



2020 - 2024 FINANCIAL PLAN
DECEMBER 9, 2019

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City of Norwood Young America, Minnesota
2020 - 2024 Financial Plan
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INTRODUCTORY SECTION

CITY OF NORWOOD YOUNG AMERICA, MINNESOTA
2020 - 2024 FINANCIAL PLAN

Honorable Mayor and City Council
City of Norwood Young America
310 Elm Street West
Norwood Young America, Minnesota 55368

Introduction

We have prepared the attached 2020 - 2024 Financial Plan for the City that is intended to give a big picture view of the status now and through year 2024. We have scheduled projected tax levy, cash balances, planned capital and debt for the City based on assumptions by management. We have not examined the projection and do not express an opinion or any other form of assurance on the accompanying schedules or assumptions. Furthermore, there will usually be differences between the forecasted and actual results, because events and circumstances frequently do not occur as expected and those differences may be material. We have no responsibility to update this report for events and circumstances occurring after the date of this report. The City's assumptions made are as follows:

Assumptions

1. Normal operating expenses will increase by a three percent inflation rate.
2. Housing growth is assumed at seven units per year each with an average community market value of \$185,400 increasing by 2 percent per year. The City has had 11 permits (7 single family, 4 twinhome units) issued in 2019.
3. Equipment has been identified in the capital plan and is to be expended in the capital fund (275).
4. A new bond issuance is planned for 2020 in the US Highway 212 Underpass and County Road 33/Highway 5 Roundabout Project. No other bonded debt or new projects are included in the plan through 2024. The City Council will evaluate refinancing options for existing callable bonds and possibly include in the new 2020 bonds.
5. The City purchased properties from Carver County in 2016 with a cash outlay from the General fund of \$260,000. This created an approximate \$1 million cash savings by eliminating the \$48,500 annual payment that was due to the County through 2044. The City will reimburse itself by continuing to budget the \$48,500 expense until it reaches \$260,000 which is projected to be in 2023.
6. The 2010B G.O. refunding bond fund has sufficient resources to allow the City to reduce the scheduled levies in future years. The projection currently has a levy reduction of \$100,000 each year based on the scheduled levies, due to collections of tax increments.
7. The TIF districts are assumed to receive increment through the life of the district similar to what the City has received in the past and current year amounts. In 2018, the City established TIF District 3-6 related to the Vickerman Company building expansion project and tax increments collections will commence in 2020.
8. The plan includes \$487,000 levy to the capital fund in 2020 and a minimum of \$445,000 in years thereafter.

Assumptions with Future Action

1. The City will strive to reduce its reliance on the State's Local Government Aid (LGA) program, by not budgeting the full projected certification. This reduction will go to increase reserve balances within the General fund. In 2020 the budget includes a reduction of \$134,855.
2. As bond obligations for each fund are completed, Council will need to make a decision for the remaining cash reserves that could be transferred to other debt service funds or any other fund.
3. Fund 320 - 2013 Infrastructure fund. There currently is approximately \$53K of cash in the fund. Council has discussed utilizing these funds for the Oak Lane Sanitary Sewer extension project.

Key Highlights

1. The General fund builds on the reserve throughout the life of the projection with the assumptions of increasing levy to build the General fund balance reserve, while decreasing the City's reliance on local government aid. The City will also maintain debt service reserve balances to meet the required principal and interest payments.
2. The preliminary General fund operating tax levy increases 1.8 percent in 2020 from 2019. The debt service levy increases 0.4 percent from 2019 and the capital levy increases 163.5 percent. The general levy increases a total of 12.8 percent from 2019. The overall levy increase is 12.7 percent which includes the EDA levy.
3. Fund 275 - Capital Fund - Council certified a tax levy for 2020 of \$487,000 to fund future capital purchases. The projection includes future levies of a minimum of \$445,000 for this fund. This fund will be analyzed each year as part of the budget process.
4. The Water and Sewer enterprise funds are projected with no percent increases for rates.
5. The enterprise funds (Water and Sewer) currently do not have reserve funds set aside to pay for capital/equipment related purchases. Currently all replacements are budgeted annually with respective operating budgets. The financial goal is shown as the third bullet in the financial goals section.
6. The Storm Sewer fund had a deficit of \$74,573 at the end of 2018. By the end of the 2024, the deficit is projected to decrease to a positive cash balance of \$29,552.
7. In 2018, the City Council approved a motion to complete the installation of the U.S. Highway 212 Underpass as part of MnDOT's 2020 U.S. Highway 212 Mill & Overlay Project. This project includes replacing two signal lights at the intersection of Faxon Road at an estimated cost of \$200,000, which have been budgeted over 2019 and 2020.

Financial Goals

- Maintain a minimum 50 percent cash reserve in the General fund. The 50 percent balance will fund half of the budget through June of each year until the 1st half tax settlement is received from the County.
- Maintain positive reserve balances in the City's debt service funds throughout the life of the bonds.
- Ensure enterprise funds (Water & Sewer) maintain an operating cash balance that is equal or above 50 percent of the annual operating expenses plus 100 percent of debt service requirements. In addition to the operating cash balance, a cash balance established to fund future capital purchases based on the capital needs of the fund.
- Build and maintain capital resources in the Capital Fund (275) following the capital improvement/equipment replacement plan.
- Reduce the City reliance on local government aid over a 15 year period.
- Build and maintain positive cash balances in all City funds.
- The City will strive to improve its bond rating which is current rating AA- as established by Standard and Poors, by focusing on criteria included on page 7.
- City Council will continue to evaluate and take advantage of refunding/refinancing opportunities for existing bond issues.
- In 2020, incorporate an infrastructure improvement plan into the long range plan focusing on planning projects to fit the debt management goals of the City.

Bond Rating Criteria

2016 S&P Report

S & P's Seven Rating Factors	City Score	Weighting	Weighted Score
Institutional Framework	Strong	10%	0.20
Economy	Strong	30%	0.60
Management	Adequate	20%	0.60
Financial - Budgetary Flexibility	Very Strong	10%	0.10
Financial - Budgetary Performance	Adequate	10%	0.30
Financial - Liquidity	Very Strong	10%	0.10
Debt & Contingent Liabilities	Very Weak	10%	0.50
Total Indicated Weighted Score		AA-	2.40

Indicative Rating Outcomes from 7 Factors	
Score Range	Indicative Rating
1 - 1.64	AAA
1.65 - 1.94	AA+
1.95 - 2.34	AA
2.35 - 2.84	AA-

Standard & Poor's utilizes a weighted scoring of seven main factors to evaluate a municipality's baseline credit score. Final determination of the rating is assigned after review of this scoring and evaluation of other subjective characteristics. For the 2016A Bond issue S&P re-evaluated the City and affirmed its "AA-" rating: the 4th highest rating grade placing the city at the median level nationally for municipalities. S&P assigned a stable outlook, meaning it expects this rating to hold up over the near term two-year horizon. S&P also provided both an upside and downside scenario. The rating could improve upon reduction of the City's debt profile and a sustained improvement of the City's budgetary performance: operating revenues exceeding expenditures in the general fund and across all governmental funds. S&P only noted the rating could decline after a period of declining of reserve levels.

2016 Year End Results

The City's indicated results from 2016 show the following potential impacts to various S&P factors:

Budgetary Flexibility & Liquidity - The City projects to maintain a top score due to maintaining level to slight improvement in overall governmental cash and "available" fund balances anticipating the City's end of year tax collections and planned transfers. Any growth in negative storm sewer balances will act as a drag on improved levels within the general fund. The City's debt service reserves provide additional stability, but do not directly impact this scoring.

Budgetary Performance - The City can achieve a 0.1 point potential improvement in the scoring by sustaining current projections for > 5% general fund year end results are coupled with a break even result in total governmental funds' performance.

Debt & Contingent Liabilities - After repayment of scheduled debt, the 2016A refinancing, and no plans for additional issuance, the city can expect modest improvement on the debt profile but not yet at a level to improve scoring.

2020 Budget

The 2020 Budget indicates continued improvement of the debt profile as principal is retired. Balanced operations in the general fund and breakeven to modest improvement across all governmental funds will further justify the 0.1 point potential improvement to the Budgetary Performance score.

Other Considerations

Financial Management: The City's financial "Management" score is a 3 on a scale of 1 to 5. S&P's 2016 report is complimentary of the City's utilization of a multi-year financial plan to monitor projected revenue, expenditure, and fund balance levels. S&P notes improvement to its assessment would be achieved through demonstrating continued adherence to the City's formal fund balance/reserve policy, implementation of a formal long term capital plan, and adoption of a formal debt management plan which sets management responsibilities and policy restrictions on what types of projects, and at what levels, debt can be issued for. A minor improvement within the assessment would also be the implementation of monthly reporting to the governing body of budget-to-actual and investment performance.

Budgetary Flexibility: The primary rating criteria within the City's annual control is the preservation of fund and cash balance levels. Deterioration of those metrics will directly result in degrading the City's credit rating.

Debt: The City's debt profile will continue to improve as principal is retired and annual payments shrink in relation to size of the City's overall budget. Considering S&P's rating criteria, the decision to add additional debt for future capital needs should consider amortizing at least 65% of principal within a 10-year horizon as long as fund balance levels are not negatively impacted. The rating agencies will also omit from its calculations debt of the utility enterprises as long as those funds are self-supporting from enterprise revenues and do not receive support from governmental funds.

FINANCIAL SECTION

CITY OF NORWOOD YOUNG AMERICA, MINNESOTA
2020 - 2024 FINANCIAL PLAN

City of Norwood Young America, Minnesota
Schedule of Property Taxes Levied
For the Years Ended December 31, 2018 Actual and 2019 to 2024 (Estimated)

			2018	2019	2020	2021	2022	2023	2024
			Levy Amounts	Levy Amounts	Prelim Levy Amounts	Estimated Amounts	Estimated Amounts	Estimated Amounts	Estimated Amounts
Property Taxes Levied for General Purposes									
101	101-41000-31010	General Fund	\$ 1,336,288	\$ 1,545,108	\$ 1,573,083	\$ 1,540,680	\$ 1,604,192	\$ 1,669,035	\$ 1,686,732
101	101-41000-31800	Additional levy as bonds are paid off	-	-	-	65,000	50,000	35,000	68,000
Total General Fund Operating Levy			1,336,288	1,545,108	1,573,083	1,605,680	1,654,192	1,704,035	\$ 1,754,732
Property Taxes Levied for Debt Service									
501	501-49330-31010	2010 Infrastructure Debt Service	32,327	31,187	30,048	34,067	32,660	36,503	34,778
517	517-49331-31010	Public Project Lease Rev Bonds	150,518	148,418	146,318	148,943	151,436	148,549	150,334
518	518-49330-31010	G.O Refunding Debt Service	243,729	254,787	257,778	260,300	255,955	276,053	275,502
519	519-49330-31010	2011A G.O Refunding Debt Service	93,654	94,587	94,587	98,128	108,922	109,750	110,361
520	520-49330-31010	2013B Infrastructure Debt Service	169,816	171,811	171,811	166,981	167,034	166,929	-
521	521-49330-31010	2016A G.O. Refunding Debt Service	146,167	149,212	146,902	144,592	38,246	38,246	38,246
522	522-49330-31010	2020 GO Bonds - underpass project	-	-	6,500	90,000	90,000	90,000	90,000
601	601-49400-31010	Water fund 2010B G.O. Refunding	17,482	22,260	21,630	-	-	-	-
590	590-49330-31010	Potential Levy (ladder truck)	-	-	-	-	66,686	65,688	64,638
<i>Subtotal</i>			853,693	872,262	875,574	943,011	910,939	931,718	763,859
Property Taxes Levied for Capital Replacement Fund									
275	275-49300-31010	Capital outlay reserve fund	176,600	184,800	487,000	445,668	489,115	479,577	659,047
Total Taxes Levied - General Levy			2,366,581	2,602,170	2,935,657	2,994,359	3,054,246	3,115,330	3,177,638
Tax Levy Increase (Not including EDA)			11.1%	9.95%	12.8%	2.0%	2.0%	2.0%	2.00%
518	518-49330-31011	EDA levy	47,284	51,272	55,916	58,712	61,647	64,730	67,966
Total Taxes Levied			\$ 2,413,865	\$ 2,653,442	\$ 2,991,573	\$ 3,053,071	\$ 3,115,893	\$ 3,180,060	\$ 3,245,604
Operational Percent Increase (Decrease) in Levy			18.0%	15.6%	1.8%	2.1%	3.0%	3.0%	3.0%
Debt Percent Increase (Decrease) in Levy			6.9%	2.2%	0.4%	7.7%	-3.4%	2.3%	-18.0%
Capital Percent Increase (Decrease) in Levy			-11.8%	4.6%	163.5%	-8.5%	9.7%	-2.0%	37.4%
EDA Percent Increase (Decrease) in Levy			4.2%	8.4%	9.1%	5.0%	5.0%	5.0%	5.0%
Total Percent Increase (Decrease) in General Levy			10.9%	9.9%	12.7%	2.1%	2.1%	2.1%	2.1%

City of Norwood Young America, Minnesota
Schedule of Tax Capacities and Tax Rates
For the Years Ended December 31, 2018 Actual and 2019 to 2024 (Estimated)

	2018	2019	2020	2021	2022	2023	2024
	Actual	Estimated	Estimated	Estimated	Estimated	Estimated	Estimated
	Amounts						
Total Levy (Excluding EDA Special Levy)	\$ 2,366,581	\$ 2,602,170	\$ 2,935,657	\$ 2,994,359	\$ 3,054,246	\$ 3,115,330	\$ 3,177,638
Less EMV levy	(17,482)	(22,260)	(21,630)	-	-	-	-
Less area-wide fiscal disparities distribution	(556,774)	(617,570)	(612,019)	(612,019)	(612,019)	(612,019)	(612,019)
Total Local Levy (non EDA special levy)	1,792,325	1,962,340	2,302,008	2,382,340	2,442,227	2,503,311	2,565,619
Tax Rate Calculation (non EDA)							
Total tax capacity from the county	2,979,935	3,254,293	3,753,644	3,897,468	4,026,958	4,160,265	4,297,502
Less: Captured Tax Increment	(184,976)	(108,027)	(262,567)	(270,444)	(278,557)	(286,914)	(295,521)
Less: Contribution to fiscal disparities	(299,951)	(358,362)	(365,712)	(365,712)	(365,712)	(365,712)	(365,712)
Adjusted Tax capacity used for local rate	2,495,008	2,787,904	3,125,365	3,261,312	3,382,689	3,507,639	3,636,269
Calculated Tax rate (non EDA special levy rate)	71.84%	70.39%	73.66%	73.05%	72.20%	71.37%	70.56%
Total EDA special levy	47,284	51,272	55,916	58,712	61,647	64,730	67,966
Less area-wide fiscal disparities distribution	(12,029)	(12,152)	(12,152)	(12,152)	(12,152)	(12,152)	(12,152)
Total Local EDA special Levy (non EDA special levy)	35,255	39,120	43,764	46,560	49,495	52,578	55,814
Calculated Tax rate - EDA special levy rate	1.41%	1.40%	1.40%	1.43%	1.46%	1.50%	1.53%
Total Tax Rate	73.25%	71.79%	75.06%	74.48%	73.66%	72.87%	72.09%
Rate change from prior year	-0.39%	-1.46%	3.27%	-0.58%	-0.82%	-0.79%	-0.78%
Tax Capacity							
Total tax capacity from the county	\$ 2,979,935	\$ 3,254,293	\$ 3,753,644	\$ 3,866,253	\$ 3,982,241	\$ 4,101,708	\$ 4,224,759
Assumed new growth (7 homes each year)	-	-	-	26,215	39,717	53,557	67,743
Assumed commercial growth (\$500k MV = \$5K in TC)	-	-	-	5,000	5,000	5,000	5,000
Adjusted Tax capacity used for local rate	2,979,935	3,254,293	3,753,644	3,897,468	4,026,958	4,160,265	4,297,502
Tax Rates							
General	40.57%	41.79%	39.47%	39.17%	37.52%	37.54%	37.54%
Scheduled Debt Levies	25.91%	23.60%	21.97%	23.00%	21.53%	21.35%	16.97%
Scheduled Capital Levies	5.36%	5.00%	12.22%	10.87%	11.56%	10.99%	14.64%
Proposed EDA Levies	1.41%	1.40%	1.40%	1.43%	1.46%	1.48%	1.51%
Proposed Additional Debt Levies	0.00%	0.00%	0.00%	0.00%	1.58%	1.51%	1.44%
Total Direct Tax Rate (Factors Fiscal Disparities not Reflected in Tax Capacity)	73.25%	71.79%	75.06%	74.48%	73.66%	72.87%	72.09%
Population	3,818	3,913	4,011	4,112	4,214	4,320	4,428
Taxes per Capita	\$ 632	\$ 678	\$ 746	\$ 743	\$ 739	\$ 736	\$ 733
Median Home Value	\$ 178,200	\$ 181,764	\$ 185,399	\$ 189,107	\$ 192,889	\$ 197,711	\$ 202,654
Median Home Taxes (from city)	1,150	1,155	1,237	1,258	1,274	1,299	1,324
% change from prior year \$'s	26.94%	0.43%	7.12%	1.66%	1.32%	1.93%	1.93%
Tax Capacity Growth Rates	3.00%	9.21%	15.34%	3.00%	3.00%	3.00%	3.00%

City of Norwood Young America, Minnesota
 Schedule of Annual Fund Cash Balances
 For the Years Ended December 31, 2018 Actual and 2019 to 2024 (Estimated)

		2018	2019	2020	2021	2022	2023	2024	Trend
		Actual	Estimated	Estimated	Estimated	Estimated	Estimated	Estimated	
		Amounts							
Government-Type									
General Operations									
101	General	\$ 1,824,932	\$ 1,947,932	\$ 2,080,532	\$ 2,145,532	\$ 2,195,532	\$ 2,230,532	\$ 2,298,532	●
		83%	87%	90%	91%	92%	91%	92%	
<i>Cash balance as a percent of the following years budget</i>									
Special Revenue									
201	Park Dedication	56,529	56,529	56,529	51,383	46,234	41,081	35,924	●
603	Storm Sewer	(74,573)	(83,255)	(87,997)	(62,886)	(34,814)	(4,246)	29,552	●
Subtotal		(18,044)	(26,726)	(31,468)	(11,503)	11,420	36,835	65,476	
Debt Service (Maturity)									
501	2010 Infrastructure Debt Service (2026)	59,311	53,591	47,775	47,086	41,237	40,558	34,635	●
517	Oak Grove Debt Service (2031)	276,355	281,973	287,441	298,033	308,688	314,152	324,430	●
518	G.O Refunding Debt Service (2027)	999,829	967,443	1,028,032	1,092,268	1,150,575	1,082,396	983,937	●
519	2011A G.O Refunding Debt Service (2032)	334,226	328,224	326,170	316,811	311,230	310,746	308,774	●
520	2013B Infrastructure Debt Service (2024)	137,505	157,888	177,003	196,256	215,451	234,581	-	●
521	2016A General Obligation bonds (2035)	142,459	165,847	184,503	203,239	117,843	143,483	145,984	●
522	Underpass Project - 2020 GO Bonds	-	-	500	10,500	20,500	30,500	40,500	●
590	Potential Levy (Ladder truck)	-	-	-	-	66,686	68,864	70,942	●
Subtotal		1,949,685	1,954,966	2,051,424	2,164,193	2,232,210	2,225,280	1,909,202	
Capital Projects									
225	Economic Recovery	140,636	141,651	142,551	143,379	144,230	145,103	146,000	●
257	Oak Grove	90	-	-	-	-	-	-	
275	Capital Fund	575,776	571,666	422,098	340,083	624,453	801,498	1,173,146	●
320	2013 Infrastructure	51,939	-	-	-	-	-	-	
407	TIF 1-5	24,253	24,893	74,278	99,022	123,747	148,452	173,136	●
422	TIF 3-2	6,084	-	-	-	-	-	-	
424	TIF 3-4	59,091	110,431	149,566	148,675	147,758	-	-	●
425	TIF 3-5	22,460	61,800	61,235	60,653	60,054	-	-	●
614	Cable TV Upgrades	41,935	41,935	41,935	41,935	41,935	41,935	41,935	●
Subtotal		922,264	952,376	891,663	833,747	1,142,177	1,136,988	1,534,217	
Total - Governmental-type Funds		\$ 4,678,837	\$ 4,828,548	\$ 4,992,151	\$ 5,131,969	\$ 5,581,339	\$ 5,629,635	\$ 5,807,427	
Business-Type									
Enterprise Funds									
601	Water	\$ 1,067,779	\$ 884,653	\$ 886,948	\$ 964,722	\$ 1,091,537	\$ 1,218,238	\$ 1,377,782	●
602	Sewer	679,905	391,362	426,286	309,620	388,690	452,244	624,039	●
251	Habor at Peace	90,285	90,285	90,285	90,285	90,285	90,285	90,285	●
Total - Business-type Funds		\$ 1,837,969	\$ 1,276,015	\$ 1,313,234	\$ 1,274,342	\$ 1,480,227	\$ 1,670,482	\$ 2,001,821	
Total Cash Reserves - All City Funds		\$ 6,516,806	\$ 6,104,563	\$ 6,305,385	\$ 6,406,311	\$ 7,061,566	\$ 7,300,117	\$ 7,809,248	

City of Norwood Young America, Minnesota
Outstanding Debt Schedule
For the Years Ended December 31, 2018 Actual and 2019 to 2024 (Estimated)

Fund	Issue	Original Issue	Issue Date	Maturity Date	Call Date	Interest Rate	2017 Actual Balance	2018 Actual Balance	2019 Estimated Balance	2020 Estimated Balance	2021 Estimated Balance	2022 Estimated Balance	2023 Estimated Balance	2024 Estimated Balance	
Business Type Debt															
Water Fund															
Water fund	601	GO Water Revenue Bonds 2012A	\$ 1,430,625	3/14/2012	2/1/2024	2/1/2021	.40 - 2.00 %	\$ 948,750	\$ 823,125	\$ 695,625	\$ 566,250	\$ 431,250	\$ 292,500	\$ 148,125	\$ -
Water fund	601	GO Water Revenue Bonds 2008B	2,715,000	10/30/2008	2/1/2029	2/1/2018	3.75 - 5.00	130,000	-	-	-	-	-	-	-
Water fund	601	GO Bonds, Series 2010A	120,000	8/4/2010	2/1/2026	2/1/2018	1.45 - 3.65	90,000	80,000	70,000	60,000	50,000	40,000	30,000	20,000
Water fund	601	GO Refunding Bonds, Series 2010B	255,000	12/7/2010	2/1/2021	2/1/2019	2.00 - 3.00	125,000	100,000	70,000	35,000	-	-	-	-
Water fund	601	(PFA) GO Water Revenue Note, Series 2010	1,966,604	11/24/2010	8/20/2039		2.461	1,606,000	1,550,000	1,493,000	1,434,000	1,374,000	1,312,000	1,249,000	1,184,000
Water fund	601	GO Refunding Bonds, Series 2011A	245,000	9/15/2011	2/1/2032	2/1/2020	3.00 - 3.75	175,000	160,000	145,000	130,000	115,000	100,000	80,000	60,000
Water fund	601	GO Refunding Bonds, Series 2016A, Crossover Refunding 2008B	1,920,000	7/21/2016	2/1/2029	2/1/2025	2.0 - 3.0	1,920,000	1,920,000	1,760,000	1,595,000	1,430,000	1,260,000	1,090,000	915,000
		Subtotal						4,994,750	4,633,125	4,233,625	3,820,250	3,400,250	3,004,500	2,597,125	2,179,000
Sewer Fund															
Sewer fund	602	GO Sewer Revenue Bonds 2012A	2,384,375	3/14/2012	2/1/2024	2/1/2021	.40 - 2.0	1,581,250	1,371,875	1,159,375	943,750	718,750	487,500	246,875	-
Sewer fund	602	GO Refunding Bonds, Series 2011A	110,000	9/15/2011	2/1/2032	2/1/2020	3.00 - 3.75	85,000	80,000	75,000	70,000	60,000	50,000	40,000	30,000
Sewer fund	602	GO CAPITAL IMPROVEMENT BOND 2013B	130,000	9/12/2013	2/1/2024	2/1/2021	2.0 - 3.0	100,000	90,000	75,000	60,000	45,000	30,000	15,000	-
		Subtotal						1,766,250	1,541,875	1,309,375	1,073,750	823,750	567,500	301,875	30,000
Harbor at Peace Debt															
Harbor at peace	251	GO HOUSING REV BONDS 2012B	3,090,000	12/01/2012	8/1/2031	8/1/2021	2.70 - 3.10	3,000,000	3,000,000	3,000,000	3,000,000	3,000,000	3,000,000	3,000,000	3,000,000
Harbor at peace	251	GOV HOUSING GROSS REV BONDS 2012A	3,000,000	12/01/2012	8/1/2040	8/1/2021	1.00 - 4.30	2,415,000	2,255,000	2,095,000	1,930,000	1,760,000	1,585,000	1,405,000	1,215,000
		Subtotal						5,415,000	5,255,000	5,095,000	4,930,000	4,760,000	4,585,000	4,405,000	4,215,000
Total Business Type Debt								\$ 12,176,000	\$ 11,430,000	\$ 10,638,000	\$ 9,824,000	\$ 8,984,000	\$ 8,157,000	\$ 7,304,000	\$ 6,424,000
GOVERNMENT TYPE DEBT															
spec asmt (gov)	517	GO CAPITAL IMPROVEMENT BOND 2013A	1,920,000	06/20/2013	2/1/2031	2/1/2022	2.0 - 3.25	\$ 1,605,000	\$ 1,510,000	\$ 1,410,000	\$ 1,310,000	\$ 1,210,000	\$ 1,105,000	\$ 995,000	\$ 885,000
spec asmt (gov)	520	GO CAPITAL IMPROVEMENT BOND 2013B	1,575,000	9/12/2013	2/1/2024	2/1/2021	2.0 - 3.0	1,140,000	985,000	830,000	670,000	510,000	345,000	175,000	-
spec asmt (gov)	501	GO Bonds, Series 2010A (spec asmt)	535,000	08/04/2010	2/1/2026	2/1/2018	1.45 - 3.65	355,000	320,000	285,000	250,000	215,000	175,000	135,000	90,000
go rev (gov)	501	GO Bonds, Series 2010A (rev)	65,000	8/4/2010	2/1/2026	2/1/2018	1.45 - 3.65	45,000	40,000	35,000	30,000	25,000	20,000	15,000	10,000
spec asmt (gov)	518	GO Refunding Bonds, Series 2010B	5,560,000	12/07/2010	2/1/2027	2/1/2019	2.00 - 3.63	4,135,000	3,750,000	3,355,000	2,950,000	2,530,000	2,095,000	1,650,000	1,190,000
spec asmt (gov)	519	GO Refunding Bonds, Series 2011A (spec asmt)	2,770,000	09/15/2011	2/1/2032	2/1/2020	3.00 - 3.75	2,000,000	1,830,000	1,655,000	1,475,000	1,280,000	1,075,000	865,000	645,000
go rev (gov)	519	GO Refunding Bonds, Series 2011A (rev)	125,000	9/15/2011	2/1/2032	2/1/2020	3.00 - 3.75	100,000	95,000	90,000	85,000	80,000	75,000	70,000	65,000
spec asmt (gov)	521	GO Refunding Bonds, Series 2016A, Crossover Refunding 2008A - Capital Improvement	85,000	7/21/2016	2/1/2022	2/1/2025	2.19	85,000	45,000	-	-	-	-	-	-
spec asmt (gov)	521	GO Refunding Bonds, Series 2016A, Crossover Refunding 2008A - Street Improvement	455,000	7/21/2016	2/1/2022	2/1/2025	2.19	455,000	390,000	330,000	220,000	110,000	-	-	-
go bond (gov)	521	GO Refunding Bonds, Series 2016A, Current Refunding 2009A	1,415,000	7/21/2016	2/1/2035	2/1/2025	2.19	1,415,000	1,415,000	1,415,000	1,415,000	1,415,000	1,415,000	1,415,000	1,415,000
go bond (gov)	590	Potential Levy (ladder truck)	-	-	-	-	-	-	-	-	-	750,000	750,000	700,000	650,000
go bond (gov)	522	2020 Bonds - Levy (212 underpass project)	-	-	-	-	-	-	-	-	600,000	540,000	480,000	420,000	360,000
Total Government Type Debt								\$ 11,335,000	\$ 10,380,000	\$ 9,405,000	\$ 9,005,000	\$ 8,665,000	\$ 7,535,000	\$ 6,440,000	\$ 5,310,000
Debt Per Capita - Governmental Total								\$ 2,997.09	\$ 2,762.84	\$ 2,463.33	\$ 2,301.04	\$ 2,160.15	\$ 1,832.63	\$ 1,528.11	\$ 1,229.25
Debt Per Capita - Enterprise Funds								3,219.46	3,042.32	2,786.28	2,510.32	2,239.68	1,983.91	1,733.12	1,487.13
Total Debt Per Capita								6,216.55	5,805.16	5,249.61	4,811.36	4,399.84	3,816.55	3,261.23	\$ 2,716.38
Debt Per Capita Less Harbor								4,784.77	4,406.44	3,915.14	3,551.60	3,213.18	2,701.40	2,216.00	\$ 1,740.62

City of Norwood Young America, Minnesota
Schedule of Debt Transfers by Year and Fund
For the Year Ended December 31, 2018 to 2024 (Estimated)

Fund	2019	2020	2021	2022	2023	2024
Transfers to close out funds in the future						
Transfer out to 602 (Sewer fund) to close fund 320	\$ 51,939	\$ -	\$ -	\$ -	\$ -	\$ -
Transfer out to 602 (Sewer fund) to close fund 422	6,084	-	-	-	-	-
Transfer out to 602 (Sewer fund) to close fund 257	90	-	-	-	-	-
Transfer out to 602 (Sewer fund) to close fund 520	-	-	-	-	-	57,666
	<u>58,113</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
2010 Infrastructure Debt Service Fund (501)						
Transfer in from fund 603 (Storm Water)	\$ (6,597)	\$ (6,434)	\$ (6,265)	\$ (6,089)	\$ (5,913)	\$ (5,729)
	<u>(6,597)</u>	<u>(6,434)</u>	<u>(6,265)</u>	<u>(6,089)</u>	<u>(5,913)</u>	<u>(5,729)</u>
2016A Debt Service Fund (516/521)						
Transfer in from fund 602 (Sewer)	\$ (11,810)	\$ (11,810)	\$ (11,810)	\$ (11,810)	\$ (11,810)	\$ -
Transfer in from fund 601 (Water)	(683)	(683)	(683)	(683)	(683)	-
	<u>(12,493)</u>	<u>(12,493)</u>	<u>(12,493)</u>	<u>(12,493)</u>	<u>(12,493)</u>	<u>-</u>
2010B G.O. Refunding Debt Service Fund (518)						
Transfer in from fund 603 (Storm Water)	\$ (7,281)	\$ (7,281)	\$ (7,281)	\$ (7,281)	\$ (7,281)	\$ (7,281)
Transfer in from fund 602 (Sewer)	(75,312)	(75,312)	(75,312)	(75,312)	(75,312)	(75,312)
Transfer in from fund 601 (Water)	(37,573)	(37,573)	(37,573)	(37,573)	(37,573)	(37,573)
	<u>(120,166)</u>	<u>(120,166)</u>	<u>(120,166)</u>	<u>(120,166)</u>	<u>(120,166)</u>	<u>(120,166)</u>
2011A Debt Service Fund (519)						
Transfer in from fund 603 (Storm Water)	\$ (32,054)	\$ (32,278)	\$ (32,454)	\$ (32,025)	\$ (32,130)	\$ (31,586)
Transfer in from fund 602 (Sewer)	(65,916)	(68,818)	(66,434)	(63,957)	(66,508)	(68,711)
Transfer in from fund 601 (Water)	(21,747)	(22,101)	(22,411)	(22,158)	(22,401)	(22,043)
	<u>(119,717)</u>	<u>(123,197)</u>	<u>(121,299)</u>	<u>(118,140)</u>	<u>(121,039)</u>	<u>(122,340)</u>
Water Enterprise Fund (601)						
Transfer out to fund 521 (2016A Bonds)	\$ 683	\$ 683	\$ 683	\$ 683	\$ 683	\$ -
Transfer out to fund 518 (2010B bonds) (scheduled)	42,573	42,573	42,573	42,573	42,573	42,573
Transfer out to fund 518 (2010B bonds) (reduction)	(5,000)	(5,000)	(5,000)	(5,000)	(5,000)	(5,000)
Transfer out to fund 519 (2011A bonds)	21,747	22,101	22,411	22,158	22,401	22,043
	<u>60,003</u>	<u>60,357</u>	<u>60,667</u>	<u>60,414</u>	<u>60,657</u>	<u>59,616</u>
Sewer Enterprise Fund (602)						
Transfer out to fund 521 (2016A Bonds)	\$ 11,810	\$ 11,810	\$ 11,810	\$ 11,810	\$ 11,810	\$ -
Transfer out to fund 518 (2010B bonds)	75,312	75,312	75,312	75,312	75,312	75,312
Transfer out to fund 519 (2011A bonds)	65,916	68,818	66,434	63,957	66,508	68,711
Transfer in from 320 (slip line installation)	(51,939)	-	-	-	-	-
Transfer in from fund 422	(6,084)	-	-	-	-	-
Transfer in from fund 257	(90)	-	-	-	-	-
Transfer in from fund 425	-	-	-	-	-	(57,666)
	<u>94,925</u>	<u>155,940</u>	<u>153,556</u>	<u>151,079</u>	<u>153,630</u>	<u>144,023</u>
Storm Water Special Revenue Fund (603)						
Transfer out to fund 518 (2010B bonds)	\$ 7,281	\$ 7,281	\$ 7,281	\$ 7,281	\$ 7,281	\$ 7,281
Transfer out to fund 519 (2011A bonds)	32,054	32,278	32,454	32,025	32,130	31,586
Transfer out to fund 501 (2010 infrastructure bonds)	6,597	6,434	6,265	6,089	5,913	5,729
	<u>45,932</u>	<u>45,993</u>	<u>46,000</u>	<u>45,395</u>	<u>45,324</u>	<u>44,596</u>

City of Norwood Young America, Minnesota
 Capital Project/Equipment Plan - Governmental Funds
 Schedule of Planned Capital Outlay 2019 to 2024

Department	Year	Item	Purchase Cost	Net Cost	2019	2020	2021	2022	2023	2024
					Estimated Amounts					
Administration	2020	City Code codification	\$ 20,000	\$ 20,000	\$ -	\$ 10,000	\$ 10,000	\$ -	\$ -	\$ -
Economic Development	2019	Highway Manument Entrance Signs	20,000	20,000	20,000	-	-	-	-	-
Economic Development	2020	Downtown Redevelopment	25,000	25,000	-	25,000	-	-	-	-
Fire department	yearly	SCBA's	150,000	150,000	24,967	25,000	25,000	25,000	25,000	25,000
Fire department	2017	Turnout gear	60,000	multiple	6,800	7,000	-	-	-	-
Fire department	2020	Civil Defense - new siren	25,000	25,000	-	25,000	-	-	-	-
Fire department	2020	2002 Radios	65,000	65,000	-	10,000	65,000	-	-	-
Fire department	2022	Rescue 11 (1222 rescue vehicle) 2003 Ford F350	60,000	60,000	-	-	-	60,000	-	-
Fire department	2022	1996 Ladder Truck 11	750,000	750,000	-	-	-	750,000	-	-
Fire department	2022	2000 Extrication tool 11	30,000	30,000	-	-	-	30,000	-	-
Fire department	2022	2001 Extrication tool #21	30,000	30,000	-	-	-	30,000	-	-
Fire department	2023	1995 Ford Tanker 11	100,000	100,000	-	-	-	-	100,000	-
Fire department	2025	1996 Tanker 21	100,000	100,000	-	-	-	-	-	-
Fire department	2027	2012 Engine 21 Mini pumper	350,000	350,000	-	-	-	-	-	-
Fire department	2031	2001 Engine 11	1,000,000	1,000,000	-	-	-	-	-	-
Fire department	2032	2012 Track Mach and Trailer	30,000	30,000	-	-	-	-	-	-
Fire department	2035	2001 Utility 21	500,000	500,000	-	-	-	-	-	-

City of Norwood Young America, Minnesota
 Capital Project/Equipment Plan - Governmental Funds
 Schedule of Planned Capital Outlay 2019 to 2024 (Continued)

Department	Year	Item	Purchase Cost	Net Cost	2019	2020	2021	2022	2023	2024
					Estimated Amounts					
Public Works		Bobcat HLA snowpusher								
Public Works	2020	Payloader Front-end attachment, Snowplow and Wing	\$ 45,000	\$ 45,000	\$ -	\$ 45,000	\$ -	\$ -	\$ -	\$ -
Public Works	2019	1993 SNOGO Snowblower MP-3D (replace in 2025)	120,000	115,000	15,600	-	-	-	-	-
Public Works	2019	T5 2003 Ford F550 bucket truck 40' (need 50')	110,000	90,000	90,000	-	-	-	-	-
Public Works	2035	Homemade - trailer for misc projects and hauling	12,000	14,666	-	-	-	-	-	-
Public Works	2019	2014 Speed alert sign	8,000	8,000	8,000	-	-	-	-	-
Public Works	2020	P4 Ford F450 - Replace with F350 (incl. Tommie Gate Box)	45,000	45,000	-	45,000	-	-	-	-
Public Works	2020	PW Garage Pressure Washer and Boiler	9,000	9,000	-	9,000	-	-	-	-
Public Works	2020	P2 2007 Ford F150 pickup	43,000	43,000	-	43,000	-	-	-	-
Public Works	2020	New Holland Tractor MC35	45,000	45,000	-	45,000	-	-	-	-
Public Works	2020	U.S. Highway 212 signal light replacement (2)	200,000	200,000	-	200,000	-	-	-	-
Public Works	2020	U.S. Highway 212 underpass project	1,825,000	1,825,000	-	1,825,000	-	-	-	-
Public Works	2021	2016 Painter (crosswalk lines and curbs)	8,000	8,000	-	-	8,000	-	-	-
Public Works	2021	2003 Chipper Morbark 13" tornado brush chipper	30,000	25,000	-	-	25,000	-	-	-
Public Works	2021	T7 2004 Sterling dump truck L8500 (snowplow/hauling)	235,000	235,000	-	-	235,000	-	-	-
Public Works	2022	2007 Flail mower diamond river 1549HD (fence arm mower)	18,500	17,000	-	-	-	17,000	-	-
Public Works	2022	Bobcat 3400 utility vehicle	18,000	15,000	-	-	-	15,000	-	-
Public Works	2022	Blacktop roller wacker RD11 (385 hrs)	30,000	28,000	-	-	-	28,000	-	-
Public Works	2023	2003 New Holland tractor TN75D (835 hrs)	48,000	43,000	-	-	-	-	43,000	-
Public Works	2023	Brine distributor	15,000	15,000	-	-	-	-	15,000	-
Public Works	2024	T6 2006 Mack truck (trade-in only)	30,000	30,000	-	-	-	-	-	30,000
Public Works	2023	2004 John Deere loader 624J (3,300 hrs)	150,000	120,000	-	-	-	-	120,000	-
Public Works	2024	T3 2007 Sterling L7500 dump truck	235,000	225,000	-	-	-	-	-	225,000
Public Works	2025	Bobcat snow blower SBX240 (attaches to Bobcat S750)	6,000	6,000	-	-	-	-	-	-
Public Works	2025	2015 Bobcat Planer - milling machine	15,000	15,000	-	-	-	-	-	-
Public Works	2026	2016 Disc mower New Holland 615	4,200	2,500	-	-	-	-	-	-
Public Works	2027	T2 2010 Mack dump truck	235,000	200,000	-	-	-	-	-	-
Public Works	2027	P3 2012 Ford F550 truck (inc. dumpbox)	80,000	50,000	-	-	-	-	-	-
Public Works	2027	2017 Ford E450 passenger bus (15 seat)	90,000	90,000	-	-	-	-	-	-
Public Works	2028	Boss 10' V-Plow	8,000	8,000	-	-	-	-	-	-
Public Works	2029	2017 Bobcat Skid Steer S750	62,000	30,000	-	-	-	-	-	-
Public Works	2029	2016 Angle broom (attachment to Bobcat/snow sweeping)	5,000	5,000	-	-	-	-	-	-
Public Works	2030	2013 Hot Mix Trailer KM-8000T	30,000	30,000	-	-	-	-	-	-

City of Norwood Young America, Minnesota
 Capital Project/Equipment Plan - Governmental Funds
 Schedule of Planned Capital Outlay 2019 to 2024 (Continued)

Department	Year	Item	Purchase Cost	Net Cost	2019	2020	2021	2022	2023	2024
					Estimated Amounts	Estimated				
Parks and Recreation	2020	2004 Bobcat club car	\$ 18,000	\$ 18,000	\$ -	\$ 18,000	\$ -	\$ -	\$ -	\$ -
Parks and Recreation	2018	M1 Kubota 72" mower ZD331 (1800 hrs)	17,000	13,000	-	-	-	-	-	-
Parks and Recreation	2028	2018 3400 Bobcat utility vehicle	16,550	16,550	-	-	-	-	-	-
Parks and Recreation	2020	Willkommen Memorial Park Old Town Bldg Improvements	85,000	85,000	-	85,000	-	-	-	-
Parks and Recreation	2019	Swimming Pool Repair Project	24,000	24,000	24,000	-	-	-	-	-
Parks and Recreation	2021	Baseball Field Fence replacement (Willkommen Park)	60,000	60,000	-	-	60,000	-	-	-
Parks and Recreation	2021	Hockey/Skating rink Boards	15,000	15,000	-	-	15,000	-	-	-
Parks and Recreation	2020	M2 Kubota 72" mower ZD726H (1,260 hrs)	20,000	20,000	-	20,000	-	-	-	-
Parks and Recreation	2021	Swimming Pool - Main Pool, Plaster Replacement	85,000	85,000	-	-	85,000	-	-	-
Parks and Recreation	2024	2015 Swimming Pool heaters (2)	8,000	8,000	-	-	-	-	-	8,000
Parks and Recreation	2025	Bobcat 3400 Utility Vehicle	18,000	15,000	-	-	-	-	-	-
Parks and Recreation	2025	2017 Jacobson 16' mower HR700	90,000	70,000	-	-	-	-	-	-
Parks and Recreation	2026	2016 Swimming Pool cleaning turtle	6,000	6,000	-	-	-	-	-	-
Parks and Recreation	2028	Heritage Center Gable Roof Installation	150,000	150,000	-	-	-	-	-	-
Total Governmental Capital Outlay										
					189,367	2,437,000	528,000	955,000	303,000	288,000

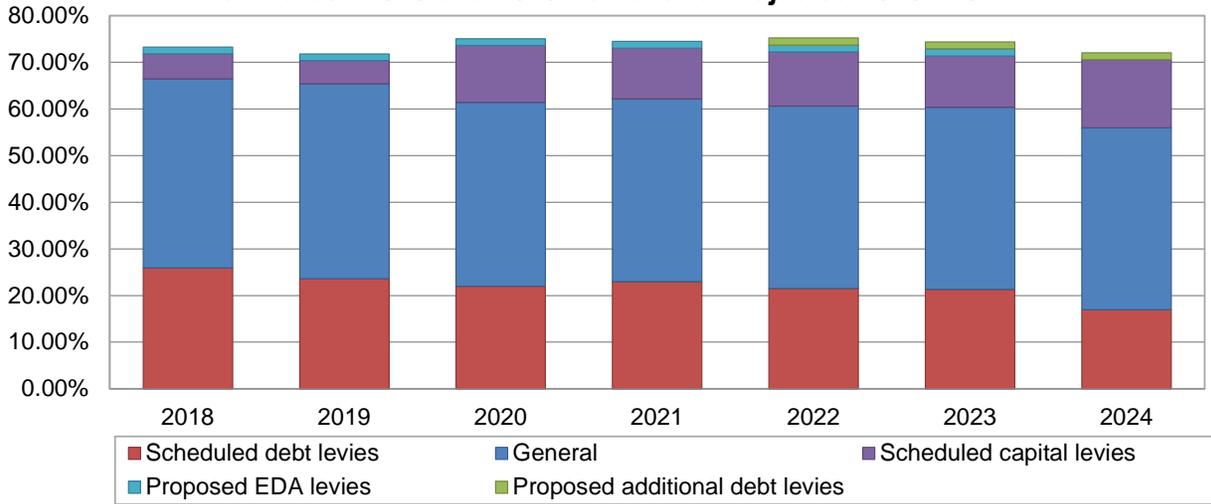
City of Norwood Young America, Minnesota
 Capital Project/Equipment Plan - Enterprise Funds
 Schedule of Planned Capital Outlay 2019 to 2024 (continued)

Department	Year	Item	Purchase Cost	Net Cost	2019	2020	2021	2022	2023	2024
					Estimated Amounts	Estimated				
Water	2033	W2 2018 Ford F350	\$ 33,000	\$ 8,250	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Water	2018	Water Towers SCADA installation	25,000	25,000	10,000	10,000	-	-	-	-
Water	2019	Remove Water Tower 212 West	30,000	30,000	30,000	-	-	-	-	-
Water	2019	North Water tower painting	160,000	160,000	160,000	-	-	-	-	-
Water	2028	2018 Hand Held Water Meter Reader	8,000	8,000	-	-	-	-	-	-
Water	2020	Bobcat 2100 Utility Cart	9,000	9,000	-	9,000	-	-	-	-
Water	2023	T6 Pump	15,000	15,000	-	-	-	-	15,000	-
Water	2025	SF2500 Ridgid Freeze Kit	5,000	5,000	-	-	-	-	-	-
Water	2026	Renew Water Supply plan	10,000	10,000	-	-	-	-	-	-
Water	2028	W1 2013 Ford F550 with crane	40,000	30,000	-	-	-	-	-	-
Sewer	2021	Trickling Filter Pumps (4)	16,000	16,000	-	-	16,000	-	-	-
Sewer	2019	Lift Station SCADA installation	40,000	40,000	40,000	-	-	-	-	-
Sewer	2033	W2 2018 Ford F350	27,000	6,750	-	-	-	-	-	-
Sewer	yearly	Inflow and Infiltration repair - slip line installation	50,000	50,000	50,000	50,000	50,000	50,000	50,000	50,000
Sewer	2019	2003 Versa-Vac and 1998 Jetter	250,000	250,000	250,000	-	-	-	-	-
Sewer	2019	Camera Units	100,000	100,000	100,000	-	-	-	-	-
Sewer	2020	Bobcat 2100 Utility Cart	9,000	9,000	-	9,000	-	-	-	-
Sewer	2020	Lift Station On-Site Generator	25,000	25,000	-	25,000	25,000	25,000	25,000	25,000
Sewer	2028	2018 Hand Held Water Meter Reader	8,000	8,000	-	-	-	-	-	-
Sewer	2021	Berm expansion	40,000	40,000	-	-	40,000	-	-	-
Sewer	2021	Oak Lane Sanitary Sewer Project	125,000	125,000	-	-	125,000	-	-	-
Sewer	2023	Pump Trailer	30,000	25,000	-	-	-	-	25,000	-
Sewer	2025	Portable Generator (purch. 2015)	25,000	25,000	-	-	-	-	-	-
Sewer	2028	W1 2013 Ford F550 with crane	40,000	30,000	-	-	-	-	-	-
Sewer	2028	Boss V-Plow	6,500	6,500	-	-	-	-	-	-
Total Enterprise Capital Outlay										
					640,000	103,000	256,000	75,000	115,000	75,000

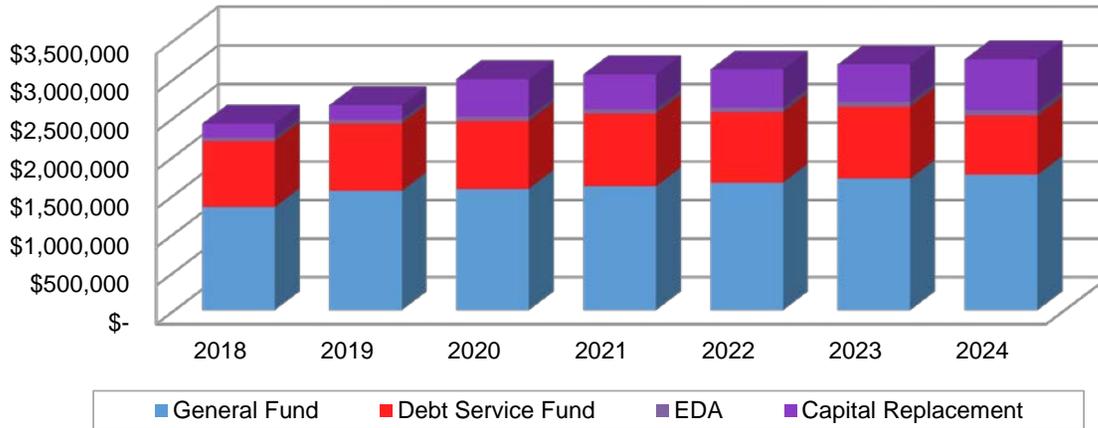
City of Norwood Young America, Minnesota
 Capital Project/Equipment Plan - All Funds
 Schedule of Planned Capital Outlay 2019 to 2024 (Continued)

	2019	2020	2021	2022	2023	2024
	Estimated Amounts	Estimated Amounts	Estimated Amounts	Estimated Amounts	Estimated Amounts	Estimated Amounts
Total Capital Projects and Equipment	\$ 829,367	\$ 2,540,000	\$ 784,000	\$ 1,030,000	\$ 418,000	\$ 363,000
Total Capital Projects and Equipment						
Water	\$ 200,000	\$ 19,000	\$ -	\$ -	\$ 15,000	\$ -
Sewer	440,000	84,000	256,000	75,000	100,000	75,000
Governmental	189,367	2,462,000	528,000	955,000	303,000	288,000
Governmental Capital Projects and Equipment						
Administration	-	10,000	10,000	-	-	-
Economic Development	20,000	25,000	-	-	-	-
Fire Department	31,767	67,000	90,000	895,000	125,000	25,000
Public Works	113,600	2,212,000	268,000	60,000	178,000	255,000
Parks and Recreation	24,000	123,000	160,000	-	-	8,000
Miscellaneous	-	25,000	-	-	-	-
	\$ 189,367	\$ 2,462,000	\$ 528,000	\$ 955,000	\$ 303,000	\$ 288,000
Revenue						
Capital Levy	250,000	487,000	250,000	250,000	250,000	250,000
Potential increase (reduction) of levy	(65,200)	-	195,668	239,115	229,577	409,047
Net Capital Levy	184,800	487,000	445,668	489,115	479,577	659,047
Equipment Certificates (potential)	-	-	-	750,000	-	-
Bonding	-	600,000	-	-	-	-
Township contributions	-	-	-	150,000	0	0
Met Council SRTSG	-	1,225,000	-	-	0	0
Interest	457	432	317	255	468	601
Transfers in	92,600	-	-	-	0	0
Total Revenue	277,857	2,312,432	445,985	1,389,370	480,045	659,648
Total Expenditures	(281,967)	(2,462,000)	(528,000)	(955,000)	(303,000)	(288,000)
Net Change in Cash Balance	(4,110)	(149,568)	(82,015)	434,370	177,045	371,648
Beginning Balance	575,776	571,666	422,098	340,083	774,453	951,498
Ending Balance	\$ 571,666	\$ 422,098	\$ 340,083	\$ 774,453	\$ 951,498	\$ 1,323,146

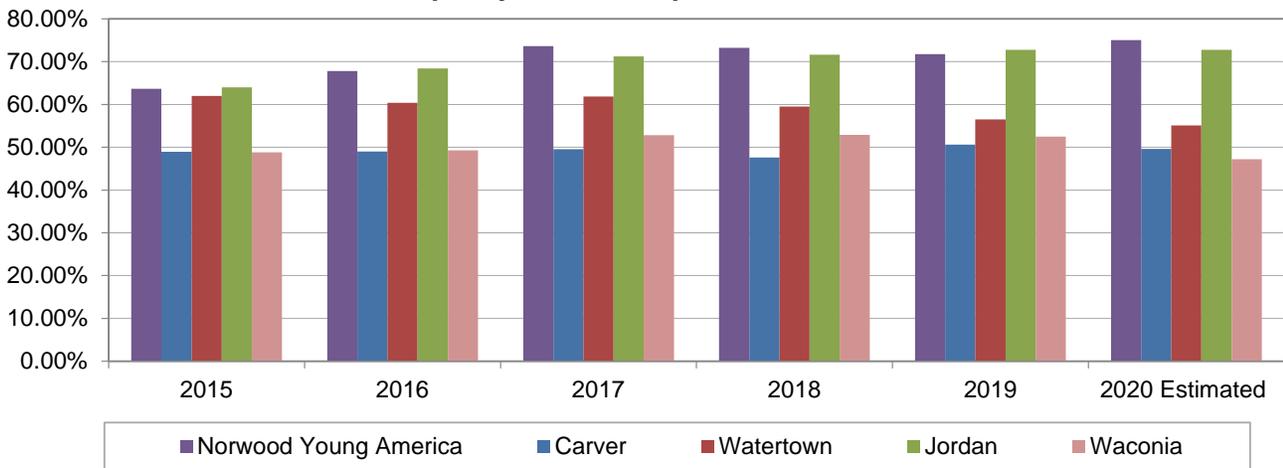
Tax Rates - 2018 and 2019 Actual and Projected 2020 - 2024



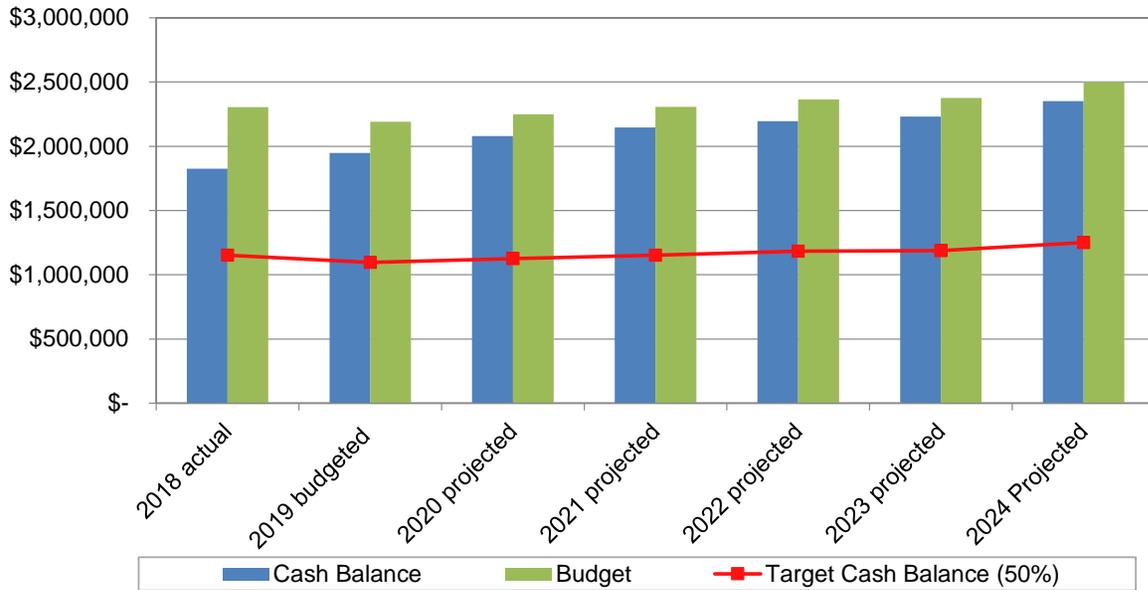
Property Taxes - General Levy, Bonds and Potential Levies to Balance Projects



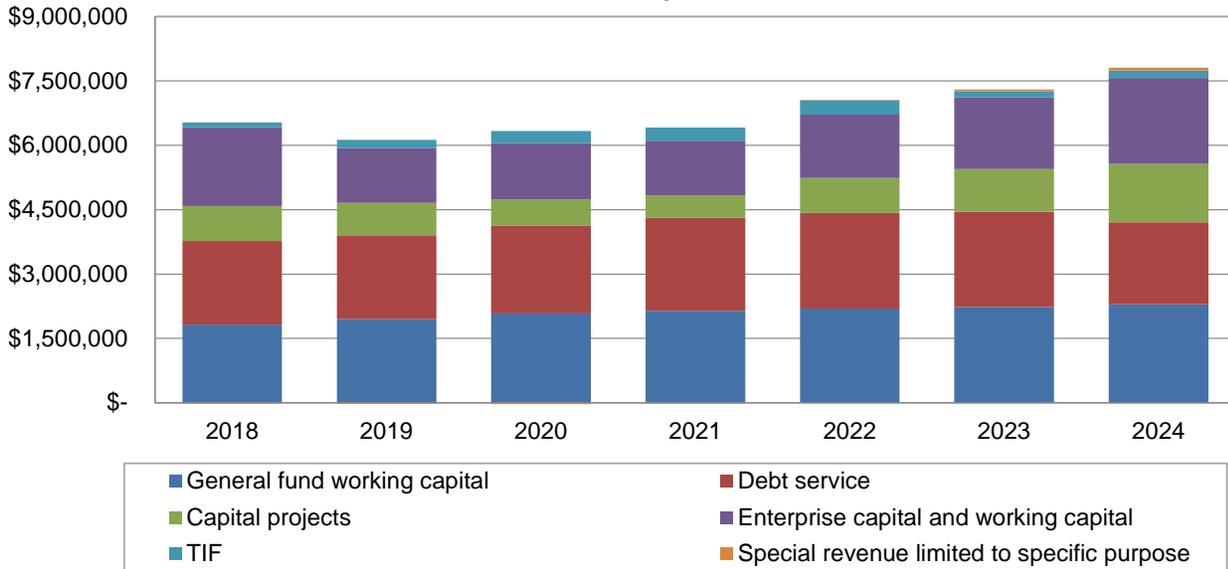
Tax Capacity Rates Comparison 2015 - 2020



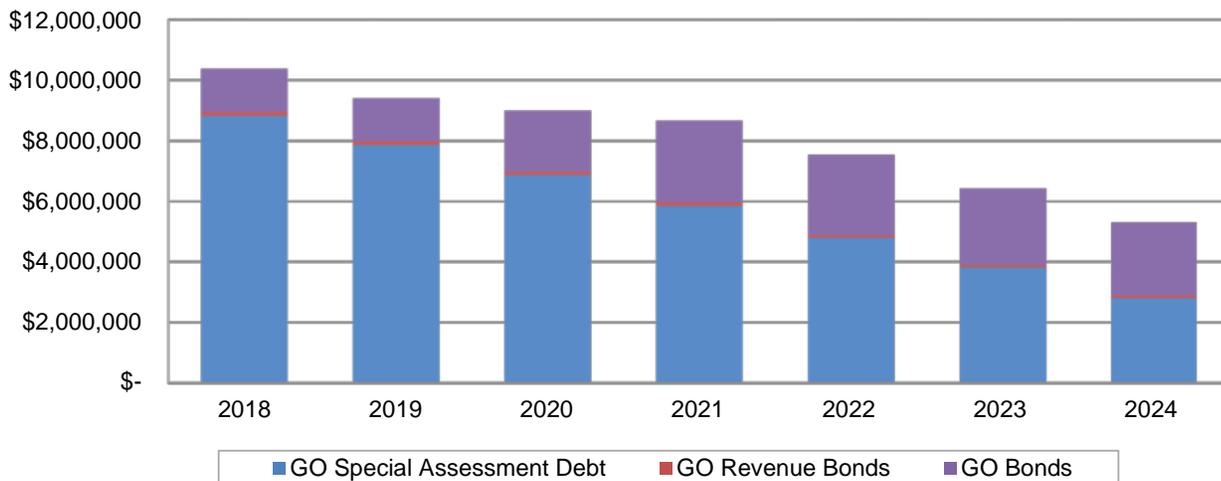
General Cash Balance as a Percent of Expenditures



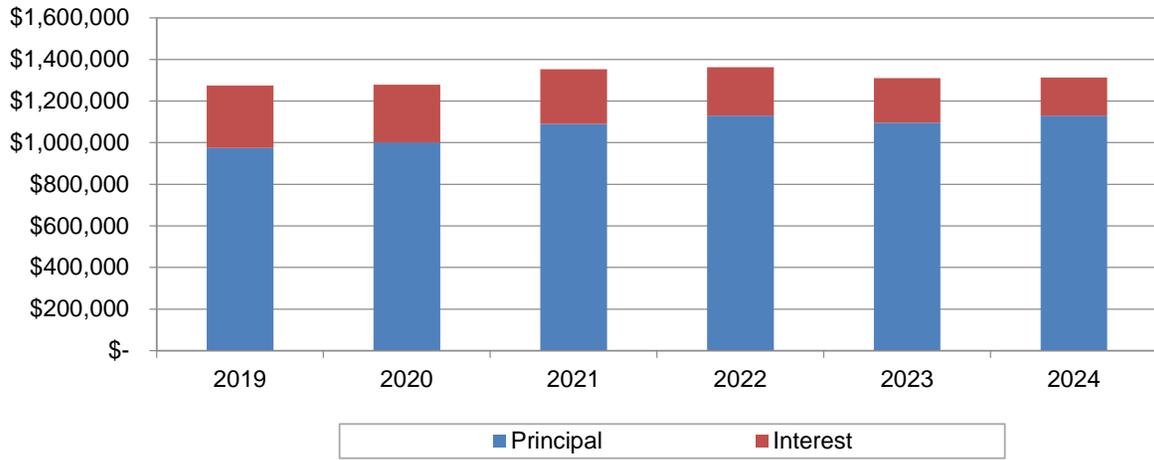
Cash Balance by Planned Use



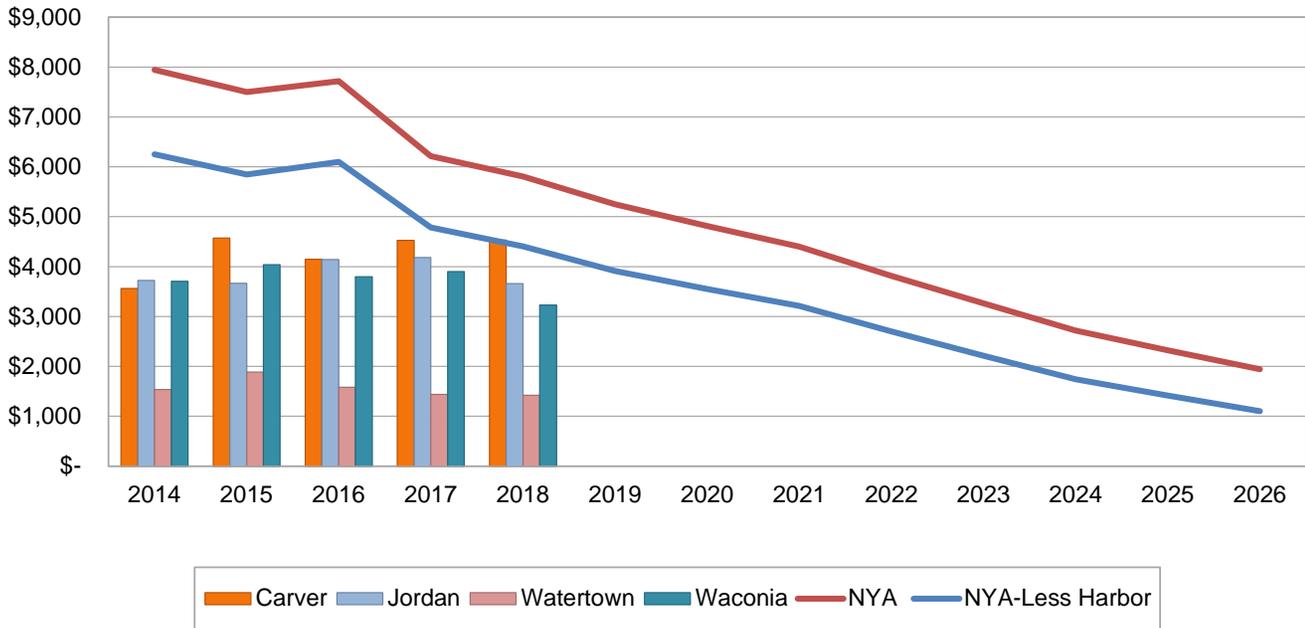
Projected Governmental Debt Balances Based on Current Amortizations



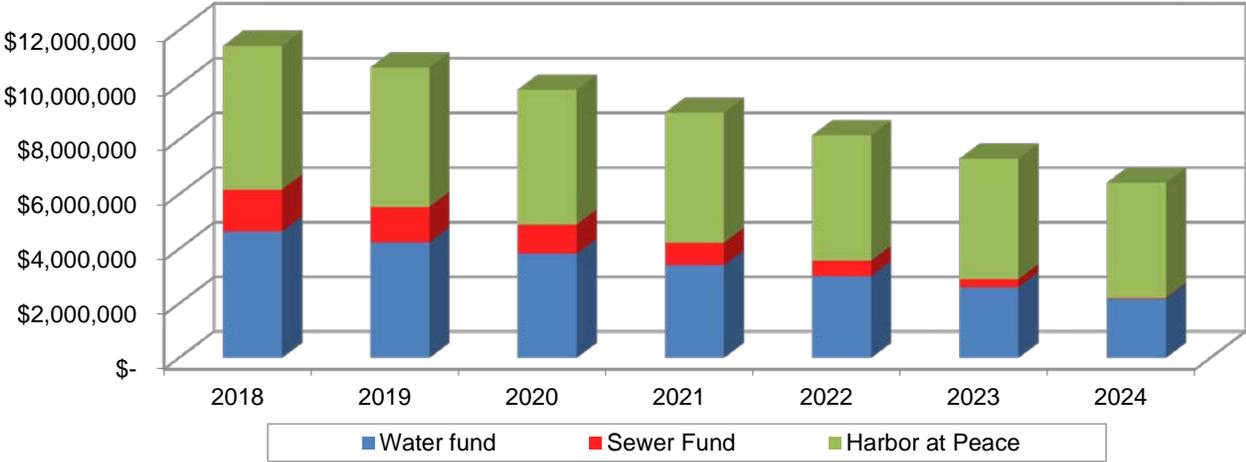
Government Debt Service Requirements



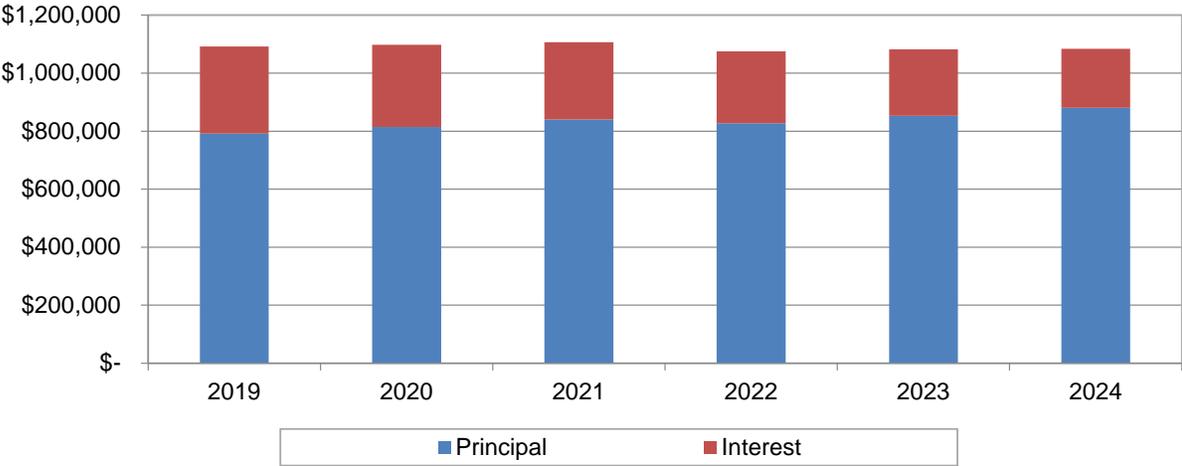
Total Debt per Capita



Enterprise Funds Outstanding Debt Balances



Enterprise Debt Service Requirements



2019 Financial Plan Supplement - Utility Rates

Monthly Water Rates

	2016	2017	2018	2019 (No Changes from 2018)
Base Charge - Residential per unit	\$15.20	\$16.00	\$16.00	\$16.00
Base Charge - Commercial per unit	\$26.39	\$28.00	\$28.00	\$28.00
Plant Charge – per unit	\$8.20	\$8.20	\$8.20	\$8.20
Tier 1 (0 - 6,000 gallons)	\$3.45 / kgal	\$3.45 / kgal	\$3.45 / kgal	\$3.45 / kgal
Tier 2 (6,001 - 52,000 gallons)	\$4.46 / kgal	\$4.46 / kgal	\$4.46 / kgal	\$4.46 / kgal
Tier 3 (52,001 - 88,000 gallons)	\$5.25 / kgal	\$5.25 / kgal	\$5.25 / kgal	\$5.25 / kgal
Tier 4 (88k + - Residential only)	\$6.77 / kgal	\$6.77 / kgal	\$6.77 / kgal	\$6.77 / kgal

Monthly Sewer Rates

	2016	2017	2018	2019 (No Changes from 2018)
Base Charge - Residential per unit	\$9.00	\$9.00	\$9.00	\$9.00
Base Charge - Commercial per unit	\$9.00	\$9.00	\$9.00	\$9.00
Plant Charge - per unit	\$5.00	\$5.00	\$5.00	\$5.00
Tier 1 (All gallons)	\$7.16 / kgal	\$7.16 / kgal	\$7.16 / kgal	\$7.16 / kgal

Trunk Charges

	2016	2017	2018	2019 (No Changes from 2018)
Water - per unit	\$3,900	\$3,900	\$3,900	\$3,900
Sewer - per unit	\$3,900	\$3,900	\$3,900	\$3,900