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Exhibit B
CITY OF Lake Elmo
Financial Management Plan Summary DRAFT ONLY
Real City Taxes Paid by Average Homes

	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030
A. Property Tax Levy																	
Operating Levy	\$2,421,588	\$2,421,588	\$2,190,706	\$1,818,847	\$2,382,813	\$2,963,905	\$3,362,703	\$3,607,703	\$3,280,709	\$3,490,066	\$3,677,352	\$4,189,445	\$4,442,194	\$4,907,749	\$5,523,376	\$6,052,309	\$6,765,441
Existing Debt	\$484,814	\$484,814	\$664,541	\$874,622	\$1,213,788	\$1,215,932	\$1,287,719	\$1,145,898	\$1,151,836	\$1,061,127	\$960,277	\$834,825	\$837,135	\$614,096	\$303,324	\$179,314	\$0
New Debt and Operating	\$0	\$0	\$0	\$0	\$0	\$0	\$299,401	\$657,994	\$1,438,509	\$2,428,402	\$3,065,659	\$3,210,516	\$3,467,334	\$3,753,972	\$3,995,878	\$4,156,052	\$4,206,320
Total Tax Levy	\$2,906,402	\$2,906,402	\$2,855,247	\$2,693,469	\$3,596,601	\$4,179,837	\$4,949,823	\$5,411,595	\$5,871,054	\$6,979,595	\$7,703,288	\$8,234,786	\$8,746,663	\$9,275,817	\$9,822,578	\$10,387,675	\$10,971,761
B. Taxes Paid-City Only																	
Market value	119,200	133,400	133,400	136,200	137,800	142,900	150,000	153,000	156,060	159,181	162,365	165,612	168,924	172,302	175,748	179,263	182,848
Market Value Exclusion	26,512	25,234	25,234	24,982	24,838	24,379	23,740	23,470	23,195	22,914	22,627	22,335	22,037	21,733	21,423	21,106	20,784
Taxable Market Value	92,688	108,166	108,166	111,218	112,962	118,521	126,260	129,530	132,865	136,267	139,738	143,277	146,887	150,569	154,325	158,157	162,064
Tax capacity	927	1,082	1,082	1,112	1,130	1,185	1,263	1,295	1,329	1,363	1,397	1,433	1,469	1,506	1,543	1,582	1,621
Property taxes	\$257.34	\$257.49	\$250.17	\$222.60	\$253.59	\$271.68	\$295.48	\$309.16	\$321.91	\$369.15	\$392.28	\$404.35	\$414.51	\$424.95	\$435.39	\$446.39	\$457.40
Market value	158,900	177,800	177,800	181,500	183,700	190,500	200,000	204,000	208,080	212,242	216,487	220,817	225,233	229,738	234,333	239,020	243,800
Market Value Exclusion	22,939	21,238	21,238	20,905	20,707	20,095	19,240	18,880	18,513	18,138	17,756	17,366	16,969	16,564	16,150	15,728	15,298
Taxable Market Value	135,961	156,562	156,562	160,595	162,993	170,405	180,760	185,120	189,567	194,104	198,731	203,451	208,264	213,174	218,183	223,292	228,502
Tax capacity	1,360	1,566	1,566	1,606	1,630	1,704	1,808	1,851	1,896	1,941	1,987	2,035	2,083	2,132	2,182	2,233	2,285
Property taxes	\$377.55	\$372.68	\$362.07	\$321.49	\$365.80	\$390.68	\$422.98	\$441.89	\$459.25	\$525.70	\$557.95	\$574.22	\$587.76	\$601.59	\$615.69	\$630.09	\$644.76
Market value	331,100	370,500	370,500	378,300	382,800	397,000	416,812	425,148	433,651	442,324	451,170	460,193	469,397	478,785	488,361	498,128	508,091
Market Value Exclusion	7,441	3,895	3,895	3,193	2,788	1,510	-	-	-	-	-	-	-	-	-	-	-
Taxable Market Value	323,659	366,605	366,605	375,107	380,012	395,490	416,812	425,148	433,651	442,324	451,170	460,193	469,397	478,785	488,361	498,128	508,091
Tax capacity	3,237	3,666	3,666	3,751	3,800	3,955	4,168	4,251	4,337	4,423	4,512	4,602	4,694	4,788	4,884	4,981	5,101
Property taxes	\$898.62	\$872.43	\$847.62	\$750.88	\$852.80	\$906.76	\$975.10	\$1,014.84	\$1,050.51	\$1,197.93	\$1,266.97	\$1,298.55	\$1,324.51	\$1,351.03	\$1,378.12	\$1,405.49	\$1,439.35
Market value	397,200	444,500	444,500	453,800	459,200	476,200	500,000	510,000	520,200	530,604	541,216	552,040	563,081	574,343	585,830	597,547	609,498
Market Value Exclusion	1,492	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Taxable Market Value	395,708	444,500	444,500	453,800	459,200	476,200	500,000	510,000	520,200	530,604	541,216	552,040	563,081	574,343	585,830	597,547	609,498
Tax capacity	3,957	4,445	4,445	4,538	4,592	4,762	5,000	5,125	5,253	5,383	5,515	5,651	5,789	5,929	6,073	6,219	6,369
Property taxes	\$1,098.50	\$1,057.82	\$1,027.73	\$908.42	\$1,030.54	\$1,091.78	\$1,169.75	\$1,223.49	\$1,272.38	\$1,457.93	\$1,548.61	\$1,594.54	\$1,633.48	\$1,672.99	\$1,713.62	\$1,754.82	\$1,797.14
Tax Rate	27.76100%	23.79800%	23.12100%	20.01800%	22.44200%	22.92700%	23.39500%	23.87300%	24.22200%	27.08400%	28.08000%	28.21700%	28.21700%	28.21700%	28.21700%	28.21700%	28.21700%