

**CITY OF
GEM LAKE**



**2016
BUDGET**

Adopted By City Council 11/17/2015

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HOW TO READ THE BUDGET

The budget document serves two distinct purposes. One purpose is to present the City Council Members, residents and other interested readers, concise and readable information about City of Gem Lake. The other purpose is to provide management of the City with a financial and operating plan that conforms to the City's accounting system.

The Budget Message provides an overview of the key policy issues and programs in the budget, and presents major areas of emphasis.

The Schedules and Summaries provide the heart of the document as an operating and financial plan.

The General Fund and Special Revenue Funds section contains revenue and expenditure summaries. It also provides detail revenue and expenditure information, department descriptions, staffing levels, service level objectives and prior year accomplishments for all departments.

The Debt Service Funds section contains information about the resources accumulated for the payment of general long-term debt principal and interest.

The Capital Improvement Funds section contains revenue and expenditure information about the various construction projects within the Township.

The Enterprise Funds section contains revenue and expenditure summaries for all Enterprise Funds. It also provides detail revenue and expenditure information, department descriptions, staffing levels, service level objections and prior year accomplishments for all departments within each Enterprise Fund.

The Appendix section includes other important financial and City information, such as, City statistics, description of the property tax system, and a glossary of terms.



CITY OF GEM LAKE, MN
4200 Otter Lake Road
Gem Lake, Minnesota 55110



City Council Members, Citizens and Others:

It is my privilege to present the 2016 budget for the City of Gem Lake. This budget, as adopted by the City Council identifies how the City resources will be spent in 2016. This budget is the City's financial management plan and has been designed to be responsive to public service demands and for carrying out services over the coming year. The 2016 budget is the result of sound financial management, and affords some protection for the future operation of the City. It is the City's intent to submit and manage the budget in the most open and straightforward manner possible, which will allow consistent and careful management of all resources. The City continually faces many challenges which draw upon the resources and value judgments of all of us.

The City budget focus has been to maintain services provided and existing infrastructure. Public safety remains a priority for the City and this budget includes expenditures for increased patrols and law enforcement. Also for 2016 the City has included in the budget \$13,000 for updating and filing the City's MS4 Report (storm water management plan) to the State. The Ice and Snow Removal budget was increased to reflect past expenditure levels. Also included in the 2016 budget are funds for the City to extend water service to the City's business district.

On the revenue side the largest revenue source is property taxes which make up almost 82% of total revenues for the City. The City remains committed to maintaining the property tax levy possible. To that end the City will use reserves of \$80,000 to fund General Fund operations in 2016.

The 2016 property tax levy is increased 15.9% and the City's tax capacity also increase 11.3%, which results in a tax rate increase of 4.31% to 29.524%. Based on this most residents would see an increase in their City property tax bills from 2015 to 2016.

As 2016 unfolds, the City is well positioned to meet current and future challenges through sound fiscal management. It is our hope this budget will meet the expectations and need of Gem Lake residents. My sincere thanks are extended to the City Council for their time and effort in the preparation of this document.

Respectfully,

Tom Kelly
City Treasurer

FUND STRUCTURE AND BUDGET BASIS

The financial structure of City of Gem Lake is similar to other governments with the use of funds. Funds are the control structures that ensure that public moneys are spent only for those purposes authorized and within amounts authorized. Funds are established to account for different types of activities and legal restrictions that are associated with a particular government function. The Governmental Accounting Standards Board (GASB) defines a fund as:

A 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 changes therein, which are segregated for the purpose of carrying on specific activities or attaining certain objectives in accordance with special regulations, restrictions, or limitations.

All of the funds used by the City must be classified into one of seven “fund types.” Four of these fund types are used to account for the City’s “governmental-type” activities and are known as “governmental funds.” Two of these fund types are used to account for a government’s “business-type” activities and are known as “proprietary funds.” Finally, the seventh fund type is reserved for a government’s “fiduciary activities.” The City currently does not operate any fiduciary activities.

Governmental Fund types are used to account for governmental-type activities. These are the General Fund, Special Revenue Funds, Debt Service Funds, and Capital Projects Funds.

The General Fund is used to account for most of the day-to-day operations of the City, which are financed from property taxes and other general revenues. Activities financed by the General Fund are those not accounted for in other funds. There can only be one General Fund.

Special Revenue Funds are used to account for revenues derived from specific taxes or other earmarked revenue sources which, by law, are designated to finance particular functions or activities of the City and which therefore cannot be diverted to other uses. The Special Revenue Funds the City operates are the Park and Playground Fund, which was established to purchase and develop parks and trails in the City through the collection of park dedication fees on new developments or building permits and new for 2015 is a fund to account for possible grants the City may apply for to help redevelop its commercial district.

Debt Service Funds are used to account for the payment of interest and principal on general and special obligation debts other than debt issued for and serviced by a governmental enterprise.

The Capital Projects Funds account for all resources used for the acquisition and/or construction of capital equipment and facilities except those financed by Enterprise and Internal Service Funds.

Two **Proprietary Fund Types** are used to account for the City’s business-type activities. These are the Enterprise Funds and the Internal Service Funds.

The City’s only Enterprise Fund is the Sewer Operating Fund. This fund is used to account for the acquisition, operation and maintenance of these facilities and services, which are entirely or predominantly self-supported, by user charges. The operations of the Sewer Operating Fund are accounted for in such a manner as to show a profit or loss similar to private enterprises.

Internal Service Funds are used to account for the financing of goods and services provided by one department to other departments of the City, on a cost-reimbursement basis. The City of Gem Lake does not have any Internal Service Funds.

Fiduciary Funds are used when a government holds or manages financial resources in an agent or fiduciary capacity. The City of Gem Lake does not operate any of these funds at the current time.

The **Budget Basis** used by the City of Gem Lake is the modified accrual basis of accounting for governmental fund types (for example, the General Fund, Special Revenue Funds, Debt Service and Capital Project Funds). Under this accounting method, revenues are recognized in the accounting period in which they become available and measurable. Available means collectible within the current period or soon enough thereafter to be used to pay liabilities of the current period. Expenditures are recognized in the period in which the fund liability is incurred, except for unmatured interest on general long-term debt, which is recognized when due.

Enterprise Funds use the accrual basis of accounting. Under the accrual basis revenues are recognized when they are measurable and earned. Expenses are recognized in the period incurred, if measurable. The budget basis for Enterprise and Internal Service Funds is also the accrual basis with the exceptions noted below.

The City's Comprehensive Annual Financial Report (CAFR) shows the status of the City's finances on the basis of "generally accepted accounting principles" (GAAP). This conforms to the way the City prepares its budget.

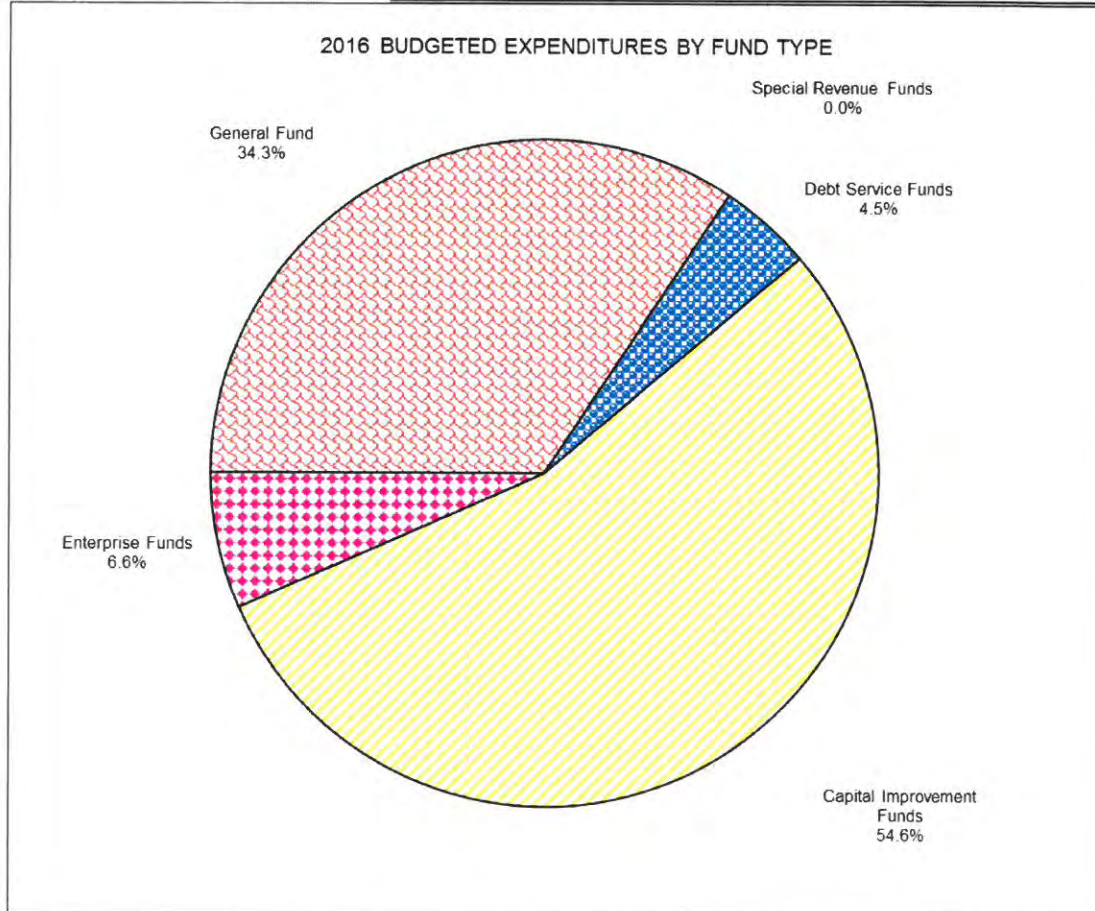
The CAFR shows fund expenditures on both a GAAP basis and budget basis for comparison purposes.

BUDGET PROCESS

The budget process begins in August with the City Treasurer developing a draft budget. The Mayor and Treasurer then meet in late August or early September to refine the draft budget. It is this budget that is presented to the full City Council in a workshop session in early September. It is from this workshop that a preliminary tax levy is presented and adopted no later than September 15th of each year. Once adopted the preliminary levy is certified to Ramsey County. Over the next few months the Mayor and Treasurer develop a final draft budget and tax levy, which again is presented to the full City Council for review in November. From the meeting a final budget and tax levy is developed and presented at a public hearing in November or December. After the public hearing the City Council votes to approve the budget and adopt the final property tax levy. In late December the final levy is certified to the County Auditor. During the fiscal year line items may be overspent as long as the total activity budget is not overspent. The Mayor can recommend changes for activities' budget to the City Council. The Council can then approve or disapprove the change, in the form of a budget amendment. Only with the City Council approval can an activity be overspent and only if funding is available. However, the property tax levy cannot be amended.

2016 BUDGET SUMMARY

<u>REVENUE BUDGET</u>				11/17/2015		11/17/2015	
ACCOUNT DESCRIPTION	2013 ACTUAL	2014 ACTUAL	2015 ADOPTED	10/28/15 ACTUAL	2016 ADOPTED	% CHANGE	
GENERAL FUND	\$321,008	\$281,923	\$251,932	\$191,459	\$273,870	8.71%	
SPECIAL REVENUE FUNDS	91	347	615	286	270	-56.10%	
DEBT SERVICE FUNDS	106,290	89,230	100,184	45,433	85,418	-14.74%	
CAPITAL IMPROVEMENT FUNDS	24,592	19,871	2,205	811	7,148	224.17%	
ENTERPRISE FUNDS	53,777	53,306	49,943	50,965	55,750	11.63%	
TOTAL REVENUES	\$505,758	\$444,677	\$404,879	\$288,954	\$422,456	4.34%	
<u>EXPENDITURE BUDGET</u>							
GENERAL FUND	\$310,208	\$348,256	\$331,932	\$297,463	\$353,870	6.61%	
SPECIAL REVENUE FUNDS	0	0	0	0	0	0.00%	
DEBT SERVICE FUNDS	428,910	48,505	70,171	78,932	46,479	-33.76%	
CAPITAL IMPROVEMENT FUNDS	10,637	25,968	0	93,984	562,600	562.00%	
ENTERPRISE FUNDS	44,471	48,560	59,481	24,717	68,113	14.51%	
TOTAL EXPENDITURES	\$794,226	\$471,289	\$461,584	\$495,096	\$1,031,062	123.37%	
FUND BALANCE - JANUARY 1	\$1,176,599	\$900,588	\$886,432	\$886,432	\$680,290		
EXCESS REVENUE OVER EXPENDITURES	(\$288,468)	(\$26,612)	(\$56,705)	(\$206,142)	(\$608,606)		
INFRASTRUCTURE CHANGES	\$12,457	\$12,456	\$12,500	\$0	\$12,500		
FUND BALANCE - DECEMBER 31	\$900,588	\$886,432	\$842,227	\$680,290	\$84,184	-90.00%	





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GENERAL FUND

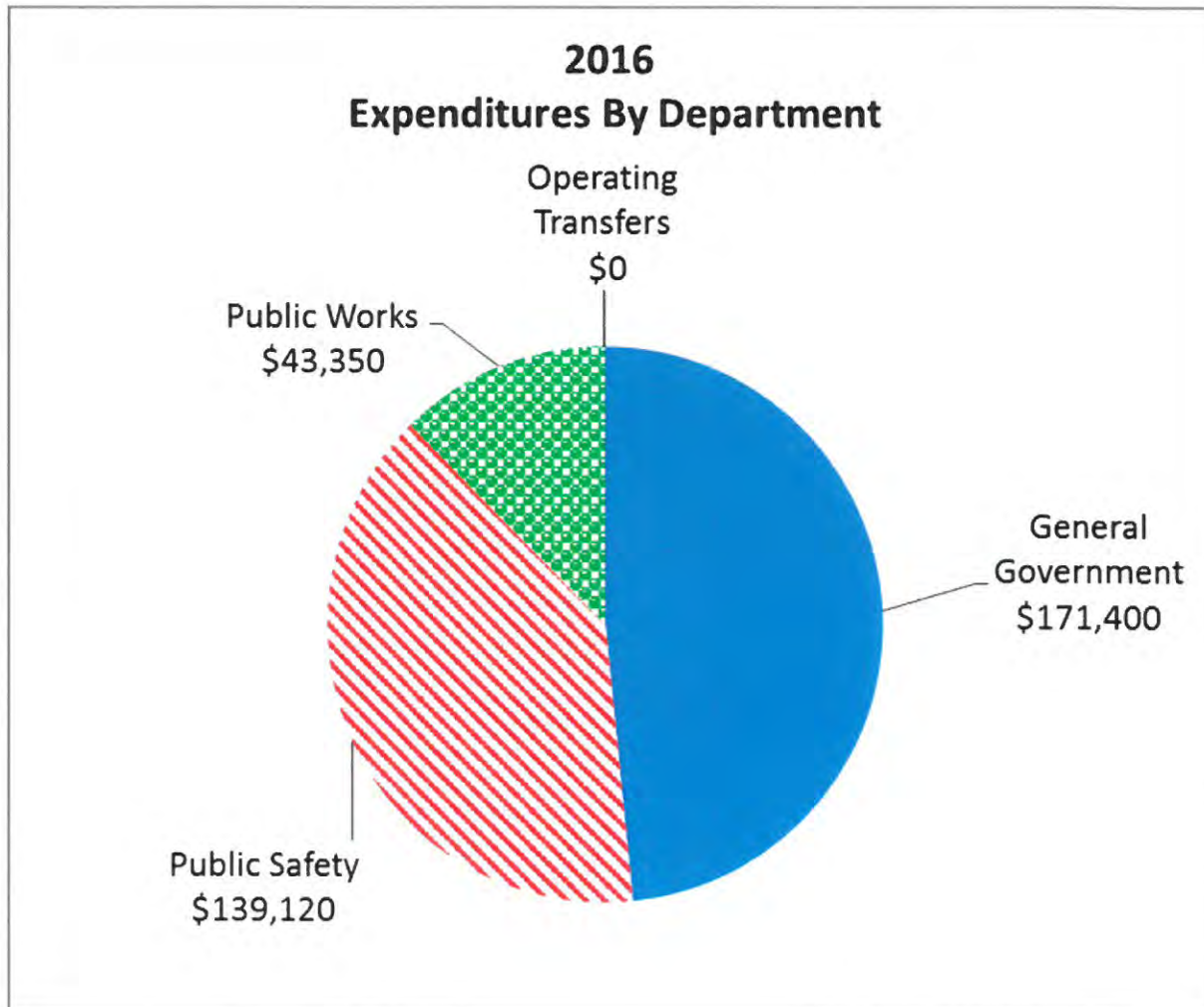
GENERAL FUND SUMMARY

FUND DESCRIPTION:

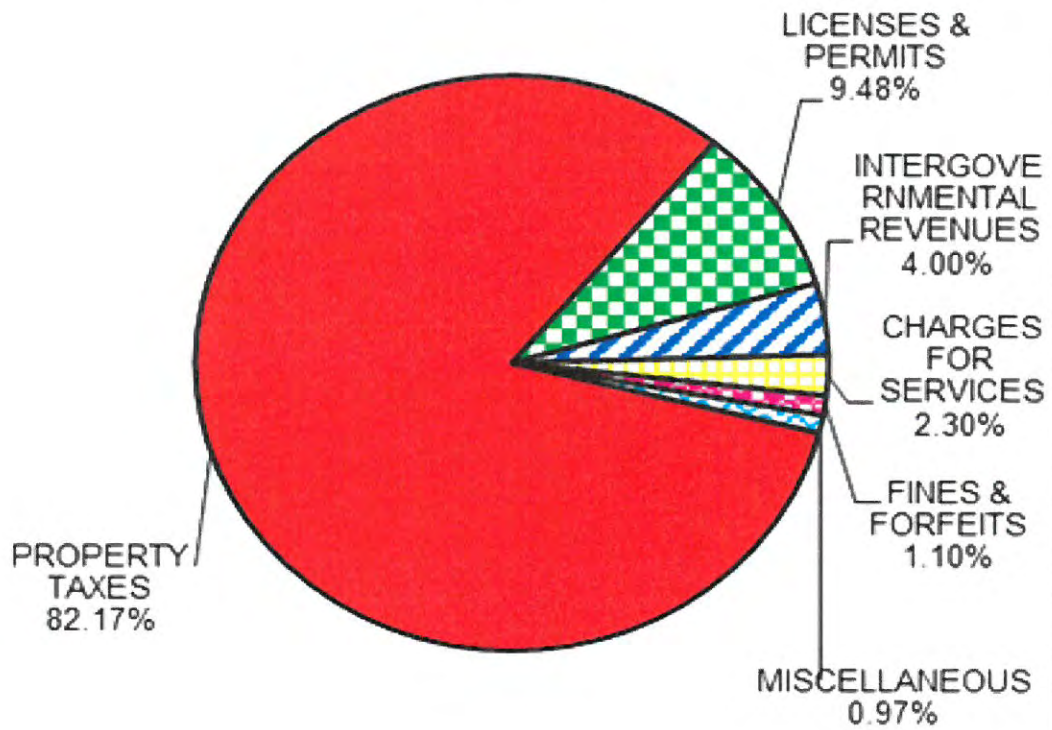
The General Fund is used to account for the ordinary operations of the City, which are financed from taxes and other general revenues, which are not accounted for in another fund. The modified accrual basis of accounting is used in the General Fund. That is, expenditures are recorded at the time liabilities are incurred and revenues are recorded when received.

BUDGET SUMMARY:

Property taxes are the largest revenue source, with the general government department as the largest expenditure area planned for 2016. The 2016 General Fund budget of \$353,870 is a 6.61% increase over the City's 2015 budget and anticipates using \$80,000 of Fund Balance to balance the budget and keep property taxes as low as possible. The graph below and on the next page demonstrate the percentage breakdown of budgeted revenues by classification and expenditure by department. Page 10 also shows this information numerically.



2016 REVENUES BY CLASSIFICATION



GENERAL FUND BUDGET SUMMARY BY ACTIVITY

REVENUES BY CLASSIFICATION	2013	2014	11/17/2015	10/28/15	11/17/2015	%
	ACTUAL	ACTUAL	2015 ADOPTED	ACTUAL	2016 ADOPTED	CHANGE
PROPERTY TAXES	\$213,806	\$186,063	\$204,655	\$100,120	\$225,026	9.95%
LICENSES & PERMITS	56,338	45,443	24,650	26,203	25,950	5.27%
INTERGOVERNMENTAL REVENUES	8,887	9,009	10,809	8,870	10,950	1.30%
CHARGES FOR SERVICES	15,069	14,718	2,548	8,330	6,294	147.02%
FINES & FORFEITS	4,902	3,048	3,500	1,589	3,000	-14.29%
MISCELLANEOUS	22,006	23,642	5,770	46,347	2,650	-54.07%
TOTAL REVENUES	\$321,008	\$281,923	\$251,932	\$191,459	\$273,870	8.71%
EXPENDITURES BY DEPARTMENT						
<u>GENERAL GOVERNMENT</u>						
41100 CITY COUNCIL	\$9,150	\$7,337	\$8,075	\$6,554	\$8,275	2.48%
41900 GENERAL GOVERNMENT	35,390	41,860	57,394	38,724	60,401	5.24%
41600 LEGAL SERVICES	15,710	20,757	17,000	12,998	17,000	0.00%
41410 ELECTIONS	3,441	3,636	4,150	2,817	4,150	0.00%
41500 FINANCIAL ADMINISTRATION	29,589	33,999	38,200	27,938	39,474	3.34%
41910 PLANNING & ZONING	7,350	32,435	20,130	17,610	23,550	16.99%
41940 HERITAGE HALL	17,087	18,459	16,850	13,029	18,550	10.09%
TOTAL GENERAL GOVERNMENT	\$117,717	\$158,483	\$161,799	\$119,670	\$171,400	5.93%
<u>PUBLIC SAFETY</u>						
42100 POLICE	97,526	95,012	101,102	74,470	106,416	5.26%
42200 FIRE PROTECTION	17,303	14,797	14,981	12,483	15,104	0.82%
42300 ANIMAL CONTROL	205	163	400	303	750	87.50%
42401 BUILDING INSPECTIONS	16,125	21,284	12,300	13,694	16,850	36.99%
TOTAL PUBLIC SAFETY	\$131,159	\$131,256	\$128,783	\$100,950	\$139,120	8.03%
<u>PUBLIC WORKS</u>						
43122 ROAD MAINTENANCE	24,952	16,738	17,350	62,750	17,350	0.00%
43125 ICE & SNOW REMOVAL	36,380	41,779	24,000	14,093	26,000	8.33%
44100 PARK MAINTENANCE	0	0	0	0	0	0.00%
TOTAL PUBLIC WORKS	\$61,332	\$58,517	\$41,350	\$76,843	\$43,350	4.84%
<u>OPERATING TRANSFERS</u>						
4900 OPERATING TRANSFERS	0	0	0	0	0	0.00%
TOTAL OPERATING TRANSFERS	\$0	\$0	\$0	\$0	\$0	0.00%
TOTAL EXPENDITURES	\$310,208	\$348,256	\$331,932	\$297,463	\$353,870	6.61%
FUND BALANCE - JANUARY 1	\$377,210	\$388,010	\$321,677	\$321,677	\$215,673	
EXCESS REVENUE OVER EXPENDITURES	\$10,800	(\$66,333)	(\$80,000)	(\$106,004)	(\$80,000)	
FUND BALANCE - DECEMBER 31	\$388,010	\$321,677	\$241,677	\$215,673	\$135,673	-43.86%

REVENUES GENERAL FUND

ACTIVITY DESCRIPTION:

To record and maintain all general operating revenues. These revenues will be used to finance the general operating expenditures of the City.

GOALS:

1. Maintain stable, constant revenue sources.
2. Maintain a low tax rate, by reviewing the costs of services provided and charge appropriately for them.

BUDGET SUMMARY:

The property tax system is described in more detail beginning on page 58. The City's net taxable tax capacity has increased to \$977,703 for taxes payable in 2016. This is an increase of 11.3%. The City's property tax levy for 2016 will be \$225,026. As a result of these two factors and the \$70,000 debt levy, the 2016 tax rate for the City will be 29.524% compared with 28.249% in 2015.

All other City revenue sources were adjusted slightly or remained at the 2015 budget amounts for 2016.

REVENUE LEVELS:

	2013 <u>ACTUAL</u>	2014 <u>ACTUAL</u>	2015 <u>ACTUAL</u>	2016 <u>ESTIMATED</u>
Tax Rate	27.430%	26.550%	28.249%	29.524%
Net Taxable Tax Capacity	912,518	846,800	878,661	977,703

BUDGET:

ACCT. #	ACCOUNT DESCRIPTION	2013	2014	11/18/2014		11/17/2015		%
		ACTUAL	ACTUAL	2015 ADOPTED	10/28/2015 ACTUAL	2016 ADOPTED	CHANGE	
<u>PROPERTY TAXES</u>								
31001	CURRENT TAXES	\$197,547	\$178,709	\$199,211	\$95,397	\$218,661		9.76%
31002	DELINQUENT TAXES	11,867	4,106	0	2,436	0		0.00%
31003	FISCAL DISPARITIES	3,575	2,669	5,444	1,687	6,365		16.92%
31004	PENALTIES & INTEREST	817	579	0	600	0		0.00%
	TOTAL PROPERTY TAXES	\$213,806	\$186,063	\$204,655	\$100,120	\$225,026		9.95%
<u>LICENSES & PERMITS</u>								
32100	GENERAL BUSINESS LICENSES	1,000	500	1,700	2,700	1,700		0.00%
32101	ON-SALE LIQUOR LICENSES	2,658	6,600	4,400	5,400	4,400		0.00%
32102	OFF SALE LIQUOR LICENSE	0	0	0	200	0		0.00%
32103	NON-INTOXICATING LIQUOR LICENSES	0	1,000	0	0	0		0.00%
32104	OTHER PERMITS	3,830	1,000	1,000	800	1,000		0.00%
32106	TOBACCO LICENSE	500	200	500	200	500		0.00%
32107	CHARITABLE GAMBLING LICENSE	500	1,000	500	0	500		0.00%
32201	CONTRACTOR LICENSE	2,205	1,100	1,000	1,200	1,000		0.00%
32210	BUILDING PERMITS	29,684	20,691	8,000	6,452	8,000		0.00%
32211	PLUMBING PERMITS	2,257	3,330	500	1,210	800		60.00%
32212	GAS/HEATING PERMITS	1,860	3,035	500	3,007	1,000		100.00%
32213	ELECTRICAL PERMITS	1,124	2,027	400	1,149	800		100.00%
32215	NPDES PERMIT	800	500	200	0	200		0.00%
32218	FIRE MARSHALL INSPECTION FEE	3,860	3,288	2,400	365	2,500		4.17%
32219	SEPTIC INSPECTION FEE	4,050	412	3,000	3,060	3,000		0.00%
32235	SEWER CONTRACTOR LICENSE	1,800	600	400	300	400		0.00%
32240	ANIMAL CONTROL LICENSE	210	160	150	160	150		0.00%
	TOTAL LICENSES & PERMITS	\$56,338	\$45,443	\$24,650	\$26,203	\$25,950		5.27%
<u>INTERGOVERNMENTAL REVENUES</u>								
33401	LGA	0	0	0	4,469	0		0.00%
33402	HACA	0	0	0	0	0		0.00%
33430	COUNTY GRANTS & AIDS	35	0	0	0	0		0.00%
33601	SCORE GRANT	0	0	0	0	0		0.00%
33603	POLICE STATE AID	3,216	3,393	5,809	4,401	5,950		2.43%
33602	CABLE TV FRANCHISE FEES	5,636	5,616	5,000	0	5,000		0.00%
33604	OTHER GOVERNMENT AIDS AND GRANT	0	0	0	0	0		0.00%
	TOTAL INTERGOV. REVENUES	\$8,887	\$9,009	\$10,809	\$8,870	\$10,950		1.30%
<u>CHARGES FOR SERVICES</u>								
32220	SURCHARGE/SAC RETAINAGE	(31)	80	50	89	75		50.00%
32230	ADMINISTRATIVE CHARGES	1,190	1,075	400	0	500		25.00%
34105	PLANNING CHARGES	100	2,000	100	3,700	500		400.00%
34110	PLAN CHECK FEES	14,098	11,075	1,500	2,904	1,500		0.00%
34120	SALE OF SUPPLIES	0	0	0	1,405	0		0.00%
34121	SPECIAL ASSESSMENT SEARCHES	0	0	0	0	0		0.00%
34122	ENGINEERING CHARGES	0	0	0	0	3,500		0.00%
34126	CHARGES FOR LEGAL FEES	0	0	0	0	0		0.00%
34132	INVESTMENT ADMINISTRATIVE CHARGE	512	488	498	232	219		-56.02%
34135	CONTRACTUAL SERVICES	(800)	0	0	0	0		0.00%
	TOTAL CHARGES FOR SERVICES	\$15,069	\$14,718	\$2,548	\$8,330	\$6,294		147.02%
<u>FINES & FORFEITS</u>								
35100	TRAFFIC & OTHER FINES	4,902	3,048	3,500	1,589	3,000		-14.29%
	TOTAL FINES & FORFEITS	\$4,902	\$3,048	\$3,500	\$1,589	\$3,000		-14.29%
<u>MISCELLANEOUS REVENUES</u>								
36210	INTEREST EARNINGS	998	2,877	5,070	1,958	1,950		-61.54%
36231	CHARITABLE GAMBLING CONTRIBUTION:	2,061	0	0	0	0		0.00%
36241	INSURANCE POLICY DIVIDENDS	478	465	300	4	300		0.00%
36200	MISCELLANEOUS	1,547	6,176	400	42,999	400		0.00%
36400	FACILITY RENTAL	16,922	14,124	0	1,386	0		0.00%
39100	BOND PROCEEDS	0	0	0	0	0		0.00%
39200	TRANSFERS IN	0	0	0	0	0		0.00%
	TOTAL MISCELLANEOUS	\$22,006	\$23,642	\$5,770	\$46,347	\$2,650		-54.07%
	TOTAL GENERAL FUND REVENUES	\$321,008	\$281,923	\$251,932	\$191,459	\$273,870		8.71%

CITY COUNCIL GENERAL FUND

ACTIVITY DESCRIPTION:

The City Council provides elected representation to the community with control over matters of policy, budget, administration, and operations of the City.

GOALS:

1. Respond to citizen concerns, suggestions, questions, and complaints in a timely manner.
2. Keep current on legislative issues and incorporate those that directly affect the City and its residents.
3. Provide strategic direction to the City.
4. Provide policy direction and organization governance through budget, ordinances and other policy decisions.

BUDGET COMMENTARY:

The only budget change from 2015 is the addition of \$200 being budgeted for the city clerk time spent through the City's contract with White Bear Township for performing minor various duties, such as signing documents.

BUDGET:

DEPARTMENT 41100							
ACCT. #	ACCOUNT DESCRIPTION	2013 ACTUAL	2014 ACTUAL	11/18/2014 2015 ADOPTED	10/28/15 ACTUAL	11/17/2015 2016 ADOPTED	% CHANGE
<u>PERSONNEL SERVICES</u>							
100	WAGES & SALARIES	\$5,356	\$6,174	\$7,500	\$5,061	\$7,500	0.00%
130	FICA CONTRIBUTIONS	303	421	575	674	575	0.00%
TOTAL PERSONNEL SERVICES		\$5,659	\$6,595	\$8,075	\$5,735	\$8,075	0.00%
<u>OTHER SERVICES & CHARGES</u>							
300	PROFESSIONAL SERVICES	0	0	0	0	0	0.00%
308	ADMINISTRATION	2,529	463	0	819	200	200.00%
310	CONFERENCE REGISTRATION FEES	0	0	0	0	0	0.00%
333	MEETING EXPENSES	0	0	0	0	0	0.00%
364	OTHER INSURANCE	0	0	0	0	0	0.00%
449	COUNCIL CONTINGENCY	962	279	0	0	0	0.00%
TOTAL OTHER SERVICES & CHARGES		\$3,491	\$742	\$0	\$819	\$200	200.00%
TOTAL CITY COUNCIL		\$9,150	\$7,337	\$8,075	\$6,554	\$8,275	2.48%

Clerk/General Government General Fund

ACTIVITY DESCRIPTION:

The Clerk/General Government Budget provides for funds and support for all of the City programs and departments of overall nature to City operations, not specifically mentioned in this written budget report. These programs include; Administration, Recording Secretary, Newsletters, Insurance and Memberships. The General Government Budget also provides contributions to various community oriented organizations.

GOALS:

1. Prompt publication of meeting minutes, ordinances, and legal notices.
2. Provide support for agencies which provide service needs within the City.

BUDGET COMMENTARY:

Most line items adjusted based on current and past expenditure levels.

Personnel services reflect a possible 2.5% wage increase for the administrative secretary for staffing the City offices and provide council support.

BUDGET:

DEPARTMENT 41900

ACCT. #	ACCOUNT DESCRIPTION	2013 ACTUAL	2014 ACTUAL	11/17/2015		%
				2015 ADOPTED	10/28/15 ACTUAL	
<u>PERSONNEL SERVICES</u>						
100	WAGES & SALARIES	\$13,643	\$7,365	\$31,200	\$19,525	\$32,000 2.56%
	TEMPORARY EMPLOYEES	0	0	0	0	0 0.00%
130	FICA CONTRIBUTIONS	0	0	2,387	(1,161)	2,448 2.56%
131	PERA CONTRIBUTIONS	0	0	2,340	0	0 -100.00%
135	HEALTH INSURANCE	0	0	0	0	0 0.00%
150	WORKER'S COMPENSATION	190	328	1,000	218	225 -77.50%
	TOTAL PERSONNEL SERVICES	\$13,833	\$7,693	\$36,927	\$18,582	\$34,673 -6.10%
<u>SUPPLIES</u>						
200	OFFICE SUPPLIES	808	944	1,000	1,610	1,200 20.00%
212	POSTAGE	929	1,093	1,000	856	1,200 20.00%
250	SALES TAX	0	0	0	0	0 0.00%
	TOTAL SUPPLIES	\$1,737	\$2,037	\$2,000	\$2,466	\$2,400 20.00%
<u>OTHER SERVICES & CHARGES</u>						
300	PROFESSIONAL SERVICES	0	12,913	0	0	0 0.00%
305	ADMINISTRATION	1,180	1,345	1,000	487	500 -50.00%
308	PROFESSIONAL SERVICES	0	0	0	0	0 0.00%
309	MISCELLANEOUS	0	12	0	4	50 0.00%
310	CONFERENCE REGISTRATION FEES	0	0	0	0	0 0.00%
320	INTERNET CONNECTION	0	0	0	0	0 0.00%
322	WEB SITE	622	1,302	700	686	800 14.29%
331	MILEAGE	284	261	350	128	350 0.00%
332	RECORDING SECRETARY	2,200	0	0	0	0 0.00%
334	COMPUTER SERVICES	1,170	2,529	2,462	4,083	5,000 103.09%
346	MARKETING & ADVERTISING	0	0	0	0	0 0.00%
350	PRINTING - OTHER	0	0	0	0	0 0.00%
351	LEGAL NOTICES	441	706	500	704	700 40.00%
352	NEWSLETTER/PUBLIC RELATIONS	2,033	1,979	1,500	1,764	2,500 66.67%
361	GENERAL LIABILITY INSURANCE	1,414	1,338	2,000	2,763	2,500 25.00%
362	PROPERTY INSURANCE	0	0	0	0	0 0.00%
363	VEHICLE INSURANCE	72	75	75	0	0 -100.00%
365	PUBLIC OFFICIALS LIABILITY INSURANCE	108	107	150	0	150 0.00%
384	RECYCLING COLLECTION	8,644	8,232	9,000	7,057	10,000 11.11%
434	VLA WMO	0	0	0	0	0 0.00%
435	LMC	497	514	550	0	578 5.09%
436	RCLLG	125	125	150	0	150 0.00%
440	DUES & SUBSCRIPTIONS	30	30	30	0	50 66.67%
450	CHARITABLE GAMBLING DISTRIBUTIONS	1,000	0	0	0	0 0.00%
	TOTAL OTHER SERVICES & CHARGES	\$19,820	\$31,468	\$18,467	\$17,676	\$23,328 26.32%
<u>CAPITAL OUTLAY</u>						
570	FURNITURE & OFFICE EQUIPMENT	\$0	\$662	\$0	\$0	\$0 0.00%
580	OTHER EQUIPMENT/IMPROVEMENTS	0	0	0	0	0 0.00%
	TOTAL CAPITAL OUTLAY	\$0	\$662	\$0	\$0	\$0 0.00%
	TOTAL CLERK/GENERAL GOVERNMENT	\$35,390	\$41,860	\$57,394	\$38,724	\$60,401 5.24%

Legal Services General Fund

ACTIVITY DESCRIPTION:

All legal services are currently contracted with a private legal firm. Activities included are the issuance of legal opinions, preparation of ordinances, resolutions, contracts, and agreements, and the conduct of civil litigation.

GOALS:

1. Continue contracting for legal counsel.

BUDGET COMMENTARY:

The 2016 budget is based on contract cost of current legal counsel and anticipated use or need of legal counsel for 2016.

BUDGET:

DEPARTMENT 41600							
ACCT.		2013	2014	11/17/2015	10/28/15	11/17/2015	%
#	ACCOUNT DESCRIPTION	ACTUAL	ACTUAL	ADOPTED	ACTUAL	ADOPTED	CHANGE
	<u>OTHER SERVICES & CHARGES</u>						
300	PROFESSIONAL SERVICES	0	0	0	0	0	0.00%
303	PROSECUTION	995	1,502	2,000	1,715	2,000	0.00%
304	LEGAL SERVICES	10,737	19,255	15,000	11,283	15,000	0.00%
305	LEGAL SERVICES - LAND ISSUES	0	0	0	0	0	0.00%
309	MISCELLANEOUS	0	0	0	0	0	0.00%
317	LEGAL - ANNEXATION	3,978	0	0	0	0	0.00%
	TOTAL OTHER SERVICES & CHARGES	\$15,710	\$20,757	\$17,000	\$12,998	\$17,000	0.00%
	TOTAL LEGAL SERVICES	\$15,710	\$20,757	\$17,000	\$12,998	\$17,000	0.00%

Elections General Fund

ACTIVITY DESCRIPTION:

The Elections budget funds election activities of the City, which include; maintenance of voting and ballot counting equipment and payment of the election service contract with Ramsey County.

GOALS:

1. Conduct fair and open elections.

BUDGET COMMENTARY:

Beginning in 2013 the City began contracting with Ramsey County for election administrative services. The cost to administer the elections will be spread over a two year period, which results in the City having flat election costs even though there are year with and without general elections.

BUDGET:

DEPARTMENT 41410							
ACCT. #	ACCOUNT DESCRIPTION	2013 ACTUAL	2014 ACTUAL	11/17/2015 2015 ADOPTED	10/28/15 ACTUAL	11/17/2015 2016 ADOPTED	% CHANGE
<u>PERSONNEL SERVICES</u>							
100	WAGES & SALARIES	\$0	\$0	\$0	\$0	\$0	0.00%
105	TEMPORARY EMPLOYEES	0	0	0	0	0	0.00%
130	FICA CONTRIBUTIONS	0	0	0	0	0	0.00%
160	WORKER'S COMP.	0	0	0	0	0	0.00%
TOTAL PERSONNEL SERVICES		\$0	\$0	\$0	\$0	\$0	0.00%
<u>SUPPLIES</u>							
210	OPERATING SUPPLIES - OTHER	0	0	0	0	0	0.00%
212	POSTAGE	0	0	0	0	0	0.00%
250	SALES TAX	0	0	0	0	0	0.00%
TOTAL SUPPLIES		\$0	\$0	\$0	\$0	\$0	0.00%
<u>OTHER SERVICES & CHARGES</u>							
308	ADMINISTRATION	0	69	0	0	0	0.00%
308	PROFESSIONAL SERVICES	3,000	3,000	3,500	2,786	3,500	0.00%
309	MISCELLANEOUS	15	0	0	0	0	0.00%
331	MILEAGE	0	0	0	0	0	0.00%
350	OTHER PRINTING	0	0	0	0	0	0.00%
351	LEGAL NOTICES	0	141	100	31	100	0.00%
	Ballot Machine	0	0	0	0	0	0.00%
400	REPAIR/MAINTENANCE EQUIPMENT	426	426	550	0	550	0.00%
TOTAL OTHER SERVICES & CHARGES		\$3,441	\$3,636	\$4,150	\$2,817	\$4,150	0.00%
TOTAL ELECTIONS		\$3,441	\$3,636	\$4,150	\$2,817	\$4,150	0.00%

Financial Administration General Fund

ACTIVITY DESCRIPTION:

Financial administration is provided through a contract with White Bear Township. The contract includes accounting for every financial transaction of the City including accounts payable, accounts receivable, cash and debt management, and utility billing. In addition the City contracts with a public accounting firm for audit services each year.

GOALS:

1. Provide meaningful and timely financial information and reports.
2. Complete the financial audit in a timely fashion.
3. Coordinate the City's annual budget process.

BUDGET COMMENTARY:

The City's audit contract includes a 3.26% increase for the 2015 audit.

The amount budgeted for computer services includes support for two office computers with more software applications compared to one computer in previous years and fewer software programs such as Permit Works.

BUDGET:

ACCT. #	ACCOUNT DESCRIPTION	2013 ACTUAL	2014 ACTUAL	11/17/2015 2015 ADOPTED	10/28/15 ACTUAL	11/17/2015 2016 ADOPTED	% CHANGE
	<u>PERSONNEL SERVICES</u>						
	<u>SUPPLIES</u>						
200	OFFICE SUPPLIES	0	0	0	0	0	0.00%
250	SALES TAX	0	0	0	0	0	0.00%
	TOTAL SUPPLIES	\$0	\$0	\$0	\$0	\$0	0.00%
	<u>OTHER SERVICES & CHARGES</u>						
308	ADMINISTRATION	0	0	0	0	0	0.00%
301	AUDITING SERVICES	8,480	10,150	9,200	10,750	9,500	3.26%
329	FINANCIAL SERVICES	20,313	23,672	28,000	16,996	28,000	0.00%
334	COMPUTER SERVICES	796	177	1,000	192	1,974	97.40%
309	MISCELLANEOUS EXPENSE	0	0	0	0	0	0.00%
	TOTAL OTHER SERVICES & CHARGES	\$29,589	\$33,999	\$38,200	\$27,938	\$39,474	3.34%
	TOTAL FINANCIAL ADMINISTRATION	\$29,589	\$33,999	\$38,200	\$27,938	\$39,474	3.34%

Planning & Zoning General Fund

ACTIVITY DESCRIPTION:

This department provides long range planning, day to day coordination, and design and management of programs and plans affecting residential, commercial and industrial development. The activities include, but are not limited to, comprehensive planning, zoning administration, design of trails and bikeways, promotion.

GOALS:

1. Implementation of comprehensive plan objectives.

BUDGET COMMENTARY:

Administration and Engineering Services increased based on past expenditure history.

In 2016 the City will continue updating and filing with the State its storm water management plan (MS4) which will require the use of outside consultant, so the City is budgeting \$13,000 for this project.

BUDGET:

DEPARTMENT 41910							
ACCT. #	ACCOUNT DESCRIPTION	2013 ACTUAL	2014 ACTUAL	11/17/2015 2015 ADOPTED	10/28/15 ACTUAL	11/17/2015 2016 ADOPTED	% CHANGE
<u>OTHER SERVICES & CHARGES</u>							
300	PROFESSIONAL SERVICES	0	18,500	0	0	0	0.00%
308	ADMINISTRATION	979	1,478	1,500	1,963	2,000	33.33%
302	ENGINEERING SERVICES	6,171	7,887	5,000	7,408	8,000	60.00%
309	MISCELLANEOUS	0	0	30	0	50	66.67%
315	ZONING ADMINISTRATION	0	0	100	0	500	400.00%
325	NPDES TRAINING	0	0	0	0	0	0.00%
326	NPDES EDUCATION	0	0	0	0	0	0.00%
327	MS4 REPORTING	0	4,570	13,000	8,239	13,000	0.00%
332	RECORDING SECRETARY	200	0	500	0	0	-100.00%
348	COMP. PLAN UPDATE	0	0	0	0	0	0.00%
433	DUES & SUBSCRIPTIONS	0	0	0	0	0	0.00%
TOTAL OTHER SERVICES & CHARGES		\$7,350	\$32,435	\$20,130	\$17,610	\$23,550	16.99%
<u>CAPITAL OUTLAY</u>							
570	FURNITURE & OFFICE EQUIPMENT	0	0	0	0	0	0.00%
TOTAL CAPITAL OUTLAY		\$0	\$0	\$0	\$0	\$0	0.00%
TOTAL PLANNING & ZONING		\$7,350	\$32,435	\$20,130	\$17,610	\$23,550	16.99%

Heritage Hall General Fund

ACTIVITY DESCRIPTION:

The activity for this department is to provide for the operation and maintenance of the City offices/meeting facility

GOALS:

- Maintain a reputable facility to house meetings, mayor's office and a sub-station for the Ramsey County Sheriff Department.

BUDGET COMMENTARY:

Line items adjusted to reflect past expenditure activity.

BUDGET:

DEPARTMENT 41940							
ACCT. #	ACCOUNT DESCRIPTION	2013 ACTUAL	2014 ACTUAL	11/17/2015 2015 ADOPTED	10/28/15 ACTUAL	11/17/2015 2016 ADOPTED	% CHANGE
	<u>SUPPLIES</u>						
205	CLEANING SUPPLIES	0	0	0	0	0	0.00%
210	OPERATING SUPPLIES - OTHER	885	453	1,300	613	1,300	0.00%
230	BUILDING MATERIALS	0	0	0	0	0	0.00%
250	SALES TAX	0	0	0	0	0	0.00%
	TOTAL SUPPLIES	\$885	\$453	\$1,300	\$613	\$1,300	0.00%
	<u>OTHER SERVICES & CHARGES</u>						
300	PROFESSIONAL SERVICES	1,597	1,746	1,700	1,467	2,000	17.65%
309	CONTRACT SERVICES	347	176	500	350	500	0.00%
321	TELEPHONE	1,301	1,834	1,400	1,266	1,500	7.14%
362	PROPERTY INSURANCE	705	706	750	0	750	0.00%
381	ELECTRICITY	4,675	4,655	4,000	3,550	5,000	25.00%
383	GAS	1,744	1,624	1,600	735	2,000	25.00%
385	WATER/SEWER UTILITIES	384	292	600	291	500	-16.67%
400	REPAIR/MAINTENANCE - OTHER	1,541	1,731	2,000	888	1,000	-50.00%
401	REPAIR/MAINTENANCE - BUILDINGS	3,908	5,242	3,000	3,869	4,000	33.33%
	TOTAL OTHER SERVICES & CHARGES	\$16,202	\$18,006	\$15,550	\$12,416	\$17,250	10.93%
	<u>CAPITAL OUTLAY</u>						
520	BUILDING IMPROVEMENTS	0	0	0	0	0	0.00%
580	OTHER EQUIPMENT/IMPROVEMENTS	0	0	0	0	0	0.00%
	TOTAL CAPITAL OUTLAY	\$0	\$0	\$0	\$0	\$0	0.00%
	TOTAL HERITAGE HALL	\$17,087	\$18,459	\$16,850	\$13,029	\$18,550	10.09%

Police General Fund

ACTIVITY DESCRIPTION:

The City of Gem Lake contracts with the Ramsey County Sheriff's Department to provide law enforcement services for the City. As part of the contract, they will serve and protect the City as well as provide public education programs and services to the residents.

GOALS:

1. Provide effective law enforcement service to the City.

BUDGET COMMENTARY:

The 2016 budget is based on the contracted budget amount provided by the Ramsey County Sheriff's Department.

BUDGET:

		DEPARTMENT 42100					
ACCT.		2013	2014	11/17/2015	11/17/2015	%	
#	ACCOUNT DESCRIPTION	ACTUAL	ACTUAL	ADOPTED	ACTUAL	ADOPTED	
						CHANGE	
	<u>OTHER SERVICES & CHARGES</u>						
305	REGULAR LAW ENFORCEMENT	90,423	87,026	91,892	68,336	96,780	5.32%
306	SPECIAL LAW ENFORCEMENT	4,431	5,246	6,295	4,196	6,646	5.58%
307	DISPATCH COSTS	2,672	2,432	2,915	1,671	2,990	2.57%
308	ADMINISTRATION	0	255	0	212	0	0.00%
309	MISCELLANEOUS	0	53	0	55	0	0.00%
	TOTAL OTHER SERVICES & CHARGES	\$97,526	\$95,012	\$101,102	\$74,470	\$106,416	5.26%
	TOTAL POLICE	\$97,526	\$95,012	\$101,102	\$74,470	\$106,416	5.26%

Fire Protection General Fund

ACTIVITY DESCRIPTION:

The objective of the Fire Protection Department is to provide fire protection and prevention services. The City of Gem Lake entered an agreement with the City of White Bear Lake for such services. The contract also provides for site inspections and enforcement of fire codes through their Fire Marshal. Paramedic and ambulance service is provided by the contract, but the cost of the service is not included in the contract since it is billed as a fee-for-service to the individuals using the service.

GOALS:

1. Promote public education and information about fire prevention and safety.
2. Reduce property damage and loss due to fire.
3. Provide emergency medical assistance to all residents.

BUDGET COMMENTARY:

The City's contract amount is based on the White Bear Lake Fire Department 2016 budget less an adjustment for 2014 actual expenditures compared to budget and multiplied by the City's percentage of average population and average market valuation of the area served by the White Bear Lake Fire Department.

BUDGET:

		DEPARTMENT 42200					
ACCT.		2013	2014	11/17/2015	10/28/15	11/17/2015	%
#	ACCOUNT DESCRIPTION	ACTUAL	ACTUAL	ADOPTED	ACTUAL	ADOPTED	CHANGE
	<u>OTHER SERVICES & CHARGES</u>						
308	ADMINISTRATION	\$0	\$0	\$0	\$0	\$0	0.00%
309	MISCELLANEOUS	0	0	0	0	0	0.00%
311	FIRE SERVICE	13,461	11,097	10,956	9,130	11,654	6.37%
312	FIRE MARSHALL SERVICES	3,842	3,700	4,025	3,353	3,450	-14.29%
	TOTAL OTHER SERVICES & CHARGES	\$17,303	\$14,797	\$14,981	\$12,483	\$15,104	0.82%
	TOTAL FIRE	\$17,303	\$14,797	\$14,981	\$12,483	\$15,104	0.82%

Animal Control General Fund

ACTIVITY DESCRIPTION:

The City of Gem Lake entered an agreement with a private company for their animal control services. The contract is for service as needed.

GOALS:

1. Address animal issues within the City in a timely manner.

BUDGET COMMENTARY:

The 2016 budget was based on past expenditures.

BUDGET:

DEPARTMENT 42300				11/17/2015		11/17/2015	
ACCT. #	ACCOUNT DESCRIPTION	2013 ACTUAL	2014 ACTUAL	2015 ADOPTED	10/28/15 ACTUAL	2016 ADOPTED	% CHANGE
	<u>OTHER SERVICES & CHARGES</u>						
300	PROFESSIONAL SERVICES	0	0	0	0	0	0.00%
309	MISCELLANEOUS	0	0	0	0	0	0.00%
323	ANIMAL REMOVAL	147	99	150	303	500	233.33%
324	ANIMAL ENFORCEMENT	58	64	250	0	250	0.00%
	TOTAL OTHER SERVICES & CHARGES	\$205	\$163	\$400	\$303	\$750	87.50%
	TOTAL ANIMAL CONTROL	\$205	\$163	\$400	\$303	\$750	87.50%

Building Inspections General Fund

ACTIVITY DESCRIPTION:

The Code Enforcement Department issues all building permits for the City. This department provides for the health, safety and welfare of the City residents by providing inspection services to ensure that all residential, commercial, and industrial buildings are in compliance with the Uniform Building Code and City Ordinances.

GOALS:

1. Continue to provide timely and thorough inspections.
2. Provide inspections of the City to apprehend illegal construction activities, which are not allowed or for which no permits have been issued.

BUDGET COMMENTARY:

Budget based on 2015 activity and projected 2016 activity.

BUDGET:

DEPARTMENT 42401				11/17/2015			11/17/2015	
ACCT.		2013	2014	2015	10/28/15	2016	%	
#	ACCOUNT DESCRIPTION	ACTUAL	ACTUAL	ADOPTED	ACTUAL	ADOPTED	CHANGE	
	<u>OTHER SERVICES & CHARGES</u>							
313	BUILDING INSPECTIONS	13,955	18,788	10,000	13,582	15,000	50.00%	
309	MISCELLANEOUS	26	0	0	0	0	0.00%	
316	BUILDING SECRETARY SERVICES	1,251	1,748	1,500	112	1,000	-33.33%	
334	COMPUTER SERVICES	893	748	800	0	850	6.25%	
328	CODE ENFORCEMENT	0	0	0	0	0	0.00%	
	TOTAL OTHER SERVICES & CHARGES	\$16,125	\$21,284	\$12,300	\$13,694	\$16,850	36.99%	
	<u>CAPITAL OUTLAY</u>							
570	FURNITURE & EQUIPMENT	0	0	0	0	0	0.00%	
	TOTAL CAPITAL OUTLAY	\$0	\$0	\$0	\$0	\$0	0.00%	
	TOTAL BUILDING INSPECTIONS	\$16,125	\$21,284	\$12,300	\$13,694	\$16,850	36.99%	

Road Maintenance General Fund

ACTIVITY DESCRIPTION:

The Road and Bridge Department provide residents with safe and accessible transportation routes. This department provides for all maintenance and repair of the City's roads. Routine road maintenance is performed by White Bear Township public works staff by contract.

GOALS:

1. Routine maintenance to assure long life of each street.

BUDGET COMMENTARY:

Most line items adjusted based on past expenditures however engineering fees was increased to reflect more time spent on work related to new construction.

Road maintenance/repair budget reflect past expenditures, however the City completed a seal coat project in 2015 resulting in higher costs but which should reduce the need for repairs on those roadways in the near future.

BUDGET:

DEPARTMENT 43122							
ACCT.		2013	2014	11/17/2015	10/28/15	11/17/2015	%
#	ACCOUNT DESCRIPTION	ACTUAL	ACTUAL	ADOPTED	ACTUAL	ADOPTED	CHANGE
	<u>SUPPLIES</u>						
211	CHEMICALS	0	0	0	0	0	0.00%
210	OPERATING SUPPLIES - OTHER	0	0	0	0	0	0.00%
224	GRAVEL/STREET MATERIAL	0	0	0	0	0	0.00%
225	SALT/SAND	0	0	0	0	0	0.00%
226	SIGNS, SIGN REPAIR MATERIALS	123	44	500	0	500	0.00%
250	SALES TAX	0	0	0	0	0	0.00%
	TOTAL SUPPLIES	\$123	\$44	\$500	\$0	\$500	0.00%
	<u>OTHER SERVICES & CHARGES</u>						
300	PROFESSIONAL SERVICES	210	0	0	0	0	0.00%
302	ENGINEERING FEES	8,280	12,595	12,000	0	12,000	0.00%
308	ADMINISTRATION	1,125	0	0	0	0	0.00%
309	MISCELLANEOUS	0	0	0	0	0	0.00%
327	NPDES - STORMWATER	0	0	0	0	0	0.00%
351	LEGAL NOTICES	0	0	0	0	0	0.00%
382	ELECTRICITY - STREET LIGHTS	1,141	1,006	1,300	665	1,300	0.00%
385	ROW MAINTENANCE	633	883	1,000	48,037	1,000	0.00%
405	ROAD MAINTENANCE/REPAIR	13,400	2,170	2,500	13,425	2,500	0.00%
433	DUES AND SUBSCRIPTIONS	40	40	50	623	50	0.00%
	TOTAL OTHER SERVICES & CHARGES	\$24,829	\$16,694	\$16,850	\$62,750	\$16,850	0.00%
	<u>CAPITAL OUTLAY</u>						
540	HEAVY MACHINERY/EQUIPMENT	0	0	0	0	0	0.00%
	TOTAL CAPITAL OUTLAY	\$0	\$0	\$0	\$0	\$0	0.00%
	TOTAL ROAD MAINTENANCE	\$24,952	\$16,738	\$17,350	\$62,750	\$17,350	0.00%

Ice & Snow Removal General Fund

ACTIVITY DESCRIPTION:

The City's Ice and Snow activity is responsible for the control of ice and snow on City streets. The activity provides control in a safe and cost effective manner, keeping in mind safety, budget, and environmental concerns. The City contracts for this activity.

GOALS:

1. Remove snow as quickly as possible to provide all residents with safe access.

BUDGET COMMENTARY:

The budget for ice and snow control was based on weather forecasts estimating a winter with less snow fall than normal and 2015 expenditures.

BUDGET:

DEPARTMENT 43125							
ACCT.		2013	2014	11/17/2015	10/28/15	11/17/2015	%
#	ACCOUNT DESCRIPTION	ACTUAL	ACTUAL	ADOPTED	ACTUAL	ADOPTED	CHANGE
	<u>SUPPLIES</u>						
225	SALT SAND	9,720	7,114	8,000	5,855	8,000	0.00%
210	OPERATING SUPPLIES - OTHER	0	0	0	0	0	0.00%
250	SALES TAX	646	0	0	0	0	0.00%
	TOTAL SUPPLIES	\$10,366	\$7,114	\$8,000	\$5,855	\$8,000	0.00%
	<u>OTHER SERVICES & CHARGES</u>						
309	MISCELLANEOUS	0	0	0	0	0	0.00%
400	REPAIR/MAINTENANCE - OTHER	0	1,855	1,000	0	0	-100.00%
404	REPAIR/MAINTENANCE - CONTRACTUAL	26,014	32,810	15,000	8,238	18,000	20.00%
	TOTAL OTHER SERVICES & CHARGES	\$26,014	\$34,665	\$16,000	\$8,238	\$18,000	12.50%
	<u>CAPITAL OUTLAY</u>						
540	HEAVY MACHINERY/EQUIPMENT	0	0	0	0	0	0.00%
	TOTAL CAPITAL OUTLAY	\$0	\$0	\$0	\$0	\$0	0.00%
	TOTAL ICE & SNOW REMOVAL	\$36,380	\$41,779	\$24,000	\$14,093	\$26,000	8.33%

Parks Maintenance General Fund

ACTIVITY DESCRIPTION:

This department provides for all maintenance and upkeep of the City's parks system. Township personnel, through a contract, perform all labor and provide the equipment for maintenance.

GOALS:

1. Routine maintenance of parks.

BUDGET COMMENTARY:

Currently the City does not perform routine maintenance of parks and therefore there is no expenditures budgeted for this activity.

BUDGET:

DEPARTMENT 4410							
ACCT. #	ACCOUNT DESCRIPTION	2013 ACTUAL	2014 ACTUAL	11/17/2015 2015 ADOPTED	10/28/15 ACTUAL	11/17/2015 2016 ADOPTED	% CHANGE
	<u>SUPPLIES</u>						
211	CHEMICALS	0	0	0	0	0	0.00%
210	OPERATING SUPPLIES - OTHER	0	0	0	0	0	0.00%
	LANDSCAPING MATERIALS	0	0	0	0	0	0.00%
226	SIGNS, SIGN REPAIR MATERIALS	0	0	0	0	0	0.00%
250	SALES TAX	0	0	0	0	0	0.00%
	TOTAL SUPPLIES	\$0	\$0	\$0	\$0	\$0	0.00%
	<u>OTHER SERVICES & CHARGES</u>						
300	PROFESSIONAL SERVICES	0	0	0	0	0	0.00%
404	PARK MAINTENANCE - CONTRACTUAL	0	0	0	0	0	0.00%
400	REPAIR/MAINTENANCE - OTHER	0	0	0	0	0	0.00%
309	MISCELLANEOUS	0	0	0	0	0	0.00%
	TOTAL OTHER SERVICES & CHARGES	\$0	\$0	\$0	\$0	\$0	0.00%
	<u>CAPITAL OUTLAY</u>						
540	HEAVY MACHINERY/EQUIPMENT	0	0	0	0	0	0.00%
580	OTHER EQUIPMENT/IMPROVEMENTS	0	0	0	0	0	0.00%
	TOTAL CAPITAL OUTLAY	\$0	\$0	\$0	\$0	\$0	0.00%
	TOTAL PARK MAINTENANCE	\$0	\$0	\$0	\$0	\$0	0.00%

Operating Transfers General Fund

ACTIVITY DESCRIPTION:

This department provides funds that will be moved to other City funds to finance other City projects or activities.

GOALS:

1. Finance other future City projects with as little tax impact as possible on City property taxes.

BUDGET COMMENTARY:

In the past, the City transferred funds to finance future road improvements and the possible treatment and prevention of the Emerald Ash Bore (EAB) and other unidentified projects. No transfers are planned for 2016.

BUDGET:

DEPARTMENT 4900							
ACCT. #	ACCOUNT DESCRIPTION	2013 ACTUAL	2014 ACTUAL	11/17/2015 2015 ADOPTED	10/28/15 ACTUAL	11/17/2015 2016 ADOPTED	% CHANGE
720	TRANSFERS OUT						
	2007 Capital Improvement Bonds Improvement Fund - 401	0	0	0	0	0	0.00%
	Road Improvements	0	0	0	0	0	0.00%
	EAB Treatment/Prevention	0	0	0	0	0	0.00%
	Building Improvements/Replacement	0	0	0	0	0	0.00%
	Future Improvements	0	0	0	0	0	0.00%
	Annexation Reserve Account	0	0	0	0	0	0.00%
	City Hall Construction Fund - 402	0	0	0	0	0	0.00%
	Sewer Fund - 601	0	0	0	0	0	0.00%
	TOTAL OPERATING TRANSFERS	0	0	0	0	0	0.00%



SPECIAL REVENUE FUNDS

PARK & PLAYGROUND FUND SPECIAL REVENUE FUND

ACTIVITY DESCRIPTION:

The purpose of the Park & Playground Fund is to assist the City in meeting park acquisition and development needs. Revenues are collected from developers or property owners that develop their properties. Fees are based on assessed land value or number of lots available. Special Revenue Funds, including the Park & Playground Fund use the modified accrual basis of accounting, that is revenues are recognized when received and expenditure at the time the liability is incurred

GOALS:

1. Acquire and develop current and future parkland property.
2. Provide recreational facilities to all residents, including trails and walkways.

BUDGET COMMENTARY:

Revenue source is park dedication fees paid on new construction and/or developments, interest earnings and any operating transfers.

At this time there are no park improvements or equipment purchase to be funded from the Park Acquisition Fund in 2016.

BUDGET:

<u>REVENUE BUDGET</u>		11/17/2015			11/17/2015		
ACCT.		2013	2014	2015	10/28/15	2016	%
#	ACCOUNT DESCRIPTION	ACTUAL	ACTUAL	ADOPTED	ACTUAL	ADOPTED	CHANGE
<u>MISCELLANEOUS</u>							
33604	GRANTS	\$0	\$0	\$0	\$0	\$0	0.00%
34785	PARK DEDICATION FEES	0	0	0	0	0	0.00%
36210	INTEREST INCOME	91	347	615	286	270	-56.10%
36200	MISCELLANEOUS	0	0	0	0	0	0.00%
39200	TRANSFERS IN	0	0	0	0	0	0.00%
TOTAL MISCELLANEOUS		\$91	\$347	\$615	\$286	\$270	-56.10%
TOTAL REVENUES		\$91	\$347	\$615	\$286	\$270	-56.10%
<u>EXPENDITURE BUDGET</u>							
<u>SUPPLIES</u>							
210	OPERATING SUPPLIES - OTHER	\$0	\$0	\$0	\$0	\$0	0.00%
235	LANDSCAPING MATERIALS	0	0	0	0	0	0.00%
226	SIGNS & SIGN MATERIALS	0	0	0	0	0	0.00%
250	SALES TAX	0	0	0	0	0	0.00%
TOTAL SUPPLIES		\$0	\$0	\$0	\$0	\$0	0.00%
<u>OTHER SERVICES & CHARGES</u>							
302	ENGINEERING FEES	0	0	0	0	0	0.00%
304	LEGAL FEES	0	0	0	0	0	0.00%
300	PROFESSIONAL SERVICES	0	0	0	0	0	0.00%
400	REPAIR/MAINTENANCE - OTHER	0	0	0	0	0	0.00%
540	EQUIPMENT	0	0	0	0	0	0.00%
TOTAL OTHER SERVICES & CHARGES		\$0	\$0	\$0	\$0	\$0	0.00%
<u>CAPITAL OUTLAY</u>							
510	LAND	0	0	0	0	0	0.00%
580	OTHER IMPROVEMENTS	0	0	0	0	0	0.00%
720	TRANSFERS OUT	0	0	0	0	0	0.00%
TOTAL CAPITAL OUTLAY		\$0	\$0	\$0	\$0	\$0	0.00%
TOTAL EXPENDITURES		\$0	\$0	\$0	\$0	\$0	0.00%
FUND BALANCE - JANUARY 1		\$38,687	\$38,778	\$39,125	\$39,125	\$39,411	
EXCESS REVENUE OVER EXPENDITURES		\$91	\$347	\$615	\$286	\$270	
FUND BALANCE - DECEMBER 31		\$38,778	\$39,125	\$39,740	\$39,411	\$39,681	-0.15%

FUTURE IMPACTS:

The future budget impacts will depend on the type and scope of park and playground improvements.



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DEBT SERVICE FUNDS

DEBT SERVICE FUNDS

DESCRIPTION:

The Debt Service Funds repay the outstanding debt obligations of the City of Gem Lake. Debt service funds use the modified accrual basis of accounting; however, the cash basis of accounting will be used for budgetary purposes only. The cash basis is used for budgeting to ensure that sufficient cash will be available to make required payments on the City's bonded indebtedness.

GOALS:

1. Retire all debt in a timely basis as scheduled.

MEASURABLE WORKLOAD DATA:

	<u>2013</u> <u>ACTUAL</u> Non-Rated	<u>2014</u> <u>ACTUAL</u> Non-Rated	<u>2015</u> <u>ACTUAL</u> Non-Rated	<u>2016</u> <u>ESTIMATED</u> Non-Rated
Bond Rating				
Dec. 31 Debt Outstanding (In thousands)	\$775	\$760	\$745	\$775
Net Debt Per Capita	\$1,952	\$1,914	\$1,877	\$1,942

DEBT LIMITATIONS:

All Minnesota municipalities (counties, cities, towns and school districts) are subject to statutory "net debt" limitations under the provisions of Minnesota Statutes, Section 475.53. Under this provision, the legal debt limit is 3.0% of the assessor's market value of the municipalities' tax base. Bond issues covered by this limit are those that are financed by property taxes unless at least 20% of the annual debt service costs are financed by special assessments or tax increments. At present the City has one bond issue that is subject to the debt limit: the 2007 Capital Improvement Plan Bonds. In 2015 the City issued the 2015 G. O. Refunding Bonds to retire the 2007 Capital Improvement Plan Bonds in 2016. The City's current legal debt limit and debt margin is as follows:

Legal Debt Limit (3% of Estimated Market Value)	\$2,938,395
Less: Outstanding Debt Subject to Limit	<u>(775,000)</u>
Legal Debt Margin as of January 1, 2016	\$2,163,395

BUDGET COMMENTARY:

The City's debt consists of a capital improvement plan bond for the construction of Heritage Hall which

is repaid from a property tax levy and will be refunded with the 2015 G. O. Refunding Bond. In 2013 the City paid off the outstanding principal balance of its two improvement bonds, which are included in this document as special assessments are still being collected.

BUDGET:

<u>REVENUE BUDGET</u>		11/17/2015			11/17/2015		
ACCT.		2013	2014	2015	10/28/15	2016	%
#	ACCOUNT DESCRIPTION	ACTUAL	ACTUAL	ADOPTED	ACTUAL	ADOPTED	CHANGE
<u>PROPERTY TAXES</u>							
31001	CURRENT TAXES	\$49,389	\$48,118	\$49,500	\$23,074	\$70,000	41.41%
31002	DELINQUENT TAXES	\$2,377	(\$442)	\$0	\$557	\$0	0.00%
31003	FISCAL DISPARITY TAX	\$531	\$741	\$500	\$408	\$0	-100.00%
31004	PENALTIES & INTEREST	(\$20)	\$0	\$0	\$0	\$0	0.00%
	TOTAL PROPERTY TAXES	\$52,277	\$48,417	\$50,000	\$24,039	\$70,000	40.00%
<u>SPECIAL ASSESSMENTS</u>							
36101	SPECIAL ASSESSMENTS	57,587	45,168	43,120	18,548	14,885	-65.48%
36102	DELINQUENT SPECIAL ASSESSMENTS	0	(3,246)	0	1,758	0	0.00%
36103	PENALTIES & INTEREST	233	279	0	667	0	0.00%
36104	SPECIAL ASSESSMENTS - PREPAID/SNR	32,864	3,534	0	924	0	0.00%
	TOTAL FINES & FORFEITS	\$57,820	\$42,201	\$43,120	\$20,973	\$14,885	-65.48%
<u>MISCELLANEOUS</u>							
36210	INTEREST EARNINGS	(3,807)	(1,388)	961	421	533	-44.54%
39000	MISCELLANEOUS	0	0	0	0	0	0.00%
39200	BOND PROCEEDS	0	0	0	0	0	0.00%
39300	TRANSFERS IN	0	0	6,103	0	0	-100.00%
	TOTAL MISCELLANEOUS	(\$3,807)	(\$1,388)	\$7,064	\$421	\$533	-92.45%
	TOTAL REVENUES	\$106,290	\$89,230	\$100,184	\$45,433	\$85,418	-14.74%
<u>EXPENDITURE BUDGET</u>							
<u>CAPITAL OUTLAY</u>							
601	BOND PRINCIPAL	379,922	15,000	15,000	30,000	15,000	0.00%
602	BOND INTEREST	46,755	32,955	32,355	48,382	24,468	-24.38%
603	FISCAL AGENT FEES	2,233	550	550	550	550	0.00%
701	MISCELLANEOUS	0	0	0	0	0	0.00%
720	TRANSFERS OUT	0	0	22,266	0	6,461	-70.98%
	TOTAL CAPITAL OUTLAY	\$428,910	\$48,505	\$70,171	\$78,932	\$46,479	-33.76%
	TOTAL EXPENDITURES	\$428,910	\$48,505	\$70,171	\$78,932	\$46,479	-33.76%
	FUND BALANCE - JANUARY 1	\$303,362	(\$19,258)	\$21,467	\$21,467	(\$12,032)	
	EXCESS REVENUE OVER EXPENDITURES	(\$322,620)	\$40,725	\$30,013	(\$33,499)	\$38,939	
	FUND BALANCE - DECEMBER 31	(\$19,258)	\$21,467	\$51,480	(\$12,032)	\$26,907	-47.73%

2004 IMPROVEMENT BOND FUND

DEPARTMENT: 2004 Improvement Bond
SUPERVISOR: Finance Officer
FUND #: 302
ACTIVITY #: 4700

ACTIVITY DESCRIPTION:

The 2004 Improvement Bond was issued to pay for the construction costs of the Scheuneman Road sanitary sewer and roadway reconstruction project.

GOALS:

None as this debt was retired in 2013.

MEASURABLE WORKLOAD DATA:

	2013 <u>ACTUAL</u>	2014 <u>ACTUAL</u>	2015 <u>ACTUAL</u>	2016 <u>ESTIMATE</u>
Bond Principal Retired	\$229,922	\$0	\$0	\$0
Bond Interest Paid	\$7,932	\$0	\$0	\$0
Special Assessments Collected	\$70,628	\$38,929	\$11,846	\$0

DEBT PAYMENT SCHEDULE:

<u>YEAR DUE</u>	JAN. 1 DEBT <u>OUTSTANDING</u>	<u>PRINCIPAL DUE</u>	<u>INTEREST DUE</u>
	Debt was retired in 2013		

BUDGET COMMENTARY:

This fund will receive its revenue from special assessments collected from benefited properties and an operating transfer to remove the negative fund balance.

BUDGET:

<u>REVENUE BUDGET</u>		<u>11/17/2015</u>			<u>11/17/2015</u>		
ACCT.	2013	2014	2015	10/28/15	2016	%	
#	ACCOUNT DESCRIPTION	ACTUAL	ACTUAL	ADOPTED	ACTUAL	ADOPTED	CHANGE
<u>SPECIAL ASSESSMENTS</u>							
36101	SPECIAL ASSESSMENTS - CURRENT	\$40,345	\$29,126	\$27,830	\$11,846	\$0	-100.00%
36102	SPECIAL ASSESSMENTS - DELINQUENT	0	(2,066)	0	29	0	0.00%
36103	PENALTIES & INTEREST	190	109	0	2	0	0.00%
36104	SPECIAL ASSESSMENTS - PREPAID/SNR	30,093	3,534	0	0	0	0.00%
	TOTAL FINES & FORFEITS	\$70,628	\$30,703	\$27,830	\$11,877	\$0	-100.00%
<u>MISCELLANEOUS</u>							
36210	INTEREST EARNINGS	(2,229)	(1,234)	11	(191)	0	-100.00%
39100	BOND PROCEEDS	0	0	0	0	0	0.00%
39200	TRANSFERS IN	0	0	6,103	0	0	-100.00%
	TOTAL MISCELLANEOUS	(\$2,229)	(\$1,234)	\$6,114	(\$191)	\$0	-100.00%
	TOTAL REVENUES	\$68,399	\$29,469	\$33,944	\$11,686	\$0	-100.00%
<u>EXPENDITURE BUDGET</u>							
<u>CAPITAL OUTLAY</u>							
600	BOND PRINCIPAL	\$229,922	\$0	\$0	\$0	\$0	0.00%
610	BOND INTEREST	7,932	0	0	0	0	0.00%
620	FISCAL AGENT FEES	788	0	0	0	0	0.00%
720	TRANSFERS OUT	0	0	0	0	0	0.00%
	TOTAL CAPITAL OUTLAY	\$238,642	\$0	\$0	\$0	\$0	0.00%
	TOTAL EXPENDITURES	\$238,642	\$0	\$0	\$0	\$0	0.00%
	FUND BALANCE - JANUARY 1	\$114,835	(\$55,408)	(\$25,939)	(\$25,939)	(\$14,253)	
	EXCESS REVENUE OVER EXPENDITURES	(\$170,243)	\$29,469	\$33,944	\$11,686	\$0	
	FUND BALANCE - DECEMBER 31	(\$55,408)	(\$25,939)	\$8,005	(\$14,253)	(\$14,253)	-278.05%

2007 CAPITAL IMPROVEMENT PLAN BOND FUND

DEPARTMENT: 2007 Capital Improvement Plan Bond
SUPERVISOR: Finance Officer
FUND #: 304
ACTIVITY #: 4700

ACTIVITY DESCRIPTION:

The 2007 Capital Improvement Plan Bonds were issued to finance the construction of Heritage Hall.

GOALS:

1. Pay debt payments on a timely basis as scheduled.

MEASURABLE WORKLOAD DATA:

	2013 <u>ACTUAL</u>	2014 <u>ACTUAL</u>	2015 <u>ACTUAL</u>	2016 <u>ESTIMATE</u>
Bond Principal Retired	\$15,000	\$15,000	\$15,000	\$15,000
Bond Interest Paid	\$33,555	\$32,955	\$48,382	\$24,468
Property Tax Levy Collected	\$52,277	\$47,250	\$48,078	\$70,000

DEBT PAYMENT SCHEDULE:

<u>YEAR DUE</u>	<u>JAN. 1 DEBT OUTSTANDING</u>	<u>PRINCIPAL DUE</u>	<u>INTEREST DUE</u>
2016	\$745,000.00	\$15,000.00	\$24,468.00
2017	\$775,000.00	\$60,000.00	\$16,505.00
2018	\$715,000.00	\$60,000.00	\$15,755.00
2019	\$655,000.00	\$65,000.00	\$14,827.50
2020	\$590,000.00	\$60,000.00	\$13,765.00
2021	\$530,000.00	\$60,000.00	\$12,640.00
2022	\$470,000.00	\$65,000.00	\$11,358.75
2023	\$405,000.00	\$65,000.00	\$9,928.75
2024	\$340,000.00	\$65,000.00	\$8,401.25
2025	\$275,000.00	\$65,000.00	\$6,776.25
2026	\$210,000.00	\$70,000.00	\$4,987.50
2027	\$140,000.00	\$70,000.00	\$3,045.00
2028	\$70,000.00	\$70,000.00	\$1,015.00

BUDGET COMMENTARY:

This fund will receive its revenue from a property tax levy.

Annual debt service payments are the only expenditures budgeted in this fund.

The 2007 Capital Improvement Plan Bonds were advance refunded by the 2015 General Obligation Refunding Bonds for principal beginning in 2017.

BUDGET:

<u>REVENUE BUDGET</u>		11/17/2015			11/17/2015		
ACCT. #	ACCOUNT DESCRIPTION	2013 ACTUAL	2014 ACTUAL	2015 ADOPTED	10/28/15 ACTUAL	2016 ADOPTED	% CHANGE
<u>PROPERTY TAXES</u>							
31001	CURRENT TAXES	\$49,389	\$48,118	\$49,500	\$23,074	\$70,000	41.41%
31002	DELINQUENT TAXES	2,377	(442)	0	557	0	0.00%
31003	FISCAL DISPARITIES TAXES	531	741	500	408	0	-100.00%
31004	PENALTIES & INTEREST	(20)	0	0	0	0	0.00%
TOTAL FINES & FORFEITS		\$52,277	\$48,417	\$50,000	\$24,039	\$70,000	40.00%
<u>MISCELLANEOUS</u>							
36210	INTEREST EARNINGS	53	474	891	482	409	-54.10%
39100	BOND PROCEEDS	0		0	0	0	0.00%
39200	TRANSFERS IN	0		0	0	0	0.00%
TOTAL MISCELLANEOUS		\$53	\$474	\$891	\$482	\$409	-54.10%
TOTAL REVENUES		\$52,330	\$48,891	\$50,891	\$24,521	\$70,409	38.35%
<u>EXPENDITURE BUDGET</u>							
<u>CAPITAL OUTLAY</u>							
600	BOND PRINCIPAL	\$15,000	\$15,000	\$15,000	\$30,000	\$15,000	0.00%
610	BOND INTEREST	33,555	32,955	32,355	48,382	24,468	-24.38%
620	FISCAL AGENT FEES	550	550	550	550	550	0.00%
720	TRANSFERS OUT	0	0	0	0	0	0.00%
TOTAL CAPITAL OUTLAY		\$49,105	\$48,505	\$47,905	\$78,932	\$40,018	-16.46%
TOTAL EXPENDITURES		\$49,105	\$48,505	\$47,905	\$78,932	\$40,018	-16.46%
FUND BALANCE - JANUARY 1		\$81,198	\$84,423	\$84,809	\$84,809	\$30,398	
EXCESS REVENUE OVER EXPENDITURES		\$3,225	\$386	\$2,986	(\$54,411)	\$30,391	
FUND BALANCE - DECEMBER 31		\$84,423	\$84,809	\$87,795	\$30,398	\$60,789	-30.76%

2006 IMPROVEMENT BOND FUND

DEPARTMENT: 2006 Improvement Bond
SUPERVISOR: Finance Officer
FUND #: 303
ACTIVITY #: 4700

ACTIVITY DESCRIPTION:

The 2006 Improvement Bonds were issued to finance road improvements on Big Fox Road, Little Fox Lane, Haven Lane, and Tessier Road.

GOALS:

None as this bond was retired in 2013.

MEASURABLE WORKLOAD DATA:

	2013 <u>ACTUAL</u>	2014 <u>ACTUAL</u>	2015 <u>ACTUAL</u>	2016 <u>ESTIMATE</u>
Bond Principal Retired	\$135,000	\$0	\$0	\$0
Bond Interest Paid	\$5,268	\$0	\$0	\$0
Special Assessments Collected	\$20,056	\$15,880	\$16,722	\$14,885

DEBT PAYMENT SCHEDULE:

<u>YEAR DUE</u>	JAN. 1 DEBT <u>OUTSTANDING</u>	<u>PRINCIPAL DUE</u>	<u>INTEREST DUE</u>
	Debt was retired in 2013		

BUDGET COMMENTARY:

This fund will receive its revenue from special assessments levied against benefiting properties.

The only expenditures are for a possible transfer to other bond funds to remove negative fund balances and to fund the City's share of possible matching grant funds.

BUDGET:

<u>REVENUE BUDGET</u>				<u>11/17/2015</u>		<u>11/17/2015</u>	
ACCT.		2013	2014	2015	10/28/15	2016	%
#	ACCOUNT DESCRIPTION	ACTUAL	ACTUAL	ADOPTED	ACTUAL	ADOPTED	CHANGE
<u>SPECIAL ASSESSMENTS</u>							
36101	SPECIAL ASSESSMENTS - CURRENT	\$17,242	\$16,042	\$15,290	\$6,702	\$14,885	-2.65%
36102	SPECIAL ASSESSMENTS - DELINQUENT	0	(1,180)	0	1,729	0	0.00%
36103	PENALTIES & INTEREST	43	170	0	665	0	0.00%
36104	SPECIAL ASSESSMENTS - PREPAID/SNR	2,771	0	0	924	0	0.00%
<u>TOTAL FINES & FORFEITS</u>		<u>\$20,056</u>	<u>\$15,032</u>	<u>\$15,290</u>	<u>\$10,020</u>	<u>\$14,885</u>	<u>-2.65%</u>
<u>MISCELLANEOUS</u>							
36210	INTEREST EARNINGS	(1,631)	(628)	59	130	124	110.17%
39100	BOND PROCEEDS	0	0	0	0	0	0.00%
39200	TRANSFERS IN	0	0	0	0	0	0.00%
<u>TOTAL MISCELLANEOUS</u>		<u>(\$1,631)</u>	<u>(\$628)</u>	<u>\$59</u>	<u>\$130</u>	<u>\$124</u>	<u>110.17%</u>
<u>TOTAL REVENUES</u>		<u>\$18,425</u>	<u>\$14,404</u>	<u>\$15,349</u>	<u>\$10,150</u>	<u>\$15,009</u>	<u>-2.22%</u>
<u>EXPENDITURE BUDGET</u>							
<u>CAPITAL OUTLAY</u>							
600	BOND PRINCIPAL	\$135,000	\$0	\$0	\$0	\$0	0.00%
610	BOND INTEREST	5,268	0	0	0	0	0.00%
620	FISCAL AGENT FEES	895	0	0	0	0	0.00%
720	TRANSFERS OUT	0	0	22,266	0	6,461	-70.98%
<u>TOTAL CAPITAL OUTLAY</u>		<u>\$141,163</u>	<u>\$0</u>	<u>\$22,266</u>	<u>\$0</u>	<u>\$6,461</u>	<u>-70.98%</u>
<u>TOTAL EXPENDITURES</u>		<u>\$141,163</u>	<u>\$0</u>	<u>\$22,266</u>	<u>\$0</u>	<u>\$6,461</u>	<u>-70.98%</u>
FUND BALANCE - JANUARY 1		\$125,883	\$3,145	\$17,549	\$17,549	\$27,699	
<u>EXCESS REVENUE OVER EXPENDITURES</u>		<u>(\$122,738)</u>	<u>\$14,404</u>	<u>(\$6,917)</u>	<u>\$10,150</u>	<u>\$8,548</u>	
<u>FUND BALANCE - DECEMBER 31</u>		<u>\$3,145</u>	<u>\$17,549</u>	<u>\$10,632</u>	<u>\$27,699</u>	<u>\$36,247</u>	<u>240.92%</u>



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CAPITAL IMPROVEMENT FUNDS

CAPITAL IMPROVEMENT FUNDS

ACTIVITY DESCRIPTION:

The Capital Improvement Funds pay the construction costs of the City's infrastructure improvements. Capital improvement funds use the modified accrual basis of accounting; however, the cash basis of accounting will be used for budgetary purposes only. The cash basis is used for budgeting to ensure that sufficient cash will be available to make all required payments.

GOALS:

1. Construct and replace the City's infrastructure on a timely basis, as scheduled or as needed.

MEASURABLE WORKLOAD DATA:

See the individual funds for their service levels.

BUDGET COMMENTARY:

See the individual funds for budget explanations.

BUDGET:

<u>REVENUE BUDGET</u>		<u>11/17/2015</u>			<u>11/17/2015</u>		
ACCT.		2013	2014	2015	10/28/15	2016	%
#	ACCOUNT DESCRIPTION	ACTUAL	ACTUAL	ADOPTED	ACTUAL	ADOPTED	CHANGE
<u>SPECIAL ASSESSMENTS</u>							
36101	SPECIAL ASSESSMENTS	\$15,760	\$17,282	\$0	\$0	\$0	0.00%
36102	DELINQUENT SPECIAL ASSESSMENTS	6,004	1,010	0	0	0	0.00%
36103	PENALTIES & INTEREST	1,542	347	0	0	0	0.00%
36104	SPECIAL ASSESSMENTS - PREPAID/SNR	0	0	0	0	0	0.00%
TOTAL SPECIAL ASSESSMENTS		\$23,306	\$18,639	\$0	\$0	\$0	0.00%
<u>MISCELLANEOUS</u>							
36210	INTEREST EARNINGS	1,286	1,232	2,205	811	687	-68.84%
36200	MISCELLANEOUS	0	0	0	0	0	0.00%
39100	BOND PROCEEDS	0	0	0	0	0	0.00%
39200	TRANSFERS IN	0	0	0	0	6,461	0.00%
TOTAL MISCELLANEOUS		\$1,286	\$1,232	\$2,205	\$811	\$7,148	224.17%
TOTAL REVENUES		\$24,592	\$19,871	\$2,205	\$811	\$7,148	224.17%
<u>EXPENDITURE BUDGET</u>							
<u>OTHER SERVICES & CHARGES</u>							
302	ENGINEERING FEES	10,637	25,268	0	77,996	60,000	0.00%
304	LEGAL FEES	0	700	0	7,315	2,000	0.00%
335	ARCHITECT FEES	0	0	0	0	0	0.00%
308	OTHER PROFESSIONAL SERVICE	0	0	0	360	500	0.00%
309	MISCELLANEOUS	0	0	0	0	0	0.00%
310	CONFERENCE REGISTRATIONS	0	0	0	0	0	0.00%
333	MEETING PREPARATION	0	0	0	0	0	0.00%
351	LEGAL NOTICE PUBLICATIONS	0	0	0	813	100	0.00%
610	INTEREST	0	0	0	0	0	0.00%
620	FISCAL AGENT FEES	0	0	0	0	0	0.00%
TOTAL OTHER SERVICES & CHARGES		\$10,637	\$25,968	\$0	\$86,484	\$62,600	0.00%
<u>CAPITAL OUTLAY</u>							
531	OTHER IMPROVEMENTS	0	0	0	0	0	0.00%
520	BUILDING CONSTRUCTION	0	0	0	0	0	0.00%
720	OPERATING TRANSFERS	0	0	0	7,500	500,000	0.00%
TOTAL CAPITAL OUTLAY		\$0	\$0	\$0	\$7,500	\$500,000	0.00%
TOTAL EXPENDITURES		\$10,637	\$25,968	\$0	\$93,984	\$562,600	0.00%
FUND BALANCE - JANUARY 1		\$87,239	\$101,194	\$95,097	\$95,097	\$1,924	
EXCESS REVENUE OVER EXPENDITURES		\$13,955	(\$6,097)	\$2,205	(\$93,173)	(\$555,452)	
FUND BALANCE - DECEMBER 31		\$101,194	\$95,097	\$97,302	\$1,924	(\$553,528)	-668.88%

IMPROVEMENT FUND

DEPARTMENT: Improvement Construction
SUPERVISOR: City Engineer
FUND #: 401
ACTIVITY #: 4800

ACTIVITY DESCRIPTION:

The Improvement Fund was established for current and future improvement projects within the City.

GOALS:

None.

MEASURABLE WORKLOAD DATA:

	2013 <u>ACTUAL</u>	2014 <u>ACTUAL</u>	2015 <u>ACTUAL</u>	2016 <u>ESTIMATED</u>
Since this fund was closed out there is no measurable workload data.				

BUDGET COMMENTARY:

The major revenue source in the past was transfers of excess funds from the General Fund to help finance future building improvements and to set funds aside for possible emerald ash bore tree replacement/treatments. Currently there are no improvement expenditures budgeted for 2016.

BUDGET:

<u>REVENUE BUDGET</u>		<u>11/17/2015</u>			<u>11/17/2015</u>		
ACCT.		2013	2014	2015	10/28/15	2016	%
#	ACCOUNT DESCRIPTION	ACTUAL	ACTUAL	ADOPTED	ACTUAL	ADOPTED	CHANGE
<u>MISCELLANEOUS</u>							
36210	INTEREST EARNINGS	\$296	\$1,529	\$2,059	\$958	\$905	-56.05%
36200	MISCELLANEOUS	0	0	0	0	0	0.00%
39100	BOND PROCEEDS	0	0	0	0	0	0.00%
39200	TRANSFERS IN						
	Road Improvements	0	0	0	0	0	0.00%
	EAB Treatment/Prevention	0	0	0	0	0	0.00%
	Building Improvements/Replacement	0	0	0	0	0	0.00%
	Future Improvements	0	0	0	0	0	0.00%
TOTAL MISCELLANEOUS		\$296	\$1,529	\$2,059	\$958	\$905	-56.05%
TOTAL REVENUES		\$296	\$1,529	\$2,059	\$958	\$905	-56.05%
<u>EXPENDITURE BUDGET</u>							
<u>OTHER SERVICES & CHARGES</u>							
302	ENGINEERING FEES	1,902	0	0	0	0	0.00%
304	LEGAL FEES	0	0	0	0	0	0.00%
TOTAL OTHER SERVICES & CHARGES		\$1,902	\$0	\$0	\$0	\$0	0.00%
<u>CAPITAL OUTLAY</u>							
531	OTHER IMPROVEMENTS	0	0	0	0	0	0.00%
	WATER IMPROVEMENTS	0	0	0	0	0	0.00%
720	OPERATING TRANSFERS	0	0	0	0	0	0.00%
TOTAL CAPITAL OUTLAY		\$0	\$0	\$0	\$0	\$0	0.00%
TOTAL EXPENDITURES		\$1,902	\$0	\$0	\$0	\$0	0.00%
FUND BALANCE - JANUARY 1		\$131,286	\$129,680	\$131,209	\$131,209	\$132,167	
EXCESS REVENUE OVER EXPENDITURES		(\$1,606)	\$1,529	\$2,059	\$958	\$905	
FUND BALANCE - DECEMBER 31		\$129,680	\$131,209	\$133,268	\$132,167	\$133,072	-0.15%

SCHEUNEMAN ROAD IMPROVEMENT FUND

DEPARTMENT: Scheuneman Road Improvement
SUPERVISOR: City Engineer
FUND #: 403
ACTIVITY #: 4800

ACTIVITY DESCRIPTION:

The Scheuneman Road Improvement fund recorded bond proceeds and sewer improvement and road resurfacing costs on Scheuneman Road.

GOALS:

None.

MEASURABLE WORKLOAD DATA:

	2013 <u>ACTUAL</u>	2014 <u>ACTUAL</u>	2015 <u>ACTUAL</u>	2016 <u>ESTIMATED</u>
No service levels have been established for this fund.				

BUDGET COMMENTARY:

Revenue sources include special assessments to benefitting properties.

Expenditures were for infrastructure improvements which included the installation of sanitary sewer and resurfacing/reconstructing the road way.

BUDGET:

<u>REVENUE BUDGET</u>		11/17/2015			11/17/2015		
ACCT.		2014	2014	2016	10/28/15	2016	%
#	ACCOUNT DESCRIPTION	ACTUAL	ACTUAL	ADOPTED	ACTUAL	ADOPTED	CHANGE
<u>SPECIAL ASSESSMENTS</u>							
36101	SPECIAL ASSESSMENTS - CURRENT	15,760	17,282	0	0	0	0.00%
36102	SPECIAL ASSESSMENTS - DELINQUENT	6,004	1,010	0	0	0	0.00%
36103	PENALTIES & INTEREST	1,542	347	0	0	0	0.00%
36104	SPECIAL ASSESSMENTS - PREPAID/SNR	0	0	0	0	0	0.00%
TOTAL SPECIAL ASSESSMENTS		\$23,306	\$18,639	\$0	\$0	\$0	0.00%
<u>MISCELLANEOUS</u>							
36210	INTEREST EARNINGS	\$1,016	(\$73)	(\$61)	\$21	\$5	-108.20%
36200	MISCELLANEOUS	0	0	0	0	0	0.00%
39100	BOND PROCEEDS	0	0	0	0	0	0.00%
39200	TRANSFERS IN	0	0	0	0	0	0.00%
TOTAL MISCELLANEOUS		\$1,016	(\$73)	(\$61)	\$21	\$5	-108.20%
TOTAL REVENUES		\$24,322	\$18,566	(\$61)	\$21	\$5	-108.20%
<u>EXPENDITURE BUDGET</u>							
<u>OTHER SERVICES & CHARGES</u>							
302	ENGINEERING FEES	0	0	0	0	0	0.00%
304	LEGAL FEES	0	0	0	0	0	0.00%
TOTAL OTHER SERVICES & CHARGES		\$0	\$0	\$0	\$0	\$0	0.00%
<u>CAPITAL OUTLAY</u>							
531	OTHER IMPROVEMENTS	0	0	0	0	0	0.00%
720	OPERATING TRANSFERS	0	0	0	0	0	0.00%
TOTAL CAPITAL OUTLAY		\$0	\$0	\$0	\$0	\$0	0.00%
TOTAL EXPENDITURES		\$0	\$0	\$0	\$0	\$0	0.00%
FUND BALANCE - JANUARY 1		(\$39,995)	(\$15,673)	\$2,893	\$2,893	\$2,914	
EXCESS REVENUE OVER EXPENDITURES		\$24,322	\$18,566	(\$61)	\$21	\$5	
FUND BALANCE - DECEMBER 31		(\$15,673)	\$2,893	\$2,832	\$2,914	\$2,919	3.07%

FUTURE IMPACTS:

There are no future impacts at this time for this fund.

HOFFMAN ROAD IMPROVEMENT FUND

DEPARTMENT: Hoffman Road Improvement
SUPERVISOR: City Engineer
FUND #: 404
ACTIVITY #: 4800

ACTIVITY DESCRIPTION:

The Hoffman Road Improvement Fund is used to provide the City's share of future road improvements/maintenance on Hoffman Road.

GOALS:

1. Improve and maintain Hoffman Road on timely basis.
2. Extend municipal water into the business district of the City.

MEASURABLE WORKLOAD DATA:

	2013 <u>ACTUAL</u>	2014 <u>ACTUAL</u>	2015 <u>ACTUAL</u>	2016 <u>ESTIMATED</u>
No service levels have been established for this fund.				

BUDGET COMMENTARY:

Currently the only revenue source is interest earnings on the cash balance of this fund.

Improvements planned for 2015 are for extending municipal water into the business district area down from Hoffman Road.

BUDGET:

<u>REVENUE BUDGET</u>		11/17/2015			11/17/2015		
ACCT. #	ACCOUNT DESCRIPTION	2014 ACTUAL	2014 ACTUAL	2016 ADOPTED	10/28/15 ACTUAL	2016 ADOPTED	% CHANGE
<u>MISCELLANEOUS</u>							
36210	INTEREST EARNINGS	(\$26)	(\$224)	\$207	(\$168)	(\$223)	-207.73%
36200	MISCELLANEOUS	0	0	0	0	0	0.00%
39100	BOND PROCEEDS	0	0	0	0	0	0.00%
39200	TRANSFERS IN	0	0	0	0	6,461	0.00%
TOTAL MISCELLANEOUS		(\$26)	(\$224)	\$207	(\$168)	\$6,238	2913.53%
TOTAL REVENUES		(\$26)	(\$224)	\$207	(\$168)	\$6,238	2913.53%
<u>EXPENDITURE BUDGET</u>							
<u>OTHER SERVICES & CHARGES</u>							
302	ENGINEERING FEES	8,735	25,268	0	77,996	60,000	0.00%
304	LEGAL FEES	0	700	0	7,315	2,000	0.00%
	ADMINISTRATION	0	0	0	360	500	0.00%
	LEGAL NOTICES	0	0	0	813	100	0.00%
385	ROW MAINTENANCE	0	0	0	0	0	0.00%
TOTAL OTHER SERVICES & CHARGES		\$8,735	\$25,968	\$0	\$86,484	\$62,600	0.00%
<u>CAPITAL OUTLAY</u>							
531	OTHER IMPROVEMENTS	0	0	0	7,500	500,000	0.00%
720	OPERATING TRANSFERS	0	0	0	0	0	0.00%
TOTAL CAPITAL OUTLAY		\$0	\$0	\$0	\$7,500	\$500,000	0.00%
TOTAL EXPENDITURES		\$8,735	\$25,968	\$0	\$93,984	\$562,600	0.00%
FUND BALANCE - JANUARY 1		\$25,948	\$17,187	(\$9,005)	(\$9,005)	(\$103,157)	
EXCESS REVENUE OVER EXPENDITURES		(\$8,761)	(\$26,192)	\$207	(\$94,152)	(\$556,362)	
FUND BALANCE - DECEMBER 31		\$17,187	(\$9,005)	(\$8,798)	(\$103,157)	(\$659,519)	7396.23%

FUTURE IMPACTS:

Future impacts would be the cost of the improvements/maintenance on Hoffman Road. Extending water into the business district will result in the City maintaining an Enterprise Fund for its water operations in the future as businesses connect to the new water system.



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ENTERPRISE FUNDS

SEWER OPERATING FUND ENTERPRISE FUNDS

ACTIVITY DESCRIPTION:

The Sewer Operating Fund is the only Enterprise Fund the City has. It is responsible for the maintenance of all lift stations and sanitary sewer lines in the City. The Sewer Operating Fund is self-sustaining from revenues derived from utility charges.

GOALS:

1. Keep all lift stations and sewer lines functioning safely and efficiently.

MEASURABLE WORKLOAD DATA:

	2013 <u>ACTUAL</u>	2014 <u>ACTUAL</u>	2015 <u>ACTUAL</u>	2016 <u>ESTIMATED</u>
Gals of Sewage Treated (Millions)	9.10	10.15	10.25	10.95
Miles of Sewer Lines Service Connections				

BUDGET COMMENTARY:

The main revenue source is sewer revenues, which are based on the number of sewer connections, past sewer usage and sewer rate. Sewer charges are estimated to generate revenues of \$51,000 and currently no rate increase was used to estimate 2016 revenues, however it appears a rate increase may be needed to properly fund future sewer operations.

Interest income is another revenue source and is based on estimated interest earning.

On the expense side, supplies budgets for 2016 were left at 2015 expense levels based on past costs.

The largest expense within Other Services and Charges are the M.C.E.S. Charges for sewer treatment. These charges are based on actual sewer flows and sewer treatment costs charged by the M.C.E.S. The City's flows have increased over the past year and the cost of treating waste water has also increased. For 2016 the M.C.E.S. Charges have increased 21.54% to \$25,713.

The City also annually budgets to flush (clean) sewer lines to prevent sewer backups. For 2016 \$12,000 is budgeted to flush sewer lines.

BUDGET:

ACCT. #	REVENUE BUDGET ACCOUNT DESCRIPTION	2013	2014	11/17/2015	10/28/15	11/17/2015	% CHANGE
		ACTUAL	ACTUAL	2015 ADOPTED	ACTUAL	2016 ADOPTED	
CHARGES FOR SERVICES							
34410	LOCAL SAC CHARGES	\$6,052	\$5,099	\$0	\$5,565	\$0	0.00%
34500	SEWER REVENUES - RESIDENTIAL	11,144	13,688	11,000	9,157	15,500	40.91%
34600	SEWER REVENUES - COMMERCIAL	31,232	25,974	31,000	29,763	35,500	14.52%
34640	CERTIFIED SEWER REVENUES	1,006	1,708	0	280	0	0.00%
34650	PENALTIES & INTEREST	2,852	3,113	2,000	3,285	2,000	0.00%
	TOTAL CHARGES FOR SERVICES	52,286	49,582	44,000	48,050	53,000	20.45%
SPECIAL ASSESSMENTS							
36101	SPECIAL ASSESSMENTS	0	0	0	0	0	0.00%
36102	DELINQUENT SPECIAL ASSESSMENTS	0	0	0	0	0	0.00%
36103	PENALTIES & INTEREST	0	0	0	0	0	0.00%
	TOTAL SPECIAL ASSESSMENTS	\$0	\$0	\$0	\$0	\$0	0.00%
MISCELLANEOUS							
36200	MISCELLANEOUS	0	0	0	0	0	0.00%
36210	INTEREST INCOME	1,491	3,724	5,943	2,915	2,750	-53.73%
39200	OPERATING TRANSFERS	0	0	0	0	0	0.00%
	TOTAL MISCELLANEOUS	\$1,491	\$3,724	\$5,943	\$2,915	\$2,750	-53.73%
	TOTAL REVENUES	\$53,777	\$53,306	\$49,943	\$50,965	\$55,750	11.63%
EXPENDITURE BUDGET							
SUPPLIES							
201	OFFICE SUPPLIES	49	419	500	0	500	0.00%
210	OPERATING SUPPLIES	0	1	0	0	0	0.00%
212	POSTAGE	159	131	200	98	200	0.00%
250	SALES TAX	0	0	0	0	0	0.00%
	TOTAL SUPPLIES	\$208	\$551	\$700	\$98	\$700	0.00%
OTHER SERVICES & CHARGES							
301	AUDITING & ACCOUNTING SERVICES	2,341	2,450	2,525	0	2,600	2.97%
302	ENGINEERING FEES	6,020	529	5,000	0	5,000	0.00%
318	M.C.E.S. CHARGES	16,090	19,488	21,156	21,853	25,713	21.54%
319	LOCATES	591	587	600	837	600	0.00%
329	FINANCIAL SERVICE	4,692	1,430	4,500	1,929	4,500	0.00%
334	COMPUTER SERVICES	572	557	500	0	500	0.00%
400	REPAIR/ MAINTENANCE	1,500	30	4,000	0	4,000	0.00%
420	DEPRECIATION	12,457	12,456	12,500	0	12,500	0.00%
433	DUES & SUBSCRIPTIONS	0	0	0	0	0	0.00%
460	SEWER INSPECTIONS	0	0	0	0	0	0.00%
461	SEWER FLUSHING	0	10,482	8,000	0	12,000	14.48%
	TOTAL OTHER SERVICES & CHARGES	\$44,263	\$48,009	\$58,781	\$24,619	\$67,413	14.69%
CAPITAL OUTLAY							
540	HEAVY MACHINERY/EQUIPMENT	0	0	0	0	0	0.00%
530	OTHER EQUIPMENT & IMPROVEMENTS	0	0	0	0	0	0.00%
720	OPERATING TRANSFERS	0	0	0	0	0	0.00%
	TOTAL CAPITAL OUTLAY	\$0	\$0	\$0	\$0	\$0	0.00%
	TOTAL EXPENDITURE BUDGET	\$44,471	\$48,560	\$59,481	\$24,717	\$68,113	14.51%
	FUND BALANCE - JANUARY 1	\$370,101	\$391,864	\$409,066	\$409,066	\$435,314	
	EXCESS REVENUE OVER EXPENDITURES	\$9,306	\$4,746	(\$9,538)	\$26,248	(\$12,363)	
	DEDUCT INFRASTRUCTURE ADDITIONS	\$0	\$0	\$0	\$0	\$0	
	ADD BACK DEPRECIATION	\$12,457	\$12,456	\$12,500	\$0	\$12,500	
	FUND BALANCE - DECEMBER 31	\$391,864	\$409,066	\$412,028	\$435,314	\$435,451	5.68%



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APPENDIX

SUMMARY OF TAX LEVIES, PAYMENT PROVISIONS, AND MINNESOTA REAL PROPERTY VALUATION

The following is a summary of certain statutory provisions effective beginning 2011 relative to tax levy procedures, tax payment and credit procedures, and the mechanics of real property valuation. The summary does not purport to be inclusive of all such provisions or of the specific provisions discussed, and is qualified by reference to the complete text of applicable statutes, rules and regulations of the State of Minnesota.

Property Valuations (Chapter 273, Minnesota Statutes)

Assessor's Estimated Market Value

Each parcel of real property subject to taxation must, by statute, be appraised at least once every five years as of January 2 of the year of appraisal. With certain exceptions, all property is valued at its market value, which is the value the assessor determines to be the price the property to be fairly worth, and which is referred to as the "Estimated Market Value."

Taxable Market Value

The Taxable Market Value is the value that property taxes are based on, after all reductions, limitations, exemptions and deferrals. It is also the value used to calculate a municipality's legal debt limit.

Indicated Market Value

The Indicated Market Value is determined by dividing the Taxable Market Value of a given year by the same year's sales ratio determined by the State Department of Revenue. The Indicated Market Value serves to eliminate disparities between individual assessors and equalize property values statewide.

Net Tax Capacity

The Net Tax Capacity is the value upon which net taxes are levied, extended and collected. The Net Tax Capacity is computed by applying the class rate percentages specific to each type of property classification against the Taxable Market Value. Class rate percentages vary depending on the type of property as shown on the 101 page of the Appendix. The formulas and class rates for converting Taxable Market Value to Net Tax Capacity represent a basic element of the State's property tax relief system and are subject to annual revisions by the State Legislature.

Property taxes are determined by multiplying the Net Tax Capacity by the tax capacity rate, plus multiplying the referendum market value by the market value rate.

Property Tax Payments and Delinquencies (Chapters 275, 276, 277, 279-282 and 549, Minnesota Statutes)

Ad valorem property taxes levied by local governments in Minnesota are extended and collected by the various counties within the State. Each taxing jurisdiction is required to certify the annual tax levy to the county auditor within five (5) working days after December 20 of the year proceeding the collection year. A listing of property taxes due is prepared by the county auditor and turned over to the county treasurer on or before the first business day in March.

The county treasurer is responsible for collecting all property taxes within the county. Real estate

and personal property tax statements are mailed out by March 31. One-half (1/2) of the taxes on real property is due on or before May 15. The remainder is due on or before October 15. Real property taxes not paid by their due date are assessed a penalty which, depending on the type of property, increases from 2% to 4% on the day after the due date. In the case of the first installment of real property taxes due May 15, the penalty increases to 4% or 8% on June 1. Thereafter, an additional 1% penalty shall accrue each month through October 1 of the collection year for unpaid real property taxes. In the case of the second installment of real property taxes due October 15, the penalty increases to 6% or 8% on November 1 and increases again to 8% or 12% on December 1. Personal property taxes remaining unpaid on May 16 are deemed to be delinquent and a penalty of 8% attaches to the unpaid tax. However, personal property owned by a tax-exempt entity, but which is treated as taxable by virtue of a lease agreement, is subject to the same delinquent property tax penalties as real property.

On the first business day of January of the year following collection all delinquencies are subject to an additional 2% penalty, and those delinquencies outstanding as of February 15 are filed for a tax lien judgment with the district court. By March 20 the county auditor files a publication of legal action and a mailing notice of action to delinquent parties. Those property interests not responding to this notice have judgment entered for the amount of the delinquency and associated penalties. The amount of the judgment is subject to a variable interest determined annually by the Department of Revenue, and equal to the adjusted prime rate charged by banks, but in no event is the rate less than 10% or more than 14%.

Property owners subject to a tax lien judgment generally have five years (5) in the case of all property located outside of cities or in the case of residential homestead, agricultural homestead and seasonal residential recreational property located within cities or three (3) years with respect to other types of property to redeem the property. After expiration of the redemption period, unredeemed properties are declared tax forfeit with title held in trust by the State of Minnesota for the respective taxing districts. The county auditor, or equivalent thereof, then sells those properties not claimed for a public purpose at auction. The net proceeds of the sale are first dedicated to the satisfaction of outstanding special assessments on the parcel, with any remaining balance in most cases being divided on the following basis: county - 40%; Township or city - 20%; and school district - 40%.

Property Tax Credits (Chapter 273, Minnesota Statutes)

In addition to adjusting the taxable value for various property types, primary elements of Minnesota's property tax relief system are: property tax levy reduction aids; the renter's credit, which relates property taxes to income and provides relief on a sliding income scale; and targeted tax relief, which is aimed primarily at easing the effect of significant tax increases. The circuit breaker credit and targeted credits are reimbursed to the taxpayer upon application by the taxpayer. Property tax levy reduction aid includes educational aids, local governmental aid, equalization aid, county program aid and disparity reduction aid.

Debt Limitations

All Minnesota municipalities (county, cities, townships and school districts) are subject to statutory "net debt" limitations under the provisions of Minnesota Statutes, Section 475.53. Net debt is defined as the amount remaining after deducting from gross debt the amount of current revenues which are applicable within the current fiscal year to the payment of any debt and the aggregation of the principal of the following:

1. Obligations issued for improvements which are payable wholly or partially from the proceeds of special assessments levied upon benefited property.

2. Warrants or orders having no definite or fixed maturity.
3. Obligations payable wholly from the income from revenue producing conveniences.
4. Obligations issued to create or maintain a permanent improvement revolving fund.
5. Obligations issued for the acquisition and betterment of public waterworks systems and public lighting, heating or power systems, and any combination thereof, or for any other public convenience from which revenue is or may be derived.
6. Certain debt service loans and capital loans made to school districts.
7. Certain obligations to repay loans.
8. Obligations specifically excluded under the provision of law authorizing their issuance.
9. Certain obligations to pay pension fund liabilities.
10. Debt service funds for the payment of principal and interest on obligations other than those described above.

**Levies for General Obligation Debt
(Sections 475.61 and 475.74, Minnesota Statutes)**

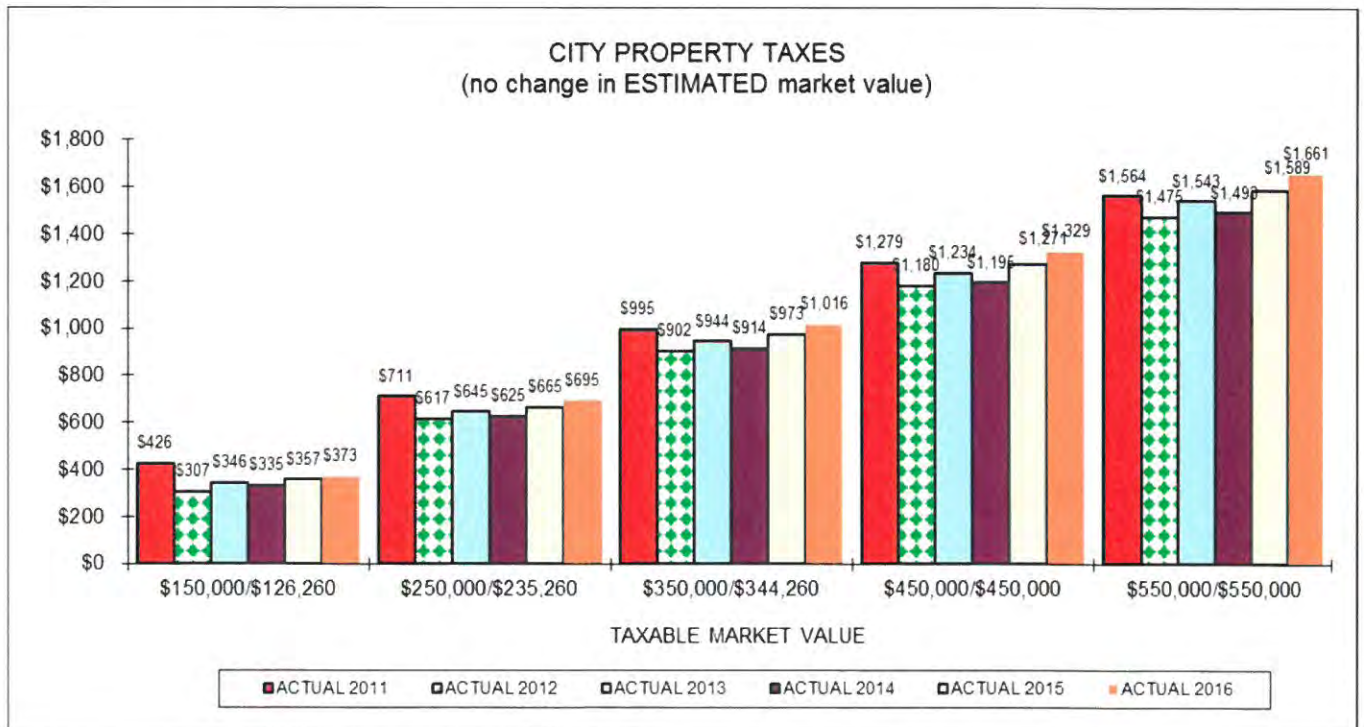
Any municipality which issues general obligation debt must, at the time of issuance, certify levies to the county auditor of the county(ies) within which the municipality is situated. Such levies shall be in an amount that if collected in full will, together with estimates of other revenues pledged for payment of the obligations, produce at least five percent in excess of the amount needed to pay principal and interest when due. Notwithstanding any other limitations upon the ability of a taxing unit to levy taxes, its ability to levy taxes for a deficiency in prior levies for payment of general obligation indebtedness is without limitation as to rate or amount.

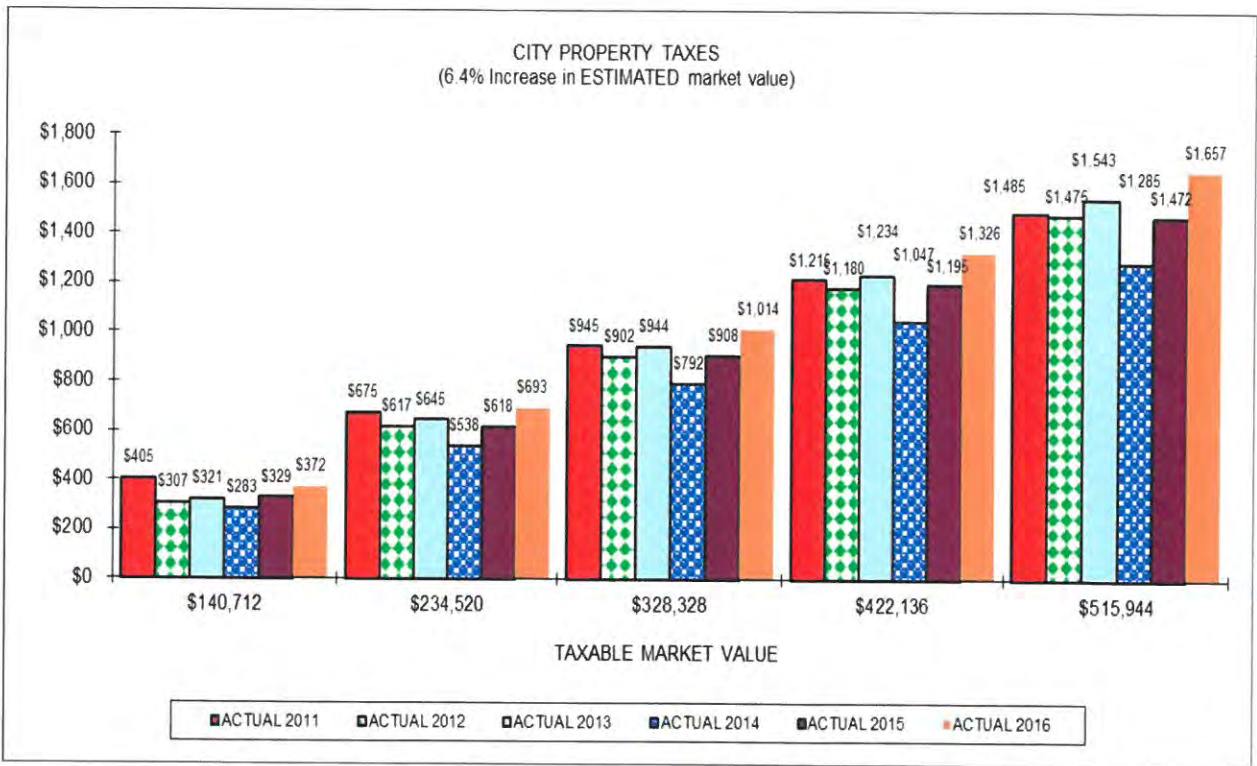
**Metropolitan Revenue Distribution
(Chapter 473F, Minnesota Statutes)
"Fiscal Disparities Law"**

The Charles R. Weaver Metropolitan Revenue Distribution Act, more commonly known as "Fiscal Disparities" was first implemented for taxes payable in 1975. Forty percent of the increase in commercial-industrial (including public utility and railroad) net tax capacity valuation since 1971 in each assessment district in the Minneapolis/St. Paul seven-county metropolitan area (Anoka, Carver, Dakota, excluding the City of Northfield, Hennepin, Ramsey, Scott, excluding the City of New Prague, and Washington Counties) is contributed to an area-wide tax base. A distribution index, based on the factors of population and real property market value per capita, is employed in determining what proportion of the net tax capacity value in the area-wide tax base shall be distributed back to each assessment district.

STATUTORY FORMULAE CONVERSION OF ESTIMATED MARKET VALUE (EMV) TO NET TAX CAPACITY FOR MAJOR PROPERTY CLASSIFICATIONS

General Classification	2001 Net Tax Capacity		2002–2015 Net Tax Capacity	
	Est. Mkt. Value	% of EMV	Est. Mkt. Value	% of EMV
RESIDENTIAL:				
Homestead	First \$76,000	1.00%	First \$500,000	1.00%
	Over \$76,000	1.65%	Over \$500,000	1.25%
Non-Homestead	First \$76,000	1.20%	First \$500,000	1.00%
	Over \$76,000	1.65%	Over \$500,000	1.25%
AGRICULTURAL LAND:				
Homestead	First \$115,000	0.35%	First \$600,000	0.55%
	\$115,000-\$600,000	0.80%	Over \$600,000	1.00%
	Over \$600,000	1.20%		
Non-Homestead	100% of EMV	1.00%	100% of EMV	1.00%
COMMERCIAL / INDUSTRIAL				
	First \$150,000	2.40%	First \$150,000	1.50%
	Over \$150,000	3.40%	Over \$150,000	2.00%





**CITY OF GEM LAKE
PROPERTY TAX CHANGES**

	2013 Final Levy	2014 Final Levy	11/18/2014 2015 Final Levy	11/17/2015 2016 Final Levy
GENRAL LEVY	204,242	180,119	204,655	225,026
DEBT LEVY:				
GENERAL DEBT LEVY	0	0	0	0
CAPITAL IMPROV. PLAN BONDS	50,700	50,300	50,000	70,000
2016 IMPROVEMENT BONDS		0	0	0
TOTAL DEBT LEVY	50,700	50,300	50,000	70,000
TOTAL PROPERTY TAX LEVY	254,942	230,419	254,655	295,026
LESS: FISCAL DISPARITIES	4,636	5,394	5,944	6,365
NET PROPERTY TAXES	250,306	225,025	248,711	288,661
% CHANGE	-31.30%	-10.10%	10.53%	16.06%
TAX CAPACITY	912,518	846,800	878,661	977,703
TAX RATE	27.430%	26.574%	28.306%	29.524%
MEDIAN VALUE HOME	228,100	200,800	214,000	227,800
TAXABLE MEDIAN VALUE HOME	228,100	189,568	201,580	214,138
TAXABLE TAX CAPACITY	2,281	1,896	2,016	2,141
CITY TAXES	\$625.68	\$503.75	\$570.59	\$632.23



CITY OF GEM LAKE, MN
 City Hall - 4200 Otter Lake Road
 Gem Lake, MN 55110



RESOLUTION NO. 2015-25
17 NOVEMBER 2015

**A RESOLUTION ADOPTING THE FINAL GENERAL FUND BUDGET
 AND FINAL AMOUNT TO BE RAISED BY PROPERTY TAXATION
 FOR THE YEAR 2016**

WHEREAS, the City Treasurer has presented a TOTAL (Proposed) Budget of \$1,031,062.00 which includes a General Tax Levy of \$225,026.00 and a Debt Tax Levy of \$70,000.00 for fiscal and calendar year 2016 based upon best estimates of costs for running the City of Gem Lake in 2016; and

WHEREAS, the City Council did review, on November 17, 2015, the TOTAL Budget and Tax Levy for 2016 including all revisions thereto as of the date first written.

NOW, THEREFORE BE IT RESOLVED, that the City Council of the City of Gem Lake does formally adopt the 2016 Final General Fund Budget of \$353,870.00 and the Final Property Tax Levy of \$295,026.00 which includes a General Tax Levy of \$225,026.00 and a Debt Levy of \$70,000.00 for 2016 as prepared by the City Treasurer and amended by the City Council;


BE IT FURTHER RESOLVED that the City Clerk is charged with Certifying said Tax and Debt Levy to Ramsey County Property Taxation and other government bodies for whom this information is required.

The foregoing Resolution was offered by Councilor Lindner and was supported by Councilor Artig-Swomley and was declared *adopted* based upon the following vote:

NAME	UZPEN	BOSAK	LINDNER	KUNY	ARTIG-SWOMLEY
Vote	Y	Y	Y	Y	Y

Attest

I, WILLIAM F. SHORT, the duly qualified City Clerk for the City of Gem Lake, County of Ramsey, State of Minnesota, do hereby certify that the foregoing Resolution is a true and accurate representation of action taken by the City Council of the City of Gem Lake on the date first written.

	17 NOVEMBER 2015
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WILLIAM F. SHORT, City Clerk

GLOSSARY OF TERMS

ACCOUNT: A term used to identify an individual asset, liability, expenditure control, revenue control, or fund balance.

ACCOUNTS PAYABLE: Amounts owed to others for goods or services received.

ACCOUNTS RECEIVABLE: Amounts due from others for goods furnished or services rendered.

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

ACCRUAL BASIS OF ACCOUNTING: The method of accounting under which revenues are recorded when they are earned and expenditures are recorded when goods and services are received.

ACTIVITY: A specific and distinguishable line of work performed by one or more organizational components of a governmental unit for the purpose of accomplishing a function for which the governmental unit is responsible. For example "Code Enforcement is an activity performed in the discharge of the "Public Safety" function.

ADOPTION: The formal action taken by the Town Board to authorize or approve the budget.

AD VALOREM: In proportion to value. A basis for levying taxes upon property.

AGENCY FUND: A fund consisting of resources received and held by the governmental unit as an agent for others or other funds of the governmental unit.

APPROPRIATION: An authorization granted by a legislative body to make expenditures and to incur obligations for specific purposes. An appropriation is limited in amount to the time it may be expended.

ASSESSED VALUATION: Value placed upon real estate or other property as a basis for levying taxes.

ASSESSMENTS: Charges made to parties for actual services or benefits received.

ASSETS: Property owned by a governmental unit, which has a monetary value.

AUDIT: The examination of documents, records, reports, systems of internal control, accounting and financial procedures, and other evidence for one or more of the following purposes:

- (a) To ascertain whether the statements prepared from the accounts present fairly the financial position and the results of financial operations of the constituent funds and balanced account groups of the governmental unit in accordance with generally accepted accounting principals applicable to governmental units and on a basis consistent with that of the preceding year.
- (b) To determine the propriety, legality and mathematical accuracy of a governmental unit's financial transactions.
- (c) To ascertain whether all financial transactions have been properly recorded.
- (d) To ascertain the stewardship of public officials who handle and are responsible for the financial resources of a governmental unit.

BALANCED BUDGET: A budget in which estimated revenues, including operating transfers from other funds equals estimated expenditures, including operating transfers to other funds. A balanced budget would have no effect on fund balance/fund equity. The Township's policies require the General Fund budget to be balanced.

BOND: A written promise, generally under seal, to pay a specified sum of money, called the face value or principal amount, at a fixed time in the future, called the date of maturity, and carrying interest at a fixed rate, usually payable periodically.

BONDED INDEBTEDNESS: Outstanding debt by issues of bonds, which are repaid by ad valorem or other revenue.

BUDGET: A plan of financial operation embodying an estimate of proposed expenditures for a given period and the proposed means of financing them.

BUDGET DOCUMENT: The official written statement prepared by the Clerk/Treasurer and Finance Officer of the Township which presents the proposed budget to the Town Board.

BUDGET BODY MESSAGE: A general discussion of the proposed budget presented in writing as a part of the budget document. The budget message explains principal budget issues against the background of financial experience in recent years and presents recommendations made by the Clerk/Treasurer.

BUDGET CALENDAR: The schedule of key dates, which a government follows in the preparation and adoption of the budget.

BUDGETARY CONTROL: The control or management of a governmental unit or enterprise in accordance with an approved budget for the purpose of keeping expenditures within the limitation of available appropriations and available revenues.

CAPITAL ASSETS: Assets with a value of \$1,000 or more and a useful life of 3 years or longer.

CAPITAL EXPENDITURE: Assets with an initial, individual cost of more than \$1,000 and an estimated useful life in excess of three years.

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

CAPITAL PROGRAM: A plan for capital expenditures to be incurred each year over a fixed period of years to meet capital needs arising from the long-term work program or otherwise. It sets forth each project or other contemplated expenditure in which the government is to have a part and specifies the full resources estimated to be available to finance the projected expenditures.

CAPITAL PROJECTS FUNDS: To account for financial resources to be used for the acquisition or construction of major capital facilities.

CASH BASIS: The method of accounting under which revenues are recorded when received in cash and expenditures are recorded when paid.

CERTIFIED LEVY: Total tax levy of a jurisdiction, which is certified to the County Auditor.

CHARGES FOR SERVICES: Charges for current services rendered.

CHART OF ACCOUNTS: The classification system used by a government entity to organize the accounting for various funds.

CONSUMER PRICE INDEX (CPI): A statistical description of price levels provided by the U.S. Department of Labor. The index is used as a measure of the increase in the cost of living (i.e., economic inflation).

CONTINGENCY: Budget for expenditures which cannot be placed in departmental budgets, primarily due to uncertainty about the level or timing of expenditures when the budget is adopted. The contingency also serves as a hedge against shortfalls in revenues or unexpected expenditures.

CURRENT: A term which, applied to budgeting and accounting, designates the operations of the present fiscal period as opposed to past or future periods.

DEBT: An obligation resulting from the borrowing of money or from the purchase of goods and services.

DEBT LIMIT: The maximum amount of gross or net debt, which is legally permitted.

DEBT MARGIN: The amount of available debt, which may be issued by a governmental unit before reaching its debt limit.

DEBT SERVICE FUNDS: To account for the accumulation of resources for payment of general long-term debt.

DEPARTMENT: Basic organizational unit of government, responsible for carrying out related functions.

DEPRECIATION: Expiration in the service life of capital assets attributable to wear and tear, deterioration, action of the physical elements, inadequacy or obsolescence.

DISTINGUISHED BUDGET PRESENTATION AWARDS PROGRAM: A voluntary awards program administered by the Government Finance Officers Association to encourage governments to prepare effective budget documents.

EFFECTIVE BUYING INCOME (EBI): A statistical measure of buying power of an area or group of individuals.

ENTERPRISE FUNDS: To account for operations that are financed and operated in a manner similar to a private business enterprises, where the intent of the governing body is that the cost of providing services are to be recovered primarily on a user-charge basis to the general public.

ESTIMATED MARKET VALUE: Represents the selling price of a property if it were on the market. Estimated market value is converted to tax capacity before property taxes are levied.

EXPENDITURE: Where accounts are kept on the accrual or modified accrual basis of accounting, the cost of goods received or services rendered whether cash payment have been made or not. Where accounts are kept on a cash basis, expenditures are recognized only when the cash payments for the above purposes are made.

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

FISCAL DISPARITIES: A Minnesota law enacted in 1975 which provides for the pooling of 40 percent of all new commercial and industrial property valuation in the seven county metropolitan area and then redistributed to taxing jurisdictions according to specific criteria.

FISCAL POLICY: A government's policies with respect to revenues, spending, and debt management as these relate to government services, programs and capital investment. Fiscal Policy provides an agreed-upon set of principles for the planning and programming of budgets and their funding.

FISCAL YEAR: The budget and accounting year that begins on the first day of January and ends on the last day of December of each year.

FIXED ASSETS: Assets of a long-term character which are intended to continue to be held or used, such as land, buildings, machinery, furniture, and other equipment.

FULL TIME EQUIVALENT (FTE): The number of employee hours (2,080) needed to be equal to one full time employee. Several part time employees may be combined to make one full time equivalent.

FUNCTION: A group of related activities aimed at accomplishing a major service or regulatory program for which the government unit is responsible.

FUND: An independent fiscal and accounting entity with a self-balancing set of accounts recording cash and/or other resources together with all related liabilities, obligations, reserves, and equities which are segregated for the purpose of carrying on specific activities or attaining certain objectives.

FUND BALANCE: The difference between fund's assets and fund liabilities (the equity) in governmental funds.

FUND BALANCE – ASSIGNED: Segregation of a portion of fund balance to indicate the government's intent to use the resources for specific purposes where the specific purposes are identified by either the government's highest level of decision-making authority or a body or official that has been delegated the authority to do so by the governing body.

FUND BALANCE – COMMITTED: Segregation of a portion of fund balance that represents resources whose use is subject to a legally binding constraint that is imposed by the government itself at its highest level of decision-making authority and that remains legally binding unless removed in the same manner.

FUND BALANCE – NONSPENDABLE: Segregation of a portion of fund balance to indicate that the amount cannot be spent because the resources are not in spendable form, such as inventories or prepaid items.

FUND BALANCE – RESTRICTED: Segregation of a portion of fund balance that represents resources whose use is subject to externally enforceable constraints.

FUND BALANCE – UNASSIGNED: The difference between the total fund balance in a governmental fund and its nonspendable, restricted, committed, and assigned components. Only the general fund may report positive amounts of unassigned fund balance.

GENERAL FUND: Accounts for the general operation of the Township and all financial resources except those to be accounted for in another fund.

GENERAL GOVERNMENT: Expenditures, which represents a set of accounts, to which are charged the expenditures for operating the Township.

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

GOAL: A statement of broad direction, purpose or intent based on the need of a community. A goal is general and timeless; that is, it is not concerned with a specific achievement in a given period.

GOVERNMENTAL ACCOUNTING: The composite of analyzing, recording, summarizing, reporting, and interpreting the financial transactions of governmental units and agencies.

GOVERNMENTAL FUND TYPES: Funds used to account for the acquisition, use and balances of expendable financial resources and the related current liabilities - except those accounted for in proprietary funds and fiduciary funds. In essence, these funds are accounting segregation of financial resources. Under current GAAP, there are four governmental fund types: general, special revenue, debt service and capital projects.

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

HOMESTEAD AND AGRICULTURAL CREDIT (HACA): A form of state paid property tax relief for farm property and owner occupied homes.

IMPROVEMENT BONDS: Bonds payable from the proceeds of special assessments from properties benefiting from an improvement.

IMPROVEMENTS: Buildings, other structures, and other attachments or annexations to land which are intended to remain so attached or annexed, such as sidewalks, trees, drains, and sewers.

INFLOW/INFILTRATION (II): The term used to describe clean water entering into the sanitary sewer system.

INTERFUND TRANSFERS: Amounts transferred from one fund to another.

INFRASTRUCTURE: Assets which are immovable and of value only to the governmental unit (i.e. roads, gutters, sewer lines).

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

INVESTMENTS: Securities held for the production of income in the form of interest.

LEVY: (Verb) To impose taxes, special assessments, or service charges for the support of governmental activities. (Noun) The total amount of taxes special assessments, or service charges imposed by a governmental unit.

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

LIMITED MARKET VALUE: The amount the market value of a property can increase from one year to the next for calculating property taxes. The limited market value system was phased-out by the State of Minnesota.

LINE ITEM: A specific item or group of similar items defined by detail in a unique account in the financial records.

LOCAL GOVERNMENT AID (LGA): Intergovernmental revenue from the state to municipalities to help fund general expenditures.

LONG-TERM DEBT: Debt with a maturity of more than one year after the date of issuance.

MAINTENANCE: The upkeep of physical properties in condition for use or occupancy.

MARKET VALUE EXCLUSION (MVE): A portion of a property's market value that is not included in the property tax calculation based on a formula set by the State of Minnesota. This exclusion reduces the taxable market value.

MARKET VALUE HOMESTEAD CREDIT (MVHC): State paid property tax reduction on owner occupied homes based on the properties market value.

MISCELLANEOUS: Revenues or expenditures not classified in any other revenue or expenditure category.

MODIFIED ACCRUAL BASIS: The basis of accounting under which expenditures other than accrued interest on general long-term debt are recorded at the time liabilities are incurred and revenues are recorded when received in cash except for material and/or available revenues, which should be accrued to reflect properly the tax levied and revenue earned.

NET POSITION – GENERAL GOVERNMENT: The difference between general government asset and liability accounts reported in the government-wide financial statements.

OBJECT OF EXPENDITURE: Expenditure classifications based upon the types or categories of goods and services purchased.

OBJECTIVE: Desired output oriented accomplishments, which can be measured and achieved within a given time frame.

OPERATING BUDGET: A plan of financial operation embodying an estimate of proposed expenditures for the calendar year and the proposed means of financing them.

OPERATING EXPENSE: The cost for personnel, material and equipment required for a department to function.

OPERATING REVENUE: Funds that the government receives as income to pay for ongoing operations. Operating revenues are used to pay for day-to-day services.

OPERATING TRANSFERS: Amounts transferred from one fund to another, shown as expenditure in the originating fund and revenue in the receiving fund.

ORDINANCE: A formal legislative enactment by the Town Board.

PAY-AS-YOU-GO BASIS: A term used to describe a financial policy by which capital outlays are financed from current revenues rather than through borrowing.

PERFORMANCE MEASURE: See Service Levels.

PERSONAL SERVICES: Expenditures for salaries, wages, and fringe benefits of employees.

PROGRAM: A group of related activities performed by one or more organizational units for the purpose of accomplishing a function for which the governmental unit is responsible.

PROJECT: A plan of work, job assignment, or task.

PROPRIETARY ACCOUNTS: Those accounts which show actual financial position and operation, such as actual assets, liabilities, reserves, fund balances, revenues, and expenditures, as distinguished from budgetary accounts.

PUBLIC SAFETY: To account for expenditures related to the protection of persons and property.

PUBLIC WORKS: To account for expenditures for the maintenance of Township property and infrastructure.

PURPOSE: A broad statement of the goals, in terms of meeting public service needs, that a department is organized to meet.

REFUNDING BONDS: Bonds issued to retire bonds already outstanding.

REIMBURSEMENT: Cash or other assets received as a repayment of the cost of work or services performed or of other expenditures made for or on behalf of another governmental unit or department or for an individual, firm, or corporation.

RESERVE: An account which records a portion of the fund balance which must be segregated for some future use and which is, therefore, not available for further appropriation or expenditure.

RESOLUTION: A special or temporary order of a legislative body; an order of a legislative body requiring less legal formality than an ordinance or statute.

RESOURCES: The actual assets of a governmental unit, such as cash, plus contingent assets such as estimated revenues applying to the current fiscal year not accrued or collected, and bonds authorized and not issued.

REVENUE: The term designates an increase to a fund's assets which: 1) does not increase a liability; 2) does not represent a repayment of an expenditure already made; 3) does not represent a cancellation of certain liabilities; and 4) does not represent an increase in contributed capital.

REVENUE BOND: A bond that is backed by a particular revenue source such as water user fees.

SERVICE LEVELS: Data to determine how effective or efficient a program is in achieving its objective.

SPECIAL ASSESSMENT: A compulsory levy made by a local government against certain properties to defray part or all of the cost of a specific improvement or service which is presumed to be of general benefit to the public and of special benefit to such properties.

SPECIAL REVENUE FUND: To account for revenue derived from specific revenue sources that are legally restricted for specific purposes.

SY: Abbreviation for square yard, which is how sealcoating and street overlay projects are measured.

TAXABLE MARKET VALUE: That portion of a property's market value that is used to calculate property taxes.

TAX CAPACITY: An amount determined by a percentage of a property's market value, which is then applied to the tax rates of taxing jurisdictions affecting the property to determine the amount of property taxes owed. The current tax rates and property classifications can be found on page 135.

TAX CAPACITY RATE: Tax rate applied to tax capacity to generate property tax revenue. The rate is obtained by dividing the property tax levy by the available tax capacity.

TAX CLASSIFICATION RATE: Rate at which estimated market values are converted into the property tax base. The classification rates are assigned to properties depending on their type (residential, commercial, farm, etc.) and, in some cases there are two tiers of classification rates, with the rate increasing as the estimated market values increases.

TAX INCREMENT FINANCING (TIF): Financing tool originally intended to combat severe blight in areas, which would not be redeveloped "but for" the availability of government subsidies derived from locally generated property tax revenues.

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

TAX RATE: The amount applied to tax capacity to determine the taxes generated by the property.

TAXES: Compulsory charges levied by a governmental unit for the purpose of financing services performed for the common benefit.

TRUST AND AGENCY FUNDS: Funds used to account for assets held by a government in a trust capacity or as an agent for individuals, private organizations, other governments and/or other funds.

TRUST FUND: A fund consisting of resources received and held by the governmental unit as trustee, to be expended or invested in accordance with the conditions of the trust.

UNBALANCED BUDGET: A budget which undesignated fund balance or reserves are used in order to balance estimated revenues to estimated expenditures or expenses.

UNRESERVED FUND BALANCE: The portion of a fund's balance that is not restricted for a specific purpose and is available for general appropriation.

USER FEES: The payment of a charge for direct receipt of a public service by the party benefiting from the service.

WORKLOAD INDICATOR: A unit of work to be done.

ACRONYMS

ACS	Animal Control Services
CAFR	Comprehensive Annual Financial Report
CD	Certificate of Deposit
CIP	Capital Improvement Plan
CP	Commercial Paper
CPI	Consumer Price Index
HACA	Homestead and Agricultural Credit Aid
EBI	Effective Buying Income
EDA	Economic Development Authority
EMV	Estimated Market Value
FHLB	Federal Home Loan Bank
FNMA	Federal National Mortgage Association
FTE	Full Time Equivalent
GAAP	Generally Accepted Accounting Principals
GASB	Governmental Accounting Standards Board
GFOA	Government Finance Officer's Association
GO	General Obligation
I/I	Inflow/Infiltration
LGA	Local Government Aid
MCES	Metropolitan Council Environmental Services
MVE	Market Value Exclusion
MVHC	Market Value Homestead Credit
SAC	Sewer Availability Charge
SY	Square Yard
TIF	Tax Increment Financing
TVA	Tennessee Valley Authority
VLAWMO	Vadnais Lake Area Water Management Organization
WAC	Water Availability Charge
WBLCD	White Bear Lake Conservation District