



STAFF REPORT

DATE: March 11, 2025

Workshop Discussion

TO: Mayor and Council
FROM: Clarissa Hadler, Finance Director
Nina Kraemer, Finance Coordinator
AGENDA ITEM: Utility Financial Management Plan Updates

CORE STRATEGIES:

- | | |
|---|--|
| <input type="checkbox"/> Vibrant, inclusive, connected community | <input type="checkbox"/> Efficient, reliable, innovative services |
| <input type="checkbox"/> Responsive, transparent, adaptive governance | <input checked="" type="checkbox"/> Balanced Finances now and future |
| <input type="checkbox"/> Managed Growth | <input checked="" type="checkbox"/> Resilient Infrastructure |

BACKGROUND:

First in 2016, again in 2020, and most recently in 2023 the city contracted with Northland Securities, Inc to complete a long-range financial management plan for the water, sewer and storm water funds. This past year, with the addition of a Finance Coordinator, we were able to bring that analysis in-house, with the assistance of the Northland model.

ISSUE BEFORE THE CITY COUNCIL:

- 1) What should the utility rate increase be for 2025?

DISCUSSION:

The financial management plan is an important tool used to set rates and plan for future operations and investments in the utility funds. The plan incorporates the capital improvement projects from the 10-year CIP, an assumption on growth in customers and operations, financing strategies, and fund balance policy to arrive at the rates needed to support each utility fund.

The assumptions utilized to draft this plan changed in a few ways since last year. We had to rework our development prediction model as the prior City Administrator had been the one to draft that in the past. Community Development Director Stopa and City Planner Jensen aided in the development of the current model, which is significantly more detailed than in years past. We believe our predictions in near-most-years are fairly accurate, as these are easier to gauge. Far-years are more difficult, and we've taken a more conservative approach in estimating those.

Another assumption that needed to change was the number of new MPCA-funded connections. The MPCA has halted funding on water extensions paid via the 3M settlement funds, in favor of funding more treatment plants. This change significantly decreased revenues including connection fees and ongoing service charges, in both the water and sewer fund.

The results of these changing assumptions are indicative of how highly subsidized our utility operations are by development. Projected revenues in all funds dropped significantly from the prior model when we remove the new connections from the MPCA-funded projects.

The final assumption that has an immense impact on the water fund will be the operations and

maintenance expenses of the planned treatment plants. The operations of these facilities are expected to almost double the operations expenses of the water fund within three years. There is the possibility that those expenses will be covered by the MPCA via the 3M Settlement Funds or the 3M Consent Decree for a number of years, but that information will not be available for some time. For now, the utility model reflects a lack of that funding, as it is difficult even to determine the likelihood that it will occur.

As we looked at these models, we contemplated what our goals were for the utility funds. Revenue sufficiency overall is the main goal of any long-term study, and we look at cash balances, debt load, and operating expense recovery to determine whether the rates we are looking at are sufficient for long-term sustainability of the funds.

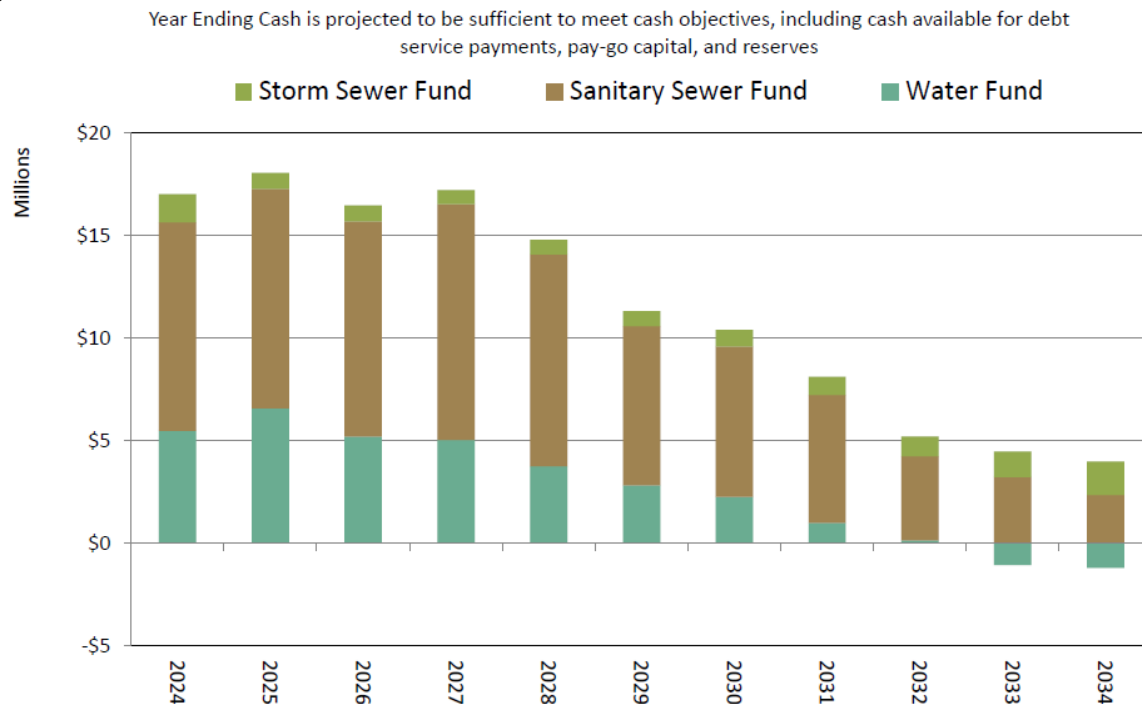
- Revenue Sufficiency – making sure we have revenue sufficient to fund operations, debt, and long-term capital needs.
- Cash Balances – ensuring we have cash on hand for current operations and debt, as well as future capital needs.
- Debt Load – minimize new debt and decrease debt load over time.
- Expense Recovery – ensure all expenses, including depreciation, are covered by revenues.

Rate Comparisons / Overall Cash Impact

Below are some comparison charts showing what happens to cash and revenues/expenses with some example rate increases. While it is easiest to discuss these increases in terms of percentages across-the-board, staff encourages Council to also keep in mind the dollar value of these increases. 3% on a low-volume residential bill is about \$3.50 per quarter. 20% on the same bill is \$18 per quarter or \$6 per month.

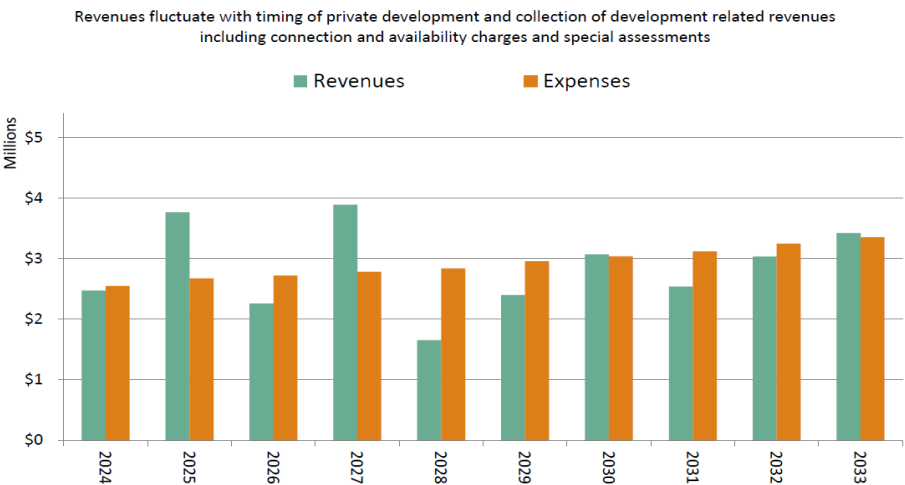
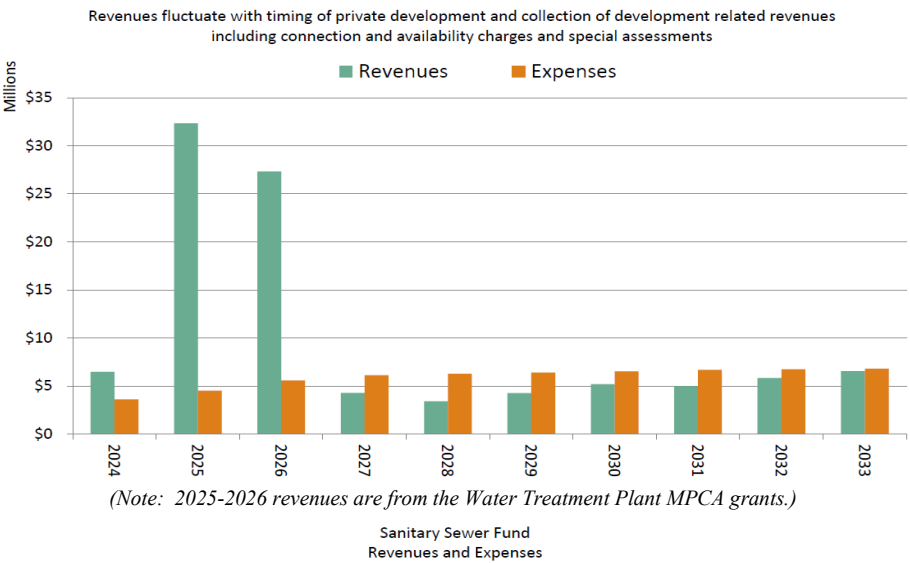
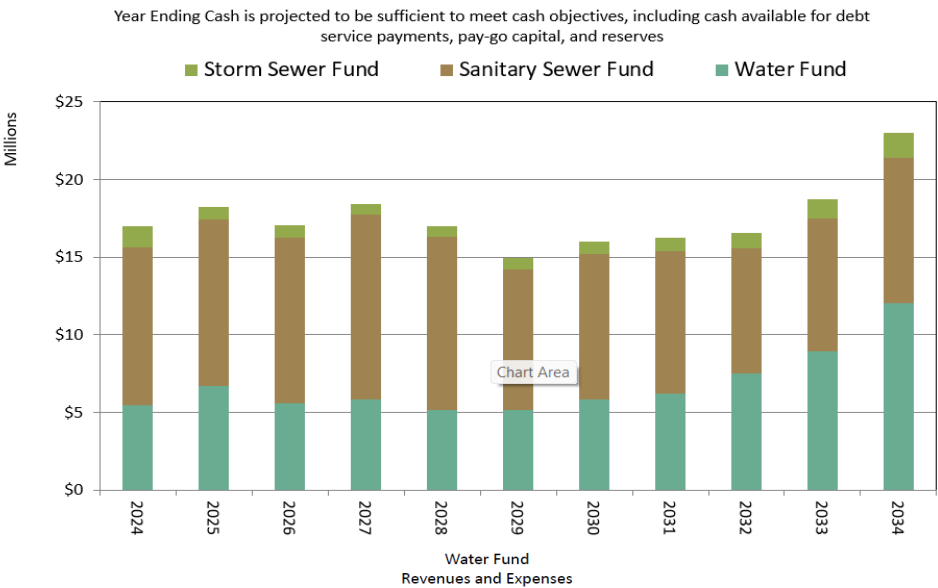
3% for 10 years

It is apparent with the addition of the water treatment plants that an inflationary 3% increase is not an option due to the increase in operations expenses alone. Cash decreases drastically over the next 10 years.

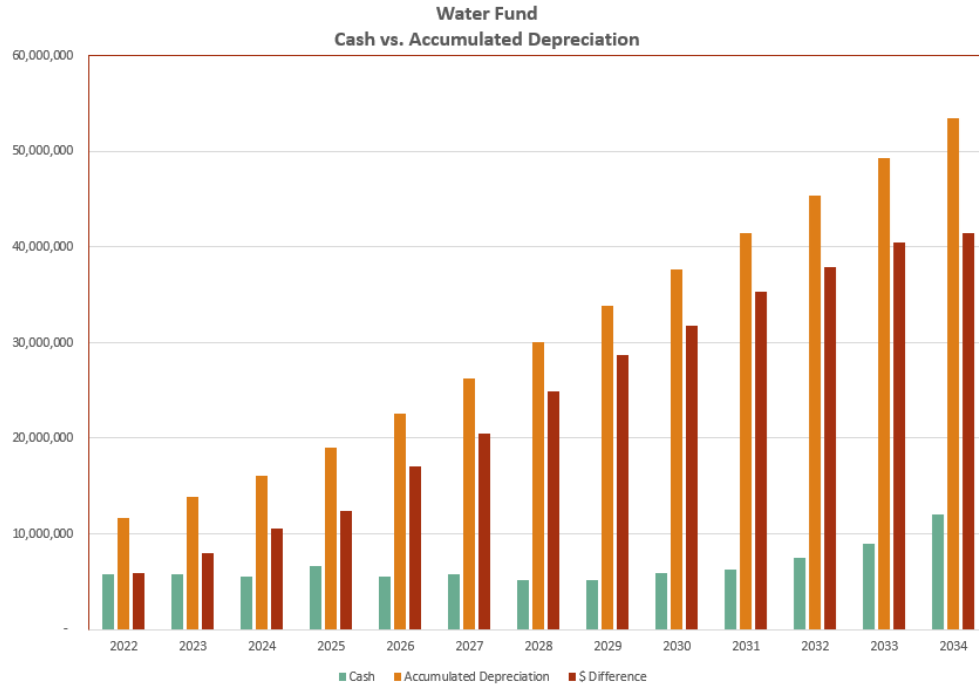


10% for 10 years

An option of 10% over 10 years was reviewed by staff. However, while this model does well in short-term revenue sufficiency and cash balances and may be the most acceptable from a political perspective, it does not allow us to meet the expense recovery goal until 2033.



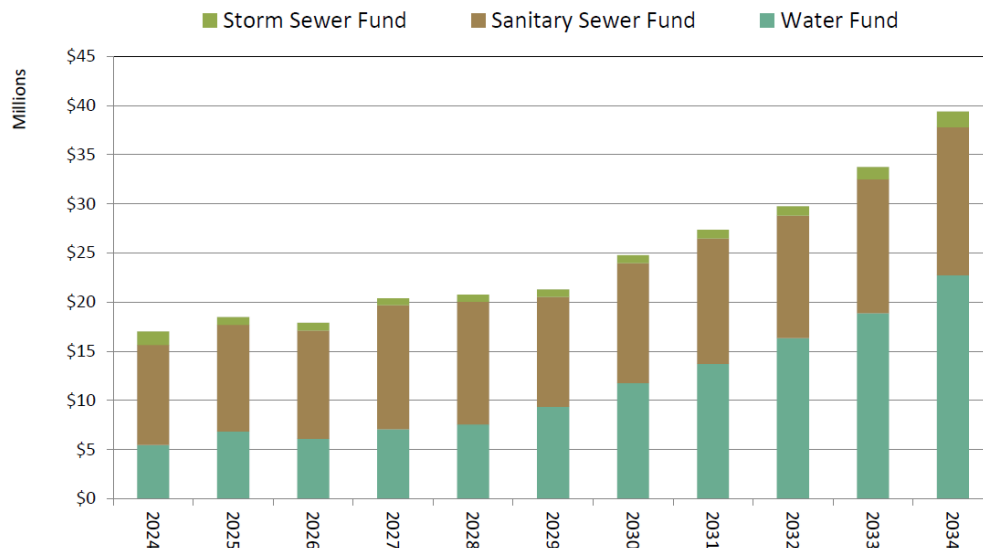
One should note that if we have not achieved that expense recovery in the past, we are many years and millions of dollars behind in funding those future capital improvements. For instance, in the Water Fund we have approximately \$15 million in accumulated depreciation and \$5 million in cash, resulting in a \$10 million insufficiency. In the 10% model, with the addition of the water treatment plants and new development, by 2034, we would have approximately \$53M in accumulated depreciation and \$12M in cash, a \$41M gap (see red bar in chart below). That gap would continue increasing in future years.

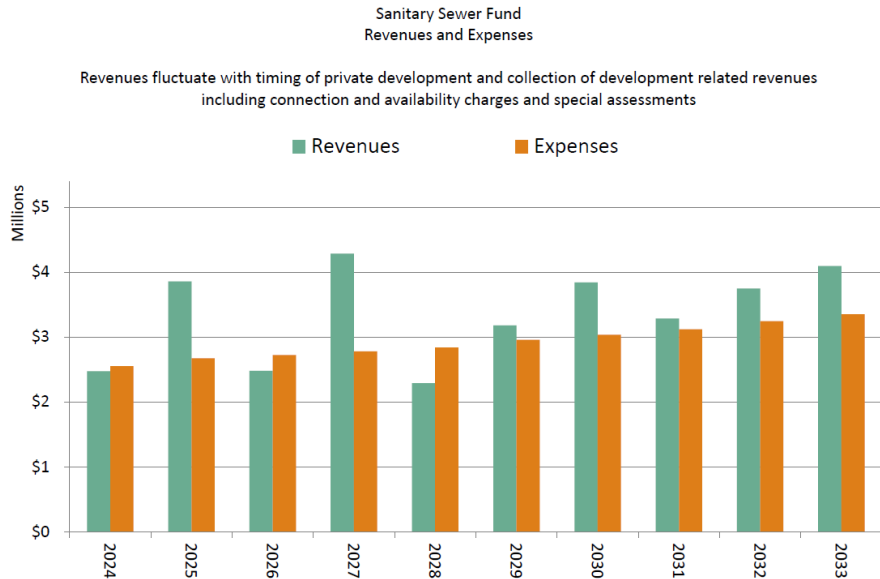
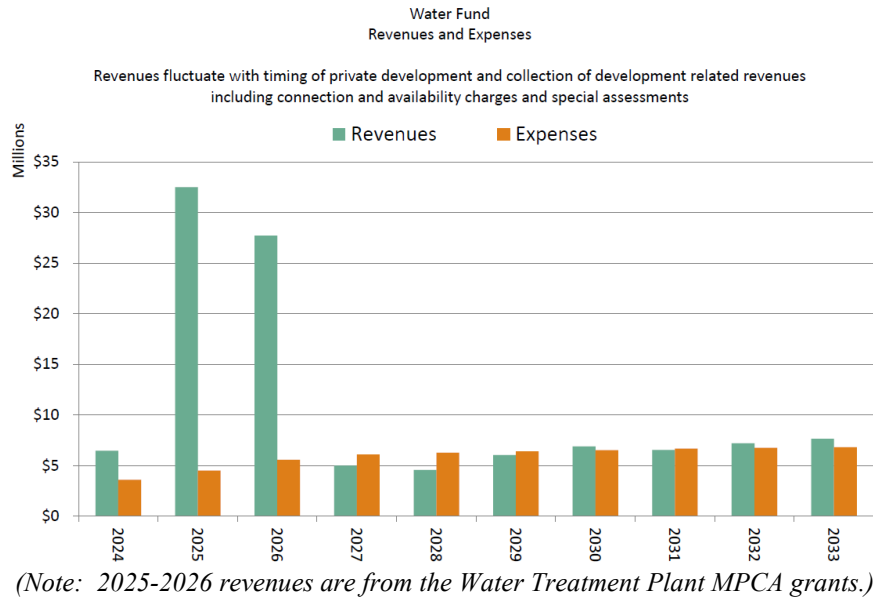


Proposed Increase

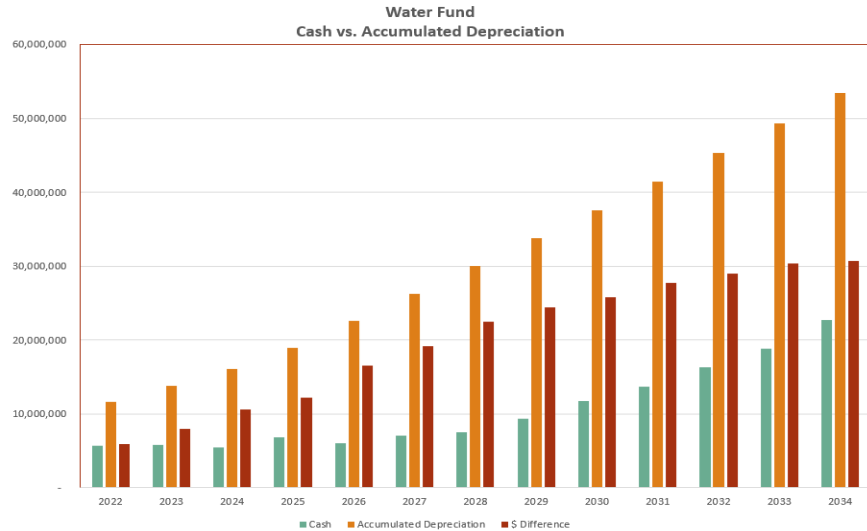
The third option shown is a 20% increase over 5 years for water, followed by inflationary increases of 3% thereafter. The Sanitary Sewer Fund follows a similar model with a 20% increase then a 10% increase in year 5 and 3% increases thereafter. This allows us to reach the goal of 100% expense recovery in five years. Again, expense recovery means that we are charging enough to cover operations and depreciation, thereby setting aside money for future capital improvements.

Year Ending Cash is projected to be sufficient to meet cash objectives, including cash available for debt service payments, pay-go capital, and reserves





In this model, by 2034 we would have the same \$53M in accumulated depreciation and \$22M in cash, a \$31M deficiency. That gap is either holding steady or increasing at a much slower pace than the 10% model.



Debt

Per on-going conversations regarding the city's current overall debt load, we also wanted to avoid issuing new debt unless necessary or beneficial. In the current model, we've planned for debt for capital projects in the Water Fund through 2031, though there would likely be opportunity to pay more with cash. Starting in 2031, we expect to be able to pay cash for most capital projects, and as such, the Water Fund could be debt free after 2045. For the Sewer Fund, our current model does not include any new debt issued (except one tentative project in 2034). There would be an opportunity to issue up to \$3 million in debt for projects to manage cash flow or take advantage of low interest rates.

Stormwater Fund

With few capital projects on the horizon and relatively low operating expenses, we modeled for stormwater fees to remain generally the same for the foreseeable future. This would help lower the overall percentage increase to a quarterly utility bill. This scenario does not allow the Stormwater Fund to achieve expense recovery, and this issue should be revisited in future models and CIP updates.

See Appendix F for Stormwater Fund reports and charts.

Proposed Fees and Quarterly Bills

Appendix A shows the Proposed Rates for 2025 under this model. Tables in the attachments show an illustration of a low, middle, and high quarterly bill in both Residential and Commercial. A low-volume user will see a change in their quarterly bill of around \$18, or a little over \$6 per month.

Comparisons to Other Cities

Appendix B shows the comparisons of fees to other cities. These were the same cities selected in the Northland comparison last year. All but three of those comparable cities have or are planning water treatment plant(s).

The charts show 2024 fees, with Lake Elmo 2025 (with 20% increase) ranking is 6th highest in the group, up from Lake Elmo 2024 ranking of 10th. Hastings is currently planning for a water treatment plant, as well, and their fee ranking is expected to increase by at least 3 spots, as well. We do not have 2025 fee data for the remainder of the cities as of the writing of this report.

Development / Connection Charges

The Water and Sewer Availability and Connection Charges (WAC, WCC, SAC, SCC) have not been changed since 2013; staying at \$3000 for availability and \$1000 for connection charges for each fund. Staff did not increase those charges for this model, but if there is interest from Council, we can incorporate rate increases to those fees, which could add millions in revenue in the coming years. This seems appropriate given increasing construction costs in years past.

These connection fees vary widely from city-to-city, in both rate and application and it would take a significant amount of staff time to provide a thorough analysis of these. With direction from Council, staff would plan to work this analysis into the next update of this study.

Multi-Family Rates

To date, a separate Multi-Family rate has not been adopted in any of the funds. This leads to some unclear processes about how to apply those rates, and/or applying a rate that doesn't align with the property or usage. As such, we are proposing Multi-Family Rates as shown in the attached fee table.

Water – A per unit base rate is proposed, which aligns with many other cities' practices, and acknowledges the large draw of these facilities on the water system. However, a single tier usage rate is recommended in conjunction with that, which acknowledges that the higher-gallon usage on those meters is due to the multiple units and is generally basic residential utilization like cooking, bathing, and laundry.

Sewer – Again a per unit base fee and a single tier usage fee that align with regular residential and commercial rates.

Stormwater – It is recommended that Multi-Family Stormwater fees be treated like Commercial, as the stormwater run-off will be similar to commercial with a lower number of permeable surfaces on each property.

Future Model Improvements / Challenges

- Improved Depreciation Modeling – current model is a flat 40-year depreciation, and a more accurate depiction would take into account individual assets.
- Break Capital and Operations into separate funds and reports to better visualize the impacts of these revenue and expense types.

Summary

The above graphs show simple cash balances and revenues vs. expenses. The attached tables and charts in Appendices C through F show the more detailed financial projections for each of the funds.

To reiterate an earlier point, these models are based on assumptions. The assumptions, as well as what occurs, can shift results significantly year-to-year, including development, water usage, interest rates, construction costs, and so on. Again, this model assumes no outside funding of O&M on the new treatment plants, so if that funding comes through, this model will need to be updated. We use our best guess to estimate how these funds will perform and what adjustments are needed to project long-term financial sustainability.

Further, the rate decisions are set annually, so while we are modeling 20% over 5 years, the actual rate for anything beyond 2025 will generally be set in future years, unless Council determines it is in the best interest of the City to set them ahead of time.

Based on the above, our recommended utility fund fee schedule for 2025 is shown in Appendix A. We are happy to discuss alternatives to these recommendations with Council during the workshop, as well as provide alternative scenarios if requested ahead of time.

RECOMMENDATION:

Discuss rate study results and provide direction for implementation of rate changes for 2025. (Staff will bring changes to the March 18th meeting for formal adoption and they would take effect for Q1 billing in the beginning of April.)

ATTACHMENTS:

- Appendix A – Rates & Bills
- Appendix B – Comp Cities
- Appendix C – All Funds Charts
- Appendix D – Water Reports & Charts
- Appendix E – Sewer Reports & Charts
- Appendix F – Stormwater Reports & Charts



Appendix A

- 2025 Proposed Rate Table
- Example Quarterly Utility Bill Change – 2024 to 2025
- Example Quarterly Utility Fees Payable by Property Types – Dollar Change
- Example Quarterly Utility Fees Payable by Property Types – Percent Change

2025 Proposed Rate Table

	2024 Adopted	2025	\$ Change	% Change
WATER RATES				
Residential quarterly base fee	22.52	27.02	4.50	20%
Residential Tier 1: 0-15,000 gal	2.25	2.70	0.45	20%
Residential Tier 2: 15,001-30,000 gal	2.71	3.25	0.54	20%
Residential Tier 3: 30,001-50,000 gal	3.24	3.89	0.65	20%
Residential Tier 4: 50,001-80,000 gal	3.90	4.68	0.78	20%
Residential Tier 5: >80,001 gal	4.66	5.59	0.93	20%
Multi-Family Residential quarterly base fee (per unit)		27.02		new
Multi-Family Residential water usage		2.70		new
Commercial quarterly base fee	28.15	33.78	5.63	20%
Commercial Tier 1: 0-15,000 gallons	3.49	4.19	0.70	20%
Commercial Tier 2: 15,001-30,000 gal	3.67	4.40	0.73	20%
Commercial Tier 3: 30,001-50,000 gal	4.24	5.09	0.85	20%
Commercial Tier 4: 50,001-80,000 gal	5.62	6.74	1.12	20%
Commercial Tier 5: >80,001 gal	7.47	8.96	1.49	20%
Irrigation quarterly base fee	28.15	33.78	5.63	20%
Irrigation Tier 1: 0-30,000 gallons	2.71	3.25	0.54	20%
Irrigation Tier 2: 30,001-50,000 gal	3.24	3.89	0.65	20%
Irrigation Tier 3: 50,001-80,000 gal	3.90	4.68	0.78	20%
Irrigation Tier 4: >80,001 gal	4.66	5.59	0.93	20%
Hotel/Motel quarterly base fee	28.15	33.78	5.63	20%
Hotel/Motel Tier 1: 0-30,000 gal	3.49	4.19	0.70	20%
Hotel/Motel Tier 2: 30,001-50,000 gal	3.67	4.40	0.73	20%
Hotel/Motel Tier 3: >50,001 gal	4.49	5.39	0.90	20%
Connection charge Per REC Unit	1,000	1,000	-	0%
Availability charge Per REC Unit	3,000	3,000	-	0%
SEWER RATES				
Residential quarterly base fee	55.74	66.89	11.15	20%
Residential Sanitary Sewer Tier 1 (first 10,000 gallons included in base fee)	-	-		0%
Residential Sanitary Sewer Tier 2 usage per 1,000 gallons (after first 10,000 gal)	4.99	5.99	1.00	20%
Multi-Family quarterly base fee (per unit)		6.13		new
Multi-Family Sanitary Sewer Usage		5.99		new
Commercial Sanitary Sewer	-	-		0%
Commercial Sanitary Sewer - per 1,000 gallons	4.99	5.99	1.00	20%
Commercial off-site customer (per quarter)	82.01	98.41	16.40	20%
Connection charge Per REC Unit	1,000	1,000	-	0%
Availability charge Per REC Unit	3,000	3,000	-	0%
Availability charge Per REC Unit - Early Incentive Prg (50% of rate)	1,500	1,500	-	0%
STORMWATER RATES				
Storm Sewer Annual Basic Charge - Residential	95.00	95.00	-	0%
Storm Sewer Annual Basic Charge - Multi-Family - Billed at 3.08X Residential		95.00		new
Storm Sewer Annual Equivalent Basic Charge Commercial Billed at 3.08	95.00	95.00	-	0%
Storm Sewer Annual Charge - Vacant Land - Per Acre Charge	14.25	14.25	-	0%

Example Quarterly Utility Bill Change - 2024 to 2025

Low Volume Example, 6,000 gallons billed

	2024	2025	Quarterly \$ Change	Monthly \$ Change
Residential Customer				
Water Bill	36.02	43.22	7.20	2.40
Sanitary Sewer Bill	55.74	66.89	11.15	3.72
Storm Sewer Bill	23.75	23.75	-	-
Total	115.51	133.86	18.35	6.12
% Change		15.9%		
Commercial Customer				
Water Bill	49.09	58.91	9.82	3.27
Sanitary Sewer Bill	99.80	119.76	19.96	6.65
Storm Sewer Bill	73.15	73.15	-	-
Total	222.04	251.82	29.78	9.93
% Change		13.4%		

Medium Volume Example, 20,000 gallons billed

	2024	2025	Quarterly \$ Change	Monthly \$ Change
Residential Customer				
Water Bill	69.82	83.78	13.96	4.65
Sanitary Sewer Bill	105.64	126.77	21.13	7.04
Storm Sewer Bill	23.75	23.75	-	-
Total	199.21	234.30	35.09	11.70
% Change		17.6%		
Commercial Customer				
Water Bill	98.85	118.62	19.77	6.59
Sanitary Sewer Bill	99.80	119.76	19.96	6.65
Storm Sewer Bill	73.15	73.15	-	-
Total	271.80	311.53	39.73	13.24
% Change		14.6%		

High Volume Example, 107,000 gallons billed

	2024	2025	Quarterly \$ Change	Monthly \$ Change
Residential Customer				
Water Bill	384.02	460.82	76.80	25.60
Sanitary Sewer Bill	539.77	647.72	107.95	35.98
Storm Sewer Bill	23.75	23.75	-	-
Total	947.54	1,132.30	184.76	61.59
% Change		19.5%		
Commercial Customer				
Water Bill	540.69	648.83	108.14	36.05
Sanitary Sewer Bill	533.93	640.72	106.79	35.60
Storm Sewer Bill	73.15	73.15	-	-
Total	1,147.77	1,362.69	214.92	71.64
% Change		18.7%		

Note:

1. City bills the storm water charge on an annual basis. For the purpose of this report it is shown on a quarterly basis.
2. Commercial property, for storm water services, is billed at the equivalent of 3.08X of one residential equivalent unit (REU).

Example Quarterly Utility Fees Payable by Property Types

TOTAL DOLLAR AMOUNT

	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034
--	------	------	------	------	------	------	------	------	------	------	------	------

Low Volume Example, 6,000 gallons billed

Residential Customer												
Water Bill	34.94	36.02	43.22	51.87	62.24	74.69	89.63	92.32	95.09	97.94	100.88	103.90
Sanitary Sewer Bill	55.74	55.74	66.89	80.27	96.32	115.58	127.14	130.95	134.88	138.93	143.10	147.39
Storm Sewer Bill	23.75	23.75	23.75	23.75	23.75	23.75	23.75	23.75	23.75	23.75	23.75	23.75
Total	114.43	115.51	133.86	155.88	182.31	214.02	240.52	247.02	253.72	260.62	267.73	275.05
% Change	3.1%	0.9%	15.9%	16.5%	17.0%	17.4%	12.4%	2.7%	2.7%	2.7%	2.7%	2.7%
Commercial Customer												
Water Bill	47.67	49.09	58.91	70.69	84.83	101.79	122.15	125.82	129.59	133.48	137.48	141.61
Sanitary Sewer Bill	96.00	99.80	119.76	143.71	172.45	206.95	248.33	298.00	357.60	429.12	514.95	617.94
Storm Sewer Bill	73.15	73.15	73.15	73.15	73.15	73.15	73.15	73.15	73.15	73.15	73.15	73.15
Total	216.82	222.04	251.82	287.55	330.43	381.89	443.64	496.97	560.34	635.75	725.58	832.69
% Change	4.4%	2.4%	13.4%	14.2%	14.9%	15.6%	16.2%	12.0%	12.8%	13.5%	14.1%	14.8%

Medium Volume Example, 20,000 gallons billed

Residential Customer												
Water Bill	67.71	69.82	83.78	100.54	120.65	144.78	173.73	178.95	184.31	189.84	195.54	201.41
Sanitary Sewer Bill	103.74	105.64	126.77	152.12	182.55	219.06	240.96	248.19	255.64	263.30	271.20	279.34
Storm Sewer Bill	23.75	23.75	23.75	23.75	23.75	23.75	23.75	23.75	23.75	23.75	23.75	23.75
Total	195.20	199.21	234.30	276.41	326.94	387.58	438.45	450.89	463.70	476.90	490.49	504.50
% Change	2.2%	2.1%	17.6%	18.0%	18.3%	18.5%	13.1%	2.8%	2.8%	2.8%	2.9%	2.9%
Commercial Customer												
Water Bill	95.98	98.85	118.62	142.34	170.81	204.98	245.97	253.35	260.95	268.78	276.84	285.15
Sanitary Sewer Bill	96.00	99.80	119.76	143.71	172.45	206.95	248.33	298.00	357.60	429.12	514.95	617.94
Storm Sewer Bill	73.15	73.15	73.15	73.15	73.15	73.15	73.15	73.15	73.15	73.15	73.15	73.15
Total	265.13	271.80	311.53	359.21	416.42	485.07	567.45	624.50	691.70	771.05	864.94	976.23
% Change	3.8%	2.5%	14.6%	15.3%	15.9%	16.5%	17.0%	10.1%	10.8%	11.5%	12.2%	12.9%

High Volume Example, 107,000 gallons billed

Residential Customer												
Water Bill	373.04	384.02	460.82	552.99	663.59	796.30	955.56	984.23	1,013.76	1,044.17	1,075.50	1,107.76
Sanitary Sewer Bill	521.34	539.77	647.72	777.27	932.72	1,119.27	1,231.19	1,268.13	1,306.17	1,345.36	1,385.72	1,427.29
Storm Sewer Bill	23.75	23.75	23.75	23.75	23.75	23.75	23.75	23.75	23.75	23.75	23.75	23.75
Total	918.13	947.54	1,132.30	1,354.01	1,620.06	1,939.32	2,210.51	2,276.11	2,343.68	2,413.28	2,484.97	2,558.80
% Change	1.3%	3.2%	19.5%	19.6%	19.6%	19.7%	14.0%	3.0%	3.0%	3.0%	3.0%	3.0%
Commercial Customer												
Water Bill	525.20	540.69	648.83	778.59	934.31	1,121.17	1,345.41	1,385.77	1,427.35	1,470.17	1,514.27	1,559.70
Sanitary Sewer Bill	513.60	533.93	640.72	768.86	922.63	1,107.16	1,328.59	1,594.31	1,913.17	2,295.80	2,754.96	3,305.95
Storm Sewer Bill	73.15	73.15	73.15	73.15	73.15	73.15	73.15	73.15	73.15	73.15	73.15	73.15
Total	1,111.95	1,147.77	1,362.69	1,620.60	1,930.09	2,301.48	2,747.15	3,053.23	3,413.66	3,839.12	4,342.38	4,938.80
% Change	1.6%	3.2%	18.7%	18.9%	19.1%	19.2%	19.4%	11.1%	11.8%	12.5%	13.1%	13.7%

Note:

1. City bills the storm water charge on an annual basis. For the purpose of this report it is shown on a quarterly basis.
2. Commercial property, for storm water services, is billed at the equivalent of 3.08X of one residential equivalent unit (REU).

Example Quarterly Utility Fees Payable by Property Types

TOTAL DOLLAR AMOUNT

	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034
--	------	------	------	------	------	------	------	------	------	------	------	------

Low Volume Example, 6,000 gallons billed

Residential Customer												
Water Bill	34.94	36.02	43.22	51.87	62.24	74.69	89.63	92.32	95.09	97.94	100.88	103.90
Sanitary Sewer Bill	55.74	55.74	66.89	80.27	96.32	115.58	127.14	130.95	134.88	138.93	143.10	147.39
Storm Sewer Bill	23.75	23.75	23.75	23.75	23.75	23.75	23.75	23.75	23.75	23.75	23.75	23.75
Total	114.43	115.51	133.86	155.88	182.31	214.02	240.52	247.02	253.72	260.62	267.73	275.05
% Change	3.1%	0.9%	15.9%	16.5%	17.0%	17.4%	12.4%	2.7%	2.7%	2.7%	2.7%	2.7%
Commercial Customer												
Water Bill	47.67	49.09	58.91	70.69	84.83	101.79	122.15	125.82	129.59	133.48	137.48	141.61
Sanitary Sewer Bill	96.00	99.80	119.76	143.71	172.45	206.95	248.33	298.00	357.60	429.12	514.95	617.94
Storm Sewer Bill	73.15	73.15	73.15	73.15	73.15	73.15	73.15	73.15	73.15	73.15	73.15	73.15
Total	216.82	222.04	251.82	287.55	330.43	381.89	443.64	496.97	560.34	635.75	725.58	832.69
% Change	4.4%	2.4%	13.4%	14.2%	14.9%	15.6%	16.2%	12.0%	12.8%	13.5%	14.1%	14.8%

Medium Volume Example, 20,000 gallons billed

Residential Customer												
Water Bill	67.71	69.82	83.78	100.54	120.65	144.78	173.73	178.95	184.31	189.84	195.54	201.41
Sanitary Sewer Bill	103.74	105.64	126.77	152.12	182.55	219.06	240.96	248.19	255.64	263.30	271.20	279.34
Storm Sewer Bill	23.75	23.75	23.75	23.75	23.75	23.75	23.75	23.75	23.75	23.75	23.75	23.75
Total	195.20	199.21	234.30	276.41	326.94	387.58	438.45	450.89	463.70	476.90	490.49	504.50
% Change	2.2%	2.1%	17.6%	18.0%	18.3%	18.5%	13.1%	2.8%	2.8%	2.8%	2.9%	2.9%
Commercial Customer												
Water Bill	95.98	98.85	118.62	142.34	170.81	204.98	245.97	253.35	260.95	268.78	276.84	285.15
Sanitary Sewer Bill	96.00	99.80	119.76	143.71	172.45	206.95	248.33	298.00	357.60	429.12	514.95	617.94
Storm Sewer Bill	73.15	73.15	73.15	73.15	73.15	73.15	73.15	73.15	73.15	73.15	73.15	73.15
Total	265.13	271.80	311.53	359.21	416.42	485.07	567.45	624.50	691.70	771.05	864.94	976.23
% Change	3.8%	2.5%	14.6%	15.3%	15.9%	16.5%	17.0%	10.1%	10.8%	11.5%	12.2%	12.9%

High Volume Example, 107,000 gallons billed

Residential Customer												
Water Bill	373.04	384.02	460.82	552.99	663.59	796.30	955.56	984.23	1,013.76	1,044.17	1,075.50	1,107.76
Sanitary Sewer Bill	521.34	539.77	647.72	777.27	932.72	1,119.27	1,231.19	1,268.13	1,306.17	1,345.36	1,385.72	1,427.29
Storm Sewer Bill	23.75	23.75	23.75	23.75	23.75	23.75	23.75	23.75	23.75	23.75	23.75	23.75
Total	918.13	947.54	1,132.30	1,354.01	1,620.06	1,939.32	2,210.51	2,276.11	2,343.68	2,413.28	2,484.97	2,558.80
% Change	1.3%	3.2%	19.5%	19.6%	19.6%	19.7%	14.0%	3.0%	3.0%	3.0%	3.0%	3.0%
Commercial Customer												
Water Bill	525.20	540.69	648.83	778.59	934.31	1,121.17	1,345.41	1,385.77	1,427.35	1,470.17	1,514.27	1,559.70
Sanitary Sewer Bill	513.60	533.93	640.72	768.86	922.63	1,107.16	1,328.59	1,594.31	1,913.17	2,295.80	2,754.96	3,305.95
Storm Sewer Bill	73.15	73.15	73.15	73.15	73.15	73.15	73.15	73.15	73.15	73.15	73.15	73.15
Total	1,111.95	1,147.77	1,362.69	1,620.60	1,930.09	2,301.48	2,747.15	3,053.23	3,413.66	3,839.12	4,342.38	4,938.80
% Change	1.6%	3.2%	18.7%	18.9%	19.1%	19.2%	19.4%	11.1%	11.8%	12.5%	13.1%	13.7%

- Note:
1. City bills the storm water charge on an annual basis. For the purpose of this report it is shown on a quarterly basis.
 2. Commercial property, for storm water services, is billed at the equivalent of 3.08X of one residential equivalent unit (REU).



Appendix B

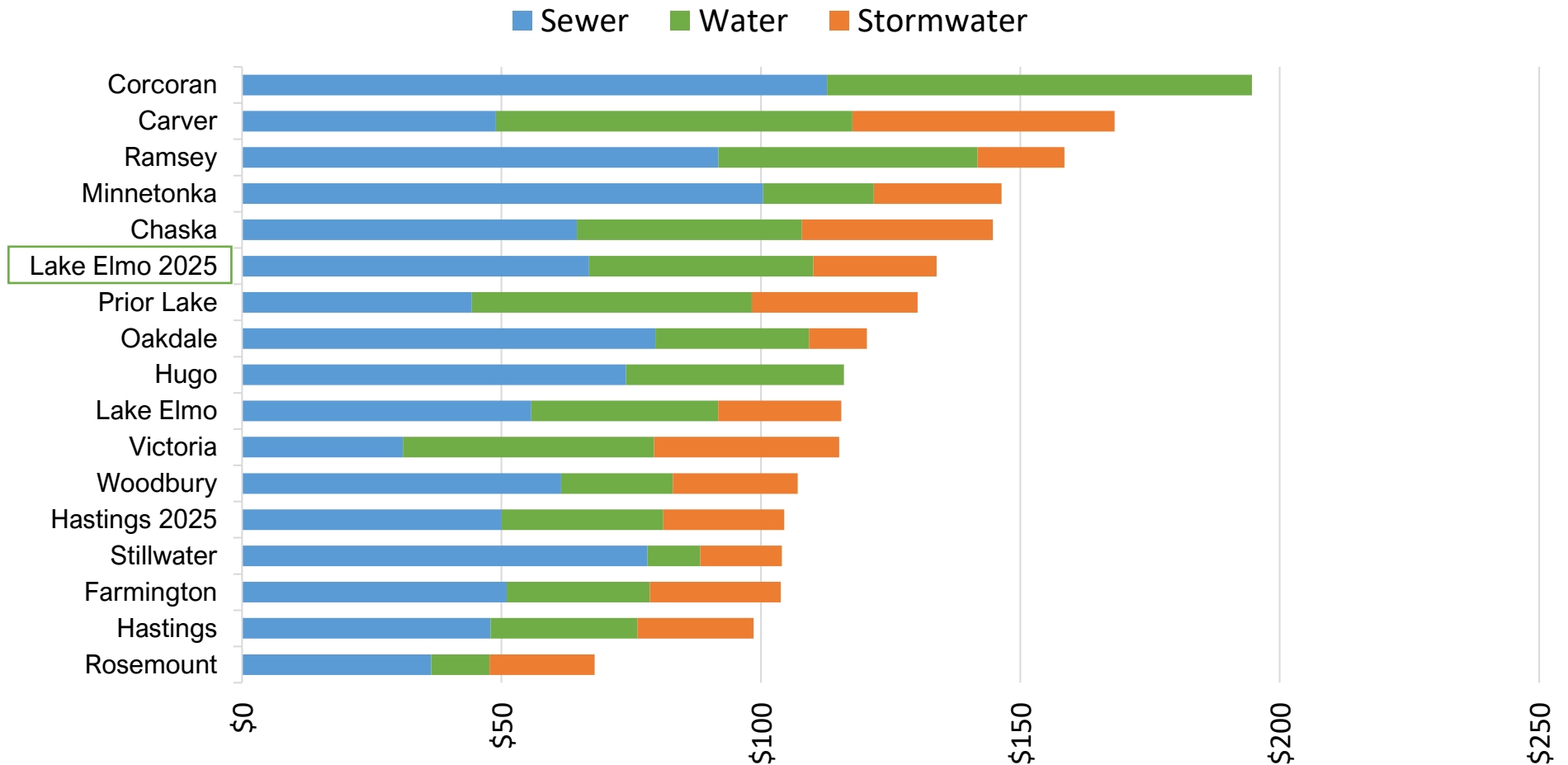
- Comparison of Fees to Other Cities
 - 6,000 Gallons Quarterly Volume - Residential
 - 20,000 Gallons Quarterly Volume - Residential
 - 107,000 Gallons Quarterly Volume - Residential

Comparison of Fees to Other Cities

6,000 Gallons Quarterly Volume - Residential

Estimated Based on Published Fees and Rates and Interpretation of Schedules for Year 2024.

Cities have different billing cycles. For comparison billing is shown as quarterly.



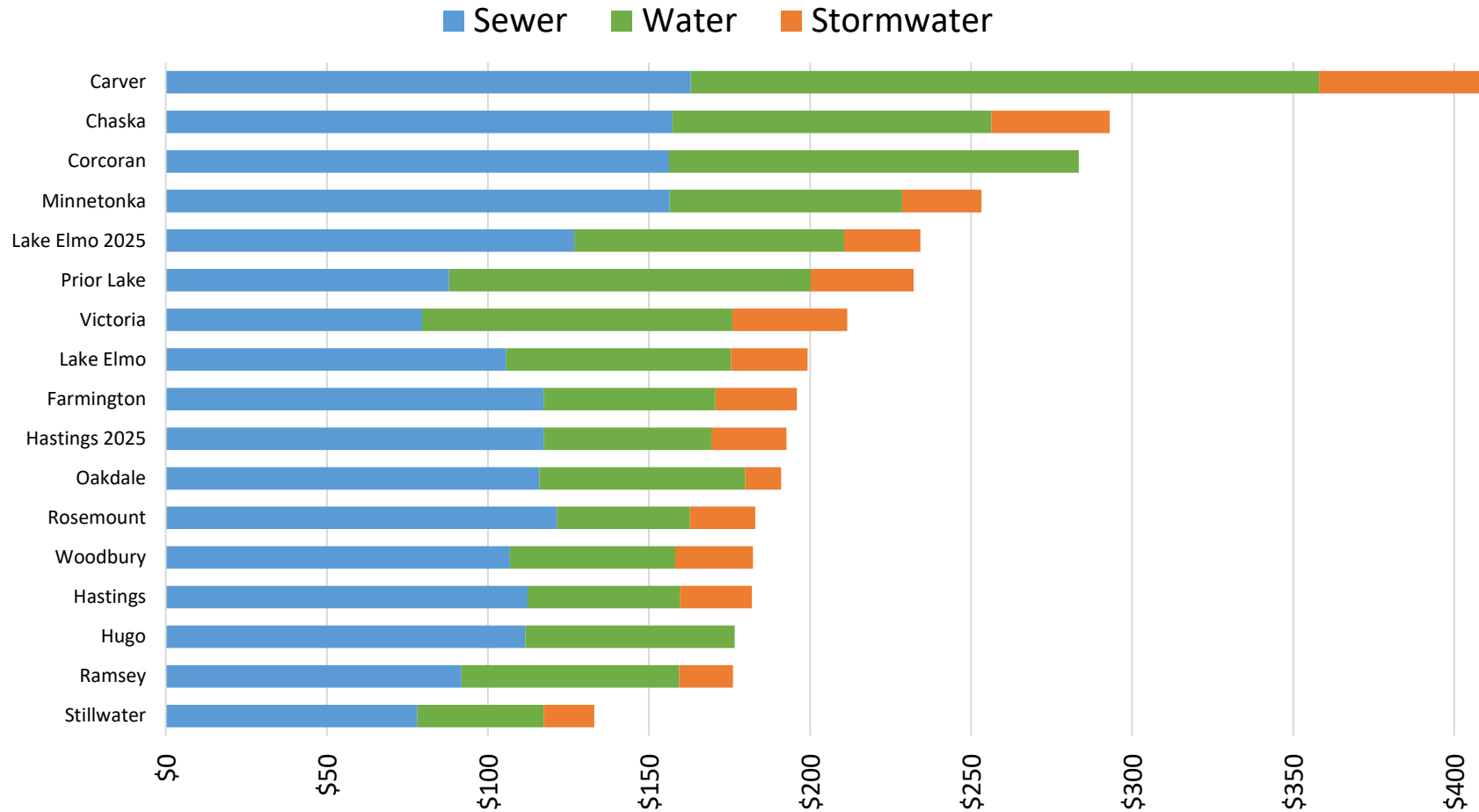
Disclaimer: Bill amounts are calculated based on published fee schedules. While the information presented in this chart is believed to be accurate, the interpretation of a city fee schedule may have not been correct and therefore the information presented for a city may not be correct.

Comparison of Fees to Other Cities

20,000 Gallons Quarterly Volume - Residential

Estimated Based on Published Fees and Rates and Interpretation of Schedules for Year 2024.

Cities have different billing cycles. For comparison billing is shown as quarterly.



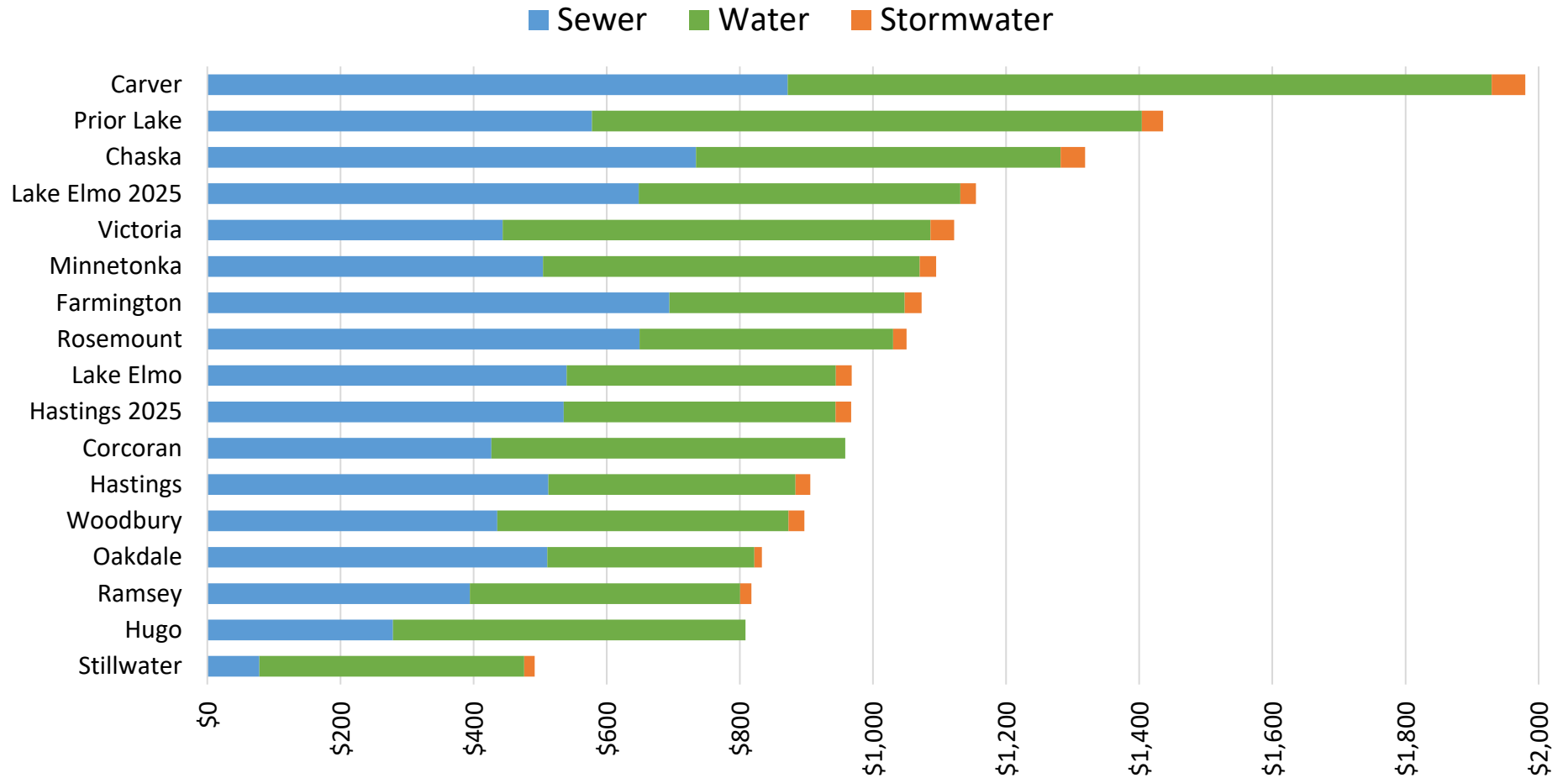
Disclaimer: Bill amounts are calculated based on published fee schedules. While the information presented in this chart is believed to be accurate, the interpretation of a city fee schedule may have not been correct and therefore the information presented for a city may not be correct.

Comparison of Fees to Other Cities

107,000 Gallons Quarterly Volume - Residential

Estimated Based on Published Fees and Rates and Interpretation of Schedules for Year 2024.

Cities have different billing cycles. For comparison billing is shown as quarterly.



Disclaimer: Bill amounts are calculated based on published fee schedules. While the information presented in this chart is believed to be accurate, the interpretation of a city fee schedule may have not been correct and therefore the information presented for a city may not be correct.



Appendix C

All Funds

- Chart 1 – Year Ending Cash – All Funds
- Chart 2 – Estimated Debt Outstanding – Existing vs New
- Chart 3 – Estimated Debt Outstanding by Fund
- Chart 4 – Estimated Annual Debt Service by Fund
- Chart 5 – Estimated Annual Debt Service Interest & Principal
- Chart 8 – Projected Volume Billed – Water & Sewer

Chart 1

Year Ending Cash is projected to be sufficient to meet cash objectives, including cash available for debt service payments, pay-go capital, and reserves

■ Storm Sewer Fund ■ Sanitary Sewer Fund ■ Water Fund

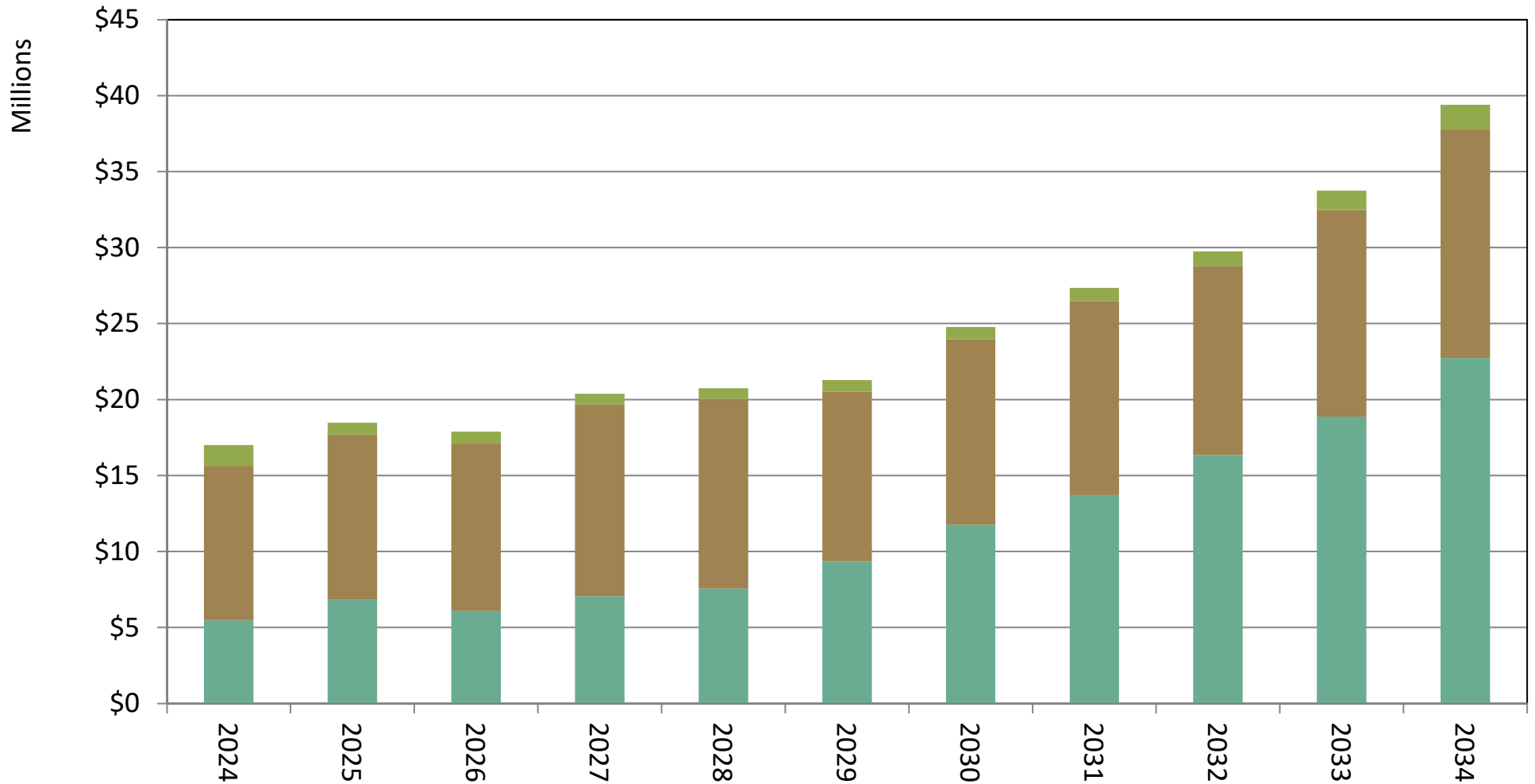


Chart 2
Estimated Debt Outstanding for Existing and Planned New Debt Supported by Utility
Revenues

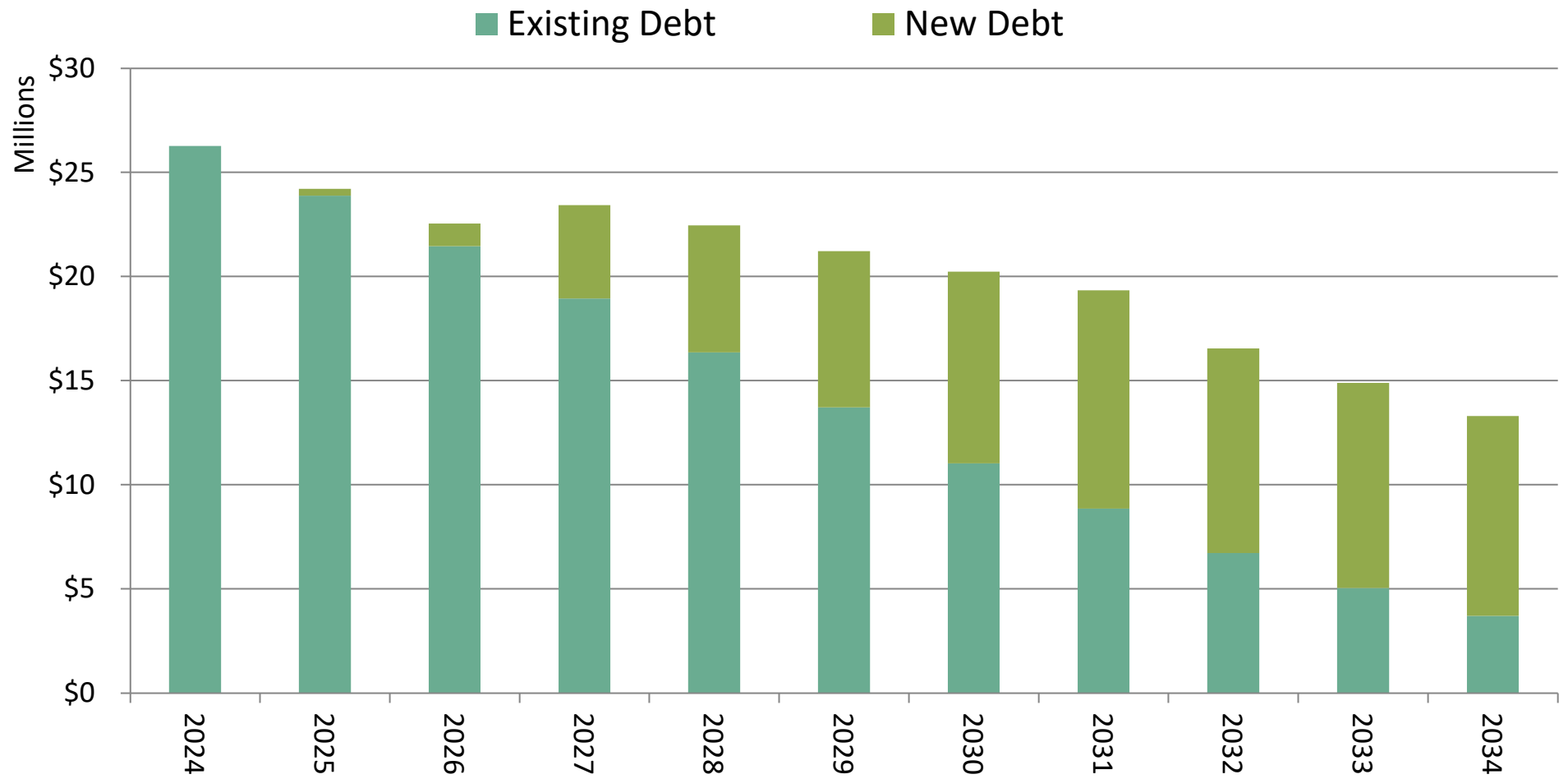


Chart 3
Estimated Debt Outstanding by Fund Including Existing and Planned New Debt Supported by Utility
Revenues

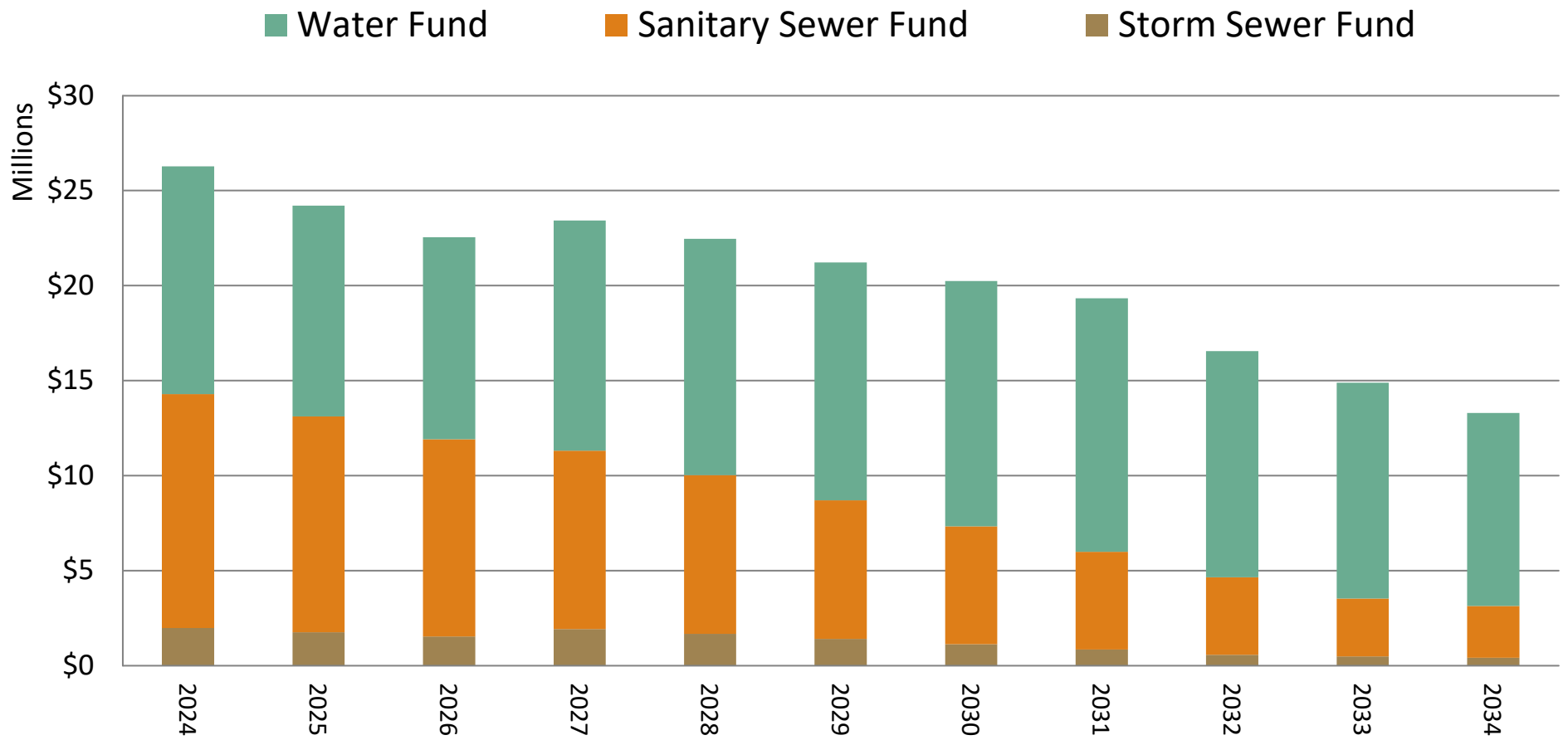


Chart 4
Estimated Annual Debt Service by Fund
Includes Existing and Planned New Debt

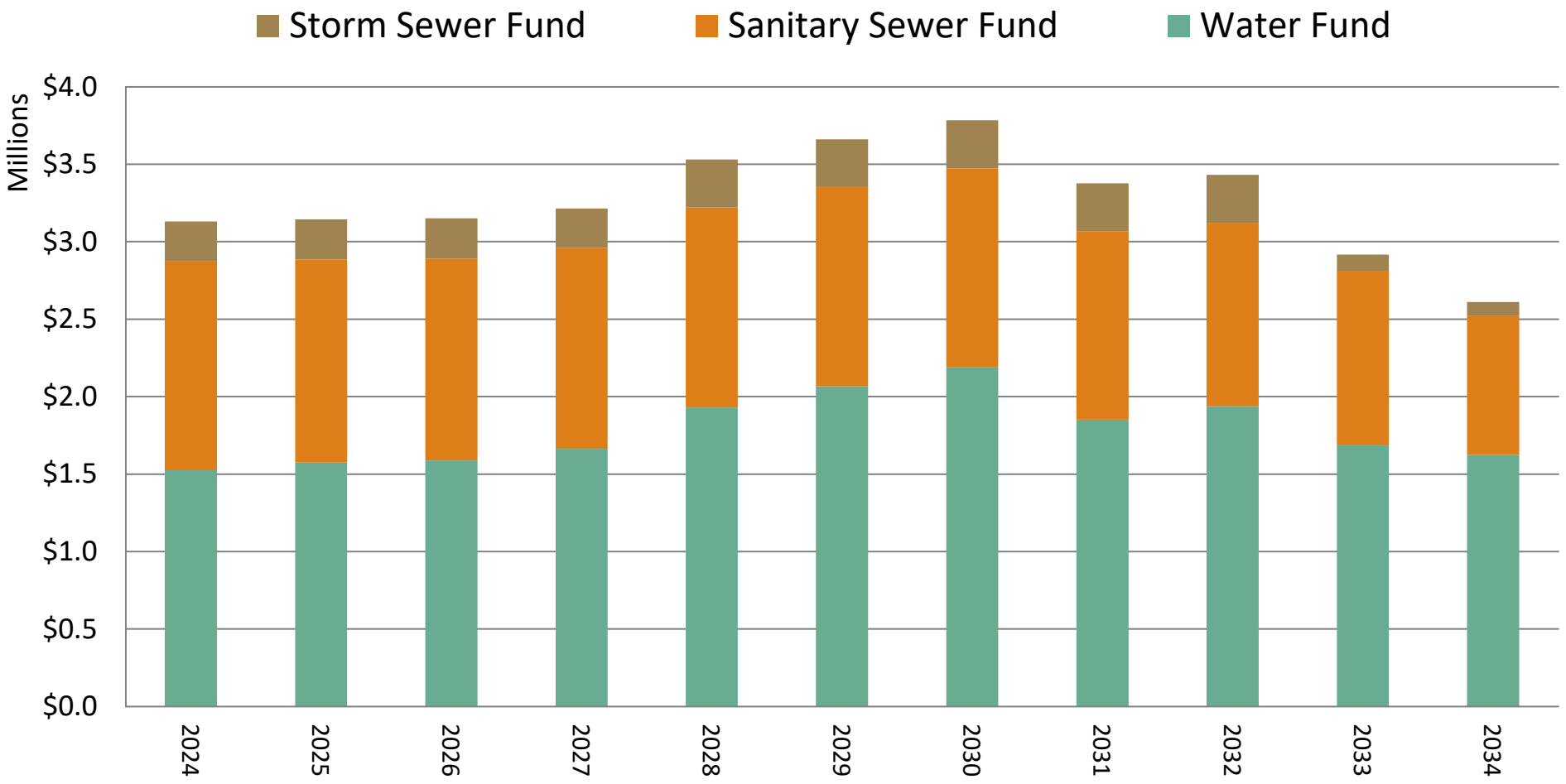


Chart 5
Estimated Annual Debt Service for Utility Funds
Includes Existing and Planned New Debt

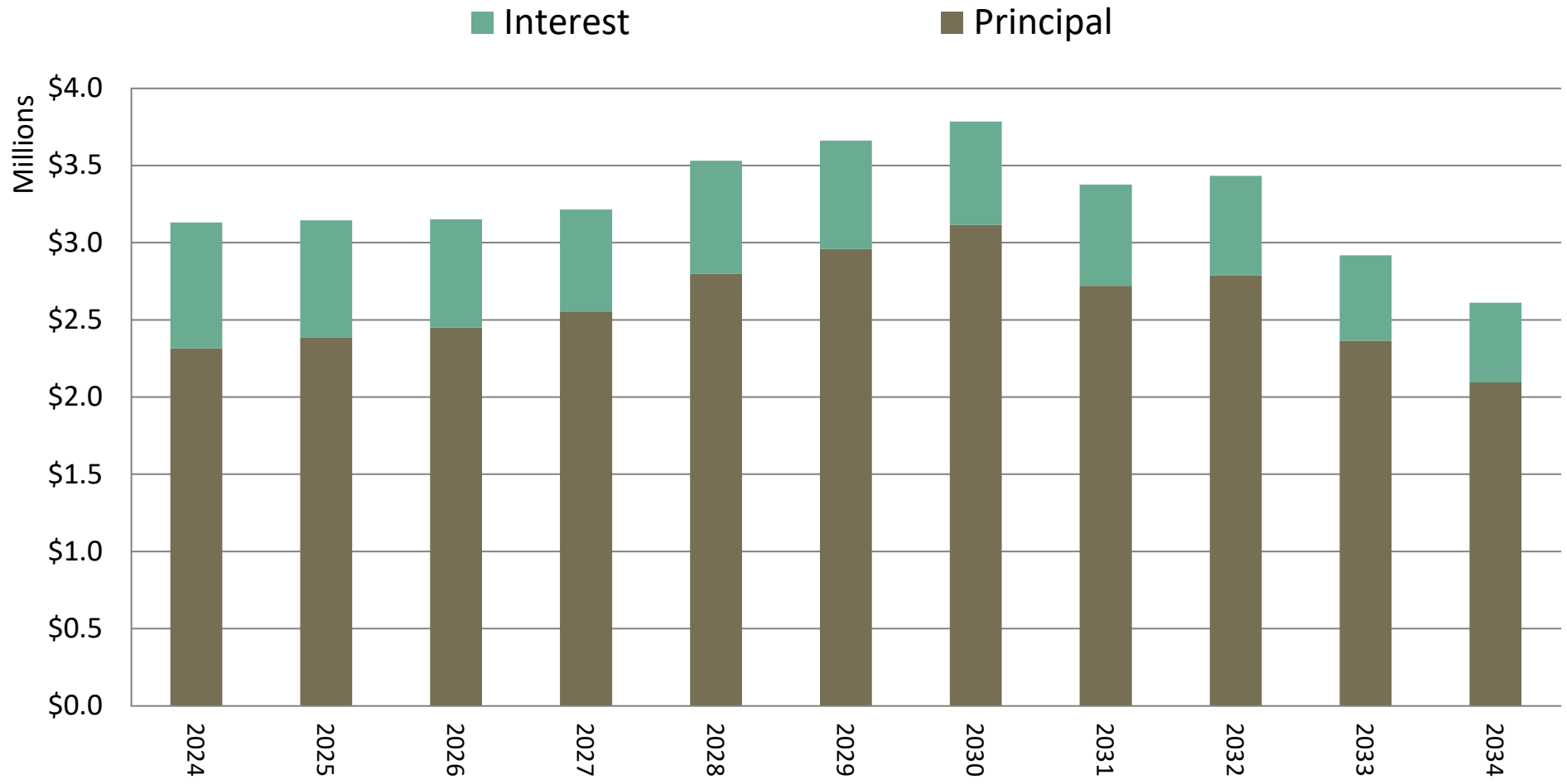
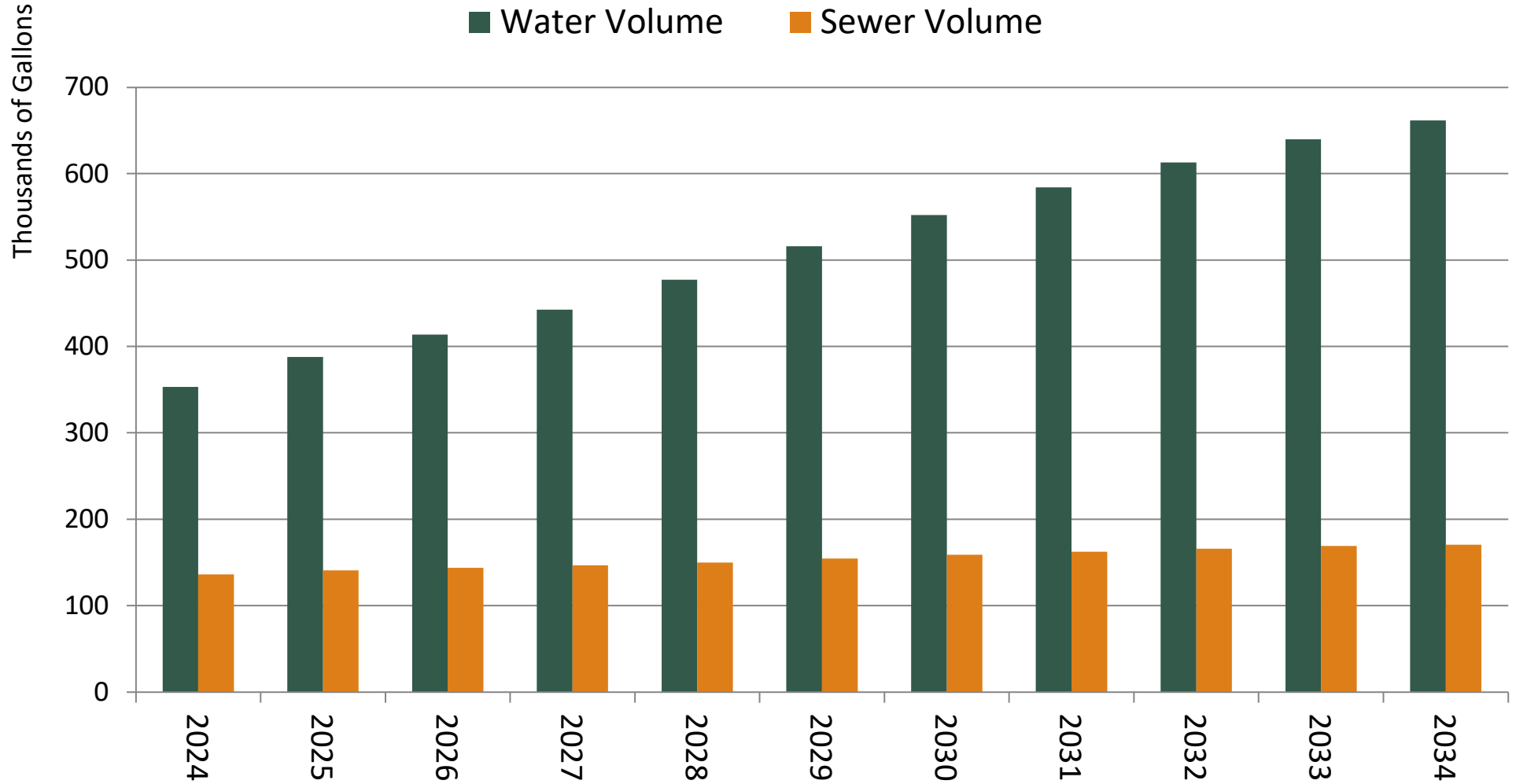


Chart 8
Projected Volume of Water and Sanitary Sewer Subject to Billing

Volume billed is projected to increase with addition of new customers





Appendix D

Water Charts & Reports

- Charts
 - Ending Cash by Year
 - Revenues & Expenses
 - Customers & Annual Water Volume Billed

- Reports
 - Summary of Key Financial Information
 - Pro Forma
 - Projected Year End Cash Balance
 - Capital Improvement Plan
 - Customers / Usage & Rates
 - Change in Net Capital Assets

Water Fund Ending Cash by Year

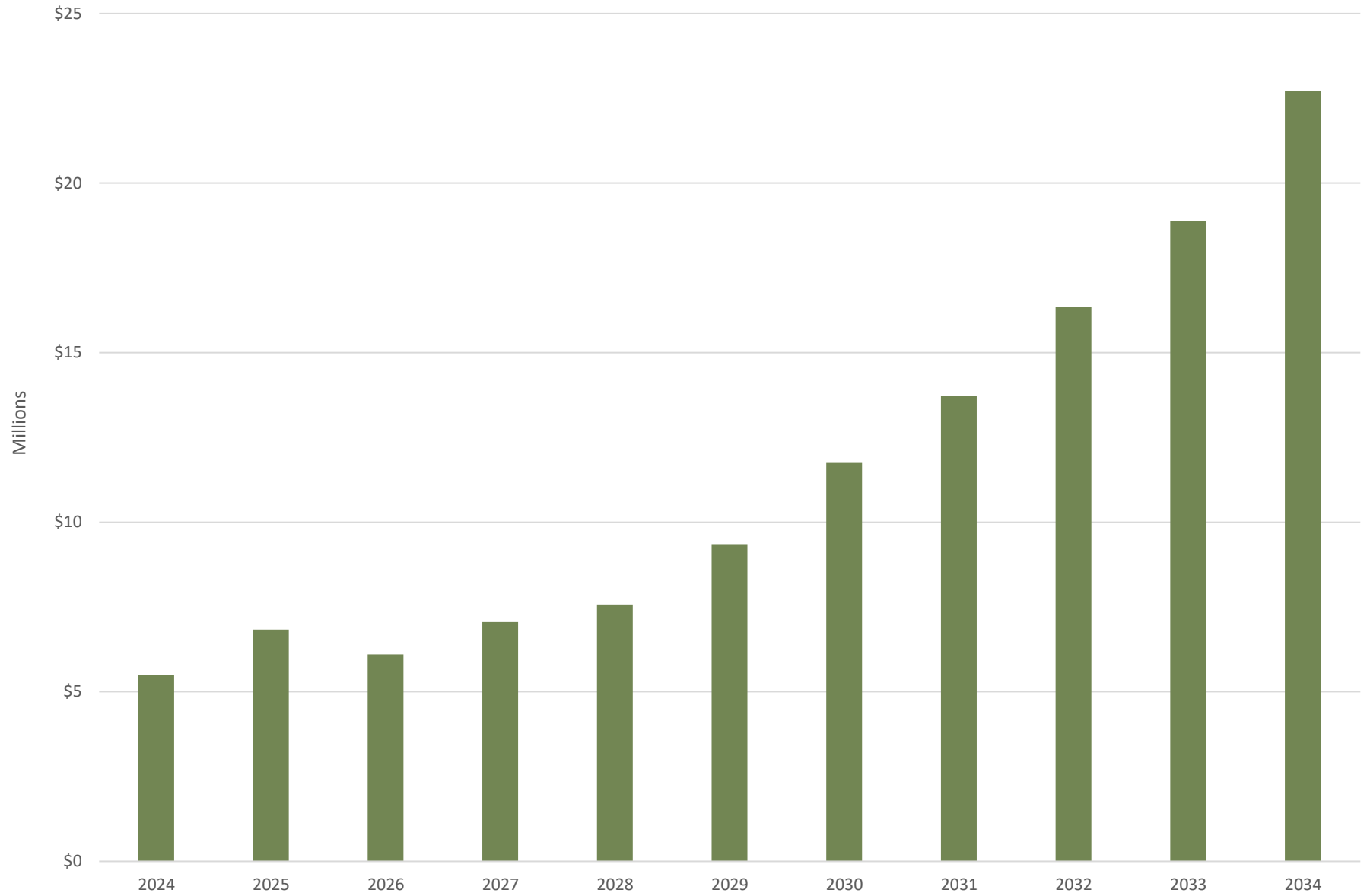


Chart 11
Water Fund
Revenues and Expenses

Revenues fluctuate with timing of private development and collection of development related revenues including connection and availability charges and special assessments

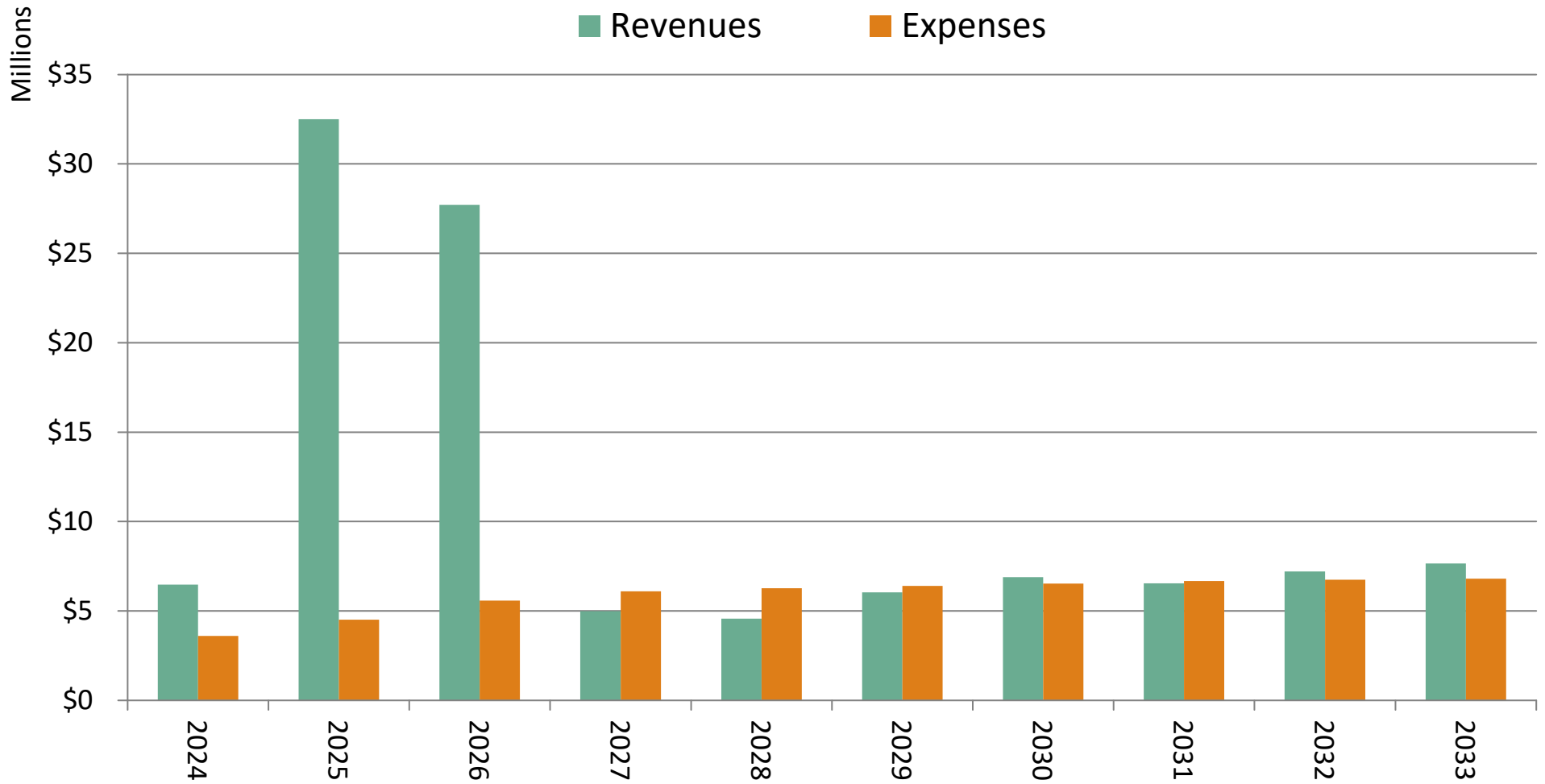


Chart 12
Water Fund
Customers and Annual Water Volume Billed is projected to continue to increase

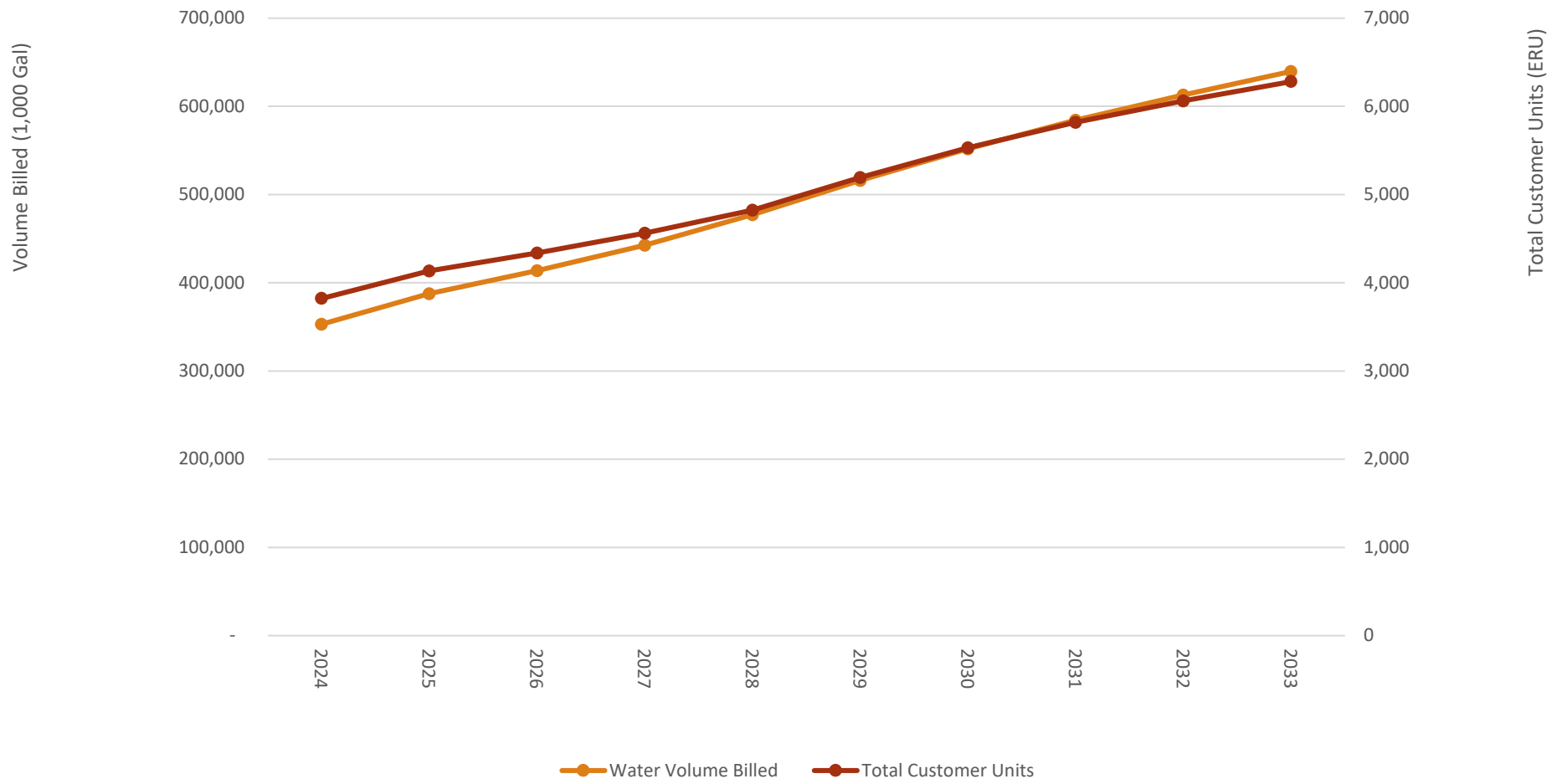


Table 1
Water Fund
Summary of Key Financial Information
Amounts are Estimated

	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033
Revenues	6,477,438	32,492,715	27,709,564	4,989,538	4,565,564	6,033,578	6,895,714	6,551,314	7,205,819	7,658,355
Expenses	3,606,749	4,505,976	5,583,557	6,104,267	6,277,265	6,393,511	6,529,644	6,675,976	6,739,323	6,808,181
Ending Cash by Purpose										
Cash for next year planned capital	28,363,275	25,207,610	307,661	-	-	57,964	423,336	258,274	1,013,416	500,000
Cash for next year debt service	1,573,630	1,587,973	1,663,521	1,929,971	2,066,307	2,192,398	1,850,954	1,937,960	1,684,919	1,624,483
Restricted availability charges	-	-	3,106,465	4,075,304	4,421,784	5,987,915	8,329,399	10,339,821	10,215,081	9,735,517
Unrestricted cash	(24,458,353)	(19,966,542)	1,018,878	1,049,444	1,080,928	1,113,356	1,146,756	1,181,159	3,440,885	7,014,365
Ending Cash	5,478,552	6,829,041	6,096,525	7,054,720	7,569,019	9,351,632	11,750,445	13,717,214	16,354,301	18,874,365
Net Position										
Ending Unrestricted Net Position	5,024,744	6,393,385	5,678,962	6,659,562	7,196,266	9,001,681	11,420,323	13,403,835	16,051,102	18,577,934
Ending Unrestricted Net Position as % of Expenses	112%	115%	93%	106%	113%	138%	171%	199%	236%	261%
Total Customer Units	3,824	4,134	4,337	4,562	4,824	5,194	5,530	5,818	6,063	6,283
Annual Increase in Customer Units	285	310	203	224	262	371	335	289	245	220
Water Volume Billed	353,114	387,712	413,791	442,558	477,129	515,956	551,946	584,203	612,940	639,676
Average Annual Change in Residential Rates (Average Volume 20,000 gallons per quarter)	3.1%	20.0%	20.0%	20.0%	20.0%	20.0%	3.0%	3.0%	3.0%	3.0%

Table J
Water Fund
Pro Forma

	Prior Year Actual	Prior Year Actual	Projected									
	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033
Revenues												
Charges for services	1,647,656	1,809,432	1,463,181	1,893,585	2,407,434	3,068,408	3,932,434	5,067,448	5,553,584	6,042,184	6,521,689	7,008,225
Investment income	(66,764)	172,199	74,100	32,000	32,000	32,000	32,000	32,000	32,000	32,000	32,000	32,000
Other operating revenue	400,075	5,671	4,991	33,455	33,455	33,455	33,455	33,455	33,455	33,455	33,455	33,455
Water meter sales	113,708	123,176	51,530	155,675	155,675	155,675	155,675	155,675	155,675	155,675	155,675	155,675
Other revenues	-	-	3,257,636	27,000,000	24,500,000	-	-	-	-	-	-	-
Availability charges	685,000	550,000	1,293,000	2,577,000	378,000	1,476,000	150,000	375,000	786,000	-	219,000	210,000
Capital assets contributions non-cash	1,503,597	2,164,179	-	-	-	-	-	-	-	-	-	-
Intergovernmental revenue	8,164,179	2,666,737	-	-	-	-	-	-	-	-	-	-
Special assessments	73,461	18,013	-	320,000	-	-	-	-	-	-	-	-
Lateral Benefit Fee	12,400	17,200	7,000	-	-	-	-	-	-	-	-	-
Connection charges	383,000	299,000	326,000	481,000	203,000	224,000	262,000	370,000	335,000	288,000	244,000	219,000
Total Revenues	12,916,312	7,825,607	6,477,438	32,492,715	27,709,564	4,989,538	4,565,564	6,033,578	6,895,714	6,551,314	7,205,819	7,658,355
Expenses												
Personal services	453,262	521,477	425,254	469,367	533,448	600,951	618,980	637,549	656,675	676,376	696,667	717,567
Materials and supplies	204,340	368,133	193,168	121,600	179,368	236,249	243,337	250,637	258,156	265,900	273,877	282,094
Professional services	109,490	275,957	189,548	331,702	349,229	364,855	375,801	387,075	398,687	410,648	422,967	435,656
Repairs and maintenance	84,958	73,786	62,556	104,500	316,260	500,848	515,873	531,349	547,290	563,709	580,620	598,038
Utilities	176,806	178,976	122,976	160,000	250,100	334,853	344,899	355,246	365,903	376,880	388,186	399,832
Depreciation expense	1,868,224	2,148,531	2,238,095	2,955,177	3,604,680	3,681,330	3,726,405	3,768,611	3,822,228	3,877,588	3,884,045	3,926,798
Interest and fees on long-term debt	346,637	352,740	374,262	358,630	337,973	333,521	414,971	431,307	442,398	470,954	492,960	434,919
Transfer out to Capital Fund	3,261,225	-	-	-	-	-	-	-	-	-	-	-
Intergovernmental payments	-	-	-	-	-	-	-	-	-	-	-	-
Other expenses	37,158	62,638	890	-	-	-	-	-	-	-	-	-
Cost of bond issuance	-	-	-	5,000	12,500	51,660	37,000	31,737	38,307	33,922	-	13,276
Total Expenses	6,542,100	3,982,238	3,606,749	4,505,976	5,583,557	6,104,267	6,277,265	6,393,511	6,529,644	6,675,976	6,739,323	6,808,181
Change in Net Position	6,374,212	3,843,369	2,870,689	27,986,739	22,126,008	(1,114,728)	(1,711,701)	(359,933)	366,071	(124,662)	466,496	850,174
Ending net position	46,447,856	50,291,225	53,161,914	81,148,653	103,274,661	102,159,932	100,448,231	100,088,299	100,454,370	100,329,707	100,796,203	101,646,377
Assets												
Cash and investments	5,738,584	5,792,477	5,478,552	6,829,041	6,096,525	7,054,720	7,569,019	9,351,632	11,750,445	13,717,214	16,354,301	18,874,365
Cash and investments held in escrow	-	-	-	-	-	-	-	-	-	-	-	-
Special assessments receivable	533,521	501,348	473,748	449,799	427,010	407,314	387,618	368,315	349,012	329,709	310,406	291,103
Other current assets / receivables	243,557	264,767	209,105	209,105	209,105	209,105	209,105	209,105	209,105	209,105	209,105	209,105
Due from other governmental units	1,429,117	157,547	-	-	-	-	-	-	-	-	-	-
Capital assets	65,601,629	72,596,436	76,178,995	104,862,270	130,842,380	133,908,381	135,711,381	137,399,644	139,544,301	141,758,715	142,016,989	143,727,128
Less Accumulated depreciation	(11,665,199)	(13,813,730)	(16,051,825)	(19,007,002)	(22,611,681)	(26,293,011)	(30,019,416)	(33,788,027)	(37,610,255)	(41,487,843)	(45,371,887)	(49,298,686)
Deferred outflows	109,550	73,095	15,000	15,000	15,000	15,000	15,000	15,000	15,000	15,000	15,000	15,000
Total Assets and Deferred Outflows	61,990,759	65,571,940	66,303,576	93,358,214	114,978,338	115,301,509	113,872,707	113,555,669	114,257,609	114,541,901	113,533,914	113,818,016
Liabilities												
Other current liabilities / payables	835,631	1,263,329	25,000	25,000	25,000	25,000	25,000	25,000	25,000	25,000	25,000	25,000
Bonds payable	13,375,000	12,670,000	11,990,000	11,100,000	10,635,000	12,115,000	12,440,000	12,525,000	12,900,000	13,345,000	11,900,000	11,360,000
Unamortized bond premium	432,861	429,402	418,662	376,561	335,678	293,577	251,475	209,370	170,239	134,193	104,710	78,639
Other non-current liabilities	318,367	253,428	125,000	125,000	125,000	125,000	125,000	125,000	125,000	125,000	125,000	125,000
Unearned revenues	575,000	575,000	575,000	575,000	575,000	575,000	575,000	575,000	575,000	575,000	575,000	575,000
Deferred inflows	6,044	89,556	8,000	8,000	8,000	8,000	8,000	8,000	8,000	8,000	8,000	8,000
Total Liabilities and Deferred Inflows	15,542,903	15,280,715	13,141,662	12,209,561	11,703,678	13,141,577	13,424,475	13,467,370	13,803,239	14,212,193	12,737,710	12,171,639
Total Liabilities, Deferred Inflows, and Net Position	61,990,759	65,571,940	66,303,576	93,358,214	114,978,338	115,301,509	113,872,707	113,555,669	114,257,609	114,541,901	113,533,914	113,818,016

Table K
Water Fund
Projected Year End Cash Balance

	Current Year 2024	2025	2026	2027	2028	Projected 2029	2030	2031	2032	2033
Use of Cash										
Operations & Maintenance	994,392	1,187,169	1,628,404	2,037,756	2,098,889	2,161,856	2,226,711	2,293,513	2,362,318	2,433,188
Capital Acquisition	3,582,559	28,688,275	25,992,610	3,117,661	1,840,000	1,720,000	2,182,964	2,248,336	258,274	1,723,416
Interfund Transfers Out	-	-	-	-	-	-	-	-	-	-
Debt Service (includes transfers for debt)	1,524,262	1,573,630	1,587,973	1,663,521	1,929,971	2,066,307	2,192,398	1,850,954	1,937,960	1,684,919
Total Use of Cash	6,101,213	31,449,074	29,208,987	6,818,938	5,868,860	5,948,163	6,602,073	6,392,803	4,558,552	5,841,522
Source of Cash										
Revenues	6,477,438	32,492,715	27,709,564	4,989,538	4,565,564	6,033,578	6,895,714	6,551,314	7,205,819	7,658,355
Bond Proceeds	470,000	325,000	785,000	2,810,000	1,840,000	1,720,000	2,125,000	1,825,000	-	710,000
Interfund Transfers In	-	-	-	-	-	-	-	-	-	-
Total Source of Cash	6,947,438	32,817,715	28,494,564	7,799,538	6,405,564	7,753,578	9,020,714	8,376,314	7,205,819	8,368,355
Net Change in Other Assets and Liabilities	(1,160,149)	(18,152)	(18,094)	(22,405)	(22,405)	(22,802)	(19,828)	(16,743)	(10,180)	(6,768)
Change in Cash Balance	(313,925)	1,350,489	(732,517)	958,195	514,299	1,782,613	2,398,813	1,966,769	2,637,087	2,520,064
Beginning Cash Balance	5,792,477	5,478,552	6,829,041	6,096,525	7,054,720	7,569,019	9,351,632	11,750,445	13,717,214	16,354,301
Ending Cash	5,478,552	6,829,041	6,096,525	7,054,720	7,569,019	9,351,632	11,750,445	13,717,214	16,354,301	18,874,365
Ending Cash by Purpose										
Cash for next year planned capital	28,363,275	25,207,610	307,661	-	-	57,964	423,336	258,274	1,013,416	500,000
Cash for next year debt service	1,573,630	1,587,973	1,663,521	1,929,971	2,066,307	2,192,398	1,850,954	1,937,960	1,684,919	1,624,483
Restricted availability charges	-	-	3,106,465	4,075,304	4,421,784	5,987,915	8,329,399	10,339,821	10,215,081	9,735,517
Unrestricted cash	(24,458,353)	(19,966,542)	1,018,878	1,049,444	1,080,928	1,113,356	1,146,756	1,181,159	3,440,885	7,014,365
Ending Cash	5,478,552	6,829,041	6,096,525	7,054,720	7,569,019	9,351,632	11,750,445	13,717,214	16,354,301	18,874,365
Net Position										
Ending Unrestricted Net Position	5,024,744	6,393,385	5,678,962	6,659,562	7,196,266	9,001,681	11,420,323	13,403,835	16,051,102	18,577,934
Subsequent Year's Expenses	4,505,976	5,583,557	6,104,267	6,277,265	6,393,511	6,529,644	6,675,976	6,739,323	6,808,181	7,120,076
Ending Unrestricted Net Position as % of Expenses	111.5%	114.5%	93.0%	106.1%	112.6%	137.9%	171.1%	198.9%	235.8%	260.9%

Table E-1
Water Fund
Capital Improvement Plan

Project Description	Projected									
	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034
Use of Funds										
W-001 - W1 - Water 1 - Portable Generator	-	-	106,090	-	-	-	-	-	-	-
W-002 - W2 - Water 2 - F-550 Service Truck	-	-	-	-	-	-	155,227	-	-	-
W-003 - W3 - Water 3 - RAM 3500 Van	-	-	-	-	-	-	53,180	-	-	-
W-004 - W4 - Water 4 - F-250 Service Truck	-	-	-	-	-	-	-	-	-	85,853
W-011 - T1 - Tower 1 - Langly Ct	50,000	-	-	-	-	-	-	-	-	-
W-012 - T2 - Tower 2 - Ideal Ave	-	-	848,720	-	-	-	-	-	-	-
W-014 - T4 - Tower 4 - Inwood Ave	-	-	-	-	-	-	-	-	1,013,416	-
W-017 - WL2 - Well 2 - 55th St	60,000	-	-	-	-	-	-	-	-	-
W-019 - WL4 - Well 4 - 50th St	-	-	-	-	-	-	59,703	-	-	-
W-020 - WL5 - Well 5 - Lilly Ave	-	-	-	-	-	57,964	-	-	-	-
W-021 - WL6 - Well 6 - Future Well & Site Acquisition	750,000	-	-	-	-	-	-	-	-	-
W-022 - WL7 - Well 7 (or 3) - Test Well & Site Acquisition	-	772,500	-	-	-	-	-	-	-	-
W-041 - TP1 - Treatment Plant 1	24,500,000	24,500,000	-	-	-	-	-	-	-	-
W-042 - TP2 - Treatment 2 - Well 2 - GAC Filter System	2,500,000	-	-	-	-	-	-	-	-	-
W-100 - 2025 Street & Utility Improvements - Water portion	320,000	-	-	-	-	-	-	-	-	-
W-101 - 2026 Street & Utility Improvements - Water portion	-	336,810	-	-	-	-	-	-	-	-
W-103 - 2028 Street & Utility Improvements - Water portion	-	-	-	163,909	-	-	-	-	-	-
W-105 - 2030 Street & Utility Improvements - Water portion	-	-	-	-	-	115,927	-	-	-	-
W-106 - 2031 Street & Utility Improvements - Water portion	-	-	-	-	-	-	155,227	-	-	-
W-107 - 2032 Street & Utility Improvements - Water portion	-	-	-	-	-	-	-	258,274	-	-
W-108 - 2033 Street & Utility Improvements - Water portion	-	-	-	-	-	-	-	-	696,724	-
W-120 - Village East Trunk Watermain & PRV	352,800	236,900	-	-	-	-	-	-	-	-
W-122 - Hudson Blvd - Trunk Watermain Extension	-	-	1,909,620	-	-	-	-	-	-	-
W-124 - 5th St N - Keats to Lake Elmo Ave - Water Portion	-	-	-	-	-	1,970,766	-	-	-	-
W-130 - Trunk Watermain Extensions	-	-	-	1,639,091	1,688,263	-	1,791,078	-	-	-
W-160 - Watermain Oversizing	150,475	133,900	201,571	-	-	-	-	-	-	-
W-090 - Future - Homestead Street & Utility Impr	-	-	-	-	-	-	-	-	-	1,219,963
W-091 - Future - PP/EP/20th Street & Utility Impr	-	-	-	-	-	-	-	-	-	3,261,933
W-092 - Future - Tartan Street & Utility Impr	-	-	-	-	-	-	-	-	-	2,479,069
W-093 - Future - 45th Street Watermain Extension	-	-	-	-	-	-	-	-	-	2,870,501
W-094 - Future - DL/SP/For Street & Utility Impr	-	-	-	-	-	-	-	-	-	587,148
Cost of Issuance	5,000	12,500	51,660	37,000	31,737	38,307	33,922	-	13,276	-
Total Use of Funds	28,688,275	25,992,610	3,117,661	1,840,000	1,720,000	2,182,964	2,248,336	258,274	1,723,416	10,504,467
Source of Funds										
Par Amount of Bonds	325,000	785,000	2,810,000	1,840,000	1,720,000	2,125,000	1,825,000	-	710,000	-
Special assessments	320,000	-	-	-	-	-	-	-	-	-
Other revenues	27,000,000	24,500,000	-	-	-	-	-	-	-	10,504,467
Use of cash from fund	1,043,275	707,610	307,661	-	-	57,964	423,336	258,274	1,013,416	-
Total Source of Funds	28,688,275	25,992,610	3,117,661	1,840,000	1,720,000	2,182,964	2,248,336	258,274	1,723,416	10,504,467

Table G
Water Fund
Customers/Usage and Rates

	Model Year	Projected									
	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034
Customers, Volume Billed (in 1,000 of gallons), and REC											
Residential customers	3,478	3,561	3,652	3,774	4,010	4,243	4,438	4,547	4,612	4,642	4,666
Residential Tier 1: 0-15,000 gal	156,527	161,495	166,943	174,311	188,439	202,411	214,151	220,691	224,591	226,391	227,831
Residential Tier 2: 15,001-30,000 gal	62,819	64,475	66,291	68,747	73,456	78,114	82,027	84,207	85,507	86,107	86,587
Residential Tier 3: 30,001-50,000 gal	37,715	37,715	37,715	37,715	37,715	37,715	37,715	37,715	37,715	37,715	37,715
Residential Tier 4: 50,001-80,000 gal	21,975	21,975	21,975	21,975	21,975	21,975	21,975	21,975	21,975	21,975	21,975
Residential Tier 5: >80,001 gal	18,145	18,145	18,145	18,145	18,145	18,145	18,145	18,145	18,145	18,145	18,145
Residential Volume Billed Total	297,181	303,805	311,069	320,893	339,730	358,360	374,013	382,733	387,933	390,333	392,253
Multi-Family Residential customers	-	95	190	260	260	371	482	594	705	816	816
Multi-Family Residential Tier 1: 0-15,000 gal	-	3,814	7,629	10,439	10,439	14,904	19,368	23,833	28,298	32,762	32,762
Multi-Family Residential Tier 2: 15,001-30,000 gal	-	-	-	-	-	-	-	-	-	-	-
Multi-Family Residential Tier 3: 30,001-50,000 gal	-	-	-	-	-	-	-	-	-	-	-
Multi-Family Residential Tier 4: 50,001-80,000 gal	-	-	-	-	-	-	-	-	-	-	-
Multi-Family Residential Tier 5: >80,001 gal	-	-	-	-	-	-	-	-	-	-	-
Multi-Family Residential Volume Billed Total	-	3,814	7,629	10,439	10,439	14,904	19,368	23,833	28,298	32,762	32,762
Commercial customers	113	245	263	294	321	348	376	444	513	591	670
Commercial Tier 1: 0-15,000 gallons	3,916	11,836	12,886	14,786	16,386	17,986	19,690	23,794	27,898	32,602	37,306
Commercial Tier 2: 15,001-30,000 gal	2,445	5,085	5,435	6,068	6,602	7,135	7,703	9,071	10,439	12,007	13,575
Commercial Tier 3: 30,001-50,000 gal	2,297	2,297	2,297	2,297	2,297	2,297	2,297	2,297	2,297	2,297	2,297
Commercial Tier 4: 50,001-80,000 gal	2,545	2,545	2,545	2,545	2,545	2,545	2,545	2,545	2,545	2,545	2,545
Commercial Tier 5: >80,001 gal	11,157	11,157	11,157	11,157	11,157	11,157	11,157	11,157	11,157	11,157	11,157
Commercial Volume Billed Total	22,360	32,920	34,320	36,853	38,987	41,120	43,392	48,864	54,336	60,608	66,880
Irrigation customers	230	230	230	230	230	230	230	230	230	230	230
Irrigation Tier 1: 0-30,000 gallons	3,611	9,611	15,611	21,611	27,611	33,611	39,611	45,611	51,611	57,611	63,611
Irrigation Tier 2: 30,001-50,000 gal	2,017	2,017	2,017	2,017	2,017	2,017	2,017	2,017	2,017	2,017	2,017
Irrigation Tier 3: 50,001-80,000 gal	2,610	6,610	10,610	14,610	18,610	22,610	26,610	30,610	34,610	38,610	42,610
Irrigation Tier 4: >80,001 gal	22,797	22,797	22,797	22,797	22,797	22,797	22,797	22,797	22,797	22,797	22,797
Irrigation Volume Billed Total	31,035	41,035	51,035	61,035	71,035	81,035	91,035	101,035	111,035	121,035	131,035
Hotel/Motel customers	3	3	3	3	3	3	3	3	3	3	3
Hotel/Motel Tier 1: 0-30,000 gal	120	3,720	7,320	10,920	14,520	18,120	21,720	25,320	28,920	32,520	36,120
Hotel/Motel Tier 2: 30,001-50,000 gal	80	80	80	80	80	80	80	80	80	80	80
Hotel/Motel Tier 3: >50,001 gal	2,338	2,338	2,338	2,338	2,338	2,338	2,338	2,338	2,338	2,338	2,338
Hotel/Motel Volume Billed Total	2,538	6,138	9,738	13,338	16,938	20,538	24,138	27,738	31,338	34,938	38,538
Total Customers Billed	3,824	4,134	4,337	4,562	4,824	5,194	5,530	5,818	6,063	6,283	6,385
Total Volume Billed	353,114	387,712	413,791	442,558	477,129	515,956	551,946	584,203	612,940	639,676	661,468
Total Connection REC	326	481	203	224	262	370	335	288	244	219	102
Total Water Availability REC	431	859	126	492	50	125	262	-	73	70	71

Table G
Water Fund
Customers/Usage and Rates

[illegible]

Table G
Water Fund
Customers/Usage and Rates

	Model Year	Projected									
	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034
Revenue by Fee Type (Dollars)											
Residential quarterly base fee	313,298	384,908	473,668	587,516	749,003	951,000	1,024,704	1,081,365	1,129,726	1,171,187	1,212,558
Residential Tier 1: 0-15,000 gal	352,186	436,037	540,895	677,721	879,181	1,133,243	1,234,941	1,310,834	1,374,019	1,426,582	1,478,726
Residential Tier 2: 15,001-30,000 gal	170,239	209,673	258,694	321,934	412,785	526,748	569,731	602,418	630,070	653,526	676,884
Residential Tier 3: 30,001-50,000 gal	122,197	146,636	175,963	211,156	253,387	304,064	313,186	322,582	332,259	342,227	352,494
Residential Tier 4: 50,001-80,000 gal	85,703	102,843	123,412	148,094	177,713	213,255	219,653	226,242	233,030	240,021	247,221
Residential Tier 5: >80,001 gal	84,556	101,467	121,760	146,112	175,335	210,402	216,714	223,215	229,912	236,809	243,913
Total Residential	1,128,178	1,381,563	1,694,392	2,092,533	2,647,402	3,338,711	3,578,928	3,766,657	3,929,016	4,070,351	4,211,797
Multi-Family Residential quarterly base fee	-	10,269	24,646	40,471	48,565	83,204	111,373	141,157	172,628	205,861	212,037
Multi-Family Residential Tier 1: 0-15,000 gal	-	10,298	24,716	40,587	48,704	83,442	111,691	141,561	173,122	206,449	212,643
Multi-Family Residential Tier 2: 15,001-30,000 gal	-	-	-	-	-	-	-	-	-	-	-
Multi-Family Residential Tier 3: 30,001-50,000 gal	-	-	-	-	-	-	-	-	-	-	-
Multi-Family Residential Tier 4: 50,001-80,000 gal	-	-	-	-	-	-	-	-	-	-	-
Multi-Family Residential Tier 5: >80,001 gal	-	-	-	-	-	-	-	-	-	-	-
Total Multi-Family	-	20,568	49,362	81,058	97,270	166,645	223,064	282,718	345,750	412,310	424,679
Commercial quarterly base fee	12,724	33,104	42,563	57,237	74,911	97,364	108,481	132,067	156,971	186,404	217,461
Commercial Tier 1: 0-15,000 gallons	13,667	49,569	64,760	89,170	118,583	156,195	176,122	219,217	264,738	318,658	375,575
Commercial Tier 2: 15,001-30,000 gal	8,973	22,394	28,723	38,484	50,239	65,158	72,455	87,882	104,170	123,412	143,714
Commercial Tier 3: 30,001-50,000 gal	9,739	11,687	14,025	16,829	20,195	24,234	24,961	25,710	26,482	27,276	28,094
Commercial Tier 4: 50,001-80,000 gal	14,303	17,163	20,596	24,715	29,658	35,590	36,658	37,758	38,890	40,057	41,259
Commercial Tier 5: >80,001 gal	83,343	100,011	120,014	144,016	172,820	207,384	213,605	220,013	226,614	233,412	240,414
Total Commercial	142,749	233,930	290,680	370,452	466,407	585,925	632,283	722,648	817,865	929,218	1,046,517
Irrigation quarterly base fee	25,898	31,078	37,293	44,752	53,702	64,443	66,376	68,367	70,418	72,531	74,707
Irrigation Tier 1: 0-30,000 gallons	9,786	31,255	60,920	101,202	155,159	226,651	275,124	326,302	380,303	437,250	497,272
Irrigation Tier 2: 30,001-50,000 gal	6,535	7,842	9,411	11,293	13,551	16,261	16,749	17,252	17,769	18,302	18,851
Irrigation Tier 3: 50,001-80,000 gal	10,179	30,935	59,586	98,460	150,500	219,418	265,982	315,144	367,015	421,715	479,367
Irrigation Tier 4: >80,001 gal	106,234	127,481	152,977	183,572	220,287	264,344	272,275	280,443	288,856	297,522	306,447
Total Irrigation	158,632	228,590	320,187	439,278	593,199	791,116	896,506	1,007,507	1,124,361	1,247,320	1,376,645
Hotel/Motel quarterly base fee	338	405	486	584	700	841	866	892	918	946	974
Hotel/Motel Tier 1: 0-30,000 gal	419	15,579	36,787	65,855	105,079	157,358	194,280	233,276	274,436	317,856	363,635
Hotel/Motel Tier 2: 30,001-50,000 gal	294	352	423	507	609	731	752	775	798	822	847
Hotel/Motel Tier 3: >50,001 gal	10,498	12,597	15,117	18,140	21,768	26,121	26,905	27,712	28,544	29,400	30,282
Total Hotel/Motel	11,548	28,934	52,813	85,086	128,156	185,051	222,804	262,655	304,697	349,025	395,738
Connection charges	326,000	481,000	203,000	224,000	262,000	370,000	335,000	288,000	244,000	219,000	102,000
Availability charges	1,293,000	2,577,000	378,000	1,476,000	150,000	375,000	786,000	-	219,000	210,000	213,000
Total Revenue by Fee Type	3,060,107	4,951,585	2,988,434	4,768,408	4,344,434	5,812,448	6,674,584	6,330,184	6,984,689	7,437,225	7,770,376
Total Charges for Services, Capital Contribution, and Connection Charges (Dollars)											
Charges for services	1,463,182	1,893,585	2,407,434	3,068,408	3,932,434	5,067,448	5,553,584	6,042,184	6,521,689	7,008,225	7,455,376
Connection charges	326,000	481,000	203,000	224,000	262,000	370,000	335,000	288,000	244,000	219,000	102,000
Availability charges	1,293,000	2,577,000	378,000	1,476,000	150,000	375,000	786,000	-	219,000	210,000	213,000
Total	3,082,182	4,951,585	2,988,434	4,768,408	4,344,434	5,812,448	6,674,584	6,330,184	6,984,689	7,437,225	7,770,376

Table 11
Water Fund
Change in Net Capital Assests

[illegible]



Appendix E

Sewer Charts & Reports

- Charts
 - Ending Cash by Year
 - Revenues & Expenses
 - Customers & Annual Sewer Volume Billed

- Reports
 - Summary of Key Financial Information
 - Pro Forma
 - Projected Year End Cash Balance
 - Capital Improvement Plan
 - Customers / Usage & Rates
 - Change in Net Capital Assets

Sanitary Sewer Fund
Ending Cash by Year

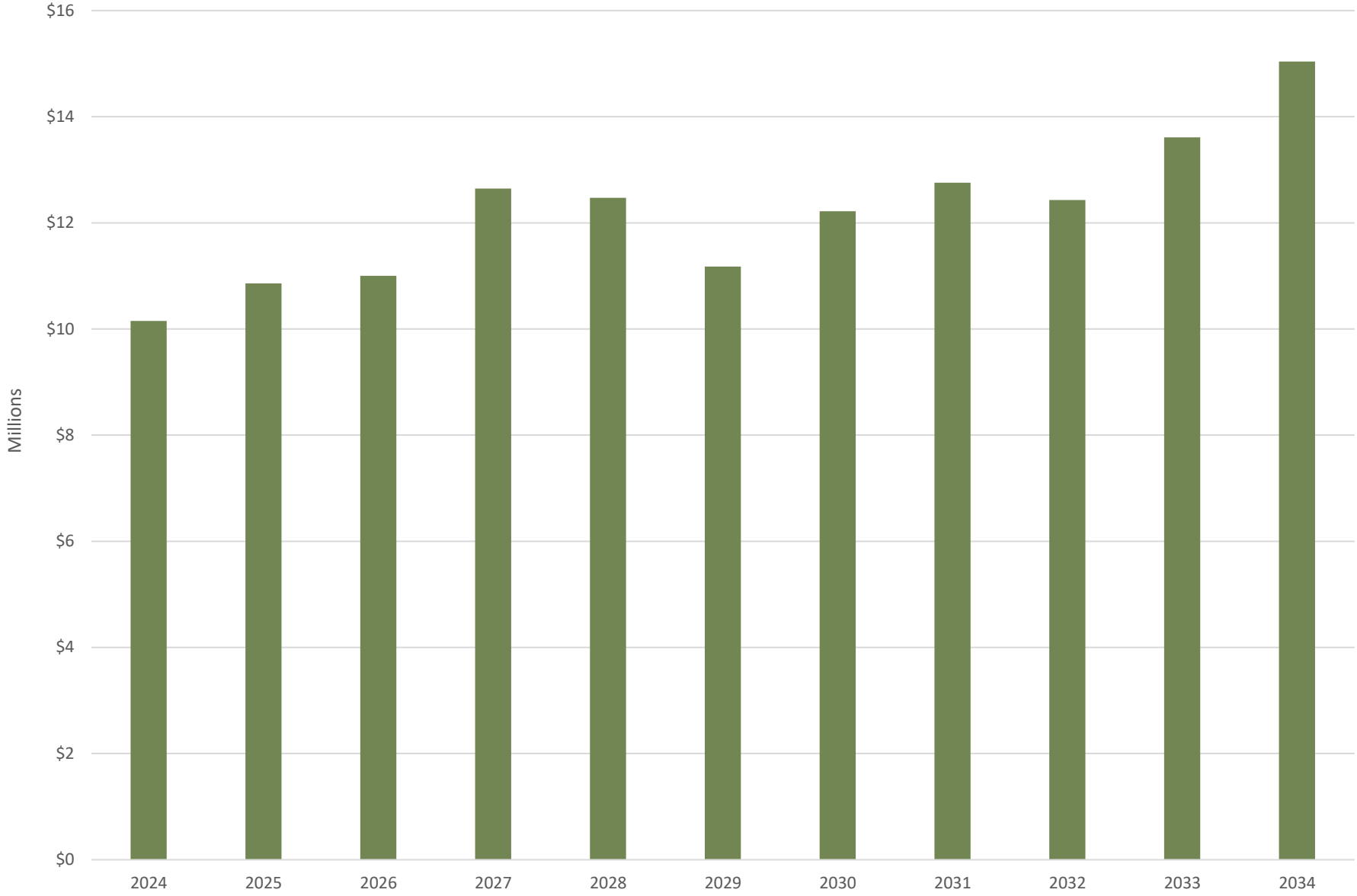


Chart 15
Sanitary Sewer Fund
Revenues and Expenses

Revenues fluctuate with timing of private development and collection of development related revenues including connection and availability charges and special assessments

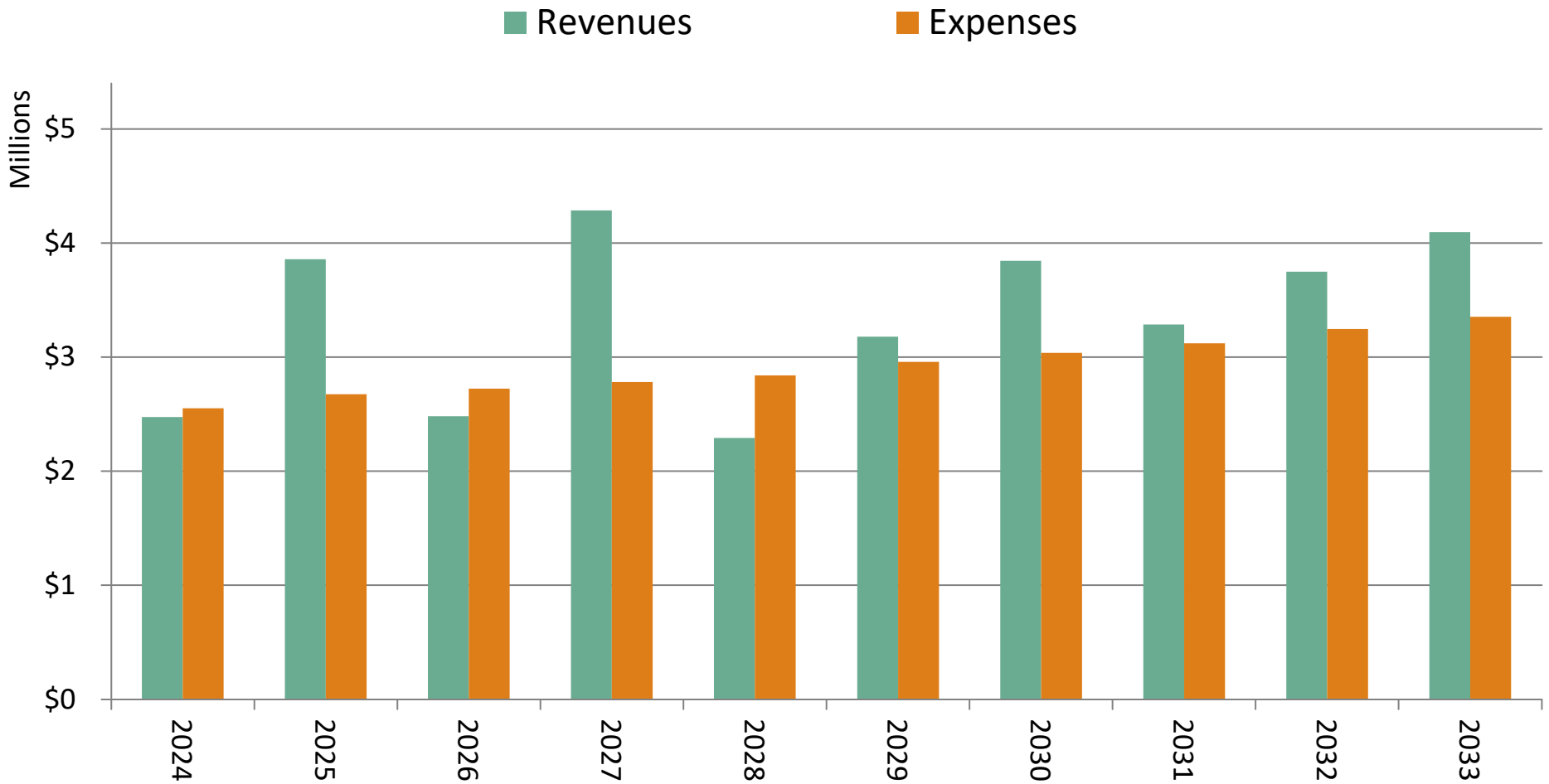


Chart 16
Sanitary Sewer Fund
Customers and Annual Volume Billed

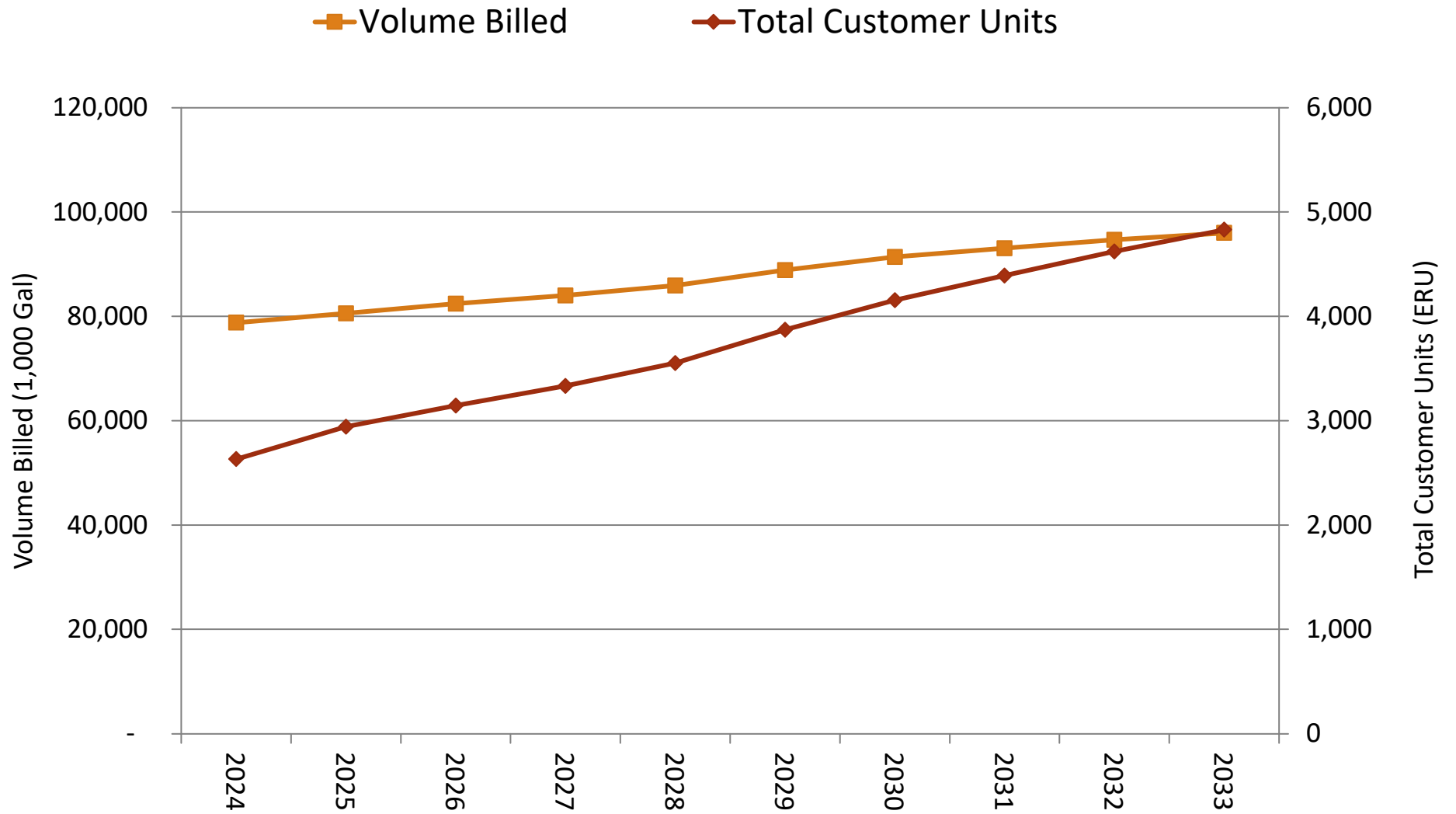


Table 2
Sanitary Sewer Fund
Summary of Key Financial Information
Amounts are Estimated

	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033
Revenues	2,573,234	3,957,031	2,580,323	4,384,891	2,390,208	3,278,754	3,943,013	3,385,839	3,847,924	4,195,698
Expenses	2,650,741	2,774,322	2,823,098	2,881,391	2,940,159	3,058,751	3,137,346	3,219,969	3,346,721	3,453,139
Ending Cash by Purpose										
Cash for next year planned capital projects	925,920	41,200	265,225	-	1,896,482	115,927	-	1,229,874	-	(505,000)
Cash for next year debt service	1,311,225	1,304,013	1,295,913	1,291,625	1,286,122	1,279,363	1,214,550	1,184,775	1,127,838	899,688
Restricted availability charges	7,288,189	8,847,259	8,731,170	8,088,375	7,063,878	6,010,638	4,985,450	3,955,225	2,952,163	2,150,313
Unrestricted cash	628,006	667,985	710,366	3,267,180	2,225,241	3,770,841	6,020,160	6,386,207	8,349,640	11,065,002
Ending Cash	10,153,340	10,860,456	11,002,674	12,647,180	12,471,723	11,176,768	12,220,160	12,756,081	12,429,640	13,610,002
Net Position										
Ending Unrestricted Net Position	14,898,629	15,310,930	15,159,923	16,512,795	16,047,442	14,472,969	15,238,599	15,510,722	14,920,483	15,837,047
Ending Unrestricted Net Position as % of Expenses	537%	542%	526%	562%	525%	461%	473%	463%	432%	442%
Total Customer Units	2,632	2,942	3,146	3,332	3,553	3,871	4,155	4,391	4,622	4,831
Annual Increase in Customer Units	128	310	204	187	221	319	283	236	230	209
Volume Billed	78,795	80,575	82,435	83,985	85,924	88,844	91,394	93,074	94,694	96,004
Average Annual Change in Residential Rates (Average Volume 20,000 gallons per quarter)	0.9%	20.0%	20.0%	20.0%	20.0%	10.0%	3.0%	3.0%	3.0%	3.0%

Table L
Sanitary Sewer Fund
Pro Forma

	Prior Year Actual	Prior Year Actual	Projected									
	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033
Revenues												
Charges for services	671,474	760,781	867,670	1,088,531	1,374,523	1,719,924	2,167,708	2,582,120	2,871,513	3,146,339	3,449,424	3,774,198
Investment income	(138,866)	387,540	173,564	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500
Other revenues	26,819	33,126	-	-	-	-	-	-	-	-	-	-
Availability charges	477,500	385,500	1,246,000	2,385,000	-	1,476,000	-	375,000	786,000	-	165,000	210,000
Capital assets contributions non-cash	1,272,767	2,060,698	-	-	-	-	-	-	-	-	-	-
Intergovernmental revenue	544	11	-	-	-	-	-	-	-	-	-	-
Special assessments	2,250,585	519,257	-	-	1,000,000	1,000,000	-	-	-	-	-	-
Refunds and reimbursements	-	-	-	-	-	-	-	-	-	-	-	-
Lateral Benefit Fee	13,100	13,700	-	-	-	-	-	-	-	-	-	-
Connection charges	310,500	249,500	286,000	481,000	203,300	186,467	220,000	319,133	283,000	237,000	231,000	209,000
Transfer in	-	-	-	-	-	-	-	-	-	-	-	-
Total Revenues	4,884,423	4,410,113	2,573,234	3,957,031	2,580,323	4,384,891	2,390,208	3,278,754	3,943,013	3,385,839	3,847,924	4,195,698
Expenses												
Personal services	211,488	242,151	239,138	246,312	253,702	261,313	269,152	277,227	285,544	294,110	302,933	312,021
Materials and supplies	26,354	23,370	23,892	24,609	25,347	26,107	26,891	27,697	28,528	29,384	30,266	31,174
Professional services	61,544	133,108	153,239	157,836	162,571	167,448	172,472	177,646	182,975	188,465	194,119	199,942
Repairs and maintenance	25,283	28,718	28,865	29,731	30,623	31,542	32,488	33,462	34,466	35,500	36,565	37,662
Utilities	26,466	27,145	25,055	25,807	26,581	27,378	28,200	29,046	29,917	30,814	31,739	32,691
Depreciation expense	960,729	1,121,402	1,133,938	1,157,086	1,158,116	1,164,746	1,164,746	1,212,158	1,215,056	1,215,056	1,245,803	1,245,803
Interest and fees on long-term debt	306,946	356,724	397,870	361,225	329,013	295,913	261,625	226,122	189,363	154,550	124,775	97,838
Transfer out to Capital Fund	-	420,482	-	-	-	-	-	-	-	-	-	-
Intergovernmental payments (MCES)	421,859	526,216	644,326	771,717	837,146	906,944	984,585	1,075,392	1,171,496	1,272,089	1,380,521	1,496,008
Other expenses	31,189	65,446	4,418	-	-	-	-	-	-	-	-	-
Cost of bond issuance	-	-	-	-	-	-	-	-	-	-	-	-
Total Expenses	2,071,858	2,944,762	2,650,741	2,774,322	2,823,098	2,881,391	2,940,159	3,058,751	3,137,346	3,219,969	3,346,721	3,453,139
Change in Net Position	2,812,565	1,465,351	(77,507)	1,182,708	(242,774)	1,503,500	(549,951)	220,003	805,667	165,870	501,203	742,558
Ending net position	25,298,195	26,763,546 (840,964)	26,686,039	27,868,747	27,625,973	29,129,473	28,579,522	28,799,525	29,605,192	29,771,061	30,272,265	31,014,823
Assets												
Cash and investments	11,502,451	10,780,154	10,153,340	10,860,456	11,002,674	12,647,180	12,471,723	11,176,768	12,220,160	12,756,081	12,429,640	13,610,002
Cash and investments held in escrow	-	-	-	-	-	-	-	-	-	-	-	-
Special assessments receivable	5,054,729	4,816,024	4,789,289	4,494,474	4,201,249	3,909,615	3,619,719	3,340,201	3,062,439	2,798,641	2,534,843	2,271,045
Other current assets / receivables	174,669	222,703	90,000	90,000	90,000	90,000	90,000	90,000	90,000	90,000	90,000	90,000
Due from other governmental units	-	-	-	-	-	-	-	-	-	-	-	-
Capital assets	26,714,376	30,685,246	31,186,667	32,112,587	32,153,787	32,419,012	32,419,012	34,315,494	34,431,421	34,431,421	35,661,295	35,661,295
Less Accumulated depreciation	(4,283,616)	(5,405,018)	(6,538,956)	(7,696,041)	(8,854,157)	(10,018,903)	(11,183,649)	(12,395,807)	(13,610,863)	(14,825,920)	(16,071,723)	(17,317,526)
Deferred outflows	45,920	29,201	15,000	15,000	15,000	15,000	15,000	15,000	15,000	15,000	15,000	15,000
Total Assets and Deferred Outflows	39,208,529	41,128,310	39,695,340	39,876,476	38,608,553	39,061,904	37,431,805	36,541,656	36,208,157	35,265,224	34,659,056	34,329,816
Liabilities												
Other current liabilities / payables	566,880	370,630	15,000	15,000	15,000	15,000	15,000	15,000	15,000	15,000	15,000	15,000
Bonds payable	12,665,000	13,255,000	12,305,000	11,355,000	10,380,000	9,380,000	8,350,000	7,290,000	6,200,000	5,140,000	4,080,000	3,050,000
Unamortized bond premium	542,623	604,025	555,301	503,728	453,580	403,431	353,283	303,131	253,965	205,162	157,791	115,993
Other non-current liabilities	133,291	99,508	9,000	9,000	9,000	9,000	9,000	9,000	9,000	9,000	9,000	9,000
Unearned revenues	-	-	-	-	-	-	-	-	-	-	-	-
Deferred inflows	2,540	35,601	125,000	125,000	125,000	125,000	125,000	125,000	125,000	125,000	125,000	125,000
Total Liabilities and Deferred Inflows	13,910,334	14,364,764	13,009,301	12,007,728	10,982,580	9,932,431	8,852,283	7,742,131	6,602,965	5,494,162	4,386,791	3,314,993
Total Liabilities, Deferred Inflows, and Net Position	39,208,529	41,128,310	39,695,340	39,876,476	38,608,553	39,061,904	37,431,805	36,541,656	36,208,157	35,265,224	34,659,056	34,329,816

Table M
Sanitary Sewer Fund
Projected Year End Cash Balance

	Model Year 2024	2025	2026	2027	2028	Projected 2029	2030	2031	2032	2033
Use of Cash										
Operations & Maintenance	1,118,933	1,256,012	1,335,970	1,420,732	1,513,788	1,620,471	1,732,927	1,850,363	1,976,142	2,109,499
Capital Acquisition	501,421	925,920	41,200	265,225	-	1,896,482	115,927	-	1,229,874	-
Interfund Transfers Out	-	-	-	-	-	-	-	-	-	-
Debt Service (includes transfers for debt)	1,347,870	1,311,225	1,304,013	1,295,913	1,291,625	1,286,122	1,279,363	1,214,550	1,184,775	1,127,838
Total Use of Cash	2,968,224	3,493,157	2,681,182	2,981,870	2,805,413	4,803,075	3,128,217	3,064,913	4,390,791	3,237,336
Source of Cash										
Revenues	2,573,234	3,957,031	2,580,323	4,384,891	2,390,208	3,278,754	3,943,013	3,385,839	3,847,924	4,195,698
Bond Proceeds	-	-	-	-	-	-	-	-	-	-
Interfund Transfers In	-	-	-	-	-	-	-	-	-	-
Total Source of Cash	2,573,234	3,957,031	2,580,323	4,384,891	2,390,208	3,278,754	3,943,013	3,385,839	3,847,924	4,195,698
Net Change in Other Assets and Liabilities	(231,824)	243,243	243,077	241,486	239,748	229,367	228,596	214,996	216,427	222,001
Change in Cash Balance	(626,814)	707,116	142,218	1,644,506	(175,457)	(1,294,955)	1,043,392	535,921	(326,441)	1,180,362
Beginning Cash Balance	10,780,154	10,153,340	10,860,456	11,002,674	12,647,180	12,471,723	11,176,768	12,220,160	12,756,081	12,429,640
Ending Cash	10,153,340	10,860,456	11,002,674	12,647,180	12,471,723	11,176,768	12,220,160	12,756,081	12,429,640	13,610,002
Ending Cash by Purpose										
Cash for next year planned capital	925,920	41,200	265,225	-	1,896,482	115,927	-	1,229,874	-	(505,000)
Cash for next year debt service	1,311,225	1,304,013	1,295,913	1,291,625	1,286,122	1,279,363	1,214,550	1,184,775	1,127,838	899,688
Restricted availability charges	7,288,189	8,847,259	8,731,170	8,088,375	7,063,878	6,010,638	4,985,450	3,955,225	2,952,163	2,150,313
Unrestricted cash	628,006	667,985	710,366	3,267,180	2,225,241	3,770,841	6,020,160	6,386,207	8,349,640	11,065,002
Ending Cash	10,153,340	10,860,456	11,002,674	12,647,180	12,471,723	11,176,768	12,220,160	12,756,081	12,429,640	13,610,002
Net Position										
Ending Unrestricted Net Position	14,898,629	15,310,930	15,159,923	16,512,795	16,047,442	14,472,969	15,238,599	15,510,722	14,920,483	15,837,047

Table E-2
Sanitary Sewer Fund
Capital Improvement Plan

Project Description	Model Year	Projected									
	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034
Use of Funds											
S-093 - Future - DL/SP/For Street & Util Imp - Sewer	-	-	-	-	-	-	-	-	-	-	495,814
S-104 - 2029 Street Improvements	-	-	-	-	-	1,896,482	-	-	-	-	-
S-107 - Tapestry Sanitary Sewer Collection System Upgrades	-	-	-	-	-	-	-	-	1,229,874	-	-
S-108 - I-94 Lift Station and Forcemain Upgrade	-	900,000	-	-	-	-	-	-	-	-	-
S-109 - SE-5 Lift Station & Oversize	-	-	-	-	-	-	115,927	-	-	-	-
S-120 - Sewer Oversizing	-	25,920	41,200	53,045	-	-	-	-	-	-	-
S-121 - Sewer Oversizing for Sect 16 Extension	-	-	-	212,180	-	-	-	-	-	-	-
S-121 - Sewer Oversizing for Sect 16 Extension	-	-	-	212,180	-	-	-	-	-	-	-
Placeholder	-	-	-	-	-	-	-	-	-	-	-
Cost of Issuance	-	-	-	-	-	-	-	-	-	-	9,186
Total Use of Funds	-	925,920	41,200	477,405	-	1,896,482	115,927	-	1,229,874	-	505,000
Source of Funds											
Par Amount of Bonds	-	-	-	-	-	-	-	-	-	-	505,000
Special assessments	-	-	1,000,000	1,000,000	-	-	-	-	-	-	380,000
Use of cash from fund	-	925,920	(958,800)	(522,595)	-	1,896,482	115,927	-	1,229,874	-	(380,000)
Total Source of Funds	-	925,920	41,200	477,405	-	1,896,482	115,927	-	1,229,874	-	505,000

Table H
Sanitary Sewer Fund
Customers/Usage and Rates

	Model Year	Projected									
	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034
Customers and Usage											
Residential quarterly base fee Customer Count	2,546	2,724	2,910	3,065	3,259	3,551	3,806	3,974	4,136	4,267	4,291
Residential Sanitary Sewer Tier 1 (first 10,000 gallons included in base fee) Volume Billed	78,795	80,575	82,435	83,985	85,924	88,844	91,394	93,074	94,694	96,004	96,244
Residential Sanitary Sewer Tier 2 usage per 1,000 gallons (after first 10,000 gal) Volume Billed	33,689	34,579	35,509	36,284	37,253	38,713	39,988	40,828	41,638	42,293	42,413
Commercial Sanitary Sewer Customer Count	86	218	236	267	294	321	349	417	486	564	643
Commercial Sanitary Sewer usage per 1,000 gallons Volume Billed	23,514	25,494	25,757	26,232	26,632	27,032	27,458	28,484	29,510	30,686	31,862
Total Customers Billed	2,632	2,942	3,146	3,332	3,553	3,871	4,155	4,391	4,622	4,831	4,933
Total Volume Billed (includes first tier billed)	135,998	140,648	143,701	146,501	149,809	154,589	158,840	162,386	165,842	168,983	170,519
Total Connection REC	286	481	203	186	220	319	283	237	231	209	102
Total Sewer Availability REC	415	795	-	492	-	125	262	-	55	70	71
Total Sewer Availability REC - Early Incentive Program	-	-	-	-	-	-	-	-	-	-	-
Total Sewer lateral benefit units	-	-	-	-	-	-	-	-	-	-	-
Customer Rates for Fees and Charges (Dollars)											
Residential quarterly base fee	55.74	66.89	80.27	96.32	115.58	127.14	130.95	134.88	138.93	143.10	147.39
Residential Sanitary Sewer Tier 1 (first 10,000 gallons included in base fee)	-	-	-	-	-	-	-	-	-	-	-
Residential Sanitary Sewer Tier 2 usage per 1,000 gallons (after first 10,000 gal)	4.99	5.99	7.19	8.62	10.35	11.38	11.72	12.08	12.44	12.81	13.19
Commercial Sanitary Sewer	-	-	-	-	-	-	-	-	-	-	-
Commercial Sanitary Sewer usage per 1,000 gallons	4.99	5.99	7.19	8.62	10.35	12.42	14.90	17.88	21.46	25.75	30.90
Connection charge Per REC Unit	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000
Availability charge Per REC Unit	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000
Availability charge Per REC Unit - Early Incentive Prg (50% of rate)	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500
Revenue by Fee Type (Dollars)											
Residential quarterly base fee	567,656	728,812	934,292	1,180,868	1,506,671	1,805,839	1,993,588	2,144,037	2,298,385	2,442,320	2,529,739
Residential Sanitary Sewer Tier 1 (first 10,000 gallons included in base fee)	-	-	-	-	-	-	-	-	-	-	-
Residential Sanitary Sewer Tier 2 usage per 1,000 gallons (after first 10,000 gal)	168,108	207,059	255,153	312,867	385,470	440,635	468,801	493,008	517,873	541,800	559,637
Total Residential	735,764	935,871	1,189,445	1,493,734	1,892,141	2,246,474	2,462,389	2,637,046	2,816,258	2,984,120	3,089,377
Commercial Sanitary Sewer	-	-	-	-	-	-	-	-	-	-	-
Commercial Sanitary Sewer usage per 1,000 gallons	117,337	152,660	185,078	226,190	275,567	335,647	409,123	509,293	633,166	790,077	984,428
Total Commercial	117,337	152,660	185,078	226,190	275,567	335,647	409,123	509,293	633,166	790,077	984,428
Connection charges	286,000	481,000	203,300	186,467	220,000	319,133	283,000	237,000	231,000	209,000	102,400
Availability charges	1,245,000	2,385,000	-	1,476,000	-	375,000	786,000	-	165,000	210,000	213,600
Availability charges - early incentive program	-	-	-	-	-	-	-	-	-	-	-
Total Revenue by Fee Type	2,384,101	3,954,531	1,577,823	3,382,391	2,387,708	3,276,254	3,940,513	3,383,339	3,845,424	4,193,198	4,389,804
Total Charges for Services, Capital Contribution, and Connection Charges (Dollars)											
Charges for services	867,670	1,088,531	1,374,523	1,719,924	2,167,708	2,582,120	2,871,513	3,146,339	3,449,424	3,774,198	4,073,804
Connection charges	286,000	481,000	203,300	186,467	220,000	319,133	283,000	237,000	231,000	209,000	102,400
Availability charges	1,245,000	2,385,000	-	1,476,000	-	375,000	786,000	-	165,000	210,000	213,600
Total	2,398,670	3,954,531	1,577,823	3,382,391	2,387,708	3,276,254	3,940,513	3,383,339	3,845,424	4,193,198	4,389,804

Table 17
Sanitary Sewer Fund
Change in Net Capital Assets

[illegible]



Appendix F

Stormwater Charts & Reports

- Charts
 - Ending Cash by Year
 - Revenues & Expenses
 - Customers & Annual Stormwater Volume Billed

- Reports
 - Summary of Key Financial Information
 - Pro Forma
 - Projected Year End Cash Balance
 - Capital Improvement Plan
 - Customers / Usage & Rates
 - Change in Net Capital Assets

Stormwater Fund Ending Cash by Year

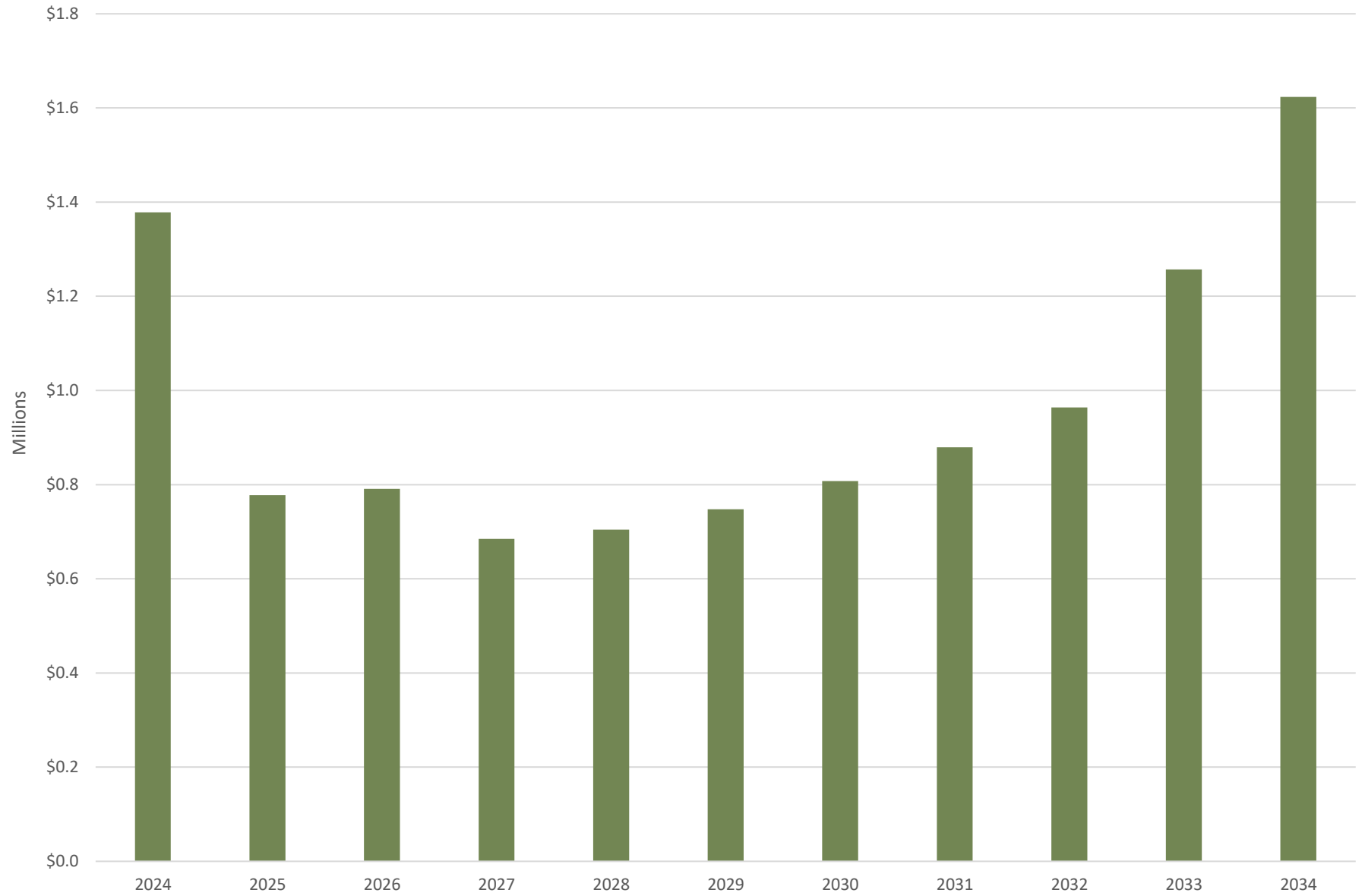


Chart 19
Storm Sewer Fund
Revenues and Expenses

Expense, inclusive of depreciation, is planned to exceed revenues as the City draws on available cash to pay interest expense on bonds outstanding and relies on private development to finance future improvement

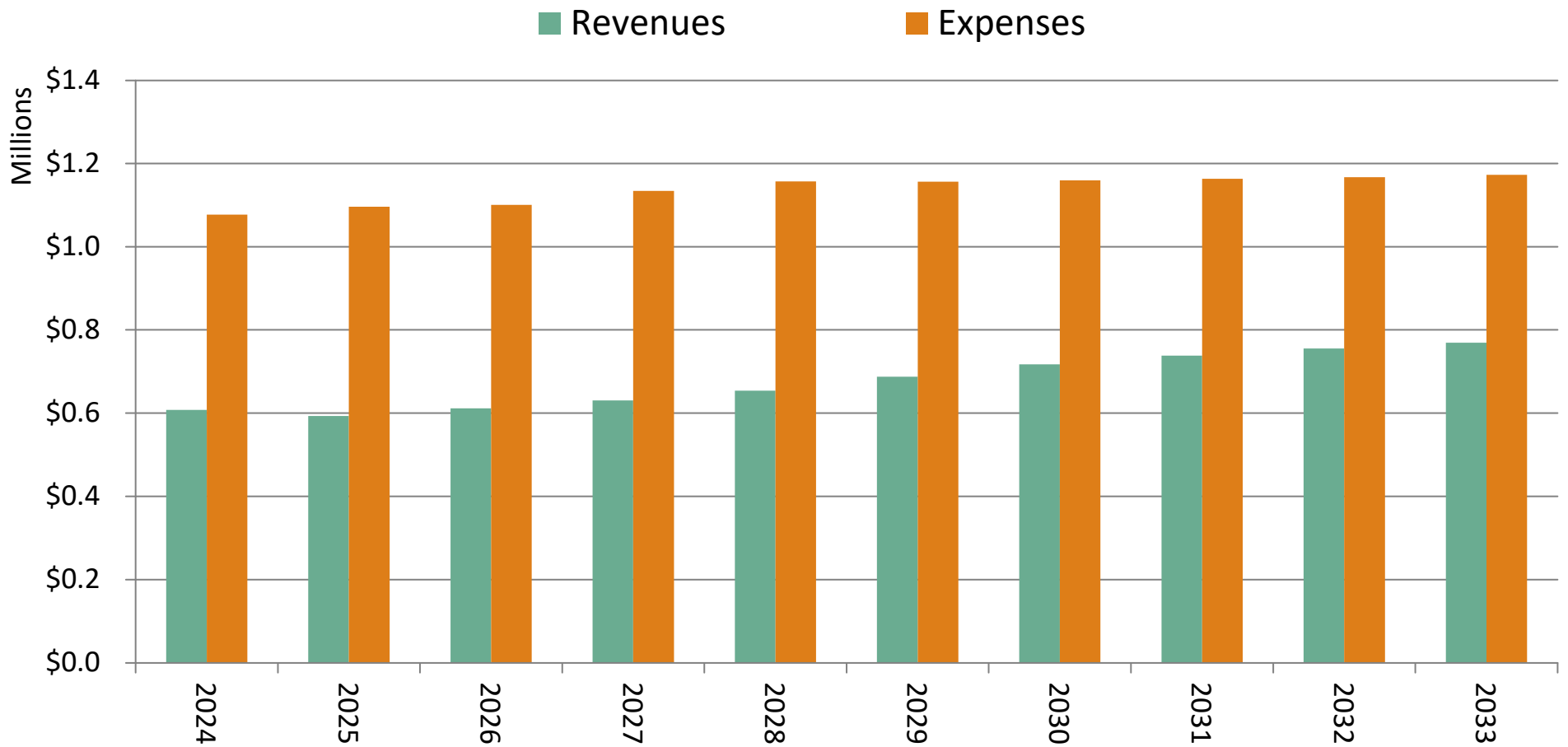


Chart 20
Storm Sewer Fund
Total Customer (Equivalent Residential Unit) Billed Annually

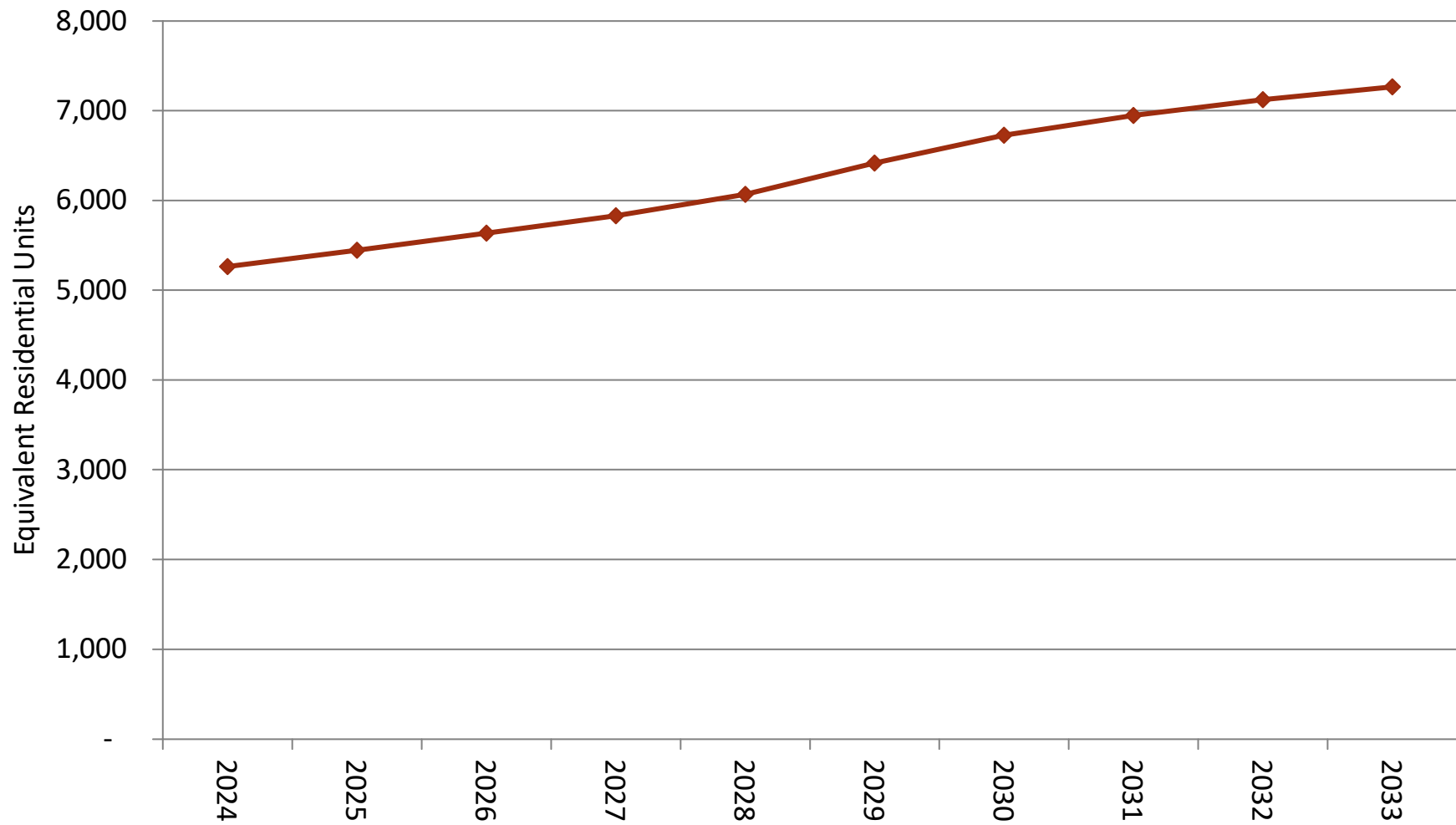


Table 3
Storm Water Fund
Summary of Key Financial Information
Amounts are Estimated

[illegible]

Table N
Storm Sewer Fund
Pro Forma

	Prior Year Actual 2022	Prior Year Actual 2023	Projected									
			2024	2025	2026	2027	2028	2029	2030	2031	2032	2033
Revenues												
Charges for services	510,061	580,896	570,385	588,446	606,975	626,169	649,416	682,980	712,718	733,929	750,961	764,960
Investment income	(15,423)	44,496	20,510	4,400	4,400	4,400	4,400	4,400	4,400	4,400	4,400	4,400
Other revenues	33,835	30,329	16,508	-	-	-	-	-	-	-	-	-
Availability charges	-	-	-	-	-	-	-	-	-	-	-	-
Capital assets contributions non-cash	1,994,356	2,402,156	-	-	-	-	-	-	-	-	-	-
Intergovernmental revenue	-	-	-	-	-	-	-	-	-	-	-	-
Special assessments	253	7,363	-	-	-	-	-	-	-	-	-	-
Total Revenues	2,523,082	3,065,240	607,403	592,846	611,375	630,569	653,816	687,380	717,118	738,329	755,361	769,360
Expenses												
Personal services	118,674	106,356	132,943	136,931	141,039	145,270	149,629	154,117	158,741	163,503	168,408	173,460
Materials and supplies	10,885	9,453	9,379	9,660	9,950	10,249	10,556	10,873	11,199	11,535	11,881	12,237
Professional services	37,021	49,838	70,676	72,796	74,980	77,230	79,546	81,933	84,391	86,923	89,530	92,216
Repairs and maintenance	35,370	49,132	22,278	22,946	23,635	24,344	25,074	25,826	26,601	27,399	28,221	29,068
Utilities	572	422	536	552	569	586	603	621	640	659	679	699
Depreciation expense	691,840	791,557	796,557	813,692	815,752	836,466	837,832	839,239	840,688	842,181	843,718	845,301
Interest and fees on long-term debt	45,005	40,562	44,113	39,463	34,713	29,913	53,496	43,313	37,200	30,913	24,425	19,813
Transfer out to Capital Fund	-	-	-	-	-	-	-	-	-	-	-	-
Other expenses	13,432	9,791	872	-	-	-	-	-	-	-	-	-
Cost of bond issuance	-	-	-	-	-	9,983	-	-	-	-	-	-
Total Expenses	952,799	1,057,111	1,077,354	1,096,041	1,100,638	1,134,039	1,156,736	1,155,922	1,159,460	1,163,112	1,166,863	1,172,795
Change in Net Position												
Ending net position	1,570,283	2,008,129	(469,951)	(503,195)	(489,263)	(503,471)	(502,921)	(468,542)	(442,342)	(424,783)	(411,502)	(403,435)
	12,767,271	14,775,400	14,305,449	13,802,254	13,312,992	12,809,521	12,306,600	11,838,058	11,395,716	10,970,933	10,559,431	10,155,996
Assets												
Cash and investments	1,256,301	1,417,272	1,378,200	777,554	790,906	684,600	704,138	747,821	807,465	879,419	964,005	1,256,712
Cash and investments held in escrow	-	-	-	-	-	-	-	-	-	-	-	-
Special assessments receivable	33,460	43,281	-	-	-	-	-	-	-	-	-	-
Other current assets / receivables	307,271	319,378	310,000	310,000	310,000	310,000	310,000	310,000	310,000	310,000	310,000	310,000
Due from other governmental units	-	-	-	-	-	-	-	-	-	-	-	-
Capital assets	16,123,229	18,525,385	18,725,385	19,410,790	19,493,190	20,321,753	20,376,389	20,432,665	20,490,628	20,550,331	20,611,825	20,675,163
Less Accumulated depreciation	(2,414,262)	(3,205,819)	(4,002,376)	(4,816,068)	(5,631,820)	(6,468,286)	(7,306,119)	(8,145,358)	(8,986,046)	(9,828,226)	(10,671,944)	(11,517,246)
Deferred outflows	26,010	14,242	25,000	25,000	25,000	25,000	25,000	25,000	25,000	25,000	25,000	25,000
Total Assets and Deferred Outflows	15,332,009	17,113,739	16,436,209	15,707,276	14,987,276	14,873,067	14,109,408	13,370,128	12,647,048	11,936,524	11,238,885	10,749,630
Liabilities												
Other current liabilities / payables	32,999	33,646	35,000	35,000	35,000	35,000	35,000	35,000	35,000	35,000	35,000	35,000
Bonds payable	2,400,000	2,190,000	1,975,000	1,755,000	1,530,000	1,925,000	1,670,000	1,405,000	1,130,000	850,000	565,000	480,000
Unamortized bond premium	55,236	49,498	43,760	38,022	32,284	26,546	20,808	15,070	9,332	3,591	2,454	1,634
Other non-current liabilities	75,071	48,029	75,000	75,000	75,000	75,000	75,000	75,000	75,000	75,000	75,000	75,000
Unearned revenues	-	-	-	-	-	-	-	-	-	-	-	-
Deferred inflows	1,432	17,166	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000
Total Liabilities and Deferred Inflows	2,564,738	2,338,339	2,130,760	1,905,022	1,674,284	2,063,546	1,802,808	1,532,070	1,251,332	965,591	679,454	593,634
Total Liabilities, Deferred Inflows, and Net Position	15,332,009	17,113,739	16,436,209	15,707,276	14,987,276	14,873,067	14,109,408	13,370,128	12,647,048	11,936,524	11,238,885	10,749,630

Table O
Storm Sewer Fund
Projected Year End Cash Balance

	Model Year 2024	2025	2026	2027	2028	Projected 2029	2030	2031	2032	2033
Use of Cash										
Operations & Maintenance	236,684	242,886	250,173	257,678	265,408	273,371	281,572	290,019	298,720	307,681
Capital Acquisition	200,000	685,405	82,400	838,545	54,636	56,275	57,964	59,703	61,494	63,339
Interfund Transfers Out	-	-	-	-	-	-	-	-	-	-
Debt Service (includes transfers for debt)	259,113	259,463	259,713	254,913	308,496	308,313	312,200	310,913	309,425	104,813
Total Use of Cash	695,797	1,187,754	592,285	1,351,136	628,541	637,959	651,736	660,634	669,638	475,832
Source of Cash										
Revenues	607,403	592,846	611,375	630,569	653,816	687,380	717,118	738,329	755,361	769,360
Bond Proceeds	-	-	-	620,000	-	-	-	-	-	-
Interfund Transfers In	-	-	-	-	-	-	-	-	-	-
Total Source of Cash	607,403	592,846	611,375	1,250,569	653,816	687,380	717,118	738,329	755,361	769,360
Net Change in Other Assets and Liabilities	49,322	(5,738)	(5,738)	(5,738)	(5,738)	(5,738)	(5,738)	(5,741)	(1,137)	(820)
Change in Cash Balance	(39,072)	(600,646)	13,351	(106,305)	19,537	43,683	59,644	71,954	84,585	292,708
Beginning Cash Balance	1,417,272	1,378,200	777,554	790,906	684,600	704,138	747,821	807,465	879,419	964,005
Ending Cash	1,378,200	777,554	790,906	684,600	704,138	747,821	807,465	879,419	964,005	1,256,712
Ending Cash by Purpose										
Cash for next year planned capital	685,405	82,400	218,545	54,636	56,275	57,964	59,703	61,494	63,339	63,339
Cash for next year debt service	259,463	259,713	254,913	308,496	308,313	312,200	310,913	309,425	104,813	87,350
Restricted availability charges	311,889	310,355	188,609	188,764	202,864	236,871	291,840	359,141	460,188	392,650
Unrestricted cash	121,443	125,086	128,839	132,704	136,685	140,786	145,010	149,360	335,666	713,374
Ending Cash	1,378,200	777,554	790,906	684,600	704,138	747,821	807,465	879,419	964,005	1,256,712
Net Position										
Ending Unrestricted Net Position	1,557,440	962,532	981,622	881,054	906,330	955,751	1,021,133	1,098,828	1,184,551	1,478,078

Table E-3
Storm Water Fund
Capital Improvement Plan

Project Description	Model Year	Projected									
	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034
Use of Funds											
SW-001 - Phase 2 Regional Drainage Impr. - Northstar Pond	-	285,405	-	-	-	-	-	-	-	-	-
SW-002 - Phase 3 Regional Drainage Impr - Lions Park Pond	-	-	-	610,018	-	-	-	-	-	-	-
SW-003 - Stormwater Reuse - Development Irrigation Systems	-	-	41,200	42,436	-	-	-	-	-	-	-
SW-004 - Stormwater Reuse - Lions & VFW Park Irrigation	-	-	-	80,628	-	-	-	-	-	-	-
SW-005 - Stormwater Reuse - Irrigation Systems	-	-	41,200	42,436	-	-	-	-	-	-	-
SW-006 -Hudson Boulevard Culvert Repair	-	400,000	-	-	-	-	-	-	-	-	-
SW-TBD - Future Unidentified Stormwater Projects	-	-	-	53,045	54,636	56,275	57,964	59,703	61,494	63,339	-
Placeholder	-	-	-	-	-	-	-	-	-	-	-
Placeholder	-	-	-	-	-	-	-	-	-	-	-
Cost of Issuance	-	-	-	9,983	-	-	-	-	-	-	-
Total Use of Funds	-	685,405	82,400	838,545	54,636	56,275	57,964	59,703	61,494	63,339	-
Source of Funds											
Par Amount of Bonds	-	-	-	620,000	-	-	-	-	-	-	-
Special assessments	-	-	-	-	-	-	-	-	-	-	-
Use of cash from fund	-	685,405	82,400	218,545	54,636	56,275	57,964	59,703	61,494	63,339	-
Total Source of Funds	-	685,405	82,400	838,545	54,636	56,275	57,964	59,703	61,494	63,339	-

Table I
Storm Water Fund
Customer/Usage and Rates

	Model	Projected									
	Year 2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034
Customers (Residential Equivalent)											
Residential REC	4,924	5,102	5,288	5,480	5,716	6,060	6,367	6,587	6,763	6,904	6,928
Commercial REC	340	344	347	350	353	356	358	359	360	362	363
Vacant property (acres)	219	219	219	219	219	219	219	219	219	219	219
Customer Rates for Fees and Charges (Dollars)											
Storm Sewer Annual Basic Charge - Residential	95.00	95.00	95.00	95.00	95.00	95.00	95.00	95.00	95.00	95.00	95.00
Storm Sewer Annual Equivalent Basic Charge Commercial Billed at 3.08X Residential	95.00	95.00	95.00	95.00	95.00	95.00	95.00	95.00	95.00	95.00	95.00
Storm Sewer Annual Charge - Vacant Land - Per Acre Charge	14.25	14.25	14.25	14.25	14.25	14.25	14.25	14.25	14.25	14.25	14.25
Revenue by Fee Type (Dollars)											
Storm Sewer Annual Basic Charge - Residential	467,780	484,671	502,322	520,638	543,007	575,694	604,846	625,765	642,504	655,918	658,198
Storm Sewer Annual Equivalent Basic Charge Commercial Billed at 3.08X Residential	99,484	100,654	101,532	102,410	103,288	104,166	104,751	105,043	105,336	105,921	106,214
Storm Sewer Annual Charge - Vacant Land - Per Acre Charge	3,121	3,121	3,121	3,121	3,121	3,121	3,121	3,121	3,121	3,121	3,121
Total Revenue by Fee Type	570,385	588,446	606,975	626,169	649,416	682,980	712,718	733,929	750,961	764,960	767,533

Table 24
Storm Water Fund
Change in Net Capital Assets

[illegible]