



## **2022 Budget**



*The mission of the City of Lake Elmo is to provide planned, quality public services in a fiscally responsible manner in partnership with our community.*

## **City of Lake Elmo**

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Dale Dorschner, Councilmember  
Lisa McGinn, Councilmember  
Jeff Holtz, Councilmember  
Katrina Beckstrom, Councilmember

### **CITY MANAGEMENT TEAM**

Kristina Handt, City Administrator  
Samuel Magureanu, Finance Director  
Julie Johnson, City Clerk  
Marty Powers, Public Works Director  
Molly Just, Planning Director  
John Taylor, Building Official  
Dustin Kalis, Fire Chief



Dear Mayor, City Council, and Taxpayers of Lake Elmo,

I'm pleased to present to you the 2022 budget as approved following the public hearing on December 7, 2021.

This budget makes significant investments in city infrastructure including a new city center/fire station, public works addition, street improvements, water and sewer expansions, and four new full time positions. While this led to a 42% increase in the city tax levy, Lake Elmo is still able to boast one of the lowest tax rates of full service communities in Washington County.

City operations have weathered the pandemic with minimal impact. The most significant change is in the interest revenue gained on the city's investments due to lower rates. Development continues to keep pace with 297 new homes in 2021, and we are planning for 250 more in 2022. In 2021 there were five residential final plats approved, one for a commercial site and one for a business park site. We expect that activity to continue into 2022 with 77 acres of city property under contract, and strong interest from both the residential and business community in more projects.

In 2022 we are also planning to complete the three remaining expedited watermain extension projects, through MPCA grant funding, to the Torres Pines, Whistling Valley, Parkview Estates and Cardinal Ridge neighborhoods. Water Tower #4 will begin construction this year along Hudson Blvd, and is expected to be online in late 2023.

2022 should also see the completion of phases 5 and 6 of a seven phase effort to bring sanitary sewer to the Old Village area. Along with the sewer, residents and businesses are receiving new watermain and streets.

With the transfer of the Brookfield building from the EDA to the City for a new facility, there is no EDA budget in 2022. However, 2021 was the most active year of the Lake Elmo EDA and, with a guiding work plan, they will remain busy in 2022 seeking feedback from existing businesses and residents.

Thanks to the staff, many in new leadership positions, for building a comprehensive budget to serve the needs of the city. Thanks to the Parks Commission members for their input on capital projects and continuing to prioritize trail connectivity. Lastly, thanks to the City Council for their diligence in reviewing and evaluating options to provide services in the most efficient manner possible.

Respectfully,

Kristina Handt  
City Administrator



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# 1 Statistical Guide

Each year when a city renews its Capital Improvement Plan, a determination is made on how those projects will be funded. In the case where bonds are needed to provide the funding, a very detailed review of the City's financial status is performed by a bond rating company. The City uses the Moody's rating service for this process and their most recent 2021 report is attached.

As mentioned in their write-up, there are key credit indicators which are renewed to determine a city's credit worthiness and some of those are presented below. As mentioned by Moody's the City of Lake Elmo has the following credit strengths:

- Wealthy tax base favorably located in the Twin Cities metropolitan area with strong resident incomes
- Strong financial operations supported by ample reserves and liquidity
- Low pension burden

## CITY MISSION STATEMENT & CORE VALUES

Lake Elmo's "Commitment to the Community," or mission statement: "The mission of the City of Lake Elmo is to provide planned, quality public services in a fiscally responsible manner in partnership with our community".

Nine guiding "WE BELIEVE" values that will direct its service, both internally and externally to the community:  
Lake Elmo's Core Values of Service are:

- **Ethics and Integrity** – We believe that ethics and integrity are the foundation of public trust and confidence and that all meaningful relationships are built on these values.
- **Visionary Leadership and Planning** – We believe that the very essence of leadership is to be visionary and innovative while planning for the future.
- **Excellence and Quality in the Delivery of Services** – We believe that service to our residents is our reason for being and commit to delivering services in a professional, cost-effective, and efficient manner.
- **Fiscal Responsibility** – We believe that fiscal responsibility and prudent stewardship of public funds, both short-term and long-term, are essential for citizen confidence in government.
- **Open and Honest Communication** – We believe that open and honest communication is paramount for an involved citizenry and fosters a positive working environment for employees.
- **Respect for the Individual** – We believe that citizens we serve are to be treated with the utmost respect and deserve the best treatment the City can provide.
- **Community Engagement** – We believe that creating and fostering a community with engaged, active, and informed stakeholders is necessary for a healthy city.
- **Professionalism** – We believe that continuous improvement and innovation is the mark of a professional organization and we are committed to applying this principle to the services we offer and development of employees.
- **Accountability** - We believe in decision-making processes that are based on facts, data, and the prioritization of community interests above the individual.

# MOODY'S CREDIT RATING REPORT



## **Rating Action: Moody's assigns Aa1 to City of Lake Elmo, MN's GO bonds; outlook stable**

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21 Oct 2021

New York, October 21, 2021 -- Moody's Investors Service has assigned an Aa1 rating to the City of Lake Elmo, MN's \$21.8 million General Obligation Improvement, CIP and Refunding Bonds, Series 2021A. Moody's maintains an Aa1 rating on the city's outstanding general obligation unlimited tax (GOULT) debt. Following the sale, the city will have \$50 million in GOULT debt outstanding. The outlook is stable.

### RATINGS RATIONALE

The Aa1 rating reflects the city's growing and wealthy tax base with strong resident incomes, a very strong financial profile and low pension leverage. The rating also incorporates the city's above average debt burden and above average fixed costs. The city's economic and financial performance were exceptionally resilient throughout the coronavirus pandemic with continued residential development and continued growth in reserves.

### RATING OUTLOOK

The stable outlook reflects our expectation that the city's strong reserve position and conservative budgeting practices will continue supporting strong credit fundamentals for several years.

### FACTORS THAT COULD LEAD TO AN UPGRADE OF THE RATING

- Growth in the city's tax base to levels consistent with higher-rated entities
- Reduced debt and fixed cost burdens

### FACTORS THAT COULD LEAD TO A DOWNGRADE OF THE RATING

- Deterioration of the tax base or weakening of resident income levels
- Material and sustained weakening of reserves
- Increased leverage or fixed costs

### LEGAL SECURITY

The general obligation unlimited tax (GOULT) bonds are supported by the city's full faith and credit pledge and the authority to levy a dedicated property tax unlimited as to rate and amount. The bonds are additionally secured by statute.

### USE OF PROCEEDS

Proceeds of the 2021 bonds will (1) current refund \$834,000 of the Economic Development Authority's (EDA) outstanding Taxable Public Project Lease Revenue and Limited Tax Bonds, Series 2018A; (2) finance the fire station and law enforcement building project and public works addition; (3) finance the city's 2021 street improvements; (4) current refund about \$2.4 million of the water and sewer portions of the city's General Obligation Bonds, Series 2013A .

The Taxable Public Project Lease Revenue and Limited Tax Bonds, Series 2018A were originally issued by the Economic Development Authority of the City of Lake Elmo to finance the purchase of a building being used for a portion of City Hall operations, as well as rented space for private tenants and adjacent land. The Series 2013A GOULT bonds were originally issued to finance street, water and sewer improvements within the city.

### PROFILE

The City of Lake Elmo lies along the eastern edge of the Twin Cities (Minneapolis, Aa1 stable; St. Paul, Aa1

stable) metropolitan region in Washington County (Aaa stable). The city serves a quickly growing population of about 9,000 residents. Lake Elmo is primarily a bedroom community with most residents commuting to employment opportunities throughout the Twin Cities area. The governmental activities of the city include general government, public safety, public works, culture and recreation, and economic development. The business-type activities of the city include water, sewer, and storm sewer utilities.

## METHODOLOGY

The principal methodology used in this rating was US Local Government General Obligation Debt published in January 2021 and available at [https://www.moodys.com/researchdocumentcontentpage.aspx?docid=PBM\\_1260094](https://www.moodys.com/researchdocumentcontentpage.aspx?docid=PBM_1260094). Alternatively, please see the Rating Methodologies page on [www.moodys.com](http://www.moodys.com) for a copy of this methodology.

## REGULATORY DISCLOSURES

For further specification of Moody's key rating assumptions and sensitivity analysis, see the sections Methodology Assumptions and Sensitivity to Assumptions in the disclosure form. Moody's Rating Symbols and Definitions can be found at: [https://www.moodys.com/researchdocumentcontentpage.aspx?docid=PBC\\_79004](https://www.moodys.com/researchdocumentcontentpage.aspx?docid=PBC_79004).

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# WASHINGTON COUNTY MARKET AND NET TAX CAPACITY SCHEDULE FOR TAXES PAYABLE IN 2022

## WASHINGTON COUNTY MARKET AND NET TAX CAPACITY VALUES of TAXABLE PROPERTY PROPOSED VALUES FOR TAXES PAYABLE IN 2022

TAXING DISTRICT	ESTIMATED MARKET VALUE			NEW IMPROVEMENTS	TAXABLE MARKET VALUE			REFERENDA MARKET VALUE	TAX CAPACITY			DEDUCTIONS			TAXABLE FOR LTR	FINAL FD DISTRI-BUTION	TAXABLE VALUE
	REAL ESTATE	PERSONAL PROPERTY	TOTAL		REAL ESTATE	PERSONAL PROPERTY	TOTAL		REAL ESTATE	PERSONAL PROPERTY	TOTAL	TIF	POWER-LINE	FD CONTRI-BUTION			
<b>MUNICIPALITY:</b>																	
2 Baytown	475,817,200	11,145,900	486,963,100	6,681,500	469,333,100	11,145,900	480,479,000	467,317,000	4,981,522	172,546	5,154,068	0	0	55,166	5,098,902	167,022	5,265,924
4 Denmark	501,233,900	5,322,800	506,556,700	6,933,800	471,963,900	5,322,800	477,286,700	387,789,900	4,939,500	105,248	5,044,748	0	0	249,155	4,795,593	153,540	4,949,133
9 May	788,245,500	4,424,600	792,670,100	3,625,000	738,085,300	4,424,600	742,509,900	647,140,700	7,774,995	88,492	7,863,487	0	0	201,051	7,662,436	203,186	7,865,622
11 Grey Cloud Island	50,254,900	623,900	50,878,800	73,200	49,440,500	623,900	50,064,400	46,567,100	533,073	11,805	544,878	0	0	29,771	515,107	39,178	554,285
14 Stillwater Twp	472,426,300	1,966,300	474,392,600	2,250,900	450,261,300	1,966,300	452,227,600	425,562,200	4,662,670	39,326	4,701,996	0	0	39,303	4,662,693	166,229	4,828,922
17 West Lakeland	779,643,500	3,795,700	783,439,200	5,299,000	769,986,300	3,795,700	773,782,000	758,197,700	8,123,283	74,999	8,198,282	0	0	137,093	8,061,189	468,550	8,529,739
100 Afton	757,062,600	5,080,400	762,143,000	5,979,000	732,524,600	5,080,400	737,605,000	672,961,200	7,862,295	97,583	7,959,878	0	0	302,150	7,657,728	255,846	7,913,574
200 Bayport	389,046,900	1,466,500	390,513,400	12,514,600	379,888,400	1,466,500	381,354,900	387,894,400	4,336,979	29,321	4,366,300	109,782	0	292,350	3,964,168	843,675	4,807,843
300 Birchwood	170,804,600	424,900	171,229,500	638,700	168,497,500	424,900	168,922,400	168,528,300	1,777,607	8,498	1,786,105	0	0	0	1,786,105	0	1,786,105
400 Scandia	808,465,400	7,371,300	815,836,700	4,052,400	776,266,100	7,371,300	783,637,400	699,475,900	7,994,146	145,926	8,140,072	0	177	210,928	7,928,967	432,384	8,361,351
500 Dellwood	390,279,800	870,200	391,150,000	1,831,200	389,144,800	870,200	390,015,000	383,782,900	4,467,881	17,404	4,485,285	0	0	127,050	4,358,235	66,777	4,425,012
600 Forest Lake	2,625,799,600	17,349,000	2,643,148,600	36,704,400	2,535,729,700	17,349,000	2,553,078,700	2,554,911,200	28,563,628	329,420	28,893,048	485,538	168	2,066,331	26,341,011	3,688,916	30,029,927
700 Hugo	2,268,306,400	14,515,300	2,282,821,700	50,529,900	2,166,193,200	14,515,300	2,180,708,500	2,168,270,400	23,480,432	284,009	23,764,441	0	279	1,373,920	22,390,242	2,390,806	24,781,048
800 Lake Elmo	2,280,594,200	16,065,000	2,296,659,200	117,519,000	2,219,507,700	16,065,000	2,235,572,700	2,202,683,700	24,516,273	319,550	24,835,823	0	135	1,269,469	23,566,219	1,245,446	24,811,665
900 Lakeland Shores	66,259,300	39,900	66,299,200	0	65,092,200	39,900	65,132,100	65,718,700	719,159	798	719,957	0	0	19,330	700,627	30,930	731,557
1000 Mahtomedi	1,239,785,700	4,379,900	1,244,165,600	10,666,200	1,221,935,200	4,379,900	1,226,315,100	1,234,066,600	13,203,202	87,098	13,290,300	0	0	524,471	12,765,829	1,044,006	13,809,835
1100 Marine on St Croix	151,811,200	584,400	152,395,600	275,300	149,870,800	584,400	150,455,200	145,496,200	1,608,738	11,688	1,620,426	0	0	76,745	1,543,681	64,398	1,608,079
1200 Newport	503,407,300	4,654,800	508,062,100	36,539,600	480,932,800	4,654,800	485,587,600	491,155,700	5,929,796	93,096	6,022,892	50,699	0	743,911	5,228,282	664,598	5,892,880
1300 St Paul Park	482,558,200	3,544,100	486,102,300	1,364,700	451,303,500	3,544,100	454,847,600	478,874,200	5,104,445	68,882	5,173,327	0	0	436,679	4,736,648	1,443,399	6,180,047
1400 Landfall	10,278,000	269,500	10,547,500	0	10,278,000	269,500	10,547,500	10,547,500	201,650	5,390	207,040	0	0	75,993	131,047	1,146,471	1,277,518
1500 Stillwater City	2,920,227,400	9,523,800	2,929,751,200	23,962,900	2,862,525,500	9,523,800	2,872,049,300	2,902,247,800	32,673,423	188,619	32,862,042	2,342,046	0	2,763,601	27,756,395	3,020,666	30,777,061
1600 Willermie	59,116,800	270,000	59,386,800	738,200	56,017,900	270,000	56,287,900	58,936,800	613,722	5,400	619,122	0	0	39,602	579,520	111,507	691,027
1700 Oak Park Heights	977,720,700	3,735,100	981,455,800	9,101,000	962,882,800	3,735,100	966,617,900	973,428,000	14,709,679	74,202	14,783,881	361,199	173	2,989,623	11,432,886	618,917	12,051,803
1800 St Mary's Point	90,907,600	88,800	90,996,400	269,300	89,621,400	88,800	89,710,200	87,430,400	977,143	1,776	978,919	0	0	0	978,919	0	978,919
1900 Lakeland	283,030,800	359,800	283,390,600	2,125,100	275,662,800	359,800	276,022,600	278,884,900	2,985,632	7,196	2,992,828	39,333	0	106,155	2,847,340	247,123	3,094,463
2000 Lake St Croix Beach	137,415,800	186,200	137,602,000	511,100	131,618,300	186,200	131,804,500	135,705,600	1,344,085	3,724	1,347,809	0	0	17,255	1,330,554	171,304	1,501,858
2100 Pine Springs	62,530,900	1,211,700	63,742,600	413,800	61,838,600	1,211,700	63,050,300	63,292,600	623,705	23,484	647,189	0	0	8,603	638,586	56,150	694,736
2200 Cottage Grove	4,408,819,100	35,748,100	4,444,567,200	129,644,300	4,197,244,500	35,748,100	4,232,992,600	4,258,610,300	46,227,697	701,239	46,928,936	1,714,129	0	3,080,148	42,134,659	7,337,218	49,471,877
2500 Woodbury	11,360,214,200	48,023,200	11,408,237,400	213,165,100	11,062,385,000	48,003,600	11,110,388,600	11,171,612,400	128,738,808	948,517	129,687,325	172,631	0	12,025,328	117,489,366	10,235,127	127,724,493
2600 Oakdale	3,184,823,800	16,027,900	3,200,851,700	9,246,500	3,056,973,800	16,027,900	3,073,001,700	3,153,003,300	35,957,256	314,688	36,271,944	1,247,727	0	4,138,698	30,885,519	5,548,520	36,434,039
2700 Grant City	954,565,300	8,666,600	963,231,900	10,855,200	929,570,300	8,666,600	938,236,900	895,967,400	9,837,668	172,832	10,010,500	0	277	214,137	9,796,086	366,085	10,162,171
7500 Hastings	3,038,500	0	3,038,500	0	3,038,500	0	3,038,500	3,014,700	51,949	0	51,949	0	0	17,130	34,819	634	35,453
9400 White Bear Lake	47,763,800	140,800	47,904,600	32,600	46,412,900	140,800	46,553,700	47,611,500	563,286	2,816	566,102	0	0	48,457	517,645	71,535	589,180
County Total	39,702,255,200	227,876,400	39,930,131,600	703,543,500	38,432,027,200	227,856,800	38,659,884,000	38,426,687,200	436,085,327	4,435,572	440,520,899	6,523,084	1,209	33,679,603	400,317,003	42,300,143	442,617,146

## NORTHLAND SECURITIES COMPARISON OF KEY CREDIT INDICATORS

City	Moody's Credit Rating	S&P Credit Rating	2010 Census Population	10 yr % Population Change	2020 Estimated Market Value	2020 Taxable Full Valuation	5 Yr Avg. Annual % Change (TMV)	Full Value Per Capita	Per Capita Income as % of U.S.	Median Family Income as % of U.S.	2020 County Average Unemployment Rate (as of 12/31/20)	General Fund Balance	GF Balance as % of GF Revs
Shorewood	Aa1	N/A	7,307	-1.3%	\$ 1,838,064,900	\$ 1,826,978,273	4.6%	\$ 250,031	211.7%	195.3%	6.2%	\$ 4,269,389	64.9%
Victoria	N/A	AAA	7,345	82.5%	\$ 1,733,474,600	\$ 1,706,929,500	8.2%	\$ 232,393	166.2%	216.1%	4.9%	\$ 3,167,494	56.8%
Orono	Aaa	N/A	7,437	-1.3%	\$ 3,193,769,900	\$ 3,182,315,860	5.8%	\$ 427,903	311.3%	270.8%	6.2%	\$ 4,407,693	47.9%
Lake Elmo	Aa1	N/A	8,069	17.6%	\$ 1,971,943,700	\$ 1,901,067,300	11.7%	\$ 235,601	172.3%	181.6%	5.3%	\$ 4,314,184	78.1%
Little Canada	N/A	AA+	9,773	0.0%	\$ 1,167,614,000	\$ 1,125,876,300	6.9%	\$ 115,203	108.9%	108.8%	6.5%	\$ 3,121,470	74.8%
Saint Peter	N/A	AA-	10,946	12.3%	\$ 650,313,100	\$ 598,220,200	6.0%	\$ 54,652	75.4%	87.2%	4.5%	\$ 4,305,606	70.1%
Mendota Heights	Aa1	AAA	11,071	-3.2%	\$ 2,320,745,200	\$ 2,286,444,287	5.6%	\$ 206,526	192.3%	198.0%	5.9%	\$ 9,352,885	96.0%
North Mankato	N/A	AA	13,394	13.5%	\$ 1,262,988,400	\$ 1,185,774,800	6.3%	\$ 88,530	108.0%	110.8%	4.5%	\$ 3,781,215	42.1%
Monticello	A1	N/A	13,409	62.2%	\$ 2,054,313,700	\$ 1,980,148,000	5.0%	\$ 147,673	84.9%	101.0%	5.3%	\$ 6,677,250	72.3%
Forest Lake	Aa2	AA+	14,440	27.3%	\$ 2,422,420,000	\$ 2,330,489,500	7.0%	\$ 161,391	114.6%	130.6%	5.3%	\$ 6,119,702	62.9%
Stillwater	Aa2	N/A	18,225	20.4%	\$ 2,660,693,000	\$ 2,591,152,900	6.7%	\$ 142,176	139.5%	142.0%	5.3%	\$ 5,646,024	46.0%
Lino Lakes	Aa2	AA+	20,216	20.4%	\$ 2,384,497,900	\$ 2,294,753,477	7.8%	\$ 113,512	127.6%	162.1%	6.0%	\$ 6,793,195	64.6%
Farmington	N/A	AA+	21,086	70.5%	\$ 2,208,352,300	\$ 2,093,214,877	6.9%	\$ 99,270	109.5%	140.4%	5.9%	\$ 5,871,270	48.5%
Rosemount	Aa2	AA+	21,874	49.6%	\$ 3,136,853,700	\$ 3,007,550,443	7.1%	\$ 137,494	128.1%	155.1%	5.9%	\$ 10,559,040	74.3%
Hastings	N/A	AA	22,172	21.8%	\$ 2,148,829,600	\$ 2,028,876,677	4.8%	\$ 91,506	103.2%	111.7%	5.9%	\$ 5,910,705	53.8%
Prior Lake	Aa2	AA+	22,796	43.2%	\$ 3,861,129,400	\$ 3,713,161,300	7.0%	\$ 162,887	144.9%	163.0%	5.6%	\$ 7,903,175	58.2%
Chanhasen	N/A	AAA	22,952	13.0%	\$ 4,840,341,200	\$ 4,749,987,200	5.8%	\$ 206,953	179.5%	195.0%	4.9%	\$ 5,338,069	45.3%
Faribault	N/A	AA	23,352	10.9%	\$ 1,599,460,800	\$ 1,474,959,900	7.2%	\$ 63,162	71.7%	86.1%	4.9%	\$ 8,746,809	51.6%
Ramsey	N/A	AA+	23,668	27.9%	\$ 2,856,636,800	\$ 2,714,649,614	7.0%	\$ 114,697	112.9%	132.5%	6.0%	\$ 8,880,446	72.2%
Chaska	N/A	AA	23,770	36.2%	\$ 3,281,441,700	\$ 3,146,456,700	6.7%	\$ 132,371	125.4%	140.2%	4.9%	\$ 1,910,861	15.2%
White Bear Lake	Aa2	AA+	23,797	-2.2%	\$ 2,916,917,900	\$ 2,802,689,800	7.9%	\$ 117,775	111.9%	118.1%	6.5%	\$ 4,902,116	47.3%
Austin	Aa2	AA-	24,718	6.0%	\$ 1,703,497,900	\$ 1,165,986,400	6.0%	\$ 47,172	82.0%	83.5%	4.7%	\$ 9,113,213	55.1%
Shoreview	Aa1	AAA	25,043	-3.4%	\$ 3,647,365,200	\$ 3,542,781,700	7.1%	\$ 141,468	143.2%	152.7%	6.5%	\$ 5,582,951	47.2%

City	Direct and Indirect - GO Debt Ratios Including Revenue Supported Debt <sup>1</sup>	Direct and Indirect - GO Debt Ratios Excluding Revenue Supported Debt <sup>1</sup>	Direct Debt Burden GO Debt Including Revenue Supported Debt <sup>1</sup>	Direct Debt Burden GO Debt Excluding Revenue Supported Debt <sup>1</sup>	GO Debt Outstanding (including revenue-supported debt) <sup>2</sup>	GO Debt Outstanding (excluding revenue-supported debt) <sup>2</sup>	Principal Amortization in 10 years	GO Debt Including Revenue Supported Debt Per Capita	GO Debt Excluding Revenue Supported Debt Per Capita	Date of Rating Report, Last Review or Surveillance Report for Summary	Date of Official Statement or Continuing Disclosure Report for Summary	Date of Audit for Summary
Austin	2.8%	2.6%	1.1%	0.9%	\$ 19,090,000	\$ 14,895,000	65.9%	\$ 772	\$ 603	2/28/19 & 10/1/09	12/28/20	12/31/19
Chanhasen	2.4%	1.8%	0.7%	0.1%	\$ 35,700,000	\$ 4,970,000	68.9%	\$ 1,555	\$ 217	3/3/20	7/13/20	12/31/19
Chaska	3.6%	2.9%	1.9%	1.2%	\$ 61,605,000	\$ 38,315,000	73.1%	\$ 2,592	\$ 1,612	12/9/20	12/8/20	12/31/19
Faribault	2.8%	1.4%	2.0%	0.7%	\$ 32,045,000	\$ 10,435,000	84.9%	\$ 1,372	\$ 447	9/21/20	12/29/20	12/31/19
Farmington	4.4%	4.4%	0.5%	0.5%	\$ 10,830,000	\$ 10,175,000	100.0%	\$ 514	\$ 483	3/12/20	12/18/20	12/31/19
Forest Lake	7.0%	6.3%	1.7%	1.0%	\$ 41,730,000	\$ 25,385,000	64.6%	\$ 2,890	\$ 1,758	10/23/20 & 6/8/20	7/31/20	12/31/19
Hastings	2.9%	2.7%	1.1%	0.8%	\$ 22,890,000	\$ 18,085,000	98.4%	\$ 1,032	\$ 816	8/26/20	10/27/20	12/31/19
Lake Elmo	3.9%	2.8%	1.7%	0.7%	\$ 34,305,000	\$ 14,545,000	90.5%	\$ 4,251	\$ 1,803	9/20/19	12/18/20	12/31/19
Lino Lakes	3.6%	3.2%	0.8%	0.5%	\$ 19,854,485	\$ 12,044,485	79.3%	\$ 982	\$ 596	6/24/20 & 6/17/20	12/30/20	12/31/18
Little Canada	3.0%	2.8%	0.2%	0.1%	\$ 2,545,000	\$ 835,000	74.7%	\$ 260	\$ 85	12/10/20	6/2/20	12/31/19
Mendota Heights	2.0%	2.0%	0.9%	0.9%	\$ 21,880,000	\$ 21,880,000	80.5%	\$ 1,976	\$ 1,976	1/25/19 & 10/15/20	10/28/20	12/31/19
Monticello	4.0%	3.9%	1.5%	1.4%	\$ 31,321,000	\$ 27,905,000	88.2%	\$ 2,336	\$ 2,081	7/23/20	10/27/20	12/31/19
North Mankato	3.6%	3.0%	2.1%	1.5%	\$ 26,628,000	\$ 18,705,000	81.0%	\$ 1,988	\$ 1,397	8/5/20	10/27/20	12/31/19
Orono	2.3%	2.3%	0.2%	0.1%	\$ 5,990,000	\$ 4,565,000	100.0%	\$ 805	\$ 614	12/5/19	12/30/20	12/31/19
Prior Lake	4.6%	4.4%	0.9%	0.7%	\$ 35,290,000	\$ 27,255,000	97.0%	\$ 1,548	\$ 1,196	2/26/20 & 6/17/20	12/18/20	12/31/19
Ramsey	2.2%	2.2%	0.7%	0.7%	\$ 19,845,000	\$ 19,845,000	87.7%	\$ 838	\$ 838	12/4/20	7/22/20	12/31/19
Rosemount	0.9%	0.8%	0.3%	0.2%	\$ 8,330,000	\$ 7,060,000	98.0%	\$ 381	\$ 323	2/10/19 & 10/29/20	12/30/20	12/31/19
Saint Peter	11.4%	6.5%	5.8%	0.9%	\$ 37,820,050	\$ 5,936,050	86.9%	\$ 3,455	\$ 542	10/19/20	8/12/20	12/31/19
Shoreview	3.7%	2.9%	1.4%	0.6%	\$ 51,715,000	\$ 22,715,000	67.2%	\$ 2,065	\$ 907	3/1/19 & 10/21/20	11/24/20	12/31/19
Shorewood	4.1%	3.8%	0.4%	0.2%	\$ 8,055,000	\$ 3,030,000	49.8%	\$ 1,102	\$ 415	6/28/19	10/14/20	12/31/19
Stillwater	2.2%	2.2%	1.0%	0.9%	\$ 25,860,000	\$ 24,940,000	78.9%	\$ 1,419	\$ 1,368	8/15/19	9/27/20	12/31/19
Victoria	1.4%	3.2%	1.4%	1.3%	\$ 24,120,000	\$ 21,830,000	79.4%	\$ 3,284	\$ 2,972	6/26/20	10/27/20	12/31/19
White Bear Lake	4.7%	4.7%	0.6%	0.6%	\$ 18,910,000	\$ 18,050,000	56.0%	\$ 795	\$ 758	9/14/20 & 6/12/20	7/16/20	12/31/19

# 2 General Fund Budget Summary

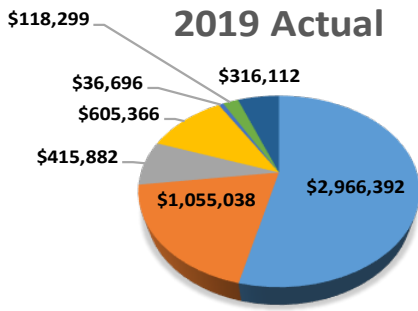
The general fund (a type of governmental fund) is the chief operating fund of the city and is used to account for all financial resources except those required to be accounted for in another fund. Activities accounted for in the general fund include general government, public safety, public works, and culture and recreation. An annual appropriated budget is adopted during the year for the city's general fund.

## BASIS OF ACCOUNTING & BUDGETING

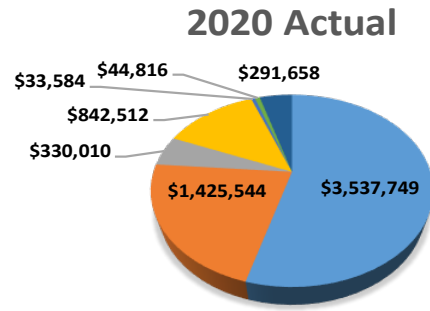
The measurement focus for the general fund is on a current financial resources basis, where the aim of a set of financial statements is to report the near-term (current) inflows, outflows, and balances of expendable financial resources. The fund balance is considered a measure of expendable resources.

	2019 Actual	2020 Actual	2021 Budget	2021 Projected	2022 Budget	% Budget Change 2021 to 2022
<b>101- General Fund</b>						
<b>General Fund Revenues</b>						
Taxes	\$ 2,966,392	\$ 3,537,749	\$ 3,824,879	\$ 3,827,998	\$ 5,013,574	31.08%
Licenses and Permits	\$ 1,055,038	\$ 1,425,544	\$ 1,013,500	\$ 1,415,207	\$ 1,048,000	3.40%
Intergovernmental	\$ 415,882	\$ 330,010	\$ 256,172	\$ 282,044	\$ 298,396	16.48%
Charges for Services	\$ 605,366	\$ 842,512	\$ 611,050	\$ 785,360	\$ 630,200	3.13%
Fines and Forfeits	\$ 36,696	\$ 33,584	\$ 35,000	\$ 35,000	\$ 35,000	0.00%
Investment Earnings	\$ 118,299	\$ 44,816	\$ 77,000	\$ 77,000	\$ 38,500	-50.00%
Miscellaneous	\$ 316,112	\$ 291,658	\$ 246,017	\$ 228,288	\$ 184,867	-24.86%
<b>Total General Fund Revenues</b>	<b>\$ 5,513,784</b>	<b>\$ 6,505,872</b>	<b>\$ 6,063,618</b>	<b>\$ 6,650,897</b>	<b>\$ 7,248,537</b>	<b>19.54%</b>
<b>101- General Fund</b>						
<b>General Fund Expenditures</b>						
<b>Expenses by Department:</b>						
Mayor & Council	\$ 51,473	\$ 49,246	\$ 57,293	\$ 56,652	\$ 56,202	-1.90%
Administration	\$ 570,322	\$ 525,678	\$ 492,829	\$ 489,584	\$ 555,181	12.65%
Elections	\$ 2,639	\$ 13,043	\$ 3,150	\$ 3,100	\$ 13,395	325.24%
Communications	\$ 48,728	\$ 42,905	\$ 49,766	\$ 49,433	\$ 49,976	0.42%
Finance	\$ 144,727	\$ 79,621	\$ 146,117	\$ 139,970	\$ 163,049	11.59%
Planning & Zoning	\$ 249,467	\$ 236,344	\$ 275,408	\$ 264,698	\$ 339,900	23.42%
Engineering Services	\$ 38,482	\$ 30,000	\$ 40,000	\$ 30,000	\$ 35,000	-12.50%
City Hall	\$ 31,079	\$ 28,103	\$ 22,963	\$ 22,963	\$ 48,388	110.72%
<b>Total General Governmental</b>	<b>\$ 1,136,918</b>	<b>\$ 1,004,940</b>	<b>\$ 1,087,526</b>	<b>\$ 1,056,401</b>	<b>\$ 1,261,091</b>	<b>15.96%</b>
Police	\$ 702,403	\$ 761,969	\$ 921,983	\$ 921,983	\$ 948,210	2.84%
Prosecution	\$ 46,434	\$ 48,392	\$ 51,000	\$ 51,000	\$ 51,000	0.00%
Fire	\$ 664,014	\$ 642,509	\$ 819,812	\$ 730,647	\$ 1,138,275	38.85%
Fire Relief	\$ 68,975	\$ 76,608	\$ 64,000	\$ 64,000	\$ 76,608	19.70%
Building Inspections	\$ 444,607	\$ 1,098,326	\$ 926,142	\$ 1,360,425	\$ 1,018,285	9.95%
Emergency Communication	\$ 1,933	\$ 900	\$ 3,350	\$ 3,350	\$ 20,136	501.07%
Animal Control	\$ 19,902	\$ 13,066	\$ 13,000	\$ 13,000	\$ 13,000	0.00%
<b>Total Public Safety</b>	<b>\$ 1,948,268</b>	<b>\$ 2,641,770</b>	<b>\$ 2,799,287</b>	<b>\$ 3,144,405</b>	<b>\$ 3,265,515</b>	<b>16.66%</b>
Public Works/Streets	\$ 1,862,226	\$ 1,476,101	\$ 1,611,192	\$ 1,570,470	\$ 2,381,179	47.79%
Parks & Recreation	\$ 263,973	\$ 310,067	\$ 274,867	\$ 268,108	\$ 323,498	17.69%
<b>Total Public Works and Parks</b>	<b>\$ 2,126,199</b>	<b>\$ 1,786,168</b>	<b>\$ 1,886,059</b>	<b>\$ 1,838,578</b>	<b>\$ 2,704,677</b>	<b>43.40%</b>
Transfers	\$ 742,935	\$ 1,049,508	\$ 290,746	\$ 290,746	\$ 17,254	-94.07%
<b>Total Expenses</b>	<b>\$ 5,954,319</b>	<b>\$ 6,482,385</b>	<b>\$ 6,063,618</b>	<b>\$ 6,330,130</b>	<b>\$ 7,248,537</b>	<b>19.54%</b>
Total Gen Fund Revs. Over/(Under) Expenditures	\$ (440,535)	\$ 23,487	\$ -	\$ 320,767	\$ (0)	N/A

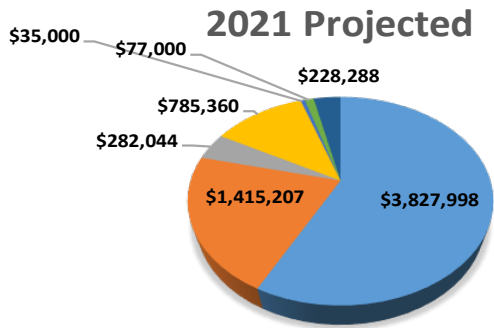
# GENERAL FUND REVENUES



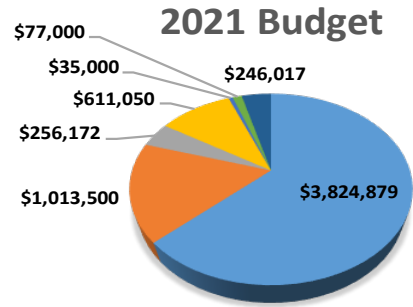
- Taxes
- Licenses and Permits
- Intergovernmental
- Charges for Services
- Fines and Forfeits
- Interest Earnings
- Miscellaneous



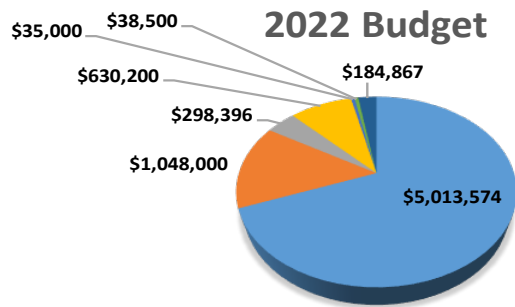
- Taxes
- Licenses and Permits
- Intergovernmental
- Charges for Services
- Fines and Forfeits
- Interest Earnings
- Miscellaneous



- Taxes
- Licenses and Permits
- Intergovernmental
- Charges for Services
- Fines and Forfeits
- Interest Earnings
- Miscellaneous



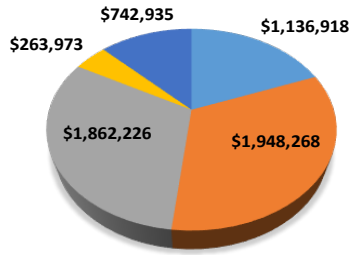
- Taxes
- Licenses and Permits
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- Taxes
- Licenses and Permits
- Intergovernmental
- Charges for Services
- Fines and Forfeits
- Interest Earnings
- Miscellaneous

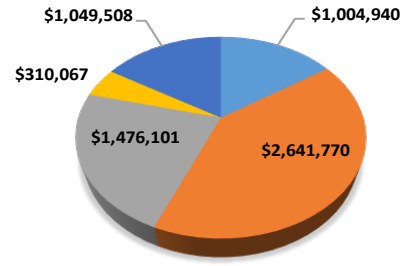
# GENERAL FUND EXPENDITURES

## 2019 Actual



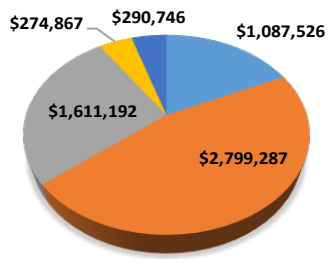
■ General Governmental 
 ■ Public Safety 
 ■ Public Works  
■ Parks & Recreation 
 ■ Transfers

## 2020 Actual



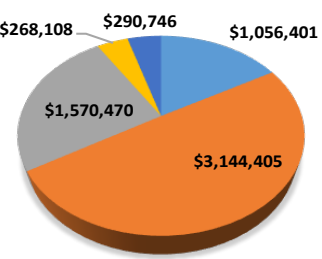
■ General Governmental 
 ■ Public Safety 
 ■ Public Works  
■ Parks & Recreation 
 ■ Transfers

## 2021 Budget



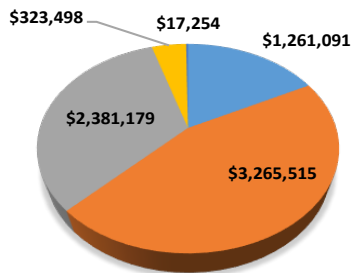
■ General Governmental 
 ■ Public Safety 
 ■ Public Works  
■ Parks & Recreation 
 ■ Transfers

## 2021 Projected



■ General Governmental 
 ■ Public Safety 
 ■ Public Works  
■ Parks & Recreation 
 ■ Transfers

## 2022 Budget



■ General Governmental 
 ■ Public Safety 
 ■ Public Works  
■ Parks & Recreation 
 ■ Transfers



# 3 Special Revenue Funds

Special revenue funds (a type of governmental fund) are used to account for the proceeds of specific revenue sources (other than major capital projects) that are legally restricted to expenditure for specified purposes. The city presently has three active special revenue funds:

1. Lions Park Sign Program
2. ARPA – Used to account for the federal funds received in 2021 due to the Corona Virus Pandemic.
3. Economic Development Authority – Used to track the activity relating to the Brookfield Building. The City acquired the Brookfield building to become part of the New City Center. With the addition of the new city center, this fund is expected to be closed in 2022.

Annual appropriated budgets are adopted during the year for the city’s special revenue funds as appropriate. There were no budgets adopted for special revenue funds in 2022.

## **BASIS OF ACCOUNTING & BUDGETING**

The measurement focus for special revenue funds is on a current financial resources basis, where the aim of a set of financial statements is to report the near-term (current) inflows, outflows, and balances of expendable financial resources. The fund balance is considered a measure of expendable resources.

Special revenue funds use the modified accrual basis of accounting, under which revenues are not recognized until they are measurable and available, and expenditures are recognized in the period in which governments in general normally liquidate the related liability rather than when that liability is first incurred (if earlier).

The basis of budgeting is consistent with accounting principles generally accepted in the United States of America.

## **LIONS PARK SIGN PROGRAM FUND (207)**

The fund was created in 2017 to track revenues generated from signage rentals. The funds generated are restricted to be spent on the parks maintenance and infrastructure.

## **ARPA FUND (252)**

This fund was created in 2021 to account for the federal funds received due to the corona virus pandemic. There has been minimal activity during 2021. The funds are anticipated to be spent during 2022 and 2023 for sewer infrastructure to the 180 acres of land owned by the city.

## **EDA/BROOKFIELD BUILDING FUND (221)**

The fund was created in 2018 to account for the activity relating to the Brookfield building. The EDA activity relating to the Brookfield building will end in 2022 as the building will become part of the New City Center. Part of this transition included the refunding of the 2018A-EDA Bonds as part of the GO 2021 Bonds. The 2018A Bonds were issued in 2018 for the purpose of acquiring the property by the EDA. The city will discontinue the use of this fund in 2022..

# 4 Debt Service Funds

Debt service funds (a type of governmental fund) are used to account for the accumulation of resources for the payment of general long-term debt principal, interest, and related costs. The city has eleven debt service funds with outstanding long-term debt:

- 2010B CIP Refunding Bond
- 2011A G.O. Improvement Bonds
- 2012A G.O. Refunding Bonds (2004)
- 2012B G.O. Improvement Bonds
- 2014A G.O. Improvement Bonds
- 2015A G.O. Improvement Bonds
- 2016A G.O. Improvement Bonds
- 2017A G.O. Improvement Bonds
- 2018A G.O. Equipment Certificates
- 2019A G.O. Improvement Bonds
- 2021A G.O. CIP, Refunding, Improvement Bonds

Annual appropriated budgets are not adopted for debt service funds because effective budgetary control is alternatively achieved through general obligation bond indenture provisions. However, debt service fund budgets are prepared by staff and reviewed by the city council to assist in the city’s overall financial planning.

## BASIS OF ACCOUNTING & BUDGETING

The measurement focus for debt service funds is on a current financial resources basis, where the aim of a set of financial statements is to report the near-term (current) inflows, outflows, and balances of expendable financial resources. The fund balance is considered a measure of expendable resources.

Debt service funds use the modified accrual basis of accounting, under which revenues are not recognized until they are measurable and available, and expenditures are recognized in the period in which governments in general normally liquidate the related liability rather than when that liability is first incurred (if earlier). The basis of budgeting is consistent with accounting principles generally accepted in the United States of America.

Attachment 4-1 presents all current debt activity for the City of Lake Elmo. The actual payments due each year as well as the remaining outstanding debt at the end of each year are presented by fund.

## 2010B G.O. CAPITAL IMPROVEMENT PLAN CROSSOVER REFUNDING BONDS (2004) (318)

### BUDGETARY OBJECTIVE

The \$1,970,000 2010B G.O. Capital Improvement Plan Crossover Refunding Bonds were issued in 2010 to crossover refund the 2004 G.O. Capital Improvement Plan Bonds on February 1, 2013. By placing the 2010 refunding bond proceeds and \$1,000,000 of unspent 2004 bond proceeds into an escrow account in 2010, \$2,845,000 of the 2014 through 2025 maturities of the 2004 bonds were defeased in 2013 through the escrow account.

DEBT PAYMENT SCHEDULE		
YEAR	PRINCIPAL	INTEREST
2022	\$175,000	\$19,841
2023	\$180,000	\$14,516
2024	\$185,000	\$8,948
2025	\$190,000	\$3,040
<b>TOTAL:</b>	<b>\$730,000</b>	<b>\$46,345</b>

This fund is responsible for the retirement of the general obligation bonds.

### REVENUES & OTHER FINANCING SOURCES

- Current Ad Valorem Taxes (31010) to repay the bonds, an annual property tax levy will be levied by the City from 2022 through 2024 (averaging approximately \$206,000).

## 2011A G.O. IMPROVEMENT BONDS (319)

### BUDGETARY OBJECTIVE

In order to finance 2011 street improvements, the 2011 G.O. Improvement Bonds were issued in the amount of \$845,000, payable through 2022. To repay the debt, an annual property tax levy will be levied by the City through 2021, averaging approximately \$74,000.

Additionally, special assessments of approximately 30% of the 2011 street improvements costs are projected to be levied against benefited property owners in 2012 for payments beginning in 2013.

This fund is responsible for the retirement of the general obligation bonds.

### REVENUES & OTHER FINANCING SOURCES

- Current Ad Valorem Taxes (31010) to repay the bonds, an annual property tax levy will be levied by the City through 2021, averaging approximately \$74,000.
- Special Assessments (36100) these assessments are projected to be levied against benefited property owners in 2012 for payments beginning in 2013.

DEBT PAYMENT SCHEDULE		
YEAR	PRINCIPAL	INTEREST
2022	\$90,000	\$1,035
<b>TOTAL:</b>	<b>\$90,000</b>	<b>\$1,035</b>

## 2012A Water G.O. REFUNDING BOND (2004A - 320)

### BUDGETARY OBJECTIVE

During 2012 the interest rates went to a level where utilizing a crossover advance refunding bond resulted in a large interest savings. An advance refunding requires that the proceeds of the new refunding bonds be invested in government securities and held in escrow until the call date (2015). The funds in the escrow are then used to pay interest on the new refunding bonds until the call date and then prepay the principal of the old bonds.

Total net savings as a result of restructuring this bond were \$455k with a present value of \$366k.

DEBT PAYMENT SCHEDULE		
YEAR	PRINCIPAL	INTEREST
2022	\$280,000	\$61,544
2023	\$300,000	\$55,944
2024	\$290,000	\$49,944
2025	\$310,000	\$44,144
2026-2030	\$1,630,000	\$118,182
<b>TOTAL:</b>	<b>\$2,810,000</b>	<b>\$329,758</b>

## 2012B G.O. IMPROVEMENT BONDS (321)

### BUDGETARY OBJECTIVE

In order to finance 2011 street improvements, the 2011 G.O. Improvement Bonds were issued in the amount of \$865,000, payable through 2022. To repay the debt, an annual property tax levy will be levied by the City through 2022, averaging approximately \$65,000.

Additionally, special assessments of approximately 30% of the 2011 street improvements costs are projected to be levied against benefited property owners in 2012 for payments beginning in 2013.

This fund is responsible for the retirement of the general obligation bonds.

### REVENUES & OTHER FINANCING SOURCES

- Current Ad Valorem Taxes (31010) to repay the bonds, an annual property tax levy will be levied by the City through 2021, averaging approximately \$65,000.

DEBT PAYMENT SCHEDULE		
YEAR	PRINCIPAL	INTEREST
2022	\$95,000	\$2,708
2023	\$95,000	\$903
<b>TOTAL:</b>	<b>\$190,000</b>	<b>\$3,611</b>

- Special Assessments (36100) these assessments are projected to be levied against benefited property owners in 2012 for payments beginning in 2013.

## 2014A G.O. IMPROVEMENT BONDS (323)

To save bonding costs, all necessary 2014 bonding was done through one bonding release. As a result there are three very distinctive components of this bond.

### GENERAL FUND

#### BUDGETARY OBJECTIVE

In order to fund the 2014 street project (\$1,330k), the 39<sup>th</sup> Street project street and trail component (\$754k) and the purchase of a new fire truck (\$715k) a bond was obtained to cover the funding. G.O. Improvement bonds were issues in the total amount of \$6,235,000 payable through 2030. This fund is fund is responsible for the retirement of the general obligation bonds.

DEBT PAYMENT SCHEDULE		
YEAR	PRINCIPAL	INTEREST
2022	\$140,000	\$38,036
2023	\$140,000	\$34,921
2024	\$145,000	\$31,101
2025-2030	\$930,000	\$91,092
<b>TOTAL:</b>	<b>\$1,355,000</b>	<b>\$195,150</b>

#### REVENUES & OTHER FINANCING SOURCES

- Current Ad Valorem Taxes (31010) to repay the bonds, an annual property tax levy will be levied by the City through 2029, averaging approximately \$181,000.
- Special Assessments (36100) these assessments are projected to be levied against benefited property owners in 2014 for payments beginning in 2015.

### WATER

#### BUDGETARY OBJECTIVE

This debt was incurred to fund the Lake Elmo Avenue Water Project.

#### REVENUES & OTHER FINANCING SOURCES

- Special Assessments (36100) – A portion of this project will be assessed to the benefitting property owners. These assessments are projected to be levied against benefited property owners in 2014 for payments beginning in 2015 and will span 15 years.
- Water Sales (37100) and Water Connection fees (37150) – The balance of the loan payments will be funded through Water fund revenue.

WATER DEBT PAYMENT SCHEDULE		
YEAR	PRINCIPAL	INTEREST
2022	\$165,000	\$45,704
2023	\$165,000	\$42,033
2024	\$170,000	\$37,544
2025-2030	\$2,105,000	\$110,473
<b>TOTAL:</b>	<b>\$1,625,000</b>	<b>\$235,754</b>

### SEWER

#### BUDGETARY OBJECTIVE

This debt was incurred to fund the Village Eastern Sewer Line Project and the 39<sup>th</sup> Street Sewer Project.

#### REVENUES & OTHER FINANCING SOURCES

- Special Assessments (36100) – A portion of this project will be assessed to the benefitting property owners. These assessments are projected to be levied against benefited property owners in 2014 for payments beginning in 2015 and will span 15 years.
- Sewer Sales (37200) and Sewer Connection fees (37250) – The balance of the loan payments will be funded through Sewer

SEWER DEBT PAYMENT SCHEDULE		
YEAR	PRINCIPAL	INTEREST
2022	\$55,000	\$15,026
2023	\$55,000	\$13,802
2024	\$55,000	\$12,331
2025-2030	\$370,000	\$36,053
<b>TOTAL:</b>	<b>\$535,000</b>	<b>\$77,212</b>

## 2015A G.O. IMPROVEMENT BONDS (324)

To save bonding costs, all necessary 2015 bonding was done through one bonding release. As a result there are three very distinctive components of this bond.

### GENERAL FUND

#### BUDGETARY OBJECTIVE

In order to fund the 2015 street projects (\$1,490k), including the 39<sup>th</sup> Street project and the EP reconstruction project. G.O. Improvement bonds were issued in the total amount of \$2,815,000 payable through 2026. This fund is responsible for the retirement of the general obligation bonds.

DEBT PAYMENT SCHEDULE		
YEAR	PRINCIPAL	INTEREST
2022	\$145,000	\$16,438
2023	\$150,000	\$13,300
2024	\$155,000	\$9,869
2025-2026	\$325,000	\$8,189
<b>TOTAL:</b>	<b>\$775,000</b>	<b>\$47,796</b>

#### REVENUES & OTHER FINANCING SOURCES

- Special Assessments (36100) these assessments are projected to be levied against benefited property owners in 2015 for payments beginning in 2016 and will span 10 years. The Eagle Point street reconstruction was 100% assessed.

### EQUIPMENT

#### BUDGETARY OBJECTIVE

This debt was incurred to fund equipment purchases which included a Spray Patcher, a Tahoe for the fire department and new warning sirens for the City.

DEBT PAYMENT SCHEDULE		
YEAR	PRINCIPAL	INTEREST
2022	\$20,000	\$650
2023	\$20,000	\$225
<b>TOTAL:</b>	<b>\$40,000</b>	<b>\$875</b>

#### REVENUES & OTHER FINANCING SOURCES

Current Ad Valorem Taxes (31010) to repay the bonds, an annual property tax levy will be levied by the City through 2023, averaging approximately \$21,000.

### WATER

#### BUDGETARY OBJECTIVE

This debt was incurred to fund the Inwood Booster station project and the increased costs due to a project scope change for the 39<sup>th</sup> Street Project.

WATER DEBT PAYMENT SCHEDULE		
YEAR	PRINCIPAL	INTEREST
2022	\$60,000	\$16,776
2023	\$60,000	\$15,501
2024	\$60,000	\$14,151
2025-2031	\$470,000	\$50,514
<b>TOTAL:</b>	<b>\$650,000</b>	<b>\$96,942</b>

#### REVENUES & OTHER FINANCING SOURCES

- Special Assessments (36100) – A portion of this project will be assessed to the benefitting property owners. These assessments are projected to be levied against benefited property owners in 2015 for payments beginning in 2016 and will span 15 years.
- Water Sales (37100) and Water Connection fees (37150) – The balance of the loan payments will be funded through Water fund revenue.

**SEWER**

**BUDGETARY OBJECTIVE**

This debt was incurred to fund the increased costs due to a scope change in the 39<sup>th</sup> Street Sewer Project.

SEWER DEBT PAYMENT SCHEDULE		
YEAR	PRINCIPAL	INTEREST
2022	\$20,000	\$5,100
2023	\$20,000	\$4,675
2024	\$20,000	\$4,225
2025-2031	\$140,000	\$14,500
<b>TOTAL:</b>	<b>\$280,000</b>	<b>\$28,500</b>

**REVENUES & OTHER FINANCING SOURCES**

- Special Assessments (36100) – A portion of this project will be assessed to the benefitting property owners. These assessments are projected to be levied against benefited property owners in 2013 for payments beginning in 2014 and will span 15 years.
- Sewer Sales (37200) and Sewer Connection fees (37250) – The balance of the loan payments will be funded through Sewer

**2016A G.O. IMPROVEMENT BONDS (326)**

To save bonding costs, all necessary 2016 bonding was done through one bonding release. As a result there are three very distinctive components of this bond.

**GENERAL FUND - STREETS**

**BUDGETARY OBJECTIVE**

In order to fund the 2016 street projects, including the Kirkwood Street project, Stonegate, and Kelvin Ave Street. G.O. Improvement bonds were issues in the total amount of \$1,115,000 payable through 2027. This fund is responsible for the retirement of the general obligation bonds.

DEBT PAYMENT SCHEDULE		
YEAR	PRINCIPAL	INTEREST
2022	\$110,000	\$12,800
2023	\$115,000	\$10,550
2024	\$115,000	\$8,250
2025-2027	\$355,000	\$10,750
<b>TOTAL:</b>	<b>\$695,000</b>	<b>\$42,350</b>

**REVENUES & OTHER FINANCING SOURCES**

- Current Ad Valorem Taxes (31010) to repay the bonds, an annual property tax levy will be levied by the City through 2026, averaging approximately \$190,000.
- Special Assessments (36100) these assessments are projected to be levied against benefited property owners in 2016 for payments beginning in 2017 and will span 10 years. Total assessments \$533,880.

**GENERAL FUND - DOWNTOWN IMPROVEMENT**

**BUDGETARY OBJECTIVE**

In order to fund the 2016 Downtown Lake Elmo Avenue Project G.O. Improvement bonds were issues in the total amount of \$1,575,000 payable through 2027. This fund is responsible for the retirement of the general obligation bonds.

DEBT PAYMENT SCHEDULE		
YEAR	PRINCIPAL	INTEREST
2022	\$155,000	\$18,050
2023	\$160,000	\$14,900
2024	\$165,000	\$11,650
2025-2027	\$500,000	\$15,100
<b>TOTAL:</b>	<b>\$980,000</b>	<b>\$59,700</b>

**REVENUES & OTHER FINANCING SOURCES**

- Special Assessments (36100) these assessments are projected to be levied against benefited property owners in 2016 for payments beginning in 2017 and will span 10 years. Total assessments \$470,394.

**WATER**

WATER DEBT PAYMENT SCHEDULE		
YEAR	PRINCIPAL	INTEREST
2022	\$200,000	\$47,100
2023	\$205,000	\$43,050
2024	\$210,000	\$38,900
2025-2032	\$1,840,000	\$150,600

**BUDGETARY OBJECTIVE**

<b>TOTAL:</b>	\$2,455,000	\$279,650
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This debt was incurred to fund the Kelvin Avenue Utilities, Inwood Booster Station and Water Tower. G.O. Improvement bonds were issues in the total amount of \$3,225,000 payable through 2032.

**REVENUES & OTHER FINANCING SOURCES**

- Special Assessments (36100) – A portion of this project will be assessed to the benefitting property owners. These assessments are projected to be levied against benefited property owners in 2016 for payments beginning in 2017 and will span 15 years.
- Water Sales (37100) and Water Connection fees (37150) – The balance of the loan payments will be funded through Water fund revenue.

**SEWER**

**BUDGETARY OBJECTIVE**

This debt was incurred to fund the Lake Elmo Avenue Downtown Project. G.O. Improvement bonds were issues in the total amount of \$860,000 payable through 2032.

<b>SEWER DEBT PAYMENT SCHEDULE</b>		
YEAR	PRINCIPAL	INTEREST
2022	\$55,000	\$12,550
2023	\$55,000	\$11,450
2024	\$55,000	\$10,350
2025-2032	\$490,000	\$40,300
<b>TOTAL:</b>	<b>\$655,000</b>	<b>\$74,650</b>

**REVENUES & OTHER FINANCING SOURCES**

- Sewer Sales (37200) and Sewer Connection fees (37250) – The balance of the loan payments will be funded through Sewer
- Special Assessments \$592,066 (36100) – A portion of this project will be assessed to the benefitting property owners. These assessments are projected to be levied against benefited property owners in 2016 for payments beginning in 2017 and will span 20 years.

**STORM WATER**

**BUDGETARY OBJECTIVE**

This debt was incurred to fund the Lake Elmo Avenue Downtown Project. G.O. Improvement bonds were issues in the total amount of \$2,770,000 payable through 2032.

<b>SEWER DEBT PAYMENT SCHEDULE</b>		
YEAR	PRINCIPAL	INTEREST
2022	\$175,000	\$40,050
2023	\$175,000	\$36,950
2024	\$180,000	\$33,400
2025-2032	\$1,580,000	\$129,400
<b>TOTAL:</b>	<b>\$2,110,000</b>	<b>\$240,200</b>

**REVENUES & OTHER FINANCING SOURCES**

- Storm Water Sales (37300). The balance of the loan payments will be funded through Storm Water.

**2017A G.O. IMPROVEMENT BONDS (327)**

To save bonding costs, all necessary 2017 bonding was done through one bonding release. As a result there are three very distinctive components of this bond.

**GENERAL FUND - STREETS**

**BUDGETARY OBJECTIVE**

In order to fund the 2017 street projects – North Tri Lakes, including the Ideal Avenue CSAH 13, Old Village Phase 3, and Lake Elmo Avenue Downtown Project. G.O. Improvement bonds were issues in the total amount of \$4,295,000 payable through 2028. This fund is responsible for the retirement of the general obligation bonds.

<b>DEBT PAYMENT SCHEDULE</b>		
YEAR	PRINCIPAL	INTEREST
2022	\$410,000	\$72,751
2023	\$425,000	\$62,313
2024	\$435,000	\$51,563
2025-2028	\$1,845,000	\$93,683
<b>TOTAL:</b>	<b>\$3,115,000</b>	<b>\$280,310</b>

**REVENUES & OTHER FINANCING SOURCES**

- Current Ad Valorem Taxes (31010) to repay the bonds, an annual property tax levy will be levied by the City through 2027, averaging approximately \$340,000. .
- Special Assessments (36100) these assessments are projected to be levied against benefited property owners in 2017 for payments beginning in 2018 and will span 10 years. Total assessments \$1,733,247.

**GENERAL FUND - EQUIPMENT**

**BUDGETARY OBJECTIVE**

In order to fund the 2017 purchase of Dump Truck and Plow Truck G.O. Improvement bonds were issues in the total amount of \$270,000 payable through 2027. This fund is responsible for the retirement of the general obligation bonds.

DEBT PAYMENT SCHEDULE		
YEAR	PRINCIPAL	INTEREST
2022	\$30,000	\$4,251
2023	\$30,000	\$3,501
2024	\$30,000	\$2,751
2025-2027	\$95,000	\$3,682
<b>TOTAL:</b>	<b>\$185,000</b>	<b>\$14,185</b>

**WATER**

**BUDGETARY OBJECTIVE**

This debt was incurred to fund the Old Village Phase 3 and Lake Elmo Avenue Downtown. G.O. Improvement bonds were issues in the total amount of \$1,640,000 payable through 2033.

WATER DEBT PAYMENT SCHEDULE		
YEAR	PRINCIPAL	INTEREST
2022	\$100,000	\$34,950
2023	\$100,000	\$32,450
2024	\$105,000	\$29,888
2025-2033	\$1,055,000	\$139,111
<b>TOTAL:</b>	<b>\$1,360,000</b>	<b>\$236,399</b>

**REVENUES & OTHER FINANCING SOURCES**

- Water Sales (37100) and Water Connection fees (37150) – The balance of the loan payments will be funded through Water fund revenue.

**SEWER**

**BUDGETARY OBJECTIVE**

This debt was incurred to fund the Ideal Ave CSAH 13, Old Village Phase 3, Hudson Blvd Lift Station, and Lake Elmo Downtown Project. G.O. Improvement bonds were issues in the total amount of \$2,685,000 payable through 2033.

SEWER DEBT PAYMENT SCHEDULE		
YEAR	PRINCIPAL	INTEREST
2022	\$160,000	\$57,238
2023	\$165,000	\$53,175
2024	\$170,000	\$48,987
2025-2033	\$1,730,000	\$228,318
<b>TOTAL:</b>	<b>\$2,225,000</b>	<b>\$387,718</b>

**REVENUES & OTHER FINANCING SOURCES**

- Sewer Sales (37200) and Sewer Connection fees (37250) – The balance of the loan payments will be funded through Sewer.

**STORM WATER**

**BUDGETARY OBJECTIVE**

This debt was incurred to fund the Lake Elmo Avenue Downtown Project. G.O. Improvement bonds were issues in the total amount of \$155,000 payable through 2033.

SEWER DEBT PAYMENT SCHEDULE		
YEAR	PRINCIPAL	INTEREST
2022	\$10,000	\$3,201
2023	\$10,000	\$2,951
2024	\$10,000	\$2,701
2025-2032	\$95,000	\$12,656
<b>TOTAL:</b>	<b>\$125,000</b>	<b>\$21,509</b>

**REVENUES & OTHER FINANCING SOURCES**

- Storm Water Sales (37300). The balance of the loan payments will be funded through Storm Water.



## 2018A G.O. EQUIPMENT CERTIFICATE (330)

### GENERAL FUND - CERTIFICATE

#### BUDGETARY OBJECTIVE

In order to fund the acquisition of items of capital equipment (Fire Engine and a Dump Truck). G.O. Equipment Certificate was issued in the total amount of \$940,000 payable through 2028. This fund is responsible for the retirement of the general obligation bonds.

#### REVENUES & OTHER FINANCING SOURCES

- Current Ad Valorem Taxes (31010) to repay the bonds, an annual property tax levy will be levied by the City through 2028, averaging approximately \$125,000.

DEBT PAYMENT SCHEDULE		
YEAR	PRINCIPAL	INTEREST
2022	\$100,000	\$19,036
2023	\$100,000	\$16,336
2024	\$105,000	\$13,568
2025-2028	\$450,000	\$24,567
<b>TOTAL:</b>	<b>\$755,000</b>	<b>\$73,507</b>

## 2019A G.O. IMPROVEMENT BONDS (329)

To save bonding costs, all necessary 2019 bonding was done through one bonding release. As a result there are three very distinctive components of this bond.

### GENERAL FUND - STREETS

#### BUDGETARY OBJECTIVE

In order to fund the 2019 improvement projects, which include South Tri Lakes and Old Village Phase 4. G.O. Improvement bonds were issues in the total amount of \$2,160,000 payable through 2030. This fund is responsible for the retirement of the general obligation bonds.

#### REVENUES & OTHER FINANCING SOURCES

- Current Ad Valorem Taxes (31010) to repay the bonds, an annual property tax levy will be levied by the City through 2029, averaging approximately \$200,000.
- Special Assessments (36100) these assessments are projected to be levied against benefited property owners in 2019 for payments beginning in 2020 and will span 15 years. Total assessments \$698,752.

DEBT PAYMENT SCHEDULE		
YEAR	PRINCIPAL	INTEREST
2022	\$195,000	\$51,775
2023	\$200,000	\$45,850
2024	\$210,000	\$39,700
2025-2029	\$1,380,000	\$103,225
<b>TOTAL:</b>	<b>\$1,985,000</b>	<b>\$240,550</b>

### GENERAL FUND - EQUIPMENT

#### BUDGETARY OBJECTIVE

In order to fund the 2019 purchase of Tender 1 and SCBA G.O. Improvement bonds were issues in the total amount of \$700,000 payable through 2029. This fund is responsible for the retirement of the general obligation bonds.

#### REVENUES & OTHER FINANCING SOURCES

Current Ad Valorem Taxes (31010) to repay the bonds, an annual property tax levy will be levied by the City through 2029, averaging approximately \$95,000.

DEBT PAYMENT SCHEDULE		
YEAR	PRINCIPAL	INTEREST
2022	\$70,000	\$17,100
2023	\$75,000	\$14,925
2024	\$75,000	\$12,675
2025-2029	\$415,000	\$27,825
<b>TOTAL:</b>	<b>\$635,000</b>	<b>\$72,525</b>

## WATER

WATER DEBT PAYMENT SCHEDULE		
YEAR	PRINCIPAL	INTEREST
2022	\$20,000	\$8,806
2023	\$20,000	\$8,206
2024	\$25,000	\$7,531

**BUDGETARY OBJECTIVE**

This debt was incurred to fund the Old Village Phase 4. G.O. Improvement bonds were issues in the total amount of \$380,000 payable through 2035.

2025-2035	\$295,000	\$38,155
<b>TOTAL:</b>	<b>\$360,000</b>	<b>\$62,698</b>

**REVENUES & OTHER FINANCING SOURCES**

- Water Sales (37100) and Water Connection fees (37150) – The balance of the loan payments will be funded through Water fund revenue.

**SEWER**

**BUDGETARY OBJECTIVE**

This debt was incurred to fund the Old Village Phase 4 G.O. Improvement bonds were issues in the total amount of \$425,000 payable through 2035.

<b>SEWER DEBT PAYMENT SCHEDULE</b>		
YEAR	PRINCIPAL	INTEREST
2022	\$25,000	\$9,863
2023	\$25,000	\$9,113
2024	\$25,000	\$8,363
2025-2035	\$330,000	\$42,992
<b>TOTAL:</b>	<b>\$405,000</b>	<b>\$70,331</b>

**REVENUES & OTHER FINANCING SOURCES**

- Sewer Sales (37200) and Sewer Connection fees (37250) – The balance of the loan payments will be funded through Sewer.

**STORM WATER**

**BUDGETARY OBJECTIVE**

This debt was incurred to fund the Old Village Phase 4. G.O. Improvement bonds were issues in the total amount of \$390,000 payable through 2035.

<b>SEWER DEBT PAYMENT SCHEDULE</b>		
YEAR	PRINCIPAL	INTEREST
2022	\$20,000	\$9,062
2023	\$25,000	\$8,387
2024	\$25,000	\$7,637
2025-2035	\$300,000	\$38,845
<b>TOTAL:</b>	<b>\$370,000</b>	<b>\$63,931</b>

**REVENUES & OTHER FINANCING SOURCES**

- Storm Water Sales (37300). The balance of the loan payments will be funded through Storm Water.

**2021A G.O. IMPROVEMENT, CIP AND REFUNDING BONDS (331)**

To save bonding costs, all necessary 2021 bonding was done through one bonding release. As a result there are three very distinctive components of this bond.

**GENERAL FUND - STREETS**

**BUDGETARY OBJECTIVE**

In order to fund the 2021 improvement projects, which includes Old Village 5 and 6 (Phase I), Heritage Farms, and Tamarack Farms Estates. G.O. Improvement bonds were issues in the total amount of \$4,565,000 payable through 2037. This fund is responsible for the retirement of the general obligation bonds.

<b>DEBT PAYMENT SCHEDULE</b>		
YEAR	PRINCIPAL	INTEREST
2022	\$0.00	\$71,695
2023	\$250,000	\$106,550
2024	\$260,000	\$98,900
2025-2037	\$4,055,000	\$580,737.50
<b>TOTAL:</b>	<b>\$4,565,000</b>	<b>\$857,882.50</b>

**REVENUES & OTHER FINANCING SOURCES**

- Current Ad Valorem Taxes (31010) to repay the bonds, an annual property tax levy will be levied by the City through 2036, averaging approximately \$275,000.
- Special Assessments (36100) these assessments are projected to be levied against benefited property owners in 2021 for payments beginning in 2022 and will span 15 years. Total assessments \$1,209,850.

**GENERAL FUND – REFUNDING – 2018A EDA**

**BUDGETARY OBJECTIVE**

The 2018A EDA/BROOKFIELD BUILDING was refinanced with the 2021A issue due to the city purchasing the building to use for the new city center construction G.O. Refunding bonds were issues in the total amount of \$815,000 payable through 2034. This fund is responsible for the retirement of the general obligation bonds.

**REVENUES & OTHER FINANCING SOURCES**

Current Ad Valorem Taxes (31010) to repay the bonds, an annual property tax levy will be levied by the City through 2041. The Levy was combined with the CIP portion of the debt issuance, averaging approximately \$75,000.

DEBT PAYMENT SCHEDULE		
YEAR	PRINCIPAL	INTEREST
2022	\$50,000	\$12,867.50
2023	\$55,000	\$18,625
2024	\$55,000	\$16,975
2025-2034	\$655,000	\$73,625
<b>TOTAL:</b>	<b>\$815,000</b>	<b>\$72,525</b>

**2013A – REFUNDING – WATER**

**BUDGETARY OBJECTIVE**

During 2021 the interest rates went to a level where refunding the bond resulted in a large interest savings. Total net savings as a result of restructuring this bond were \$82K with a present value of \$79k. Total refinanced amount \$570,000.

**REVENUES & OTHER FINANCING SOURCES**

- Water Sales (37100) and Water Connection fees (37150) – The balance of the loan payments will be funded through Water fund revenue.

WATER DEBT PAYMENT SCHEDULE		
YEAR	PRINCIPAL	INTEREST
2022	\$20,000	\$8,806
2023	\$20,000	\$8,206
2024	\$25,000	\$7,531
2025-2034	\$295,000	\$38,155
<b>TOTAL:</b>	<b>\$360,000</b>	<b>\$62,698</b>

**2013A – REFUNDING – SEWER**

**BUDGETARY OBJECTIVE**

During 2021 the interest rates went to a level where refunding the bond resulted in a large interest savings. Total net savings as a result of restructuring this bond were \$243K with a present value of \$236k. Total refinanced amount \$1,710,000.

**REVENUES & OTHER FINANCING SOURCES**

- Sewer Sales (37200) and Sewer Connection fees (37250) – The balance of the loan payments will be funded through Sewer.

SEWER DEBT PAYMENT SCHEDULE		
YEAR	PRINCIPAL	INTEREST
2022	\$0.00	\$28,713.75
2023	\$155,000	\$41,850.00
2024	\$140,000	\$37,425.00
2025-2034	\$1,415,000	\$155,837.50
<b>TOTAL:</b>	<b>\$1,710,000</b>	<b>\$263,826.25</b>

**SEWER**

**BUDGETARY OBJECTIVE**

This debt was incurred to fund the Old Village 5 and 6 (Phase I), Hamlet on Sunfish Lake, and Heritage Farms. G.O. Improvement bonds were issues in the total amount of \$4,030,000 payable through 2037.

**REVENUES & OTHER FINANCING SOURCES**

- Sewer Sales (37200) and Sewer Connection fees (37250) – The balance of the loan payments will be funded through Sewer.
- Special Assessments (36100) these assessments are projected to be levied against benefited property owners in 2021 and 2022 for payments beginning in 2022/2023 and will span 20 years. Total assessments \$2,884,900.

SEWER DEBT PAYMENT SCHEDULE		
YEAR	PRINCIPAL	INTEREST
2022	\$0.00	\$63,293.75
2023	\$220,000	\$94,075.00
2024	\$230,000	\$87,325.00
2025-2037	\$3,580,000	\$512,262.50
<b>TOTAL:</b>	<b>\$4,030,000</b>	<b>\$756,956.25</b>

**CIP (City Hall, Fire Station, and Law Enforcement)**

SEWER DEBT PAYMENT SCHEDULE		
YEAR	PRINCIPAL	INTEREST

**BUDGETARY OBJECTIVE**

This debt was incurred to fund the construction of the New City Center. G.O. Improvement bonds were issues in the total amount of \$10,295,000 payable through 2042.

2022	\$0.00	\$155,020.94
2023	\$400,000	\$232,493.76
2024	\$410,000	\$220,343.76
2025-2042	\$9,485,000	\$1,899,203.30
<b>TOTAL:</b>	<b>\$10,295,000</b>	<b>\$2,507,061.76</b>

**REVENUES & OTHER FINANCING SOURCES**

- Current Ad Valorem Taxes (31010) to repay the bonds, an annual property tax levy will be levied by the City through 2041, averaging approximately \$716,000.

# 5 Capital Projects Funds

Capital projects funds (a type of governmental fund) are used to account for financial resources to be used for the acquisition or construction of major capital facilities (other than those to be financed by proprietary funds and trust funds). The city presently has three active capital projects funds that account for ongoing projects and capital expenditures relating to parks, vehicles and city facilities (Park Dedication, Vehicle Replacement, and City Facilities Fund). Additionally the city will create a unique fund for all other capital projects. At the end of 2021 the city had 18 active capital project funds.

Annual appropriated budgets are not adopted for capital projects funds because effective budgetary control is alternatively accomplished through the use of project controls. However, capital projects fund budgets along with a five-year capital improvement plan are prepared by staff and reviewed by the city council to assist in the city's overall financial planning.

## BASIS OF ACCOUNTING & BUDGETING

The measurement focus for capital projects funds is on a current financial resources basis, where the aim of a set of financial statements is to report the near-term (current) inflows, outflows, and balances of expendable financial resources. The fund balance is considered a measure of expendable resources.

Capital projects funds use the modified accrual basis of accounting, under which revenues are not recognized until they are measurable and available, and expenditures are recognized in the period in which governments in general normally liquidate the related liability rather than when that liability is first incurred (if earlier).

The basis of budgeting is consistent with accounting principles generally accepted in the United States of America.

## 2022-2026 CIP SUMMARY

City of Lake Elmo, Minnesota  
*Capital Improvement Plan - 2022 - 2026*  
 2022 thru 2026

**PROJECTS BY DEPARTMENT**

Department	Project #	Priority	2022	2023	2024	2025	2026	Total
<b>Building Department</b>								
Inspection Vehicle	B-002	2					30,000	30,000
Inspection Vehicle	B-003	3	30,000					30,000
Inspection Vehicle	B-004	3			30,000			30,000
<b>Building Department Total</b>			<b>30,000</b>		<b>30,000</b>		<b>30,000</b>	<b>90,000</b>
<b>Fire Department</b>								
Brush Truck 2	F-012	2			90,000			90,000
Rescue Boat & Trailer Replacement	F-014	1			30,000			30,000
Turnout Gear Replacements	F-017	1	83,000					83,000
Command Vehicle 2 (2016 Tahoe)	F-019	2				67,000		67,000
Command Vehicle 3 (2015 Tahoe)	F-020	2		65,500				65,500
800 MHz Radio Replacement	F-021	1	195,000					195,000
SCBA Fill Station & Compressor	F-022	1			50,000			50,000
<b>Fire Department Total</b>			<b>278,000</b>	<b>65,500</b>	<b>170,000</b>	<b>67,000</b>		<b>580,500</b>
<b>Parks and Recreation</b>								
Central Greenway Regional Trail	PR-009	3		220,000				220,000
New or Refurbished Ballfields	PR-017	1			1,000,000			1,000,000
Dog Park	PR-019	4		25,000				25,000
Utility Vehicle/Trail Groomer	PR-020	3			37,000			37,000
Neighborhood Trail Connections	PR-021	2	266,430	56,213				322,643
Pebble Park Playground Replacement	PR-022	2		130,000				130,000
Demontreville Park Playground Replacement	PR-023	2		130,000				130,000
Tablyn Park Court Resurfacing	PR-024	3				75,000		75,000
Pebble Park Courts	PR-025	3			85,000			85,000
Trail Seal Coat	PR-026	2	65,000					65,000
Kleis Park Disc Golf	PR-027	3		25,000				25,000
<b>Parks and Recreation Total</b>			<b>331,430</b>	<b>586,213</b>	<b>1,122,000</b>	<b>75,000</b>		<b>2,114,643</b>
<b>Public Works Department</b>								
Loader	PW-004	2		185,000				185,000
Tractor	PW-006	2		130,000				130,000
Pickup Truck / plow	PW-019	4	44,000					44,000
CSAH 15/30th Street Signal	PW-030	3	628,152					628,152
CSAH 6/Inwood Signal	PW-031	3				250,000		250,000
15th Street North (MSA Street)	PW-034	3		1,200,000				1,200,000
UP RR Crossing - Village Parkway	PW-035	2	525,000					525,000
UP RR Crossing - Private Drive Closure	PW-036	2	105,000					105,000
UP RR Crossing: Klondike Ave	PW-037	2	262,500					262,500
2022 Street Improvements	PW-038	3	10,055,000					10,055,000
2023 Street Improvements	PW-039	3		6,996,250				6,996,250
2024 Street Improvements	PW-040	3			4,704,750			4,704,750
2025 Street Improvements	PW-041	3				5,540,000		5,540,000

Department	Project #	Priority	2022	2023	2024	2025	2026	Total
2026 Street Improvements	PW-042	3					5,768,000	5,768,000
Back Hoe	PW-044	2		85,000				85,000
Mini Loader	PW-048	2				120,000		120,000
Asphalt Hot Box	PW-049	2	50,000					50,000
Dump Truck with Plow	PW-050	1	275,000					275,000
Ideal Ave (CSAH 13) Phase 2	PW-052	3	400,000					400,000
Skidloader	PW-054	3		70,000				70,000
Pickup w/plow	PW-060	3			41,000			41,000
Pickup	PW-061	3					35,000	35,000
Manning/Hudson Stoplight	PW-067	2		250,000				250,000
2013 Bobcat T590 Track Skid Steer Replacement	PW-071	2	70,000					70,000
Pickup truck addition	PW-072	2		42,000				42,000
TH36-Lake Elmo Ave (CSAH 17) Imp	PW-074	3				4,500,000		4,500,000
South Frontage Road (Keats to Lake Elmo Ave)	PW-076	3					2,500,000	2,500,000
5th St Medians	PW-077	2	206,350					206,350
<b>Public Works Department Total</b>			<b>12,621,002</b>	<b>8,958,250</b>	<b>4,745,750</b>	<b>10,410,000</b>	<b>8,303,000</b>	<b>45,038,002</b>

<b>Sewer Department</b>								
Old Village Sewer Extension Phase 5	S-005	3	1,475,000					1,475,000
Sewer Oversizing	S-013	3	22,438	32,922	40,000			95,360
Old Village Sewer Extension Phase 7	S-017	3		575,000				575,000
VAC Truck	S-019	2			250,000			250,000
Sewer to 180 Acres	S-020	3	540,000	100,000				640,000
Low Pressure Sewer to Klondike	S-021	5				0		0
Sewer to Sunfish Ponds	S-022	5					0	0
Tapestry Neighborhood Sanitary Sewer Ext	S-023	3	922,000					922,000
I-94 Lift Station and Forcemain Upgrade	S-024	3			1,900,000			1,900,000
<b>Sewer Department Total</b>			<b>2,959,438</b>	<b>707,922</b>	<b>2,190,000</b>	<b>0</b>	<b>0</b>	<b>5,857,360</b>

<b>Storm Water Department</b>								
Phase 2 Regional Drainage Improvements	SW-001	3		800,000				800,000
Phase 3 Regional Drainage Improvements	SW-002	3			500,000			500,000
Kramer Lake Floodplain Study	SW-003	3			60,000			60,000
<b>Storm Water Department Total</b>				<b>800,000</b>	<b>560,000</b>			<b>1,360,000</b>

<b>Water Department</b>								
Elevated Storage Tank #3	W-006	1	4,110,000					4,110,000
Village East Trunk Watermain & PRV	W-008	2	375,000					375,000
Paint Water Tank at PW	W-010	4			800,000			800,000
Well #4 Pump - Pull and Rebuild	W-012	3	35,000					35,000
Watermain Oversizing	W-013	3	235,219	40,695	120,000	60,000		455,914
Water Meter Change Out	W-023	1	75,000	75,000	50,000			200,000
Automated Radio Read System	W-024	3				300,000		300,000
OV sewer extension phase 6 & 5; water component	W-025	3	1,040,000					1,040,000
OV sewer extension Phase 7; water component	W-026	3		270,000				270,000
2022 Street Projects-water component	W-031	3	4,186,000					4,186,000
2023 Street Projects-water component	W-032	3		2,550,600				2,550,600
2024 Street Projects-water component	W-033	3			1,497,000			1,497,000
2025 Street Projects-water component	W-034	3				1,820,000		1,820,000
2026 Street Projects-water component	W-035	3					1,800,000	1,800,000
45th Street Watermain Extension	W-036	3		400,000				400,000
Well, Pumphouse No. 6 and monitoring well	W-037	3					2,700,000	2,700,000
Watermain Trunk Watermains	W-038	3			1,392,000	1,000,000	1,000,000	3,392,000
Decommission Water Tower 1	W-039	3					50,000	50,000

<b>Department</b>	<b>Project #</b>	<b>Priority</b>	<b>2022</b>	<b>2023</b>	<b>2024</b>	<b>2025</b>	<b>2026</b>	<b>Total</b>
<b>Water Department Total</b>			<b>10,056,219</b>	<b>3,336,295</b>	<b>3,859,000</b>	<b>3,180,000</b>	<b>5,550,000</b>	<b>25,981,514</b>
<b>GRAND TOTAL</b>			<b>26,276,089</b>	<b>14,454,180</b>	<b>12,676,750</b>	<b>13,732,000</b>	<b>13,883,000</b>	<b>81,022,019</b>



City of Lake Elmo, Minnesota  
*Capital Improvement Plan - 2022 - 2026*  
 2022 thru 2026

**PROJECTS BY FUNDING SOURCE**

Source	Project #	Priority	2022	2023	2024	2025	2026	Total
<b>Debt Service</b>								
CSAH 15/30th Street Signal	PW-030	3	628,152					628,152
UP RR Crossing - Village Parkway	PW-035	2	25,000					25,000
UP RR Crossing - Private Drive Closure	PW-036	2	105,000					105,000
UP RR Crossing: Klondike Ave	PW-037	2	262,500					262,500
2022 Street Improvements	PW-038	3	4,625,000					4,625,000
2023 Street Improvements	PW-039	3		3,046,250				3,046,250
2024 Street Improvements	PW-040	3			2,634,750			2,634,750
2025 Street Improvements	PW-041	3				2,500,000		2,500,000
2026 Street Improvements	PW-042	3					2,500,000	2,500,000
Ideal Ave (CSAH 13) Phase 2	PW-052	3	400,000					400,000
TH36-Lake Elmo Ave (CSAH 17) Imp	PW-074	3				4,500,000		4,500,000
South Frontage Road (Keats to Lake Elmo Ave)	PW-076	3					2,500,000	2,500,000
Old Village Sewer Extension Phase 5	S-005	3	1,475,000					1,475,000
Old Village Sewer Extension Phase 7	S-017	3		575,000				575,000
Tapestry Neighborhood Sanitary Sewer Ext	S-023	3	922,000					922,000
Phase 2 Regional Drainage Improvements	SW-001	3		800,000				800,000
Phase 3 Regional Drainage Improvements	SW-002	3			500,000			500,000
<b>Debt Service Total</b>			<b>8,442,652</b>	<b>4,421,250</b>	<b>3,134,750</b>	<b>7,000,000</b>	<b>5,000,000</b>	<b>27,998,652</b>
<b>General Fund</b>								
Turnout Gear Replacements	F-017	1	83,000					83,000
800 MHz Radio Replacement	F-021	1	9,286					9,286
SCBA Fill Station & Compressor	F-022	1			50,000			50,000
Asphalt Hot Box	PW-049	2	50,000					50,000
5th St Medians	PW-077	2	206,350					206,350
<b>General Fund Total</b>			<b>348,636</b>		<b>50,000</b>			<b>398,636</b>
<b>Grants/Donation</b>								
800 MHz Radio Replacement	F-021	1	185,714					185,714
New or Refurbished Ballfields	PR-017	1			1,000,000			1,000,000
UP RR Crossing - Village Parkway	PW-035	2	500,000					500,000
2022 Street Improvements	PW-038	3	5,430,000					5,430,000
2023 Street Improvements	PW-039	3		3,950,000				3,950,000
2024 Street Improvements	PW-040	3			2,070,000			2,070,000
2025 Street Improvements	PW-041	3				3,040,000		3,040,000
2026 Street Improvements	PW-042	3					3,268,000	3,268,000
Manning/Hudson Stoplight	PW-067	2		250,000				250,000
Sewer to 180 Acres	S-020	3	540,000					540,000
Kramer Lake Floodplain Study	SW-003	3			60,000			60,000
2022 Street Projects-water component	W-031	3	3,745,000					3,745,000
2023 Street Projects-water component	W-032	3		2,280,000				2,280,000
2024 Street Projects-water component	W-033	3			1,200,000			1,200,000

Source	Project #	Priority	2022	2023	2024	2025	2026	Total
2025 Street Projects-water component	W-034	3				1,640,000		1,640,000
2026 Street Projects-water component	W-035	3					1,620,000	1,620,000
45th Street Watermain Extension	W-036	3		400,000				400,000
<b>Grants/Donation Total</b>			<b>10,400,714</b>	<b>6,880,000</b>	<b>4,330,000</b>	<b>4,680,000</b>	<b>4,888,000</b>	<b>31,178,714</b>

### **Municipal Sate Aid (MSA)**

CSAH 6/Inwood Signal	PW-031	3				250,000		250,000
15th Street North (MSA Street)	PW-034	3		1,200,000				1,200,000
<b>Municipal Sate Aid (MSA) Total</b>				<b>1,200,000</b>		<b>250,000</b>		<b>1,450,000</b>

### **Park Dedication Fund**

Central Greenway Regional Trail	PR-009	3		220,000				220,000
Dog Park	PR-019	4		25,000				25,000
Neighborhood Trail Connections	PR-021	2	266,430	56,213				322,643
Pebble Park Playground Replacement	PR-022	2		130,000				130,000
Demontriville Park Playground Replacement	PR-023	2		130,000				130,000
Tablyn Park Court Resurfacing	PR-024	3				75,000		75,000
Pebble Park Courts	PR-025	3			85,000			85,000
Trail Seal Coat	PR-026	2	65,000					65,000
Kleis Park Disc Golf	PR-027	3		25,000				25,000
<b>Park Dedication Fund Total</b>			<b>331,430</b>	<b>586,213</b>	<b>85,000</b>	<b>75,000</b>		<b>1,077,643</b>

### **Sewer Fund**

Back Hoe	PW-044	2		17,000				17,000
Sewer Oversizing	S-013	3	22,438	32,922				55,360
VAC Truck	S-019	2			175,000			175,000
Sewer to 180 Acres	S-020	3		100,000				100,000
Low Pressure Sewer to Klondike	S-021	5				0		0
Sewer to Sunfish Ponds	S-022	5					0	0
I-94 Lift Station and Forcemain Upgrade	S-024	3			1,900,000			1,900,000
<b>Sewer Fund Total</b>			<b>22,438</b>	<b>149,922</b>	<b>2,075,000</b>	<b>0</b>	<b>0</b>	<b>2,247,360</b>

### **Storm Water Fund**

Back Hoe	PW-044	2		17,000				17,000
2013 Bobcat T590 Track Skid Steer Replacement	PW-071	2	10,000					10,000
VAC Truck	S-019	2			75,000			75,000
<b>Storm Water Fund Total</b>			<b>10,000</b>	<b>17,000</b>	<b>75,000</b>			<b>102,000</b>

### **Street Fund**

Sewer Oversizing	S-013	3			40,000			40,000
<b>Street Fund Total</b>					<b>40,000</b>			<b>40,000</b>

### **Vehicle Replacement Fund**

Inspection Vehcile	B-002	2					30,000	30,000
Inspection Vehcile	B-003	3	30,000					30,000
Inspection Vehicle	B-004	3			30,000			30,000

Source	Project #	Priority	2022	2023	2024	2025	2026	Total
Brush Truck 2	F-012	2			90,000			90,000
Rescue Boat & Trailer Replacement	F-014	1			30,000			30,000
Command Vehicle 2 (2016 Tahoe)	F-019	2				67,000		67,000
Command Vehicle 3 (2015 Tahoe)	F-020	2		65,500				65,500
Utility Vehicle/Trail Groomer	PR-020	3			37,000			37,000
Loader	PW-004	2		185,000				185,000
Tractor	PW-006	2		130,000				130,000
PickupTruck / plow	PW-019	4	44,000					44,000
Back Hoe	PW-044	2		34,000				34,000
Mini Loader	PW-048	2				120,000		120,000
Dump Truck with Plow	PW-050	1	275,000					275,000
Skidloader	PW-054	3		70,000				70,000
Pickup w/plow	PW-060	3			41,000			41,000
Pickup	PW-061	3					35,000	35,000
2013 Bobcat T590 Track Skid Steer Replacement	PW-071	2	60,000					60,000
Pickup truck addition	PW-072	2		42,000				42,000
<b>Vehicle Replacement Fund Total</b>			<b>409,000</b>	<b>526,500</b>	<b>228,000</b>	<b>187,000</b>	<b>65,000</b>	<b>1,415,500</b>

### Water Fund

Back Hoe	PW-044	2		17,000				17,000
Elevated Storage Tank #3	W-006	1	4,110,000					4,110,000
Village East Trunk Watermain & PRV	W-008	2	375,000					375,000
Paint Water Tank at PW	W-010	4			800,000			800,000
Well #4 Pump - Pull and Rebuild	W-012	3	35,000					35,000
Watermain Oversizing	W-013	3	235,219	40,695	120,000	60,000		455,914
Water Meter Change Out	W-023	1	75,000	75,000	50,000			200,000
Automated Radio Read System	W-024	3				300,000		300,000
OV sewer extension phase 6 & 5; water component	W-025	3	1,040,000					1,040,000
OV sewer extension Phase 7; water component	W-026	3		270,000				270,000
2022 Street Projects-water component	W-031	3	441,000					441,000
2023 Street Projects-water component	W-032	3		270,600				270,600
2024 Street Projects-water component	W-033	3			297,000			297,000
2025 Street Projects-water component	W-034	3				180,000		180,000
2026 Street Projcts-water component	W-035	3					180,000	180,000
Well, Pumphouse No. 6 and monitoring well	W-037	3					2,700,000	2,700,000
Watermain Trunk Watermains	W-038	3			1,392,000	1,000,000	1,000,000	3,392,000
Decommission Water Tower 1	W-039	3					50,000	50,000
<b>Water Fund Total</b>			<b>6,311,219</b>	<b>673,295</b>	<b>2,659,000</b>	<b>1,540,000</b>	<b>3,930,000</b>	<b>15,113,514</b>

### GRAND TOTAL

<b>26,276,089</b>	<b>14,454,180</b>	<b>12,676,750</b>	<b>13,732,000</b>	<b>13,883,000</b>	<b>81,022,019</b>
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# 6 Enterprise Funds

Enterprise funds (a type of proprietary fund) are used to report an activity for which a fee is charged to external users for goods or services. Enterprise funds account for operations financed and operated in a manner similar to private business enterprises. The intent of the governing body is that the costs of providing goods or services on a continuing basis be financed or recovered primarily through user charges. At the end of 2021, all enterprise funds had a positive cash flow. The city presently has three enterprise funds:

1. Water
2. Sewer
3. Surface Water

Annual appropriated budgets are not adopted for enterprise funds, but budgets are prepared by staff and reviewed by the city council to assist in the city's overall financial planning.

## BASIS OF ACCOUNTING & BUDGETING

Enterprise funds are accounted for on the economic resources measurement focus, where the aim of a set of financial statements is to report all inflows, outflows, and balances affecting or reflecting an entity's net assets.

All assets and all liabilities (whether current or non-current) associated with an enterprise fund's activity are included on the balance sheet. Transactions that improve or diminish the economic position of the fund are reported as revenues or expenses. Depreciation, using the straight-line method, is charged against all exhaustible capital assets as an expense against operations.

Enterprise funds are accounted for using the accrual basis of accounting, which recognizes the financial effect of transactions, events, and interfund activities when they occur, regardless of the timing of related cash flows.

The basis of budgeting is consistent with accounting principles generally accepted in the United States of America.

## ENTERPRISE FUNDS BUDGET SUMMARY - WATER

	2019	2020	2021	2021	2022	%
	Actual	Actual	Budget	Projected	Budget	Budget Change 2021 to 2022
<b>601 - Water Fund</b>						
<b>Water Fund Revenues</b>						
Special Assessments	\$ -	\$ 762	\$ 10,740	\$ -	\$ -	-100.00%
Delinquent Special Assessments	\$ -	\$ (675)	\$ -	\$ -	\$ -	#DIV/0!
Special Assessments Penalties & Interest	\$ 96	\$ 1	\$ -	\$ -	\$ -	#DIV/0!
Smart Controller Pilot Program	\$ 875	\$ (3,375)	\$ -	\$ -	\$ -	#DIV/0!
Interest on Investments	\$ 183,387	\$ 128,678	\$ 39,928	\$ 65,379	\$ 32,689	-18.13%
Interest on Assessments	\$ 11,872	\$ 10,950	\$ -	\$ -	\$ -	#DIV/0!
Rent	\$ 10,010	\$ 26,000	\$ 26,000	\$ 16,000	\$ -	-100.00%
Water Sales	\$ 849,564	\$ 1,046,893	\$ 1,029,177	\$ -	\$ 1,147,441	11.49%
Bulk Water	\$ 1,394	\$ 3,381	\$ 1,000	\$ 2,000	\$ 2,000	100.00%
Water Lat Benefit Fee	\$ 5,800	\$ 5,800	\$ -	\$ -	\$ -	#DIV/0!
Water Access Revenue	\$ 475,000	\$ 1,205,000	\$ 1,617,000	\$ 1,437,000	\$ 1,104,000	-31.73%
Water Connections - Municipal	\$ 500,900	\$ 522,000	\$ 451,000	\$ 416,000	\$ 456,000	1.11%
Penalties	\$ -	\$ 10,830	\$ -	\$ -	\$ -	#DIV/0!
Meter Sales	\$ 97,342	\$ 155,831	\$ 95,000	\$ 146,937	\$ 130,600	37.47%
<b>Total Water Fund Revenues</b>	<b><u>\$ 2,136,239</u></b>	<b><u>\$ 3,112,076</u></b>	<b><u>\$ 3,269,845</u></b>	<b><u>\$ 2,083,316</u></b>	<b><u>\$ 2,872,730</u></b>	<b><u>-12.14%</u></b>
<b>Water Fund Expenses</b>						
Personnel	\$ 215,380	\$ 294,891	\$ 328,529	\$ 315,065	\$ 446,479	35.90%
Materials and Supplies	\$ 119,922	\$ 184,259	\$ 196,650	\$ 199,782	\$ 251,800	28.04%
Charges and Services	\$ 1,851,273	\$ 240,617	\$ 296,500	\$ 322,024	\$ 366,850	23.73%
Capital Outlay *	-	-	658,844	658,844	6,236,219	846.54%
Miscellaneous and Non-operating **	\$ 272,402	\$ 245,743	\$ 1,044,402	\$ 1,044,402	\$ 1,117,572	7.01%
<b>Total Water Fund Expenses</b>	<b><u>\$ 2,458,977</u></b>	<b><u>\$ 965,511</u></b>	<b><u>\$ 2,524,925</u></b>	<b><u>\$ 2,540,117</u></b>	<b><u>\$ 8,418,920</u></b>	<b><u>233.43%</u></b>
<b>Total Water Fund Revs. Over/(Under) Expenses</b>	<b><u>\$ (322,738)</u></b>	<b><u>\$ 2,146,566</u></b>	<b><u>\$ 744,920</u></b>	<b><u>\$ (456,801)</u></b>	<b><u>\$ (5,546,190)</u></b>	<b><u>-844.53%</u></b>

## ENTERPRISE FUNDS BUDGET SUMMARY - SEWER

	2019	2020	2021	2021	2022	%
	Actual	Actual	Budget	Projected	Budget	Budget Change 2021 to 2022
<b>602 - Sewer Fund</b>						
<b>Sewer Fund Revenues</b>						
Special Assessments	\$ -	\$ -	\$ 162,570	\$ 162,570	\$ -	-100.00%
Delinquent Special Assessments	\$ -	\$ -	\$ -	\$ -	\$ -	#DIV/0!
Special Assessments Penalties & Interest	\$ 624	\$ 1,710	\$ -	\$ -	\$ -	#DIV/0!
Prepaid Special Assessments	\$ -	\$ -	\$ -	\$ -	\$ -	#DIV/0!
Miscellaneous Water	\$ -	\$ 58,350	\$ -	\$ -	\$ -	#DIV/0!
Interest on Investments	\$ 190,342	\$ 142,328	\$ 39,812	\$ 73,667	\$ 36,834	-7.48%
Interest on Assessments	\$ 109,320	\$ 91,772	\$ -	\$ -	\$ -	#DIV/0!
Penalties	\$ -	\$ 1,911	\$ -	\$ -	\$ -	#DIV/0!
Sewer Sales	\$ 299,779	\$ 354,947	\$ 466,378	\$ 466,378	\$ 544,013	16.65%
SAC Early Pay Discount/Revenue	\$ 5,308	\$ 17,375	\$ 7,500	\$ 8,529	\$ 8,500	13.33%
Sewer Lat Benefit Fee	\$ 11,000	\$ 48,800	\$ -	\$ -	\$ -	#DIV/0!
Sewer Connecton Fee Revenue (SAC)	\$ 505,732	\$ 1,256,997	\$ 1,359,000	\$ 1,359,000	\$ 727,500	-46.47%
Sewer Connection Fees Regional	\$ -	\$ -	\$ -	\$ -	\$ -	#DIV/0!
Sewer Connection Fees Municipal	\$ 510,001	\$ 533,500	\$ 389,000	\$ 389,000	\$ 367,000	-5.66%
	<b><u>\$ 1,632,106</u></b>	<b><u>\$ 2,507,689</u></b>	<b><u>\$ 2,424,260</u></b>	<b><u>\$ 2,459,144</u></b>	<b><u>\$ 1,683,847</u></b>	<b><u>-30.54%</u></b>
<b>Sewer Fund Expenses</b>						
Personnel	\$ 86,545	\$ 121,205	\$ 137,580	\$ 124,538	\$ 196,533	42.85%
Materials and Supplies	\$ 11,765	\$ 19,874	\$ 17,250	\$ 14,788	\$ 23,250	34.78%
Charges and Services	\$ 283,878	\$ 352,150	\$ 409,072	\$ 397,533	\$ 573,146	40.11%
Capital Outlay *	\$ -	\$ -	\$ 275,760	\$ -	\$ 22,438	-91.86%
Miscellaneous and Non-operating **	\$ 168,140	\$ 165,996	\$ 640,822	\$ 640,322	\$ 637,019	-0.59%
<b>Total Sewer Fund Expenses</b>	<b><u>\$ 550,327</u></b>	<b><u>\$ 659,225</u></b>	<b><u>\$ 1,480,484</u></b>	<b><u>\$ 1,177,181</u></b>	<b><u>\$ 1,452,386</u></b>	<b><u>-1.90%</u></b>
<b>Total Sewer Fund Revs. Over/(Under) Expenses</b>	<b><u>\$ 1,081,779</u></b>	<b><u>\$ 1,848,465</u></b>	<b><u>\$ 943,776</u></b>	<b><u>\$ 1,281,963</u></b>	<b><u>\$ 231,460</u></b>	<b><u>-75.48%</u></b>

## ENTERPRISE FUNDS BUDGET SUMMARY – STORM WATER

	2019	2020	2021	2021	2022	%
	Actual	Actual	Budget	Projected	Budget	Budget Change 2021 to 2022
<b>603 - Storm Water Fund</b>						
<b>Storm Water Fund Revenues</b>						
Special Assessments	\$ -	\$ 25,578	-	-	-	#DIV/0!
Delinquent Special Assessments	\$ -	\$ -	-	-	-	#DIV/0!
Special Assessment Penalties/Interest	\$ 241	\$ -	-	-	-	#DIV/0!
Interest on Investment	\$ 37,479	\$ 15,344	4,574	8,925	4,463	-2.44%
Penalties	\$ -	\$ 8,350	-	-	-	#DIV/0!
Surface Water Utility Sales	\$ 344,211	\$ 314,959	385,155	385,155	464,080	20.49%
SW Review Fee Revenue	\$ 35,545	\$ 46,380	35,000	38,000	39,375	12.50%
<b>Total Storm Water Fund Revenues</b>	<b>\$ 417,475</b>	<b>\$ 410,611</b>	<b>\$ 424,729</b>	<b>\$ 432,080</b>	<b>\$ 507,918</b>	<b>19.59%</b>
<b>Storm Water Fund Expenses</b>						
Personnel	\$ 47,007	\$ 64,557	\$ 72,265	\$ 62,026	\$ 116,673	61.45%
Materials and Supplies	\$ 6,220	\$ 7,715	\$ 10,800	\$ 10,250	\$ 10,850	0.46%
Charges and Services	\$ 77,230	\$ 89,736	\$ 107,616	\$ 95,384	\$ 108,828	1.13%
Capital Outlay *	\$ -	\$ -	\$ -	\$ 24,185	\$ -	#DIV/0!
Miscellaneous and Non-operating **	\$ 48,861	\$ 54,098	\$ 259,771	\$ 259,771	\$ 262,713	1.13%
<b>Total Storm Water Fund Expenses</b>	<b>\$ 179,319</b>	<b>\$ 216,107</b>	<b>\$ 450,452</b>	<b>\$ 451,616</b>	<b>\$ 499,064</b>	<b>10.79%</b>
<b>Total Storm Water Fund Revs. Over/(Under) Expenses</b>	<b>\$ 238,157</b>	<b>\$ 194,505</b>	<b>\$ (25,723)</b>	<b>\$ (19,536)</b>	<b>\$ 8,854</b>	<b>-134.42%</b>

\* Capital Outlay Expenditures are presented for budgeting purposes only. Capital Expenditures are capitalized at year resulting in an increase in net assets.

\*\* It includes Bond Principal payments and are included for budgeting purposes only. Principal Bond payments reduce bond payable liabilities and are adjusted at year end.

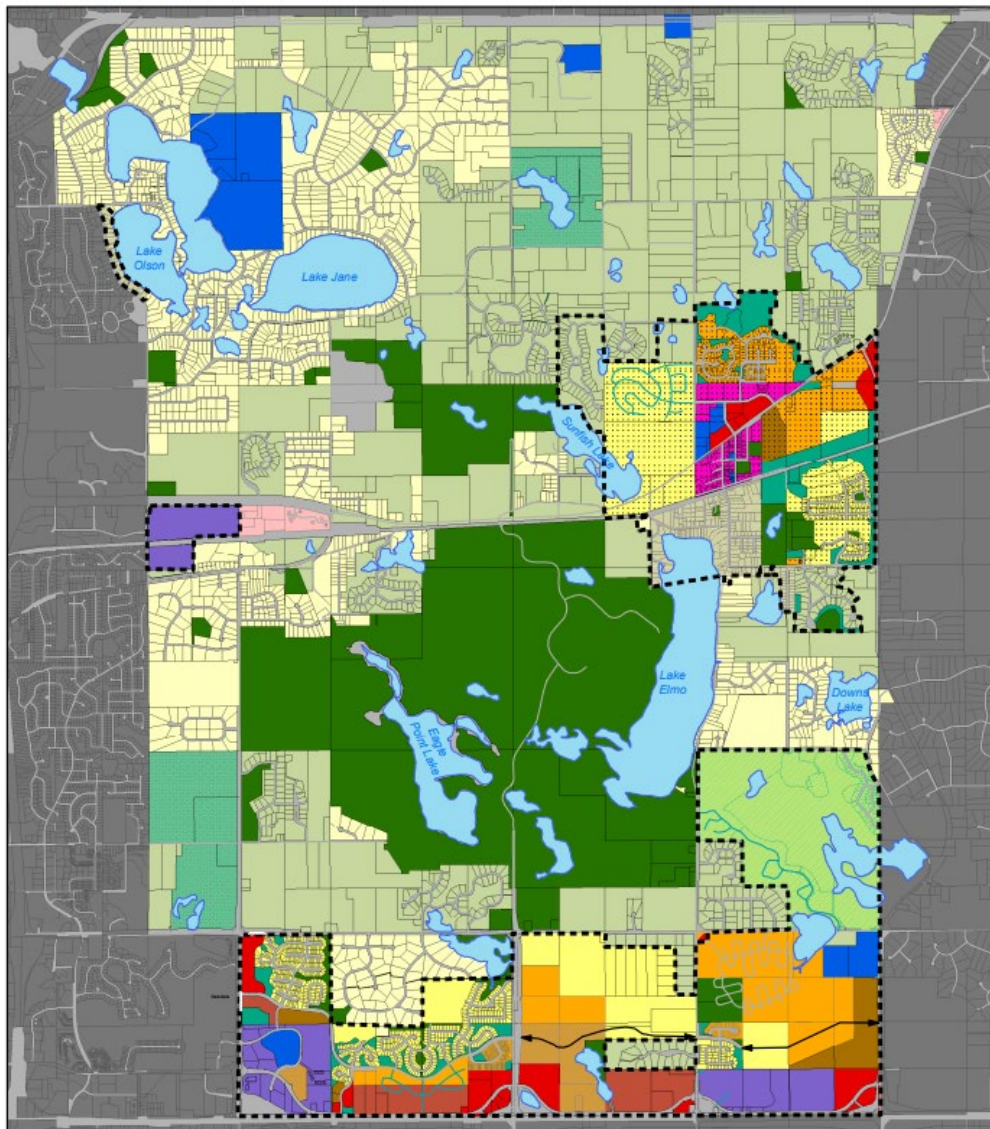
# 7 Growth and Development

As part of the current growth initiative the Lake Elmo City Council has adopted the following growth philosophy:

- 100% Developer Paid Infrastructure Improvements
- Area Wide Assessments / 429 Projects;
- Irrevocable Letter of Credit with a total project cost face value / debt service draws;
- Comprehensive Escrow Agreements for 100% Cost Recovery;
- Strict Adherence to Comprehensive Plan / “No Poaching Strategy”

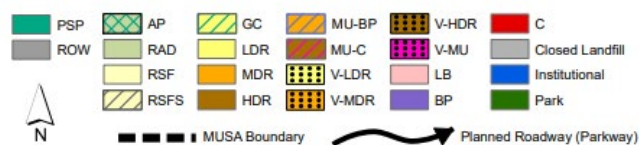
## FUTURE LAND USE

*Future Land Use Map*



### 2040 Future Land Use

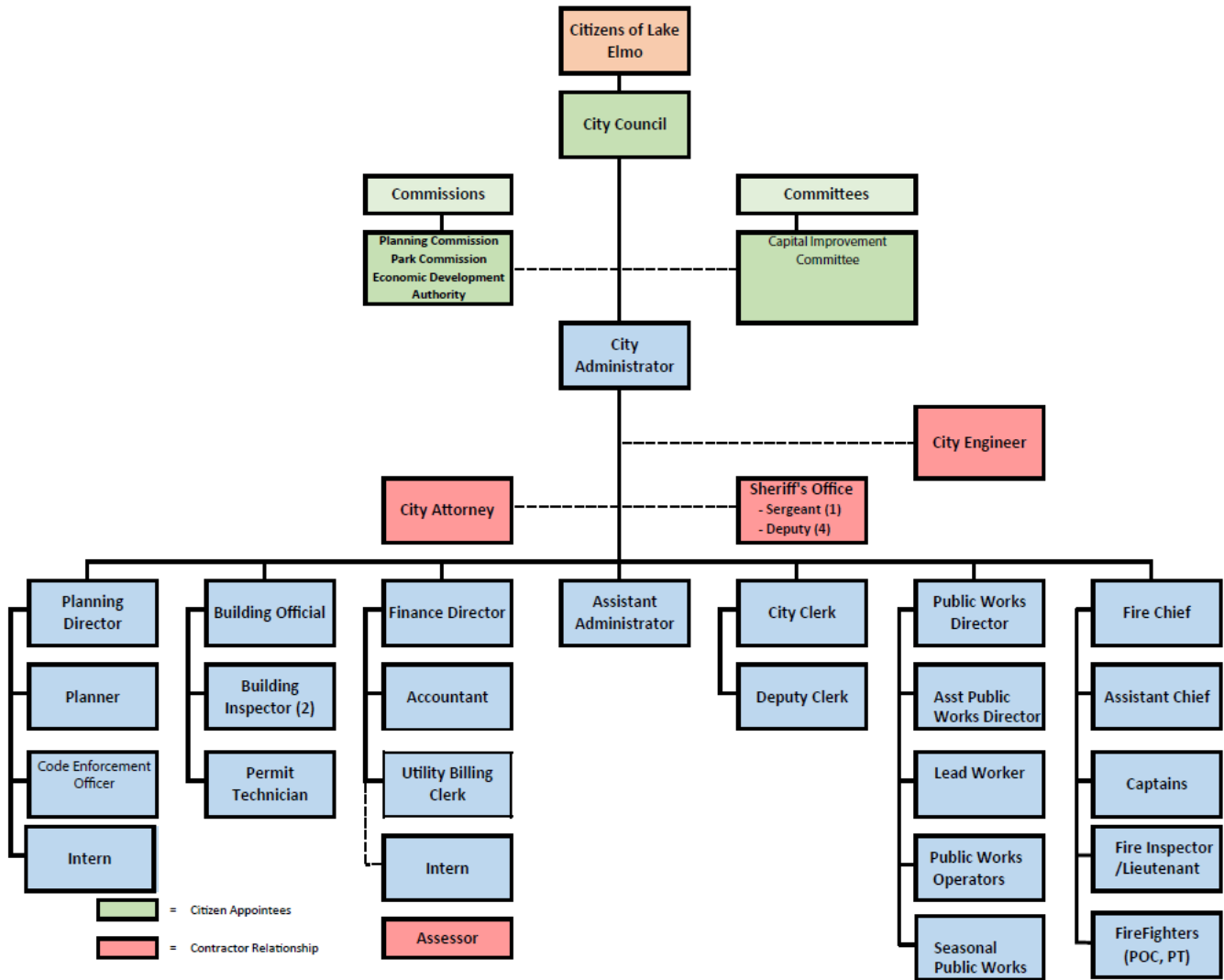
Map Date: January 2021





# 8 Appendix

  
**ORGANIZATION CHART 2022**



# GLOSSARY OF TERMS

**ACCOUNTING SYSTEM:** The total set of records and procedures which are used to record, classify, and report information on the financial status and operations of an entity.

**ACCRUAL BASIS OF ACCOUNTING:** Method of accounting that recognizes the financial effect of transactions, events, and interfund activities when they occur, regardless of the timing of related cash flows.

**AD VALOREM TAX:** A tax based on value, such as the property tax.

**AGENCY FUNDS:** One of four types of fiduciary funds. Agency funds are used to report resources held by the reporting government in a purely custodial capacity (assets equal liabilities). Agency funds typically involve only the receipt, temporary investment, and remittance of fiduciary resources to individuals, private organizations, or other governments.

**APPROPRIATION:** A legal authorization granted by a legislative body to make expenditures and incur obligations, limited by the amount and time in which it may be expended.

**AUDIT:** A systematic collection of the sufficient, competent evidential matter needed to attest to the fairness of management's assertions in the financial statements or to evaluate whether management has efficiently and effectively carried out its responsibilities.

**BASIS OF ACCOUNTING:** Timing of recognition for financial reporting purposes (i.e., when the effects of transactions or events should be recognized in financial statements).

**BUDGET:** A financial operating plan showing proposed expenditures for a given period and the proposed means of financing them (also known as the Operating Budget).

**BUDGET DOCUMENT:** The official written statement prepared by the administration which presents the proposed budget to the legislative body.

**BUSINESS-TYPE ACTIVITIES:** One of two classes of activities reported in the government-wide financial statements. Business-type activities are financed in whole or in part by fees charged to external parties for goods or services. These activities are usually reported in enterprise funds.

**CAPITAL ASSETS:** Land, improvements to land, easements, buildings, building improvements, vehicles, machinery, equipment, works of art and historical treasures, infrastructure, and all other tangible or intangible assets that are used in operations and that have initial useful lives extending beyond a single reporting period.

**CAPITAL IMPROVEMENT PROGRAM:** A plan of proposed capital expenditures and the means of financing them. The capital budget is enacted as part of the complete annual budget.

**CAPITAL PROJECTS FUNDS:** Fund type used to account for financial resources to be used for the acquisition or construction of major capital facilities (other than those to be financed by proprietary funds and trust funds).

**CHARGES FOR SERVICES:** Charges for current services rendered.

## CURRENT FINANCIAL RESOURCES

**MEASUREMENT FOCUS:** Measurement focus where the aim of a set of financial statements is to report the near-term (current) inflows, outflows, and balances of expendable financial resources. The current financial resources measurement focus is unique to accounting and financial reporting for state and local governments and is used solely for reporting the financial position and results of operations of governmental funds.

**DEBT SERVICE:** Payment of interest and repayment of principal to holders of a government's debt instruments.

**DEBT SERVICE FUNDS:** Governmental fund type used to account for the accumulation of resources for, and the payment of, general long-term debt principal and interest.

**DEPRECIATION:** The portion of the cost of a capital asset charged as an expense during a particular period, prorated over the estimated useful life of the asset.

#### **ECONOMIC RESOURCES MEASUREMENT**

**FOCUS:** Measurement focus where the aim of a set of financial statements is to report all inflows, outflows, and balances affecting or reflecting an entity's net assets. The economic resources measurement focus is used for proprietary and trust funds, as well as for government-wide financial reporting. It is also used by business enterprises and nonprofit organizations in the private sector.

**ENTERPRISE FUNDS:** Proprietary fund type used to report an activity for which a fee is charged to external users for goods or services.

**EXPENDITURES:** Under the current financial resources measurement focus, decreases in net financial resources not properly classified as other financing uses.

**FIDUCIARY FUNDS:** Funds used to report assets held in a trustee or agency capacity for others and which therefore cannot be used to support the government's own programs. The fiduciary fund category includes pension (and other employee benefit) trust funds, investment trust funds, private-purpose trust funds, and agency funds.

**FINES:** Revenues from penalties imposed for violation of laws or regulations.

**FISCAL DISPARITIES:** A Minnesota law which provides for the pooling of 40 percent of all new

commercial and industrial property valuation in the seven county metropolitan area which is then redistributed to taxing jurisdictions according to specific criteria.

**FUND:** Fiscal and accounting entity with a self-balancing set of accounts recording cash and other financial resources, together with all related liabilities and residual equities or balances, and charges therein, that are segregated for the purpose of carrying on specific activities or attaining certain objectives in accordance with special regulations, restrictions, or limitations.

**FUND BALANCE:** Difference between assets and liabilities reported in a governmental fund.

**FUND FINANCIAL STATEMENTS:** Basic financial statements presented on the basis of funds, in contrast to government-wide financial statements.

**FUND TYPE:** One of eleven classifications into which all individual funds can be categorized. Governmental fund types include the general fund, special revenue funds, debt service funds, capital projects funds, and permanent funds. Proprietary fund types include enterprise funds and internal service funds. Fiduciary fund types include pension (and other employee benefit) trust funds, investment trust funds, private-purpose trust funds, and agency funds.

**GENERAL FUND:** One of five governmental fund types. The general fund typically serves as the chief operating fund of a government. The general fund is used to account for all financial resources except those required to be accounted for in another fund.

**GENERAL OBLIGATION BONDS:** When a government pledges its full faith and credit to the repayment of the bonds it issues, then those bonds are general obligation (G.O.) bonds.

**GENERALLY ACCEPTED ACCOUNTING PRINCIPLES (GAAP):** Conventions, rules, and

procedures that serve as the norm for the fair presentation of financial statements.

**GENERALLY ACCEPTED AUDITING**

**STANDARDS (GAAS):** Rules and procedures that govern the conduct of a financial audit.

**GOVERNMENTAL ACCOUNTING STANDARDS**

**BOARD (GASB):** Ultimate authoritative accounting and financial reporting standard-setting body for state and local governments. The GASB was established in June 1984 to replace the NCGA.

**GOVERNMENTAL ACTIVITIES:** Activities generally financed through taxes, intergovernmental revenues, and other nonexchange revenues. These activities are usually reported in governmental funds and internal service funds.

**GOVERNMENTAL ENTITY:** For accounting and financial reporting purposes, an entity subject to the hierarchy of GAAP applicable to state and local governmental units.

**GOVERNMENTAL FUNDS:** Funds generally used to account for tax-supported activities. There are five different types of governmental funds: the general fund, special revenue funds, debt service funds, capital projects funds, and permanent funds.

**GOVERNMENT-WIDE FINANCIAL**

**STATEMENTS:** Financial statements that incorporate all of a government’s governmental and business-type activities, as well as its nonfiduciary component units. There are two basic government-wide financial statements: the statement of net assets and the statement of activities.

**GRANT:** A contribution of assets by one governmental unit or other organization to another. Grants are usually made for specified purposes.

**INFRASTRUCTURE:** Long-lived capital assets that normally are stationary in nature and normally can be preserved for a significantly greater number of years

than most capital assets. Examples of infrastructure assets include roads, bridges, tunnels, drainage systems, water and sewer systems, dams, and lighting systems.

**INTERFUND TRANSFERS:** Flows of assets (such as cash or goods) between funds and blended component units of the primary government for a price approximating their external exchange value.

**INTERGOVERNMENTAL REVENUES:** Revenues from other governments in the form of grants, entitlements, or shared revenues.

**INTERNAL SERVICE FUNDS:** Proprietary fund type that may be used to report any activity that provides goods or services to other funds, departments, or agencies of the primary government and its component units, or to other governments, on a cost-reimbursement basis.

**LICENSES:** Revenues received from the sale of business and non-business licenses.

**LOCAL GOVERNMENT AID (LGA):**

Intergovernmental revenue from the state to municipalities to help fund general expenditures.

**MEASUREMENT FOCUS:** Types of balances (and related changes) reported in a given set of financial statements (i.e., economic resources, current financial resources, assets and liabilities resulting from cash transactions).

**MODIFIED ACCRUAL BASIS OF ACCOUNTING:**

Basis of accounting used in conjunction with the current financial resources measurement focus that modifies the accrual basis of accounting in two important ways 1) revenues are not recognized until they are measurable and available, and 2) expenditures are recognized in the period in which governments in general normally liquidate the related liability rather than when that liability is first incurred (if earlier).

**NET ASSETS:** The equity associated with general government assets and liabilities.

**OTHER FINANCING SOURCES:** Increase in current financial resources that is reported separately from revenues to avoid distorting revenue trends. The use of the other financing sources category is limited to items so classified by GAAP (including general long-term debt proceeds, proceeds from the sale of capital assets, and operating transfers in).

**OTHER FINANCING USES:** Decrease in current financial resources that is reported separately from expenditures to avoid distorting expenditure trends. The use of the other financing uses category is limited to items so classified by GAAP (including operating transfers out).

**PROPRIETARY FUNDS:** Funds that focus on the determination of operating income, changes in net assets (or cost recovery), financial position, and cash flows. There are two different types of proprietary funds: enterprise funds and internal service funds.

**RESERVED FUND BALANCE:** Portion of a governmental fund's net assets that is not available for appropriation.

**RESTRICTED NET ASSETS:** Component of net assets calculated by reducing the carrying value of restricted assets by amounts repayable from those assets, excluding capital-related debt.

**REVENUES:** Under the current financial resources measurement focus, increases in net financial resources not properly classified as other financing sources.

**SPECIAL ASSESSMENT:** Compulsory levy made against certain properties to defray all or part of the cost of a specific capital improvement or service deemed to benefit primarily those properties.

**SPECIAL REVENUE FUNDS:** Governmental fund type used to account for the proceeds of specific revenue sources (other than for major capital projects) that are legally restricted to expenditure for specified purposes.

**TAX LEVY:** The total amount to be raised by general property taxes for the purpose stated in the resolution certified to the county auditor.

**UNRESTRICTED NET ASSETS:** That portion of net assets that is neither restricted nor invested in capital assets (net of related debt).

*\* Source for some definitions: Governmental Accounting, Auditing, and Financial Reporting, Government Finance Officers Association, 2005.*