<u>4,686,032</u>	<u>735,492</u>	
	Projected Ending Fund Balance	<u>\$ 5,630,415</u>	<u>\$ 4,686,032</u>	<u>\$ 735,492</u>	<u>\$ 2,009,202</u>	<u>\$ 295,491</u>	