

City of Lake Elmo Growth Projections
Roll up of Residential and Commercial
Revenue vs Debt Service Payments
Water Fund
2015-2020
(7-10 year absorption rate)

9/4/2015

The information presented is intended solely for financial planning purposes

REVENUE IMPACT	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	Total
Buildouts																
Residential	100	130	210	210	210	210	120	0	0	0	0	0	0	0	0	1231
Commercial	94	70	135	90	70	86	20	0	0	0	0	0	0	0	0	600
EXISTING - WATER FUND (8/25/15)																
Existing Water Fund Revenue (Non-usage)	1,295,000	1,273,000	1,911,000	1,374,000	1,348,000	1,142,000	698,000	2,208,000	618,000	613,000 #	598,000	598,000	598,000	598,000	598,000	15,470,000
Existing Water Fund Usage Revenue	763,050	763,050	763,050	763,050	763,050	763,050	763,050	763,050	763,050	763,050	763,050	763,050	763,050	763,050	763,050	11,445,750
Total Annual Existing Revenue	2,058,050	2,036,050	2,674,050	2,137,050	2,111,050	1,905,050	1,461,050	2,971,050	1,381,050	1,376,050	1,361,050	1,361,050	1,361,050	1,361,050	1,361,050	26,915,750
Existing Assessment Revenue	188,884	110,617	52,744	52,744	52,744	52,744	52,744	52,744	51,245	45,133	45,133	45,133	45,133	45,133	45,133	938,009
Total Existing Available Funding	2,246,934	2,146,667	2,726,794	2,189,794	2,163,794	1,957,794	1,513,794	3,023,794	1,432,295	1,421,183	1,406,183	1,406,183	1,406,183	1,406,183	1,406,183	27,853,759
Existing Operating Expenses	(377,879)	(389,219)	(400,892)	(412,919)	(425,306)	(438,066)	(451,208)	(451,208)	(451,208)	(451,208)	(451,208)	(451,208)	(451,208)	(451,208)	(451,208)	(6,505,153)
Existing Debt service (P+I) - Water Fund	(459,124)	(574,285)	(632,093)	(663,193)	(653,543)	(643,943)	(629,343)	(704,633)	(702,877)	(684,688)	(695,938)	(691,500)	(701,232)	(704,594)	(695,147)	(9,836,133)
Existing Net Cash Flow - Water Fund	1,409,931	1,183,163	1,693,809	1,113,682	1,084,945	875,785	433,243	1,867,953	278,210	285,287	259,037	263,475	253,743	250,381	259,828	11,512,473
PROJECTED IMPACT WITH FULL DOWNTOWN PROJECT																
New Water Fund Revenue (Non-usage)	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
New Water Fund Usage Revenue	77,100	278,100	461,100	789,600	1,050,600	1,281,600	1,536,600	1,698,600	1,770,600	1,782,600	1,851,600	1,911,600	1,971,600	2,031,600	2,091,600	20,584,500
Total Annual Water Fund Revenue	77,100	278,100	461,100	789,600	1,050,600	1,281,600	1,536,600	1,698,600	1,770,600	1,782,600	1,851,600	1,911,600	1,971,600	2,031,600	2,091,600	20,584,500
New annual assessment revenue	7,765	7,765	7,765	7,765	7,765	7,765	7,765	7,765	0	0	0	0	0	0	0	54,352
Total New Available Funding	84,865	285,865	468,865	797,365	1,058,365	1,289,365	1,544,365	1,698,600	1,770,600	1,782,600	1,851,600	1,911,600	1,971,600	2,031,600	2,091,600	20,638,852
New Operating Expenses	(66,651)	(133,307)	(133,307)	(133,307)	(391,475)	(391,475)	(391,475)	(391,475)	(391,475)	(391,475)	(391,475)	(391,475)	(391,475)	(391,475)	(391,475)	(4,772,797)
Oversizing watermains	(161,861)	0	0	0	0	0	0	0	0	0	0	0	0	0	0	(161,861)
New Debt Service (P+I) - Water Fund	0	0	(279,614)	(360,856)	(403,740)	(406,974)	(722,545)	(704,436)	(686,327)	(668,218)	(650,109)	(631,999)	(613,890)	(595,781)	(577,672)	(7,302,161)
New Cash Flow - Water Fund	(143,647)	152,558	55,944	303,202	263,150	490,916	430,345	602,689	692,798	722,907	810,016	888,126	966,235	1,044,344	1,122,453	8,402,034
Combined																
Combined Water Fund Revenue (Non-usage)	1,295,000	1,273,000	1,911,000	1,374,000	1,348,000	1,142,000	698,000	2,208,000	618,000	613,000	598,000	598,000	598,000	598,000	598,000	15,470,000
Combined Water Fund Usage Revenue	840,150	1,041,150	1,224,150	1,552,650	1,813,650	2,044,650	2,299,650	2,461,650	2,533,650	2,545,650	2,614,650	2,674,650	2,734,650	2,794,650	2,854,650	32,030,250
Combined Annual Certified Debt Service - Levied	2,135,150	2,314,150	3,135,150	2,926,650	3,161,650	3,186,650	2,997,650	4,669,650	3,151,650	3,158,650	3,212,650	3,272,650	3,332,650	3,392,650	3,452,650	47,500,250
Combined annual assessment revenue	196,649	118,381	60,509	60,509	60,509	60,509	60,509	52,744	51,245	45,133	45,133	45,133	45,133	45,133	45,133	992,362
Combined Available Funding	2,331,799	2,432,531	3,195,659	2,987,159	3,222,159	3,247,159	3,058,159	4,722,394	3,202,895	3,203,783	3,257,783	3,317,783	3,377,783	3,437,783	3,497,783	48,492,612
Combined Operating Expenses	(444,530)	(522,526)	(534,199)	(546,226)	(816,781)	(829,541)	(842,683)	(842,683)	(842,683)	(842,683)	(842,683)	(842,683)	(842,683)	(842,683)	(842,683)	(11,277,950)
Oversizing Watermains	(161,861)															(161,861)
Combined Debt Service (P+I) - Water Fund	(459,124)	(574,285)	(911,707)	(1,024,049)	(1,057,283)	(1,050,917)	(1,351,888)	(1,409,069)	(1,389,204)	(1,352,906)	(1,346,047)	(1,323,499)	(1,315,122)	(1,300,375)	(1,272,819)	(17,138,294)
Combined Cash Flow - Water Fund	1,266,284	1,335,720	1,749,753	1,416,884	1,348,095	1,366,701	863,588	2,470,642	971,008	1,008,194	1,069,053	1,151,601	1,219,978	1,294,725	1,382,281	19,914,507

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City of Lake Elmo Growth Projections
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 Sewer Fund
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REVENUE IMPACT	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	Total	
Buildouts																	
Residential	100	130	210	210	210	210	120	120	120	115	100	100	100	100	100	2086	
Commercial	94	70	135	90	70	86	20	0	0	0	0	0	0	0	0	600	
EXISTING -SEWER FUND (8/25/15)																	
Existing Sewer Fund Revenue (Non-usage)	1,433,000	1,339,000	1,665,000	1,314,000	1,219,000	1,043,000	578,000	618,000	618,000	553,000	538,000	538,000	538,000	538,000	538,000	13,070,000	SACS
Existing Sewer Fund Usage Revenue	100,000	100,000	100,000	100,000	100,000	100,000	100,000	100,000	100,000	100,000	100,000	100,000	100,000	100,000	100,000	1,500,000	
Total Annual Existing Revenue	1,533,000	1,439,000	1,765,000	1,414,000	1,319,000	1,143,000	678,000	718,000	718,000	653,000	638,000	638,000	638,000	638,000	638,000	14,570,000	
Existing Assessment Revenue	520,313	428,688	89,844	89,844	89,844	89,844	89,844	89,844	89,844	89,844	89,844	89,844	89,844	89,844	89,844	2,116,968	P+I
Total Existing Available Funding	2,053,313	1,867,688	1,854,844	1,503,844	1,408,844	1,232,844	767,844	807,844	807,844	742,844	727,844	727,844	727,844	727,844	727,844	16,686,968	
Existing Operating Expenses	(122,488)	(122,488)	(126,163)	(129,948)	(133,846)	(137,861)	(141,997)	(146,257)	(150,645)	(155,164)	(159,819)	(164,614)	(169,552)	(174,639)	(179,878)	(2,215,358)	
Existing Debt service (P+I) - Sewer Fund	(326,390)	(372,347)	(372,703)	(373,010)	(368,217)	(371,199)	(366,277)	(366,277)	(366,277)	(366,277)	(366,277)	(366,277)	(366,277)	(366,277)	(366,277)	(5,480,359)	
Existing Net Cash Flow - Sewer Fund	1,604,435	1,372,853	1,355,978	1,000,886	906,781	723,783	259,569	295,309	290,922	221,402	201,747	196,953	192,015	186,928	181,689	8,991,251	
PROJECTED IMPACT WITH FULL DOWNTOWN PROJECT																	
New Sewer Fund Revenue (Non-usage)	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
New Sewer Fund Usage Revenue	64,800	235,800	379,800	645,300	843,300	1,011,300	1,203,300	1,269,300	1,305,300	1,341,300	1,375,800	1,405,800	1,435,800	1,465,800	1,495,800	15,478,500	
Total Annual Sewer Fund Revenue	64,800	235,800	379,800	645,300	843,300	1,011,300	1,203,300	1,269,300	1,305,300	1,341,300	1,375,800	1,405,800	1,435,800	1,465,800	1,495,800	15,478,500	
New annual assessment revenue	210,990	210,990	210,990	210,990	210,990	210,990	210,990	210,990	210,990	210,990	210,990	210,990	210,990	210,990	210,990	3,164,850	P+I
Total New Available Funding	275,790	446,790	590,790	856,290	1,054,290	1,222,290	1,414,290	1,480,290	1,516,290	1,552,290	1,586,790	1,616,790	1,646,790	1,676,790	1,706,790	18,643,350	
New Operating Expenses	(61,244)	(63,081)	(64,974)	(66,923)	(68,931)	(70,999)	(73,129)	(75,322)	(77,582)	(79,910)	(82,307)	(84,776)	(87,319)	(89,939)	(92,637)	(1,139,072)	
New Debt Service (P+I) - Sewer Fund	0	(15,833)	(15,505)	(68,511)	(66,850)	(65,189)	(63,528)	(63,528)	(63,528)	(63,528)	(63,528)	(63,528)	(63,528)	(63,528)	(63,528)	(803,640)	
New Cash Flow - Sewer Fund	214,546	367,876	510,311	720,856	918,509	1,086,102	1,277,633	1,341,440	1,375,180	1,408,852	1,440,955	1,468,486	1,495,943	1,523,323	1,550,625	16,700,638	
Combined																	
Combined Sewer Fund Revenue (Non-usage)	1,433,000	1,339,000	1,665,000	1,314,000	1,219,000	1,043,000	578,000	618,000	618,000	553,000	538,000	538,000	538,000	538,000	538,000	13,070,000	
Combined Sewer Fund Usage Revenue	164,800	335,800	479,800	745,300	943,300	1,111,300	1,303,300	1,369,300	1,405,300	1,441,300	1,475,800	1,505,800	1,535,800	1,565,800	1,595,800	16,978,500	
Combined Annual Debt Service - Sewer	1,597,800	1,674,800	2,144,800	2,059,300	2,162,300	2,154,300	1,881,300	1,987,300	2,023,300	1,994,300	2,013,800	2,043,800	2,073,800	2,103,800	2,133,800	30,048,500	
Combined annual assessment revenue	731,303	639,678	300,834	300,834	300,834	300,834	300,834	300,834	300,834	300,834	300,834	300,834	300,834	300,834	300,834	5,281,818	
Combined Available Funding	2,329,103	2,314,478	2,445,634	2,360,134	2,463,134	2,455,134	2,182,134	2,288,134	2,324,134	2,295,134	2,314,634	2,344,634	2,374,634	2,404,634	2,434,634	35,330,318	
Combined Operating Expenses	(183,732)	(185,569)	(191,136)	(196,870)	(202,777)	(208,860)	(215,126)	(221,579)	(228,227)	(235,074)	(242,126)	(249,390)	(256,871)	(264,577)	(272,515)	(3,354,430)	
Combined Debt Service (P+I) - Sewer Fund	(326,390)	(388,180)	(388,208)	(441,521)	(435,067)	(436,388)	(429,805)	(429,805)	(429,805)	(429,805)	(429,805)	(429,805)	(429,805)	(429,805)	(429,805)	(6,283,999)	
Combined Cash Flow - Sewer Fund	1,818,981	1,740,729	1,866,289	1,721,742	1,825,290	1,809,886	1,537,203	1,636,749	1,666,102	1,630,255	1,642,703	1,665,439	1,687,957	1,710,251	1,732,314	25,691,889	