

Pursuant to due call and notice thereof, a regular meeting of the North Mankato City Council was held in the Municipal Building Council Chambers on June 3, 2013. Mayor Dehen called the meeting to order at 7:00 p.m. asking that everyone join in the Pledge of Allegiance. The following were present for the meeting: Mayor Dehen, Council Members Freyberg, Spears, Steiner and Norland, City Administrator Harrenstein, City Clerk Gehrke, Attorney Kennedy, Engineer Malm and Planner Fischer. Absent: Finance Director Thorne.

Approval of Agenda

Council Member Norland moved, seconded by Council Member Steiner, to approve the agenda as presented. Vote on the motion: Freyberg, Spears, Steiner, Norland and Dehen, aye; no nays. Motion carried.

Approval of Minutes

Council Member Steiner moved, seconded by Council Member Norland, to approve the minutes of the Council meeting of May 20, 2013. Vote on the motion: Freyberg, Spears, Steiner, Norland and Dehen, aye; no nays. Motion carried.

Public Hearing, 7 p.m. – Amending Code of Ordinances

Mayor Dehen opened the public hearing to consider amending City Code Chapter 30 to align the preparation of the City Council agenda with current practices and proposed changes to the public comment portion of the regular meetings. Phil Henry, 1300 Noretta Drive and Barb Church, 102 E. Wheeler Avenue, appeared before the Council in support of two public comment periods. With no one else appearing before the Council, the Mayor closed this portion of the meeting.

Public Hearing, 7 p.m. – Vacation of Easements, Northport No. 14

The Mayor opened the public hearing to consider the vacation of utility easements in Northport No. 14. Planner Fischer reported Northport No. 14 was platted in 2009 to accommodate an industrial user on a five-acre parcel, plus Outlots A and B for future use. He stated Cemstone now wishes to purchase a six-acre parcel. For that reason, as part of the replatting of Northport No. 14 into Northport No. 17, it is necessary to vacate certain utility easements within Northport No. 14. Planner Fischer reported all utility companies were notified of the vacation request and no objections were received. New utility easements will be rededicated on the Northport No. 17 plat. With no one appearing before the Council, the Mayor closed this portion of the meeting.

Consent Agenda

Council Member Steiner moved, seconded by Council Member Norland to approve all bills and appropriations. Vote on the motion: Freyberg, Spears, Steiner, Norland and Dehen, aye; no nays. Motion carried.

Council Member Norland moved, seconded by Council Member Freyberg, to approve the audio permit for Nakato's 1st Anniversary, 253 Belgrade Avenue, Saturday, June 15, 2013 from 8-11 p.m. Vote on the motion: Freyberg, Spears, Norland and Dehen, aye; Steiner abstained, no nays. Motion carried.

Open the Meeting to the Public for the First Time Barb Church, 102 E. Wheeler Avenue

Barb Church, 102 E. Wheeler, appeared before the Council and reported she was notified by the Civic Center in Mankato they would be monitoring the noise from events at Riverfront Park.

Mayor Dehen stated monitoring would take place at the corner of Lake Street and Webster Avenue for the next 4-5 shows held at Riverfront Park.

Business Items:

Ord. No. 50, 4th Series, Amending Code of Ordinances

Administrator Harrenstein presented Ord. No. 50, 4th Series amending the City Code Chapter 30.04. He reported the intent of the proposed change is to align the preparation of the City Council agenda with current practices. He noted that Section 1-A of the Ordinance clearly states that the order of business at the regular meeting shall be determined by the Council which means that if future changes are desired by the City Council regarding the agenda format, a simple majority vote will be needed to make the desired change. The Administrator stated that some matters that would be inappropriate for consideration at a meeting would include items the Council have no authority, governance or interest. It was agreed by the Council that Section 1 (A)(1) which reads: "With the unanimous consent of the Members of the Council" should be changed to read: "With the majority consent of the Members of the Council." **Council Member Norland moved, seconded by Council Member Steiner, to adopt Ord. No. 50, 4th Series, Amending Code of Ordinances with the change in item Section 1(A)(1) from "unanimous" to "majority." Vote on the Ordinance: Steiner, Norland and Dehen, aye; Freyberg and Spears, nay. Motion carried.**

Addition of Second Comments Period

The Mayor requested a second public comments period be added back to the agenda stating he originally believed the public comments period should occur at the beginning of the meeting with a longer speaking time. However, he now believes a second public comments period would give citizens immediate input into items that were considered at the meeting. **Council Member Freyberg moved, seconded by Council Member Spears, to add a second public comments period immediately after Mayor and Council Comments and before Adjourn. Vote on the motion: Freyberg, Spears, Steiner, Norland and Dehen, aye; no nays. Motion carried.**

Res. No. 37-13 Vacating Utility Easements in Northport No. 14

Council Member Norland moved, seconded by Council Member Freyberg, to adopt Resolution No. 37-13 Vacating Utility Easements in Northport No. 14. Vote on the Resolution: Freyberg, Spears, Steiner, Norland and Dehen, aye; no nays. Motion carried.

Presentation – Gold Cross

Kristofer Keltgen, Ground Operations Supervisor for Gold Cross, gave a PowerPoint community update of the emergency medical service functions of Gold Cross in both public safety and healthcare.

Open the Meeting to the Public for the Second Time

Phil Henry, 1300 Noretta Drive

Phil Henry, 1300 Noretta Drive, appeared before the Council and thanked the Council for keeping the second public comments period on the agenda.

Barbara Church, 102 E. Wheeler Avenue

Barbara Church, 102 E. Wheeler Avenue, appeared before the Council and thanked the Council for keeping the second public comments period on the agenda.

Mayor Dehen

Mayor Dehen reported he attended the Minnesota Department of Transportation (MnDOT) regional meeting where the 20-year plan was discussed. The plan was broken into two 10-year segments. He reported that Highway 14 from North Mankato to Nicollet is scheduled for four-lane construction in 2017 and Highway 60 is scheduled for completion of four-lane construction from Butterfield to St. James in 2013. He reported the second 10-year segment will have very little money other than for infrastructure maintenance. No dollars were allocated for Highway 14 from Owatonna to Rochester in the 20-year plan.

The Mayor reported the Minnesota State High School League Girls Fastpitch tournament will be June 6-7, 2013 at Caswell Park. The banquet for the teams will be held at the Verizon Center on Wednesday evening, June 5, 2013.

The Mayor reported Coffee with the Council has been changed from June 8, 2013 to 10-11 a.m. on Saturday, June 15, 2013 at Koppen Gardens, 615 Nicollet Avenue. (Due to a scheduling conflict, this has now been changed to August 10, 2013.)

The Mayor reported \$5,050 is the remaining amount necessary to reach the goal to purchase the sculpture "Circle of Friends." The Mayor thanked everyone who has made a pledge for the sculpture.

The Mayor reported the Children's Triathlon will be held on June 29, 2013 and the Adult Triathlon will be held on June 30, 2013. Fun Days will be held from July 10-14, 2013 and Blues on Belgrade will be held on Saturday, July 27, 2013.

There being no further business, the meeting was adjourned at 8:07 p.m.

Mayor

City Clerk

CITY OF NORTH MANKATO

REQUEST FOR COUNCIL ACTION



Agenda Item #7	Department: Com. Dev.	Council Meeting Date: 06/17/13
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TITLE OF ISSUE: Public Hearing, 7 p.m. - Tax Increment Financing District No. IDD 1-8 Marigold Redevelopment Project (This item has been withdrawn at the request of the Port Authority.)

BACKGROUND AND SUPPLEMENTAL INFORMATION: On June 11, 2013, the Port Authority held a public hearing on the proposed modification of Tax Increment Financing District No. IDD 1-8, Marigold Redevelopment Project. As a lender financing commitment letter and a development agreement were not available for review, the Port Authority tabled the request until the information is available. Action also included a provision that re-notification of the project review be provided and to withdraw the Port Authority request for a public hearing before the City Council.

If additional space is required, attach a separate sheet

REQUESTED COUNCIL ACTION: Motion to table until Council receives Port Authority recommendation.

For Clerk's Use:

Motion By: _____
 Second By: _____

Vote Record:

	Aye	Nay	
	_____	_____	Norland
	_____	_____	Spears
	_____	_____	Freyberg
	_____	_____	Steiner
	_____	_____	Dehen

SUPPORTING DOCUMENTS ATTACHED

Resolution	Ordinance	Contract	Minutes	Map
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Other (specify) <u>Notice of Public Hearing</u>				

<input type="checkbox"/> Workshop
<input checked="" type="checkbox"/> Regular Meeting
<input type="checkbox"/> Special Meeting

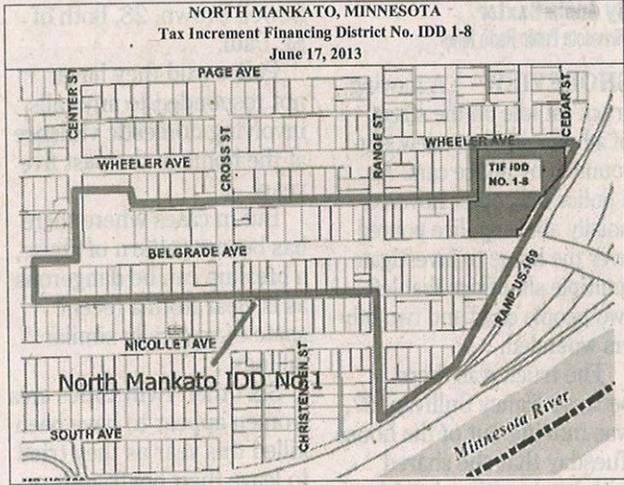
<input type="checkbox"/> Refer to: _____
<input type="checkbox"/> Table until: _____
<input type="checkbox"/> Other: _____

June 7, 2013
**NOTICE OF PUBLIC HEARING ON
 MODIFICATION OF TAX INCREMENT FINANCING
 DISTRICT NO. IDD 1-8
 (THE MARIGOLD REDEVELOPMENT PROJECT)**

TO WHOM IT MAY CONCERN:
 Notice is hereby given that the City Council of the City of North Mankato, Minnesota, will meet at the City Hall 1001 Belgrade Avenue, North Mankato, Minnesota, at 7:00 p.m. on June 17, 2013 to consider the Modification of Tax Increment Financing District No. IDD 1-8 Plan pursuant to Minnesota Statutes, Chapter 469. Such persons as desire to be heard with reference to the above proposal will be heard at this meeting. The map accompanying this notice shows the location of the Tax Increment Financing District. Copies of the proposed Tax Increment Financing Plan are on file in the office of the City Clerk and are available for public examination. Written or oral statements will be considered.

Dated: This 7th day of June 2013.

/s/Nancy Gehrke
 Nancy Gehrke, CMC
 City Clerk
 City of North Mankato



AFFIDAVIT OF PUBLICATION

State of Minnesota, ss.
 County of Blue Earth

James P. Santori, being duly sworn, on oath says that he is the publisher or authorized agent and employee of the publisher of the newspaper known as *The Free Press and The Land*, and has full knowledge of the facts which are stated below:

(A) The newspaper has complied with all of the requirements constituting qualification as a legal newspaper, as provided by Minnesota Statute 331.02, 331.06, and other applicable laws, as amended.

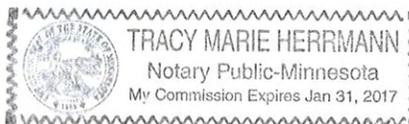
(B) The printed _____ Notice _____

_____ which is attached was cut from the columns of said newspaper, and was printed and published once each week, for 1 successive weeks; it was first published on Friday, the 7 day of June, 2013, and was thereafter printed and published on every Friday to and including Friday, the 7 day of June, 2013; and printed below is a copy of the lower case alphabet from A to Z, both inclusive, which is hereby acknowledged as being the size and kind of type used in the composition and publication of the notice:

abcdefghijklmnopqrstuvwxyz
 By: James P. Santori
 Publisher

Subscribed and sworn to before me on this 7 day of June, 2013.

Tracy Marie Herrmann
 Notary Public



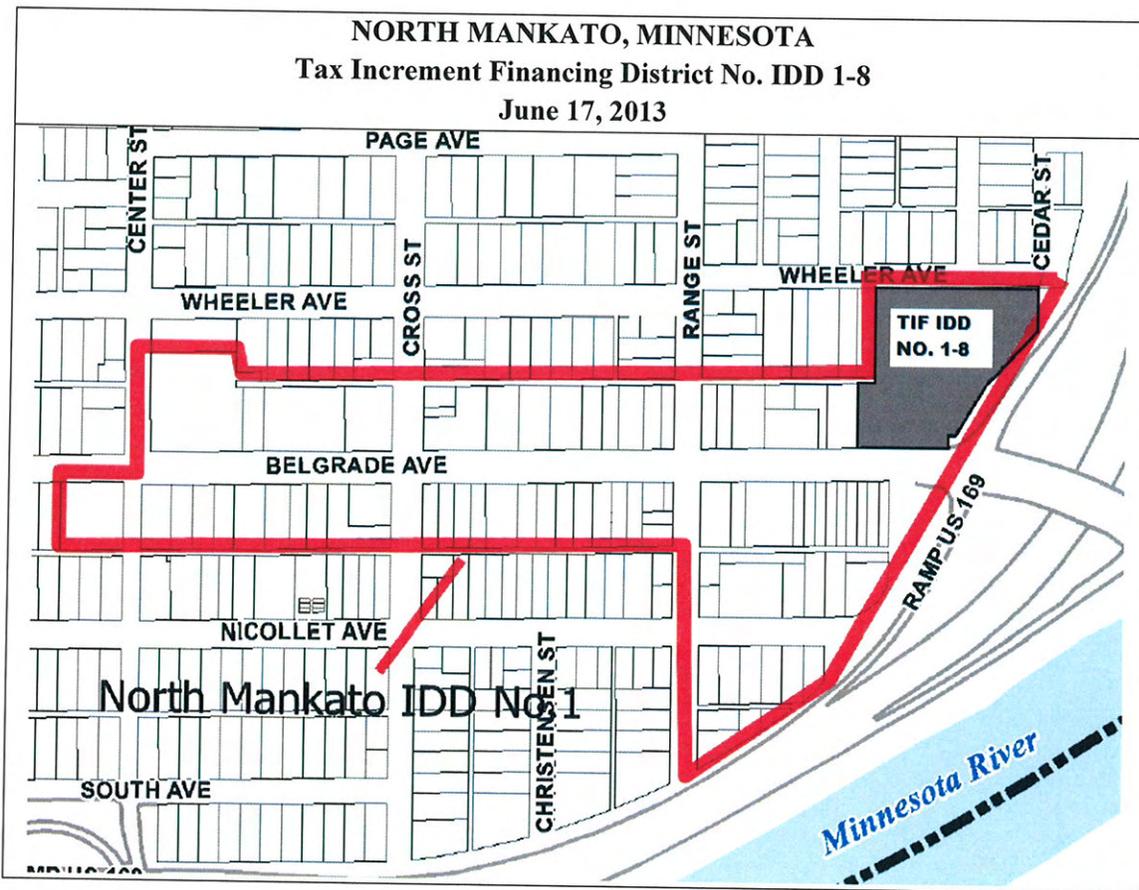
**NOTICE OF PUBLIC HEARING ON
MODIFICATION OF TAX INCREMENT FINANCING DISTRICT NO. IDD 1-8
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Dated: This 7th day of June 2013.

/s/Nancy Gehrke
Nancy Gehrke, CMC
City Clerk
City of North Mankato



CLAIM REPORT
FOR REGULAR COUNCIL MEETING OF JUNE 17, 2013

75128	Benco Electric Cooperative	electric bill-All Depts.	\$26,718.76
75129	CenterPoint Energy	gas bill-All Depts.	\$4,189.07
75130	Jonckowski, Dick	fee for Emcee for MSHSL banquet-Comm Dev	\$200.00
75131	Mankato East	10% concession sales for tournament 5/23, 25, 28 & 30	\$424.19
75132	MAYBA/Royals	10% concession sales for tournament 6/1 & 2	\$303.06
75133	Section 2A	10% concession sales for tournament 5/25, 28 & 30	\$572.40
75134	Verizon Wireless	cell phone & internet bill-All Depts.	\$252.20
75135	Casey's General Stores, Inc.	unleaded fuel-Police Dept.	\$37.55
75136	Charter Communications	high speed data service-Pol, Fire, Contingency & P/A	\$521.09
75137	Nicollet County	2nd half real estate taxes-Jt Economic Dev Fund	\$4,174.00
75138	Schoettler, Julie	reimbursement for payment of light pole-Str Lights	\$1,204.21
75139	MII Life, Inc.-VEBA	3rd quarter contributions for VEBA account	\$28,600.00
75140	Navitor	business cards-Library	\$25.71
75141	Dahl, Cathy	ArtSplash stipend/supplies-Library	\$75.00
75142	Fischer, Mark	ArtSplash stipend/supplies-Library	\$75.00
75143	Fischer, Nicole	ArtSplash stipend/supplies-Library	\$75.00
75144	Freeman, Jeremy	ArtSplash stipend/supplies-Library	\$75.00
75145	HickoryTech	telephone & internet bill-All Depts.	\$3,470.93
75146	ICMA Retirement Trust - 457	employee payroll deductions	\$3,633.85
75147	ICMA Retirement Trust - Roth IRA	employee payroll deductions	\$660.00
75148	Void	Void	\$0.00
75149	Minnesota Sports Federation, Inc.	10% concessions for tournament 6/9	\$142.65
75150	Minnesota State High School League	10% concessions for tournament 6/6 to 6/7	\$1,424.10
75151	Preston, Joellen	ArtSplash stipend/supplies-Library	\$75.00
75152	Verizon Wireless	cell phone bill-Admin, Police & Inspection	\$155.55
75153	US Postmaster	postage for post cards for water report-Water Dept.	\$1,336.65
	AT & T Mobility	cell phone bill-Bookmobile	\$24.75
	Aim Electronics, Inc.	equipment parts-Caswell	\$408.03
	Albright, James	lawn maintenance-Public Access	\$96.19
	Alley Auto	equipment parts-Park Dept.	\$20.00
	Ameripride Services	mats, gloves, uniform & towel service-All Depts.	\$652.98
	Amlawn	mowing-Park Dept.	\$401.31
	Angie's Artisan Treats	kettlecorn for concessions-Caswell	\$630.00
	Apt Machining & Fabricating	equipment parts-Park Dept.	\$153.00
	Audio Editions	supplies & audio books-Library	\$69.52
	Baker & Taylor	books-Library & Bookmobile	\$25.98

CLAIMS CONTINUED

Barron's	renew subscription-Library	\$199.00
Blue Valley Sod, Inc.	sod, mulch & rock-Mun Bldg, Library & Storm Water	\$197.57
Bolton & Menk, Inc.	engineering fees-All Depts.	\$9,278.50
Brandt Law Office	legal services-Attorney	\$97.00
Brown Traffic Products, Inc.	equipment parts-Street Lights	\$717.27
Bruning, Shane	advance for conference expense-Fire Dept.	\$100.00
Carquest Auto Parts	equipment parts-All Depts.	\$527.11
City of Mankato	water bill-Public Access	\$24.33
Coca-Cola Refreshments	pop-Unallocated	\$34.20
Computer Technology Solutions, Inc.	supplies, computer equipment & repairs-All Depts.	\$3,866.59
Crysteel Truck Equipment	equipment parts-Street & Equip Cert	\$1,220.67
Cushman Motor Co., Inc.	equipment parts-Caswell	\$128.69
Dalco	supplies-Caswell	\$130.68
DEMCO, Inc.	supplies-Library	\$426.11
Diamond Vogel	paint-Street & Caswell	\$3,210.54
Drummer's Garden Center	planters for flowers-Park Dept.	\$12.89
Eesley, Tom	advance for conference expense-Fire Dept.	\$100.00
Express Services, Inc.	temporary crossing guards-Police Dept.	\$670.64
Fastenal Company	equipment parts-Water Dept.	\$8.49
Ferguson Enterprises, Inc.	plumbing supplies-Park Dept.	\$16.04
FleetPride	equipment parts-Street & Sewer	\$503.34
Free Press	ads-Admin, Comm Dev, Port Authority & Cap Fac	\$329.45
G & L Auto Supply	equipment parts & supplies-Street, Park & Equip Cert	\$413.60
Gale Group	books-Library & Bookmobile	\$45.59
Gopher State One-Call	one-call locates-Inspection	\$319.20
Grainger	equipment parts-Sewer Dept.	\$121.65
Green Tech Recycling	recycle appliances-Sanitation	\$140.00
Hach Company	chemical testing-Water Dept.	\$166.27
Hansen Sanitation	refuse pickup-Shop, Park, Sanitation & Public Access	\$276.12
Hawkins, Inc.	chemicals-Water Dept.	\$2,592.29
Hilltop Florist	flowers-Park Dept.	\$1,718.00
Hoffman Construction Co.	Estimate #19 CSAH 41/Carlson Dr/Howard Dr Ext	\$134,657.70
Horvick, Inc.	equipment parts-Park & Sewer	\$71.59
Howard, Melissa	summer reading program-Library	\$200.00
Ingram Library Services	books-Library & Bookmobile	\$1,402.94
Intech	contract support-Police Dept.	\$4,795.00
Isuzu Diesel Midwest	equipment parts-Park Dept.	\$145.43
JT Services	equipment parts-Street Lights	\$21.77
Keller, J.J. & Associates, Inc.	drug testing-All Depts.	\$199.20
Kennedy & Kennedy Law Office	legal services-Attorney	\$9,407.30

CLAIMS CONTINUED

LJP Enterprises of St. Peter	wire baling & gaylords-Sanitation	\$200.00
LJP Waste & Recycle	transportation charges-Sanitation	\$697.60
Lakes Gas Co.	LP gas-Sanitation	\$108.99
Larkstur Engineering & Supply	equipment parts-Street Dept.	\$105.93
Little Falls Machine, Inc.	equipment parts-Street Dept.	\$1,724.90
Long-Term Care	long term care payment employee reimbursed	\$163.64
Mankato Bearing Co.	lubricant & equipment parts-Street Dept.	\$243.17
Mankato Ford, Inc.	equipment parts-Street & Equip Cert	\$242.81
Mankato Motor Co.	equipment parts-Inspections & Water Depts.	\$275.75
Matheson Tri-Gas, Inc.	welding supplies-Shop	\$400.54
Mayo Clinic Health System	physicals-Fire Dept.	\$2,160.00
Meyer & Sons	equipment repair-Water Dept.	\$65.00
Menards-Mankato	supplies-Swim Facility	\$129.53
Midwest Playscapes, Inc.	equipment parts-Park Dept.	\$286.43
Minnesota Department of Health	water connect fee-Water Dept.	\$7,674.00
Minnesota Pipe & Equipment	water meters & equipment parts-Water Dept.	\$4,049.93
Minnesota Rural Water Assn.	membership dues-Water Dept.	\$235.00
Minnesota Valley Testing Lab	water & sample testing-Water & Sewer Depts.	\$137.00
Minnesota Waste Processing Co.	processing fees-Sanitation	\$36,260.39
MTI Distributing, Inc.	equipment parts-Caswell & Park Depts.	\$2,128.45
Murray, Laura	blog posts-Library	\$120.00
New Ulm Quartzite Quarries	seal coat rock-Street Dept.	\$3,840.32
Nicollet County Recorder/Abstracter	recording fee of Warranty Deed-Port Authority	\$46.00
North Central International, Inc.	equipment parts-Street Dept.	\$2,090.05
Northwestern Power Equipment Co.	dehumidifier-Water Dept.	\$3,272.51
OverDrive, Inc.	downloadable audio/ebooks-Library	\$1,720.25
Paragon Printing, Mailing & Specialties	letterhead-Port Authority	\$209.89
Pepsi-Cola of Mankato, Inc.	pop & water-Caswell & Comm Dev	\$6,496.20
Pet Expo Distributors	aquatic service-Library	\$40.00
Petty Cash, Clara Thorne	petty cash items-All Depts.	\$118.61
Pohiman, Tim	business cards-Fire Dept.	\$53.60
Quest Diagnostics	drug testing-Fire Dept.	\$62.25
R & R Tire	disposal of tires-Sanitation	\$44.00
Ramy Turf Products	grass seed-Street Dept.	\$149.63
River Bend Business Products	copier maint, paper & printer repair-All Depts.	\$470.89
Select Account	June participant fee-Unallocated	\$106.14
Schilling Supply Company	supplies-Caswell	\$1,093.16
Schumacher, Greg	advance for conference expense-Fire Dept.	\$100.00
Schwicker's	air conditioner service-Mun Bldg & Library	\$1,122.06
Sletten, Cory	advance for conference expense-Fire Dept.	\$100.00

CLAIMS CONTINUED

South Central College	training-Police Dept.	\$600.00
Southern Minnesota Construction	asphalt & emulsion oil-Street Dept.	\$5,182.39
SPS Companies, Inc.	equipment parts-Swim Facility	\$2.25
Staples Advantage	supplies-All Depts.	\$64.58
Texas Refinery	fuel additive-All Depts.	\$2,058.70
Thermo King Sales & Service, Inc.	equipment parts-Caswell	\$21.37
Tiesler, Joshua	advance for conference expense-Fire Dept.	\$100.00
Tire Associates	tires & tire repairs-All Depts.	\$1,716.67
US Foods, Inc.	items for concessions-Caswell	\$9,340.68
US Postal Service	postage-All Depts.	\$3,000.00
Upstart	summer reading supplies-Library	\$21.00
Vaneps, Eric	advance for conference expense-Fire Dept.	\$100.00
Van Genderen, April	summer reading supplies-Library	\$94.42
Verschelde, Dave	advance for conference expense-Fire Dept.	\$100.00
Viking Fire & Safety	service fire extinguishers-Fire & Park Depts.	\$187.03
Viking Electric Supply	supplies-Shop	\$73.12
Wells Concrete	concrete-Park Dept.	\$192.20
Wenzel Auto Electric Co.	equipment parts-Street & Water Depts.	\$143.90
Werner Electric Supply	equipment parts-Street Lights, Caswell & Park	\$464.91
Westman Freightliner	equipment parts-Park Dept.	\$903.33
Zarnoth Brush Works, Inc.	sweeper brooms-Street Dept.	\$940.61
Total		<u>\$363,247.27</u>

CLAIMS CONTINUED

General	\$121,380.70
Library	\$6,789.73
Bookmobile	\$721.29
Community Development	\$1,204.60
Contingency	\$207.12
Port Authority	\$1,466.80
Capital Facilities & Equipment Replacement-Water	\$2,892.70
Joint Economic Development Fund	\$4,174.00
Equipment Certificates	\$1,219.23
2011 Construction	\$137,127.70
2013 Construction	\$834.61
Water	\$35,365.07
Sewer	\$4,769.90
Sanitary Collection	\$38,927.35
Storm Water	\$1,685.21
Public Access	\$2,226.37
Public Access Equipment Replacement	<u>\$2,254.89</u>
Total	<u><u>\$363,247.27</u></u>

PORT AUTHORITY INVOICES
FOR REGULAR COUNCIL MEETING OF JUNE 17, 2013

Verizon Wireless	cell phone bill-Port Authority	\$52.67
Nicollet County	2nd half real estate taxes-Jt Economic Dev Fund	\$4,174.00
Free Press	ads-Port Authority	\$63.24
Kennedy & Kennedy Law Office	legal services-Port Authority	\$1,095.00
Nicollet County Recorder/Abstracter	recording fee of Warranty Deed-Port Authority	\$46.00
Paragon Printing, Mailing & Specialties	letterhead-Port Authority	<u>\$209.89</u>
Total		<u><u>\$5,640.80</u></u>

List of Port Authority Bills in the Amount of \$5,640.80

Council Meeting of June 17, 2013

Mayor Mark Dehen

Council Member Kim Spears

Council Member Diane Norland

Council Member William Steiner

Council Member Robert Freyberg

List of Bills in the Amount of \$363,247.27

Council Meeting of June 17, 2013

Mayor Mark Dehen

Council Member Kim Spears

Council Member Diane Norland

Council Member William Steiner

Council Member Robert Freyberg

RESOLUTION NO.

RESOLUTION APPROVING DONATIONS/CONTRIBUTIONS

WHEREAS, the Minn. Stat. 465.03 and 465.04 allows the governing body of any city, county, school district or town to accept gifts for the benefit of its citizens in accordance with terms prescribed by the donor;

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF NORTH MANKATO, MINNESOTA, that the following donations/contributions are approved as follows:

Donor of Gift	Restriction on Gift	Amount
Barbara Maher	CCTV	\$30.00
Minnesota River Valley Master Gardeners	CCTV	\$75.00
Patrice L. Johnson	Library – Book club bags	\$25.00
Rae Jean Peterson	Library – Book club bags	\$25.00
Hill Book Club	Library – Book club bags	\$60.00
Jo Marie Robbins	Library – Audio books	\$75.00
Ruth E. Reitsma – John E. Wear Estate	Library – Audio books	\$750.00
Dow Chemical Foundation - Thomas Kwolek matching gift	Library - Books	\$500.00
Vern Berglin	General Fund – Adopt-A-Family Swim Pass	\$36.00
Lois Berglin	General Fund – Adopt-A-Family Swim Pass	\$36.00
April & Clark Johnson	General Fund – Adopt-A-Family Swim Pass	\$36.00
Randy Zellmer	General Fund – Adopt-A-Family Swim Pass	\$36.00

Adopted by the City Council this 17th day of June 2013.

Mayor

City Clerk

RESOLUTION NO.

RESOLUTION APPROVING
MANKATO AREA YOUTH BASEBALL ASSOCIATION, INC.
GAMBLING LICENSE

WHEREAS, Mankato Area Youth Baseball Association, Inc., has submitted a gambling license premise permit application to conduct lawful gambling at Best Western, 1111 Range Street, located within the City of North Mankato, Minnesota; and

WHEREAS, said application was received by the City on June 4, 2013; and

WHEREAS, Mankato Area Youth Baseball Association, Inc., fulfills all the requirements of law concerning the right to possess such a license; and

WHEREAS, Mankato Area Youth Baseball Association, Inc. agrees to donate 10% of their net profits to the City of North Mankato for distribution to organizations listed on the 10% Charitable Gambling List;

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL FOR THE CITY OF NORTH MANKATO, MINNESOTA, as follows:

1. The premise permit gambling license application is approved.
2. The sixty-day waiting period for local approval is waived.

Adopted by the City Council this 17th day of June 2013.

Mayor

Attest:

City Clerk

LG215 Lease for Lawful Gambling Activity

Organization Mankato Area Youth Baseball Assoc		Address 1925 Haughton Ave., North Mankato		License/site number 31040		Daytime phone 507-420-4861	
Name of leased premises Best Western	Street address 111 Range Street		City N. Mankato	State MN	Zip 56003	Daytime phone 507-625-9331	
Name of legal owner Doo Motel Corp	Business/street address Same		City	State	Zip	Daytime phone	
Name of lessor [if same as legal owner, write in "SAME"]							

Check applicable item:

1. **New lease. Do not submit existing lease with amended changes.**
 _____ Date that the changes will be effective. Submit changes at least 10 days **before** the effective date of the change.

2. **New owner.** Effective date _____ Submit new lease **within** 10 days after new lessor assumes ownership.

Check all activity that will be conducted (No lease required for raffles)

<input type="checkbox"/> Pull-tabs [paper]	<input checked="" type="checkbox"/> Electronic pull-tabs [must also sell paper pull-tabs]
<input checked="" type="checkbox"/> Pull-tabs [paper] with dispensing device	<input checked="" type="checkbox"/> Linked electronic bingo
<input type="checkbox"/> Bar bingo <input type="checkbox"/> Bingo	Electronic games may only be conducted at: (1) a premises licensed for the on-sale or off-sale of intoxicating liquor or 3.2 percent malt beverages [but does not include a general food store or drug store permitted to sell alcoholic beverages under Minn. Stat. 340A.405, subdivision 1]; or (2) a premises where bingo is conducted as the primary business and has a seating capacity of at least 100.
<input type="checkbox"/> Tipboards	
<input type="checkbox"/> Paddlewheel <input type="checkbox"/> Paddlewheel with table	

PULL-TAB, TIPBOARD, AND PADDLEWHEEL RENT
 Separate rent for booth and bar ops.

BOOTH OPERATION - Some or all sales of gambling equipment are conducted by an employee/volunteer of a licensed organization at the leased premises.

ALL GAMES, including electronic games - Monthly rent to be paid, ___%, not to exceed **10%** of gross profits for that month.

- Total rent paid from all organizations for only booth operations at the leased premises **may not exceed \$1,750.**
- The rent cap does not include **BAR OPERATION** rent for electronic games conducted by the lessor.

BAR OPERATION - All sales of gambling equipment conducted by the lessor or lessor's employee.

ELECTRONIC GAMES - Monthly rent to be paid, 15%, not to exceed **15%** of the gross profits for that month from electronic pull-tab games and electronic linked bingo games.

ALL OTHER GAMES - Monthly rent to be paid, ²⁰%, not to exceed **20%** of gross profits from all other forms of lawful gambling.

- If any booth sales conducted by a licensed organization at the premises rent may not exceed **10%** of gross profits for that month and is subject to booth operation **\$1750** cap.

BINGO RENT for leased premises where bingo is the primary business conducted, such as bingo hall.

Bingo rent is limited to one of the following:

- Rent to be paid, _____%, not to exceed **10%** of the monthly gross profit from all lawful gambling activities held during bingo occasions, excluding bar bingo.
- OR -
- Rate to be paid \$ _____ per square foot, not to exceed 110% of a comparable cost per square foot for leased space, as approved by the director of the Gambling Control Board. The lessor must attach documentation, verified by the organization, to confirm the comparable rate and all applicable costs to be paid by the organization to the lessor.
 - Rent may not be paid for bar bingo.
 - Bar bingo does not include bingo games linked to other permitted premises.

LEASE TERMINATION CLAUSE. Must be completed.

The lease may be terminated by either party with a written ³⁰ day notice.

Other terms _____

LG215 Lease for Lawful Gambling Activity

Lease Term - The term of this agreement will be concurrent with the premises permit issued by the Gambling Control Board (Board).

Management - The owner of the premises or the lessor will not manage the conduct of lawful gambling at the premises.

The organization may not conduct any activity on behalf of the lessor on the leased premises.

Participation as Players Prohibited - The lessor will not participate directly or indirectly as a player in any lawful gambling conducted on the premises. The lessor's immediate family and any agents or gambling employees of the lessor will not participate as players in the conduct of lawful gambling on the premises, except as authorized by Minnesota Statutes 349.181.

Illegal Gambling - The lessor is aware of the prohibition against illegal gambling in Minnesota Statutes 609.75, and the penalties for illegal gambling violations in Minnesota Rules 7865.0220, Subpart 3. In addition, the Board may authorize the organization to withhold rent for a period of up to 90 days if the Board determines that illegal gambling occurred on the premises or that the lessor or its employees participated in the illegal gambling or knew of the gambling and did not take prompt action to stop the gambling. Continued tenancy of the organization is authorized without payment of rent during the time period determined by the Board for violations of this provision, as authorized by Minnesota Statutes 349.18, Subdivision 1(a).

To the best of the lessor's knowledge, the lessor affirms that any and all games or devices located on the premises are not being used, and are not capable of being used, in a manner that violates the prohibitions against illegal gambling in Minnesota Statutes 609.75.

Notwithstanding Minnesota Rules 7865.0220, Subpart 3, an organization must continue making rent payments under the terms of this lease, if the organization or its agents are found to be solely responsible for any illegal gambling, conducted at this site, that is prohibited by Minnesota Rules 7861.0260, Subpart 1, item H or Minnesota Statutes 609.75, unless the organization's agents responsible for the illegal gambling activity are also agents or employees of the lessor.

The lessor must not modify or terminate the lease in whole or in part because the organization reported, to a state or local law enforcement authority or the Board, the conduct of illegal gambling activity at this site in which the organization did not participate.

Other Prohibitions - The lessor will not impose restrictions on the organization with respect to providers (distributor or linked bingo game provider) of gambling-related equipment and services or in the use of net profits for lawful purposes.

The lessor, the lessor's immediate family, any person residing in the same residence as the lessor, and any agents or employees of the lessor will not require the organization to perform any action that would violate statute or rule. The lessor must not modify or terminate this lease in whole or in part due to the lessor's violation of this provision. If there is a dispute as to whether a violation occurred, the lease will remain in effect pending a final determination by the Compliance Review Group (CRG) of the Gambling Control Board. The lessor agrees to arbitration when a violation of this provision is alleged. The arbitrator shall be the CRG.

Access to permitted premises - Consent is given to the Board and its agents, the commissioners of revenue and public safety and their agents, and law enforcement personnel to enter and inspect the permitted premises at any reasonable time during the business hours of the lessor. The organization has access to the premises during any time reasonable and when necessary for the conduct of lawful gambling.

Lessor records - The lessor must maintain a record of all money received from the organization, and make the record available to the Board and its agents, and the commissioners of revenue and public safety and their agents upon demand. The record must be maintained for 3-1/2 years.

Rent all-inclusive - Amounts paid as rent by the organization to the lessor are all-inclusive. No other services or expenses provided or contracted by the lessor may be paid by the organization, including but not limited to:

- trash removal
- janitorial and cleaning services
- electricity, heat
- other utilities or services
- snow removal
- lawn services
- storage
- security, security monitoring
- cost of any communication network or service required to conduct electronic pull-tabs games or electronic bingo
- in the case of bar operations, cash shortages.

Any other expenditures made by an organization that is related to a leased premises must be approved by the director of the Gambling Control Board. Rent payments may not be made to an individual.

Acknowledgment of Lease Terms

I affirm that this lease is the total and only agreement between the lessor and the organization, and that all obligations and agreements are contained in or attached to this lease and are subject to the approval of the director of the Gambling Control Board.

Other terms of the lease

Signature of lessor <i>Douglas Anderson</i> Print name and title of lessor Douglas Anderson	Date 5/15/13	Signature of organization official [lessee] <i>Rene' Maes Jr.</i> Print name and title of lessee Rene' Maes Jr Gambling Manager	Date 5/15/13
--	-----------------	--	-----------------

Questions? Contact the Licensing Section, Gambling Control Board, at 651-639-4000. This publication will be made available in alternative format (i.e. large print, Braille) upon request. **Data privacy notice:** The information requested on this form and any attachments will become public information when received by the Board, and will be used to determine your compliance with Minnesota statutes and rules governing lawful gambling activities.

LG214 Premises Permit Application

Annual Fee \$150 (NON REFUNDABLE)

Required Attachments to LG214

- 1. If the premises is leased, attach a copy of your lease. Use **LG215 Lease for Lawful Gambling Activity**.
- 2. \$150 annual premises permit fee, for each permit (non refundable).
 - Make check payable to "State of Minnesota."

Mail the application and required attachments to:
 Gambling Control Board
 1711 West County Road B, Suite 300 South
 Roseville, MN 55113

Questions? Call 651-639-4000 and ask for Licensing.

Organization Information

(MAYAA)

- 1. Organization name Mankato Area Youth Baseball Assoc License number 31040
- 2. Chief executive officer (CEO) John Clifford Daytime phone 507-491-0738
- 3. Gambling manager Rene' Maes Sr. Daytime phone 507-420-4861

Gambling Premises Information

- 4. Current name of site where gambling will be conducted Best Western
- 5. List any previous names for this location _____
- 6. Street address where premises is located 116 Range St
Do not use a P.O. box number or mailing address.

7. City Mankato OR Township _____ County Nicollet Zip code 56003

- 8. Does your organization own the building where the gambling will be conducted?
 Yes No If no, attach LG215 Lease for Lawful Gambling Activity.
 A lease is not required if only a raffle will be conducted.
- 9. Is any other organization conducting gambling at this site? Yes No Don't know
- 10. Has your organization previously conducted gambling at this site? Yes No Don't know

Gambling Bank Account Information. Must be in Minnesota.

- 11. Bank name Wells Fargo Bank account number 411226061
- 12. Bank street address 2nd and Hickory City Mankato State MN Zip code 56001

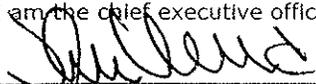
All Temporary and Permanent Off-site Storage Spaces

- 13. Address (Do not use a P.O. box number) City _____ State MN Zip code _____
- 14. Address (Do not use a P.O. box number) City _____ State MN Zip code _____

Acknowledgment by Local Unit of Government: Approval by Resolution

CITY APPROVAL for a gambling premises located within city limits	COUNTY APPROVAL for a gambling premises located in a township
	
City name _____	County name _____
Date approved by city council _____	Date approved by county board _____
Resolution number _____	Resolution number _____
Signature of city personnel _____	Signature of county personnel _____
Title _____ Date signed _____	Title _____ Date signed _____
	TOWNSHIP NAME _____
	Complete below only if required by the county. On behalf of the township, I acknowledge that the organization is applying to conduct gambling activity within the township limits. [A township has no statutory authority to approve or deny an application, per Minnesota Statutes 349.213, Subd. 2.]
	Print township name _____
	Signature of township officer _____
	Title _____ Date _____

Acknowledgment and Oath

<ol style="list-style-type: none"> 1. I hereby consent that local law enforcement officers, the Board or its agents, and the commissioners of revenue or public safety and their agents may enter and inspect the premises. 2. The Board and its agents, and the commissioners of revenue and public safety and their agents are authorized to inspect the bank records of the gambling account whenever necessary to fulfill requirements of current gambling rules and law. 3. I have read this application and all information submitted to the Board is true, accurate, and complete. 4. All required information has been fully disclosed. 5. I am the chief executive officer of the organization. 	<ol style="list-style-type: none"> 6. I assume full responsibility for the fair and lawful operation of all activities to be conducted. 7. I will familiarize myself with the laws of Minnesota governing lawful gambling and rules of the Board and agree, if licensed, to abide by those laws and rules, including amendments to them. 8. Any changes in application information will be submitted to the Board no later than 10 days after the change has taken effect. 9. I understand that failure to provide required information or providing false or misleading information may result in the denial or revocation of the license. 10. I understand the fee is nonrefundable regardless of license approval/denial.
 _____ Signature of Chief Executive Officer (designee may not sign)	5/29/13 _____ Date
Print name <u>John Clifford</u>	

Data privacy notice: The information requested on this form (and any attachments) will be used by the Gambling Control Board (Board) to determine your organization's qualifications to be involved in lawful gambling activities in Minnesota. Your organization has the right to refuse to supply the information; however, if your organization refuses to supply this information, the Board may not be able to determine your organization's qualifications and, as a consequence, may refuse to issue a permit. If your organization supplies the information requested, the Board will be able to process your organization's application. Your organization's name and address will be public information when received by the Board. All other information provided will be private data about your organization until the Board issues the permit. When the Board issues the permit, all information provided will become public. If the Board does not issue a permit, all information provided remains private, with the exception of your organization's name and address which will remain public. Private data about your organization are available to: Board members, Board staff whose work requires access to the information; Minnesota's Department of Public Safety; Attorney General; Commissioners of Administration, Minnesota Management & Budget, and Revenue; Legislative Auditor, national and international gambling regulatory agencies; anyone pursuant to court order; other individuals and agencies specifically authorized by state or federal law to have access to the information; individuals and agencies for which law or legal order authorizes a new use or sharing of information after this notice was given; and anyone with your written consent.

RESOLUTION NO.

RESOLUTION DECLARING COSTS TO BE ASSESSED
FOR MUNICIPAL CHARGES

WHEREAS, the City of North Mankato has incurred municipal charges for services rendered in accordance with the following information; and

WHEREAS, all such costs are to be assessed against the property affected thereby;

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF NORTH MANKATO, MINNESOTA, that the following costs shall be specifically assessed against such property in the amount specified:

Type: 18203
Parcel No.: 18.665.0540
Legal: Lot 2, Block 3, North Lawn Addition
Address: 806 Lyndale Street

Owner: JP Morgan Chase Bank, NA
947 N. Plum Grove Road
Schaumburg, IL 60173

Mowing Fees for 806 Lyndale Street: \$150.00
North Mankato, MN 56003

Adopted by the City Council this 17th day of June 2013.

Mayor

ATTEST:

City Clerk

City of North Mankato
 Delinquent Invoice
 Certification to Assessment Roll for One Year at 7%

Exhibit A CC Date 6/17/2013
 Collection Year 2014

Location	Description	Owner	PID	Legal Description	Amount
806 Lyndale Street	Mowing fees 6/7/12 & 8/1/12	J.P. Morgan chase Bank NA	18.665.0540	Lot 2, Block 3 North Lawn Addition	150.00
					<u>150.00</u>

RESOLUTION NO.

RESOLUTION DECLARING COSTS TO BE ASSESSED
FOR MUNICIPAL CHARGES

WHEREAS, the City of North Mankato has incurred municipal charges for services rendered in accordance with the following information; and

WHEREAS, all such costs are to be assessed against the property affected thereby;

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF NORTH MANKATO, MINNESOTA, that the following costs shall be specifically assessed against such property in the amount specified:

Type: 18203
Parcel No.: 18.619.0030
Legal: North 100' of Lots 5 & 6, Phillip Lea's Addition
Address: 827 South Avenue
Owner: Richard L. Perschbacher

Water Meter: \$65.00

Adopted by the City Council this 17th day of June 2013.

Mayor

ATTEST:

City Clerk

City of North Mankato
 Delinquent Invoice
 Certification to Assessment Roll for One Year at 7%

Exhibit A CC Date 6/17/2013
 Collection Year 2014

Location	Description	Owner	PID	Legal Description	Amount
827 South Avenue	Water meter	Richard L. Perschbacher	18.619.0030	North 100' of Lots 5 & 6 Phillip Leas Addition	65.00
					<u>65.00</u>

CITY OF NORTH MANKATO PARK PERMIT

This permit does reserve space in a City Park.

PERMIT #: 63 -2013 SHELTER: _____ FEE: _____

TYPE OF EVENT: 60th B-day DATE VALID: 6-22-13 HOURS: 2-10 pm

ORGANIZATION: _____ SIZE: _____

APPLICANT NAME: Brian Jentges

ADDRESS: 1117 Sunrise Dr. CITY: _____

ZIP: _____ DAYTIME PHONE #: 507-625-3745

TENTS: _____ ELECTRICITY: _____ ALCOHOL: _____

If keg beer, a \$250 deposit and \$25 fee are required.

AUDIO DEVICES: Band + speakers

Amplified music or band requires Council approval

different acoustic + electric bands

OTHER: in backyard

PERMIT APPROVED: _____ DATE: 6-6-13

PERMIT DENIED: _____

REFER TO COUNCIL: [check] _____

Nancy Dahl
City Clerk

The following rules and regulations have been set by the City Code which apply to all parks and are enforced:

PROHIBITED

ALLOWED

- * Vehicles are not allowed to be parked or driven on the grass for any reason unless permission is given from the Park Department.
- * Pets (Allowed in Benson Park and Bluff Park only. Must be on a 6' leash).
- * Glass containers.
- * Bonfires.
- * Snowmobiles, ATVs, golfing, swimming, boating and motorized flotation devices.
- * Audio equipment may not be played so loud as to interfere with the reasonable use of the park by others. All audio devices shall end at 8 p.m.

- * Personal grills may be brought in.
- * Keg beer is allowed only with a permit.
- * Fishing/Ice fishing on Ladybug Lake and Spring Lake only.
- * Non-motorized canoes and kayaks on Ladybug Lake and Spring Lake. Children under 12 must be accompanied by an adult. Flotation device required.
- * Hog roasts are allowed in the parks on hard-surfaced lots only.

I, the undersigned, understand that the park shelter reservation fee is NOT a deposit and is NOT refundable for any reason other than inclement weather making it impossible to hold a picnic. Cancellation of this park shelter reservation will NOT result in a refund of the fee. If prior approval is not obtained for the installation of additional tents or stakes and causes disruption of utility services, I agree to be held liable for any repairs to service lines.

SIGNED: Brian Jentges 6-5-13
Applicant Date

For Office Use Only

Receipt # _____ Book _____ Park _____ Police _____

**APPLICATION FOR LICENSE
CITY OF NORTH MANKATO
Men's Fastpitch Tournament - Caswell Park, August 9-11, 2013**

TYPE OF LICENSE: Temporary 3.2 Liquor

Application Fee: \$30.00

BUSINESS NAME: NORTH MANKATO CIVIC & COMMERCE ASSOCIATION

BUSINESS ADDRESS: P.O. BOX 2164, NORTH MANKATO, MN 56002-2164

MINNESOTA TAX I.D. # _____ FEDERAL TAX I.D. # _____

Applicant's Name: **North Mankato Civic and Commerce Association**

Applicant's Social Security #:

Citizenship Status: **Yes**

Applicant's Present Address: P.O. Box 2164, North Mankato, MN 56002-2164

Length of time at this address:

Applicant's Occupation:

Applicant's Place of Employment:

Length of time so engaged:

Applicant's addresses and occupations for the three (3) years prior to the date of application (if different from above):

Has applicant ever been convicted of a felony, gross misdemeanor, or misdemeanor, including violation of a municipal ordinance but excluding traffic violations, and if so, the date and place of conviction and the nature of the offense: **NO**

List four (4) character references if applicant has not resided in the City for two (2) years prior to the date of application:

References continued ---

I, the applicant, understand that it is unlawful to intentionally make a false statement or omission upon this application form. Further, I understand that any false statement in such application, or any willful omission to state any information called for on such application form, shall, upon discovery of such falsehood, work an automatic refusal of license, or if already issued, shall render any license or permit issued pursuant thereto, void, and of no effect to protect me from prosecution for violation of Chapter 6, or any part hereto, of the City Code for the City of North Mankato.

Burt E. Olson

Signature of Applicant

11-18-1955

Date of Birth

6-10-2013

Date of Signing

Subscribed and sworn to before me this
10th day of June, 2013.

Nancy Decker
 City Clerk

OFFICE USE If needed:

POLICE approved not approved ___ Date: 06-11-13 #701

COUNCIL ACTION approved ___ not approved ___ Date:

Application Fee paid on: _____

License Issued on: _____

APPLICATION FOR LICENSE
CITY OF NORTH MANKATO

TYPE OF LICENSE:

Application Fee:

BUSINESS NAME:	<u>sweet shoppe express, LLC</u>		
BUSINESS ADDRESS:	<u>37103 state Highway 99</u>		
MINNESOTA TAX I.D. #	<u>2818340</u>	FEDERAL TAX I.D. #	<u>46-1562065</u>

Applicant's Name: Barbara Ann Lynn
(Include full middle name)

Applicant's Social Security #: _____ Citizenship Status: _____

Applicant's Present Address: 37103 state Hwy 99
st. Peter, mn 56082

Length of time at this address: 15 years

Applicant's Occupation: Retired as of 4/30/13

Applicant's Place of Employment: _____

Length of time so engaged: _____

Applicant's addresses and occupations for the three (3) years prior to the date of application
(if different from above):

Minnesota School Boards Assn (37yrs)
1900 W. Jefferson
st. Peter, mn 56082

Has applicant ever been convicted of a felony, gross misdemeanor, or misdemeanor, including violation of a municipal ordinance but excluding traffic violations, and if so, the date and place of conviction and the nature of the offense:

NO

List four (4) character references if applicant has not resided in the City for two (2) years prior to the date of application:

References continued ---

I, the applicant, understand that it is unlawful to intentionally make a false statement or omission upon this application form. Further, I understand that any false statement in such application, or any willful omission to state any information called for on such application form, shall, upon discovery of such falsehood, work an automatic refusal of license, or if already issued, shall render any license or permit issued pursuant thereto, void, and of no effect to protect me from prosecution for violation of Chapter 6, or any part hereto, of the City Code for the City of North Mankato.

Barbara Ann Lynn
Signature of Applicant

Date of Birth _____
6/10/13
Date of Signing

Subscribed and sworn to before me this
10th day of June, 2013.

Nancy Diehl
City Clerk

OFFICE USE If needed:

POLICE approved not approved ___ Date: 06-12-13 #781

COUNCIL ACTION approved ___ not approved ___ Date: _____

Application Fee paid on: _____

License Issued on: _____

**CITY OF NORTH MANKATO
APPLICATION FOR RENEWAL OF LICENSES**

Following are the license fees for City licenses for the period January 1, 2013, through December 31, 2013. Please complete this form, sign it, and return it by December 1, 2012, along with the appropriate license fee payable to the City of North Mankato.

RETURN TO: City Clerk/City of North Mankato
P.O. Box 2055
North Mankato, MN 56002-2055

On-Sale Intoxicating Liquor	\$3,750	\$ _____
Sunday On-Sale Liquor	220	\$ _____
Off-Sale Intoxicating Liquor	220	\$ _____
On-Sale Intoxicating Liquor (Club)	330	\$ _____
Wine	275	\$ _____
Cabaret (only with on-sale)	375	\$ _____
Business Set-Up	330	\$ _____
3.2 Beer Off-Sale	35	\$ _____
3.2 Beer On-Sale	275	\$ _____
Brewer Off-Sale Growler	200	\$ _____
Tap Room On-Sale	300	\$ _____
Cigarette	150	\$ _____
Soft Drink	25	\$ <u>25</u>
Mechanical Amusement Device	20/site & 20/each machine	\$ _____
Taxicab	20 /vehicle	\$ _____
Mobile Home	60	\$ _____
Refuse Hauler	35 /first truck	\$ _____
	25 /each addl. truck	\$ _____
	TOTAL:	\$ _____

I, the undersigned, hereby stipulate that I will maintain the required worker's compensation insurance and if necessary, liquor liability insurance, throughout the licensing period.

Barbara Ann Lynn
Applicant's Signature

sweet shoppe express, LLC
Business Name

Social Security Number
37103 State Hwy 99

2818340
Minnesota Tax I.D. #
46-1562065

Applicant's Address
St. Peter, MN 56082

Federal Tax I.D. #
← same

Date 6-10-13

Business Address



CITY OF NORTH MANKATO
APPLICATION FOR PARADE PERMIT

This application, accompanied by a map of the parade route and the required application fee, shall be submitted to the Chief of Police at least fourteen (14) days in advance of the parade date.

Applicant Information

Name: Julee Johnson
 Address: 40299 Judson Bottom Rd
 City: No. Mankato State: MN Zip: 56003
 Telephone: 507-382-4554
 Sponsoring Organization: Remembering Our Loved Ones - Angel Walk
 Address: same
 City: _____ State: _____ Zip: _____
 Telephone: _____
 Occasion for Parade: Walk in memory of Loved ones
 Date of Parade: 9-14-13 9-21-13 * 1st choice Estimated Length of Parade: 5K
 Estimated Starting Time: 9:30 Estimated Finish Time: 11:45
corlier set up
 General Composition of Parade: _____

As a duly authorized representative or agent of the parade sponsoring organization, I hereby make application for a permit to parade in the City of North Mankato, Minnesota. I hereby certify that, to the best of my knowledge, the above is an accurate and true description of the parade. I agree to execute the parade according to this permit and subject to the provisions and conditions which may be necessary to provide for the safety of parade participants and the orderly and safe movement of public traffic.

Julee Johnson
Applicant

6-11-13
Date

Pursuant to Section 70.21 of the North Mankato City Code, I hereby authorize a parade permit for the applicant organization. This permit shall be valid only under the conditions recommended by the City of North Mankato and only for the date and time indicated.

[Signature] #201
Chief of Police

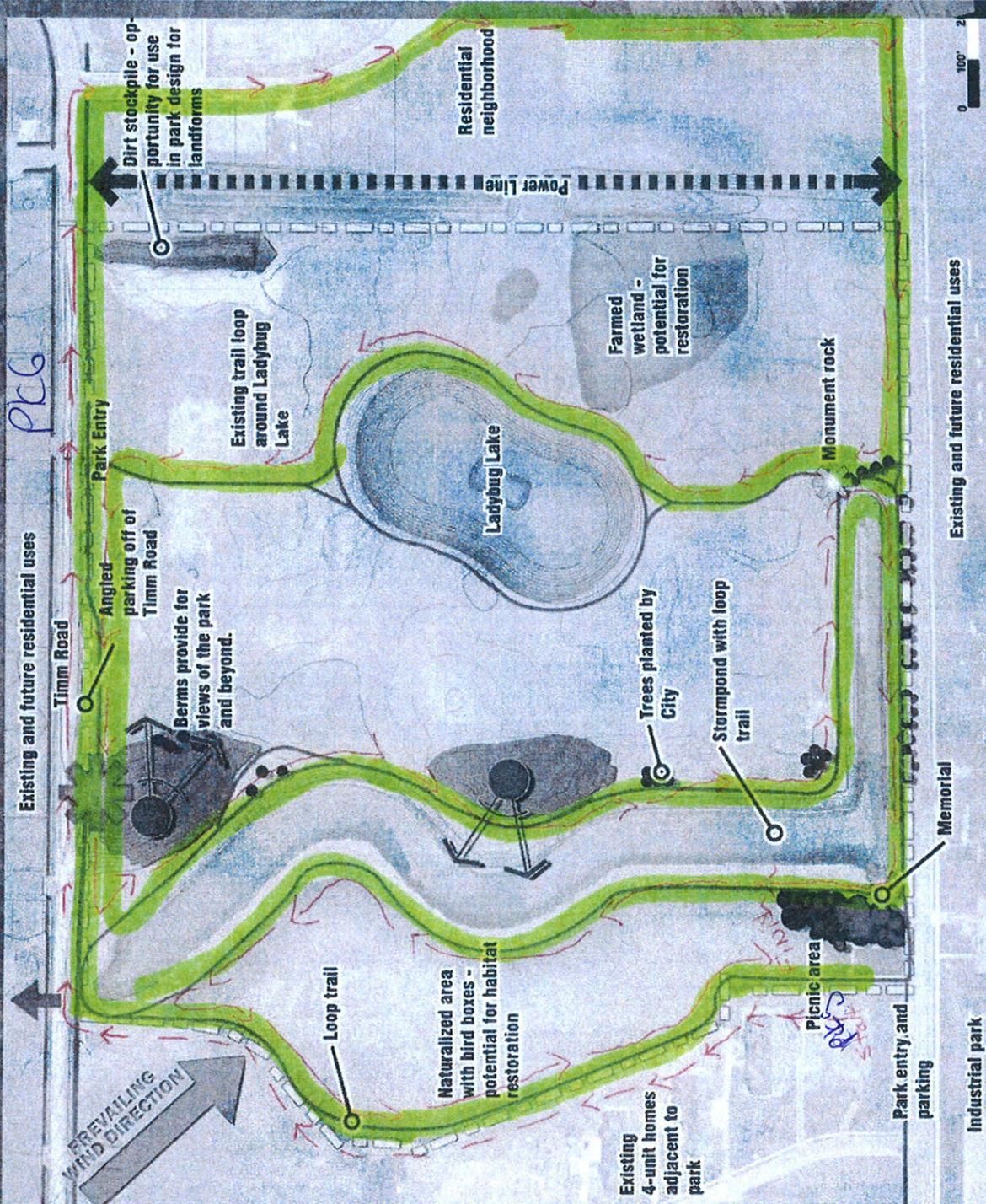
06-13-13
Date

COMMENTS/ADDITIONAL STIPULATIONS:

*✓ pd
6-11-13*

Existing Conditions

- Strengths**
- Storm ponds act as focal points
 - Two existing berms provide spectacular views
 - Existing picnic area has mature trees and pond views
 - Trails provide multiple loops of varying distances for walking
 - Street frontage on Carlson Drive and Timm Road allow for high visibility and community access
 - Park is currently used by nearby residents and office workers
 - Because the park is largely undeveloped, there are few constraints to what it could be in the future
- Issues**
- Storm ponds act as focal points but have poor water quality
 - Farmed area has few natural amenities
 - Strong winds from the north / north-west
- Opportunities**
- Large size (70 acres) will allow park to evolve and develop to meet future regional/community park needs as well as neighborhood park needs for nearby residential areas
 - Park could contain restored natural areas, additional water features as well as formal passive recreation such as trails, fishing, interpretive elements, art, children's play areas and perhaps some specialized uses
 - Stockpiled dirt on in the northeast corner provides an opportunity for land shaping
 - Improved water quality



CITY OF NORTH MANKATO PARK PERMIT

This permit does reserve space in a City Park.

PERMIT #: 68 -2013 SHELTER: Benson Park FEE: _____

TYPE OF EVENT: Walk/Run DATE VALID: 6-11-13 HOURS: 8am-1pm

ORGANIZATION: Remembering Our Loved Ones SIZE: 100-120

APPLICANT NAME: Julee Johnson

ADDRESS: 40299 Judson Better Rd CITY: N. Mankato

ZIP: _____ DAYTIME PHONE #: _____

TENTS: parking lot ELECTRICITY: No ALCOHOL: No

If keg beer, a \$250 deposit and \$25 fee are required.

AUDIO DEVICES: No
Amplified music or band requires Council approval

OTHER: _____

PERMIT APPROVED: _____ DATE: 6-11-13

PERMIT DENIED: _____

REFER TO COUNCIL: _____

Nancy Schuch
City Clerk

The following rules and regulations have been set by the City Code which apply to all parks and are enforced:

PROHIBITED

- * Vehicles are not allowed to be parked or driven on the grass for any reason unless permission is given from the Park Department.
- * Pets (Allowed in Benson Park and Bluff Park only. Must be on a 6' leash).
- * Glass containers.
- * Bonfires.
- * Snowmobiles, ATVs, golfing, swimming, boating and motorized flotation devices.
- * Audio equipment may not be played so loud as to interfere with the reasonable use of the park by others. All audio devices shall end at 8 p.m.

ALLOWED

- * Personal grills may be brought in.
- * Keg beer is allowed only with a permit.
- * Fishing/Ice fishing on Ladybug Lake and Spring Lake only.
- * Non-motorized canoes and kayaks on Ladybug Lake and Spring Lake. Children under 12 must be accompanied by an adult. Flotation device required.
- * Hog roasts are allowed in the parks on hard-surfaced lots only.

I, the undersigned, understand that the park shelter reservation fee is NOT a deposit and is NOT refundable for any reason other than inclement weather making it impossible to hold a picnic. Cancellation of this park shelter reservation will NOT result in a refund of the fee. **If prior approval is not obtained for the installation of additional tents or stakes and causes disruption of utility services, I agree to be held liable for any repairs to service lines.**

SIGNED: Julee Johnson 6-11-13
Applicant Date

For Office Use Only

Receipt # _____ Book _____ Park _____ Police _____



BOLTON & MENK, INC.®

Consulting Engineers & Surveyors

2778 Commerce Drive NW • Suite C • Rochester, MN 55901
Phone (507) 208-4332 • FAX (507) 208-4155
www.bolton-menk.com

MEMORANDUM

Date: June 12, 2013
To: John Harrenstein, City Administrator
From: Brian Malm, P.E., Senior Project Manager
Cc: Dan Sarff, P.E.
Subject: TH 14/CSAH 41 Interchange Update and MSA Advance Funding Request

As you know, the TH 14/CSAH 41 Interchange project is split into two phases. Phase 1 of the project included mass grading, drainage, construction of the east bound lanes of TH 14, realignment of CSAH 6, and the CSAH 41/Pleasant View Drive/CSAH 6 roundabout. This portion of the project was completed in the fall of 2012. Phase 2 of the project includes the construction of the west bound lanes of TH 14, CSAH 41 bridge, ramps, and roundabouts. This portion of the project began last month, and is scheduled for completion in the fall of 2013.

The City signed agreements with MnDOT for the City share of the project funding in March 2012 for Phase 1, and February 2013 for Phase 2. The City share of the project costs included in those agreements was based on MnDOT cost estimates, as well as right-of-way and engineering costs incurred separately by the City. Those costs are summarized as follows:

- Phase 1 - \$1,294,309.49
- Phase 2 - \$1,592,591.47
- City Purchased Right-of-Way - \$373,000
- City Utility Extension Engineering Costs - \$33,000
- Total - \$3,292,900.96

Based on bids received by MnDOT, both phases of the project came in under the agreement amounts, so the City share of the project was reduced as follows:

- Phase 1 - \$761,486.67
- Phase 2 - \$1,408,595.94
- City Purchased Right-of-Way - \$373,000
- City Utility Extension Engineering Costs - \$33,000
- Total - \$2,576,082.61

As you can see from the summary, the final City costs for the project are \$716,818.35 less than estimated at the time of City approval of the agreements.



Currently, the City has been billed for and has paid MnDOT for the Phase 1 costs, and has also paid for the right-of-way and engineering costs. It should be noted that although the City purchased right-of-way for the interchange, the entire cost of that right-of-way purchase was credited to the City in the billing from MnDOT for the Phase 1 costs. The City has recently been billed for the Phase 2 costs, but has yet to make that payment to MnDOT.

The financing for the project includes City sales tax funds as well as Municipal State Aid (MSA) funds. The typical process for funding larger projects such as this with MSA funds involves requesting advance funding to secure the City's allocated MSA funds for the project. Now that the City share of the costs for the Phase 2 portion of the project has been established, and the City has received an invoice from MnDOT for those costs, it is necessary for the Council to pass a resolution requesting an advance in the City's MSA funds.

After discussions with the Finance Director, it has been determined that the necessary MSA advance amount required is \$648,351.28. We have discussed this advance request with MnDOT State Aid Finance staff in St. Paul and understand that the advance funds are currently available. The necessary action by the Council to proceed with the request is to pass the enclosed Advance Funding Resolution.

CITY OF NORTH MANKATO

REQUEST FOR COUNCIL ACTION



Agenda Item #10B	Department: City Engineer	Council Meeting Date: 06/17/13
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TITLE OF ISSUE: Res. Requesting State Aid Funds for the TH 14/CSAH 41 Interchange Project

BACKGROUND AND SUPPLEMENTAL INFORMATION: In order to complete the funding for the City share of the TH 14/CSAH 41 interchange project, it is necessary for the City to request an advance on its annual Municipal State Aid allotment in the amount of \$648,351.28.

If additional space is required, attach a separate sheet

REQUESTED COUNCIL ACTION: Pass Municipal State Aid Street Funds Advance Resolution

For Clerk's Use:

Motion By: _____
 Second By: _____

Vote Record:

	Aye	Nay	
	_____	_____	Norland
	_____	_____	Spears
	_____	_____	Freyberg
	_____	_____	Steiner
	_____	_____	Dehen

SUPPORTING DOCUMENTS ATTACHED

Resolution	Ordinance	Contract	Minutes	Map
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Other (specify) _____				

<input type="checkbox"/> Workshop
<input checked="" type="checkbox"/> Regular Meeting
<input type="checkbox"/> Special Meeting

<input type="checkbox"/>	Refer to: _____
<input type="checkbox"/>	Table until: _____
<input type="checkbox"/>	Other: _____

MUNICIPAL STATE AID STREET FUNDS ADVANCE RESOLUTION

WHEREAS, the Municipality of North Mankato is planning to implement Municipal State Aid Street Project(s) in 2013 which will require State Aid funds in excess of those available in its State Aid Construction Account, and

WHEREAS, said municipality is prepared to proceed with the construction of said project(s) through the use of an advance from the Municipal State Aid Street Fund to supplement the available funds in their State Aid Construction Account, and

WHEREAS, the advance is based on the following determination of estimated expenditures:

Table with 2 columns: Description and Amount. Rows include Account Balance as of date 5/27/13 (\$ 0.00), Less estimated disbursements (Project # 150-020-005: \$ -3,752.43; Project # 150-010-004: \$ 652,103.71), Total Estimated Disbursements (\$ 648,351.28), and Advance Amount (\$ 648,351.28).

WHEREAS, repayment of the funds so advanced will be made in accordance with the provisions of Minnesota Statutes 162.14, Subd. 6 and Minnesota Rules, Chapter 8820.1500, Subp. 10b, and

WHEREAS, the Municipality acknowledges advance funds are released on a first-come-first-serve basis and this resolution does not guarantee the availability of funds.

NOW, THEREFORE, Be It Resolved: That the Commissioner of Transportation be and is hereby requested to approve this advance for financing approved Municipal State Aid Street Project(s) of the Municipality of North Mankato in an amount up to \$648,351.28. I hereby authorize repayments from subsequent accruals to the Municipal State Aid Street Construction Account of said Municipality in accordance with the schedule herein indicated: (initial one)

- X Repayment from entire future year allocations until fully repaid.
Repayment in equal annual installments
Repayment from future year allocations in amounts listed below until fully repaid (maximum 5 year repayment).

\$ CY \$ CY \$ CY
\$ CY \$ CY \$ CY

I HEREBY CERTIFY that the above is a true and correct copy of a resolution presented to and adopted by the Municipality of North Mankato, County of Nicollet, State of Minnesota, at a duly authorized Municipal Council Meeting held in the Municipality of North Mankato, Minnesota on the 17th day of June, 2013, as disclosed by the records of said Municipality on file and of record in the office.

City of North Mankato

City Clerk

CITY OF NORTH MANKATO

REQUEST FOR COUNCIL ACTION



Agenda Item #10C	Department: City Engineer	Council Meeting Date: 06/17/13
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TITLE OF ISSUE: Res. Approving Plans and Specifications and Authorizing Advertisement for Bids for Project No. 13-04D, 2013 Street Improvements

BACKGROUND AND SUPPLEMENTAL INFORMATION: At the March 4, 2013 meeting, the Council authorized the preparation of plans and specifications for the 2013 Street Improvements. The project includes installation of wearing course and miscellaneous repairs on Willow Lane, Willow Court, Balsam Lane, Balsam Court, Howard Drive West, Ringhofer Drive, and Otter Court. The improvements along Willow Lane, Willow Court, and a portion of Balsam Lane will be privately funded by Pavek Homes. The proposed schedule for completion of the project is attached. Funding for the project would come from currently available funds in the Construction Fund and private developer contributions.

The estimated project costs are as follows:
 Pavek Share - \$96,817
 City Share - \$270,419
 Total - \$367,236

If additional space is required, attach a separate sheet

REQUESTED COUNCIL ACTION: Pass resolution approving plans and specifications and authorizing advertisement for bids.

For Clerk's Use:

Motion By: _____
 Second By: _____

Vote Record:

	Aye	Nay	
	_____	_____	Norland
	_____	_____	Spears
	_____	_____	Freyberg
	_____	_____	Steiner
	_____	_____	Dehen

SUPPORTING DOCUMENTS ATTACHED

Resolution	Ordinance	Contract	Minutes	Map
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Other (specify) _____				

<input type="checkbox"/> Workshop
<input checked="" type="checkbox"/> Regular Meeting
<input type="checkbox"/> Special Meeting

<input type="checkbox"/> Refer to: _____
<input type="checkbox"/> Table until: _____
<input type="checkbox"/> Other: _____

RESOLUTION NO.

RESOLUTION APPROVING PLANS AND SPECIFICATIONS,
ORDERING IMPROVEMENT AND AUTHORIZING ADVERTISEMENT FOR BIDS
FOR PROJECT NO. 13-04D, 2013 STREET IMPROVEMENTS

WHEREAS, it is proposed to consider Project No. 13-04D, 2013 Street Improvements,
and;

WHEREAS, the City Engineer has prepared plans and specifications for this project; and

WHEREAS, the City Engineer has presented said plans and specifications to the Council
for approval;

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF
NORTH MANKATO, MINNESOTA, as follows:

- 1) Said plans and specifications are hereby approved and the improvement ordered.
- 2) The City Clerk shall prepare and cause to be inserted in the official paper an advertisement for bids upon the making of such improvement under such approved plans and specifications. The advertisement shall be published for 3 weeks, shall specify the work to be done, shall state that bids will be opened and considered by the City Council at 11:00 a.m. on Wednesday, July 24, 2013 in the Council Chambers of the Municipal Building, and that no bids will be considered unless sealed and filed with the Clerk and accompanied by a cash deposit, cashier's check, bid bond or certified check payable to the Clerk.

Adopted by the City Council this 17th day of June 2013.

Mayor

ATTEST:

City Clerk

EXISTING

○	IRON PIPE MONUMENT SET	□	EXHAUST VENT	○	SOIL BORING	-----	ALUMINUM/CONCRETE	○	WATERMAN
●	MONUMENT FOUND	—	FLAG POLE	○	SCAMPHONE TRAFFIC LIGHT	-----	RIGHT-OF-WAY LINE	○	WATER SYSTEM MANHOLE
⊙	CAST IRON MONUMENT FOUND	○	FILL PIPE	⊗	SPRINKLER HEAD	-----	TEMPORARY EASEMENT	◇	HIGHWAY
■	STONE MONUMENT FOUND	○	GAS FILL PIPE	⊗	SIGNAL BOX	-----	CONSTRUCTION UNITS	◇	HYDRANT W/ VALVE
●	BRUSH MARK	⊗	GAS FILL PIPE	⊗	SIGNAL POLE - RR	-----	CURB & GUTTER	⊗	VALVE
○	AUTO SPRINKLER	⊗	GAS VALVE	⊗	SIREN	-----	BITUMINOUS EDGE	⊗	CURBSTOP
○	ANTENNA	⊗	GAS METER	⊗	TELEPHONE PEDESTAL	-----	CONCRETE EDGE	⊗	BEND
⊗	AIR CONDITIONER	⊗	ACCESS GRADE	⊗	PUBLIC TELEPHONE	-----	GRAVEL EDGE	⊗	PRODUCER
⊗	ANCHOR	⊗	HANDICAPPED PARKING	⊗	TILE INLET	-----	SILT FENCE-REASSEMBLED	⊗	CROSS
⊗	AIR PUMP	⊗	HAND HOLE	⊗	TRAFFIC AIR BARRIER	-----	SILT FENCE-HOT/RY DUTY	⊗	TEE
⊗	BASKETBALL HOOP	⊗	HORSE SHOE PIT	⊗	TRAFFIC SIGN	-----	SILT PROTECTION AT INLET	⊗	FLUG
⊗	BRD FEEDER	⊗	HYDRANT	⊗	TRANSMISSION TOWER	-----	CATCH BASIN	⊗	SLEDDIC
⊗	BENCH	⊗	IRRIGATION CONTROL VALVE	⊗	UTILITY POLE	-----	STORM INLET	⊗	5/8"
⊗	BRACE POLE	⊗	LIGHT DECODERIVE	⊗	TEST WELL	-----	APRON	⊗	LIGHT POLE
⊗	CATCH BASIN	⊗	LIGHT POLE	⊗	UTILITY POLE	-----	STORM SEWER	⊗	GUARD RAIL
⊗	CLOTHES LINE POLE	⊗	MALBOX	⊗	VACUUM	-----	PERFORATED PIPE DRAIN	⊗	SOIL BORING
⊗	CONTROL POINT	⊗	METER	⊗	VENT PIPE	-----	STORM DRAIN TILE	⊗	WETLAND
⊗	CLEAN OUT	⊗	MANHOLE	⊗	VENT PIPE	-----	CLEVERT W/APRON	⊗	BUSH
⊗	CURB STOP VALVE	⊗	MANHOLE	⊗	DECOROUS TREE	-----	STORM MANHOLE NUMBER	⊗	CONFERIOUS TREE
⊗	DRINKING FOUNTAIN	⊗	MANHOLE	⊗	CONFERIOUS TREE	-----	SANITARY SEWER	⊗	OLIGOROUS TREE
⊗	DOWN SPOUT	⊗	MANHOLE	⊗	STUMP	-----	SANITARY FORCEMAIN	⊗	
⊗	ELECTRIC METER	⊗	MONITORING WELL	⊗	BUSH	-----	SANITARY SEWER SERVICE	⊗	
⊗	ELECTRIC PEDESTAL	⊗	ORDER MICROPHONE	⊗	WELL	-----	SANITARY LIFT STATION	⊗	
⊗	ELECTRIC TRANSFORMER	⊗	PARK GRILL	⊗	WATER METER	-----	SANITARY MANHOLE	⊗	
		⊗	PAST	⊗	WATER SPOUT	-----	SANITARY MANHOLE NUMBER	⊗	
		⊗	PAST	⊗	WATER VALVE	-----		⊗	
		⊗	PAST INDICATOR VALVE	⊗	WETLAND / MARSH	-----		⊗	
		⊗	PARKING METER	⊗	WETLAND - DELANDATED	-----		⊗	
		⊗	SATELLITE DISH	⊗		-----		⊗	

PROPOSED

-----	24" DIA	-----	ADJUSTMENT	○	ALUMINUM/CONCRETE
-----	30" DIA	-----	RIGHT-OF-WAY LINE	○	TEMPORARY EASEMENT
-----	36" DIA	-----	CONSTRUCTION UNITS	◇	CURB & GUTTER
-----	42" DIA	-----	BITUMINOUS EDGE	⊗	CONCRETE EDGE
-----	48" DIA	-----	GRAVEL EDGE	⊗	SILT FENCE-REASSEMBLED
-----	54" DIA	-----	SILT FENCE-HOT/RY DUTY	⊗	SILT PROTECTION AT INLET
-----	60" DIA	-----	CATCH BASIN	⊗	STORM INLET
-----	66" DIA	-----	APRON	⊗	STORM SEWER
-----	72" DIA	-----	PERFORATED PIPE DRAIN	⊗	STORM DRAIN TILE
-----	78" DIA	-----	CLEVERT W/APRON	⊗	STORM MANHOLE NUMBER
-----	84" DIA	-----	SANITARY SEWER	⊗	SANITARY FORCEMAIN
-----	90" DIA	-----	SANITARY SEWER SERVICE	⊗	SANITARY LIFT STATION
-----	96" DIA	-----	SANITARY MANHOLE	⊗	SANITARY MANHOLE NUMBER
-----	102" DIA	-----		⊗	

-----	OVERHEAD ELECTRIC LINE	-----	ADJACENT LINES
-----	UNDERGROUND ELECTRIC LINE	-----	EASEMENT LINE
-----	GAS LINE	-----	BUILDING SETBACK LINE
-----	FIBER OPTIC LINE	-----	FENCE LINE
-----	TELEPHONE FIBER OPTIC	-----	GUARD RAIL
-----	UNDERGROUND TELEPHONE LINE	-----	ACCESS CONTROL LINE
-----	OVERHEAD CATV LINE	-----	CENTERLINE
-----	UNDERGROUND CATV LINE	-----	PROPERTY / LOT LINE
-----	WATER SYSTEM	-----	ROAD RIGHT-OF-WAY LINE
-----	STORM SEWER	-----	RAILROAD RIGHT-OF-WAY LINE
-----	TILE LINE	-----	GRAVEL EDGE
-----	SANITARY SEWER	-----	BITUMINOUS EDGE
-----	SANITARY FORCEMAIN	-----	CONCRETE EDGE
-----	CLEVERT	-----	CURB & GUTTER
-----	INTERMEDIATE CONTOURS	-----	WATER EDGE
-----	INDEX CONTOURS	-----	WATER CENTERLINE
-----	COURTY LINE	-----	HIGHWAY CENTERLINE
-----	CITY LIMITS	-----	WETLAND EDGE
-----	SKETCHLINE LINE	-----	SWALE CENTERLINE
-----	QUARTER LINE	-----	RAILROAD TRACKS
-----	SECTION LINE	-----	TREE LINE EDGE

BOLTON & MENK, INC.
 Consulting Engineers & Surveyors
 10000 W. BRIDGEWAY, SUITE 100, DENVER, CO 80231
 303.755.1100

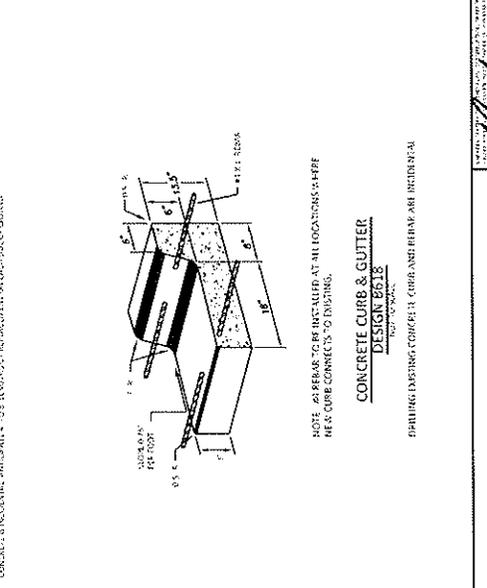
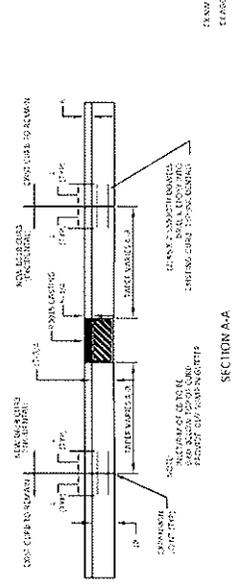
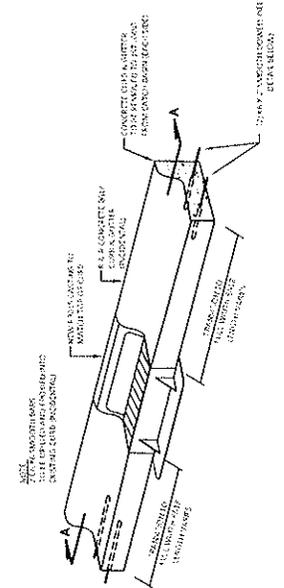
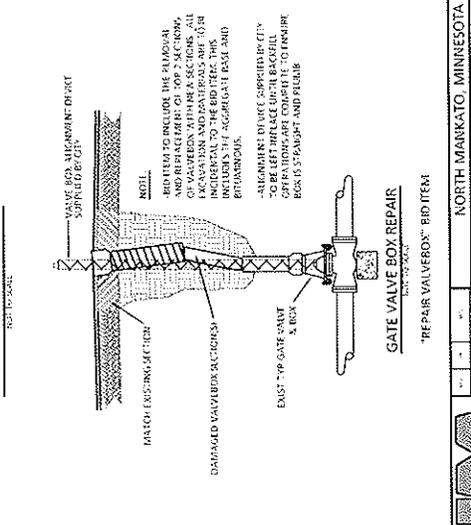
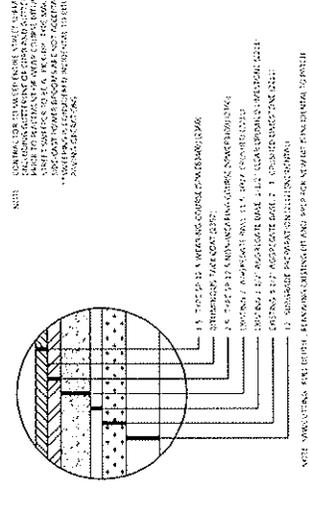
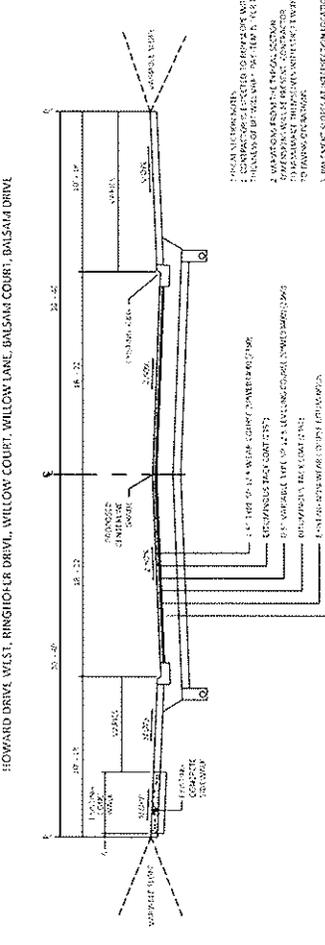
CITY OF NORTH MANKATO
 2013 STREET IMPROVEMENTS
 LEGEND
 CITY PROJECT NO. 13 01 D



CITY OF NORTH MANKATO

1.2

TYPICAL SECTION
 HOWARD DRIVE WEST, RINGHOFFER DRIVE, WILLOW LAKE, BALSAM COURT, BALSAM DRIVE



CONTRACTOR TO VERIFY DIMENSIONS OF ALL MATERIALS AND CONDITIONS AT ALL LOCATIONS WHERE CURB & GUTTER CONNECTS TO DISTRICT.

CONTRACTOR TO VERIFY DIMENSIONS OF ALL MATERIALS AND CONDITIONS AT ALL LOCATIONS WHERE CURB & GUTTER CONNECTS TO DISTRICT.

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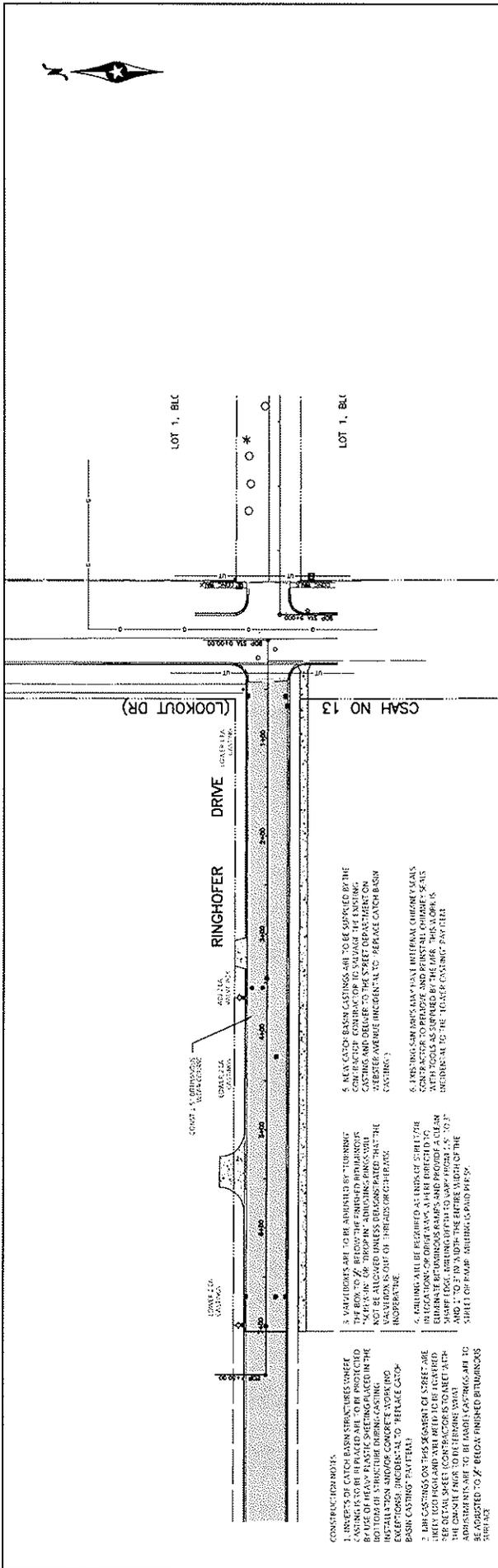
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<p>BOLTON & MENK INC. Consulting Engineers & Surveyors 1000 W. WASHINGTON AVENUE, SUITE 100 MINNEAPOLIS, MN 55408 PHONE: 612.338.1111 FAX: 612.338.1112 WWW.BOLTONANDMENK.COM</p>		<p>CITY OF NORTH MARSH</p>
<p>DATE: 10/15/2013</p>	<p>SCALE: AS SHOWN</p>	<p>PROJECT NO. 13-04-D</p>
<p>DESIGNER: [Signature]</p>	<p>CHECKED: [Signature]</p>	<p>DATE: 10/15/2013</p>
<p>PROJECT: 2013 UTARIC COURSE IMPROVEMENTS</p>	<p>TYPICAL SECTION & DETAILS</p>	<p>2.1</p>



- CONSTRUCTION NOTES:**
1. INVERTS OF CATCH BASIN STRUCTURES STREET SIDE SHALL BE FINISHED AND SHALL BE SET TO THE BOTTOM OF STRUCTURE BARRING CASTING. INSTALLATION AND/OR CONCRETE AND/OR HDPE EXCEPTORS, INCIDENTAL TO REPLACE CATCH BASIN CASTING - PARTIAL.
 2. BIR CASTINGS ON THIS SEAMANT OF STREET ARE TO BE FINISHED TO THE TOP OF THE CASTING. THE CASTING SHALL BE SET TO THE FINISHED STREET SURFACE. THE CASTING SHALL BE SET TO THE FINISHED STREET SURFACE. THE CASTING SHALL BE SET TO THE FINISHED STREET SURFACE.
 3. VERTICALS ARE TO BE ADJUSTED BY TURNING THE CASTING TO THE FINISHED STREET SURFACE. THE CASTING SHALL BE SET TO THE FINISHED STREET SURFACE. THE CASTING SHALL BE SET TO THE FINISHED STREET SURFACE.
 4. MANHOLE CASTINGS ARE TO BE SUPPLIED BY THE CONTRACTOR AND SHALL BE SET TO THE FINISHED STREET SURFACE. THE CASTING SHALL BE SET TO THE FINISHED STREET SURFACE. THE CASTING SHALL BE SET TO THE FINISHED STREET SURFACE.
 5. THIS PROJECT'S BARRING SHALL BE FINISHED TO THE FINISHED STREET SURFACE. THE CASTING SHALL BE SET TO THE FINISHED STREET SURFACE. THE CASTING SHALL BE SET TO THE FINISHED STREET SURFACE.
 6. CALLING OUT TO BE REQUIRED AS INDICATED IN THE LEGENDS OF THIS PLAN. ALL HOLE DRILLS TO BE FINISHED TO THE FINISHED STREET SURFACE. THE CASTING SHALL BE SET TO THE FINISHED STREET SURFACE. THE CASTING SHALL BE SET TO THE FINISHED STREET SURFACE.

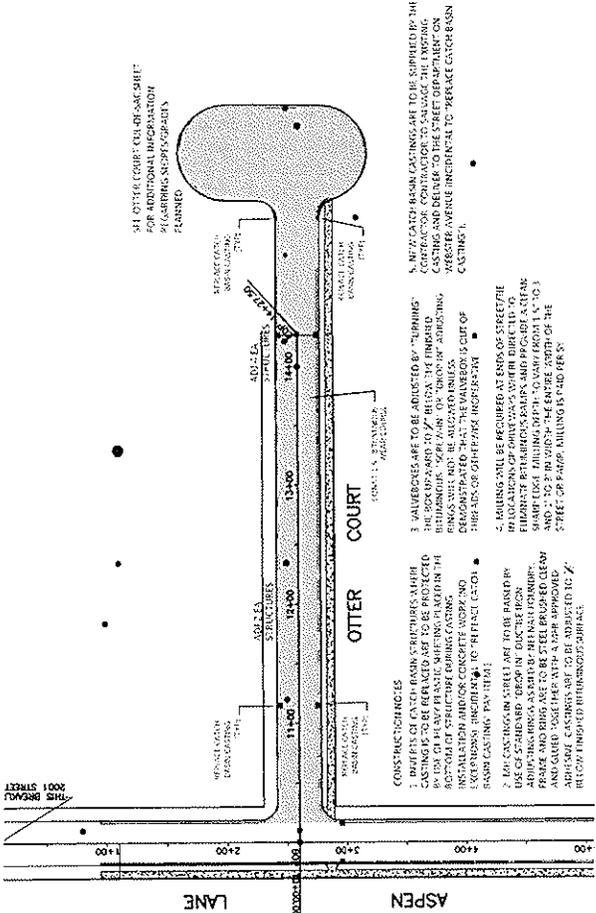
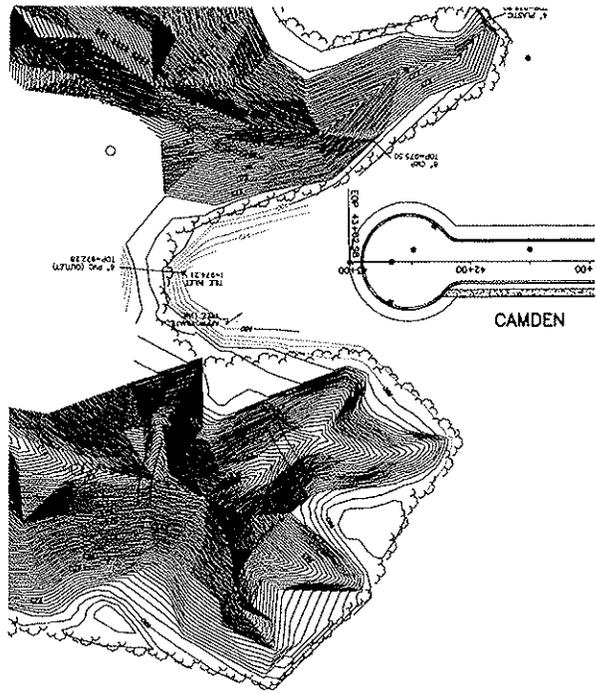
Station	BM=990.33 + TOP NUT HTD RINGHOFER & LOOKOUT DR	1000	995	990	985	980	975	970	965	960
1000										
995										
990										
985										
980										
975										
970										
965										
960										

CITY OF NORTH HAMBURG
 2013 STREET IMPROVEMENTS
 RINGHOFER DRIVE STA 0+45 - 7+05
 CITY PROJECT NO. 13 04-D

BOLTON & MENK, INC.
 Consulting Engineers & Surveyors
 10000 W. BROADWAY, SUITE 200, WILSONVILLE, VA 24187
 PHONE: 540-361-1111 FAX: 540-361-1112

DATE: 08/20/2013
 DRAWN BY: [Signature]
 CHECKED BY: [Signature]

HORIZONTAL SCALE: 1" = 20' FEET
 VERTICAL SCALE: 1" = 5' FEET



SEE OTHER COURT FOR GREAT SHEET FOR ADDITIONAL INFORMATION (CONSTRUCTION SPECIFICATIONS ATTACHED)

1. RAFTERS OF CATCH-BASIN STRUCTURES SHALL BE REPLACED ASFT TO BE PROTECTED BY 2" MIN. THICK POLYETHYLENE SHEETING WITH 1/2" RIGID INSULATION AND CONCRETE W/REINFORCING BARS INSTALLED TO PROTECT STRUCTURES FROM EXTERIOR LOADS TO REFLECT CS-OI

2. ALL CAST-IRON STRUCTURES SHALL BE FINISHED BY USE OF STANDARD GROUND FLOOR FINISHES. ALL STRUCTURES SHALL BE FINISHED WITH A 1/2" THICK POLYURETHANE GEL COAT TO PROTECT AGAINST CORROSION. ALL STRUCTURES SHALL BE FINISHED WITH A 1/2" THICK POLYURETHANE GEL COAT TO PROTECT AGAINST CORROSION.

3. VALVEHOUSES ARE TO BE ADJUSTED BY "TURNING" THE BOX (2" MAX) TO "FLARE" THE FINISHED BUSHINGS. "SERIES" OF "TURN-IN" ADJUSTING WASHERS SHALL BE USED TO ADJUST THE WASHERS TO THE CORRECT POSITION OF THE VALVEHOUSES.

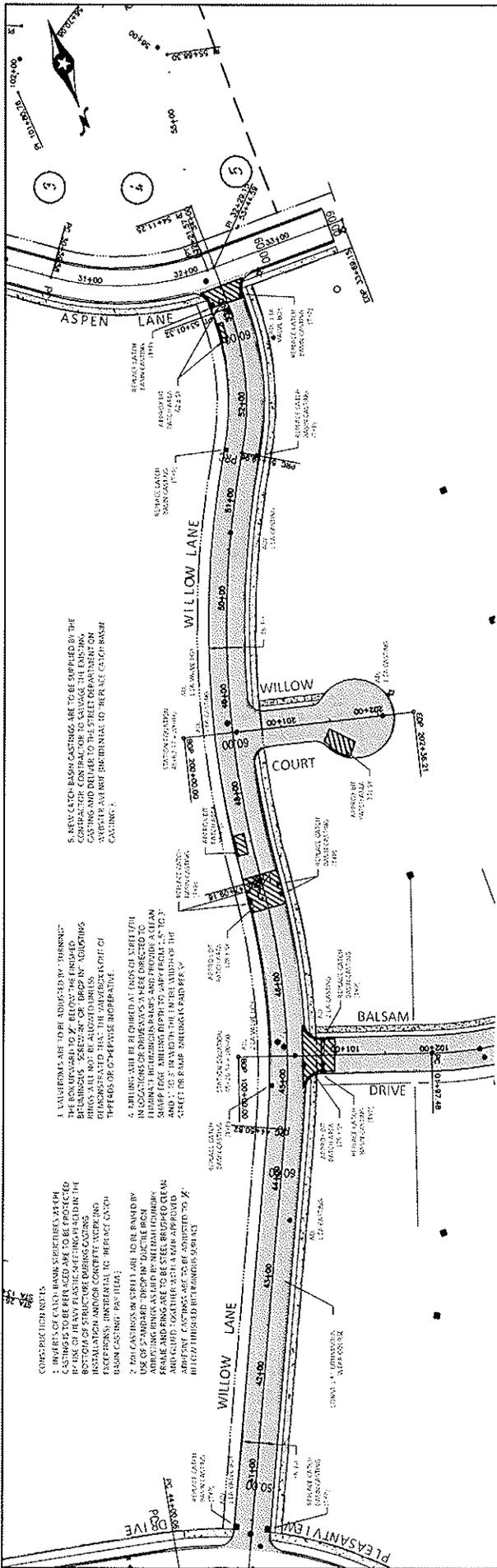
4. ALL VALVEHOUSES SHALL BE FINISHED BY CONCRETE ASSESSOR TO BE ADJUSTED BY "TURNING" THE BOX (2" MAX) TO "FLARE" THE FINISHED BUSHINGS. "SERIES" OF "TURN-IN" ADJUSTING WASHERS SHALL BE USED TO ADJUST THE WASHERS TO THE CORRECT POSITION OF THE VALVEHOUSES.

5. ALL VALVEHOUSES SHALL BE FINISHED BY CONCRETE ASSESSOR TO BE ADJUSTED BY "TURNING" THE BOX (2" MAX) TO "FLARE" THE FINISHED BUSHINGS. "SERIES" OF "TURN-IN" ADJUSTING WASHERS SHALL BE USED TO ADJUST THE WASHERS TO THE CORRECT POSITION OF THE VALVEHOUSES.

Station	BM=983.25 IRON PIPE CAMDEN ORCLE 41+82.65-33.57 RT	995	990	985	980	975	970	965	960	955
8+00										
9+00										
10+00										
11+00										
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22+00										
23+00										

BOLTON & MENK, INC.
 Consulting Engineers & Surveyors
 1000 N. 10TH ST., SUITE 200, DENVER, CO 80202
 (303) 733-1111

CITY OF NORTH MARICOPA
 2013 STREET IMPROVEMENTS
 OTTER COURT
 CITY PROJECT NO. 13-04-D
 SHEET NO. 3.5



3. VARIATIONS ARE TO BE ADVISED BY "BANKING" THE BOX FORWARD TO 2" BELOW THE FINISHED GRADE. THE BOXES SHALL BE CAST BY THE CONTRACTOR AND SHALL BE CAST IN PLACE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE BENCH MARK CASTING AND SHALL BE RESPONSIBLE FOR THE BENCH MARK CASTING. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE BENCH MARK CASTING.

4. EXISTING UTILITIES SHALL BE MAINTAINED AS MUCH AS POSSIBLE. ANY UTILITIES THAT ARE TO BE REMOVED OR DELETED SHALL BE DELETED BY THE CONTRACTOR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE BENCH MARK CASTING.

5. NEW CAST-IRON BASKET CASTINGS ARE TO BE SUPPLIED BY THE CONTRACTOR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE BENCH MARK CASTING AND SHALL BE RESPONSIBLE FOR THE BENCH MARK CASTING.

Station	Elevation	Notes
1005	991.21	+ BM=991.21
1000	995.00	
995	995.00	
990	995.00	
985	995.00	
980	995.00	
975	995.00	
970	995.00	
965	995.00	

BOLTON & MENK, INC.
Consulting Engineers & Surveyors
1000 W. 10th Street, Suite 100
Mankato, MN 56001

CITY OF NORTH MANKATO - GREG PAVEK
2013 STREET IMPROVEMENTS
WILLOW LANE & WILLOW COURT
CITY PROJECT NO. 13-24-D

SCALE: 1" = 40'

CITY OF NORTH MANKATO

REQUEST FOR COUNCIL ACTION



Agenda Item #10D	Department: City Engineer	Council Meeting Date: 06/17/13
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TITLE OF ISSUE: Developer's Agreement for Benson West

BACKGROUND AND SUPPLEMENTAL INFORMATION: Drummer Development, Inc. is proposing to privately finance the construction of public street, sewer, water, and storm sewer improvements associated with the development of the Benson West development. In order to ensure that the improvements are constructed according to City Standards and procedures, and to provide a method of completing the public improvements in the event of default by the Developer, it is necessary to enter into a Developer's Agreement with Drummer Development, Inc. The Agreement details the responsibilities of the Developer and the City, and provides for the reimbursement of costs incurred by the City in inspecting and approving the public improvements. The Agreement also provides for a Irrevocable Letter of Credit in the amount of 125% of the cost of the improvements that the City may draw upon in the event of default by the Developer.

If additional space is required, attach a separate sheet

REQUESTED COUNCIL ACTION: Approve Developer's Agreement

For Clerk's Use:

Motion By: _____
 Second By: _____

Vote Record:

	Aye	Nay	
	_____	_____	Norland
	_____	_____	Spears
	_____	_____	Freyberg
	_____	_____	Steiner
	_____	_____	Dehen

SUPPORTING DOCUMENTS ATTACHED

Resolution	Ordinance	Contract	Minutes	Map
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Other (specify) <u>Developer's Agreement</u>				

<input type="checkbox"/> Workshop
<input checked="" type="checkbox"/> Regular Meeting
<input type="checkbox"/> Special Meeting

<input type="checkbox"/> Refer to: _____
<input type="checkbox"/> Table until: _____
<input type="checkbox"/> Other: _____

**CITY OF NORTH MANKATO
NICOLLET COUNTY, MINNESOTA**

**DEVELOPER'S AGREEMENT FOR
PRIVATELY FINANCED IMPROVEMENTS
BENSON WEST**

THIS AGREEMENT, made and entered into this _____ day of _____, 2013, by and between the City of North Mankato, a municipal corporation, in the State of Minnesota, hereafter called "City", and, Drummer Development Inc. of Mankato, Minnesota, hereafter called the "Developer." The Developer has asked the City to approve a plat legally described in Exhibit "A" attached hereto.

NOW THEREFORE IT IS HEREBY AGREED AS FOLLOWS:

A. Developer's Responsibilities

1. The City has been petitioned by the Developer for permission to privately construct the improvements itemized in Exhibit "B" for the concept plan shown on Exhibit "C" both attached hereto to be paid for by the Developer.
2. The following plans shall be delivered to the City by the Developer on a time schedule set forth in this agreement.

A. Final Plat

B. Engineering Plans and Specifications for Public Improvements

If the plans vary from the written terms of this Agreement, the written terms of this Agreement shall control. All the foregoing plans will be prepared by and will be delivered to the City with the signature of a Minnesota licensed engineer and/or surveyor.

3. The Developer shall privately finance all improvements more fully described in Exhibit "B".
4. The total amount of deferred assessments for Benson West is \$309,670.54. In 2013 the Developer agrees to pay the deferred assessments plus any applicable interest on Lots 1 through 8, Block 1 and Lots 1 through 3, Block 2 of Benson West. In 2014 the Developer agrees to pay the deferred assessments plus any applicable interest on Lots 9 through 15, Block 1 and Lots 4 through 6, Block 2 of Benson West.
5. The Developer shall install or ensure installation at their sole cost and expense and in accordance with all state, federal and local rules, regulations, ordinances and laws the following:

- A. Site Grading Improvements
- B. Surveying and Staking
- C. Street Excavation and Aggregate Base Improvements
- D. Sanitary Sewer Improvements
- E. Watermain improvements
- F. Stormwater Drainage and Storm Water Management Improvements
- G. Temporary and Permanent Erosion Control Improvements
- H. Setting of Lot and Block Monuments
- I. Gas, Telephone, Cable TV and Electrical Utilities
- J. Street Lights
- K. Traffic Control Signage
- L. Street Curb & Gutter and Bituminous Base Improvements
- M. Sidewalks
- N. Bituminous Wearing Course Improvements

Unless extended in writing by the City, the Developer shall complete all improvements described therein in Exhibit B within three years of this agreement. Construction of the improvements shall be phased as follows:

- Year 1 – All improvements listed above as items A through K.
- Year 2 – All improvements listed above as items L and M.
- Year 3 – All improvements listed above as item N.

Prior to completion of said permanent improvements the Developer shall be responsible for any necessary repairs to maintain the streets and infrastructure, as determined by the City Construction Inspector.

Until installation of bituminous base course, the Developer shall be solely responsible for maintenance and repair of roadway and sidewalks including but not limited to snow and ice removal, cleaning of roadway, and storm water catch basins. In the event, the Developer fails to perform necessary work within 12 hours of notification from the City, the City may perform all necessary services and bill developer for all costs to City. No building permits or Certificate of Occupancy permits will be issued to the developer if payment for services is not paid to City within 10 days.

6. The Developer hereby grants the City, its agents, employees, officers and contractors under the Construction Contract a license to enter the platted property to perform all work and inspections deemed appropriate by the City during the installation of improvements done privately by the Developer under the Developer's Agreement. The license shall expire after all improvements to be installed pursuant to this Agreement have been installed and accepted by the City.

7. Upon completion and acceptance of all work and construction required by this Agreement, the improvements lying within public easements and/or right-of-ways shall become City property without further notice or action.
8. The Developer shall promptly clean dirt and debris from streets, curb and gutter and perform all other erosion and sediment control work as required by the MPCA NPDES Construction Stormwater Permit and Stormwater Pollution Prevention Plan (SWPPP) prior to the improvements being dedicated to the City at the completion of the project.
9. All costs associated with the Benson West subdivision, including privately financed improvements more fully described in Exhibit "B," City Engineer, City Attorney, permit fees and any other City costs outlined in this Agreement shall be paid by the Developer within 15 days of receiving an invoice from the City.

The Developer will be required to furnish the City with a cash deposit, certified check or Irrevocable Letter of Credit equal to the City's liability exposure, which is determined to be one hundred twenty five percent (125%) of the projected estimated costs in Exhibit B.

The form of the letter of credit shall be subject to the approval of the City. The letter of credit shall be for a term ending when all construction work is completed and accepted. All outside consulting, legal, and engineering costs incurred by the City shall be billed directly to the Developer and paid within twenty one (21) days. The City may draw down on the letter of credit, with fourteen (14) days written notice for any violation of the terms of this Agreement or upon receiving notice that the letter of credit will be allowed to lapse before all improvements have been paid.

At the end of every month, the Developer shall submit to the City an itemization of work completed to date, including quantities and costs in the same format as Exhibit "B." The itemization of work shall utilize the same unit prices as shown on Exhibit "B." Upon agreement by the City that the itemization represents the work completed to date, and that the work has been completed according to City standards, the City will reduce the letter of credit by an amount equivalent to the cost of work completed to date. Agreement by the City to reduce the letter of credit does not constitute interim acceptance of the work by the City and does not relieve the Developer of responsibility for any defects in workmanship or materials during the warranty period.

10. The Developer shall warrant all work to be free of all defects in workmanship and materials for a period of two years extending from the date of acceptance of the public improvements by the City.
11. The Developer shall be responsible for all costs associated with construction inspections and engineering review as performed by City staff or by the City Engineer. City staff time will be billed at the overtime labor rate effective January 1, 2013. This rate is subject to change annually on January 1.

12. Construction Staking – The Developer will provide all staking services for grading, sanitary sewer, watermain, storm sewer, lot services, sidewalks, and all roadway improvements.
13. The Developer shall pay for all costs incurred by the Developer and the City in conjunction with the development of the plat, included without limiting the generality thereof, legal, planning, engineering, inspection expenses, permits in connection with approval and acceptance of the plat, the preparation of this Agreement, and all costs and expenses incurred by the City in monitoring and inspecting development of the plat.
14. The Developer shall hold the City and its officers, agents and employees harmless from claims made by itself and third parties for damages sustained or costs incurred resulting in plat approval or supervision or obligation that the City has undertaken pursuant to this agreement. The Developer shall indemnify the City and its officers, agents and employees for all costs, damages or expenses which the City may pay or incur in consequence of such claims, including attorney's fees. The Developer shall reimburse the City for costs incurred in the enforcement of this Agreement, including engineering, attorney's fees and costs of litigation. This is a personal obligation of the Developer and shall continue in full force and effect even if the Developer sells one or more lots, the entire plat or any part of it.
15. In the event of default by the Developer as to any of the work to be performed by the Developer hereunder, the City may, at its option, perform the work and the Developer shall promptly reimburse the City for any expense incurred by the City, provided the Developer is first given the notice of work in default, not less than 48 hours in advance. This Agreement is a license for the City to act, and it shall not be necessary for the City to seek a Court Order for permission to enter the land. When the City does any such work, the City may, in addition to its other remedies, assess the cost in whole or in part and withhold the issuance of any building permit or occupancy permit.
16. The Developer represents to the City that the plat complies with all city, county, state and federal laws and regulations, including but not limited to: subdivision ordinances, zoning ordinances and environmental regulations. City staff and consulting engineers shall diligently work to review compliance with the above-mentioned laws and regulations. If the City determines that the plat does not comply, the City may, at its discretion and upon written notification to the Developer, refuse to allow construction or development work in the plat area until the Developer complies. Upon the City's demand, the Developer immediately shall cease work until there is compliance.
17. Third parties shall have no recourse against the City under this Agreement. Breach of the terms of this Agreement by the Developer shall be grounds for denial of building permits or Certificate of Occupancy Permit. If any portion, section, subsection, sentence, clause, paragraph or phase of this Agreement is for any reason held invalid, such decision shall not affect the validity of the remaining portion of this Agreement.

18. The Developer shall place iron monuments at all lot and block corners and at all other angle points on boundary lines. If iron monuments are disturbed, they shall be replaced at the Developer's expense before a Certificate of Occupancy is granted.
19. The Developer agrees to maintain, at all times before acceptance of the streets by the City, an access road suitable for use by emergency, police and fire department equipment. The adequacy of such road shall be the sole determination of the City. Furthermore, such access road shall be located no more than 150 feet from any structure built within the Subdivision.
20. The development must meet the Standard Construction Specifications and Details of the City.
21. The Developer shall be responsible for obtaining the necessary permits including: MPCA Sanitary Sewer Extension Permit, Minnesota Department of Health Plan Review Permit, Minnesota Pollution Control Agency, NPDES Construction Stormwater Permit and any other permits necessary to construct the project.

B. Building Permits

1. The City agrees that building permits may be issued upon approval of the Final Plat by the City Council at which time all required Financial Security as set forth in Paragraph A.8 of this Agreement shall be in place with the City.
2. The Developer further agrees that City sewer, water, storm sewer, and aggregate base construction of the streets and temporary street signs, will be completed prior to the issuance of building permits.
3. The Year 2 improvements listed in paragraph A.4 shall be completed within six months of issuance of the first building permit within the subdivision.
4. Any stormwater ponds must be satisfactorily built in accordance with the approved plans before a building permit is issued.
6. The City agrees that Certificate of Occupancy will be granted when gas, electric, and telephone service are provided to the development and all other requirements have been met by the Developer.
7. If building permits are issued prior to the completion and acceptance of the improvements, the Developer assumes all liability and cost resulting in delays in completion of improvements and damage to improvements caused by the City, Developer, its contractors, subcontractors, material men, employees, agents or third parties. No construction of a building and/or structure may be initiated prior to obtaining a City building permit.

C. Recording and Release

1. The Developer agrees that the terms of this Developer Agreement shall be a covenant on any and all property included in the Subdivision. The Developer agrees that the City shall have the right to record a copy of this Developer Agreement with the Nicollet County Recorder to give notice to future purchasers and developers.

D. Property Taxes

1. Should the recording of the Final Plat occur after July 1, 2013, any and all property taxes on any public property dedicated as a part of this plat shall be the responsibility of the Developer. The developer must continue to pay all property taxes on a timely manner. Failure to pay property taxes on any property in the development owned by the Developer or its assigns will result in not issuing any additional building permits.

E. General Provisions

1. The action or inaction of the City shall not constitute a waiver or amendment to the provisions of this Agreement. To be binding, amendments or waivers shall be in writing, signed by the parties and approved by written resolution of the City Council. The City's failure to promptly take legal action to enforce this Agreement shall not constitute a waiver or release.
2. This agreement shall run with the land and may be recorded against the title to the property. After the Developer has completed the work required of them under this Agreement, at the Developer's request the City will execute and deliver to the Developer a release from this Agreement.
3. Each right, power or remedy herein conferred upon the City is cumulative and in addition to every other right, power or remedy, expressed or implied, now or hereafter arising available to the City, a law or in equity, or under any other agreement, and each and every right, power and remedy herein set forth or otherwise so existing may be exercised from time-to-time as often and in such order as may be deemed expedient by the City and shall not be a waiver of the right to exercise at any time thereafter any other rights, power or remedy.
4. The Developer shall require any contractor to maintain liability and personal injury insurance with limits of liability of not less than \$1,000,000.00 per person and \$2,000,000.00 in the aggregate. The City must be named as additional insured under such policy. The contractor must also maintain the adequate worker's compensation insurance and property insurance. The term of the insurance shall be renewable until the construction is complete.

5. In the event that the Developer chooses to re-plat the property, change the layout of the proposed street and utilities, or convert the street and utilities to private ownership, and the City agrees to such changes, the City will grant a release from this Agreement. Prior to such release, the City will require a new or amended Developer's Agreement to be signed by the Developer.
6. All disputes associated with this Agreement, shall be submitted to District Court in Nicollet County, Minnesota. Minnesota law shall apply to all disputes.

7. Required notices to the Developer shall be in writing and shall be either hand delivered to the Developer, its employees or agents or mailed to the Developer by registered mail at the following address:

Drummer Development, Inc. of Mankato, Minnesota
Mike Drummer, President
30 Map Drive
Mankato, MN 56001

Notices to the City shall be in writing and shall be either hand delivered to the City Administrator, or mailed to the City by registered mail in care of the City Administrator at the following address:

City of North Mankato
John Harrenstein, City Administrator
1001 Belgrade Avenue
North Mankato, MN 56003

CITY OF NORTH MANKATO

(SEAL)

By _____
Mayor

By _____
City Administrator

**DRUMMER DEVELOPMENT, INC. OF
MANKATO, MINNESOTA**

President: _____

STATE OF MINNESOTA

COUNTY OF NICOLLET

The foregoing instrument was acknowledged before me this _____ day of _____, 2013, by Mark Dehen, Mayor and by John Harrenstein, City Administrator of North Mankato, a Minnesota municipal corporation, on behalf of the corporation and pursuant to the authority of the City Council.

Notary Public

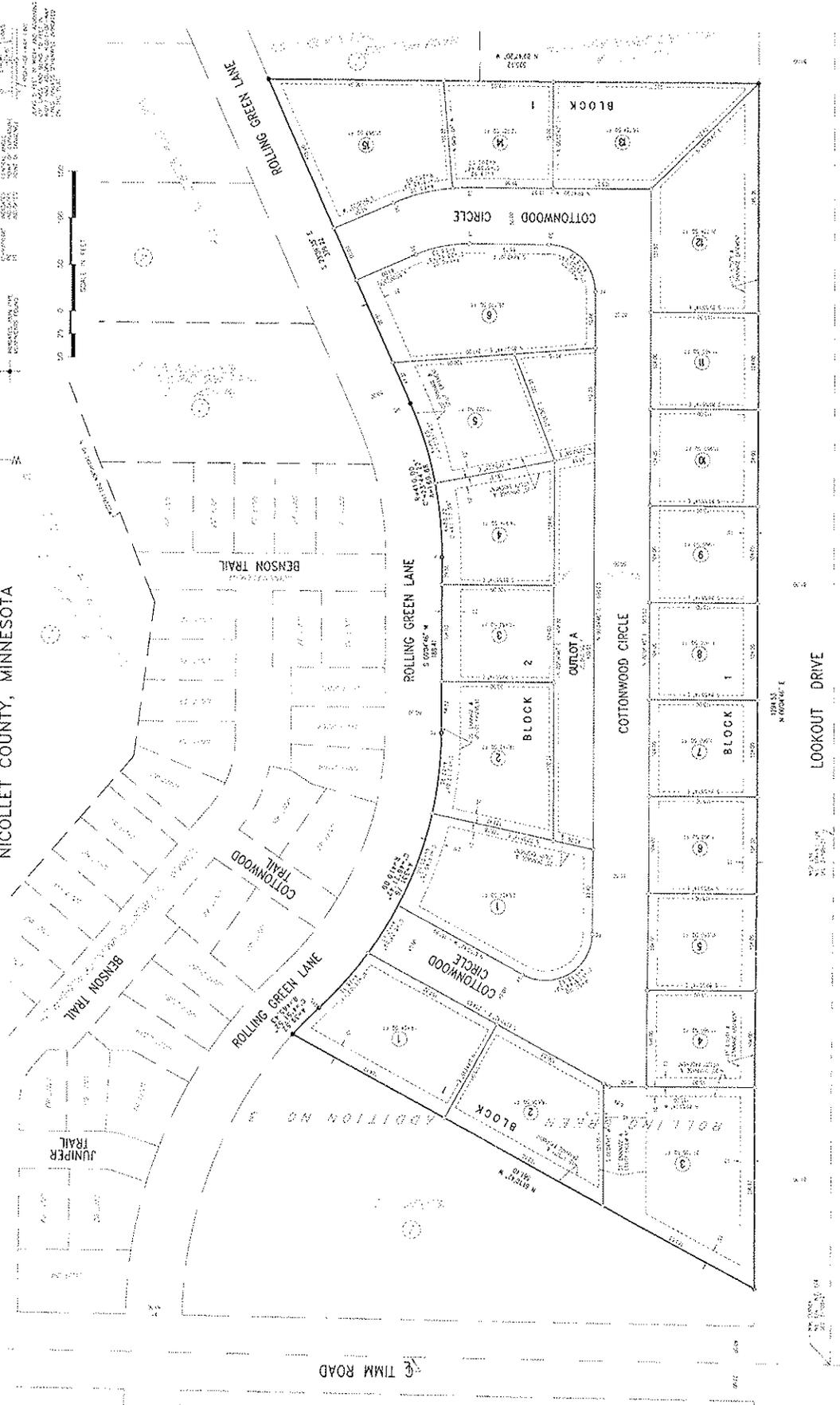
STATE OF MINNESOTA

COUNTY OF BLUE EARTH

The foregoing instrument was acknowledged before me this _____ day of _____, 2013, by Mike Drummer, President, Drummer Development, Inc. of Mankato, Minnesota.

Notary Public

BENSON WEST
CITY OF NORTH MANKATO
NICOLLET COUNTY, MINNESOTA



SHEET 2 OF 2 SHEETS
THIS PLAN WAS PREPARED BY DUNN, SENECLA, INC.

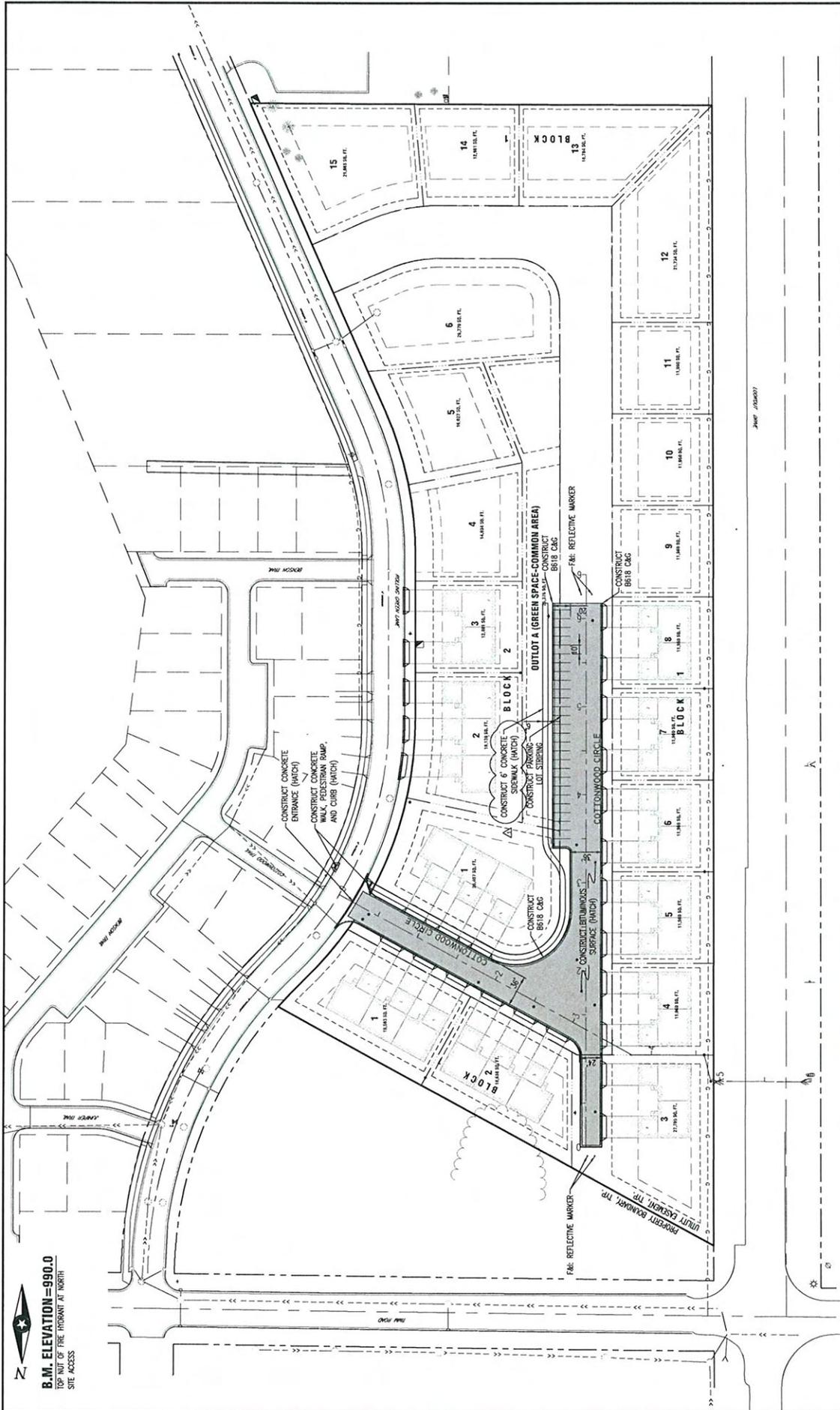


Mankato, MN
 Faribault, MN
 Storm Lake, IA
 Algona, IA
 War City, IA
 La Crosse, WI

EXHIBIT B

ARCHITECTS - ENGINEERS - PLANNERS - LAND SURVEYORS - SCIENTISTS

BENSON WEST - NORTH MANKATO, MN - PHASE 1					
ITEM NO.	DESCRIPTION	UNITS	ORIGINAL QUANTITY	BID UNIT PRICE	BID AMOUNT
SITE WORK					
2021.501	MOBILIZATION	LS	1	\$ 5,000.00	\$ 5,000.00
2104.501	REMOVE EXISTING CONCRETE CURB	LF	233	\$ 5.00	\$ 1,165.00
2104.513	SAWCUT BITUMINOUS OR CONCRETE PAVEMENT	LF	36	\$ 4.00	\$ 144.00
2105.501	COMMON EXCAVATION (EV)	CY	7500	\$ 4.00	\$ 30,000.00
2105.523	COMMON BORROW (CV)	CY	1500	\$ 4.00	\$ 6,000.00
2112.501	12" SUBGRADE PREPARATION (CV) (P)	STA	8	\$ 250.00	\$ 2,000.00
2211.503	7" AGGREGATE BASE, 100% CRUSHED LIMESTONE (CV)	CY	912	\$ 30.00	\$ 27,371.30
2211.503	1.5" AGGREGATE BASE, CL. SPECIAL A (CV)	CY	196	\$ 30.00	\$ 5,865.28
2211.503	4.5" AGGREGATE BASE, CL. SPECIAL B (CV)	CY	587	\$ 30.00	\$ 17,595.83
2360.501	TYPE MV 3 WEARING COURSE MIXTURE, 1.5" THICKNESS (P)	SY	4028	\$ 8.50	\$ 34,234.22
2360.501	TYPE MV 3 NON-WEARING COURSE MIXTURE, 2.5" THICKNESS (P)	SY	4028	\$ 11.00	\$ 44,303.11
2521.501	6" CONCRETE WALK/TRAIL W/ 6" 100% CRUSHED LIMESTONE AGG. BASE	SF	3750	\$ 4.00	\$ 15,000.00
2531.501	CONCRETE CURB & GUTTER, B6-18	LF	1898	\$ 14.00	\$ 26,572.00
2531.507	CONSTRUCT CONCRETE STREET ENTRANCE	SY	48	\$ 45.00	\$ 2,160.00
2531.507	7" CONCRETE DRIVEWAY PAVEMENT W/ 6" CL. 5 AGGREGATE BASE	SY	400	\$ 45.00	\$ 18,000.00
2531.532	2'x2' TRUNCATED DOME DETECTABLE WARNING PANELS	EACH	4	\$ 200.00	\$ 800.00
2531.602	PEDESTRIAN CURB RAMP	EACH	2	\$ 200.00	\$ 400.00
2554.555	END OF ROAD REFLECTIVE SIGN	EA	4	\$ 150.00	\$ 600.00
2582.502	4" SOLID LINE, WHITE PAINT	LF	540	\$ 0.40	\$ 216.00
STORM SEWER					
2502.541	6" PERF PVC	LF	1,896	\$ 6.00	\$ 10,176.00
2502.541	6"x45° PVC BEND	EA	12	\$ 50.00	\$ 600.00
2502.541	6" PVC CLEANOUT	EA	6	\$ 100.00	\$ 600.00
2502.541	12" HDPE STORM SEWER PIPE	LF	497	\$ 20.00	\$ 9,940.00
2503.541	15" RCP STORM SEWER PIPE	LF	107	\$ 26.00	\$ 2,782.00
2503.541	18" RCP STORM SEWER PIPE	LF	255	\$ 30.00	\$ 7,650.00
2503.541	24" RCP STORM SEWER PIPE	LF	486	\$ 33.00	\$ 16,038.00
2506.501	CONSTRUCT DRAINAGE STRUCTURE TYPE 1 C.B	LF	19	\$ 200.00	\$ 3,800.00
2506.501	CONSTRUCT DRAINAGE STRUCTURE DESIGN 48-4020	LF	27	\$ 200.00	\$ 5,400.00
2506.501	CONSTRUCT DRAINAGE STRUCTURE DESIGN 48-4022	LF	8	\$ 200.00	\$ 1,600.00
2506.501	CONSTRUCT DRAINAGE STRUCTURE NYLOPLAST INLINE RISER	LF	12	\$ 100.00	\$ 1,200.00
2506.501	CONSTRUCT DRAINAGE STRUCTURE NYLOPLAST BASIN	LF	7	\$ 200.00	\$ 1,400.00
2506.516	NEENAH R-1733 CASTING	EA	4	\$ 650.00	\$ 2,600.00
2506.516	NEENAH R-2573 CASTING	EA	2	\$ 650.00	\$ 1,300.00
2506.516	NEENAH R-3067 CASTING	EA	7	\$ 650.00	\$ 4,550.00
2506.516	NEENAH H-10 CASTING	EA	5	\$ 200.00	\$ 1,000.00
2451.507	SELECT GRANULAR	CY	159	\$ 12.00	\$ 1,908.00
SANITARY SEWER					
2451.507	GRANULAR PIPE FOUNDATION	CY	145	\$ 12.00	\$ 1,740.00
2503.602	CONNECT TO INPLACE SANITARY STUB	EA	1	\$ 300.00	\$ 300.00
2503.602	8"x6" PVC WYE	LF	26	\$ 100.00	\$ 2,600.00
2503.602	6" 45° PVC BEND	EA	26	\$ 30.00	\$ 780.00
2503.602	6" & 8" PVC PLUG	EA	27	\$ 30.00	\$ 810.00
2503.603	8" PVC SEWER, SDR 35	LF	973	\$ 22.00	\$ 21,406.00
2503.603	6" PVC SANITARY SERVICE	LF	1129	\$ 18.00	\$ 20,322.00
2506.602	NEENAH CASTING, R-1733-0078 W/HEAVY LID & CONCEALED PICK HOLES	EA	7	\$ 700.00	\$ 4,900.00
2506.603	4020-48" SANITARY MANHOLE	LF	52	\$ 250.00	\$ 13,065.00
WATER SERVICE					
2451.507	SELECT GRANULAR	CY	61	\$ 12.00	\$ 732.00
2504.602	8" WET TAP & VALVE	EA	1	\$ 2,000.00	\$ 2,000.00
2504.602	8" WATERMAIN	LF	971	\$ 25.00	\$ 24,275.00
2504.602	6" WATERMAIN	LF	62	\$ 25.00	\$ 1,550.00
2504.602	8" GATE VALVE & BOX	EA	3	\$ 1,250.00	\$ 3,750.00
2504.602	8" X 8" TEE	EA	1	\$ 300.00	\$ 300.00
2504.602	8" X 6" TEE	EA	1	\$ 300.00	\$ 300.00
2504.602	8"x45° PIPE BEND	EA	7	\$ 250.00	\$ 1,750.00
2504.602	8"x90° PIPE BEND	EA	1	\$ 250.00	\$ 250.00
2504.602	8"x11° PIPE BEND	EA	1	\$ 250.00	\$ 250.00
2504.602	8" x 6" REDUCERS	EA	2	\$ 300.00	\$ 600.00
2504.602	HYDRANT	EA	3	\$ 3,200.00	\$ 9,600.00
2504.602	6" GATE VALVE & BOX	EA	3	\$ 1,100.00	\$ 3,300.00
2504.603	1" COPPER SERVICE	LF	1049	\$ 22.00	\$ 23,078.00
2504.603	1" PLASTIC SERVICE	LF	181	\$ 20.00	\$ 3,620.00
2504.603	1" CORPORATION STOP	EA	26	\$ 190.00	\$ 4,940.00
2504.603	1" CURB STOP & BOX	EA	26	\$ 190.00	\$ 4,940.00
EROSION CONTROL					
2573.502	SILT FENCE, TYPE MACHINE SLICED	LIN FT	1620	\$ 1.50	\$ 2,430.00
2573.502	TEMPORARY ROCK CONSTRUCTION ENTRANCE	EACH	1	\$ 750.00	\$ 750.00
2573.530	STORM DRAIN INLET PROTECTION	EACH	20	\$ 150.00	\$ 3,000.00
2575.523	EROSION CONTROL BLANKET	SY	2300	\$ 1.50	\$ 3,450.00
2575.532	FERTILIZER, TYPE 24-12-24 (300 LBS PER ACRE)	ACRE	5.4	\$ 270.00	\$ 1,458.00
2575.608	SEEDING MIXTURE 260	ACRE	5.4	\$ 2,000.00	\$ 10,800.00
				Sub Total	\$ 483,016.74
				125% Estimate	\$ 603,770.93



B.M. ELEVATION = 990.0
 TOP NOT OF FIRE HYDRANT AT NORTH
 SITE ACCESS

<p>Eng. Proj. No. 13-15260 City Proj. No. _____ County Proj. No. _____ CSAH Proj. No. _____</p>	<p>SAP Proj. No. _____ Federal Proj. No. _____ CAD File Name 15260.5-SITE</p>	<p>IS GROUP ARCHITECTS-ENGINEERS-PLANNERS- LANDSCAPERS-SCIENTISTS</p>	<p>NM CITY OF NORTH MANKATO</p>	<p>MINNESOTA MANDATES - FULLY LIC. ARCHITECTS WISCONSIN MANDATES - FULLY LIC. ENGINEERS WISCONSIN MANDATES - FULLY LIC. PLANNERS ILLINOIS MANDATES - FULLY LIC. LANDSCAPERS</p>	<p>REVISIONS</p> <table border="1"> <tr> <th>NO.</th> <th>DATE</th> <th>DESCRIPTION</th> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> </table>	NO.	DATE	DESCRIPTION				<p>SCALE: 1" = 50'</p> <p>0 50 HORIZ. 1" = 50'</p>	<p>OVERALL SITE PLAN BENSON WEST NORTH MANKATO, MN</p> <p>SHEET 9 OF 17 SHEETS</p>
NO.	DATE	DESCRIPTION											

CITY OF NORTH MANKATO

REQUEST FOR COUNCIL ACTION



Agenda Item #10E	Department: City Administrator	Council Meeting Date: 06/17/13
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TITLE OF ISSUE: Cliff Court Update

BACKGROUND AND SUPPLEMENTAL INFORMATION: As a result of budget constraints, staff recommends postponing the Cliff Court project until funds become available. We request permission to contact the residents of Cliff Court regarding this issue, if not, staff should be directed to make immediate budget cuts to fund the project this year and for subsequent debt obligations.

If additional space is required, attach a separate sheet

REQUESTED COUNCIL ACTION: Information only.

For Clerk's Use:

Motion By: _____
 Second By: _____

Vote Record:

	Aye	Nay	
_____	_____	_____	Norland
_____	_____	_____	Spears
_____	_____	_____	Freyberg
_____	_____	_____	Steiner
_____	_____	_____	Dehen

SUPPORTING DOCUMENTS ATTACHED

Resolution	Ordinance	Contract	Minutes	Map
<input type="checkbox"/>				

Other (specify) _____

<input type="checkbox"/> Workshop
<input checked="" type="checkbox"/> Regular Meeting
<input type="checkbox"/> Special Meeting

<input type="checkbox"/>	Refer to: _____
<input type="checkbox"/>	Table until: _____
<input type="checkbox"/>	Other: _____

CITY OF NORTH MANKATO

REQUEST FOR COUNCIL ACTION



Agenda Item #10F	Department: City Attorney	Council Meeting Date: 06/17/13
------------------	---------------------------	--------------------------------

TITLE OF ISSUE: Belle House Reasonable Accommodation Request

BACKGROUND AND SUPPLEMENTAL INFORMATION: In 2012 Belle House, LLC through Darcy Wennes applied for a Reasonable Accommodation. The request was that the City approve Belle House having no more than eight (8) recovering addicts/alcoholics at 2107 Northridge Drive, North Mankato, MN. A Hearing was held on September 24, 2012. After that Hearing a written decision along with written findings denying the request for Reasonable Accommodation was signed by a majority of the council. The request for Reasonable Accommodation was denied. The new request is being made by Belle House, LLC as attorney in fact for Jane Doe #1, Jane Doe #2, Jane Doe #3, Jane Doe #4, Jane Doe #5, and Jane Doe #6 requesting the City of North Mankato grant a reasonable accommodation to allow up to eight (8) unrelated individuals to reside together at 2107 Northridge Drive, North Mankato, MN. The application is made under the authority of the Americans with Disabilities Act and the Fair Housing Act. According to the letter of Attorney Paul Grabitske dated May 21, 2013 Jane #1,#2, #3, #4, #5 and #6 are each disabled individuals as defined by law.

If additional space is required, attach a separate sheet

REQUESTED COUNCIL ACTION: Council must determine the process for holding a Hearing. The alternatives are to have a Hearing held at the administrative level with a person designated by the City Administrator and Council or a Hearing before the City Council as a whole as was done in 2012.

For Clerk's Use:

Motion By: _____
 Second By: _____

Vote Record:

	Aye	Nay	
	_____	_____	Norland
	_____	_____	Spears
	_____	_____	Freyberg
	_____	_____	Steiner
	_____	_____	Dehen

SUPPORTING DOCUMENTS ATTACHED

Resolution	Ordinance	Contract	Minutes	Map
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Other (specify) <u>Application for reasonable accommodation.</u>				

<input type="checkbox"/> Workshop
<input checked="" type="checkbox"/> Regular Meeting
<input type="checkbox"/> Special Meeting

<input type="checkbox"/>	Refer to: _____
<input type="checkbox"/>	Table until: _____
<input type="checkbox"/>	Other: _____

Grabitske *Law Firm, PLC*

403 South Broad Street, Suite 20 ♦ Mankato MN 56001
(507) 779-7012 ♦ www.grabitskelaw.com

May 21, 2013

Mr. Mike Fischer
City Planner
City of North Mankato
1001 Belgrade Avenue
P.O. Box 2055
North Mankato, MN 56002-2055

Re: Application for Reasonable Accommodation

Dear Mr. Fischer,

Belle House, LLC as attorney-in-fact for Jane Doe #1, #2, #3, #4, #5, and #6, hereby requests that the City of North Mankato grant a reasonable accommodation to allow up to eight (8) unrelated individuals to reside together at 2107 Northridge Drive, North Mankato, MN 56003. This application is made under the authority of the Americans with Disabilities Act and the Fair Housing Act. Jane #1, #2, #3, #4, #5, and #6 are each disabled individuals as defined by law.

You had previously asked Darcy Wennes if something had changed since the last submission. We believe at the hearing we will cure the standing issue as it relates to a potential appeal. We also believe there will be additional evidence relating to lack of costs on the City of North Mankato and that opponents of the requested accommodation will not be able to demonstrate undue hardship. The law provides and requires that once facial reasonableness is established; those in opposition to the reasonable accommodation bear the burden of proving that the accommodation is in fact unreasonable.

Please inform me as to when you would anticipate having a hearing. Thank you.

Sincerely,



Paul E. Grabitske
paul@grabitskelaw.com

cc: Belle House, LLC

RESOLUTION SETTING HEARING FOR BELLE HOUSE, LLC
REQUEST FOR REASONABLE ACCOMMODATION
AND PROVIDING
FOR THE PROCESS OF THE HEARING

WHEREAS, Belle House, LLC has presented to the City of North Mankato a petition for reasonable accommodation to house not more than eight (8) recovering addicts/alcoholics at 2107 Northridge Drive, North Mankato, Minnesota; and

WHEREAS, the City of North Mankato desires to provide for due process with the opportunity for the applicant and any parties opposed to the application to be heard regarding the above matter;

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF NORTH MANKATO, MINNESOTA, as follows:

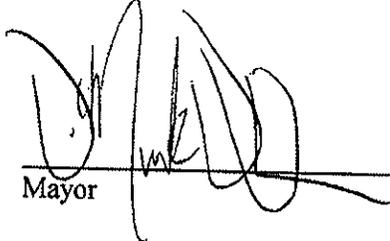
1. The City Council of the City of North Mankato, Minnesota, shall be designated as the proper body to hear all evidence regarding the above application and to make a determination as to whether or not to grant the petition for reasonable accommodation. The City Council shall convene as a quasi judicial body for the purpose of such a hearing at 6:00 p.m. on Monday, September 24, 2012, in the Council Chambers of the Municipal Building, 1001 Belgrade Avenue, North Mankato, Minnesota.
2. The Mayor of the City of North Mankato shall preside over such hearing. The North Mankato City Attorney shall advise the Mayor and Council regarding admissibility of any evidence prior to or at the time of the hearing.
3. The hearing will be scheduled for two (2) hours. Applicant shall have a total of one (1) hour to present evidence (including documents, testimony and arguments of counsel or a party) at the hearing. Anyone opposing the application shall have a total of one (1) hour to present evidence (including documents, testimony and arguments of counsel or a party). Anyone wishing to appear at the hearing must give written notice to the City Clerk of North Mankato no later than 4:30 p.m. on September 19, 2012. Anyone wishing to address the City Council at the hearing who has not given written notice in advance will be permitted to testify, submit evidence or argue the matter to the City Council at the discretion of the Mayor.
4. Any party may provide the City Council with documents prior to the hearing. Any such documents shall be submitted with seven (7) copies and shall be submitted no later than 4:30 p.m. on September 19, 2012. Whenever possible the documents should also be in a form that allows copies to be emailed to Council Members prior to the hearing for their consideration.
5. The hearing shall be videotaped by the City of North Mankato. Should any party wish to have an electronic reporter or court reporter present they shall be responsible to make such

arrangements and pay the costs. Should any party appeal the decision of the City Council they shall be solely responsible for the costs of preparing a transcript of the hearing.

6. Upon the conclusion of the hearing, the City Council will discuss the matter and take it under consideration. A written decision, along with written findings, will be issued by the City Council no later than September 28, 2012. Any ruling will be signed by a majority of the City Council in attendance at the meeting of September 24, 2012.

7. The standard to be applied to this application is as follows: The City must provide for the accommodation if the request is (1) reasonable, (2) necessary, and (3) affords handicapped persons equal opportunity to use and enjoy. The burden is upon the applicant by a preponderance of evidence to prove their request for the accommodation meets the three-part test. Necessity can include financial or therapeutic advantages of a greater number of occupants. The City can also consider whether the requested accommodation poses an undue financial or administrative burden on a local government, or if the modification creates a fundamental alteration of a local government's land use and zoning scheme.

Adopted this 4th day of September 2012.



Mayor

Attest:



City Clerk

In Re:

The Application of Belle House, LLC

After due notice a hearing was held on the 24th day of September, 2012 before the members of the North Mankato City Council appointed to act as a hearing body to determine whether to grant the request for Reasonable Accommodation brought by Applicant. The City Council makes the following

Findings of Fact:

1. Darcy Wennes owns Belle House, LLC.
2. Belle House, LLC serves clients who are recovering female alcoholics.
3. The City of North Mankato stipulated that Darcy Wennes and Belle House, LLC have standing to make the request for Reasonable Accommodation as surrogates for persons who are defined as disabled persons by the Fair Housing Amendments Act of 1988 and the Americans with Disabilities Act.
4. Belle House, LLC, by and through its owner, Darcy Wennes, requested the City of North Mankato provide Reasonable Accommodation by allowing up to eight unrelated female residents to live at 2107 Northridge Drive, North Mankato, Minnesota in a board and care facility for alcoholic women.
5. The property at 2107 Northridge Drive is within an area zoned R-1 (Single family residences) by the City of North Mankato.
6. The property at 2107 Northridge Drive has never been licensed as a rental facility by the City of North Mankato.
7. On August 13, 2012 pursuant to Minnesota Statute 15.99 sub. 3(f) the City of North Mankato extended an additional sixty (60) days the time to consider the initial application of Belle House, LLC. This extended the time for determination from September 2, 2012 to November 1, 2012.

8. Testimony was presented at the hearing of several other similar residential facilities existing in similar size communities serving a maximum of six (6) residents at a time.

9. Testimony was presented at the hearing that no more than two (2) unrelated persons are allowed to reside in a single residence in an area zoned R-1 in North Mankato.

10. Minnesota Statute 462.357 Sub. 7 states a state licensed residential facility or a housing with services establishment registered under Chapter 144D serving six (6) or fewer persons shall be considered a permitted single family residential use of property for the purposes of zoning.

11. Testimony was presented at the hearing that exceeding the number of persons allowed under Minnesota Statute 462.357 Sub. 7 would impose an undue financial or administrative burden on the City of North Mankato.

12. Testimony was presented at the hearing that exceeding the number of persons allowed under Minnesota Statute 462.357 Sub. 7 would create a fundamental alteration of North Mankato's land use and zoning scheme, and it is not a reasonable accommodation.

Conclusions of Law

1. Minnesota Statute 462.357 Sub. 7 establishing six (6) unrelated persons as the maximum allowed in a residential facility where the property is zoned R-1 (Residential) is reasonable and is not discriminatory.

2. Allowing six (6) unrelated persons to reside in a residential facility zoned R-1 exceeds substantially the number of unrelated persons allowed in any residence not covered by the Fair Housing Act or the Americans with Disabilities Act.

3. The accommodation requested by Belle House, LLC is not reasonable in that the current limit of six (6) unrelated persons is already triple what would be allowed any other owner/occupant of land in a R-1 zone in North Mankato.

4. The accommodation requested by Belle House, LLC is not necessary in that other similar homes have been shown to operate with six (6) or fewer occupants.

5. The accommodation requested by Belle House, LLC is not required to afford handicapped persons equal opportunity to use and enjoy housing as the six (6) person capacity already exceeds the opportunity enjoyed by those not protected by the Fair Housing Act or the Americans with Disabilities Act.

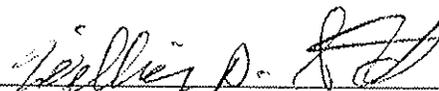
6. The accommodation requested by Belle House, LLC imposes an undue financial or administrative burden on the City of North Mankato.

7. The accommodation requested by Belle House, LLC creates a fundamental alteration to North Mankato's land use and zoning scheme and is not a reasonable accommodation.

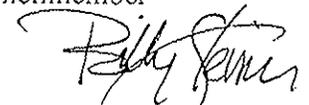
ORDER

1. Belle House, LLC's request for reasonable accommodation to allow up to eight unrelated females to cohabitate at 2107 Northridge Drive, North Mankato, Minnesota is DENIED.

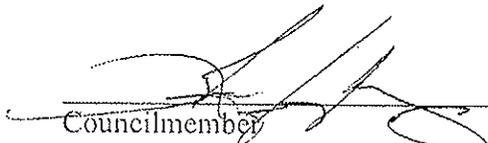
I agree to the above Findings of Fact, Conclusions of Law and vote to DENY the request of Belle House, LLC for a reasonable accommodation to allow up to eight unrelated females to cohabitate at 2107 Northridge Drive, North Mankato, Minnesota.



Councilmember



Councilmember



Councilmember

CITY OF NORTH MANKATO

REQUEST FOR COUNCIL ACTION



Agenda Item #10G	Department: Northland Securities	Council Meeting Date: 06/17/13
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TITLE OF ISSUE: Presentation of Debt Study

BACKGROUND AND SUPPLEMENTAL INFORMATION: Attached is a copy of the Debt Study. Tammy Omdal from Northland Securities will be at the meeting at 8:30 p.m. to present the Debt Study.

If additional space is required, attach a separate sheet

REQUESTED COUNCIL ACTION: Information only.

For Clerk's Use:

Motion By: _____
 Second By: _____

Vote Record:

	Aye	Nay	
_____	_____	_____	Norland
_____	_____	_____	Spears
_____	_____	_____	Freyberg
_____	_____	_____	Steiner
_____	_____	_____	Dehen

SUPPORTING DOCUMENTS ATTACHED

Resolution	Ordinance	Contract	Minutes	Map
<input type="checkbox"/>				

Other (specify) Debt Study

<input type="checkbox"/> Workshop
<input checked="" type="checkbox"/> Regular Meeting
<input type="checkbox"/> Special Meeting

<input type="checkbox"/>	Refer to: _____
<input type="checkbox"/>	Table until: _____
<input type="checkbox"/>	Other: _____



**City of North Mankato, MN
North Mankato Port Authority, MN
Debt Management Study and Financial Management Plan
FINAL 2013 REPORT**

As of June 12, 2013



NORTHLAND STRATEGIES
Special Projects Group

The information presented in the report is intended solely for financial planning purposes. Northland Securities is not providing advice on the timing, terms, structure or similar matters related to a specific bond issue.

Letter of Transmittal

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NORTHLAND  SECURITIES

May 20, 2013

John Harrenstein, City Administrator
1001 Belgrade Avenue
P.O. Box 2055
North Mankato, MN 56002-2055

Clara Thorne, Finance Director
1001 Belgrade Avenue
P.O. Box 2055
North Mankato, MN 56002-2055

RE: Debt Management Study and Financial Management Plan

Dear John and Clara:

Northland Securities, Inc. is pleased to present you with a Debt Management Study and Financial Management Plan. The Study and Financial Management Plan is inclusive of all debt obligations for both the City of North Mankato and the North Mankato Port Authority. Northland was hired to complete the study and to prepare the financial management plans for each City and Port Authority Fund used to account for debt service. Services include a comprehensive review of the City's outstanding special assessments. The analysis and report includes a review of past financial performance in the debt service funds and a projection for future financial performance.

We appreciate the opportunity to work with the City of North Mankato and to provide you with this Report.

Sincerely,



Tammy Omdal
Manager of Northland Strategies/Senior Vice President

45 South 7th Street, Suite 2000, Minneapolis, MN 55402
Main: (612) 851-5900 / Direct: (612) 851-4964 / Email: tomdal@northlandsecurities.com
Member FINRA and SIPC

EXECUTIVE SUMMARY

The City of North Mankato (the “City”) and the North Mankato Port Authority (the “Port Authority”) use the issuance of debt as an important and essential tool for financing the construction of public improvements, to acquire capital equipment, and to assist with development and redevelopment.

Ongoing debt management is critical in order to monitor the repayment of existing debt obligations and to be well prepared for the future issuance of debt.

The Debt Study Report (“the Report”) and financial management plans contained within is intended to serve as a guide for the financial management of the City’s debt service obligations. The Report contains information both on debt service funds and other funds which are used to account for payment of debt. All debt obligations identified by the City are included in the Report.

The financial plans are built around identified key assumptions, including assumptions for future revenue sources. This includes estimates for the payment of outstanding, including delinquent and deferred special assessments. To the extent the assumptions in the Report change in the months and years ahead, which they will, the City will need to continue to adjust its financial plans accordingly.

Study Approach

The Report was prepared by Northland Securities. The following steps were taken as part of the study process:

- City provided information on historical financial information, including debt service payments, source of funds for payment, and interfund transfers and interfund loans.
- The base year for the study was year 2007.
- The most recent audited financial statements for the City and the Port Authority are as of December 31, 2011. The study approach was to balance to the most recent audited financial statements. The City also provided preliminary (unaudited) 2012 financial statements which were used as input for the debt study; the City anticipates the final “audited” financial statements for the year ending 2012 will be consistent with the information provided to Northland Securities for the debt study and the Report.
- City provided information on special assessments. This included information from City records and reports the City received from the County.
- Information provided by the City was organized, analyzed, and used to support the development of financial plans for each of the debt service funds.
- Once the initial financial plans were developed different scenarios were considered and analyzed to determine impact on future property tax levy.
- City staff offered input and feedback on the assumptions and desired outcomes.

It is also important to note aspects of financial performance not reviewed as part of the study:

- The study did not include a review of the City’s original special assessment certifications compared to the County’s records.
- The study did not include a review of the City’s

utility funds or other governmental funds to confirm financial condition. The utility funds and the General Fund are owed cash from the debt service funds (through interfund loans).

- The study did not include an analysis of the impact of future debt issuance on the financial plans for the debt service funds. This should be considered as part of future updates to the debt study and the Report.
- The study did not include a review and cross reference of bond resolutions and annual resolutions for certification of debt service tax levy to the County.

Findings from Study

The following findings were identified as a result of the study:

1. **Cash Deficits.** Since at least 2007, the City has borrowed cash internally to cover cash deficits in the debt service funds. As of December 31, 2011 the City reported a combined approximate \$3,483,000 of cash owed to the General Fund and the utility funds from the debt service funds. About 50% of this amount is owed to the General Fund. Preliminary financial statements for year-end 2012, suggest the combined year-end reported total cash provided by other City funds to the debt service funds will be approximately \$3,169,000 or about \$314,000 less than the year-end 2011 amount. The loan from the General Fund is estimated to be less in 2012 than reported for 2011 due to an increase in revenue within the debt service funds, including an increase in the debt service tax levy to cover debt service that was originally estimated to be paid from special assessment collections. Table A provides a comparison of years.

	2011	2012 Preliminary
Total Cash Deficit in Debt Service Funds	(\$2,983,416)	(\$2,874,014)
Before Interfund Loans		
Cash loan from General Fund	\$2,047,524	\$1,733,208
Cash loan from Water Fund	\$1,083,000	\$1,083,000
Cash loan from Sewer Fund	<u>\$353,000</u>	<u>\$353,000</u>
Total Cash Provided to Debt Service Funds from Other City Funds	\$3,483,524	\$3,169,208
Total Cash Balance in Debt Service Funds	\$500,108	\$295,194
After Interfund Loans		

2. **Outstanding Special Assessments.** The debt service funds have accumulated negative cash balances due to the collection of special assessments being less than the original projections at time of debt issuance. Special assessment revenue has been less than estimated due to delinquent payments and the fact that special assessments have remained in "deferred" (and "postponed") status longer than what the City may have anticipated at time of debt issuance. Cities are authorized to let a property owner defer paying a certified assessment until a later date, provided the property owner or the property meets certain criteria. There are three types of authorized deferrals: undeveloped property; senior citizen and disability deferrals; and green acres. The majority of the deferred special assessments for the City of North Mankato are for undeveloped property. If the City were able to collect all of the outstanding special assessments, as originally anticipated, it would have enough cash

to pay debt service and to repay the internal loans. The financial planning challenge rests with the timing and certainty of the collection of the special assessments. As part of the debt study, legal counsel has reviewed the City’s certification process and provided a letter to the City on the determination of authority and process for collection of the outstanding (deferred) special assessments. See Table B below for details on the outstanding principal balances owed to the City for special assessments.

Special Assessments Owed to City	Estimated Outstanding Principal Balances as of 12/31/2012*	% of Total
Current (payable between years 2013 and 2023)	\$1,921,428	34%
Delinquent	\$721,406	13%
Deferred**	\$3,031,681	53%
Total Special Assessments Owed to City	\$5,674,515	100%

*The balances shown here include principal only. Legal counsel has provided the City a letter that includes information on a review of the special assessments outstanding.

**Does not include special assessments the City has “postponed” by contract and not certified.

- Property Tax Levy for Debt Service.** An increase in future tax levy for the debt service funds will likely be needed to provide revenue to repay the internal loans (of cash) from the General Fund and the utility funds. The amount of increase and the timing is dependent on collection of outstanding special assessments. The annual certified property tax levy for debt service has increased each year over the last five years (years 2009 to 2013), with the exception of year 2012. The increase in tax levy

has been a source of revenue to cover a portion of the shortfall in special assessment revenue. The property tax certified and collected for debt service has not been sufficient to avoid negative cash balances in the debt service funds. The tax levy amounts shown in Table C (below) for year’s 2014 to 2017 are preliminary estimates; the estimates are based on assumptions for the timing and amount of collection of special assessment revenue that will be collected in future years. The Report includes details on the assumptions for collection of future special assessment revenue and the impact on estimated future tax levy for debt service (see page 13). If actual collection of special assessments is less than projected it may require increases in the tax levy for debt service that are greater than what is shown in Table C.

	Tax Levy	\$ Change From Prior Year
2009	\$1,368,208	\$49,787
2010	\$1,463,987	\$95,779
2011	\$1,525,843	\$61,856
2012	\$1,430,015	(\$95,828)
2013	\$1,523,672	\$93,657
2014 Est.	\$1,623,672	\$100,000
2015 Est.	\$1,773,672	\$150,000
2016 Est.	\$1,848,672	\$75,000
2017 Est.	\$1,880,672	\$32,000

4. **Other City Revenue for Debt Service.** Other revenue sources for payment of City debt (not including tax levy or special assessments) includes revenue from utility enterprises, local option sales tax, and Municipal State Aid for Streets (MSA) construction allotment. These revenue sources have been sufficient to meet debt service as estimated and have not contributed to the cash deficits in the City's debt service funds. It should be noted that Storm Sewer Fund is not contributing to annual debt service for the G.O. Utility Revenue Bond, Series 2009B as originally anticipated; instead, the City has certified an annual property tax levy, approximately \$50,000 a year, for Series 2009B in lieu of contribution from the Storm Sewer Fund. Future adjustments to the Storm Sewer Fund, including possible rate adjustments, may allow the City to reduce the annual debt service tax levy certified for Series 2009B and instead use revenue from the Storm Sewer Fund.
5. **Revenue for North Mankato Port Authority Debt Service.** The outstanding debt of the Port Authority is supported by two sources of revenue: tax increment financing revenue and revenue from an annual payment from the City for the 2011 Note. The City has indicated that it is in the process of reviewing its tax increment financing (TIF) districts to update estimates for future tax increment revenue. Prior year TIF revenue has not been sufficient to meet debt service and the Port Authority has needed to borrow cash from other Funds to pay debt service. The Port Authority reported that its debt service funds owed approximately \$746,000 as 2011 (the most recent report available).

Recommendations

The following recommendations are offered based on the conclusions from the debt study.

1. The City should plan for an annual property tax levy for debt service that will meet current obligations for annual debt service payments and to repay the internal loans provided by other City funds. The Report suggests the debt service tax levy will need to increase by \$357,000 between years 2014 and 2017 (see Table C on page 3). An increase in tax revenue is needed to cover shortfalls in special assessment revenue and to repay the loans from the General Fund and the utility funds within a recommended period of less than five years. The rate of tax levy increase for debt service will depend on the flow of cash the City may receive from both the deferred and the delinquent outstanding special assessments. To estimate the annual tax levy for debt service needed in future years, the study made certain assumptions for collection of future special assessments. The assumptions for collection of special assessments is included in the Report, beginning on page 15.
2. The City should increase utility rates in the Storm Water Utility Fund (as originally planned at time of bond issuance) to a level needed to cover debt service payments for the General Obligation Utility Revenue Bonds, Series 2009B. This will eliminate the debt service levy for these bonds.
3. The City should plan to structure any future debt issuance (particularly payable from tax levy or special assessments) in a conservative manner to provide the City with time for future development to occur and the collection of the special assess-

ments that have been deferred or are presently delinquent. This may include delaying certain maturities and earlier call dates. An issuance of debt into the public market will require a credit rating review. The City's general obligation debt is currently rated AA by Standard and Poor's. The City's current debt profile is viewed by Standard & Poor's as "stable". The debt study did not include a review of future debt issuance plans.

4. The City should develop a plan of action to implement the recommendations provided by Kennedy & Graven (legal counsel) for collection of outstanding deferred and postponed special assessments.
5. The City should monitor actual revenue collection against the financial plans included in the Report. To the extent collection of delinquent and deferred special assessments varies from projections included in the financial plans it will require adjustments to plans and including possibly an adjustment to the estimated property tax levy. The timing for the projected repayment of the internal loans to the General Fund and to the utility funds needs to be carefully managed.
6. The City should develop a written financial management policy for managing the debt service funds. This policy should include guidelines for the creation of new debt service funds and for the closure of debt service funds. This policy is recommended to provide consistent guidance on management of the debt service funds. The policy could provide guidance for recording special assessment revenue for debt service funds that are closed.
7. The City should consider the adoption of resolutions to authorize and document the interfund loans that presently exist and are projected to be needed for the next four years under the financial plans included in the Report. The resolutions would provide formal documentation as to the purpose and the time period for the interfund loans.

Organization of Report

The Report is organized into five sections:

1. Executive Summary provides information on the organization of the report, study approach, using the report, and conclusions and recommendations.
2. Background provides information on the overall financial performance of the debt service funds, including historical and projected source and use of funds.
3. Financial Plans are provided for each of the City's debt service funds, the Sales Tax Fund, a summary of the debt service payments paid from the utility funds, and financial plans are included for the Port Authority for funds that include payment of debt service.
4. Debt Service Schedules are provided for each outstanding debt obligation of the City and the Port Authority. The schedules included annual principal and interest payments original planned source of funds and current estimated source of funds.
5. Appendix provides additional information to support projections and assumptions used for the debt study.

Using the Report

The Report is intended to be a practical guide for ongoing management of the City's debt service funds. Much of the information in the Report has enduring value and will serve to continue to guide management decisions over a number of years. However, management of the City's debt service funds is a dynamic system given the projected volatility of collection of the outstanding special assessment revenue. Future development within the City may accelerate the collection of special assessments - both delinquent and deferred. The Report should continue to be the foundation of an annual review and update.

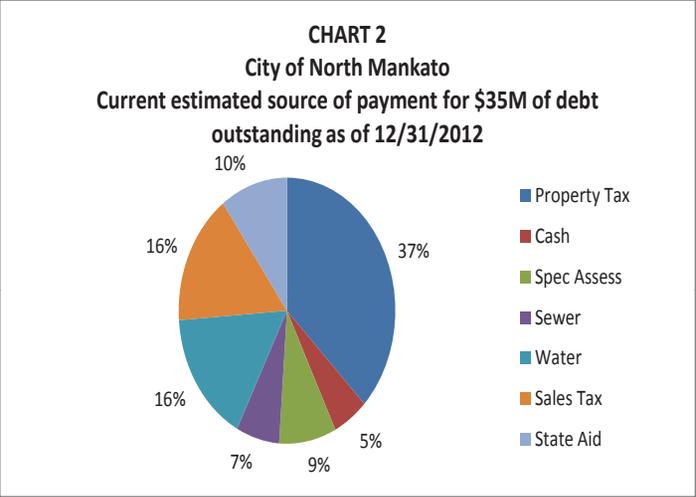
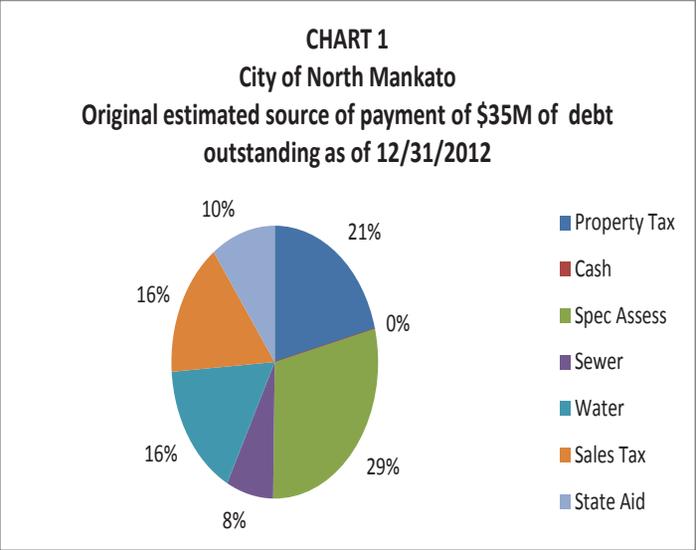
BACKGROUND

The City of North Mankato and the North Mankato Port Authority have used the authority to issue debt as a means to finance public infrastructure and capital acquisition. The source of planned revenue to repay outstanding debt obligations has included property tax levy, special assessments, utility revenues, sales tax, and state aid.

The deferral of special assessments and unanticipated delinquent special assessment payments has resulted in revenue for debt service falling short of original plans. As a result the City has acted to borrow cash from other city funds, including the General Fund and the utility funds, to meet cash flow needs within the debt service funds.

Sources of Revenue for Debt Service

Charts 1 provides the original sources of revenue for payment of debt service (principal and interest) for all outstanding debt for the City of North Mankato (not including Port Authority) as of December 31, 2012. In comparison, Chart 2, provides the current estimated source of revenue for future debt service payments. The major difference is in the estimated debt service to be paid from property tax versus special assessment revenue. The collection of special assessment revenue is estimated to be less than anticipated due to the deferral of outstanding special assessments. The City may eventually collect the outstanding special assessments that have been deferred but the collection is not estimated to occur during the life of the outstanding debt. It is estimated that the City will use property tax revenue to pay debt service.



NORTH MANKATO, MN
Total Debt Outstanding by Fund and Series as of December 31, 2012
Includes Both City Funds and Component Unit Port Authority Funds

Fund	Series	2011 CAFR	2012 Est.	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022
344	2004A GO Street Reconstruction	\$680,000	\$205,000	\$140,000	\$70,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
308	2008C G.O. CAPITAL IMPROVEMENT PLAN REFL	\$1,620,000	\$1,425,000	\$1,225,000	\$1,025,000	\$815,000	\$600,000	\$370,000	\$145,000	\$0	\$0	\$0	\$0
305	2009A G.O. EQUIPMENT CERTIFICATES	\$188,000	\$127,000	\$64,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
341	2001B G.O. IMPROVEMENT BONDS	\$60,000											
345	2005A G.O. CAPITAL PROJECTS FUND	\$685,000	\$540,000	\$395,000	\$255,000	\$120,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0
345	2005D GO IMPROVEMENT BONDS	\$780,000	\$160,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
356	2006A G.O. IMPROVEMENT BONDS	\$1,755,000											
346	2006C GO IMPROVEMENT BONDS	\$1,060,000	\$900,000	\$740,000	\$585,000	\$435,000	\$285,000	\$140,000	\$0	\$0	\$0	\$0	\$0
347	2007A GO IMPROVEMENT BONDS	\$1,375,000	\$990,000	\$615,000	\$485,000	\$360,000	\$235,000	\$115,000	\$0	\$0	\$0	\$0	\$0
348	2008A GO IMPROVEMENT BONDS	\$1,430,000	\$1,245,000	\$1,060,000	\$880,000	\$700,000	\$525,000	\$350,000	\$175,000	\$0	\$0	\$0	\$0
349	2009D GO STATE AID STREET BONDS	\$2,980,000	\$2,805,000	\$2,625,000	\$2,440,000	\$2,250,000	\$2,055,000	\$1,855,000	\$1,650,000	\$1,440,000	\$1,225,000	\$1,000,000	\$765,000
350	2010A GO IMPROVEMENT BONDS	\$2,305,000	\$2,305,000	\$2,230,000	\$2,130,000	\$2,005,000	\$1,860,000	\$1,710,000	\$1,555,000	\$1,400,000	\$1,240,000	\$1,075,000	\$905,000
356	2010C G.O. Refunding Bonds	\$3,455,000	\$3,155,000	\$2,960,000	\$2,835,000	\$2,765,000	\$2,495,000	\$2,295,000	\$2,200,000	\$1,655,000	\$1,020,000	\$270,000	\$0
311	2009C GO SALES TAX REVENUE BONDS	\$2,295,000	\$2,160,000	\$2,020,000	\$1,875,000	\$1,725,000	\$1,575,000	\$1,400,000	\$1,220,000	\$1,035,000	\$845,000	\$645,000	\$440,000
357	2012A G.O. Cross Over Refunding Bonds	\$0	\$1,830,000	\$1,830,000	\$1,670,000	\$1,515,000	\$1,195,000	\$1,020,000	\$845,000	\$670,000	\$485,000	\$395,000	\$300,000
	SUBTOTAL DEBT SERVICE FUNDS	\$20,668,000	\$17,847,000	\$15,904,000	\$14,250,000	\$12,690,000	\$10,825,000	\$9,255,000	\$7,790,000	\$6,200,000	\$4,815,000	\$3,385,000	\$2,410,000
602	1999B PUBLIC FACILITIES AUTHORITY	\$215,000	\$191,000	\$166,000	\$140,000	\$114,000	\$87,000	\$59,000	\$30,000	\$0	\$0	\$0	\$0
601	2001A	\$1,030,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
602	2003B	\$140,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
601	2006B GO UTILITY REVENUE BONDS	\$971,250	\$888,750	\$802,500	\$716,250	\$626,250	\$532,500	\$435,000	\$333,750	\$228,750	\$116,250	\$0	\$0
601	2007B GO UTILITY REVENUE BONDS	\$114,000	\$106,500	\$98,250	\$90,000	\$81,750	\$72,750	\$63,750	\$54,000	\$44,250	\$33,750	\$23,250	\$22,035
601	2008B GO WATER UTILITY REVENUE BONDS	\$2,205,000	\$2,160,000	\$2,115,000	\$2,065,000	\$2,015,000	\$1,965,000	\$1,915,000	\$1,810,000	\$1,700,000	\$1,590,000	\$1,440,000	\$1,300,000
601	2009B GO UTILITY REVENUE BONDS	\$206,667	\$193,333	\$180,000	\$165,000	\$150,000	\$135,000	\$120,000	\$105,000	\$90,000	\$73,333	\$56,667	\$40,000
601	2010C GO REFUNDING BONDS	\$900,000	\$900,000	\$725,000	\$550,000	\$370,000	\$185,000	\$0	\$0	\$0	\$0	\$0	\$0
602	1997A PUBLIC FACILITIES AUTHORITY LOAN-ST.	\$471,190	\$415,270	\$357,428	\$297,599	\$235,716	\$171,708	\$105,502	\$37,022	\$0	\$0	\$0	\$0
602	2005A G.O. CAPITAL PROJECTS FUND	\$490,000	\$445,000	\$395,000	\$345,000	\$295,000	\$240,000	\$185,000	\$125,000	\$65,000	\$0	\$0	\$0
602	2006B GO UTILITY REVENUE BONDS	\$323,750	\$296,250	\$267,500	\$238,750	\$208,750	\$177,500	\$145,000	\$111,250	\$76,250	\$38,750	\$0	\$0
602	2007B GO UTILITY REVENUE BONDS	\$646,000	\$603,500	\$556,750	\$510,000	\$463,250	\$412,250	\$361,250	\$306,000	\$250,750	\$191,250	\$131,750	\$57,965
603	2004B GO CAPITAL IMPROVEMENT PLAN BOND	\$1,120,000	\$200,000	\$135,000	\$70,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
604	2009B GO UTILITY REVENUE BONDS	\$413,333	\$386,667	\$360,000	\$330,000	\$300,000	\$270,000	\$240,000	\$210,000	\$180,000	\$146,667	\$113,333	\$80,000
	SUBTOTAL PROPRIETARY FUNDS	\$9,246,190	\$6,786,270	\$6,158,428	\$5,517,599	\$4,859,716	\$4,248,708	\$3,629,502	\$3,122,022	\$2,635,000	\$2,190,000	\$1,765,000	\$1,500,000
221	2010B GO SALES TAX REVENUE BONDS	\$750,000	\$700,000	\$650,000	\$600,000	\$550,000	\$500,000	\$450,000	\$400,000	\$345,000	\$290,000	\$235,000	\$180,000
317	2011 NOTE PAYABLE TO PORT AUTHORITY	\$3,215,000	\$3,215,000	\$3,215,000	\$3,215,000	\$3,085,000	\$2,955,000	\$2,820,000	\$2,685,000	\$2,545,000	\$2,405,000	\$2,260,000	\$2,115,000
221	BENSON PARK (TIMM CONTRACT)	\$45,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
	SUBTOTAL AGENCY FUNDS	\$4,010,000	\$3,915,000	\$3,865,000	\$3,815,000	\$3,635,000	\$3,455,000	\$3,270,000	\$3,085,000	\$2,890,000	\$2,695,000	\$2,495,000	\$2,295,000
	TOTAL CITY CITY FUNDS	\$33,924,190	\$28,548,270	\$25,927,428	\$23,582,599	\$21,184,716	\$18,528,708	\$16,154,502	\$13,997,022	\$11,725,000	\$9,700,000	\$7,645,000	\$6,205,000
368	1994A PORT AUTHORITY GO REVENUE BONDS	\$155,000	\$80,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
379	1998 GO TIF BONDS REFUNDED BY 2001D	\$580,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
368	2003A PORT AUTHORITY TAXABLE GO REVENUE	\$290,000	\$145,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
368	2009A PORT AUTHORITY G.O. TAXABLE REFUND	\$1,240,000	\$1,100,000	\$955,000	\$810,000	\$660,000	\$505,000	\$345,000	\$175,000	\$0	\$0	\$0	\$0
379	2010D GO TAX INCREMENT REFUNDING BOND	\$810,000	\$810,000	\$810,000	\$810,000	\$810,000	\$755,000	\$700,000	\$645,000	\$555,000	\$465,000	\$370,000	\$275,000
370	2011A PORT AUTHORITY GO BONDS	\$3,215,000	\$3,215,000	\$3,215,000	\$3,215,000	\$3,085,000	\$2,955,000	\$2,820,000	\$2,685,000	\$2,545,000	\$2,405,000	\$2,260,000	\$2,115,000
371	2011B PORT AUTHORITY TAXABLE GO TAX INC	\$455,000	\$455,000	\$455,000	\$445,000	\$435,000	\$425,000	\$415,000	\$400,000	\$385,000	\$370,000	\$355,000	\$340,000
240	NORTHPORT INDUSTRIAL PARK CONTRACT FOI	\$900,000	\$800,000	\$700,000	\$600,000	\$500,000	\$400,000	\$300,000	\$200,000	\$0	\$0	\$0	\$0
	TOTAL PORT AUTHORITY FUNDS	\$7,645,000	\$6,605,000	\$6,135,000	\$5,880,000	\$5,490,000	\$5,040,000	\$4,580,000	\$4,105,000	\$3,485,000	\$3,240,000	\$2,985,000	\$2,730,000
	GRAND TOTAL ALL FUNDS	\$41,569,190	\$35,153,270	\$32,062,428	\$29,462,599	\$26,674,716	\$23,568,708	\$20,734,502	\$18,102,022	\$15,210,000	\$12,940,000	\$10,630,000	\$8,935,000

NORTH MANKATO, MN
Total Debt Service (Principal and Interest) by Fund and Series as of December 31, 2012
Includes Both City Funds and Component Unit Port Authority Funds

Fund	Series	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	YEARS 2023 THROUGH 2037	TOTAL
												COMBINED	
344	2004A G.O. Street Reconstruction	\$90,595	\$92,860	\$80,713	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$264,168
308	2008C G.O. CAPITAL IMPROVEMENT PLAN I	\$243,935	\$237,935	\$241,470	\$239,458	\$247,115	\$234,270	\$147,610	\$0	\$0	\$0	\$0	\$1,591,793
305	2009A G.O. EQUIPMENT CERTIFICATES	\$66,175	\$65,600	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$131,775
345	2005A G.O. CAPITAL PROJECTS FUND	\$161,689	\$151,810	\$141,930	\$122,250	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$577,679
345	2005D GO IMPROVEMENT BONDS	\$170,754	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$170,754
346	2006C GO IMPROVEMENT BONDS	\$192,800	\$181,500	\$170,400	\$164,400	\$153,500	\$142,800	\$0	\$0	\$0	\$0	\$0	\$1,005,400
347	2007A GO IMPROVEMENT BONDS	\$407,856	\$152,724	\$142,529	\$137,388	\$127,320	\$117,415	\$0	\$0	\$0	\$0	\$0	\$1,085,232
348	2008A GO IMPROVEMENT BONDS	\$224,235	\$213,625	\$207,820	\$196,875	\$190,838	\$184,625	\$178,238	\$0	\$0	\$0	\$0	\$1,396,255
349	2009D GO STATE AID STREET BONDS	\$272,063	\$273,181	\$273,725	\$273,425	\$272,500	\$271,425	\$269,938	\$267,763	\$269,500	\$270,300	\$811,700	\$3,525,519
350	2010A GO IMPROVEMENT BONDS	\$150,350	\$173,850	\$196,850	\$214,350	\$215,725	\$216,975	\$212,325	\$212,675	\$212,075	\$211,300	\$1,014,950	\$3,031,425
356	2010C GO REFUNDING BONDS	\$273,840	\$202,244	\$146,018	\$343,148	\$268,785	\$160,693	\$602,515	\$675,905	\$769,943	\$274,253	\$0	\$3,717,341
311	2009C GO SALES TAX REVENUE BONDS	\$213,463	\$214,963	\$215,613	\$211,113	\$231,613	\$231,363	\$230,963	\$229,950	\$233,300	\$230,800	\$466,600	\$2,709,738
357	2012A G.O. CROSS OVER REFUNDING BONI	\$0	\$163,143	\$169,521	\$344,780	\$197,086	\$194,724	\$191,968	\$198,723	\$100,930	\$103,803	\$312,025	\$2,976,701
	SUBTOTAL DEBT SERVICE FUNDS	\$2,467,754	\$2,123,434	\$1,986,588	\$2,247,186	\$1,904,481	\$1,754,289	\$1,833,555	\$1,585,015	\$1,585,748	\$1,090,455	\$2,605,275	\$21,183,778
602	1999B PUBLIC FACILITIES AUTHORITY	\$30,997	\$31,212	\$30,396	\$30,580	\$30,732	\$30,853	\$30,942	\$0	\$0	\$0	\$0	\$215,712
601	2006B GO UTILITY REVENUE BONDS	\$121,546	\$118,096	\$118,265	\$118,225	\$118,018	\$117,619	\$117,011	\$117,639	\$118,749	\$0	\$0	\$1,065,168
601	2007B GO UTILITY REVENUE BONDS	\$12,615	\$12,281	\$11,943	\$12,337	\$11,964	\$12,320	\$11,905	\$12,220	\$11,763	\$12,034	\$12,267	\$133,649
601	2008B GO WATER UTILITY REVENUE BONDS	\$128,825	\$132,353	\$130,803	\$129,190	\$127,515	\$179,919	\$181,098	\$176,973	\$211,985	\$196,330	\$1,501,920	\$3,096,909
601	2009B GO UTILITY REVENUE BONDS	\$19,830	\$21,097	\$20,647	\$20,197	\$19,747	\$19,297	\$18,847	\$20,033	\$19,467	\$18,867	\$42,375	\$240,402
601	2010C GO REFUNDING BONDS	\$187,348	\$185,554	\$188,243	\$190,319	\$186,850	\$0	\$0	\$0	\$0	\$0	\$0	\$938,313
602	1997A PUBLIC FACILITIES AUTHORITY LOAN	\$71,494	\$71,494	\$71,494	\$71,494	\$71,494	\$71,494	\$37,653	\$0	\$0	\$0	\$0	\$466,617
602	2005A G.O. CAPITAL PROJECTS FUND	\$66,185	\$64,473	\$62,698	\$65,766	\$63,663	\$66,390	\$63,960	\$66,365	\$0	\$0	\$0	\$519,499
602	2006B GO UTILITY REVENUE BONDS	\$40,515	\$39,365	\$39,422	\$39,408	\$39,339	\$39,206	\$39,004	\$39,213	\$39,583	\$0	\$0	\$355,056
602	2007B GO UTILITY REVENUE BONDS	\$71,487	\$69,594	\$67,677	\$69,910	\$67,794	\$69,812	\$67,463	\$69,245	\$66,657	\$68,194	\$69,513	\$757,347
603	2004B GO CAPITAL IMPROVEMENT PLAN B	\$113,094	\$110,331	\$91,975	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$315,400
604	2009B GO UTILITY REVENUE BONDS	\$39,660	\$42,193	\$41,293	\$40,393	\$39,493	\$38,593	\$37,693	\$40,067	\$38,933	\$37,733	\$84,750	\$480,803
	SUBTOTAL PROPRIETARY FUNDS	\$903,596	\$898,043	\$874,854	\$787,819	\$776,608	\$645,502	\$605,576	\$541,755	\$507,138	\$333,159	\$1,710,825	\$8,584,874
221	2010B GO SALES TAX REVENUE BONDS	\$70,450	\$69,825	\$69,075	\$68,075	\$66,950	\$65,700	\$69,325	\$67,675	\$65,750	\$63,825	\$194,100	\$870,750
317	2011 NOTE PAYABLE TO PORT AUTHORITY	\$0	\$0	\$225,756	\$223,156	\$225,506	\$222,806	\$225,056	\$222,081	\$223,603	\$219,797	\$2,599,872	\$4,387,635
	SUBTOTAL AGENCY FUNDS	\$70,450	\$69,825	\$294,831	\$291,231	\$292,456	\$288,506	\$294,381	\$289,756	\$289,353	\$283,622	\$2,793,972	\$5,258,385
	TOTAL CITY CITY FUNDS	\$3,441,800	\$3,091,301	\$3,156,273	\$3,326,236	\$2,973,546	\$2,688,297	\$2,733,512	\$2,416,526	\$2,382,238	\$1,707,236	\$7,110,072	\$35,027,037
368	1994A PORT AUTHORITY GO REVENUE BON	\$84,800	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$84,800
368	2003A PORT AUTHORITY TAXABLE GO REVI	\$148,625	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$148,625
368	2009A PORT AUTHORITY G.O. TAXABLE REF	\$183,059	\$179,071	\$179,646	\$179,296	\$177,996	\$181,226	\$178,828	\$0	\$0	\$0	\$0	\$1,259,123
379	2010D GO TAX INCREMENT REFUNDING BC	\$35,508	\$35,508	\$35,508	\$89,724	\$88,060	\$86,163	\$118,345	\$114,700	\$115,789	\$111,538	\$323,676	\$1,154,516
370	2011A PORT AUTHORITY GO BONDS	\$97,056	\$97,056	\$225,756	\$223,156	\$225,506	\$222,806	\$225,056	\$222,081	\$223,603	\$219,797	\$2,599,872	\$4,581,747
371	2011B PORT AUTHORITY TAXABLE GO TAX	\$20,340	\$30,190	\$29,890	\$29,565	\$29,215	\$33,778	\$33,253	\$32,690	\$32,090	\$31,490	\$463,755	\$766,255
240	NORTHPORT INDUSTRIAL PARK CONTRACT	\$130,000	\$126,000	\$122,000	\$118,000	\$114,000	\$110,000	\$204,000	\$0	\$0	\$0	\$0	\$924,000
	TOTAL PORT AUTHORITY FUNDS	\$699,388	\$467,825	\$592,800	\$639,741	\$634,778	\$633,973	\$759,482	\$369,471	\$371,482	\$362,824	\$3,387,303	\$8,919,066
	GRAND TOTAL ALL FUNDS	\$4,141,188	\$3,559,126	\$3,749,073	\$3,965,977	\$3,608,323	\$3,322,269	\$3,492,994	\$2,785,998	\$2,753,720	\$2,070,060	\$10,497,375	\$43,946,103

CITY OF NORTH MANKATO, MN

Does Not Include Port Authority

Total General Obligation Debt Service and Original Planned Source of Funds for Payment, as of December 31, 2012

Year	DEBT SERVICE PAYMENTS			ORIGINAL PLANNED SOURCE OF FUNDS FOR DEBT SERVICE PAYMENTS						
	Principal	Interest	Total	Property Tax	Spec Assess	Sewer	Water	Sales Tax	State Aid	Total
2013	\$2,620,842	\$820,958	\$3,441,800	\$637,105	\$1,458,218	\$289,341	\$501,161	\$283,913	\$272,063	\$3,441,800
2014	\$2,344,829	\$746,473	\$3,091,301	\$665,652	\$1,079,969	\$287,119	\$500,593	\$284,788	\$273,181	\$3,091,301
2015	\$2,397,883	\$758,389	\$3,156,273	\$587,248	\$1,001,977	\$282,583	\$500,295	\$510,444	\$273,725	\$3,156,273
2016	\$2,656,008	\$670,228	\$3,326,236	\$590,913	\$1,171,735	\$286,972	\$500,847	\$502,344	\$273,425	\$3,326,236
2017	\$2,374,206	\$599,340	\$2,973,546	\$582,296	\$818,073	\$281,783	\$494,825	\$524,069	\$272,500	\$2,973,546
2018	\$2,157,480	\$530,817	\$2,688,297	\$548,451	\$703,050	\$285,495	\$360,006	\$519,869	\$271,425	\$2,688,297
2019	\$2,272,022	\$461,490	\$2,733,512	\$435,027	\$897,628	\$245,773	\$359,803	\$525,344	\$269,938	\$2,733,512
2020	\$2,025,000	\$391,526	\$2,416,526	\$276,240	\$811,063	\$214,890	\$326,865	\$519,706	\$267,763	\$2,416,526
2021	\$2,055,000	\$327,238	\$2,382,238	\$160,342	\$922,605	\$145,173	\$361,964	\$522,653	\$269,500	\$2,382,238
2022	\$1,440,000	\$267,236	\$1,707,236	\$145,751	\$443,604	\$105,928	\$227,231	\$514,422	\$270,300	\$1,707,236
2023	\$1,215,000	\$220,021	\$1,435,021	\$121,398	\$185,474	\$112,663	\$224,642	\$520,144	\$270,700	\$1,435,021
2024	\$1,205,000	\$175,954	\$1,380,954	\$305,330	\$185,522	\$41,600	\$240,300	\$337,502	\$270,700	\$1,380,954
2025	\$945,000	\$130,246	\$1,075,246	\$339,615	\$185,622	\$0	\$217,310	\$62,400	\$270,300	\$1,075,246
2026	\$540,000	\$101,619	\$641,619	\$228,540	\$193,354	\$0	\$219,725	\$0	\$0	\$641,619
2027	\$550,000	\$80,741	\$630,741	\$244,286	\$169,720	\$0	\$216,735	\$0	\$0	\$630,741
2028	\$375,000	\$58,879	\$433,879	\$215,544	\$0	\$0	\$218,335	\$0	\$0	\$433,879
2029	\$390,000	\$43,912	\$433,912	\$214,397	\$0	\$0	\$219,515	\$0	\$0	\$433,912
2030	\$185,000	\$32,872	\$217,872	\$217,872	\$0	\$0	\$0	\$0	\$0	\$217,872
2031	\$190,000	\$26,075	\$216,075	\$216,075	\$0	\$0	\$0	\$0	\$0	\$216,075
2032	\$195,000	\$19,097	\$214,097	\$214,097	\$0	\$0	\$0	\$0	\$0	\$214,097
2033	\$205,000	\$11,719	\$216,719	\$216,719	\$0	\$0	\$0	\$0	\$0	\$216,719
2034	\$210,000	\$3,938	\$213,938	\$213,938	\$0	\$0	\$0	\$0	\$0	\$213,938
2035	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2036	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2037	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total	\$28,548,270	\$6,478,767	\$35,027,037	\$7,376,835	\$10,227,613	\$2,579,322	\$5,690,152	\$5,627,596	\$3,525,519	\$35,027,037
<i>% of Total</i>				21.1%	29.2%	7.4%	16.2%	16.1%	10.1%	100.0%

CITY OF NORTH MANKATO, MN
Does Not Include Port Authority
Total General Obligation Debt Service and Current Source of Funds for Payment, as of December 31, 2012

Year	DEBT SERVICE PAYMENTS			CURRENT ESTIMATED SOURCE OF FUNDS FOR DEBT SERVICE PAYMENTS							
	Principal	Interest	Total	Property Tax	Cash	Spec Assess	Sewer	Water	Sales Tax	State Aid	Total
2013	\$2,620,842	\$820,958	\$3,441,800	\$1,303,411	\$213,400	\$553,845	\$314,008	\$501,161	\$283,913	\$272,063	\$3,441,800
2014	\$2,344,829	\$746,473	\$3,091,301	\$831,193	\$393,861	\$502,431	\$305,257	\$500,593	\$284,788	\$273,181	\$3,091,302
2015	\$2,397,883	\$758,389	\$3,156,273	\$1,043,683	\$94,784	\$450,076	\$283,265	\$500,295	\$510,444	\$273,725	\$3,156,272
2016	\$2,656,008	\$670,228	\$3,326,236	\$1,209,314	\$14,458	\$579,269	\$246,579	\$500,847	\$502,344	\$273,425	\$3,326,235
2017	\$2,374,206	\$599,340	\$2,973,546	\$1,006,105	\$22,115	\$411,641	\$242,290	\$494,825	\$524,069	\$272,500	\$2,973,545
2018	\$2,157,480	\$530,817	\$2,688,297	\$993,013	\$4,270	\$292,812	\$246,902	\$360,006	\$519,869	\$271,425	\$2,688,297
2019	\$2,272,022	\$461,490	\$2,733,512	\$1,030,438	\$289,045	\$50,866	\$208,080	\$359,803	\$525,344	\$269,938	\$2,733,512
2020	\$2,025,000	\$391,526	\$2,416,526	\$716,465	\$360,541	\$50,364	\$174,823	\$326,865	\$519,706	\$267,763	\$2,416,526
2021	\$2,055,000	\$327,238	\$2,382,238	\$616,938	\$455,081	\$49,861	\$106,240	\$361,964	\$522,653	\$269,500	\$2,382,238
2022	\$1,440,000	\$267,236	\$1,707,236	\$580,313	\$417	\$46,359	\$68,194	\$227,231	\$514,422	\$270,300	\$1,707,235
2023	\$1,215,000	\$220,021	\$1,435,021	\$350,023	\$0	\$0	\$69,513	\$224,642	\$520,144	\$270,700	\$1,435,022
2024	\$1,205,000	\$175,954	\$1,380,954	\$532,452	\$0	\$0	\$0	\$240,300	\$337,502	\$270,700	\$1,380,954
2025	\$945,000	\$130,246	\$1,075,246	\$525,236	\$0	\$0	\$0	\$217,310	\$62,400	\$270,300	\$1,075,246
2026	\$540,000	\$101,619	\$641,619	\$421,894	\$0	\$0	\$0	\$219,725	\$0	\$0	\$641,619
2027	\$550,000	\$80,741	\$630,741	\$414,006	\$0	\$0	\$0	\$216,735	\$0	\$0	\$630,741
2028	\$375,000	\$58,879	\$433,879	\$215,544	\$0	\$0	\$0	\$218,335	\$0	\$0	\$433,879
2029	\$390,000	\$43,912	\$433,912	\$214,397	\$0	\$0	\$0	\$219,515	\$0	\$0	\$433,912
2030	\$185,000	\$32,872	\$217,872	\$217,872	\$0	\$0	\$0	\$0	\$0	\$0	\$217,872
2031	\$190,000	\$26,075	\$216,075	\$216,075	\$0	\$0	\$0	\$0	\$0	\$0	\$216,075
2032	\$195,000	\$19,097	\$214,097	\$214,097	\$0	\$0	\$0	\$0	\$0	\$0	\$214,097
2033	\$205,000	\$11,719	\$216,719	\$216,719	\$0	\$0	\$0	\$0	\$0	\$0	\$216,719
2034	\$210,000	\$3,938	\$213,938	\$213,938	\$0	\$0	\$0	\$0	\$0	\$0	\$213,938
2035	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2036	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2037	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total	\$28,548,270	\$6,478,767	\$35,027,037	\$13,083,122	\$1,847,972	\$2,987,523	\$2,265,151	\$5,690,152	\$5,627,596	\$3,525,519	\$35,027,035
<i>% of Total</i>				<i>37.4%</i>	<i>5.3%</i>	<i>8.5%</i>	<i>6.5%</i>	<i>16.2%</i>	<i>16.1%</i>	<i>10.1%</i>	<i>100.0%</i>

Note: The source of cash shown above is from estimated future cash available within the debt service funds for payment of debt. Fund 344 (G.O. 2004A); Fund 346 (G.O. 2006); Fund 348 (G.O. 2008A); Fund 308 (G.O. 2008C); Fund 305 (G.O. 2009A); Fund 350 (G.O. 2010A); and Fund 356 (G.O. 2010C) are projected to have cash available as interfund loans are repaid and deferred and delinquent special assessment revenue is collected.

Property Tax Revenue for Debt Service

The analysis of the debt service funds and collection of special revenues suggest the City will need to increase the property tax levy in future years to provide needed cash for payment of debt service and to repay internal loans from other city funds, including the City’s General Fund.

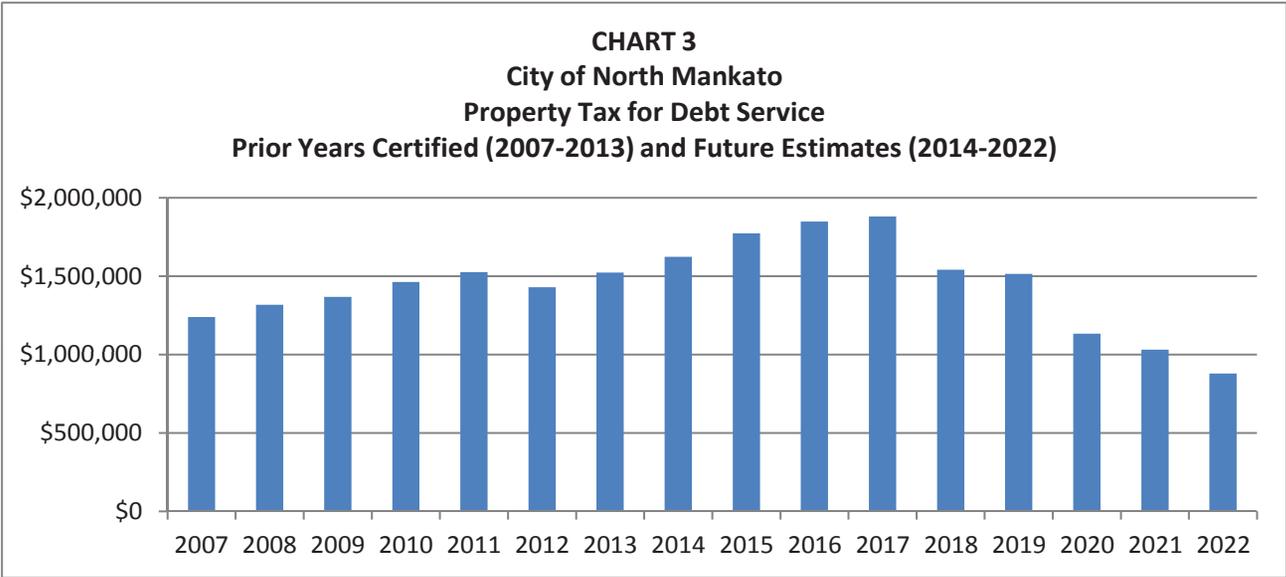
The chart below provides the certified property tax levy for years 2007 through 2013 and the future estimated amount of property tax levy needed to pay existing debt service and internal loan obligations for years 2017 through 2022. The estimates for future property tax levy are based on the current estimated timing of special assessment revenue collection. A change in the estimate for timing of collection of special assessments will impact the estimates for future property tax levy.

The estimated future property tax amounts do not reflect any additional tax revenue that may be needed for future debt issuance. The study did not include

a review or analysis of the impact of future debt issuance plans.

Chart 3 below shows that in future years the estimated tax levy needed for existing debt service will begin to decline. There should be capacity, if needed, to increase debt service for new debt issuance, supported by property tax, without increasing the overall debt service levy.

Information is provided on page 13 for estimated debt service property tax levy by fund. Page 14 includes information on estimated use of property tax revenue by fund and bond series to meet debt service payments. For certain funds, the estimated annual debt service tax levy exceeds the amount needed for debt service payment by fund in some years. The difference (or additional tax levy) is needed to repay outstanding interfund loans.



CITY OF NORTH MANKATO, MN
Debt Service Property Tax Levies For All City Funds

FUND DESCRIPTION	ACTUAL COLLECTED						FUTURE ESTIMATES									
	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022
305 G.O. Equipment Debt	314,322	338,022	338,596	255,022	254,525	68,985	69,484	-	-	-	-	-	-	-	-	-
316 Bond Reserve	15,000	-	-	-	189,766	462,195	127,091	197,105	240,143	-	-	-	-	-	-	-
308 Capital Improvement Bonds of 2008C	-	263,707	236,660	237,285	247,785	246,935	240,935	249,832	253,544	251,430	259,471	245,984	154,991	-	-	-
309 1997 Police/Library Capital Lease	266,011	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
338 1998 G.O. Improvement Bonds	66,453	64,660	102,885	80,000	-	-	-	-	-	-	-	-	-	-	-	-
340 2000A G.O. Improvement Bonds	90,397	87,220	89,214	149,798	152,000	-	-	-	-	-	-	-	-	-	-	-
341 2001B G.O. Improvement Bonds	-	-	-	56,311	99,220	115,000	-	-	-	-	-	-	-	-	-	-
342 2002A G.O. Improvement Bonds	58,804	62,303	60,079	62,733	-	-	-	-	-	-	-	-	-	-	-	-
343 2003A G.O. Improvement Bonds	19,623	22,611	19,935	22,176	-	-	-	-	-	-	-	-	-	-	-	-
354 2003C G.O. Refunding Bonds	142,620	75,000	75,000	82,347	-	-	-	-	-	-	-	-	-	-	-	-
344 2004A G.O. Street Reconstruction	104,260	101,740	99,220	101,950	-	96,490	99,010	-	-	-	-	-	-	-	-	-
345 2005A G.O. Improvement Bonds	-	-	-	-	-	-	160,516	175,000	-	-	-	-	-	-	-	-
355 2005C G.O. Improv. Refunding Bonds	75,125	74,087	78,604	145,047	145,047	99,928	32,135	-	-	-	-	-	-	-	-	-
346 2006C G.O. Improvement Bonds	37,000	179,071	164,529	168,398	-	-	-	-	-	-	-	-	-	-	-	-
347 2007A G.O. Improvement Bonds	-	-	-	-	211,071	196,321	163,124	-	-	-	-	-	-	-	-	-
348 2008A G.O. Improvement Bonds	-	-	53,486	52,920	55,453	57,598	54,105	382,000	230,000	230,000	230,000	230,000	230,000	-	-	-
349 2009 G.O. Improvement Bonds	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
350 2010A G.O. Improvement Bonds	-	-	-	-	-	-	112,868	182,543	206,693	225,068	226,511	227,824	222,941	223,309	222,679	221,865
356 2010C G.O. Refunding Bonds	-	-	-	-	120,976	36,563	168,786	175,000	582,000	756,781	925,197	600,000	600,000	600,000	600,000	300,000
311 2009C G.O. Sales Tax Revenue Bonds	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
317 Note to Port Authority	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
357 2012A G.O. Crossover Refund. Bonds	-	-	-	-	-	-	194,532	170,000	170,000	345,000	200,000	200,000	200,000	200,000	100,000	100,000
TOTAL DEBT SERVICE FUNDS	1,189,615	1,268,421	1,318,208	1,413,987	1,475,843	1,380,015	1,422,586	1,531,479	1,682,379	1,808,279	1,841,179	1,503,807	1,407,932	1,023,309	922,679	621,865
221 Local Options Sales Tax fund	-	-	-	-	-	-	-	-	-	-	-	-	70,000	70,000	70,000	220,000
601 Water Utility Fund	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
602 Sewer Utility Fund	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
603 Sanitary Collection Fund	50,000	50,000	50,000	50,000	50,000	50,000	50,000	50,000	50,000	-	-	-	-	-	-	-
604 Storm Water Fund	-	-	-	-	-	-	51,086	42,193	41,293	40,393	39,493	38,593	37,693	40,067	38,933	37,733
TOTAL OTHER CITY FUNDS	50,000	50,000	50,000	50,000	50,000	50,000	101,086	92,193	91,293	40,393	39,493	38,593	107,693	110,067	108,933	257,733
TOTAL CITY FUNDS	1,239,615	1,318,421	1,368,208	1,463,987	1,525,843	1,430,015	1,523,672	1,623,672	1,773,672	1,848,672	1,880,672	1,542,400	1,515,625	1,133,376	1,031,612	879,598
Annual Dollar Change		78,806	49,787	95,779	61,856	(95,828)	93,657	100,000	150,000	75,000	32,000	(338,272)	(26,776)	(382,249)	(101,764)	(152,014)

CITY OF NORTH MANKATO, MN
 USE OF PROPERTY TAX LEVY FOR DEBT SERVICE PAYMENTS

Fund	Purpose	ORIGINAL PLAN AT TIME OF ISSUANCE						CURRENT ESTIMATES FOR FUTURE YEARS								
		2013	2014	2015	2016	Yrs 2018 to 2017 2037 Combined		Total	2013	2014	2015	2016	Yrs 2018 to 2037 Combined		Total	
344	2004A GO STREET RECONSTRUCTION	\$90,595	\$92,860	\$80,713	\$0	\$0	\$0	\$264,168	\$87,925	\$0	\$0	\$0	\$0	\$0	\$0	\$87,925
308	2008C G.O. CAPITAL IMPROVEMENT PLAN REFUND	\$243,935	\$237,935	\$241,470	\$239,458	\$247,115	\$381,880	\$1,591,793	\$240,935	\$0	\$225,000	\$225,000	\$225,000	\$375,214	\$1,291,149	
305	2009A G.O. EQUIPMENT CERTIFICATES	\$66,175	\$65,600	\$0	\$0	\$0	\$0	\$131,775	\$66,175	\$0	\$0	\$0	\$0	\$0	\$66,175	
345	2005A G.O. CAPITAL PROJECTS FUND	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$160,516	\$24,915	\$0	\$0	\$0	\$0	\$185,431	
345	2005D GO IMPROVEMENT BONDS	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$57,510	\$0	\$0	\$0	\$0	\$0	\$57,510	
Fund 3	2006C GO IMPROVEMENT BONDS	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$171,146	\$181,500	\$170,400	\$164,400	\$153,500	\$142,800	\$983,746	
347	2007A GO IMPROVEMENT BONDS	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$163,124	\$0	\$0	\$0	\$0	\$0	\$163,124	
348	2008A GO IMPROVEMENT BONDS	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$54,105	\$195,592	\$190,619	\$180,506	\$175,301	\$348,159	\$1,144,282	
349	2009D GO STATE AID STREET BONDS	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
350	2010A GO IMPROVEMENT BONDS	\$123,306	\$158,926	\$160,651	\$157,426	\$138,095	\$489,043	\$1,227,446	\$112,868	\$173,850	\$196,850	\$214,350	\$215,725	\$2,080,300	\$2,993,943	
356 A	2010C GO REFUNDING BONDS	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$99,507	\$0	\$0	\$39,885	\$0	\$1,022,477	\$1,161,869	
311	2009C GO SALES TAX REVENUE BONDS	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
357	2012A G.O. CROSS OVER REFUNDING BONDS	\$0	\$0	\$12,440	\$194,030	\$197,086	\$1,102,171	\$1,505,728	\$0	\$163,143	\$169,521	\$344,780	\$197,086	\$1,102,171	\$1,976,702	
	SUBTOTAL DEBT SERVICE FUNDS	\$524,011	\$555,321	\$495,273	\$590,913	\$582,296	\$1,973,094	\$4,720,909	\$1,213,811	\$739,000	\$952,390	\$1,168,921	\$966,612	\$5,071,121	\$10,111,855	
602	1999B PUBLIC FACILITIES AUTHORITY	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
601	2006B GO UTILITY REVENUE BONDS	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
601	2007B GO UTILITY REVENUE BONDS	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
601	2008B GO WATER UTILITY REVENUE BONDS	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
601	2009B GO UTILITY REVENUE BONDS	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
602	1997A PUBLIC FACILITIES AUTHORITY LOAN-STATE	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
602	2005A G.O. CAPITAL PROJECTS FUND	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
602	2006B GO UTILITY REVENUE BONDS	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
602	2007B GO UTILITY REVENUE BONDS	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
603	2004B GO CAPITAL IMPROVEMENT PLAN BONDS	\$113,094	\$110,331	\$91,975	\$0	\$0	\$0	\$315,400	\$50,000	\$50,000	\$50,000	\$0	\$0	\$0	\$150,000	
604	2009B GO UTILITY REVENUE BONDS	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$39,600	\$42,193	\$41,293	\$40,393	\$39,493	\$277,769	\$480,741	
	SUBTOTAL PROPRIETARY FUNDS	\$113,094	\$110,331	\$91,975	\$0	\$0	\$0	\$315,400	\$89,600	\$92,193	\$91,293	\$40,393	\$39,493	\$277,769	\$630,741	
221	2010B GO SALES TAX REVENUE BONDS	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
317	2011 NOTE PAYABLE TO PORT AUTHORITY	\$0	\$0	\$0	\$0	\$0	\$2,340,526	\$2,340,526	\$0	\$0	\$0	\$0	\$0	\$2,340,526	\$2,340,526	
	SUBTOTAL AGENCY FUNDS	\$0	\$0	\$0	\$0	\$0	\$2,340,526	\$2,340,526	\$0	\$0	\$0	\$0	\$0	\$2,340,526	\$2,340,526	
	TOTAL CITY FUNDS	\$637,105	\$665,652	\$587,248	\$590,913	\$582,296	\$4,313,620	\$7,376,835	\$1,303,411	\$831,193	\$1,043,683	\$1,209,314	\$1,006,105	\$7,689,416	\$13,083,122	
368	1994A PORT AUTHORITY GO REVENUE BONDS	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
368	2003A PORT AUTHORITY TAXABLE GO REVENUE RE	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
368	2009A PORT AUTHORITY G.O. TAXABLE REFUNDING	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
379	2010D GO TAX INCREMENT REFUNDING BONDS (R	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
370	2011A PORT AUTHORITY GO BONDS	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
371	2011B PORT AUTHORITY TAXABLE GO TAX INC REV	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
240	NORTHPORT INDUSTRIAL PARK CONTRACT FOR D	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
	TOTAL PORT AUTHORITY FUNDS	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
	GRAND TOTAL	\$637,105	\$665,652	\$587,248	\$590,913	\$582,296	\$4,313,620	\$7,376,835	\$1,303,411	\$831,193	\$1,043,683	\$1,209,314	\$1,006,105	\$7,689,416	\$13,083,122	

Special Assessment Revenue for Debt Service

Based on preliminary estimates for year end 2012, the City has approximately \$10,227,000 of future debt service payments (payable between 2013 and 2027) that were originally planned to be paid from special assessment collections. Chart 4 shows annual debt service originally planned to be paid from tax levy and special assessments. Chart 5 shows that tax levy and available cash will be needed to cover the shortfall in the original estimated annual assessment revenue.

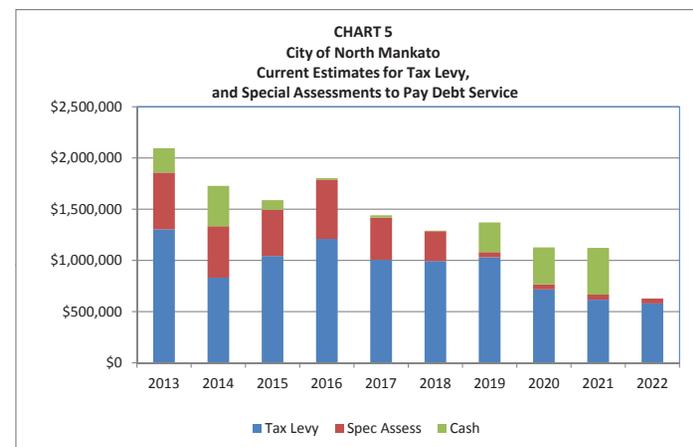
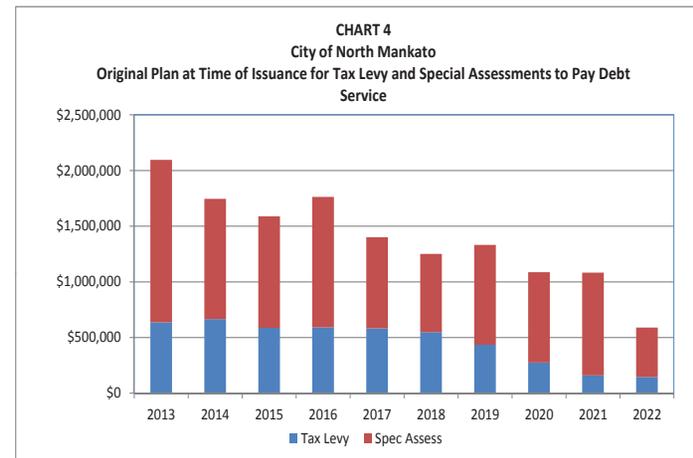
The combined total outstanding special assessments, including current, deferred, and delinquent, is estimated at approximately \$5,674,000 at the end of 2012. This amount breaks down as follows:

- \$1,921,000 of special assessments certified as current and payable over a specified period of time.
- \$721,000 of delinquent special assessments that were payable in prior years but not collected.
- \$3,031,000 of deferred special assessments that either have not been certified or certified but not yet current.

A significant portion, \$3,031,000 of the \$5,674,000 of outstanding special assessments, is deferred and not currently payable. There are 74 parcels with a deferred balance outstanding, and of this total there are 11 parcels with a balance greater than \$50,000; the 11 parcels represent about 55% of the total deferred special assessment balance outstanding. And of the 11 parcels with balances greater than \$50,000, there are 2 parcels with a balance of approximately \$310,000 and \$352,000 outstanding, respectively.

In addition to the special assessment in a deferred status, some property owners have been delinquent in

payment of current special assessments. The total estimated balance of delinquent special assessments owed is estimated at \$721,000 at the end of 2012.



Note: The source of cash shown above is from estimated future cash available. Funds 344, 346, 348, 308, 305, 350, and 356 are projected to have cash available as interfund loans are repaid and deferred and delinquent special assessment revenue is collected.

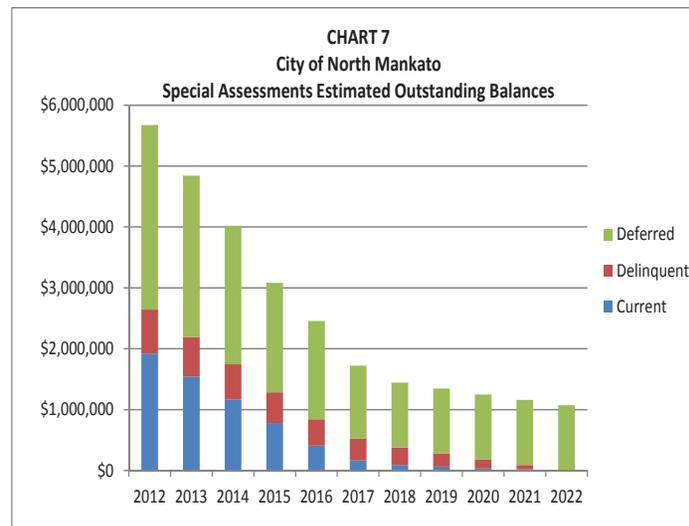
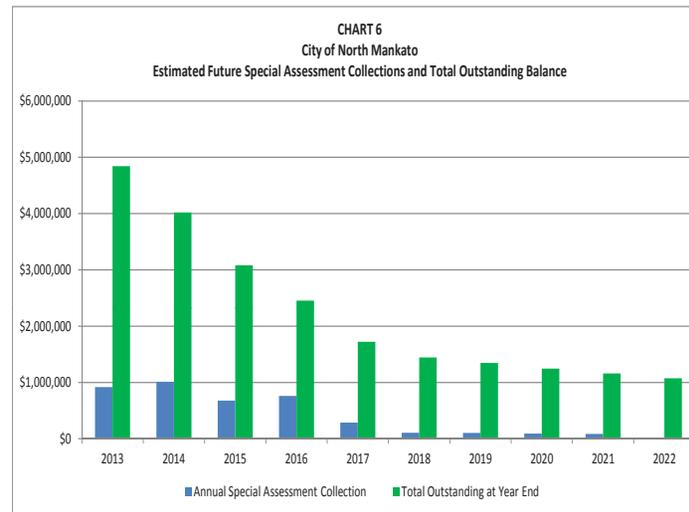
Key Assumptions for Future Collection of Special Assessments

As part of the study and development of financial plans for the debt service funds it was necessary to estimate the collection of future special assessments.

The following key assumptions were used:

- The analysis assumes 10% of the estimated year end 2012 delinquent special assessment balance of \$721,000 will be collected annually beginning with year 2013.
- City staff has reviewed the deferred special assessments on a parcel by parcel basis to estimate the timing of future development and the payment of deferred special assessments on the large undeveloped parcels. This information was used as an input for the study and Report. Details on the assumption of collection of deferred special assessments by parcel is included on page 92 in the Appendix.
- The study assumes that current special assessments will be collected as scheduled (with interest) and there will be no delinquent payments.

Information on page 17 provides estimated special assessment collection by fund. Page 18 includes estimated special assessment revenue by fund and bond series to meet debt service payments. The annual estimated debt service tax levy by fund is estimated to exceed the amount needed for debt service payment by fund in some years. The difference is a source of revenue to the fund for repayment of interfund loans and to provide a source of cash to the bond reserve fund after closure of a debt service fund.



CITY OF NORTH MANKATO, MN
 Special Assessment Collected (for Payments of Debt Service), All City Funds

FUND	DESCRIPTION	ACTUAL COLLECTED					FUTURE ESTIMATED AMOUNTS COLLECTED										
		2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022
305	G.O. Equipment Debt	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
316	Bond Reserve	1,441	84,287	755	904	25,612	11,673	71,136	64,905	139,812	35,847	31,778	6,477	6,342	6,208	6,073	5,938
308	Capital Improvement Bonds of 2008C	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
309	1997 Police/Library Capital Lease	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
338	1998 G.O. Improvement Bonds	96,576	60,609	246,285	22,068	-	-	-	-	-	-	-	-	-	-	-	-
340	2000A G.O. Improvement Bonds	49,655	36,729	312,298	16,822	10,261	-	-	-	-	-	-	-	-	-	-	-
341	2001B G.O. Improvement Bonds	91,178	58,960	34,449	36,145	29,159	27,571	-	-	-	-	-	-	-	-	-	-
342	2002A G.O. Improvement Bonds	223,396	203,230	59,448	62,938	39,729	-	-	-	-	-	-	-	-	-	-	-
343	2003A G.O. Improvement Bonds	33,665	18,794	28,126	22,552	-	-	-	-	-	-	-	-	-	-	-	-
354	2003C G.O. Refunding Bonds	11,458	8,334	3,658	367	-	-	-	-	-	-	-	-	-	-	-	-
344	2004A G.O. Street Reconstruction	25,073	3,349	3,213	3,078	2,942	2,806	2,670	2,534	2,399	-	-	-	-	-	-	-
345	2005A G.O. Improvement Bonds	366,925	588,857	366,824	130,252	95,368	231,507	178,526	172,895	213,941	155,842	23,494	23,120	22,747	22,373	22,000	21,626
355	2005C G.O. Improv. Refunding Bonds	69,645	38,957	157,335	4,746	1,399	441	-	-	-	-	-	-	-	-	-	-
346	2006C G.O. Improvement Bonds	663,637	156,289	130,007	85,966	-	-	-	-	-	-	-	-	-	-	-	-
347	2007A G.O. Improvement Bonds	-	263,517	408,983	286,000	310,753	355,403	264,410	256,284	248,159	150,033	381,908	35,334	11,926	11,926	11,926	11,926
348	2008A G.O. Improvement Bonds	-	36,467	26,803	30,409	26,087	24,542	18,866	18,033	17,201	16,369	15,536	14,704	-	-	-	-
349	2009 G.O. Improvement Bonds	-	-	-	-	15,979	16,533	15,240	16,321	15,648	14,975	14,302	13,629	12,956	12,283	-	-
350	2010A G.O. Improvement Bonds	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
356	2010C G.O. Refunding Bonds	-	-	-	-	204,309	207,917	398,035	384,500	365,016	303,262	292,499	192,801	50,866	50,364	49,861	46,359
311	2009C G.O. Sales Tax Revenue Bonds	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
357	2012A G.O. Crossover Refund. Bonds	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
601	Water Utility Fund	-	3,252	9,939	-	-	-	720	484	460	436	412	388	25	25	25	25
602	Sewer Utility Fund	-	(430)	(8,987)	-	-	-	-	-	9,225	2	2	2	2	2	2	2
603	Sanitary Collection Fund	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
604	Storm Water Fund	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
TOTAL ALL CITY FUNDS		1,632,649	1,561,201	1,779,136	702,247	761,598	878,393	949,602	915,957	1,011,861	676,766	759,932	286,456	104,865	103,181	89,887	85,876

Summary of Outstanding Balances:

Special Assessments Current	<i>Information for Special Assessments is included in this report beginning with year 2012.</i>	1,921,428	1,543,787	1,167,519	778,869	407,581	165,011	89,662	62,528	35,393	19,476	6,558
Special Assessments Delinquent as of Year End		721,406	649,265	577,124	504,984	432,843	360,703	288,562	216,422	144,281	72,141	(0)
Special Assessments Deferred as of Year End		3,031,681	2,650,248	2,275,514	1,798,476	1,614,676	1,195,538	1,066,966	1,066,966	1,066,966	1,066,966	1,066,966
Total Outstanding Special Assessments		5,674,515	4,843,299	4,020,158	3,082,328	2,455,100	1,721,252	1,445,190	1,345,916	1,246,641	1,158,583	1,073,525



CITY OF NORTH MANKATO, MN
 USE OF SPECIAL ASSESSMENT REVENUE FOR DEBT SERVICE PAYMENTS

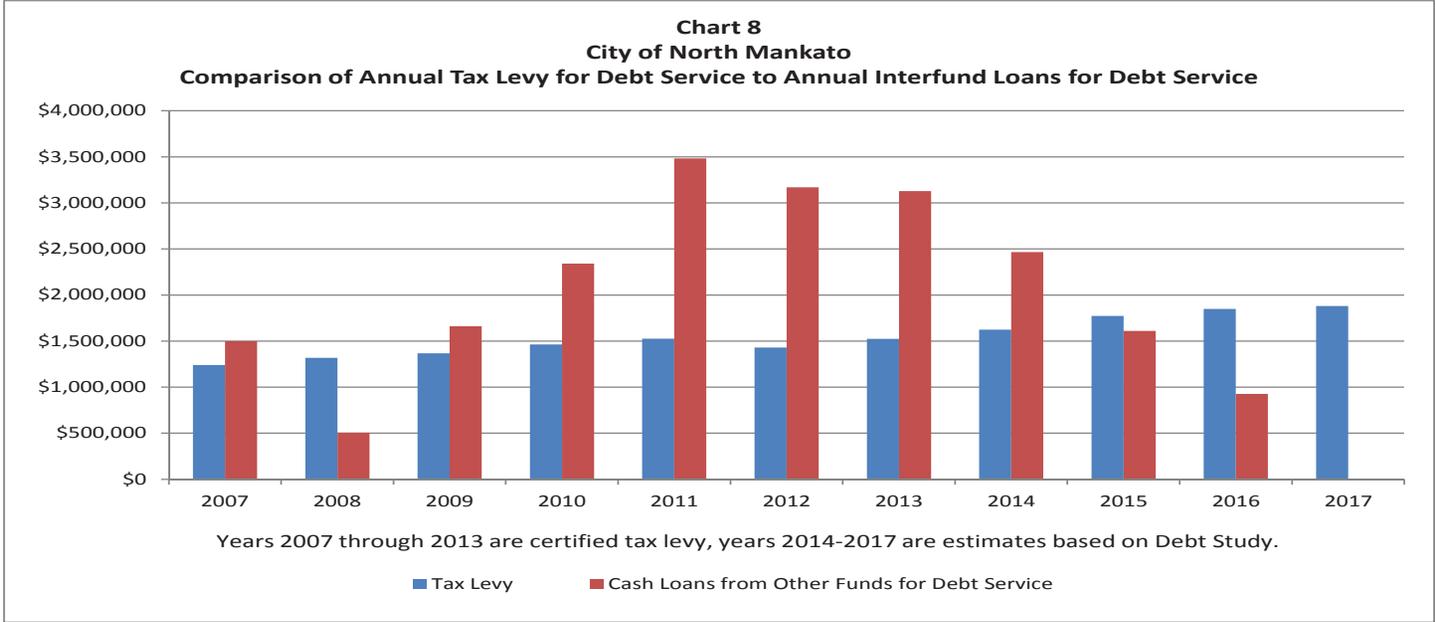
Fund	Purpose	ORIGINAL PLAN AT TIME OF ISSUANCE							CURRENT ESTIMATES FOR FUTURE YEARS						
		2013	2014	2015	2016	Yrs 2018 to		Total	2013	2014	2015	2016	Yrs 2018 to 2037		Total
						2017	2037						Combined	Combined	
344	2004A GO STREET RECONSTRUCTION	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,670	\$2,534	\$2,399	\$0	\$0	\$0	\$7,603
308	2008C G.O. CAPITAL IMPROVEMENT PLAN REFUNDING BO	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
305	2009A G.O. EQUIPMENT CERTIFICATES	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
345	2005A G.O. CAPITAL PROJECTS FUND	\$161,689	\$151,810	\$141,930	\$122,250	\$0	\$0	\$577,679	\$0	\$126,895	\$141,930	\$122,250	\$0	\$0	\$391,075
345	2005D GO IMPROVEMENT BONDS	\$170,754	\$0	\$0	\$0	\$0	\$0	\$170,754	\$113,243	\$0	\$0	\$0	\$0	\$0	\$113,243
Fund 3	2006C GO IMPROVEMENT BONDS	\$192,800	\$181,500	\$170,400	\$164,400	\$153,500	\$142,800	\$1,005,400	\$0	\$0	\$0	\$0	\$0	\$0	\$0
347	2007A GO IMPROVEMENT BONDS	\$407,856	\$152,724	\$142,529	\$137,388	\$127,320	\$117,415	\$1,085,232	\$244,732	\$152,724	\$142,529	\$137,388	\$127,320	\$117,415	\$922,108
348	2008A GO IMPROVEMENT BONDS	\$224,235	\$213,625	\$207,820	\$196,875	\$190,838	\$362,863	\$1,396,255	\$18,866	\$18,033	\$17,201	\$16,369	\$15,536	\$14,704	\$100,709
349	2009D GO STATE AID STREET BONDS	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
350	2010A GO IMPROVEMENT BONDS	\$27,044	\$14,924	\$36,199	\$56,924	\$77,630	\$1,591,257	\$1,803,979	\$0	\$0	\$0	\$0	\$0	\$0	\$0
356 A	2010C GO REFUNDING BONDS	\$273,840	\$202,244	\$146,018	\$343,148	\$268,785	\$2,483,308	\$3,717,341	\$174,333	\$202,244	\$146,018	\$303,262	\$268,785	\$358,143	\$1,452,784
311	2009C GO SALES TAX REVENUE BONDS	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
357	2012A G.O. CROSS OVER REFUNDING BONDS	\$0	\$163,143	\$157,081	\$150,750	\$0	\$0	\$470,974	\$0	\$0	\$0	\$0	\$0	\$0	\$0
	SUBTOTAL DEBT SERVICE FUNDS	\$1,458,218	\$1,079,969	\$1,001,977	\$1,171,735	\$818,073	\$4,697,642	\$10,227,613	\$553,845	\$502,431	\$450,076	\$579,269	\$411,641	\$490,262	\$2,987,523
601	1999B G.O. WATER REVENUE BOND	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
601	2006B GO UTILITY REVENUE BONDS	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
601	2007B GO UTILITY REVENUE BONDS	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
601	2008B GO WATER UTILITY REVENUE BONDS	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
601	2009B GO UTILITY REVENUE BONDS	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
602	1997A PUBLIC FACILITIES AUTHORITY LOAN-STATE OF MN	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
602	2005A G.O. CAPITAL PROJECTS FUND	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
602	2006B GO UTILITY REVENUE BONDS	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
602	2007B GO UTILITY REVENUE BONDS	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
603	2004B GO CAPITAL IMPROVEMENT PLAN BONDS	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
604	2009B GO UTILITY REVENUE BONDS	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
	SUBTOTAL PROPRIETARY FUNDS	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
221	2010B GO SALES TAX REVENUE BONDS	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
317	2011 NOTE PAYABLE TO PORT AUTHORITY	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
	SUBTOTAL AGENCY FUNDS	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
	TOTAL CITY FUNDS	\$1,458,218	\$1,079,969	\$1,001,977	\$1,171,735	\$818,073	\$4,697,642	\$10,227,613	\$553,845	\$502,431	\$450,076	\$579,269	\$411,641	\$490,262	\$2,987,523
368	1994A PORT AUTHORITY GO REVENUE BONDS	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
368	2003A PORT AUTHORITY TAXABLE GO REVENUE REFUNDIN	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
368	2009A PORT AUTHORITY G.O. TAXABLE REFUNDING BOND	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
379	2010D GO TAX INCREMENT REFUNDING BONDS (Refunds :	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
370	2011A PORT AUTHORITY GO BONDS	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
371	2011B PORT AUTHORITY TAXABLE GO TAX INC REVENUE B	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
240	NORTHPORT INDUSTRIAL PARK CONTRACT FOR DEED	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
	TOTAL PORT AUTHORITY FUNDS	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
	GRAND TOTAL	\$1,458,218	\$1,079,969	\$1,001,977	\$1,171,735	\$818,073	\$4,697,642	\$10,227,613	\$553,845	\$502,431	\$450,076	\$579,269	\$411,641	\$490,262	\$2,987,523

Interfund Loans Due to Other Funds

Since at least 2007 the City has needed to borrow cash internally to cover cash shortfall in the debt service funds. As of December 31, 2012, the City reports in the preliminary financial statements a combined \$3,169,208 of cash owed to the General Fund and the utility funds from the debt service funds. About half of this amount is owed to the General Fund.

The cash shortfalls in the debt service funds has accumulated over a number of years. Cash outlay for payment of debt service (principal and interest) has exceeded the amount of revenue available in the Debt Service Funds to make the payments. The City has acted to borrow cash from other City funds to cover payments. The General Fund, the Water Fund, and the Sanitary Sewer Fund have provided cash to the debt service funds. The City has made all debt service payments on time and in the amounts owed.

The interfund loans reported as “Due to other funds” and “Due from other funds” in the City’s financial statements will need to be repaid. The financial plans included in this Report lay out a plan to address the cash deficits in the debt service funds. The financial plan provides for the interfund loans to be repaid in full by year 2016, or within four years. The plans are based on the assumptions for future special assessment collections and the phase in of property tax levy increases for debt service. To the extent future collection of special revenue is less than estimated it will require tax levies greater than what is estimated in the Report to provide a source of revenue for repayment of the interfund loans.



Interfund Loans (Continued)

The report on page 21 provides cash balances by fund for prior years and future year estimates based on the financial plans included in the Report. Cash balances include cash provided by the interfund loans. Without the interfund loans the combined debt service funds would be in a negative cash position.

Due to General Fund

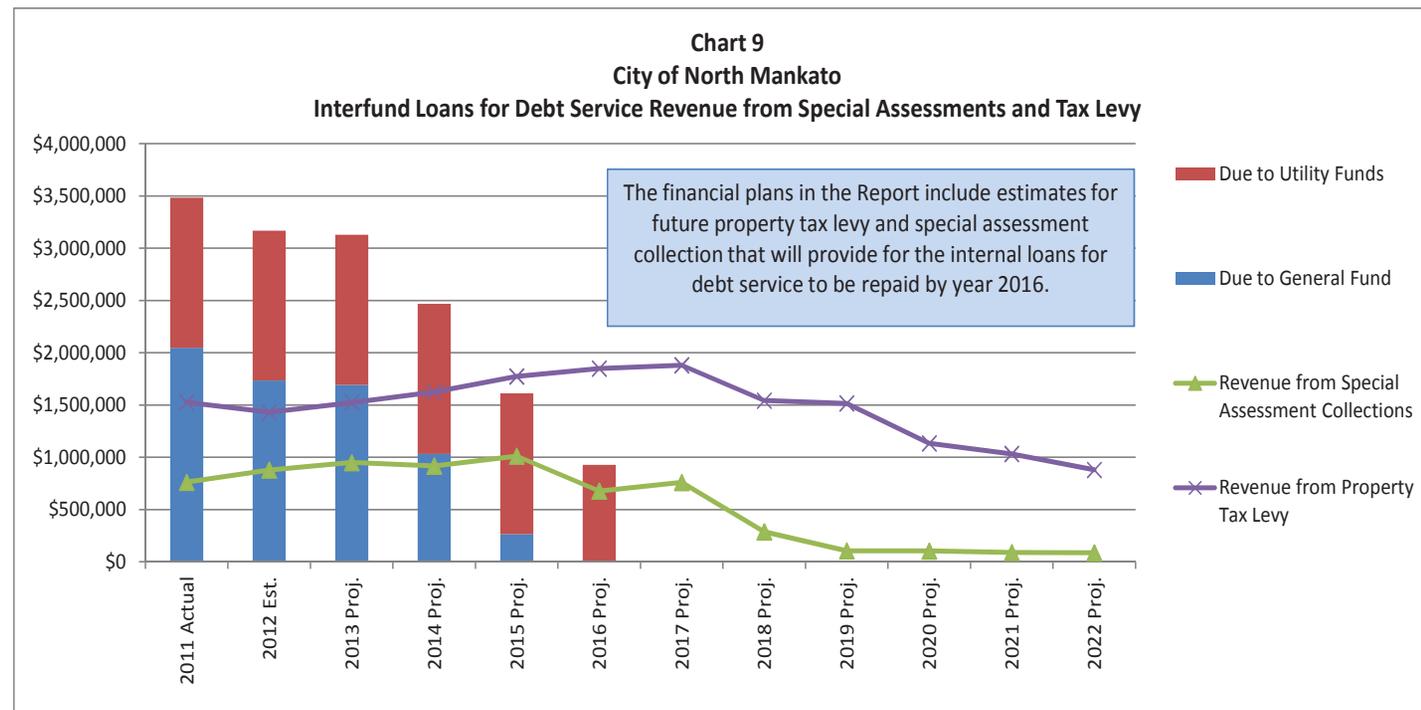
As of the last audited financial statements for the City, as of December 31, 2011, the combined debt service funds owe the General Fund \$2,047,524. The amount for year end 2012 is \$1,733,208 (this is from the preliminary 2012 financial statements).

The financial plans included in the Report provide a

strategy or plan for repayment of the cash to the General Fund. As of December 31, 2011, the last audited financial statement for the City, the “Due from other funds” reported in the General Fund represented 95% of the General Fund’s reported year-end fund balance. The cash balance for the General Fund as of December 31, 2011 was \$126,867.

Due to Utility Funds

As of the last audited financial statements for the City, as of December 31, 2011, the debt service funds owed the Water Fund and the Sanitary Sewer Fund a combined \$1,436,000. The preliminary 2012 amount owed to the utility funds is the same as prior year.



CITY OF NORTH MANKATO, MN
Cash Balances by Fund (does not include restricted cash with fiscal agents)

FUND	DESCRIPTION	ACTUAL REPORTED BALANCES						FUTURE ESTIMATED BALANCES									
		2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022
305	G.O. Equipment Debt	186,142	195,211	199,278	53,852	65,172	68,457	71,766	6,166	-	-	-	-	-	-	-	-
316	Bond Reserve	25,736	12,163	41,526	42,430	17,698	-	88,510	366	487	333	55,429	85,026	994,248	1,034,756	1,074,755	1,114,245
308	Capital Improvement Bonds of 2008C	-	298,291	284,364	286,603	298,969	102	2,644	48,541	259,614	321,587	345,943	357,656	(0)	(0)	(0)	(0)
309	1997 Police/Library Capital Lease	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
338	1998 G.O. Improvement Bonds	3,250	5,747	11,083	11,348	-	-	-	-	-	-	-	-	-	-	-	-
340	2000A G.O. Improvement Bonds	4,534	2,915	3,596	13,372	-	-	-	-	-	-	-	-	-	-	-	-
341	2001B G.O. Improvement Bonds	4,448	4,319	4,541	5,337	-	10,131	-	-	-	-	-	-	-	-	-	-
342	2002A G.O. Improvement Bonds	25,136	5,688	1,240	225	-	-	-	-	-	-	-	-	-	-	-	-
343	2003A G.O. Improvement Bonds	283,043	8,839	41,873	16,120	-	-	-	-	-	-	-	-	-	-	-	-
354	2003C G.O. Refunding Bonds	2,901	4,205	3,702	197	-	-	-	-	-	-	-	-	-	-	-	-
344	2004A G.O. Street Reconstruction	356,519	18,870	8	11,462	90,362	16,802	27,887	218,673	140,359	45,359	0	0	0	0	0	0
345	2005A G.O. Improvement Bonds	543,380	6,259	7,329	19,912	-	34,223	822	26,219	98,231	131,823	(0)	(0)	(0)	(0)	(0)	(0)
355	2005C G.O. Improv. Refunding Bonds	655	8,786	833	11,286	-	17	-	-	-	-	-	-	-	-	-	-
346	2006C G.O. Improvement Bonds	704,643	5,684	806	2,583	-	-	-	-	-	-	-	-	-	-	-	-
347	2007A G.O. Improvement Bonds	26,579	62,410	5,467	3,316	-	89,150	108,827	212,388	318,018	330,663	585,251	503,170	0	(0)	(0)	0
348	2008A G.O. Improvement Bonds	-	4,365	8,254	16,172	12,728	-	194	602	983	476	43,175	103,254	155,017	155,017	155,017	155,017
349	2009 G.O. Improvement Bonds	-	-	-	-	15,179	31,312	46,552	62,873	78,522	93,497	107,799	121,428	134,385	146,668	146,668	146,668
350	2010A G.O. Improvement Bonds	-	-	-	6,070	-	45,000	7,518	16,211	26,053	36,771	47,557	58,406	69,022	79,656	90,259	100,824
356	2010C G.O. Refunding Bonds	-	-	-	6,860	-	-	95,181	460	1,059	555	966	490,275	538,626	513,085	393,003	465,109
311	2009C G.O. Sales Tax Revenue Bonds	-	-	1,569	1,757	-	-	-	-	-	-	-	-	-	-	-	-
357	2012A G.O. Crossover Refund. Bonds	-	-	-	-	-	-	194,532	201,390	201,868	202,088	205,002	210,278	218,311	219,588	218,658	214,856
TOTAL DEBT SERVICE FUNDS		2,166,966	643,752	615,469	508,902	500,108	295,194	644,433	793,888	1,125,193	1,163,152	1,391,121	1,929,493	2,109,608	2,148,769	2,078,360	2,196,720

Note: The combined debt service funds are in a \$2,874,014 negative cash position after adjusting for the cash owed to other funds (Due to Other Funds) as of December 31, 2012. The Due From / (To) Other Funds Report should be reviewed for more information.

CITY OF NORTH MANKATO, MN
Cash Amounts Due From / (To) Other Funds

FUND	DESCRIPTION	ACTUAL REPORTED						FUTURE ESTIMATED BALANCES									
		2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022
Net Amounts Due From / (To) By Fund																	
305	G.O. Equipment Debt	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
316	Bond Reserve	(391,886)	(568,946)	(583,580)	(583,580)	1,124,368	633,031	853,731	649,000	263,000	132,000	(0)	(0)	(0)	(0)	(0)	
308	Capital Improvement Bonds of 2008C	-	-	-	-	-	(300,542)	(295,000)	(261,000)	(62,000)	(12,000)	-	-	-	-	-	
309	1997 Police/Library Capital Lease	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
338	1998 G.O. Improvement Bonds	250,000	460,000	490,000	750,000	-	-	-	-	-	-	-	-	-	-	-	
340	2000A G.O. Improvement Bonds	1,005,000	1,240,000	1,180,000	1,350,000	-	-	-	-	-	-	-	-	-	-	-	
341	2001B G.O. Improvement Bonds	105,000	120,000	160,000	140,000	71,165	-	-	-	-	-	-	-	-	-	-	
342	2002A G.O. Improvement Bonds	280,000	450,000	625,000	-	-	-	-	-	-	-	-	-	-	-	-	
343	2003A G.O. Improvement Bonds	-	(150,000)	-	(310,000)	-	-	-	-	-	-	-	-	-	-	-	
354	2003C G.O. Refunding Bonds	60,000	130,000	140,000	135,000	-	-	-	-	-	-	-	-	-	-	-	
344	2004A G.O. Street Reconstruction	-	(350,000)	(375,000)	(375,000)	(203,040)	(281,111)	(281,111)	-	-	-	-	-	-	-	-	
345	2005A G.O. Improvement Bonds	-	(550,000)	(490,000)	(225,000)	51,582	210,688	170,688	-	-	-	-	-	-	-	-	
355	2005C G.O. Improv. Refunding Bonds	190,000	360,000	375,000	460,000	442,302	372,700	-	-	-	-	-	-	-	-	-	
346	2006C G.O. Improvement Bonds	-	(240,000)	580,000	1,065,000	493,900	-	-	-	-	-	-	-	-	-	-	
347	2007A G.O. Improvement Bonds	-	(120,000)	(110,000)	85,000	10,620	-	-	-	-	-	-	-	-	-	-	
348	2008A G.O. Improvement Bonds	-	(275,000)	(330,000)	(150,000)	-	135,542	287,000	101,000	62,000	12,000	-	-	-	-	-	
349	2009 G.O. Improvement Bonds	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
350	2010A G.O. Improvement Bonds	-	-	-	-	69,673	145,423	145,423	-	-	-	-	-	-	-	-	
356	2010C G.O. Refunding Bonds	-	-	-	-	1,422,954	2,253,477	2,248,477	1,978,000	1,348,000	795,000	-	-	-	-	-	
311	2009C G.O. Sales Tax Revenue Bonds	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
357	2012A G.O. Crossover Refund. Bonds	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
TOTAL DEBT SERVICE FUND		1,498,114	506,054	1,661,420	2,341,420	3,483,524	3,169,208	3,129,208	2,467,000	1,611,000	927,000	(0)	(0)	(0)	(0)	(0)	
Detail of Due From and Due To Other Funds																	
	Due to Other Fund(s) - Not broken out	1,890,000	2,760,000	3,550,000	3,985,000	-	-	-	-	-	-	-	-	-	-	-	
	Due to Port Authority Construction Fund	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
	Due to General Fund, 101	-	-	-	-	2,047,524	1,733,208	1,693,208	1,031,000	265,000	-	-	-	-	-	-	
	Due to Bond Reserve Fund, 316	-	-	-	-	442,302	372,700	152,000	-	-	-	-	-	-	-	-	
	Due to DS Series 2004 Fund, 344	-	-	-	-	203,040	281,111	281,111	-	-	-	-	-	-	-	-	
	Due to DS Series 2008C, Fund 308	-	-	-	-	-	300,542	295,000	261,000	62,000	12,000	-	-	-	-	-	
	Due to Water Fund, 601	-	-	-	-	1,083,000	1,083,000	1,083,000	1,083,000	1,083,000	795,000	-	-	-	-	-	
	Due to Sanitary Sewer Fund, 602	-	-	-	-	353,000	353,000	353,000	353,000	263,000	132,000	-	-	-	-	-	
	Total Due To Other Funds	1,890,000	2,760,000	3,550,000	3,985,000	4,128,866	4,123,561	3,857,319	2,728,000	1,673,000	939,000	-	-	-	-	-	
	Due from Other Fund(s) - Not broken out	(391,886)	(2,253,946)	(1,888,580)	(1,643,580)	-	-	-	-	-	-	-	-	-	-	-	
	Due from Bond Reserve Fund, 316	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
	Due from DS Series 2006C Fund, 346	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
	Due from DS Series 2001B Fund, 341	-	-	-	-	(71,165)	-	-	-	-	-	-	-	-	-	-	
	Due from DS Series 2005 Fund, 345	-	-	-	-	(51,582)	(135,688)	(135,688)	-	-	-	-	-	-	-	-	
	Due from DS Series 2007 Fund, 347	-	-	-	-	(10,620)	-	-	-	-	-	-	-	-	-	-	
	Due from DS Series 2010, Fund 350	-	-	-	-	(69,673)	(145,423)	(145,423)	-	-	-	-	-	-	-	-	
	Due from DS Series 2005C Fund, 355	-	-	-	-	(442,302)	(372,700)	-	-	-	-	-	-	-	-	-	
	Due from DS Series 2010C, Fund 356	-	-	-	-	-	-	(160,000)	(160,000)	-	-	-	-	-	-	-	
	Due from DS Series 2008A, Fund 348	-	-	-	-	-	-	(287,000)	(101,000)	(62,000)	(12,000)	-	-	-	-	-	
	Due from Port Authority General Fund	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
	Total Due From Other Funds	(391,886)	(2,253,946)	(1,888,580)	(1,643,580)	(645,342)	(954,353)	(728,111)	(261,000)	(62,000)	(12,000)	-	-	-	-	-	
	Net Due To and Due From Other Funds	1,498,114	506,054	1,661,420	2,341,420	3,483,524	3,169,208	3,129,208	2,467,000	1,611,000	927,000	-	-	-	-	-	

Other Revenues for Debt Service

Utility Revenue for Debt Service

The debt service study did not include a study of the utility funds to confirm that charges for services and other utility revenue is sufficient to cover both operations, depreciation of capital assets, capital spending, and debt service. The debt service study and Report does provide information on the annual debt service payments to be funded from utility revenue. Information on page 24 includes information on utility revenue needed by fund and bond series to meet debt service payments.

Sales Tax Revenue for Debt Service

The City has outstanding debt that is payable from sales tax revenues generated by a one-half cent local option sales tax. City Resolution 63-06 specified the proposed use of revenues for the local option sales tax. The local options sales tax must terminate after the payment of the cost (including interest on bonds) of the specified capital improvements. Projects authorized by the Local Sales Tax Resolution total \$6,000,000 and are as follows:

- Trunk Highway 14 and County State Aid Highway 41 for \$1,500,000
- Development of regional parks and hiking and biking trails in Caswell Park, Benson Park, and Spring Lake Park for \$2,500,000
- Expansion of North Mankato Taylor Library for \$750,000
- Riverfront Redevelopment for \$750,000
- Lake improvement projects for \$500,000

Debt issued to date that is supported by sales tax revenue includes the following:

- G.O. Sales Tax Revenue Bonds, Series 2009C, issued in the amount of \$2,560,000.
- G.O. Sales Tax Revenue Bonds, Series 2010B, issued in the amount of \$750,000.
- 2011 Note Payable to the Port Authority (supporting a portion of the G.O. Port Authority Bonds, 2011A, issued in the amount of \$3,215,000)

Tax Increment Revenue for Debt Service

The North Mankato Port Authority has issued debt supported by tax increment financing (TIF) revenue. The debt study did not include a study of the tax increment financing districts that are supporting the outstanding bonds. The debt service study and Report does provide information on the annual debt service payments to be funded by future tax increment revenue collection.

The City and Port Authority should monitor annual tax increment revenue collection to ensure revenue is sufficient to cover debt service. The TIF bonds issued are general obligation bonds and the City or Port Authority will need to provide other sources of revenue if future tax increment revenue is not sufficient.

State Aid for Debt Service

The City has outstanding debt that is payable from future state aid collections. Prior year and future projections show the annual revenue received should be sufficient to cover annual debt service.

CITY OF NORTH MANKATO, MN
USE OF UTILITY REVENUE FOR DEBT SERVICE PAYMENTS

Fund	Purpose	ORIGINAL PLAN AT TIME OF ISSUANCE						CURRENT ESTIMATES FOR FUTURE YEARS								
		2013	2014	2015	2016	Yrs 2018 to 2017 2037 Combined		Total	2013	2014	2015	2016	Yrs 2018 to 2037 Combined		Total	
344	2004A GO STREET RECONSTRUCTION	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
308	2008C G.O. CAPITAL IMPROVEMENT PLAN REFUNDING BC	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
305	2009A G.O. EQUIPMENT CERTIFICATES	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
345	2005A G.O. CAPITAL PROJECTS FUND	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
345	2005D GO IMPROVEMENT BONDS	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Fund 3	2006C GO IMPROVEMENT BONDS	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
347	2007A GO IMPROVEMENT BONDS	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
348	2008A GO IMPROVEMENT BONDS	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
349	2009D GO STATE AID STREET BONDS	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
350	2010A GO IMPROVEMENT BONDS	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
356 A	2010C GO REFUNDING BONDS	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
311	2009C GO SALES TAX REVENUE BONDS	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
357	2012A G.O. CROSS OVER REFUNDING BONDS	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
	SUBTOTAL DEBT SERVICE FUNDS	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
602	1999B PUBLIC FACILITIES AUTHORITY	\$30,997	\$31,212	\$30,396	\$30,580	\$30,732	\$61,795	\$215,712	\$30,997	\$31,212	\$30,396	\$30,580	\$30,732	\$61,795	\$215,712	
601	2006B GO UTILITY REVENUE BONDS	\$121,546	\$118,096	\$118,265	\$118,225	\$118,018	\$471,019	\$1,065,168	\$121,546	\$118,096	\$118,265	\$118,225	\$118,018	\$471,019	\$1,065,168	
601	2007B GO UTILITY REVENUE BONDS	\$12,615	\$12,281	\$11,943	\$12,337	\$11,964	\$72,509	\$133,649	\$12,615	\$12,281	\$11,943	\$12,337	\$11,964	\$72,509	\$133,649	
601	2008B GO WATER UTILITY REVENUE BONDS	\$128,825	\$132,353	\$130,803	\$129,190	\$127,515	\$2,448,224	\$3,096,909	\$128,825	\$132,353	\$130,803	\$129,190	\$127,515	\$2,448,224	\$3,096,909	
601	2009B GO UTILITY REVENUE BONDS	\$19,830	\$21,097	\$20,647	\$20,197	\$19,747	\$138,885	\$240,402	\$19,135	\$20,638	\$20,188	\$19,738	\$19,288	\$137,967	\$236,953	
602	1997A PUBLIC FACILITIES AUTHORITY LOAN-STATE OF MN	\$71,494	\$71,494	\$71,494	\$71,494	\$71,494	\$109,147	\$466,617	\$71,494	\$71,494	\$71,494	\$71,494	\$71,494	\$109,147	\$466,617	
602	2005A G.O. CAPITAL PROJECTS FUND	\$66,185	\$64,473	\$62,698	\$65,766	\$63,663	\$196,715	\$519,499	\$66,185	\$64,473	\$62,698	\$65,766	\$63,663	\$196,715	\$519,499	
602	2006B GO UTILITY REVENUE BONDS	\$40,515	\$39,365	\$39,422	\$39,408	\$39,339	\$157,006	\$355,056	\$40,515	\$39,365	\$39,422	\$39,408	\$39,339	\$157,006	\$355,056	
602	2007B GO UTILITY REVENUE BONDS	\$71,487	\$69,594	\$67,677	\$69,910	\$67,794	\$410,885	\$757,347	\$71,487	\$69,594	\$67,677	\$69,910	\$67,794	\$410,885	\$757,347	
603	2004B GO CAPITAL IMPROVEMENT PLAN BONDS	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$63,094	\$60,331	\$41,975	\$0	\$0	\$0	\$165,400	
604	2009B GO UTILITY REVENUE BONDS	\$39,660	\$42,193	\$41,293	\$40,393	\$39,493	\$277,770	\$480,803	(\$11,426)	\$42,193	\$41,293	\$40,393	\$39,493	\$277,770	\$429,717	
	SUBTOTAL PROPRIETARY FUNDS	\$603,155	\$602,158	\$594,636	\$597,500	\$589,758	\$4,343,954	\$7,331,161	\$614,468	\$662,030	\$636,152	\$597,041	\$589,299	\$4,343,036	\$7,442,026	
221	2010B GO SALES TAX REVENUE BONDS	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
317	2011 NOTE PAYABLE TO PORT AUTHORITY	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
	SUBTOTAL AGENCY FUNDS	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
	TOTAL CITY FUNDS	\$603,155	\$602,158	\$594,636	\$597,500	\$589,758	\$4,343,954	\$7,331,161	\$614,468	\$662,030	\$636,152	\$597,041	\$589,299	\$4,343,036	\$7,442,026	
368	1994A PORT AUTHORITY GO REVENUE BONDS	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
368	2003A PORT AUTHORITY TAXABLE GO REVENUE REFUNDI	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
368	2009A PORT AUTHORITY G.O. TAXABLE REFUNDING BONI	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
379	2010D GO TAX INCREMENT REFUNDING BONDS (Refunds	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
370	2011A PORT AUTHORITY GO BONDS	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
371	2011B PORT AUTHORITY TAXABLE GO TAX INC REVENUE	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
240	NORTHPORT INDUSTRIAL PARK CONTRACT FOR DEED	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
	TOTAL PORT AUTHORITY FUNDS	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
	GRAND TOTAL	\$603,155	\$602,158	\$594,636	\$597,500	\$589,758	\$4,343,954	\$7,331,161	\$614,468	\$662,030	\$636,152	\$597,041	\$589,299	\$4,343,036	\$7,442,026	

CITY OF NORTH MANKATO, MN
 USE OF SALES TAX REVENUE FOR DEBT SERVICE PAYMENTS

Fund	Purpose	ORIGINAL PLAN AT TIME OF ISSUANCE						CURRENT ESTIMATES FOR FUTURE YEARS								
		2013	2014	2015	2016	Yrs 2018 to 2037 Combined		Total	2013	2014	2015	2016	Yrs 2018 to 2037 Combined		Total	
344	2004A GO STREET RECONSTRUCTION	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
308	2008C G.O. CAPITAL IMPROVEMENT PLAN REFUN	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
305	2009A G.O. EQUIPMENT CERTIFICATES	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
345	2005A G.O. CAPITAL PROJECTS FUND	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
345	2005D GO IMPROVEMENT BONDS	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Fund 3	2006C GO IMPROVEMENT BONDS	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
347	2007A GO IMPROVEMENT BONDS	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
348	2008A GO IMPROVEMENT BONDS	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
349	2009D GO STATE AID STREET BONDS	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
350	2010A GO IMPROVEMENT BONDS	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
356 AN	2010C GO REFUNDING BONDS	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
311	2009C GO SALES TAX REVENUE BONDS	\$213,463	\$214,963	\$215,613	\$211,113	\$231,613	\$1,622,975	\$2,709,738	\$213,463	\$214,963	\$215,613	\$211,113	\$231,613	\$1,622,975	\$2,709,738	
357	2012A G.O. CROSS OVER REFUNDING BONDS	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
	SUBTOTAL DEBT SERVICE FUNDS	\$213,463	\$214,963	\$215,613	\$211,113	\$231,613	\$1,622,975	\$2,709,738	\$213,463	\$214,963	\$215,613	\$211,113	\$231,613	\$1,622,975	\$2,709,738	
601	1999B G.O. WATER REVENUE BOND	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
601	2006B GO UTILITY REVENUE BONDS	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
601	2007B GO UTILITY REVENUE BONDS	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
601	2008B GO WATER UTILITY REVENUE BONDS	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
601	2009B GO UTILITY REVENUE BONDS	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
602	1997A PUBLIC FACILITIES AUTHORITY LOAN-STA	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
602	2005A G.O. CAPITAL PROJECTS FUND	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
602	2006B GO UTILITY REVENUE BONDS	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
602	2007B GO UTILITY REVENUE BONDS	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
603	2004B GO CAPITAL IMPROVEMENT PLAN BONDS	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
604	2009B GO UTILITY REVENUE BONDS	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
	SUBTOTAL PROPRIETARY FUNDS	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
221	2010B GO SALES TAX REVENUE BONDS	\$70,450	\$69,825	\$69,075	\$68,075	\$66,950	\$526,375	\$870,750	\$70,450	\$69,825	\$69,075	\$68,075	\$66,950	\$526,375	\$870,750	
317	2011 NOTE PAYABLE TO PORT AUTHORITY	\$0	\$0	\$225,756	\$223,156	\$225,506	\$1,372,690	\$2,047,108	\$0	\$0	\$225,756	\$223,156	\$225,506	\$1,372,690	\$2,047,108	
	SUBTOTAL AGENCY FUNDS	\$70,450	\$69,825	\$294,831	\$291,231	\$292,456	\$1,899,065	\$2,917,858	\$70,450	\$69,825	\$294,831	\$291,231	\$292,456	\$1,899,065	\$2,917,858	
	TOTAL CITY FUNDS	\$283,913	\$284,788	\$510,444	\$502,344	\$524,069	\$3,522,040	\$5,627,596	\$283,913	\$284,788	\$510,444	\$502,344	\$524,069	\$3,522,040	\$5,627,596	
368	1994A PORT AUTHORITY GO REVENUE BONDS	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
368	2003A PORT AUTHORITY TAXABLE GO REVENUE	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
368	2009A PORT AUTHORITY G.O. TAXABLE REFUNDI	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
379	2010D GO TAX INCREMENT REFUNDING BONDS	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
370	2011A PORT AUTHORITY GO BONDS	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
371	2011B PORT AUTHORITY TAXABLE GO TAX INC R	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
240	NORTHPORT INDUSTRIAL PARK CONTRACT FOR	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
	TOTAL PORT AUTHORITY FUNDS	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
	GRAND TOTAL	\$283,913	\$284,788	\$510,444	\$502,344	\$524,069	\$3,522,040	\$5,627,596	\$283,913	\$284,788	\$510,444	\$502,344	\$524,069	\$3,522,040	\$5,627,596	

CITY OF NORTH MANKATO, MN
 USE OF TAX INCREMENT FOR DEBT SERVICE PAYMENTS

Fund	Purpose	ORIGINAL PLAN AT TIME OF ISSUANCE							CURRENT ESTIMATES FOR FUTURE YEARS						
		2013	2014	2015	2016	Yrs 2018 to		Total	2013	2014	2015	2016	Yrs 2018 to		Total
						2017	2037 Combined						2017	2037 Combined	
344	2004A GO STREET RECONSTRUCTION	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
308	2008C G.O. CAPITAL IMPROVEMENT PLAN R	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
305	2009A G.O. EQUIPMENT CERTIFICATES	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
345	2005A G.O. CAPITAL PROJECTS FUND	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
345	2005D GO IMPROVEMENT BONDS	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Fund 3	2006C GO IMPROVEMENT BONDS	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
347	2007A GO IMPROVEMENT BONDS	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
348	2008A GO IMPROVEMENT BONDS	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
349	2009D GO STATE AID STREET BONDS	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
350	2010A GO IMPROVEMENT BONDS	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
356 A	2010C GO REFUNDING BONDS	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
311	2009C GO SALES TAX REVENUE BONDS	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
357	2012A G.O. CROSS OVER REFUNDING BOND	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
	SUBTOTAL DEBT SERVICE FUNDS	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
602	1999B PUBLIC FACILITIES AUTHORITY	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
601	2006B GO UTILITY REVENUE BONDS	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
601	2007B GO UTILITY REVENUE BONDS	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
601	2008B GO WATER UTILITY REVENUE BONDS	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
601	2009B GO UTILITY REVENUE BONDS	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
602	1997A PUBLIC FACILITIES AUTHORITY LOAN	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
602	2005A G.O. CAPITAL PROJECTS FUND	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
602	2006B GO UTILITY REVENUE BONDS	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
602	2007B GO UTILITY REVENUE BONDS	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
603	2004B GO CAPITAL IMPROVEMENT PLAN BC	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
604	2009B GO UTILITY REVENUE BONDS	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
	SUBTOTAL PROPRIETARY FUNDS	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
221	2010B GO SALES TAX REVENUE BONDS	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
317	2011 NOTE PAYABLE TO PORT AUTHORITY	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
	SUBTOTAL AGENCY FUNDS	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
	TOTAL CITY FUNDS	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
368	1994A PORT AUTHORITY GO REVENUE BONI	\$84,800	\$0	\$0	\$0	\$0	\$0	\$84,800	\$84,800	\$0	\$0	\$0	\$0	\$0	\$84,800
368	2003A PORT AUTHORITY TAXABLE GO REVEI	\$148,625	\$0	\$0	\$0	\$0	\$0	\$148,625	\$148,625	\$0	\$0	\$0	\$0	\$0	\$148,625
368	2009A PORT AUTHORITY G.O. TAXABLE REFL	\$183,059	\$179,071	\$179,646	\$179,296	\$177,996	\$360,054	\$1,259,123	\$183,059	\$179,071	\$179,646	\$179,296	\$177,996	\$360,054	\$1,259,123
379	2010D GO TAX INCREMENT REFUNDING BO	\$35,508	\$35,508	\$35,508	\$89,724	\$88,060	\$870,210	\$1,154,516	\$35,508	\$35,508	\$35,508	\$89,724	\$88,060	\$870,210	\$1,154,516
370	2011A PORT AUTHORITY GO BONDS	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
371	2011B PORT AUTHORITY TAXABLE GO TAX II	\$20,340	\$30,190	\$29,890	\$29,565	\$29,215	\$627,055	\$766,255	\$20,340	\$30,190	\$29,890	\$29,565	\$29,215	\$627,055	\$766,255
240	NORTHPORT INDUSTRIAL PARK CONTRACT	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
	TOTAL PORT AUTHORITY FUNDS	\$472,331	\$244,769	\$245,044	\$298,585	\$295,271	\$1,857,319	\$3,413,319	\$472,331	\$244,769	\$245,044	\$298,585	\$295,271	\$1,857,319	\$3,413,319
	GRAND TOTAL	\$472,331	\$244,769	\$245,044	\$298,585	\$295,271	\$1,857,319	\$3,413,319	\$472,331	\$244,769	\$245,044	\$298,585	\$295,271	\$1,857,319	\$3,413,319



CITY OF NORTH MANKATO, MN
 USE OF STATE AID FOR DEBT SERVICE PAYMENTS

Fund	Purpose	ORIGINAL PLAN AT TIME OF ISSUANCE						CURRENT ESTIMATES FOR FUTURE YEARS								
		2013	2014	2015	2016	Yrs 2018 to		2013	2014	2015	2016	Yrs 2018 to				
						2017	2037 Combined					2017	2037 Combined	Total		
344	2004A GO STREET RECONSTRUCTION	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
308	2008C G.O. CAPITAL IMPROVEMENT PLAN REFUNDI	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
305	2009A G.O. EQUIPMENT CERTIFICATES	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
345	2005A G.O. CAPITAL PROJECTS FUND	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
345	2005D GO IMPROVEMENT BONDS	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Fund 3	2006C GO IMPROVEMENT BONDS	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
347	2007A GO IMPROVEMENT BONDS	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
348	2008A GO IMPROVEMENT BONDS	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
349	2009D GO STATE AID STREET BONDS	\$272,063	\$273,181	\$273,725	\$273,425	\$272,500	\$2,160,625	\$3,525,519	\$272,063	\$273,181	\$273,725	\$273,425	\$272,500	\$2,160,625	\$3,525,519	
350	2010A GO IMPROVEMENT BONDS	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
356	2010C GO REFUNDING BONDS	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
311	2009C GO SALES TAX REVENUE BONDS	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
357	2012A G.O. CROSS OVER REFUNDING BONDS	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
	SUBTOTAL DEBT SERVICE FUNDS	\$272,063	\$273,181	\$273,725	\$273,425	\$272,500	\$2,160,625	\$3,525,519	\$272,063	\$273,181	\$273,725	\$273,425	\$272,500	\$2,160,625	\$3,525,519	
601	1999B G.O. WATER REVENUE BOND	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
601	2006B GO UTILITY REVENUE BONDS	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
601	2007B GO UTILITY REVENUE BONDS	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
601	2008B GO WATER UTILITY REVENUE BONDS	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
601	2009B GO UTILITY REVENUE BONDS	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
601	2010C GO REFUNDING BONDS	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
602	1997A PUBLIC FACILITIES AUTHORITY LOAN-STATE C	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
602	2005A G.O. CAPITAL PROJECTS FUND	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
602	2006B GO UTILITY REVENUE BONDS	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
602	2007B GO UTILITY REVENUE BONDS	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
603	2004B GO CAPITAL IMPROVEMENT PLAN BONDS	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
604	2009B GO UTILITY REVENUE BONDS	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
	SUBTOTAL PROPRIETARY FUNDS	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
221	2010B GO SALES TAX REVENUE BONDS	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
317	2011 NOTE PAYABLE TO PORT AUTHORITY	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
	SUBTOTAL AGENCY FUNDS	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
	TOTAL CITY FUNDS	\$272,063	\$273,181	\$273,725	\$273,425	\$272,500	\$2,160,625	\$3,525,519	\$272,063	\$273,181	\$273,725	\$273,425	\$272,500	\$2,160,625	\$3,525,519	
368	1994A PORT AUTHORITY GO REVENUE BONDS	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
368	2003A PORT AUTHORITY TAXABLE GO REVENUE REF	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
368	2009A PORT AUTHORITY G.O. TAXABLE REFUNDING	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
379	2010D GO TAX INCREMENT REFUNDING BONDS (Re	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
370	2011A PORT AUTHORITY GO BONDS	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
371	2011B PORT AUTHORITY TAXABLE GO TAX INC REVE	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
240	NORTHPORT INDUSTRIAL PARK CONTRACT FOR DEE	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
	TOTAL PORT AUTHORITY FUNDS	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
	GRAND TOTAL	\$272,063	\$273,181	\$273,725	\$273,425	\$272,500	\$2,160,625	\$3,525,519	\$272,063	\$273,181	\$273,725	\$273,425	\$272,500	\$2,160,625	\$3,525,519	

FINANCIAL PLANS

Based on historical financial performance and current projections for future revenue, including for special assessments and property tax levy, the following financial plans (pro forma) have been prepared. The amounts included for annual property tax revenue are estimates for the purpose of preparing the financial plans. The future actual property tax revenue available for the debt service funds will depend on the actual amount certified annually by the City and the collection rate.

A financial plan was developed for each of the City's debt service funds. Information is also included for the Sales Tax Fund, utility funds, and the Port Authority's funds that account for debt service payments. It should be noted that the financial plan information included for these other non-debt service funds is not inclusive of all operating and non-operating expenses. Information for these other funds includes source and use of funds related to the payment of debt only.

Key Assumptions for Debt Service Funds

The financial plans for each of the debt service funds was developed based on several key assumptions which are as follows:

- Delinquent special assessment revenue collection is estimated to be collected in future years at a rate of 10% of the outstanding 2012 balance annually.
- City staff has completed a preliminary evaluation of deferred special assessments on a parcel by parcel basis and has made assumptions regarding the timing of future development and therefore

the payment of deferred special assessments on the large undeveloped parcels. This information informed the assumption for collection of annual special assessment revenue included in the financial plans. See the Appendix for information on the deferred special assessments, including estimated annual collection, amounts outstanding by project and by parcel.

- The study assumes that all current special assessments will be collected as scheduled with no future delinquent payments.
- The study assumes that property tax revenue will increase to provide current revenue to meet current debt service expense and to help repay the interfund loans.
- The financial plans assume that the interfund loans will be satisfied by year 2016 through a combination of increased property tax revenue and the collection of future outstanding special assessments.
- The financial plans do not include an estimate for future investment income.
- For all other revenue that supports debt service including sales tax, state aid, charges for utilities, and tax increment financing (TIF) revenue, the study assumes these revenue sources will be at a level sufficient to cover debt service payments as planned. This assumption will need to be reviewed pending the outcome of the City's review of the TIF districts.

CITY OF NORTH MANKATO, MN
Total Combined City Debt Service Funds

Description	Actual 2007	Actual 2008	Actual 2009	Actual 2010	Actual 2011	Actual 2012	Proj 2013	Proj 2014	Proj 2015	Proj 2016	Proj 2017	Proj 2018	Proj 2019	Proj 2020	Proj 2021	Proj 2022
Sources																
Property Tax	1,189,615	1,268,421	1,318,208	1,413,987	1,475,843	1,380,015	1,422,586	1,531,479	1,682,379	1,808,279	1,841,179	1,503,807	1,407,932	1,023,309	922,679	621,865
Investment Interest	218,731	261,029	173,436	347	24,591	149	-	-	-	-	-	-	-	-	-	-
Special assessments	1,632,649	1,558,379	1,778,184	702,247	761,598	878,393	948,882	915,474	1,002,176	676,328	759,518	286,066	104,838	103,154	89,860	85,849
Street construction aid	-	200,000	50,000	83,469	238,763	269,737	272,063	273,181	273,725	273,425	272,500	271,425	269,938	267,763	269,500	270,300
Refunding bond proceeds	-	2,185,391	42,413	3,455,000	-	895,000	-	-	-	-	-	-	-	-	-	-
Other	24,645	-	-	-	350,000	-	-	-	-	-	-	-	-	-	-	-
Total Sources	3,065,640	5,473,220	3,362,241	5,655,050	2,850,795	3,423,294	2,643,531	2,720,134	2,958,280	2,758,032	2,873,197	2,061,298	1,782,707	1,394,226	1,282,039	978,014
Uses																
Principal	3,041,000	5,335,604	4,487,000	3,736,000	3,873,000	2,395,000	1,943,000	1,654,000	1,560,000	1,865,000	1,570,000	1,465,000	1,590,000	1,385,000	1,430,000	975,000
Interest	851,068	726,722	805,983	755,312	755,378	687,062	524,754	469,434	426,587	382,186	334,481	289,289	243,555	200,015	155,748	115,455
Payment to Port Authority	-	-	-	-	-	-	-	23,442	225,756	223,156	225,506	222,806	225,056	222,081	223,603	219,797
Other (Incl. Future Bond Pmts from Escrow)	-	45,133	-	24,644	-	16,348	745,000	1,175,000	410,000	-	-	-	-	-	-	-
Total Uses	3,892,068	6,107,459	5,292,983	4,515,956	4,628,378	3,098,410	3,212,754	3,321,876	2,622,343	2,470,342	2,129,988	1,977,095	2,058,611	1,807,096	1,809,351	1,310,252
Net Sources and Uses before Transfers	(826,428)	(634,239)	(1,930,742)	1,139,094	(1,777,583)	324,884	(569,223)	(601,742)	335,936	287,690	743,209	84,203	(275,904)	(412,870)	(527,311)	(332,238)
Total Net Sources and Uses After Transfers	(686,243)	(509,654)	(1,182,115)	1,394,842	(1,438,728)	650,333	(355,761)	(363,337)	777,305	721,959	1,154,969	538,372	180,115	39,161	(70,408)	118,359
Ending Fund Balance	670,040	160,386	(1,021,729)	373,113	(1,065,615)	(415,282)	(771,043)	(1,134,380)	(357,090)	364,869	1,519,838	2,058,210	2,238,325	2,277,486	2,207,077	2,325,437
Increase/(Decrease) General Fund Loan	-	-	-	-	2,047,524	(314,316)	(40,000)	(662,208)	(766,000)	(265,000)	-	-	-	-	-	-
Increase/(Decrease) Utility Fund Loan	-	-	-	-	1,436,000	-	-	-	(90,000)	(419,000)	(927,000)	-	-	-	-	-
Increase/(Decrease) Other DS Fund Loan	280,000	(992,060)	1,155,366	680,000	(2,341,420)	-	-	-	-	-	-	-	-	-	-	-
Change in Net Interfund Loans	280,000	(992,060)	1,155,366	680,000	1,142,104	(314,316)	(40,000)	(662,208)	(856,000)	(684,000)	(927,000)	-	-	-	-	-
Total Net Interfund Loans Due To/(From)	1,498,114	506,054	1,661,420	2,341,420	3,483,524	3,169,208	3,129,208	2,467,000	1,611,000	927,000	(0)	(0)	(0)	(0)	(0)	(0)
Ending Cash Balance (not incl. escrow)	2,166,966	643,752	615,469	508,902	500,108	295,194	644,433	793,888	1,125,193	1,163,152	1,391,121	1,929,493	2,109,608	2,148,769	2,078,360	2,196,720

CITY OF NORTH MANKATO, MN

Fund No: 305
 Fund Description: G.O. Equipment Debt
 First Year Established: Unknown
 Year Fund Closed (or Estimated Date): 2015
 History of Fund: This Fund is issued to account for debt service on equipment certificates. Prior year certificates accounted for in this Fund include 2006D and 2009A.

Recommended Management Strategies:

The Fund has sufficient cash balance to allow the City to eliminate the property tax levy in year 2014. This assumes the City does not issue additional equipment certificates. The City will need to evaluate future equipment purchase requirements to determine whether future equipment certificates will be issued. Future property tax projections will need to be increased if debt is issued.

Description	Actual 2007	Actual 2008	Actual 2009	Actual 2010	Actual 2011	Actual 2012	Proj 2013	Proj 2014	Proj 2015	Proj 2016	Proj 2017	Proj 2018	Proj 2019	Proj 2020	Proj 2021	Proj 2022
Sources																
Property Tax	314,322	338,022	338,596	255,022	254,525	68,985	69,484									
Investment Interest	477															
Special assessments																
Street construction aid																
Refunding bond proceeds																
Other																
Total Sources	314,799	338,022	338,596	255,022	254,525	68,985	69,484	-	-	-	-	-	-	-	-	-
Uses																
Principal	290,000	295,000	305,000	378,000	230,000	61,000	63,000	64,000								
Interest	41,705	33,953	29,529	22,448	13,205	4,700	3,175	1,600								
Payment to Port Authority																
Other (Incl. Future Bond Pmts from Escrow)																
Total Uses	331,705	328,953	334,529	400,448	243,205	65,700	66,175	65,600	-	-	-	-	-	-	-	-
Net Sources and Uses before Transfers	(16,906)	9,069	4,067	(145,426)	11,320	3,285	3,309	(65,600)	-	-	-	-	-	-	-	-
Plus Transfer in from Other Funds	26,000															
Less Transfer out to DS Fund 316										(6,166)						
Total Net Sources and Uses After Transfers	9,094	9,069	4,067	(145,426)	11,320	3,285	3,309	(65,600)	(6,166)	-						
Ending Fund Balance	186,142	195,211	199,278	53,852	65,172	68,457	71,766	6,166	-	-	-	-	-	-	-	-
Increase/(Decrease) General Fund Loan																
Increase/(Decrease) Utility Fund Loan																
Increase/(Decrease) Other DS Fund Loan																
Change in Net Interfund Loans	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Total Net Interfund Loans Due To/(From)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Ending Cash Balance (not incl. escrow)	186,142	195,211	199,278	53,852	65,172	68,457	71,766	6,166	-	-	-	-	-	-	-	-
<u>Details on Interfund Loans - Due (To)/From</u>																
Total Interfund Loans Due (To)/From	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-

No special assessments reported as outstanding for this fund.



CITY OF NORTH MANKATO, MN

Fund No: 308
 Fund Description: Capital Improvement Bonds of 2008C
 First Year Established: 2008
 Year Fund Closed (or Estimated Date): 2019
 History of Fund (Authority): This Fund is used to account for debt service on the 2008C Bonds issued to refund the 1997 and 1999 Port Authority Lease Revenue Bonds. The 1997 Bonds financed the Fire Station No. 2 and Police Annex. The 1999 Bonds funded the Library.

Recommended Management Strategies:

The Fund has cash balance in excess of debt service requirements. The City may decide to use this cash to temporarily cover shortfalls in other City Debt Service Funds. In 2014, the plan anticipats that the other debt service funds will repay Fund 308 allowing for the cancellation of the tax levy for this Fund for one year. The levy for Funds 356 and 348 should be increased in year 2014 to allow for repayment of the cash owed to Fund 308 and the elimination of interfund loans.

Description	Actual 2007	Actual 2008	Actual 2009	Actual 2010	Actual 2011	Actual 2012	Proj 2013	Proj 2014	Proj 2015	Proj 2016	Proj 2017	Proj 2018	Proj 2019	Proj 2020	Proj 2021	Proj 2022
Sources																
Property Tax		263,707	236,660	237,285	247,785	246,935	240,935	249,832	253,544	251,430	259,471	245,984	154,991			
Investment Interest			76	26	16											
Special assessments																
Street construction aid																
Refunding bond proceeds																
Other																
Total Sources	-	263,707	236,736	237,311	247,801	246,935	240,935	249,832	253,544	251,430	259,471	245,984	154,991	-	-	-
Uses																
Principal			170,000	175,000	180,000	195,000	200,000	200,000	210,000	215,000	230,000	225,000	145,000			
Interest			78,100	60,072	55,435	50,260	43,935	37,935	31,470	24,458	17,115	9,270	2,610			
Payment to Port Authority																
Other (Incl. Future Bond Pmts from Escrow)																
Total Uses	-	-	248,100	235,072	235,435	245,260	243,935	237,935	241,470	239,458	247,115	234,270	147,610	-	-	-
Net Sources and Uses before Transfers	-	263,707	(11,364)	2,239	12,366	1,675	(3,000)	11,897	12,074	11,973	12,356	11,714	7,381	-	-	-
Plus Transfer in from Other Funds		32,021														
Less Transfer out to DS Fund 316													(365,037)			
Total Net Sources and Uses After Transfers	-	295,728	(11,364)	2,239	12,366	1,675	(3,000)	11,897	12,074	11,973	12,356	11,714	(357,657)	-	-	-
Ending Fund Balance	-	295,728	284,364	286,603	298,969	300,644	297,644	309,541	321,614	333,587	345,943	357,656	(0)	(0)	(0)	(0)
Increase/(Decrease) General Fund Loan																
Increase/(Decrease) Utility Fund Loan																
Increase/(Decrease) Other DS Fund Loan						(300,542)	5,542	34,000	199,000	50,000	12,000	-	-	-	-	-
Change in Net Interfund Loans	-	-	-	-	-	(300,542)	5,542	34,000	199,000	50,000	12,000	-	-	-	-	-
Total Net Interfund Loans Due To/(From)	-	-	-	-	-	(300,542)	(295,000)	(261,000)	(62,000)	(12,000)	-	-	-	-	-	-
Ending Cash Balance (not incl. escrow)		298,291	284,364	286,603	298,969	102	2,644	48,541	259,614	321,587	345,943	357,656	(0)	(0)	(0)	(0)
Details on Interfund Loans - Due (To)/From																
Due from DS Series 2010C, Fund 356						(165,000)	(160,000)	(160,000)								
Due from DS Series 2008A, Fund 348						(135,542)	(135,000)	(101,000)	(62,000)	(12,000)	-	-	-	-	-	-
Total Interfund Loans Due (To)/From	-	-	-	-	-	(300,542)	(295,000)	(261,000)	(62,000)	(12,000)	-	-	-	-	-	-

No special assessments reported as outstanding for this fund.

CITY OF NORTH MANKATO, MN

Fund No: 309
 Fund Description: 1997 Police/Library Capital Lease
 First Year Established: 1997
 Year Fund Closed (or Estimated Date): 2008
 History of Fund (Authority): This Fund was used to account for lease payments owed to the Port Authority for the 1997 Port Authority Lease Revenue Bonds issued to finance Fire Station No. 2 and Police Annex. The Bonds were refunded with 2008C Refunding Bonds issued by the City.

Recommended Management Strategies:
 This Fund is closed.

Description	Actual 2007	Actual 2008	Actual 2009	Actual 2010	Actual 2011	Actual 2012	Proj 2013	Proj 2014	Proj 2015	Proj 2016	Proj 2017	Proj 2018	Proj 2019	Proj 2020	Proj 2021	Proj 2022
Sources																
Property Tax	266,011															
Investment Interest																
Special assessments																
Street construction aid																
Refunding bond proceeds		2,145,000														
Other																
Total Sources	266,011	2,145,000	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Uses																
Principal	130,000	2,059,604														
Interest	136,011	8,242														
Payment to Port Authority																
Other (Incl. Future Bond Pmts from Escrow)		45,133														
Total Uses	266,011	2,112,979	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Net Sources and Uses before Transfers	-	32,021	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Less Transfer out to Other Funds		(32,021)														
Total Net Sources and Uses After Transfers	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Ending Fund Balance	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Increase/(Decrease) General Fund Loan																
Increase/(Decrease) Utility Fund Loan																
Increase/(Decrease) Other DS Fund Loan																
Change in Net Interfund Loans	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Total Net Interfund Loans Due To/(From)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Ending Cash Balance (not incl. escrow)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-

CITY OF NORTH MANKATO, MN

Fund No: 311
 Fund Description: 2009C G.O. Sales Tax Revenue Bonds
 First Year Established: 2009
 Year Fund Closed (or Estimated Date): 2024
 History of Fund (Authority): This Fund is used to account for the 2009C Bonds issued for park and downtown redevelopment projects.

Recommended Management Strategies:

The financial plan anticipates the City will continue to transfer in revenue from the Sales Tax Fund to cover debt service paid from Fund 311 for the 2009C Bonds.

Description	Actual 2007	Actual 2008	Actual 2009	Actual 2010	Actual 2011	Actual 2012	Proj 2013	Proj 2014	Proj 2015	Proj 2016	Proj 2017	Proj 2018	Proj 2019	Proj 2020	Proj 2021	Proj 2022
Sources																
Property Tax																
Investment Interest																
Special assessments																
Street construction aid																
Refunding bond proceeds			32,000													
Other																
Total Sources	-	-	32,000	-	-	-	-	-	-	-	-	-	-	-	-	-
Uses																
Principal				130,000	135,000	185,000	140,000	145,000	150,000	150,000	175,000	180,000	185,000	190,000	200,000	205,000
Interest			45,431	81,863	98,924	97,913	73,463	69,963	65,613	61,113	56,613	51,363	45,963	39,950	33,300	25,800
Payment to Port Authority																
Other (Incl. Future Bond Pmts from Escrow)																
Total Uses	-	-	45,431	211,863	233,924	282,913	213,463	214,963	215,613	211,113	231,613	231,363	230,963	229,950	233,300	230,800
Net Sources and Uses before Transfers	-	-	(13,431)	(211,863)	(233,924)	(282,913)	(213,463)	(214,963)	(215,613)	(211,113)	(231,613)	(231,363)	(230,963)	(229,950)	(233,300)	(230,800)
Plus Transfer in from Sales Tax Fund 221			15,000	210,363	233,855	282,913	213,463	214,963	215,613	211,113	231,613	231,363	230,963	229,950	233,300	230,800
Total Net Sources and Uses After Transfers	-	-	1,569	(1,500)	(69)	-	-	-	-	-	-	-	-	-	-	-
Ending Fund Balance	-	-	1,569	69	-	-	-	-	-	-	-	-	-	-	-	-
Increase/(Decrease) General Fund Loan																
Increase/(Decrease) Utility Fund Loan																
Increase/(Decrease) Other DS Fund Loan																
Change in Net Interfund Loans	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Total Net Interfund Loans Due To/(From)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Ending Cash Balance (not incl. escrow)	-	-	1,569	1,757	-	-	-	-	-	-	-	-	-	-	-	-

No special assessments reported as outstanding for this fund.

CITY OF NORTH MANKATO, MN

Fund No: 316
 Fund Description: Bond Reserve
 First Year Established:
 Year Fund Closed (or Estimated Date): 2022
 History of Fund (Authority): This fund is used to account for proceeds from closed bond funds.

Recommended Management Strategies:

In 2011 the City transferred cash from this fund to three other debt service funds in order to close out these other funds. Fund 316 did not have sufficient cash to cover these transfers and the City provided an interfund loan from the General Fund and the Sanitary Sewer Fund to Fund 316. The City used cash from Fund 316 to cover a deficit in Fund 355. The plan for this fund requires property tax revenue until 2015 to repay the loans.

Description	Actual 2007	Actual 2008	Actual 2009	Actual 2010	Actual 2011	Actual 2012	Proj 2013	Proj 2014	Proj 2015	Proj 2016	Proj 2017	Proj 2018	Proj 2019	Proj 2020	Proj 2021
Sources															
Property Tax	15,000				189,766	462,195	127,091	197,105	240,143						
Investment Interest	994														
Special assessments	1,441	84,287	755	904	25,612	11,673	71,136	64,905	139,812	35,847	31,778	6,477	6,342	6,208	6,073
Other					350,000										
Total Sources	17,435	84,287	755	904	565,378	473,868	198,227	262,010	379,955	35,847	31,778	6,477	6,342	6,208	6,073
Uses															
Principal															
Interest				2,000	600										
Total Uses	-	-	-	2,000	600	-	-	-	-	-	-	-	-	-	-
Net Sources and Uses before Transfers	17,435	84,287	755	(1,096)	564,778	473,868	198,227	262,010	379,955	35,847	31,778	6,477	6,342	6,208	6,073
Plus Transfer in from Other Funds															
Plus Transfer in from Construction Fund	68,800	79,200	43,242		60,000					95,000					
Plus Transfer in from DS Fund 344											155,317	23,120	22,747	22,373	22,000
Plus Transfer in from DS Fund 345												515,096	11,927	11,926	
Plus Transfer in from DS Fund 347							10,131								
Plus Transfer in from DS Fund 341									6,166						
Plus Transfer in from DS Fund 305													365,037		
Plus Transfer in from DS Fund 308															
Less Transfer out to DS Fund 346															
Less Transfer out to DS Fund 350								(145,423)							
Less Transfer out to DS Fund 354					(134,803)										
Less Transfer out to DS Fund 355							(340,548)								
Less Transfer out to DS Fund 338					(738,652)										
Less Transfer out to DS Fund 340					(1,481,567)										
Total Net Sources and Uses After Transfers	86,235	163,487	43,997	(1,096)	(1,730,244)	473,868	(132,190)	116,587	386,121	130,847	187,095	29,597	909,222	40,508	39,999
Ending Fund Balance	417,622	581,109	625,106	624,010	(1,106,234)	(632,366)	(764,556)	(647,969)	(261,848)	(131,002)	56,094	85,691	994,913	1,035,421	1,075,420
Increase/(Decrease) General Fund Loan					1,213,670	(560,939)	-	(356,731)	(296,000)	-					
Increase/(Decrease) Utility Fund Loan					353,000	-	-	-	(90,000)	(131,000)	(132,000)	-			
Increase/(Decrease) Other DS Fund Loan		(177,060)	(14,634)	-	141,278	69,602	220,700	152,000	-	-	-	-			
Change in Net Interfund Loans	-	(177,060)	(14,634)	-	1,707,948	(491,337)	220,700	(204,731)	(386,000)	(131,000)	(132,000)	-	-	-	-
Total Net Interfund Loans Due To/(From)	(391,886)	(568,946)	(583,580)	(583,580)	1,124,368	633,031	853,731	649,000	263,000	132,000	(0)	(0)	(0)	(0)	(0)
Ending Cash Balance (not incl. escrow)	25,736	12,163	41,526	42,430	17,698	-	88,510	366	487	333	55,429	85,026	994,248	1,034,756	1,074,755
Details on Interfund Loans - Due (To)/From															
Due to General Fund, 101					1,213,670	652,731	652,731	296,000		132,000					
Due to Sanitary Sewer Fund, 602					353,000	353,000	353,000	353,000	263,000						
Due from Other Fund(s) - Not broken out	(391,886)	(568,946)	(583,580)	(583,580)											
Due from DS Series 2005C Fund, 355					(442,302)	(372,700)									
Due from DS Series 2008A, Fund 348							(152,000)	-	-	-	-	-	-	-	-
Total Net Interfund Loans Due To/(From)	(391,886)	(568,946)	(583,580)	(583,580)	1,124,368	633,031	853,731	649,000	263,000	132,000	-	-	-	-	-
Details on Special Assessments:															
Special Assessments Current at Year End							21,078	14,521	12,706	10,891	9,075	7,260	5,445	3,630	1,815
Estimated Special Assessments Delinquent at Year End							35,897	31,908	27,920	23,931	19,943	15,954	11,966	7,977	3,989
Estimated Special Assessments Deferred at Year End							413,515	360,665	227,734	198,634	173,468	173,468	173,468	173,468	173,468
Total Estimated Special Assessments Balances at Year End							470,490	407,094	268,360	233,456	202,486	196,682	190,879	185,075	179,271

Note: Includes future special assessment revenue from Fund 326, Fund 341, and Fund 355, which have been or will be closed as of year end 2012.



CITY OF NORTH MANKATO, MN

Fund No: 317
 Fund Description: Note to Port Authority
 First Year Established: 2011
 Year Fund Closed (or Estimated Date): 2034
 History of Fund (Authority): Bonds were issued by the Port Authority to finance the design and construction of a new interchange at TH14 and CSAH41 and realignments. City will appropriate funds for payment.

Recommended Management Strategies:

The financial plan assumes the City will transfer in a total of \$2.047M of sales tax revenue as anticipated at time of bond issuance (\$1.5M for principle and \$0.547M for interest) After the dedicated sales tax revenue is used the City will need to levy a property tax to cover debt service on the remaining outstanding bonds.

Description	Actual 2007	Actual 2008	Actual 2009	Actual 2010	Actual 2011	Actual 2012	Proj 2013	Proj 2014	Proj 2015	Proj 2016	Proj 2017	Proj 2018	Proj 2019	Proj 2020	Proj 2021	Proj 2022
Sources																
Property Tax																
Investment Interest																
Special assessments																
Street construction aid																
Refunding bond proceeds																
Other																
Total Sources	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Uses																
Principal																
Interest																
Payment to Port Authority								23,442	225,756	223,156	225,506	222,806	225,056	222,081	223,603	219,797
Other (Incl. Future Bond Pmts from Escrow)																
Total Uses	-	-	-	-	-	-	-	23,442	225,756	223,156	225,506	222,806	225,056	222,081	223,603	219,797
Net Sources and Uses before Transfers	-	-	-	-	-	-	-	(23,442)	(225,756)	(223,156)	(225,506)	(222,806)	(225,056)	(222,081)	(223,603)	(219,797)
Plus Transfer in from Sales Tax Fund 221								23,442	225,756	223,156	225,506	222,806	225,056	222,081	223,603	219,797
Total Net Sources and Uses After Transfers	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Ending Fund Balance	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Increase/(Decrease) General Fund Loan																
Increase/(Decrease) Utility Fund Loan																
Increase/(Decrease) Other DS Fund Loan																
Change in Net Interfund Loans	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Total Net Interfund Loans Due To/(From)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Ending Cash Balance (not incl. escrow)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-

No special assessments reported as outstanding for this fund.

CITY OF NORTH MANKATO, MN

Fund No: 338
 Fund Description: 1998 G.O. Improvement Bonds
 First Year Established: 1998
 Year Fund Closed (or Estimated Date): 2012
 History of Fund (Authority): This Fund was used to account for debt service for the 1998 G.O. Improvement Bonds for street improvement projects.

Recommended Management Strategies:
 This Fund is closed.

Description	Actual 2007	Actual 2008	Actual 2009	Actual 2010	Actual 2011	Actual 2012	Proj 2013	Proj 2014	Proj 2015	Proj 2016	Proj 2017	Proj 2018	Proj 2019	Proj 2020	Proj 2021	Proj 2022
Sources																
Property Tax	66,453	64,660	102,885	80,000												
Investment Interest	175,513	244,583	173,360													
Special assessments	96,576	60,609	246,285	22,068												
Street construction aid																
Refunding bond proceeds			10,413													
Other																
Total Sources	338,542	369,852	532,943	102,068	-	-	-	-	-	-	-	-	-	-	-	-
Uses																
Principal	505,000	505,000	1,145,000	355,000												
Interest	89,890	72,603	63,228	1,182												
Payment to Port Authority																
Other (Incl. Future Bond Pmts from Escrow)																
Total Uses	594,890	577,603	1,208,228	356,182	-	-	-	-	-	-	-	-	-	-	-	-
Net Sources and Uses before Transfers	(256,348)	(207,751)	(675,285)	(254,114)	-	-	-	-	-	-	-	-	-	-	-	-
Plus Transfer in from Other Funds			645,000													
Plus Transfer in from DS Fund 316					738,652											
Total Net Sources and Uses After Transfers	(256,348)	(207,751)	(30,285)	(254,114)	738,652	-	-	-	-	-	-	-	-	-	-	-
Ending Fund Balance	(246,502)	(454,253)	(484,538)	(738,652)	-	-	-	-	-	-	-	-	-	-	-	-
Increase/(Decrease) General Fund Loan																
Increase/(Decrease) Utility Fund Loan																
Increase/(Decrease) Other DS Fund Loan		210,000	30,000	260,000	(750,000)											
Change in Net Interfund Loans	-	210,000	30,000	260,000	(750,000)	-	-	-	-	-	-	-	-	-	-	-
Total Net Interfund Loans Due To/(From)	250,000	460,000	490,000	750,000	-	-	-	-	-	-	-	-	-	-	-	-
Ending Cash Balance (not incl. escrow)	3,250	5,747	11,083	11,348	-	-	-	-	-	-	-	-	-	-	-	-
Details on Interfund Loans - Due (To)/From																
Due to Other Fund(s) - Not broken out	250,000	460,000	490,000	750,000												
Total Net Interfund Loans Due To/(From)	250,000	460,000	490,000	750,000	-	-	-	-	-	-	-	-	-	-	-	-



CITY OF NORTH MANKATO, MN

Fund No: 340
 Fund Description: 2000A G.O. Improvement Bonds
 First Year Established: 2000
 Year Fund Closed (or Estimated Date): 2011
 History of Fund (Authority): This Fund was used to account for debt service for the 2000A Bonds for street improvement projects.

Recommended Management Strategies:

This Fund was closed in year 2011 with the Transfer in of cash from the Bond Reserve Fund 316.

Description	Actual 2007	Actual 2008	Actual 2009	Actual 2010	Actual 2011	Actual 2012	Proj 2013	Proj 2014	Proj 2015	Proj 2016	Proj 2017	Proj 2018	Proj 2019	Proj 2020	Proj 2021	Proj 2022
Sources																
Property Tax	90,397	87,220	89,214	149,798	152,000											
Investment Interest																
Special assessments	49,655	36,729	312,298	16,822	10,261	-										
Street construction aid																
Refunding bond proceeds																
Other																
Total Sources	140,052	123,949	401,512	166,620	162,261	-	-	-	-	-	-	-	-	-	-	-
Uses																
Principal	310,000	310,000	305,000	305,000	300,000											
Interest	64,535	50,353	36,055	21,844	7,200											
Payment to Port Authority																
Other (Incl. Future Bond Pmts from Escrow)																
Total Uses	374,535	360,353	341,055	326,844	307,200	-	-	-	-	-	-	-	-	-	-	-
Net Sources and Uses before Transfers	(234,483)	(236,404)	60,457	(160,224)	(144,939)	-	-	-	-	-	-	-	-	-	-	-
Plus Transfer in from DS Fund 316					1,481,567											
Total Net Sources and Uses After Transfers	(234,483)	(236,404)	60,457	(160,224)	1,336,628	-	-	-	-	-	-	-	-	-	-	-
Ending Fund Balance	(1,000,457)	(1,236,861)	(1,176,404)	(1,336,628)	-	-	-	-	-	-	-	-	-	-	-	-
Increase/(Decrease) General Fund Loan																
Increase/(Decrease) Utility Fund Loan																
Increase/(Decrease) Other DS Fund Loan		235,000	(60,000)	170,000	(1,350,000)											
Change in Net Interfund Loans	-	235,000	(60,000)	170,000	(1,350,000)	-	-	-	-	-	-	-	-	-	-	-
Total Net Interfund Loans Due To/(From)	1,005,000	1,240,000	1,180,000	1,350,000	-	-	-	-	-	-	-	-	-	-	-	-
Ending Cash Balance (not incl. escrow)	4,534	2,915	3,596	13,372	-	-	-	-	-	-	-	-	-	-	-	-
Details on Interfund Loans - Due (To)/From																
Due to Other Fund(s) - Not broken out	1,005,000	1,240,000	1,180,000	1,350,000												
Total Net Interfund Loans Due To/(From)	1,005,000	1,240,000	1,180,000	1,350,000	-	-	-	-	-	-	-	-	-	-	-	-



CITY OF NORTH MANKATO, MN

Fund No: 341
 Fund Description: 2001B G.O. Improvement Bonds
 First Year Established: 2001
 Year Fund Closed (or Estimated Date): 2014
 History of Fund (Authority): This funds was used to account for debt service for 2001B Bonds for street improvements.

Recommended Management Strategies:

The final debt service on the 2001B was made in 2012. This Fund should be closed and any future collection of special assessment revenue should be recorded to the Bond Reserve Fund.

Description	Actual 2007	Actual 2008	Actual 2009	Actual 2010	Actual 2011	Actual 2012	Proj 2013	Proj 2014	Proj 2015	Proj 2016	Proj 2017	Proj 2018	Proj 2019	Proj 2020	Proj 2021	Proj 2022
Sources																
Property Tax				56,311	99,220	115,000										
Investment Interest																
Special assessments	91,178	58,960	34,449	36,145	29,159	27,571										
Street construction aid																
Refunding bond proceeds																
Other																
Total Sources	91,178	58,960	34,449	92,456	128,379	142,571	-	-	-	-	-	-	-	-	-	-
Uses																
Principal	190,000	65,000	65,000	65,000	60,000	60,000										
Interest	16,528	11,730	9,227	6,660	4,881	1,275										
Payment to Port Authority																
Other (Incl. Future Bond Pmts from Escrow)																
Total Uses	206,528	76,730	74,227	71,660	64,881	61,275	-	-	-	-	-	-	-	-	-	-
Net Sources and Uses before Transfers	(115,350)	(17,770)	(39,778)	20,796	63,498	81,296	-	-	-	-	-	-	-	-	-	-
Less Transfer out to DS Fund 316							(10,131)									
Total Net Sources and Uses After Transfers	(115,350)	(17,770)	(39,778)	20,796	63,498	81,296	(10,131)	-	-	-	-	-	-	-	-	-
Ending Fund Balance	(97,911)	(115,681)	(155,459)	(134,663)	(71,165)	10,131	-	-	-	-	-	-	-	-	-	-
Increase/(Decrease) General Fund Loan																
Increase/(Decrease) Utility Fund Loan																
Increase/(Decrease) Other DS Fund Loan		15,000	40,000	(20,000)	(68,835)	(71,165)										
Change in Net Interfund Loans	-	15,000	40,000	(20,000)	(68,835)	(71,165)	-	-	-	-	-	-	-	-	-	-
Total Net Interfund Loans Due To/(From)	105,000	120,000	160,000	140,000	71,165	-	-	-	-	-	-	-	-	-	-	-
Ending Cash Balance (not incl. escrow)	4,448	4,319	4,541	5,337	-	10,131	-	-	-	-	-	-	-	-	-	-
Details on Interfund Loans - Due (To)/From																
Due to Other Fund(s) - Not broken out	105,000	120,000	160,000	140,000												
Due to DS Series 2004 Fund, 344					71,165											
Total Net Interfund Loans Due To/(From)	105,000	120,000	160,000	140,000	71,165	-	-	-	-	-	-	-	-	-	-	-



CITY OF NORTH MANKATO, MN

Fund No: 342
 Fund Description: 2002A G.O. Improvement Bonds
 First Year Established: 2002
 Year Fund Closed (or Estimated Date): 2011
 History of Fund (Authority): The fund was used to account for debt service for the 2002A Bonds issued to finance street improvements. The 2002A Bonds were refunded with proceeds from 2010C Bonds.

Recommended Management Strategies:

The Fund is closed.

Description	Actual 2007	Actual 2008	Actual 2009	Actual 2010	Actual 2011	Actual 2012	Proj 2013	Proj 2014	Proj 2015	Proj 2016	Proj 2017	Proj 2018	Proj 2019	Proj 2020	Proj 2021	Proj 2022
Sources																
Property Tax	58,804	62,303	60,079	62,733												
Investment Interest																
Special assessments	223,396	203,230	59,448	62,938	39,729											
Street construction aid																
Refunding bond proceeds				787,549												
Other																
Total Sources	282,200	265,533	119,527	913,220	39,729	-	-	-	-	-	-	-	-	-	-	-
Uses																
Principal	400,000	390,000	265,000	260,000	775,000											
Interest	64,698	52,653	42,235	33,313	12,568											
Payment to Port Authority																
Other (Incl. Future Bond Pmts from Escrow)																
Total Uses	464,698	442,653	307,235	293,313	787,568	-	-	-	-	-	-	-	-	-	-	-
Net Sources and Uses before Transfers	(182,498)	(177,120)	(187,708)	619,907	(747,839)	-	-	-	-	-	-	-	-	-	-	-
Plus Transfer in from DS Fund 356					747,839											
Less Transfer out to DS Fund 356					(225)											
Total Net Sources and Uses After Transfers	(182,498)	(177,120)	(187,708)	619,907	(225)	-	-	-	-	-	-	-	-	-	-	-
Ending Fund Balance	(254,854)	(431,974)	(619,682)	225	-	-	-	-	-	-	-	-	-	-	-	-
Increase/(Decrease) General Fund Loan																
Increase/(Decrease) Utility Fund Loan																
Increase/(Decrease) Other DS Fund Loan	280,000	170,000	175,000	(625,000)												
Change in Net Interfund Loans	280,000	170,000	175,000	(625,000)	-	-	-	-	-	-	-	-	-	-	-	-
Total Net Interfund Loans Due To/(From)	280,000	450,000	625,000	-	-	-	-	-	-	-	-	-	-	-	-	-
Ending Cash Balance (not incl. escrow)	25,136	5,688	1,240	225	-	-	-	-	-	-	-	-	-	-	-	-
Details on Interfund Loans - Due To/From																
Due to Other Fund(s) - Not broken out	280,000	450,000	625,000													
Total Net Interfund Loans Due To/(From)	280,000	450,000	625,000	-	-	-	-	-	-	-	-	-	-	-	-	-

No special assessments reported as outstanding for this fund.



CITY OF NORTH MANKATO, MN

Fund No: 343
 Fund Description: 2003A G.O. Improvement Bonds
 First Year Established: 2003
 Year Fund Closed (or Estimated Date): 2011
 History of Fund (Authority): This fund was used to account for debt service on the 2003A Bonds issued to finance street improvements. The 2003A Bonds were refunded with proceeds from 2010C.

Recommended Management Strategies:

This Fund is closed.

Description	Actual 2007	Actual 2008	Actual 2009	Actual 2010	Actual 2011	Actual 2012	Proj 2013	Proj 2014	Proj 2015	Proj 2016	Proj 2017	Proj 2018	Proj 2019	Proj 2020	Proj 2021	Proj 2022
Sources																
Property Tax	19,623	22,611	19,935	22,176												
Investment Interest	9,910	2,616														
Special assessments	33,665	18,794	28,126	22,552												
Street construction aid																
Refunding bond proceeds				394,957												
Other																
Total Sources	63,198	44,021	48,061	439,685	-	-	-	-	-	-	-	-	-	-	-	-
Uses																
Principal	145,000	140,000	140,000	135,000	530,000											
Interest	31,556	28,225	24,690	20,775	9,550											
Payment to Port Authority																
Other (Incl. Future Bond Pmts from Escrow)																
Total Uses	176,556	168,225	164,690	155,775	539,550	-	-	-	-	-	-	-	-	-	-	-
Net Sources and Uses before Transfers	(113,358)	(124,204)	(116,629)	283,910	(539,550)	-	-	-	-	-	-	-	-	-	-	-
Plus Transfer in from DS Fund 356					539,550											
Less Transfer out to DS Fund 356					(326,120)											
Total Net Sources and Uses After Transfers	(113,358)	(124,204)	(116,629)	283,910	(326,120)	-	-	-	-	-	-	-	-	-	-	-
Ending Fund Balance	283,043	158,839	42,210	326,120	-	-	-	-	-	-	-	-	-	-	-	-
Increase/(Decrease) General Fund Loan																
Increase/(Decrease) Utility Fund Loan																
Increase/(Decrease) Other DS Fund Loan		(150,000)	150,000	(310,000)	310,000											
Change in Net Interfund Loans	-	(150,000)	150,000	(310,000)	310,000	-	-	-	-	-	-	-	-	-	-	-
Total Net Interfund Loans Due To/(From)	-	(150,000)	-	(310,000)	-	-	-	-	-	-	-	-	-	-	-	-
Ending Cash Balance (not incl. escrow)	283,043	8,839	41,873	16,120	-	-	-	-	-	-	-	-	-	-	-	-
Details on Interfund Loans - Due To/From																
Due from Other Fund(s) - Not broken out		(150,000)		(310,000)												
Total Net Interfund Loans Due To/(From)	-	(150,000)	-	(310,000)	-	-	-	-	-	-	-	-	-	-	-	-

No special assessments reported as outstanding for this fund.



CITY OF NORTH MANKATO, MN

Fund No: 344
 Fund Description: 2004A G.O. Street Reconstruction
 First Year Established: 2004
 Year Fund Closed (or Estimated Date): 2016
 History of Fund (Authority): This Fund is used to account for the 2004A Bonds issued to finance the Lookout Drive Reconstruction. The 2004A Bonds were refunded with proceeds from 2012A.

Recommended Management Strategies:

Fund 344 is owed cash from other debt service funds. The financial plan shows that if the City repays the interfund loans as estimated, this Fund will have sufficient cash to eliminate the property tax levy in year 2014. Future estimates show Fund 344 will have cash available after final debt service payments to provide cash to Fund 356.

Description	Actual 2007	Actual 2008	Actual 2009	Actual 2010	Actual 2011	Actual 2012	Proj 2013	Proj 2014	Proj 2015	Proj 2016	Proj 2017	Proj 2018	Proj 2019	Proj 2020	Proj 2021	Proj 2022
Sources																
Property Tax	104,260	101,740	99,220	101,950		96,490	99,010									
Investment Interest	5,451	5,757		321	194	-										
Special assessments	25,073	3,349	3,213	3,078	2,942	2,806	2,670	2,534	2,399	-	-	-	-	-	-	-
Street construction aid																
Refunding bond proceeds						430,000										
Other																
Total Sources	134,784	110,846	102,433	105,349	3,136	529,296	101,680	2,534	2,399	-	-	-	-	-	-	-
Uses																
Principal	55,000	60,000	60,000	60,000	65,000	65,000	65,000	70,000	70,000							
Interest	40,995	38,495	36,295	33,895	31,195	28,595	25,595	22,860	10,712							
Payment to Port Authority																
Other (Incl. Future Bond Pmts from Escrow)						9,324			410,000							
Total Uses	95,995	98,495	96,295	93,895	96,195	102,919	90,595	92,860	490,712	-	-	-	-	-	-	-
Net Sources and Uses before Transfers	38,789	12,351	6,138	11,454	(93,059)	426,377	11,085	(90,326)	(488,313)	-	-	-	-	-	-	-
Less Transfer out to DS Fund 316										(95,000)	(45,359)					
Total Net Sources and Uses After Transfers	38,789	12,351	6,138	11,454	(93,059)	426,377	11,085	(90,326)	(488,313)	(95,000)	(45,359)	-	-	-	-	-
Ending Fund Balance	356,519	368,870	375,008	386,462	293,403	719,780	730,865	640,540	152,226	57,226	11,867	11,867	11,867	11,867	11,867	11,867
Increase/(Decrease) General Fund Loan																
Increase/(Decrease) Utility Fund Loan																
Increase/(Decrease) Other DS Fund Loan		(350,000)	(25,000)		171,960	(78,071)		281,111	-	-	-	-	-	-	-	-
Change in Net Interfund Loans	-	(350,000)	(25,000)	-	171,960	(78,071)	-	281,111	-	-	-	-	-	-	-	-
Total Net Interfund Loans Due To/(From)	-	(350,000)	(375,000)	(375,000)	(203,040)	(281,111)	(281,111)	-	-	-	-	-	-	-	-	-
Ending Cash Balance (not incl. escrow)	356,519	18,870	8	11,462	90,362	16,802	27,887	218,673	140,359	45,359	0	0	0	0	0	0
Details on Interfund Loans - Due (To)/From																
Due from Other Fund(s) - Not broken out		(350,000)	(375,000)	(375,000)												
Due from DS Series 2001B Fund, 341					(71,165)											
Due from DS Series 2005 Fund, 345					(51,582)	(135,688)	(135,688)	-	-							
Due from DS Series 2007 Fund, 347					(10,620)											
Due from DS Series 2010, Fund 350					(69,673)	(145,423)	(145,423)	-	-	-	-	-	-	-	-	-
Total Net Interfund Loans Due To/(From)	-	(350,000)	(375,000)	(375,000)	(203,040)	(281,111)	(281,111)	-	-	-	-	-	-	-	-	-
Details on Special Assessments:																
Special Assessments Current at Year End							4,526	2,263	-	-	-					
Estimated Special Assessments Delinquent at Year End							-									
Estimated Special Assessments Deferred at Year End							743	743	743	743	743	743	743	743	743	743
Total Estimated Special Assessments Balances at Year End							5,269	743	743	743	743	743	743	743	743	743

*Cash balance does not include \$422,182 of restricted assets - cash with fiscal agents. Year 2015 includes a \$410,000 bond payment from escrow funds.



CITY OF NORTH MANKATO, MN

Fund No: 345
 Fund Description: 2005A G.O. Improvement Bonds
 First Year Established: 2005
 Year Fund Closed (or Estimated Date): 2016
 History of Fund (Authority): This fund is used to account for debt service for 2005A and 2005D Bonds. The 2005A Bonds financed the public works building, Burnett Ravine Ridge #2, Lingel and Deerwood. The 2005D Bonds financed street improvements. The 2005D Bonds were refunded with proceeds from 2012A, final payment on 2005D Bonds. Final payment will be made on 2005D in 2013.

Recommended Management Strategies:

The City will need to continue to provide property tax support for debt service payments. The timing of future projected special assessment payments is not sufficient to cover annual debt service. After the final debt service payments, the City should transfer (or close Fund 345) and transfer (record) special assessment revenue to Fund 316 (Bond Reserve Fund).

Description	Actual 2007	Actual 2008	Actual 2009	Actual 2010	Actual 2011	Actual 2012	Proj 2013	Proj 2014	Proj 2015	Proj 2016	Proj 2017	Proj 2018	Proj 2019	Proj 2020	Proj 2021	Proj 2022
Sources																
Property Tax							160,516	175,000								
Investment Interest	15,755	6,614														
Special assessments**	366,925	588,857	366,824	130,252	95,368	231,507	178,526	172,895	213,941	155,842	23,494	23,120	22,747	22,373	22,000	21,626
Street construction aid																
Refunding bond proceeds						465,000										
Other																
Total Sources	382,680	595,471	366,824	130,252	95,368	696,507	339,042	347,895	213,941	155,842	23,494	23,120	22,747	22,373	22,000	21,626
Uses																
Principal	415,000	485,000	335,000	330,000	320,000	310,000	305,000	140,000	135,000	120,000						
Interest	99,886	88,088	76,020	66,666	56,240	46,306	27,443	11,810	6,930	2,250						
Payment to Port Authority																
Other (Incl. Future Bond Pmts from Escrow)						7,024	455,000									
Total Uses	514,886	573,088	411,020	396,666	376,240	363,330	787,443	151,810	141,930	122,250	-	-	-	-	-	-
Net Sources and Uses before Transfers	(132,206)	22,383	(44,196)	(266,414)	(280,872)	333,177	(448,401)	196,085	72,011	33,592	23,494	23,120	22,747	22,373	22,000	21,626
Less Transfer out to DS Fund 316											(155,317)	(23,120)	(22,747)	(22,373)	(22,000)	(21,626)
Total Net Sources and Uses After Transfers	(132,206)	22,383	(44,196)	(266,414)	(280,872)	333,177	(448,401)	196,085	72,011	33,592	(131,823)	-	-	-	-	-
Ending Fund Balance	543,964	566,347	522,151	255,737	(25,135)	308,042	(140,359)	55,726	127,738	161,330	29,507	29,507	29,507	29,507	29,507	29,507
Increase/(Decrease) General Fund Loan						75,000	(40,000)	(35,000)								
Increase/(Decrease) Utility Fund Loan									(135,688)							
Increase/(Decrease) Other DS Fund Loan		(550,000)	60,000	265,000	276,582	84,106										
Change in Net Interfund Loans	-	(550,000)	60,000	265,000	276,582	159,106	(40,000)	(170,688)	-	-	-	-	-	-	-	-
Total Net Interfund Loans Due To/(From)	-	(550,000)	(490,000)	(225,000)	51,582	210,688	170,688	-	-	-	-	-	-	-	-	-
Ending Cash Balance (not incl. escrow)	543,380	6,259	7,329	19,912	-	34,223	822	26,219	98,231	131,823	(0)	(0)	(0)	(0)	(0)	(0)
Details on Interfund Loans - Due (To)/From																
Due to General Fund, 101						75,000	35,000									
Due to DS Series 2004 Fund, 344					51,582	135,688	135,688									
Due from Other Fund(s) - Not broken out		(550,000)	(490,000)	(225,000)												
Total Net Interfund Loans Due To/(From)	-	(550,000)	(490,000)	(225,000)	51,582	210,688	170,688	-	-	-	-	-	-	-	-	-
Details on Special Assessments:																
Special Assessments Current at Year End							388,111	298,814	168,084	37,354	31,128	24,903	18,677	12,452	6,226	0
Estimated Special Assessments Delinquent at Year End							135,244	120,217	105,190	90,163	75,136	60,108	45,081	30,054	15,027	(0)
Estimated Special Assessments Deferred at Year End							507,562	457,306	407,051	407,051	407,051	407,051	407,051	407,051	407,051	407,051
Total Estimated Special Assessments Balances at Year End							1,030,917	876,337	680,324	534,567	513,314	492,062	470,809	449,556	428,304	407,051

*Cash balance does not include \$457,405 of restricted assets - cash with fiscal agents. Year 2013 includes \$455,000 bond payment from escrow funds.

** After debt is retired in year 2016, the City may decide to close this fund and record future special assessment revenue to Fund 316, Bond Reserve Fund.

CITY OF NORTH MANKATO, MN

Fund No: 346
 Fund Description: 2006C G.O. Improvement Bonds
 First Year Established: 2006
 Year Fund Closed (or Estimated Date): 2018
 History of Fund (Authority): This fund was used to account for 2006C Bonds issued for Burnett's Ravine Ridge 3 and the 2006A Bonds issued for Timm Rd, Cornelia/Grant Recon. The 2006A Bonds were refunded by 2010C Bonds. Assessments in the par amount of \$1,665,000 were expected to be filed in 2007 for collection in 2008. Assessments were to be spread over 10 years. In year 2012, the City

Recommended Management Strategies:

This fund was closed as of December 31, 2012. Fund 356 will be used to account for the 2006C Bonds.

Description	Actual 2007	Actual 2008	Actual 2009	Actual 2010	Actual 2011	Actual 2012	Proj 2013	Proj 2014	Proj 2015	Proj 2016	Proj 2017	Proj 2018	Proj 2019	Proj 2020	Proj 2021	Proj 2022
Sources																
Property Tax	37,000	179,071	164,529	168,398	-	-										
Investment Interest	10,631	481														
Special assessments	663,637	156,289	130,007	85,966												
Street construction aid																
Refunding bond proceeds				2,221,079												
Other																
Total Sources	711,268	335,841	294,536	2,475,443	-	-	-	-	-	-	-	-	-	-	-	-
Uses																
Principal		590,000	945,000	595,000	445,000											
Interest	216,446	204,800	173,900	143,100	48,901											
Payment to Port Authority																
Other (Incl. Future Bond Pmts from Escrow)																
Total Uses	216,446	794,800	1,118,900	738,100	493,901	-	-	-	-	-	-	-	-	-	-	-
Net Sources and Uses before Transfers	494,822	(458,959)	(824,364)	1,737,343	(493,901)	-	-	-	-	-	-	-	-	-	-	-
Plus Transfer in from DS Fund 356						493,900										
Less Transfer out to DS Fund 356					(1,158,662)											
Total Net Sources and Uses After Transfers	494,822	(458,959)	(824,364)	1,737,343	(1,652,563)	493,900	-									
Ending Fund Balance	704,643	245,684	(578,680)	1,158,663	(493,900)	-	-	-	-	-	-	-	-	-	-	-
Increase/(Decrease) General Fund Loan					493,900	(493,900)										
Increase/(Decrease) Utility Fund Loan																
Increase/(Decrease) Other DS Fund Loan		(240,000)	820,000	485,000	(1,065,000)											
Change in Net Interfund Loans	-	(240,000)	820,000	485,000	(571,100)	(493,900)	-	-	-	-	-	-	-	-	-	-
Total Net Interfund Loans Due To/(From)	-	(240,000)	580,000	1,065,000	493,900	-	-	-	-	-	-	-	-	-	-	-
Ending Cash Balance (not incl. escrow)	704,643	5,684	806	2,583	-	-	-	-	-	-	-	-	-	-	-	-
Details on Interfund Loans - Due (To)/From																
Due to Other Fund(s) - Not broken out			580,000	1,065,000												
Due to General Fund, 101					493,900											
Due from Other Fund(s) - Not broken out		(240,000)														
Total Net Interfund Loans Due To/(From)	-	(240,000)	580,000	1,065,000	493,900	-	-	-	-	-	-	-	-	-	-	-

No special assessments reported as outstanding for this fund.

* Fund reported \$2,221,080 in restricted cash with fiscal agents as of December 31, 2010 related to the refunded bonds.



CITY OF NORTH MANKATO, MN

Fund No: 347
 Fund Description: 2007A G.O. Improvement Bonds
 First Year Established: 2007
 Year Fund Closed (or Estimated Date): 2018
 History of Fund (Authority): This fund is used to account for debt service for the 2007A Bonds. The Bonds were issued to finance Burnett's Ravine Ridge No. 4, The Landing North - Phase I.

Recommended Management Strategies:

Future revenue from special assessment payments is projected to be sufficient to cover debt service. The financial plan anticipates the property tax levy can be eliminated in year 2014. Collection of future deferred special assessments can either be transferred to Fund 316 (Bond Reserve Fund) or this Fund closed and future special assessments recorded to the Bond Reserve Fund.

Description	Actual 2007	Actual 2008	Actual 2009	Actual 2010	Actual 2011	Actual 2012	Proj 2013	Proj 2014	Proj 2015	Proj 2016	Proj 2017	Proj 2018	Proj 2019	Proj 2020	Proj 2021	Proj 2022
Sources																
Property Tax					211,071	196,321	163,124									
Investment Interest		280														
Special assessments*		263,517	408,983	286,000	310,753	355,403	264,410	256,284	248,159	150,033	381,908	35,334	11,926	11,926	11,926	11,926
Street construction aid																
Refunding bond proceeds																
Other	24,645															
Total Sources	24,645	263,797	408,983	286,000	521,824	551,724	427,534	256,284	248,159	150,033	381,908	35,334	11,926	11,926	11,926	11,926
Uses																
Principal		-	385,000	400,000	390,000	385,000	375,000	130,000	125,000	125,000	120,000	115,000				
Interest	400	100,822	95,736	79,956	63,955	48,456	32,856	22,724	17,529	12,388	7,320	2,415				
Payment to Port Authority																
Other (Incl. Future Bond Pmts from Escrow)																
Total Uses	400	100,822	480,736	479,956	453,955	433,456	407,856	152,724	142,529	137,388	127,320	117,415	-	-	-	-
Net Sources and Uses before Transfers	24,245	162,975	(71,753)	(193,956)	67,869	118,268	19,677	103,560	105,630	12,645	254,588	(82,081)	11,926	11,926	11,926	11,926
Less Transfer out to DS Fund 316													(515,096)	(11,927)	(11,926)	(11,926)
Total Net Sources and Uses After Transfers	24,245	162,975	(71,753)	(193,956)	67,869	118,268	19,677	103,560	105,630	12,645	254,588	(82,081)	(503,170)	(1)	0	0
Ending Fund Balance	24,245	187,220	115,467	(78,489)	(10,620)	107,648	127,325	230,885	336,515	349,160	603,748	521,668	18,498	18,497	18,498	18,498
Increase/(Decrease) General Fund Loan																
Increase/(Decrease) Utility Fund Loan																
Increase/(Decrease) Other DS Fund Loan		(120,000)	10,000	195,000	(74,380)	(10,620)										
Change in Net Interfund Loans	-	(120,000)	10,000	195,000	(74,380)	(10,620)	-	-	-	-	-	-	-	-	-	-
Total Net Interfund Loans Due To/(From)	-	(120,000)	(110,000)	85,000	10,620	-	-	-	-	-	-	-	-	-	-	-
Ending Cash Balance (not incl. escrow)	26,579	62,410	5,467	3,316	-	89,150	108,827	212,388	318,018	330,663	585,251	503,170	0	(0)	(0)	0
Details on Interfund Loans - Due (To)/From																
Due to Other Fund(s) - Not broken out				85,000												
Due to DS Series 2004 Fund, 344					10,620											
Due from Other Fund(s) - Not broken out		(120,000)	(110,000)													
Total Net Interfund Loans Due To/(From)	-	(120,000)	(110,000)	85,000	10,620	-	-	-	-	-	-	-	-	-	-	-
Details on Special Assessments:																
Special Assessments Current at Year End							503,432	383,056	262,679	142,303	21,927	(0)	(0)	(0)	(0)	(0)
Estimated Special Assessments Delinquent at Year End							107,338	95,411	83,485	71,558	59,632	47,706	35,779	23,853	11,926	0
Estimated Special Assessments Deferred at Year End							420,000	330,000	240,000	240,000	-	-	-	-	-	-
Total Estimated Special Assessments Balances at Year End							1,030,769	808,467	586,164	453,862	81,559	47,705	35,779	23,853	11,926	(0)

** After debt is retired in year 2016, the City may decide to close this fund and record future special assessment revenue to Fund 316, Bond Reserve Fund.



CITY OF NORTH MANKATO, MN

Fund No: 348
 Fund Description: 2008A G.O. Improvement Bonds
 First Year Established: 2019
 Year Fund Closed (or Estimated Date): 2019
 History of Fund (Authority): This Fund is used to account for debt service for 2008A Bonds. The Bonds were issued to finance Bennett and 400 Block Pierce Avenue Reconstruction and Howard Drive West Extension.

Recommended Management Strategies:

The City will need to monitor the timing of special assessment payments and adjust the annual property tax levy as needed. This Fund owes cash to other debt service funds.

Description	Actual 2007	Actual 2008	Actual 2009	Actual 2010	Actual 2011	Actual 2012	Proj 2013	Proj 2014	Proj 2015	Proj 2016	Proj 2017	Proj 2018	Proj 2019	Proj 2020	Proj 2021	Proj 2022
Sources																
Property Tax			53,486	52,920	55,453	57,598	54,105	382,000	230,000	230,000	230,000	230,000	230,000			
Investment Interest		698														
Special assessments		36,467	26,803	30,409	26,087	24,542	18,866	18,033	17,201	16,369	15,536	14,704	-	-	-	-
Street construction aid		200,000	50,000													
Refunding bond proceeds		40,391														
Other																
Total Sources	-	277,556	130,289	83,329	81,540	82,140	72,971	400,033	247,201	246,369	245,536	244,704	230,000	-	-	-
Uses																
Principal				200,000	185,000	185,000	185,000	180,000	180,000	175,000	175,000	175,000	175,000			
Interest		400	69,191	55,400	49,995	45,400	39,235	33,625	27,820	21,875	15,838	9,625	3,238			
Payment to Port Authority																
Other (Incl. Future Bond Pmts from Escrow)																
Total Uses	-	400	69,191	255,400	234,995	230,400	224,235	213,625	207,820	196,875	190,838	184,625	178,238	-	-	-
Net Sources and Uses before Transfers	-	277,156	61,098	(172,071)	(153,455)	(148,260)	(151,264)	186,408	39,381	49,494	54,699	60,079	51,763	-	-	-
Total Net Sources and Uses After Transfers	-	277,156	61,098	(172,071)	(153,455)	(148,260)	(151,264)	186,408	39,381	49,494	54,699	60,079	51,763	-	-	-
Ending Fund Balance	-	277,156	338,254	166,183	12,728	(135,532)	(286,796)	(100,388)	(61,007)	(11,514)	43,185	103,264	155,027	155,027	155,027	155,027
Increase/(Decrease) General Fund Loan							-									
Increase/(Decrease) Utility Fund Loan																
Increase/(Decrease) Other DS Fund Loan		(275,000)	(55,000)	180,000	150,000	135,542	151,458	(186,000)	(39,000)	(50,000)	(12,000)	-	-			
Change in Net Interfund Loans	-	(275,000)	(55,000)	180,000	150,000	135,542	151,458	(186,000)	(39,000)	(50,000)	(12,000)	-	-	-	-	-
Total Net Interfund Loans Due To/(From)	-	(275,000)	(330,000)	(150,000)	-	135,542	287,000	101,000	62,000	12,000	-	-	-	-	-	-
Ending Cash Balance (not incl. escrow)	-	4,365	8,254	16,172	12,728	-	194	602	983	476	43,175	103,254	155,017	155,017	155,017	155,017
Details on Interfund Loans - Due (To)/From																
Due to Bond Reserve Fund, 316							152,000									
Due to DS Series 2008C, Fund 308						135,542	135,000	101,000	62,000	12,000						
Due from Other Fund(s) - Not broken out		(275,000)	(330,000)	(150,000)												
Total Net Interfund Loans Due To/(From)	-	(275,000)	(330,000)	(150,000)	-	135,542	287,000	101,000	62,000	12,000	-	-	-	-	-	-
Details on Special Assessments:																
Special Assessments Current at Year End							69,358	55,487	41,615	27,743	13,872	(0)	(0)	(0)	(0)	(0)
Estimated Special Assessments Delinquent at Year End							-	-	-	-	-	-	-	-	-	-
Estimated Special Assessments Deferred at Year End							17,520	17,520	17,520	17,520	17,520	17,520	17,520	17,520	17,520	17,520
Total Estimated Special Assessments Balances at Year End							86,879	73,007	59,136	45,264	31,392	17,520	17,520	17,520	17,520	17,520



CITY OF NORTH MANKATO, MN

Fund No: 349
 Fund Description: 2009 G.O. Improvement Bonds
 First Year Established: 2009
 Year Fund Closed (or Estimated Date): 2025
 History of Fund (Authority): The Fund is used to account for debt service for the 2009D Bonds. The Bonds were issued to refund the 1998B State Aid Street Bonds and for extending Carlson/CSAH 41/Howard. Final payment on the Bonds will be made in year 2025.

Recommended Management Strategies:

The combination of street construction aid and special assessments is projected to be sufficient to cover debt service payments.

Description	Actual 2007	Actual 2008	Actual 2009	Actual 2010	Actual 2011	Actual 2012	Proj 2013	Proj 2014	Proj 2015	Proj 2016	Proj 2017	Proj 2018	Proj 2019	Proj 2020	Proj 2021	Proj 2022
Sources																
Property Tax																
Investment Interest					24,341	-										
Special assessments					15,979	16,533	15,240	16,321	15,648	14,975	14,302	13,629	12,956	12,283	-	-
Street construction aid				83,469	238,763	269,737	272,063	273,181	273,725	273,425	272,500	271,425	269,938	267,763	269,500	270,300
Refunding bond proceeds																
Other																
Total Sources	-	-	-	83,469	279,083	286,270	287,303	289,503	289,373	288,400	286,802	285,054	282,894	280,046	269,500	270,300
Uses																
Principal					140,000	175,000	180,000	185,000	190,000	195,000	200,000	205,000	210,000	215,000	225,000	235,000
Interest				83,469	99,563	96,012	92,063	88,181	83,725	78,425	72,500	66,425	59,938	52,763	44,500	35,300
Payment to Port Authority																
Other (Incl. Future Bond Pmts from Escrow)																
Total Uses	-	-	-	83,469	239,563	271,012	272,063	273,181	273,725	273,425	272,500	271,425	269,938	267,763	269,500	270,300
Net Sources and Uses before Transfers	-	-	-	-	39,520	15,258	15,240	16,321	15,648	14,975	14,302	13,629	12,956	12,283	-	-
Less Transfer out to DS Fund 316																
Total Net Sources and Uses After Transfers	-	-	-	-	39,520	15,258	15,240	16,321	15,648	14,975	14,302	13,629	12,956	12,283	-	-
Ending Fund Balance	-	-	-	-	39,520	54,778	70,018	86,339	101,988	116,963	131,265	144,894	157,851	170,134	170,134	170,134
Increase/(Decrease) General Fund Loan																
Increase/(Decrease) Utility Fund Loan																
Increase/(Decrease) Other DS Fund Loan																
Change in Net Interfund Loans	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Total Net Interfund Loans Due To/(From)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Ending Cash Balance (not incl. escrow)	-	-	-	-	15,179	31,312	46,552	62,873	78,522	93,497	107,799	121,428	134,385	146,668	146,668	146,668
<u>Details on Special Assessments:</u>																
Special Assessments Current at Year End							85,075	73,859	62,642	51,425	40,208	28,992	17,775	6,558	6,558	6,558
Estimated Special Assessments Delinquent at Year End							-	-	-	-	-	-	-	-	-	-
Estimated Special Assessments Deferred at Year End							-	-	-	-	-	-	-	-	-	-
Total Estimated Special Assessments Balances at Year End							85,075	73,859	62,642	51,425	40,208	28,992	17,775	6,558	6,558	6,558



CITY OF NORTH MANKATO, MN

Fund No: 350
 Fund Description: 2010A G.O. Improvement Bonds
 First Year Established: 2010
 Year Fund Closed (or Estimated Date): 2027
 History of Fund (Authority): This fund is used to account for debt service for 2010A Bonds. The Bonds were issued to finance Carlson Dr/CSAH 41/Howard Drive Extension. The Bonds will be paid off in 2027.

Recommended Management Strategies:

This fund was issued with assessment support. Need to understand what has been the actual funding source. No assessments reported by the County for this Fund. Without special assessment revenue, the City will need to continue to levy a property tax to cover debt service. Finance plan at time of issuance estimated that assessments would be certified in 2012 for first collection in 2014.

Description	Actual 2007	Actual 2008	Actual 2009	Actual 2010	Actual 2011	Actual 2012	Proj 2013	Proj 2014	Proj 2015	Proj 2016	Proj 2017	Proj 2018	Proj 2019	Proj 2020	Proj 2021	Proj 2022
Sources																
Property Tax							112,868	182,543	206,693	225,068	226,511	227,824	222,941	223,309	222,679	221,865
Investment Interest					7											
Special assessments																
Street construction aid																
Refunding bond proceeds																
Other																
Total Sources	-	-	-	-	7	-	112,868	182,543	206,693	225,068	226,511	227,824	222,941	223,309	222,679	221,865
Uses																
Principal							75,000	100,000	125,000	145,000	150,000	155,000	155,000	160,000	165,000	170,000
Interest					69,680	75,750	75,350	73,850	71,850	69,350	65,725	61,975	57,325	52,675	47,075	41,300
Payment to Port Authority																
Other (Incl. Future Bond Pmts from Escrow)																
Total Uses	-	-	-	-	69,680	75,750	150,350	173,850	196,850	214,350	215,725	216,975	212,325	212,675	212,075	211,300
Net Sources and Uses before Transfers	-	-	-	-	(69,673)	(75,750)	(37,482)	8,693	9,843	10,718	10,786	10,849	10,616	10,634	10,604	10,565
Plus Transfer in from DS Fund 316								145,423								
Plus Transfer in from Fund 604						45,000										
Total Net Sources and Uses After Transfers	-	-	-	-	(69,673)	(30,750)	(37,482)	154,116	9,843	10,718	10,786	10,849	10,616	10,634	10,604	10,565
Ending Fund Balance	-	-	-	-	(69,673)	(100,423)	(137,905)	16,211	26,053	36,771	47,557	58,406	69,022	79,656	90,259	100,824
Increase/(Decrease) General Fund Loan																
Increase/(Decrease) Utility Fund Loan																
Increase/(Decrease) Other DS Fund Loan					69,673	75,750	-	(145,423)	-	-	-	-	-	-	-	-
Change in Net Interfund Loans	-	-	-	-	69,673	75,750	-	(145,423)	-	-	-	-	-	-	-	-
Total Net Interfund Loans Due To/(From)	-	-	-	-	69,673	145,423	145,423	-	-	-	-	-	-	-	-	-
Ending Cash Balance (not incl. escrow)	-	-	-	6,070	-	45,000	7,518	16,211	26,053	36,771	47,557	58,406	69,022	79,656	90,259	100,824
Details on Interfund Loans - Due To/(From)																
Due to DS Series 2004 Fund, 344					69,673	145,423	145,423									
Total Net Interfund Loans Due To/(From)	-	-	-	-	69,673	145,423	145,423	-	-	-	-	-	-	-	-	-

No special assessments reported as outstanding for this fund.



CITY OF NORTH MANKATO, MN

Fund No: 354
 Fund Description: 2003C G.O. Refunding Bonds
 First Year Established: 2003
 Year Fund Closed (or Estimated Date): 2011
 History of Fund (Authority): This fund was used to account for debt service for the 2003C Bonds. The Bonds refunded a portion of Series 1994A, Series 1995A, and Series 1997A.

Recommended Management Strategies:
 This Fund is closed.

Description	Actual 2007	Actual 2008	Actual 2009	Actual 2010	Actual 2011	Actual 2012	Proj 2013	Proj 2014	Proj 2015	Proj 2016	Proj 2017	Proj 2018	Proj 2019	Proj 2020	Proj 2021	Proj 2022
Sources																
Property Tax	142,620	75,000	75,000	82,347												
Investment Interest																
Special assessments	11,458	8,334	3,658	367												
Street construction aid																
Refunding bond proceeds																
Other																
Total Sources	154,078	83,334	78,658	82,714	-	-	-	-	-	-	-	-	-	-	-	-
Uses																
Principal	310,000	145,000	85,000	80,000												
Interest	12,220	7,030	4,100	1,280												
Payment to Port Authority																
Other (Incl. Future Bond Pmts from Escrow)																
Total Uses	322,220	152,030	89,100	81,280	-	-	-	-	-	-	-	-	-	-	-	-
Net Sources and Uses before Transfers	(168,142)	(68,696)	(10,442)	1,434	-	-	-	-	-	-	-	-	-	-	-	-
Plus Transfer in from DS Fund 316					134,803											
Total Net Sources and Uses After Transfers	(168,142)	(68,696)	(10,442)	1,434	134,803	-	-	-	-	-	-	-	-	-	-	-
Ending Fund Balance	(57,099)	(125,795)	(136,237)	(134,803)	-	-	-	-	-	-	-	-	-	-	-	-
Increase/(Decrease) General Fund Loan																
Increase/(Decrease) Utility Fund Loan																
Increase/(Decrease) Other DS Fund Loan		70,000	10,000	(5,000)	(135,000)											
Change in Net Interfund Loans	-	70,000	10,000	(5,000)	(135,000)	-	-	-	-	-	-	-	-	-	-	-
Total Net Interfund Loans Due To/(From)	60,000	130,000	140,000	135,000	-	-	-	-	-	-	-	-	-	-	-	-
Ending Cash Balance (not incl. escrow)	2,901	4,205	3,702	197	-	-	-	-	-	-	-	-	-	-	-	-
<u>Details on Interfund Loans - Due (To)/From</u>																
Due to Other Fund(s) - Not broken out	60,000	130,000	140,000	135,000												
Total Net Interfund Loans Due To/(From)	60,000	130,000	140,000	135,000	-	-	-	-	-	-	-	-	-	-	-	-

No special assessments reported as outstanding for this fund.



CITY OF NORTH MANKATO, MN

Fund No: 355
 Fund Description: 2005C G.O. Improv. Refunding Bonds
 First Year Established: 2005
 Year Fund Closed (or Estimated Date): 2011
 History of Fund (Authority): This fund is used to account for debt service on the 1999B (Lake Street) and the 2005C Bonds. The 2005C Bonds refunded the 1996A and 1999A Bonds. The 1996A Bonds were issued for Eagle Ridge. The 1999A were issued for Lake Street, Turtle/Parkside Subd., Graystone Lane, and Tschohol Ravine.

Recommended Management Strategies:

Final payment on the 2005C Bonds was made in 2012. The Fund owes cash to the Bond Reseve Fund 316. It is recommended this loan to be repaid in 2012, with a transfer in of cash from Fund 316. This will eliminate the need to levy a property tax for Fund 355 in future years. It is also recommended that the future special assessments be recorded directly to Fund 316 rather than keep Fund 355 open to transfer revenue annually, which is what is shown below.

Description	Actual 2007	Actual 2008	Actual 2009	Actual 2010	Actual 2011	Actual 2012	Proj 2013	Proj 2014	Proj 2015	Proj 2016	Proj 2017	Proj 2018	Proj 2019	Proj 2020	Proj 2021	Proj 2022
Sources																
Property Tax	75,125	74,087	78,604	145,047	145,047	99,928	32,135									
Investment Interest																
Special assessments	69,645	38,957	157,335	4,746	1,399	441										
Street construction aid																
Refunding bond proceeds																
Other																
Total Sources	144,770	113,044	235,939	149,793	146,446	100,369	32,135	-								
Uses																
Principal	291,000	291,000	282,000	268,000	118,000	24,000										
Interest	36,198	29,328	22,246	14,875	8,898	6,752										
Payment to Port Authority																
Other (Incl. Future Bond Pmts from Escrow)																
Total Uses	327,198	320,328	304,246	282,875	126,898	30,752	-	-	-	-	-	-	-	-	-	-
Net Sources and Uses before Transfers	(182,428)	(207,284)	(68,307)	(133,082)	19,548	69,617	32,135	-								
Plus Transfer in from Other Funds	45,385	45,385	45,385	45,385												
Plus Transfer in from DS Fund 316							340,548									
Total Net Sources and Uses After Transfers	(137,043)	(161,899)	(22,922)	(87,697)	19,548	69,617	372,683	-								
Ending Fund Balance	(189,315)	(351,214)	(374,136)	(461,833)	(442,285)	(372,668)	15	15	-							
Increase/(Decrease) General Fund Loan																
Increase/(Decrease) Utility Fund Loan																
Increase/(Decrease) Other DS Fund Loan		170,000	15,000	85,000	(17,698)	(69,602)	(372,700)									
Change in Net Interfund Loans	-	170,000	15,000	85,000	(17,698)	(69,602)	(372,700)	-	-	-	-	-	-	-	-	-
Total Net Interfund Loans Due To/(From)	190,000	360,000	375,000	460,000	442,302	372,700	-	-	-	-	-	-	-	-	-	-
Ending Cash Balance (not incl. escrow)	655	8,786	833	11,286	-	17	-	-	-	-	-	-	-	-	-	-
<u>Details on Interfund Loans - Due (To)/From</u>																
Due to Other Fund(s) - Not broken out	190,000	360,000	375,000	460,000												
Due to Bond Reserve Fund, 316					442,302	372,700										
Total Net Interfund Loans Due To/(From)	190,000	360,000	375,000	460,000	442,302	372,700	-	-	-	-	-	-	-	-	-	-



CITY OF NORTH MANKATO, MN

Fund No: 356
 Fund Description: 2010C G.O. Refunding Bonds
 First Year Established: 2010
 Year Fund Closed (or Estimated Date): 2022
 History of Fund (Authority): This fund is used to account for the 2010C Bonds. The 2010C Bonds refunded a portion of Series 2001A, 2002A, 2003A, and 2006A. Beginning with year 2012, this fund is also being used to account for the 2006C Bonds, previously accounted for in Fund 346.

Recommended Management Strategies:

The 2010C Bonds allowed for a restructuring of principal payments to allow time for collection of special assessments. Future property tax levy increase will need to be planned for in future years to pay for the scheduled debt service payments. The amount of property tax needed will depend on the timing and amount of collection of delinquent and deferred special assessments. At the end of 2012 the City estimated delinquent special assessments of \$0.4 million and deferred special assessments of \$1.5M for Fund 356.

Description	Actual 2007	Actual 2008	Actual 2009	Actual 2010	Actual 2011	Actual 2012	Proj 2013	Proj 2014	Proj 2015	Proj 2016	Proj 2017	Proj 2018	Proj 2019	Proj 2020	Proj 2021	Proj 2022
Sources																
Property Tax				120,976	120,976	36,563	168,786	175,000	582,000	756,781	925,197	600,000	600,000	600,000	600,000	300,000
Investment Interest				33	33	149										
Special assessments				204,309	204,309	207,917	398,035	384,500	365,016	303,262	292,499	192,801	50,866	50,364	49,861	46,359
Street construction aid																
Refunding bond proceeds				51,415												
Other																
Total Sources	0	-	-	51,415	325,318	244,629	566,821	559,500	947,016	1,060,043	1,217,696	792,801	650,866	650,364	649,861	346,359
Uses																
Principal						750,000	355,000	280,000	220,000	420,000	345,000	235,000	545,000	635,000	750,000	270,000
Interest				26,514	124,588	185,643	111,640	103,744	96,418	87,548	77,285	68,493	57,515	40,905	19,943	4,253
Payment to Port Authority																
Other (Incl. Future Bond Pmnts from Escrow)				24,644			290,000	1,175,000								
Total Uses	0	0	0	51,158	124,588	935,643	756,640	1,558,744	316,418	507,548	422,285	303,493	602,515	675,905	769,943	274,253
Net Sources and Uses before Transfers	0	0	0	257	200,730	(691,014)	(189,819)	(999,243)	630,599	552,496	795,411	489,309	48,351	(25,541)	(120,081)	72,106
Plus Transfer in from DS Fund 357																
Plus Transfer in from DS Fund 342					225											
Plus Transfer in from DS Fund 343					326,120											
Plus Transfer in from DS Fund 346					1,158,662											
Plus Transfer in from DS Fund 316					45,000											
Less Transfer out to Fund 601						(2,464)										
Less Transfer out to DS Fund 343					(539,550)											
Less Transfer out to DS Fund 342					(747,839)											
Less Transfer out to DS Fund 346						(493,900)										
Total Net Sources and Uses After Transfers	0	0	0	257	443,348	(1,187,378)	(189,819)	(999,243)	630,599	552,496	795,411	489,309	48,351	(25,541)	(120,081)	72,106
Ending Fund Balance	0	0	0	257	443,605	(743,773)	(933,592)	(1,932,835)	(1,302,237)	(749,741)	45,670	534,979	583,330	557,789	437,708	509,814
Increase/(Decrease) General Fund Loan				339,954	339,954	665,523		(270,477)	(470,000)	(265,000)	-	-	-	-	-	-
Increase/(Decrease) Utility Fund Loan				1,083,000	1,083,000				-	(288,000)	(795,000)	-	-	-	-	-
Increase/(Decrease) Other DS Fund Loan						165,000	(5,000)		(160,000)							
Change in Net Interfund Loans	0	0	0	0	1,422,954	830,523	(5,000)	(270,477)	(630,000)	(553,000)	(795,000)	-	-	-	-	-
Total Net Interfund Loans Due To/(From)	0	0	0	0	1,422,954	2,253,477	2,248,477	1,978,000	1,348,000	795,000	-	-	-	-	-	-
Ending Cash Balance (not incl. escrow)	0	0	0	6,860	0	0	95,181	460	1,059	555	966	490,275	538,626	513,085	393,003	465,109
Details on Interfund Loans - Due (To)/From																
Due to General Fund, 101				339,954	339,954	1,005,477	1,005,477	735,000	265,000							
Due to DS Series 2008C, Fund 308						165,000	160,000	160,000	-	-	-	-	-	-	-	-
Due to Water Fund, 601				1,083,000	1,083,000	1,083,000	1,083,000	1,083,000	1,083,000	795,000						
Total Net Interfund Loans Due To/(From)	0	0	0	0	1,422,954	2,253,477	2,248,477	1,978,000	1,348,000	795,000	-	-	-	-	-	-
Details on Special Assessments:																
Special Assessments Current							470,507	338,161	230,123	137,185	48,460	28,508	20,631	12,754	4,877	0
Special Assessments Delinquent							370,566	329,392	288,218	247,044	205,870	164,696	123,522	82,348	41,174	-
Special Assessments Deferred							1,281,681	1,100,054	905,427	750,727	596,756	468,184	468,184	468,184	468,184	468,184
Total Special Assessments Balances							2,122,754	1,767,607	1,423,768	1,134,956	851,086	661,388	612,337	563,286	514,235	468,184

* Fund reported \$1,865,311 in restricted cash with fiscal agent related to the refunding as of December 31, 2011 and \$1,508,596 as of December 31, 2012.



CITY OF NORTH MANKATO, MN

Fund No: 357
 Fund Description: 2012A G.O. Crossover Refund. Bonds
 First Year Established: 2012
 Year Fund Closed (or Estimated Date): 2025
 History of Fund (Authority): This fund is used to account for debt service for the 2012A Bonds. The Bonds were issued to cross over refund Series 2004A, 2004B, and 2005D.

Recommended Management Strategies:

The financial plans shows the debt service will be supported solely by property tax revenue.
 The City should evaluate the financial performance and future rates for the Sanitation Fund 603 to determine whether the Fund could support a portion of the 2012A debt that was related to the 2004B Bonds.

Description	Actual 2007	Actual 2008	Actual 2009	Actual 2010	Actual 2011	Actual 2012	Proj 2013	Proj 2014	Proj 2015	Proj 2016	Proj 2017	Proj 2018	Proj 2019	Proj 2020	Proj 2021	Proj 2022
Sources																
Property Tax							194,532	170,000	170,000	345,000	200,000	200,000	200,000	200,000	100,000	100,000
Investment Interest																
Special assessments																
Street construction aid																
Refunding bond proceeds																
Other																
Total Sources	-	-	-	-	-	-	194,532	170,000	170,000	345,000	200,000	200,000	200,000	200,000	100,000	100,000
Uses																
Principal							-	160,000	155,000	320,000	175,000	175,000	175,000	185,000	90,000	95,000
Interest								3,143	14,521	24,780	22,086	19,724	16,968	13,723	10,930	8,803
Payment to Port Authority																
Other (Incl. Future Bond Pmts from Escrow)																
Total Uses	-	-	-	-	-	-	-	163,143	169,521	344,780	197,086	194,724	191,968	198,723	100,930	103,803
Net Sources and Uses before Transfers	-	-	-	-	-	-	194,532	6,858	479	220	2,914	5,276	8,033	1,278	(930)	(3,803)
Less Transfer out to DS Fund 316																
Total Net Sources and Uses After Transfers	-	-	-	-	-	-	194,532	6,858	479	220	2,914	5,276	8,033	1,278	(930)	(3,803)
Ending Fund Balance	-	-	-	-	-	-	194,532	201,390	201,868	202,088	205,002	210,278	218,311	219,588	218,658	214,856
Increase/(Decrease) General Fund Loan																
Increase/(Decrease) Utility Fund Loan																
Increase/(Decrease) Other DS Fund Loan																
Change in Net Interfund Loans	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Total Net Interfund Loans Due To/(From)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Ending Cash Balance (not incl. escrow)	-	-	-	-	-	-	194,532	201,390	201,868	202,088	205,002	210,278	218,311	219,588	218,658	214,856

No special assessments reported as outstanding for this fund.

CITY OF NORTH MANKATO, MN

Fund No: 221
 Fund Description: Local Options Sales Tax fund
 First Year Established: 2006
 Year Fund Closed (or Estimated Date): 2022
 Estimated future investment interest rate: 2.00%
 History of Fund: The one-half cent local option sales tax was established on July 24, 2006 by Resolution No. 63-06. The total amount authorized for collection is \$6 million. Based on current projected annual receipt of sales tax revenue it is estimated the \$6 million of total collection will be reached in year 2022.

Recommended Management Strategies:

Authorizing MN Statutes 2008 Chapter 366, Article 7, Section 20 allows for the use of North Mankato's local option sales tax to pay for project costs totaling \$6.0 million plus costs of issuing bonds plus interest expense on the bonds issued. It is recommended that the City maintain records of its use of sales tax revenue to ensure compliance with the enabling legislation. The City has used sales tax revenue to pay for certain project costs directly and for debt service expense (principal and interest payments).

Description	Actual 2007	Actual 2008	Actual 2009	Actual 2010	Actual 2011	Est. 2012	Proj 2013	Proj 2014	Proj 2015	Proj 2016	Proj 2017	Proj 2018	Proj 2019	Proj 2020	Proj 2021	Proj 2022
Sources																
Property Tax													70,000	70,000	70,000	220,000
Sales Tax		82,610	377,655	439,849	461,510	544,443	450,000	450,000	450,000	450,000	450,000	450,000	450,000	450,000	450,000	450,000
Investment Interest			2,756	717	1,171	2,854	2,935	3,755	6,666	5,590	4,655	3,267	1,935	1,867	1,910	1,895
Special assessments																
Intergovernmental																
Charges for services																
Debt issued / includes discount (premium)			1,839,261	746,483												
Adjust sales tax due from other govts (timing of sales tax collection)						(96,975)	96,975									
Repayment of loan from other city funds																
Other (capital lease agreement)						105,423										
Total Sources	-	82,610	2,219,672	1,187,049	462,681	555,745	549,910	453,755	456,666	455,590	454,655	453,267	521,935	521,867	521,910	671,895
Uses																
Professional Services																
Operations																
Principal payment for 2010B Bonds			640,000	60,000	60,000	45,000	50,000	50,000	50,000	50,000	50,000	50,000	55,000	55,000	55,000	55,000
Interest payment for 2010B Bonds			74,251	16,782	5,250	1,575	20,450	19,825	19,075	18,075	16,950	15,700	14,325	12,675	10,750	8,825
Transfer out			165,000	478,763	135,401	88,451										
Transfer out to Fund 410 (Capital)						525,451										
Transfer to Fund 311 for 2009C G.O. Sales Tax Rev. Bonds			15,000	210,363	233,855	282,912	213,463	214,963	215,613	211,113	231,613	231,363	230,963	229,950	233,300	230,800
Transfer out to Fund 317 for Note Payable to Port Auth.							-	23,442	225,756	223,156	225,506	222,806	225,056	222,081	223,603	219,797
Provide loan to other city funds																
Contribution to Marigold Project							225,000									
Other (doesn't include debt payments)		10,600	161,565	325,019	419,238	324,979										
Total Uses	-	10,600	1,055,816	1,090,927	853,744	1,268,368	508,913	308,230	510,444	502,344	524,069	519,869	525,344	519,706	522,653	514,422
Net Sources and Uses	-	72,010	1,163,856	96,122	(391,063)	(712,623)	40,998	145,526	(53,778)	(46,753)	(69,413)	(66,602)	(3,409)	2,161	(743)	157,473
Ending Fund Balance	-	72,010	1,235,866	1,331,988	940,925	325,277	269,300	414,826	361,048	314,295	244,881	178,279	174,871	177,031	176,288	333,761
Ending Cash Balance	-	4,400	1,166,224	1,111,547	859,394	146,771	187,769	333,295	279,517	232,764	163,350	96,748	93,339	95,500	94,757	252,230
Net Due From / (To) Other Funds	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-

Note: The City recorded the receipt of bond proceeds into this Fund. This includes proceeds from 2009C and 2010B.

CITY OF NORTH MANKATO, MN

TOTAL COMBINED UTILITY FUNDS
FUNDS WATER 601, SEWER 602, SANITATION COLLECTION 603, AND STORM WATER 604
Sources and Uses of Funds is for Debt Service Only and Does Not Include All Sources and Uses of Revenue for the Utility Funds

Description	Actual 2007	Actual 2008	Actual 2009	Actual 2010	Actual 2011	Actual 2012	Proj 2013	Proj 2014	Proj 2015	Proj 2016	Proj 2017	Proj 2018	Proj 2019	Proj 2020	Proj 2021	Proj 2022
Sources for Debt Service																
Property Tax	50,000	50,000	50,000	50,000	50,000	50,000	101,086	92,193	91,293	40,393	39,493	38,593	37,693	40,067	38,933	37,733
Special Assessments	-	2,822	952	-	-	-	720	484	9,685	438	414	390	27	27	27	27
Operating Revenue	639,019	575,455	765,826	911,180	912,351	1,783,894	802,963	805,366	773,876	746,988	736,701	606,518	567,856	501,661	468,178	295,399
Other	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Total Sources	689,019	628,277	816,778	961,180	962,351	1,833,894	904,769	898,043	874,854	787,819	776,608	645,502	605,576	541,755	507,138	333,159
Uses for Debt Service																
Combined debt service for prior years	577,344	567,198	757,550	850,205	848,878	1,723,219	-	-	-	-	-	-	-	-	-	-
1997A PUBLIC FACILITIES AUTHORITY LOA	-	-	-	-	-	-	71,494	71,494	71,494	71,494	71,494	71,494	37,653	-	-	-
1999B PUBLIC FACILITIES AUTHORITY	-	-	-	-	-	-	30,997	31,212	30,396	30,580	30,732	30,853	30,942	-	-	-
2004B GO CAPITAL IMPROVEMENT PLAN E	111,675	61,079	59,228	110,975	113,473	110,675	113,094	110,331	91,975	-	-	-	-	-	-	-
2005A G.O. CAPITAL PROJECTS FUND	-	-	-	-	-	-	67,358	64,473	62,698	65,766	63,663	66,390	63,960	66,365	-	-
2006B GO UTILITY REVENUE BONDS	-	-	-	-	-	-	162,061	157,461	157,686	157,633	157,358	156,825	156,015	156,853	158,333	-
2007B GO UTILITY REVENUE BONDS	-	-	-	-	-	-	84,103	81,875	79,620	82,248	79,758	82,131	79,369	81,465	78,420	80,229
2008B GO WATER UTILITY REVENUE BOND	-	-	-	-	-	-	128,825	132,353	130,803	129,190	127,515	179,919	181,098	176,973	211,985	196,330
2009B GO UTILITY REVENUE BONDS	-	-	-	-	-	-	59,490	63,290	61,940	60,590	59,240	57,890	56,540	60,100	58,400	56,600
2012A GO REFUNDING BONDS	-	-	-	-	-	-	187,348	185,554	188,243	190,319	186,850	-	-	-	-	-
Total Uses	689,019	628,277	816,778	961,180	962,351	1,833,894	904,769	898,043	874,854	787,819	776,608	645,502	605,576	541,755	507,138	333,159

CITY OF NORTH MANKATO, MN

Fund No: 601
 Fund Description: Water Utility Fund

This report is not a comprehensive financial plan for the Water Utility Fund. This summary provides information on debt service only.

History of Fund: This Fund is used to account for the operations of the Water Utility Fund. This includes the accounting of operating revenue and expenses, debt service, and capital outlay. The information included in this financial plan is related to debt service only and is not inclusive of all sources and uses for Fund 601.

Recommended Management Strategies:

The City should continue to monitor overall financial performance, including level of rates, in the Fund to ensure revenue is sufficient to cover both operating and non-operating expense. The summary below includes debt service expense only and does not provide an overall financial review of Fund 601.

Description	Actual 2007	Actual 2008	Actual 2009	Actual 2010	Actual 2011	Est. 2012	Proj 2013	Proj 2014	Proj 2015	Proj 2016	Proj 2017	Proj 2018	Proj 2019	Proj 2020	Proj 2021	Proj 2022
Sources for Debt Service																
Property Tax																
Special Assessments		3,252	9,939				720	484	460	436	412	388	25	25	25	25
Operating Revenue	287,421	279,318	404,194	507,982	513,094	1,380,741	469,444	468,897	469,440	469,831	463,681	328,766	328,836	326,840	361,940	227,206
Other																
Total Sources	287,421	282,570	414,133	507,982	513,094	1,380,741	470,164	469,380	469,899	470,267	464,093	329,154	328,861	326,865	361,964	227,231
Uses for Debt Service																
Combined debt service for prior years	287,421	282,570	414,133	507,982	513,094	1,380,741										
1997A PUBLIC FACILITIES AUTHORITY LOAN-STATE OF MN																
1999B PUBLIC FACILITIES AUTHORITY																
2004B GO CAPITAL IMPROVEMENT PLAN BONDS																
2005A G.O. CAPITAL PROJECTS FUND																
2006B GO UTILITY REVENUE BONDS							121,546	118,096	118,265	118,225	118,018	117,619	117,011	117,639	118,749	
2007B GO UTILITY REVENUE BONDS							12,615	12,281	11,943	12,337	11,964	12,320	11,905	12,220	11,763	12,034
2008B GO WATER UTILITY REVENUE BONDS							128,825	132,353	130,803	129,190	127,515	179,919	181,098	176,973	211,985	196,330
2009B GO UTILITY REVENUE BONDS							19,830	21,097	20,647	20,197	19,747	19,297	18,847	20,033	19,467	18,867
2010C GO REFUNDING BONDS							187,348	185,554	188,243	190,319	186,850					
2012A GO REFUNDING BONDS																
Total Uses	287,421	282,570	414,133	507,982	513,094	1,380,741	470,164	469,380	469,899	470,267	464,093	329,154	328,861	326,865	361,964	227,231

CITY OF NORTH MANKATO, MN

Fund No: 602
 Fund Description: Sewer Utility Fund

This report is not a comprehensive financial plan for the Water Utility Fund. This summary provides information on debt service only.

History of Fund: This Fund is used to account for the operations of the Sanitary Sewer Utility Fund. This includes the accounting of operating revenue and expenses, debt service, and capital outlay. The information included in this financial plan is related to debt service only and is not inclusive of all sources and uses for Fund 602.

Recommended Management Strategies:

The City should continue to monitor overall financial performance, including level of rates, in the Fund to ensure revenue is sufficient to cover both operating and non-operating expense.

The summary below includes debt service expense only and does not provide an overall financial review of Fund 602.

Description	Actual 2007	Actual 2008	Actual 2009	Actual 2010	Actual 2011	Est. 2012	Proj 2013	Proj 2014	Proj 2015	Proj 2016	Proj 2017	Proj 2018	Proj 2019	Proj 2020	Proj 2021	Proj 2022
Sources for Debt Service																
Property Tax																
Special Assessments		(430)	(8,987)				-	-	9,225	2	2	2	2	2	2	2
Operating Revenue	289,923	279,408	333,542	342,223	335,784	342,477	281,852	276,138	262,461	277,156	273,019	277,752	239,020	174,821	106,238	68,192
Other																
Total Sources	289,923	278,978	324,555	342,223	335,784	342,477	281,852	276,138	271,686	277,159	273,022	277,754	239,022	174,823	106,240	68,194
Uses for Debt Service																
Combined debt service for prior years	289,923	278,978	324,555	342,223	335,784	342,477										
1997A PUBLIC FACILITIES AUTHORITY LOAN-STATE OF MN							71,494	71,494	71,494	71,494	71,494	71,494	37,653	-	-	-
1999B PUBLIC FACILITIES AUTHORITY							30,997	31,212	30,396	30,580	30,732	30,853	30,942			
2004B GO CAPITAL IMPROVEMENT PLAN BONDS																
2005A G.O. CAPITAL PROJECTS FUND							67,358	64,473	62,698	65,766	63,663	66,390	63,960	66,365		
2006B GO UTILITY REVENUE BONDS							40,515	39,365	39,422	39,408	39,339	39,206	39,004	39,213	39,583	
2007B GO UTILITY REVENUE BONDS							71,487	69,594	67,677	69,910	67,794	69,812	67,463	69,245	66,657	68,194
2008B GO WATER UTILITY REVENUE BONDS																
2009B GO UTILITY REVENUE BONDS																
2012A GO REFUNDING BONDS																
Total Uses	289,923	278,978	324,555	342,223	335,784	342,477	281,852	276,138	271,686	277,159	273,022	277,754	239,022	174,823	106,240	68,194

CITY OF NORTH MANKATO, MN

Fund No: 603
 Fund Description: Sanitary Collection Fund

This report is not a comprehensive financial plan for the Water Utility Fund. This summary provides information on debt service only.

History of Fund: This Fund is used to account for the operations of the Sanitary Collection Utility Fund. This includes the accounting of operating revenue and expenses, debt service, and capital outlay. The information included in this financial plan is related to debt service only and is not inclusive of all sources and uses for Fund 603.

Recommended Management Strategies:

The City should continue to monitor overall financial performance, including level of rates, in the Fund to ensure revenue is sufficient to cover both operating and non-operating expense. The summary below includes debt service expense only and does not provide an overall financial review of Fund 603.

Description	Actual 2007	Actual 2008	Actual 2009	Actual 2010	Actual 2011	Est. 2012	Proj 2013	Proj 2014	Proj 2015	Proj 2016	Proj 2017	Proj 2018	Proj 2019	Proj 2020	Proj 2021	Proj 2022
Sources for Debt Service																
Property Tax	50,000	50,000	50,000	50,000	50,000	50,000	50,000	50,000	50,000							
Special Assessments																
Operating Revenue	61,675	11,079	9,228	60,975	63,473	60,675	63,094	60,331	41,975	-	-	-	-	-	-	-
Other																
Total Sources	111,675	61,079	59,228	110,975	113,473	110,675	113,094	110,331	91,975	-						
Uses for Debt Service																
Combined debt service for prior years																
1997A PUBLIC FACILITIES AUTHORITY LOAN-STATE OF MN																
1999B PUBLIC FACILITIES AUTHORITY																
2004B GO CAPITAL IMPROVEMENT PLAN E	111,675	61,079	59,228	110,975	113,473	110,675	113,094	110,331	91,975							
2005A G.O. CAPITAL PROJECTS FUND																
2006B GO UTILITY REVENUE BONDS																
2007B GO UTILITY REVENUE BONDS																
2008B GO WATER UTILITY REVENUE BONDS																
2009B GO UTILITY REVENUE BONDS																
2012A GO REFUNDING BONDS																
Total Uses	111,675	61,079	59,228	110,975	113,473	110,675	113,094	110,331	91,975	-						

CITY OF NORTH MANKATO, MN

Fund No: 604
 Fund Description: Storm Water Fund

This report is not a comprehensive financial plan for the Water Utility Fund. This summary provides information on debt service only.

History of Fund: This Fund is used to account for the operations of the Storm Water Utility Fund. This includes the accounting of operating revenue and expenses, debt service, and capital outlay. The information included in this financial plan is related to debt service only and is not inclusive of all sources and uses for Fund 604.

Recommended Management Strategies:

The City should continue to monitor overall financial performance, including level of rates, in the Fund to ensure revenue is sufficient to cover both operating and non-operating expense. The summary below includes debt service expense only and does not provide an overall financial review of Fund 604.

Description	Actual 2007	Actual 2008	Actual 2009	Actual 2010	Actual 2011	Est. 2012	Proj 2013	Proj 2014	Proj 2015	Proj 2016	Proj 2017	Proj 2018	Proj 2019	Proj 2020	Proj 2021	Proj 2022
Sources for Debt Service																
Property Tax							51,086	42,193	41,293	40,393	39,493	38,593	37,693	40,067	38,933	37,733
Special Assessments																
Operating Revenue	-	5,650	18,862	-	-	-	(11,426)	0	0	0	0	0	0	(0)	0	0
Other																
Total Sources	-	5,650	18,862	-	-	-	39,660	42,193	41,293	40,393	39,493	38,593	37,693	40,067	38,933	37,733
Uses for Debt Service																
Combined debt service for prior years		5,650	18,862													
1997A PUBLIC FACILITIES AUTHORITY LOAN-STATE OF MN																
1999B PUBLIC FACILITIES AUTHORITY																
2004B GO CAPITAL IMPROVEMENT PLAN BONDS																
2005A G.O. CAPITAL PROJECTS FUND																
2006B GO UTILITY REVENUE BONDS																
2007B GO UTILITY REVENUE BONDS																
2008B GO WATER UTILITY REVENUE BONDS																
2009B GO UTILITY REVENUE BONDS							39,660	42,193	41,293	40,393	39,493	38,593	37,693	40,067	38,933	37,733
2012A GO REFUNDING BONDS																
Total Uses	-	5,650	18,862	-	-	-	39,660	42,193	41,293	40,393	39,493	38,593	37,693	40,067	38,933	37,733

NORTH MANKATO PORT AUTHORITY, MN

TOTAL COMBINED PORT AUTHORITY DEBT SERVICE FUNDS AND FUND 221

(This report is not inclusive of all Port Authority Funds, it includes only Fund 240 and the Port Authority Debt Service Funds. Fund 240 is included because debt service is paid from this fund directly.)

Description	Actual 2007	Actual 2008	Actual 2009	Actual 2010	Actual 2011	Est. 2012	Proj 2013	Proj 2014	Proj 2015	Proj 2016	Proj 2017	Proj 2018	Proj 2019	Proj 2020	Proj 2021	Proj 2022
Sources																
Property Tax	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Tax Increment	-	-	-	-	-	-	487,499	250,086	250,661	358,744	354,116	353,551	415,518	229,400	231,578	223,075
Sales Tax	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Lease revenue	-	-	-	-	-	7,800	-	-	-	-	-	-	-	-	-	-
Investment Interest	51,394	23,615	7,370	4,228	10,016	1,887	-	-	-	-	-	-	-	-	-	-
Special assessments	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Intergovernmental	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Street construction aid	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Transfer in	-	-	-	-	-	394,449	-	-	-	-	-	-	-	-	-	-
Payment from City	-	-	-	-	-	-	-	23,442	225,756	223,156	225,506	222,806	225,056	222,081	223,603	219,797
Charges for services	-	-	-	-	12,263	-	-	-	-	-	-	-	-	-	-	-
Debt issued	-	-	1,370,564	(14,580)	4,223,000	-	-	-	-	-	-	-	-	-	-	-
From Other Port Authority Funds	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Other	689,554	471,178	294,547	726,263	1,092,679	161,723	50,000	100,000	100,000	125,000	100,000	125,000	185,000	-	-	-
Total Sources	740,948	494,793	1,672,481	715,911	5,337,958	565,859	537,499	373,528	576,418	706,900	679,623	701,358	825,574	451,481	455,181	442,872
Uses																
Professional Services	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Operations	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Principal	485,000	2,790,000	1,655,000	255,000	508,000	1,040,000	470,000	245,000	380,000	495,000	505,000	515,000	695,000	320,000	335,000	335,000
Interest	366,329	317,275	233,167	110,752	158,540	227,642	244,555	228,143	302,000	204,900	188,623	171,358	149,574	131,481	120,181	107,872
Transfer out	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Provide loan to other Port Authority Funds	-	-	-	-	120,232	-	-	-	-	-	-	-	-	-	-	-
Other	498,599	23,518	777,820	93,805	4,613,151	32,470	-	-	-	-	-	-	-	-	-	-
Total Uses	1,349,928	3,130,793	2,665,987	459,557	5,399,923	1,300,112	714,555	473,143	682,000	699,900	693,623	686,358	844,574	451,481	455,181	442,872
Net Sources and Uses	(608,980)	(2,636,000)	(993,506)	256,354	(61,965)	(734,253)	(177,056)	(99,614)	(105,582)	7,000	(14,000)	15,000	(19,000)	(0)	(0)	0
Ending Fund Balance	3,829,221	1,193,221	199,715	456,069	394,104	(340,149)	(517,205)	(616,820)	(722,402)	(715,402)	(729,402)	(714,402)	(733,402)	(733,402)	(733,402)	(733,402)
Ending Cash Balance	1,058,494	1,602,316	698,869	405,524	234,035	246,477	169,421	140,806	105,224	112,224	98,224	113,224	94,224	94,224	94,224	94,224
Net Due From / (To) Other Funds	-	-	-	-	(626,463)	(746,695)	(100,000)	(71,000)	(70,000)	-						
Due to Port Authority General Fund 228	-	-	-	-	224,726	224,726	100,000	71,000	70,000	-	-	-	-	-	-	-
Due to Port Authority Fund 240	-	-	-	-	120,232	120,232	-	-	-	-	-	-	-	-	-	-
Due to Port Authority Fund 448	-	-	-	-	401,737	401,737	-	-	-	-	-	-	-	-	-	-
Subtotal Due To Other Funds	-	-	-	-	746,695	746,695	100,000	71,000	70,000	-	-	-	-	-	-	-
Due from Port Authority Debt Service Fu	-	-	-	-	120,232	-	-	-	-	-	-	-	-	-	-	-
Subtotal Due From Other Funds	-	-	-	-	120,232	-	-	-	-	-	-	-	-	-	-	-

NORTH MANKATO PORTY AUTHORITY, MN

Fund No: 240
 Fund Description: Joint Economic Development
 First Year Established: Not applicable, this is not a debt service fund.
 Year Fund Closed (or Estimated Date): Not applicable, this is not a debt service fund.
 History of Fund (Authority): This Fund is used to account for payment on the Northport Contract for Deed and the joint operation between Benco Electric and the Port Authority. Non debt service expenditures are for development of land. Northport Industrial Park is owned by the City and land is for sale.

Recommended Management Strategies:

The City will need to realize source of funds from the sale of land to cover debt service.
 The financial plan includes an estimate by year under Other (sale of assets) to account for the anticipated sale of land.

Description	Actual 2007	Actual 2008	Actual 2009	Actual 2010	Actual 2011	Est. 2012	Proj 2013	Proj 2014	Proj 2015	Proj 2016	Proj 2017	Proj 2018	Proj 2019	Proj 2020	Proj 2021	Proj 2022
Sources																
Property Tax																
Tax Increment																
Sales Tax																
Lease revenue																
Investment Interest		3,537	4,337	3,662	3,481	1,776										
Special assessments																
Intergovernmental																
Payment from City																
Transfer in																
Street construction aid																
Charges for services																
Debt issued					1,008,000											
From Other Port Authority Funds																
Other (includes sale of assets)	500,971	423,640	274,025	3,310	1,037,679	161,723	50,000	100,000	100,000	125,000	100,000	125,000	185,000			
Total Sources	500,971	427,177	278,362	6,972	2,049,160	163,499	50,000	100,000	100,000	125,000	100,000	125,000	185,000	-	-	-
Uses																
Professional Services																
Operations																
Principal					108,000	100,000	100,000	100,000	100,000	100,000	100,000	100,000	200,000			
Interest					18,000	34,000	30,000	26,000	22,000	18,000	14,000	10,000	4,000			
Transfer out																
Provide loan to other Port Authority Funds					120,232											
Other	498,599	23,518	777,820	93,805	1,398,151	29,500										
Total Uses	498,599	23,518	777,820	93,805	1,644,383	163,500	130,000	126,000	122,000	118,000	114,000	110,000	204,000	-	-	-
Net Sources and Uses	2,372	403,659	(499,458)	(86,833)	404,777	(1)	(80,000)	(26,000)	(22,000)	7,000	(14,000)	15,000	(19,000)	-	-	-
Ending Fund Balance	161,723	565,382	65,924	(20,909)	383,868	383,867	303,867	277,867	255,867	262,867	248,867	263,867	244,867	244,867	244,867	244,867
Ending Cash Balance	515	710,531	136,998	123,939	232,943	232,942	152,942	126,942	104,942	111,942	97,942	112,942	93,942	93,942	93,942	93,942
Net Due From / (To) Other Funds	-	-	-	-	120,232	-	-	-	-	-	-	-	-	-	-	-
Subtotal Due To Other Funds	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Due from Port Authority Debt Service Funds					120,232											
Subtotal Due From Other Funds	-	-	-	-	120,232	-	-	-	-	-	-	-	-	-	-	-

Note: The land held for resale in the Industrial Park is recorded at cost. The recorded cost does not include the special assessments receivable of \$30,000 per acre. The City Debt Service Fund will receive assessment revenue from each parcel sold. On average ten acres of land per year is estimated to be sold. The amount included in the financial plan for sale of assets is the minimum amount needed combined with cash balance to cover debt service.



NORTH MANKATO PORT AUTHORITY, MN

Fund No: 368, 369, 370, 371, 379
 Fund Description: Debt Service
 First Year Established: Multiple funds
 Year Fund Closed (or Estimated Date): Multiple funds
 History of Fund (Authority): The City consolidates for financial reporting all debt service funds for the Port Authority.

Recommended Management Strategies:

Tax increment revenue is not shown as available to cover debt service until beginning in year 2013. The debt service funds have needed to borrow cash from other component unit funds to cover cash flow. The amounts shown for 2012 are preliminary estimates, the final (audited) financial statements were not available for the debt study. This schedule should be updated pending the City's review of its tax increment districts and updated projections.

Description	Actual 2007	Actual 2008	Actual 2009	Actual 2010	Actual 2011	Est. 2012	Proj 2013	Proj 2014	Proj 2015	Proj 2016	Proj 2017	Proj 2018	Proj 2019	Proj 2020	Proj 2021	Proj 2022
Sources																
Property Tax																
Tax Increment							487,499	250,086	250,661	358,744	354,116	353,551	415,518	229,400	231,578	223,075
Sales Tax																
Lease revenue						7,800										
Investment Interest	51,394	20,078	3,033	566	6,535	111										
Special assessments																
Intergovernmental																
Street construction aid																
Transfer in						394,449										
Payment from City							-	23,442	225,756	223,156	225,506	222,806	225,056	222,081	223,603	219,797
Charges for services					12,263											
Debt issued			1,370,564	(14,580)	3,215,000											
From Other Port Authority Funds																
Other	188,583	47,538	20,522	722,953	55,000											
Total Sources	239,977	67,616	1,394,119	708,939	3,288,798	402,360	487,499	273,528	476,418	581,900	579,623	576,358	640,574	451,481	455,181	442,872
Uses																
Professional Services																
Operations																
Principal	485,000	2,790,000	1,655,000	255,000	400,000	940,000	370,000	145,000	280,000	395,000	405,000	415,000	495,000	320,000	335,000	335,000
Interest	366,329	317,275	233,167	110,752	140,540	193,642	214,555	202,143	280,000	186,900	174,623	161,358	145,574	131,481	120,181	107,872
Transfer out																
Provide loan to other Port Authority Funds																
Other					3,215,000	2,970										
Total Uses	851,329	3,107,275	1,888,167	365,752	3,755,540	1,136,612	584,555	347,143	560,000	581,900	579,623	576,358	640,574	451,481	455,181	442,872
Net Sources and Uses	(611,352)	(3,039,659)	(494,048)	343,187	(466,742)	(734,252)	(97,056)	(73,614)	(83,582)	-	-	-	-	(0)	(0)	0
Ending Fund Balance	3,667,498	627,839	133,791	476,978	10,236	(724,016)	(821,072)	(894,687)	(978,269)							
Ending Cash Balance	1,057,979	891,785	561,871	281,585	1,092	13,535	16,479	13,864	282							
Net Due From / (To) Other Funds	-	-	-	-	(746,695)	(746,695)	(100,000)	(71,000)	(70,000)	-						
Due to Port Authority General Fund 228					224,726	224,726	100,000	71,000	70,000							
Due to Port Authority Fund 240					120,232	120,232										
Due to Port Authority Fund 448					401,737	401,737										
Subtotal Due To Other Funds	-	-	-	-	746,695	746,695	100,000	71,000	70,000	-	-	-	-	-	-	-
Due from Port Authority Debt Service Funds																
Subtotal Due From Other Funds	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-



Debt Service Schedules

This section includes a debt service schedule for each outstanding debt obligation for the City of North Mankato and the North Mankato Port Authority. This includes general obligation and all other forms of debt obligations, including contracts.

Original Planned Source of Funds

The amounts shown under Original Planned Source of funds for Debt Service Payments represent the planned source of funding for debt service at time of issuance.

Current Estimated Source of Funds for Debt Service Payments

The amounts shown under the Current Estimates Source of Funds for Debt Service represent the current planned source of funding for debt service at this time. For some debt obligations the original and current estimated source of funds is different. The cause for the difference in most instances relates to collection of special revenue being less than originally anticipated. This is due to either delinquent payments or to deferred special assessments not yet becoming payable.

Use of Available Cash

Current estimated source of funds for future years includes the planned use of projected cash to be available within the debt service fund. The cash is estimated to be available in the future as internally loans are repaid across the debt service funds and as estimated deferred and delinquent special assessments are collected in the future. The projected use of cash as shown in the debt service schedules does not represent internally borrowing but rather estimated cash that will be available within the specific fund.

Debt Service Schedules

CITY OF NORTH MANKATO, MN

City Funds: 602
Purpose: 1997A PUBLIC FACILITIES AUTHORITY LOAN-STATE OF MN
Dated: 11/25/97
Original Amount: \$1,032,679
Maturity: 20-Feb 20-Aug
Interest Rates: 3.405%

Year	DEBT SERVICE PAYMENTS			ORIGINAL PLANNED SOURCE OF FUNDS FOR DEBT SERVICE PAYMENTS		CURRENT ESTIMATED SOURCE OF FUNDS FOR DEBT SERVICE PAYMENTS	
	Principal	Interest	Total	Sewer	Total	Sewer	Total
2013	\$57,842	\$13,652	\$71,494	\$71,494	\$71,494	\$71,494	\$71,494
2014	\$59,829	\$11,665	\$71,494	\$71,494	\$71,494	\$71,494	\$71,494
2015	\$61,883	\$9,611	\$71,494	\$71,494	\$71,494	\$71,494	\$71,494
2016	\$64,008	\$7,486	\$71,494	\$71,494	\$71,494	\$71,494	\$71,494
2017	\$66,206	\$5,288	\$71,494	\$71,494	\$71,494	\$71,494	\$71,494
2018	\$68,480	\$3,014	\$71,494	\$71,494	\$71,494	\$71,494	\$71,494
2019	\$37,022	\$630	\$37,653	\$37,653	\$37,653	\$37,653	\$37,653
2020	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2021	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2022	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2023	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2024	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2025	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2026	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2027	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2028	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2029	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2030	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2031	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2032	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2033	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2034	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2035	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2036	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2037	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total	\$415,270	\$51,346	\$466,617	\$466,617	\$466,617	\$466,617	\$466,617
<i>% of Total</i>				100.0%	100.0%	100.0%	100.0%



Debt Service Schedules

CITY OF NORTH MANKATO, MN

City Funds: 602
Purpose: 1999B PUBLIC FACILITIES AUTHORITY
Dated: 09/30/99
Original Amount: \$442,988
Maturity: 20-Aug
Interest Rates: 3.140%

Year	DEBT SERVICE PAYMENTS			ORIGINAL PLANNED SOURCE OF FUNDS FOR DEBT SERVICE PAYMENTS		CURRENT ESTIMATED SOURCE OF FUNDS FOR DEBT SERVICE PAYMENTS	
	Principal	Interest	Total	Water	Total	Water	Total
2013	\$25,000	\$5,997	\$30,997	\$30,997	\$30,997	\$30,997	\$30,997
2014	\$26,000	\$5,212	\$31,212	\$31,212	\$31,212	\$31,212	\$31,212
2015	\$26,000	\$4,396	\$30,396	\$30,396	\$30,396	\$30,396	\$30,396
2016	\$27,000	\$3,580	\$30,580	\$30,580	\$30,580	\$30,580	\$30,580
2017	\$28,000	\$2,732	\$30,732	\$30,732	\$30,732	\$30,732	\$30,732
2018	\$29,000	\$1,853	\$30,853	\$30,853	\$30,853	\$30,853	\$30,853
2019	\$30,000	\$942	\$30,942	\$30,942	\$30,942	\$30,942	\$30,942
2020	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2021	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2022	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2023	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2024	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2025	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2026	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2027	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2028	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2029	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2030	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2031	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2032	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2033	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2034	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2035	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2036	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2037	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total	\$191,000	\$24,712	\$215,712	\$215,712	\$215,712	\$215,712	\$215,712
<i>% of Total</i>				<i>100.0%</i>	<i>100.0%</i>	<i>100.0%</i>	<i>100.0%</i>



Debt Service Schedules

CITY OF NORTH MANKATO, MN

City Funds: 344
Purpose: 2004A GO STREET RECONSTRUCTION
Dated: 06/01/04
Original Amount: \$1,035,000
Maturity: 1-Feb
Interest Rates: 4.00-4.70%

Year	DEBT SERVICE PAYMENTS			ORIGINAL PLANNED SOURCE OF FUNDS FOR DEBT SERVICE PAYMENTS		CURRENT ESTIMATED SOURCE OF FUNDS FOR DEBT SERVICE PAYMENTS			
	Principal	Interest	Total	Property Tax	Total	Property Tax	Cash	Spec Assess	Total
2013	\$65,000	\$25,595	\$90,595	\$90,595	\$90,595	\$87,925	\$0	\$2,670	\$90,595
2014	\$70,000	\$22,860	\$92,860	\$92,860	\$92,860	\$0	\$90,326	\$2,534	\$92,860
2015	\$70,000	\$10,713	\$80,713	\$80,713	\$80,713	\$0	\$78,314	\$2,399	\$80,713
2016	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2017	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2018	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2019	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2020	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2021	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2022	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2023	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2024	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2025	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2026	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2027	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2028	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2029	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2030	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2031	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2032	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2033	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2034	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2035	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2036	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2037	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total	\$205,000	\$59,168	\$264,168	\$264,168	\$264,168	\$87,925	\$168,639	\$7,603	\$264,168
<i>% of Total</i>				<i>100.0%</i>	<i>100.0%</i>	<i>33.3%</i>	<i>63.8%</i>	<i>2.9%</i>	<i>100.0%</i>

Notes:

The City has cross over refunded the 2004A Bonds with proceeds from 2012A Bonds.



Debt Service Schedules

CITY OF NORTH MANKATO, MN

City Funds: 603
Purpose: 2004B GO CAPITAL IMPROVEMENT PLAN BONDS
Dated: 06/01/04
Original Amount: \$1,445,000
Maturity: 1-Feb
Interest Rates: 3.25-5.00%

Year	DEBT SERVICE PAYMENTS			ORIGINAL PLANNED SOURCE OF FUNDS FOR DEBT SERVICE PAYMENTS		CURRENT ESTIMATED SOURCE OF FUNDS FOR DEBT SERVICE PAYMENTS		
	Principal	Interest	Total	Property Tax	Total	Property Tax	Sewer	Total
2013	\$65,000	\$48,094	\$113,094	\$113,094	\$113,094	\$50,000	\$63,094	\$113,094
2014	\$65,000	\$45,331	\$110,331	\$110,331	\$110,331	\$50,000	\$60,331	\$110,331
2015	\$70,000	\$21,975	\$91,975	\$91,975	\$91,975	\$50,000	\$41,975	\$91,975
2016	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2017	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2018	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2019	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2020	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2021	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2022	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2023	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2024	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2025	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2026	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2027	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2028	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2029	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2030	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2031	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2032	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2033	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2034	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2035	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2036	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2037	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total	\$200,000	\$115,400	\$315,400	\$315,400	\$315,400	\$150,000	\$165,400	\$315,400
<i>% of Total</i>				100.0%	100.0%	47.6%	52.4%	100.0%



Debt Service Schedules

CITY OF NORTH MANKATO, MN

City Funds: 345 and 602
Purpose: 2005A G.O. CAPITAL PROJECTS FUND
Dated: 02/01/05
Original Amount: \$2,495,000
Maturity: 1-Feb
Interest Rates: 2.15-4.20%

Year	DEBT SERVICE PAYMENTS			ORIGINAL PLANNED SOURCE OF FUNDS			CURRENT ESTIMATED SOURCE OF FUNDS FOR DEBT			
	Principal	Interest	Total	Spec Assess	Sewer	Total	Property Tax	Spec Assess	Sewer	Total
2013	\$195,000	\$32,874	227,874	\$161,689	\$66,185	\$227,874	\$160,516	\$0	\$67,358	\$227,874
2014	\$190,000	\$26,283	216,283	\$151,810	\$64,473	\$216,283	\$24,915	\$126,895	\$64,473	\$216,283
2015	\$185,000	\$19,628	204,628	\$141,930	\$62,698	\$204,628	\$0	\$141,930	\$62,698	\$204,628
2016	\$175,000	\$13,016	188,016	\$122,250	\$65,766	\$188,016	\$0	\$122,250	\$65,766	\$188,016
2017	\$55,000	\$8,663	63,663	\$0	\$63,663	\$63,663	\$0	\$0	\$63,663	\$63,663
2018	\$60,000	\$6,390	66,390	\$0	\$66,390	\$66,390	\$0	\$0	\$66,390	\$66,390
2019	\$60,000	\$3,960	63,960	\$0	\$63,960	\$63,960	\$0	\$0	\$63,960	\$63,960
2020	\$65,000	\$1,365	66,365	\$0	\$66,365	\$66,365	\$0	\$0	\$66,365	\$66,365
2021	\$0	\$0	0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2022	\$0	\$0	0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2023	\$0	\$0	0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2024	\$0	\$0	0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2025	\$0	\$0	0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2026	\$0	\$0	0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2027	\$0	\$0	0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2028	\$0	\$0	0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2029	\$0	\$0	0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2030	\$0	\$0	0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2031	\$0	\$0	0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2032	\$0	\$0	0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2033	\$0	\$0	0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2034	\$0	\$0	0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2035	\$0	\$0	0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2036	\$0	\$0	0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2037	\$0	\$0	0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total	\$985,000	\$112,178	\$1,097,178	\$577,679	\$519,499	\$1,097,178	\$185,431	\$391,075	\$520,672	\$1,097,178
<i>% of Total</i>				52.7%	47.3%	100.0%	16.9%	35.6%	47.5%	100.0%



Debt Service Schedules

CITY OF NORTH MANKATO, MN

City Funds: 345
Purpose: 2005D GO IMPROVEMENT BONDS
Dated: 10/01/05
Original Amount: \$1,600,000
Maturity: 1-Feb
Interest Rates: 3.25-3.65%

Year	DEBT SERVICE PAYMENTS			ORIGINAL PLANNED SOURCE OF FUNDS FOR DEBT SERVICE PAYMENTS		CURRENT ESTIMATED SOURCE OF FUNDS FOR DEBT SERVICE PAYMENTS		
	Principal	Interest	Total	Spec Assess	Total	Property Tax	Spec Assess	Total
2013	\$160,000	\$10,754	\$170,754	\$170,754	\$170,754	\$57,510	\$113,243	\$170,754
2014	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2015	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2016	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2017	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2018	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2019	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2020	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2021	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2022	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2023	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2024	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2025	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2026	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2027	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2028	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2029	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2030	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2031	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2032	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2033	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2034	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2035	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2036	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2037	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total	\$160,000	\$10,754	\$170,754	\$170,754	\$170,754	\$57,510	\$113,243	\$170,754
<i>% of Total</i>				100.0%	100.0%	33.7%	66.3%	100.0%

Debt Service Schedules

CITY OF NORTH MANKATO, MN

City Funds: 601 and 602
Purpose: 2006B GO UTILITY REVENUE BONDS
Dated: 05/15/06
Original Amount: \$1,600,000
Maturity: 1-Feb
Interest Rates: 4.00-4.30%

Year	DEBT SERVICE PAYMENTS			ORIGINAL PLANNED SOURCE OF FUNDS FOR DEBT SERVICE PAYMENTS			CURRENT ESTIMATED SOURCE OF FUNDS FOR DEBT SERVICE PAYMENTS		
	Principal	Interest	Total	Sewer	Water	Total	Sewer	Water	Total
2013	\$115,000	\$47,061	\$162,061	\$40,515	\$121,546	\$162,061	\$40,515	\$121,546	\$162,061
2014	\$115,000	\$42,461	\$157,461	\$39,365	\$118,096	\$157,461	\$39,365	\$118,096	\$157,461
2015	\$120,000	\$37,686	\$157,686	\$39,422	\$118,265	\$157,686	\$39,422	\$118,265	\$157,686
2016	\$125,000	\$32,633	\$157,633	\$39,408	\$118,225	\$157,633	\$39,408	\$118,225	\$157,633
2017	\$130,000	\$27,358	\$157,358	\$39,339	\$118,018	\$157,358	\$39,339	\$118,018	\$157,358
2018	\$135,000	\$21,825	\$156,825	\$39,206	\$117,619	\$156,825	\$39,206	\$117,619	\$156,825
2019	\$140,000	\$16,015	\$156,015	\$39,004	\$117,011	\$156,015	\$39,004	\$117,011	\$156,015
2020	\$150,000	\$6,853	\$156,853	\$39,213	\$117,639	\$156,853	\$39,213	\$117,639	\$156,853
2021	\$155,000	\$3,333	\$158,333	\$39,583	\$118,749	\$158,333	\$39,583	\$118,749	\$158,333
2022	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2023	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2024	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2025	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2026	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2027	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2028	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2029	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2030	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2031	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2032	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2033	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2034	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2035	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2036	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2037	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total	\$1,185,000	\$235,224	\$1,420,224	\$355,056	\$1,065,168	\$1,420,224	\$355,056	\$1,065,168	\$1,420,224
<i>% of Total</i>				25.0%	75.0%	100.0%	25.0%	75.0%	100.0%

Debt Service Schedules

CITY OF NORTH MANKATO, MN

City Funds: Fund 346 Prior to Year 2012, Fund 356 as of 2012
Purpose: 2006C GO IMPROVEMENT BONDS
Dated: 12/15/06
Original Amount: \$1,760,000
Maturity: 1-Feb
Interest Rates: 4.000%

Year	DEBT SERVICE PAYMENTS			ORIGINAL PLANNED SOURCE OF FUNDS FOR DEBT SERVICE PAYMENTS		CURRENT ESTIMATED SOURCE OF FUNDS FOR DEBT SERVICE PAYMENTS		
	Principal	Interest	Total	Spec Assess	Total	Property Tax	Cash	Total
2013	\$160,000	\$32,800	\$192,800	\$192,800	\$192,800	\$171,146	\$21,654	\$192,800
2014	\$155,000	\$26,500	\$181,500	\$181,500	\$181,500	\$181,500	\$0	\$181,500
2015	\$150,000	\$20,400	\$170,400	\$170,400	\$170,400	\$170,400	\$0	\$170,400
2016	\$150,000	\$14,400	\$164,400	\$164,400	\$164,400	\$164,400	\$0	\$164,400
2017	\$145,000	\$8,500	\$153,500	\$153,500	\$153,500	\$153,500	\$0	\$153,500
2018	\$140,000	\$2,800	\$142,800	\$142,800	\$142,800	\$142,800	\$0	\$142,800
2019	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2020	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2021	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2022	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2023	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2024	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2025	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2026	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2027	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2028	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2029	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2030	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2031	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2032	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2033	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2034	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2035	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2036	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2037	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total	\$900,000	\$105,400	\$1,005,400	\$1,005,400	\$1,005,400	\$983,746	\$21,654	\$1,005,400
<i>% of Total</i>				100.0%	100.0%	97.8%	2.2%	100.0%



Debt Service Schedules

CITY OF NORTH MANKATO, MN

City Funds: 347
Purpose: 2007A GO IMPROVEMENT BONDS
Dated: 08/01/07
Original Amount: \$2,550,000
Maturity: 1-Feb
Interest Rates: 4.00-4.20%

Year	DEBT SERVICE PAYMENTS			ORIGINAL PLANNED SOURCE OF FUNDS FOR DEBT SERVICE PAYMENTS		CURRENT ESTIMATED SOURCE OF FUNDS FOR DEBT SERVICE PAYMENTS			
	Principal	Interest	Total	Spec Assess	Total	Property Tax	Cash	Spec Assess	Total
2013	\$375,000	\$32,856	\$407,856	\$407,856	\$407,856	\$163,124	\$0	\$244,732	\$407,856
2014	\$130,000	\$22,724	\$152,724	\$152,724	\$152,724	\$0	\$0	\$152,724	\$152,724
2015	\$125,000	\$17,529	\$142,529	\$142,529	\$142,529	\$0	\$0	\$142,529	\$142,529
2016	\$125,000	\$12,388	\$137,388	\$137,388	\$137,388	\$0	\$0	\$137,388	\$137,388
2017	\$120,000	\$7,320	\$127,320	\$127,320	\$127,320	\$0	\$0	\$127,320	\$127,320
2018	\$115,000	\$2,415	\$117,415	\$117,415	\$117,415	\$0	\$0	\$117,415	\$117,415
2019	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2020	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2021	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2022	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2023	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2024	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2025	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2026	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2027	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2028	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2029	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2030	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2031	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2032	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2033	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2034	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2035	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2036	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2037	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total	\$990,000	\$95,232	\$1,085,232	\$1,085,232	\$1,085,232	\$163,124	\$0	\$922,108	\$1,085,232
<i>% of Total</i>				100.0%	100.0%	15.0%	0.0%	85.0%	100.0%

Debt Service Schedules

CITY OF NORTH MANKATO, MN

City Funds: 601 and 602
Purpose: 2007B GO UTILITY REVENUE BONDS
Dated: 08/01/07
Original Amount: \$890,000
Maturity: 1-Feb
Interest Rates: 3.90-4.45%

Year	DEBT SERVICE PAYMENTS			ORIGINAL PLANNED SOURCE OF FUNDS FOR DEBT SERVICE PAYMENTS			CURRENT ESTIMATED SOURCE OF FUNDS FOR DEBT SERVICE PAYMENTS		
	Principal	Interest	Total	Sewer	Water	Total	Sewer	Water	Total
2013	\$55,000	\$29,103	\$84,103	\$71,487	\$12,615	\$84,103	\$71,487	\$12,615	\$84,103
2014	\$55,000	\$26,875	\$81,875	\$69,594	\$12,281	\$81,875	\$69,594	\$12,281	\$81,875
2015	\$55,000	\$24,620	\$79,620	\$67,677	\$11,943	\$79,620	\$67,677	\$11,943	\$79,620
2016	\$60,000	\$22,248	\$82,248	\$69,910	\$12,337	\$82,248	\$69,910	\$12,337	\$82,248
2017	\$60,000	\$19,758	\$79,758	\$67,794	\$11,964	\$79,758	\$67,794	\$11,964	\$79,758
2018	\$65,000	\$17,131	\$82,131	\$69,812	\$12,320	\$82,131	\$69,812	\$12,320	\$82,131
2019	\$65,000	\$14,369	\$79,369	\$67,463	\$11,905	\$79,369	\$67,463	\$11,905	\$79,369
2020	\$70,000	\$11,465	\$81,465	\$69,245	\$12,220	\$81,465	\$69,245	\$12,220	\$81,465
2021	\$70,000	\$8,420	\$78,420	\$66,657	\$11,763	\$78,420	\$66,657	\$11,763	\$78,420
2022	\$75,000	\$5,229	\$80,229	\$68,194	\$12,034	\$80,229	\$68,194	\$12,034	\$80,229
2023	\$80,000	\$1,780	\$81,780	\$69,513	\$12,267	\$81,780	\$69,513	\$12,267	\$81,780
2024	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2025	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2026	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2027	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2028	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2029	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2030	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2031	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2032	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2033	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2034	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2035	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2036	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2037	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total	\$710,000	\$180,996	\$890,996	\$757,347	\$133,649	\$890,996	\$757,347	\$133,649	\$890,996

% of Total

85.0% 15.0% 100.0%

85.0% 15.0% 100.0%

Debt Service Schedules

CITY OF NORTH MANKATO, MN

City Funds: 348
Purpose: 2008A GO IMPROVEMENT BONDS
Dated: 05/01/08
Original Amount: \$1,815,000
Maturity: 1-Feb
Interest Rates: 2.40-3.70%

Year	DEBT SERVICE PAYMENTS			ORIGINAL PLANNED SOURCE OF FUNDS FOR DEBT SERVICE PAYMENTS		CURRENT ESTIMATED SOURCE OF FUNDS FOR DEBT SERVICE PAYMENTS			
	Principal	Interest	Total	Spec Assess	Total	Property Tax	Cash	Spec Assess	Total
2013	\$185,000	\$39,235	\$224,235	\$224,235	\$224,235	\$54,105	\$151,264	\$18,866	\$224,235
2014	\$180,000	\$33,625	\$213,625	\$213,625	\$213,625	\$195,592	\$0	\$18,033	\$213,625
2015	\$180,000	\$27,820	\$207,820	\$207,820	\$207,820	\$190,619	\$0	\$17,201	\$207,820
2016	\$175,000	\$21,875	\$196,875	\$196,875	\$196,875	\$180,506	\$0	\$16,369	\$196,875
2017	\$175,000	\$15,838	\$190,838	\$190,838	\$190,838	\$175,301	\$0	\$15,536	\$190,837
2018	\$175,000	\$9,625	\$184,625	\$184,625	\$184,625	\$169,921	\$0	\$14,704	\$184,625
2019	\$175,000	\$3,238	\$178,238	\$178,238	\$178,238	\$178,238	\$0	\$0	\$178,238
2020	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2021	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2022	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2023	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2024	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2025	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2026	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2027	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2028	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2029	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2030	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2031	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2032	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2033	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2034	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2035	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2036	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2037	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total	\$1,245,000	\$151,255	\$1,396,255	\$1,396,255	\$1,396,255	\$1,144,282	\$151,264	\$100,709	\$1,396,255
<i>% of Total</i>				<i>100.0%</i>	<i>100.0%</i>	<i>82.0%</i>	<i>10.8%</i>	<i>7.2%</i>	<i>100.0%</i>

Debt Service Schedules

CITY OF NORTH MANKATO, MN

City Funds: 601
Purpose: 2008B GO WATER UTILITY REVENUE BONDS
Dated: 05/01/08
Original Amount: \$2,295,000
Maturity: 1-Feb
Interest Rates: 2.50-4.20%

Year	DEBT SERVICE PAYMENTS			ORIGINAL PLANNED SOURCE OF FUNDS FOR DEBT SERVICE PAYMENTS		CURRENT ESTIMATED SOURCE OF FUNDS FOR DEBT SERVICE PAYMENTS	
	Principal	Interest	Total	Water	Total	Water	Total
2013	\$45,000	\$83,825	\$128,825	\$128,825	\$128,825	\$128,825	\$128,825
2014	\$50,000	\$82,353	\$132,353	\$132,353	\$132,353	\$132,353	\$132,353
2015	\$50,000	\$80,803	\$130,803	\$130,803	\$130,803	\$130,803	\$130,803
2016	\$50,000	\$79,190	\$129,190	\$129,190	\$129,190	\$129,190	\$129,190
2017	\$50,000	\$77,515	\$127,515	\$127,515	\$127,515	\$127,515	\$127,515
2018	\$105,000	\$74,919	\$179,919	\$179,919	\$179,919	\$179,919	\$179,919
2019	\$110,000	\$71,098	\$181,098	\$181,098	\$181,098	\$181,098	\$181,098
2020	\$110,000	\$66,973	\$176,973	\$176,973	\$176,973	\$176,973	\$176,973
2021	\$150,000	\$61,985	\$211,985	\$211,985	\$211,985	\$211,985	\$211,985
2022	\$140,000	\$56,330	\$196,330	\$196,330	\$196,330	\$196,330	\$196,330
2023	\$140,000	\$50,800	\$190,800	\$190,800	\$190,800	\$190,800	\$190,800
2024	\$175,000	\$44,500	\$219,500	\$219,500	\$219,500	\$219,500	\$219,500
2025	\$180,000	\$37,310	\$217,310	\$217,310	\$217,310	\$217,310	\$217,310
2026	\$190,000	\$29,725	\$219,725	\$219,725	\$219,725	\$219,725	\$219,725
2027	\$195,000	\$21,735	\$216,735	\$216,735	\$216,735	\$216,735	\$216,735
2028	\$205,000	\$13,335	\$218,335	\$218,335	\$218,335	\$218,335	\$218,335
2029	\$215,000	\$4,515	\$219,515	\$219,515	\$219,515	\$219,515	\$219,515
2030	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2031	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2032	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2033	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2034	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2035	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2036	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2037	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total	\$2,160,000	\$936,909	\$3,096,909	\$3,096,909	\$3,096,909	\$3,096,909	\$3,096,909
<i>% of Total</i>				<i>100.0%</i>	<i>100.0%</i>	<i>100.0%</i>	<i>100.0%</i>

Debt Service Schedules

CITY OF NORTH MANKATO, MN

City Funds: 308
Purpose: 2008C G.O. CAPITAL IMPROVEMENT PLAN REFUNDING BONDS - FIRE POLICE LIBRARY
Dated: 05/01/08
Original Amount: \$2,145,000
Maturity: 1-Feb
Interest Rates: 2.50-3.60%

Year	DEBT SERVICE PAYMENTS			ORIGINAL PLANNED SOURCE		CURRENT ESTIMATED SOURCE OF FUNDS		
	Principal	Interest	Total	Property Tax	Total	Property Tax	Cash	Total
2013	\$200,000	\$43,935	\$243,935	\$243,935	\$243,935	\$240,935	\$3,000	\$243,935
2014	\$200,000	\$37,935	\$237,935	\$237,935	\$237,935	\$0	\$237,935	\$237,935
2015	\$210,000	\$31,470	\$241,470	\$241,470	\$241,470	\$225,000	\$16,470	\$241,470
2016	\$215,000	\$24,458	\$239,458	\$239,458	\$239,458	\$225,000	\$14,458	\$239,458
2017	\$230,000	\$17,115	\$247,115	\$247,115	\$247,115	\$225,000	\$22,115	\$247,115
2018	\$225,000	\$9,270	\$234,270	\$234,270	\$234,270	\$230,000	\$4,270	\$234,270
2019	\$145,000	\$2,610	\$147,610	\$147,610	\$147,610	\$145,214	\$2,396	\$147,610
2020	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2021	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2022	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2023	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2024	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2025	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2026	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2027	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2028	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2029	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2030	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2031	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2032	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2033	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2034	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2035	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2036	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2037	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total	\$1,425,000	\$166,793	\$1,591,793	\$1,591,793	\$1,591,793	\$1,291,149	\$300,644	\$1,591,793

% of Total

100.0%

100.0%

81.1%

18.9%

100.0%

Debt Service Schedules

CITY OF NORTH MANKATO, MN

City Funds: 305
Purpose: 2009A G.O. EQUIPMENT CERTIFICATES
Dated: 05/12/09
Original Amount: \$306,000
Maturity: 1-Dec
Interest Rates: 2.500%

Year	DEBT SERVICE PAYMENTS			ORIGINAL PLANNED SOURCE OF FUNDS FOR DEBT SERVICE PAYMENTS		CURRENT ESTIMATED SOURCE OF FUNDS FOR DEBT SERVICE PAYMENTS		
	Principal	Interest	Total	Property Tax	Total	Property Tax	Cash	Total
2013	\$63,000	\$3,175	\$66,175	\$66,175	\$66,175	\$66,175	\$0	\$66,175
2014	\$64,000	\$1,600	\$65,600	\$65,600	\$65,600	\$0	\$65,600	\$65,600
2015	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2016	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2017	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2018	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2019	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2020	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2021	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2022	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2023	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2024	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2025	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2026	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2027	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2028	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2029	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2030	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2031	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2032	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2033	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2034	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2035	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2036	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2037	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total	\$127,000	\$4,775	\$131,775	\$131,775	\$131,775	\$66,175	\$65,600	\$131,775
<i>% of Total</i>				100.0%	100.0%	50.2%	49.8%	100.0%

Debt Service Schedules

CITY OF NORTH MANKATO, MN

City Funds: 601 and 604
Purpose: 2009B GO UTILITY REVENUE BONDS
Dated: 05/01/09
Original Amount: \$690,000
Maturity: 1-Dec
Interest Rates: 3.00-4.00%

Note: Sewer is the Storm Sewer Fund 604.

Year	DEBT SERVICE PAYMENTS			ORIGINAL PLANNED SOURCE OF FUNDS			CURRENT ESTIMATED SOURCE OF FUNDS FOR DEBT			
	Principal	Interest	Total	Sewer	Water	Total	Property Tax	Sewer	Water	Total
2013	\$40,000	\$19,490	\$59,490	\$39,660	\$19,830	\$59,490	\$39,600	\$60	\$19,830	\$59,490
2014	\$45,000	\$18,290	\$63,290	\$42,193	\$21,097	\$63,290	\$42,193	\$0	\$21,097	\$63,290
2015	\$45,000	\$16,940	\$61,940	\$41,293	\$20,647	\$61,940	\$41,293	\$0	\$20,647	\$61,940
2016	\$45,000	\$15,590	\$60,590	\$40,393	\$20,197	\$60,590	\$40,393	\$0	\$20,197	\$60,590
2017	\$45,000	\$14,240	\$59,240	\$39,493	\$19,747	\$59,240	\$39,493	\$0	\$19,747	\$59,240
2018	\$45,000	\$12,890	\$57,890	\$38,593	\$19,297	\$57,890	\$38,593	\$0	\$19,297	\$57,890
2019	\$45,000	\$11,540	\$56,540	\$37,693	\$18,847	\$56,540	\$37,693	\$0	\$18,847	\$56,540
2020	\$50,000	\$10,100	\$60,100	\$40,067	\$20,033	\$60,100	\$40,067	\$0	\$20,033	\$60,100
2021	\$50,000	\$8,400	\$58,400	\$38,933	\$19,467	\$58,400	\$38,933	\$0	\$19,467	\$58,400
2022	\$50,000	\$6,600	\$56,600	\$37,733	\$18,867	\$56,600	\$37,733	\$0	\$18,867	\$56,600
2023	\$60,000	\$4,725	\$64,725	\$43,150	\$21,575	\$64,725	\$43,150	\$0	\$21,575	\$64,725
2024	\$60,000	\$2,400	\$62,400	\$41,600	\$20,800	\$62,400	\$41,600	\$0	\$20,800	\$62,400
2025	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2026	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2027	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2028	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2029	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2030	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2031	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2032	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2033	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2034	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2035	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2036	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2037	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total	\$580,000	\$141,205	\$721,205	\$480,803	\$240,402	\$721,205	\$480,741	\$60	\$240,402	\$721,203
<i>% of Total</i>				66.7%	33.3%	100.0%	66.7%	0.0%	33.3%	100.0%



Debt Service Schedules

CITY OF NORTH MANKATO, MN

City Funds: 311
Purpose: 2009C GO SALES TAX REVENUE BONDS
Dated: 05/01/09
Original Amount: \$2,560,000
Maturity: 1-Dec
Interest Rates: 2.00-4.00%

Year	DEBT SERVICE PAYMENTS			ORIGINAL PLANNED SOURCE OF FUNDS FOR DEBT SERVICE PAYMENTS		CURRENT ESTIMATED SOURCE OF FUNDS FOR DEBT SERVICE PAYMENTS	
	Principal	Interest	Total	Sales Tax	Total	Sales Tax	Total
2013	\$140,000	\$73,463	\$213,463	\$213,463	\$213,463	\$213,463	\$213,463
2014	\$145,000	\$69,963	\$214,963	\$214,963	\$214,963	\$214,963	\$214,963
2015	\$150,000	\$65,613	\$215,613	\$215,613	\$215,613	\$215,613	\$215,613
2016	\$150,000	\$61,113	\$211,113	\$211,113	\$211,113	\$211,113	\$211,113
2017	\$175,000	\$56,613	\$231,613	\$231,613	\$231,613	\$231,613	\$231,613
2018	\$180,000	\$51,363	\$231,363	\$231,363	\$231,363	\$231,363	\$231,363
2019	\$185,000	\$45,963	\$230,963	\$230,963	\$230,963	\$230,963	\$230,963
2020	\$190,000	\$39,950	\$229,950	\$229,950	\$229,950	\$229,950	\$229,950
2021	\$200,000	\$33,300	\$233,300	\$233,300	\$233,300	\$233,300	\$233,300
2022	\$205,000	\$25,800	\$230,800	\$230,800	\$230,800	\$230,800	\$230,800
2023	\$215,000	\$17,600	\$232,600	\$232,600	\$232,600	\$232,600	\$232,600
2024	\$225,000	\$9,000	\$234,000	\$234,000	\$234,000	\$234,000	\$234,000
2025	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2026	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2027	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2028	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2029	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2030	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2031	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2032	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2033	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2034	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2035	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2036	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2037	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total	\$2,160,000	\$549,738	\$2,709,738	\$2,709,738	\$2,709,738	\$2,709,738	\$2,709,738
<i>% of Total</i>				100.0%	100.0%	100.0%	100.0%



Debt Service Schedules

CITY OF NORTH MANKATO, MN

City Funds: 349
Purpose: 2009D GO STATE AID STREET BONDS
Dated: 12/01/09
Original Amount: \$3,120,000
Maturity: 1-Apr
Interest Rates: 2.00-4.00%

Year	DEBT SERVICE PAYMENTS			ORIGINAL PLANNED SOURCE OF FUNDS FOR DEBT SERVICE PAYMENTS		CURRENT ESTIMATED SOURCE OF FUNDS FOR DEBT SERVICE PAYMENTS	
	Principal	Interest	Total	State Aid	Total	State Aid	Total
2013	\$180,000	\$92,063	\$272,063	\$272,063	\$272,063	\$272,063	\$272,063
2014	\$185,000	\$88,181	\$273,181	\$273,181	\$273,181	\$273,181	\$273,181
2015	\$190,000	\$83,725	\$273,725	\$273,725	\$273,725	\$273,725	\$273,725
2016	\$195,000	\$78,425	\$273,425	\$273,425	\$273,425	\$273,425	\$273,425
2017	\$200,000	\$72,500	\$272,500	\$272,500	\$272,500	\$272,500	\$272,500
2018	\$205,000	\$66,425	\$271,425	\$271,425	\$271,425	\$271,425	\$271,425
2019	\$210,000	\$59,938	\$269,938	\$269,938	\$269,938	\$269,938	\$269,938
2020	\$215,000	\$52,763	\$267,763	\$267,763	\$267,763	\$267,763	\$267,763
2021	\$225,000	\$44,500	\$269,500	\$269,500	\$269,500	\$269,500	\$269,500
2022	\$235,000	\$35,300	\$270,300	\$270,300	\$270,300	\$270,300	\$270,300
2023	\$245,000	\$25,700	\$270,700	\$270,700	\$270,700	\$270,700	\$270,700
2024	\$255,000	\$15,700	\$270,700	\$270,700	\$270,700	\$270,700	\$270,700
2025	\$265,000	\$5,300	\$270,300	\$270,300	\$270,300	\$270,300	\$270,300
2026	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2027	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2028	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2029	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2030	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2031	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2032	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2033	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2034	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2035	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2036	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2037	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total	\$2,805,000	\$720,519	\$3,525,519	\$3,525,519	\$3,525,519	\$3,525,519	\$3,525,519
<i>% of Total</i>				100.0%	100.0%	100.0%	100.0%

Debt Service Schedules

CITY OF NORTH MANKATO, MN

City Funds: 350
Purpose: 2010A GO IMPROVEMENT BONDS
Dated: 12/01/10
Original Amount: \$2,305,000
Maturity: 1-Dec
Interest Rates: 2.00-4.00%

Note: The Bond Resolution for 2010A, Exhibit C, includes a schedule of tax levy to support this issuance. Debt service was originally planned to be paid from both special assessments and tax levy.

Year	DEBT SERVICE PAYMENTS			ORIGINAL PLANNED SOURCE OF FUNDS FOR DEBT SERVICE PAYMENTS			CURRENT ESTIMATED SOURCE OF FUNDS FOR DEBT SERVICE PAYMENTS		
	Principal	Interest	Total	Property Tax	Spec Assess	Total	Property Tax	Cash	Total
2013	\$75,000	\$75,350	\$150,350	\$123,306	\$27,044	\$150,350	\$112,868	\$37,482	\$150,350
2014	\$100,000	\$73,850	\$173,850	\$158,926	\$14,924	\$173,850	\$173,850	\$0	\$173,850
2015	\$125,000	\$71,850	\$196,850	\$160,651	\$36,199	\$196,850	\$196,850	\$0	\$196,850
2016	\$145,000	\$69,350	\$214,350	\$157,426	\$56,924	\$214,350	\$214,350	\$0	\$214,350
2017	\$150,000	\$65,725	\$215,725	\$138,095	\$77,630	\$215,725	\$215,725	\$0	\$215,725
2018	\$155,000	\$61,975	\$216,975	\$119,457	\$97,518	\$216,975	\$216,975	\$0	\$216,975
2019	\$155,000	\$57,325	\$212,325	\$95,450	\$116,875	\$212,325	\$212,325	\$0	\$212,325
2020	\$160,000	\$52,675	\$212,675	\$77,517	\$135,158	\$212,675	\$212,675	\$0	\$212,675
2021	\$165,000	\$47,075	\$212,075	\$59,412	\$152,663	\$212,075	\$212,075	\$0	\$212,075
2022	\$170,000	\$41,300	\$211,300	\$41,948	\$169,352	\$211,300	\$211,300	\$0	\$211,300
2023	\$170,000	\$35,350	\$205,350	\$19,876	\$185,474	\$205,350	\$205,350	\$0	\$205,350
2024	\$175,000	\$29,400	\$204,400	\$18,878	\$185,522	\$204,400	\$204,400	\$0	\$204,400
2025	\$180,000	\$22,400	\$202,400	\$16,778	\$185,622	\$202,400	\$202,400	\$0	\$202,400
2026	\$190,000	\$15,200	\$205,200	\$11,846	\$193,354	\$205,200	\$205,200	\$0	\$205,200
2027	\$190,000	\$7,600	\$197,600	\$27,880	\$169,720	\$197,600	\$197,600	\$0	\$197,600
2028	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2029	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2030	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2031	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2032	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2033	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2034	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2035	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2036	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2037	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total	\$2,305,000	\$726,425	\$3,031,425	\$1,227,446	\$1,803,979	\$3,031,425	\$2,993,943	\$37,482	\$3,031,425

% of Total

40.5% 59.5% 100.0%

98.8% 1.2% 100.0%



Debt Service Schedules

CITY OF NORTH MANKATO, MN

City Funds: 221
Purpose: 2010B GO SALES TAX REVENUE BONDS
Dated: 12/01/10
Original Amount: \$750,000
Maturity: 1-Dec
Interest Rates: 1.00-4.00%

Year	DEBT SERVICE PAYMENTS			ORIGINAL PLANNED SOURCE OF FUNDS FOR DEBT SERVICE PAYMENTS		CURRENT ESTIMATED SOURCE OF FUNDS FOR DEBT SERVICE PAYMENTS	
	Principal	Interest	Total	Sales Tax	Total	Sales Tax	Total
2013	\$50,000	\$20,450	\$70,450	\$70,450	\$70,450	\$70,450	\$70,450
2014	\$50,000	\$19,825	\$69,825	\$69,825	\$69,825	\$69,825	\$69,825
2015	\$50,000	\$19,075	\$69,075	\$69,075	\$69,075	\$69,075	\$69,075
2016	\$50,000	\$18,075	\$68,075	\$68,075	\$68,075	\$68,075	\$68,075
2017	\$50,000	\$16,950	\$66,950	\$66,950	\$66,950	\$66,950	\$66,950
2018	\$50,000	\$15,700	\$65,700	\$65,700	\$65,700	\$65,700	\$65,700
2019	\$55,000	\$14,325	\$69,325	\$69,325	\$69,325	\$69,325	\$69,325
2020	\$55,000	\$12,675	\$67,675	\$67,675	\$67,675	\$67,675	\$67,675
2021	\$55,000	\$10,750	\$65,750	\$65,750	\$65,750	\$65,750	\$65,750
2022	\$55,000	\$8,825	\$63,825	\$63,825	\$63,825	\$63,825	\$63,825
2023	\$60,000	\$6,900	\$66,900	\$66,900	\$66,900	\$66,900	\$66,900
2024	\$60,000	\$4,800	\$64,800	\$64,800	\$64,800	\$64,800	\$64,800
2025	\$60,000	\$2,400	\$62,400	\$62,400	\$62,400	\$62,400	\$62,400
2026	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2027	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2028	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2029	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2030	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2031	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2032	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2033	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2034	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2035	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2036	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2037	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total	\$700,000	\$170,750	\$870,750	\$870,750	\$870,750	\$870,750	\$870,750
<i>% of Total</i>				<i>100.0%</i>	<i>100.0%</i>	<i>100.0%</i>	<i>100.0%</i>



Debt Service Schedules

CITY OF NORTH MANKATO, MN

City Funds: 356 AND 601
Purpose: 2010C GO REFUNDING BONDS
Dated: 12/01/10
Original Amount: \$4,355,000
Maturity: 1-Feb
Interest Rates: 0.75-3.15%

Note: The Bond Resolution for 2010C, Exhibit D, includes a schedule of tax levy to support this issuance. Debt service was originally planned to be paid for special assessments and water revenues to the extent available, otherwise a tax is to be levied.

Year	DEBT SERVICE PAYMENTS			ORIGINAL PLANNED SOURCE OF FUNDS FOR DEBT SERVICE PAYMENTS			CURRENT ESTIMATED SOURCE OF FUNDS FOR DEBT SERVICE PAYMENTS				
	Principal	Interest	Total	Spec Assess	Water	Total	Property Tax	Cash	Spec Assess	Water	Total
2013	\$370,000	\$91,188	\$461,188	\$273,840	\$187,348	\$461,188	\$99,507	\$0	\$174,333	\$187,348	\$461,188
2014	\$300,000	\$87,798	\$387,798	\$202,244	\$185,554	\$387,798	\$0	\$0	\$202,244	\$185,554	\$387,798
2015	\$250,000	\$84,260	\$334,260	\$146,018	\$188,243	\$334,260	\$0	\$0	\$146,018	\$188,243	\$334,260
2016	\$455,000	\$78,466	\$533,466	\$343,148	\$190,319	\$533,466	\$39,885	\$0	\$303,262	\$190,319	\$533,466
2017	\$385,000	\$70,635	\$455,635	\$268,785	\$186,850	\$455,635		\$0	\$268,785	\$186,850	\$455,635
2018	\$95,000	\$65,693	\$160,693	\$160,693	\$0	\$160,693	\$0	\$0	\$160,693	\$0	\$160,693
2019	\$545,000	\$57,515	\$602,515	\$602,515	\$0	\$602,515	\$265,000	\$286,649	\$50,866	\$0	\$602,515
2020	\$635,000	\$40,905	\$675,905	\$675,905	\$0	\$675,905	\$265,000	\$360,541	\$50,364	\$0	\$675,905
2021	\$750,000	\$19,943	\$769,943	\$769,943	\$0	\$769,943	\$265,000	\$455,081	\$49,861	\$0	\$769,943
2022	\$270,000	\$4,253	\$274,253	\$274,253	\$0	\$274,253	\$227,477	\$417	\$46,359	\$0	\$274,253
2023	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2024	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2025	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2026	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2027	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2028	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2029	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2030	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2031	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2032	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2033	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2034	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2035	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2036	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2037	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total	\$4,055,000	\$600,654	\$4,655,654	\$3,717,341	\$938,313	\$4,655,654	\$1,161,869	\$1,102,688	\$1,452,784	\$938,313	\$4,655,654
<i>% of Total</i>				79.8%	20.2%	100.0%	25.0%	23.7%	31.2%	20.2%	100.0%



Debt Service Schedules

CITY OF NORTH MANKATO, MN

City Funds: 357
Purpose: 2012A G.O. CROSS OVER REFUNDING BONDS
Dated: 04/01/12
Original Amount: \$1,830,000
Maturity: 1-Feb
Interest Rates: 0.60-2.70%

Year	DEBT SERVICE PAYMENTS			ORIGINAL PLANNED SOURCE OF FUNDS FOR DEBT SERVICE PAYMENTS			CURRENT ESTIMATED SOURCE OF FUNDS FOR DEBT SERVICE PAYMENTS		
	Principal	Interest	Total	Property Tax	Spec Assess	Total	Property Tax	Spec Assess	Total
2013	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2014	\$160,000	\$3,143	\$163,143	\$0	\$163,143	\$163,143	\$163,143	\$0	\$163,143
2015	\$155,000	\$14,521	\$169,521	\$12,440	\$157,081	\$169,521	\$169,521	\$0	\$169,521
2016	\$320,000	\$24,780	\$344,780	\$194,030	\$150,750	\$344,780	\$344,780	\$0	\$344,780
2017	\$175,000	\$22,086	\$197,086	\$197,086	\$0	\$197,086	\$197,086	\$0	\$197,086
2018	\$175,000	\$19,724	\$194,724	\$194,724	\$0	\$194,724	\$194,724	\$0	\$194,724
2019	\$175,000	\$16,968	\$191,968	\$191,968	\$0	\$191,968	\$191,968	\$0	\$191,968
2020	\$185,000	\$13,723	\$198,723	\$198,723	\$0	\$198,723	\$198,723	\$0	\$198,723
2021	\$90,000	\$10,930	\$100,930	\$100,930	\$0	\$100,930	\$100,930	\$0	\$100,930
2022	\$95,000	\$8,803	\$103,803	\$103,803	\$0	\$103,803	\$103,803	\$0	\$103,803
2023	\$95,000	\$6,523	\$101,523	\$101,523	\$0	\$101,523	\$101,523	\$0	\$101,523
2024	\$100,000	\$4,085	\$104,085	\$104,085	\$0	\$104,085	\$104,085	\$0	\$104,085
2025	\$105,000	\$1,418	\$106,418	\$106,418	\$0	\$106,418	\$106,418	\$0	\$106,418
2026	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2027	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2028	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2029	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2030	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2031	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2032	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2033	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2034	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2035	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2036	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2037	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total	\$1,830,000	\$146,701	\$1,976,701	\$1,505,728	\$470,974	\$1,976,701	\$1,976,702	\$0	\$1,976,702
<i>% of Total</i>				76.2%	23.8%	100.0%	100.0%	0.0%	100.0%

Debt Service Schedules

NORTH MANKATO PORT AUTHORITY
(Does not include City of North Mankato)
Total Debt Service and Original Planned Source of Funds for Payment, as of December 31, 2012

Year	DEBT SERVICE PAYMENTS			ORIGINAL PLANNED SOURCE OF FUNDS FOR DEBT				CURRENT ESTIMATED SOURCE OF FUNDS FOR DEBT			
	Principal	Interest	Total	TIF	Other	City/Cap Int	Total	Other	TIF	City/Cap Int	Total
2013	\$470,000	\$229,388	\$699,388	\$472,331	\$130,000	\$97,056	\$699,388	\$130,000	\$472,331	\$97,056	\$699,388
2014	\$255,000	\$212,825	\$467,825	\$244,769	\$126,000	\$97,056	\$467,825	\$126,000	\$244,769	\$97,056	\$467,825
2015	\$390,000	\$202,800	\$592,800	\$245,044	\$122,000	\$225,756	\$592,800	\$122,000	\$245,044	\$225,756	\$592,800
2016	\$450,000	\$189,741	\$639,741	\$298,585	\$118,000	\$223,156	\$639,741	\$118,000	\$298,585	\$223,156	\$639,741
2017	\$460,000	\$174,778	\$634,778	\$295,271	\$114,000	\$225,506	\$634,778	\$114,000	\$295,271	\$225,506	\$634,778
2018	\$475,000	\$158,973	\$633,973	\$301,166	\$110,000	\$222,806	\$633,973	\$110,000	\$301,166	\$222,806	\$633,973
2019	\$620,000	\$139,482	\$759,482	\$330,426	\$204,000	\$225,056	\$759,482	\$204,000	\$330,426	\$225,056	\$759,482
2020	\$245,000	\$124,471	\$369,471	\$147,390	\$0	\$222,081	\$369,471	\$0	\$147,390	\$222,081	\$369,471
2021	\$255,000	\$116,482	\$371,482	\$147,879	\$0	\$223,603	\$371,482	\$0	\$147,879	\$223,603	\$371,482
2022	\$255,000	\$107,824	\$362,824	\$143,028	\$0	\$219,797	\$362,824	\$0	\$143,028	\$219,797	\$362,824
2023	\$270,000	\$98,336	\$368,336	\$147,693	\$0	\$220,644	\$368,336	\$0	\$147,693	\$220,644	\$368,336
2024	\$280,000	\$87,846	\$367,846	\$146,778	\$0	\$221,069	\$367,846	\$0	\$146,778	\$221,069	\$367,846
2025	\$175,000	\$79,691	\$254,691	\$38,273	\$0	\$216,419	\$254,691	\$0	\$38,273	\$216,419	\$254,691
2026	\$185,000	\$73,910	\$258,910	\$42,216	\$0	\$216,694	\$258,910	\$0	\$42,216	\$216,694	\$258,910
2027	\$190,000	\$67,390	\$257,390	\$40,984	\$0	\$216,406	\$257,390	\$0	\$40,984	\$216,406	\$257,390
2028	\$200,000	\$60,180	\$260,180	\$44,636	\$0	\$215,544	\$260,180	\$0	\$44,636	\$215,544	\$260,180
2029	\$205,000	\$52,546	\$257,546	\$43,149	\$0	\$214,397	\$257,546	\$0	\$43,149	\$214,397	\$257,546
2030	\$215,000	\$44,508	\$259,508	\$41,636	\$0	\$217,872	\$259,508	\$0	\$41,636	\$217,872	\$259,508
2031	\$225,000	\$36,079	\$261,079	\$45,004	\$0	\$216,075	\$261,079	\$0	\$45,004	\$216,075	\$261,079
2032	\$230,000	\$27,348	\$257,348	\$43,251	\$0	\$214,097	\$257,348	\$0	\$43,251	\$214,097	\$257,348
2033	\$245,000	\$18,063	\$263,063	\$46,344	\$0	\$216,719	\$263,063	\$0	\$46,344	\$216,719	\$263,063
2034	\$250,000	\$8,219	\$258,219	\$44,281	\$0	\$213,938	\$258,219	\$0	\$44,281	\$213,938	\$258,219
2035	\$45,000	\$2,094	\$47,094	\$47,094	\$0	\$0	\$47,094	\$0	\$47,094	\$0	\$47,094
2036	\$5,000	\$781	\$5,781	\$5,781	\$0	\$0	\$5,781	\$0	\$5,781	\$0	\$5,781
2037	\$10,000	\$313	\$10,313	\$10,313	\$0	\$0	\$10,313	\$0	\$10,313	\$0	\$10,313
Total	\$6,605,000	\$2,314,066	\$8,919,066	\$3,413,319	\$924,000	\$4,581,747	\$8,919,066	\$924,000	\$3,413,319	\$4,581,747	\$8,919,066
<i>% of Total</i>				38.3%	10.4%	51.4%	100.0%	10.4%	38.3%	51.4%	100.0%

Debt Service Schedules

NORTH MANKATO PORT AUTHORITY, MN

Funds: 368
Purpose: 1994A PORT AUTHORITY GO REVENUE BONDS
Dated: 06/01/94
Original Amount: \$940,000
Maturity: 1-Nov
Interest Rates: 5.30-6.00%

Year	DEBT SERVICE PAYMENTS			ORIGINAL PLANNED SOURCE OF FUNDS FOR DEBT SERVICE PAYMENTS		CURRENT ESTIMATED SOURCE OF FUNDS FOR DEBT SERVICE PAYMENTS	
	Principal	Interest	Total	TIF	Total	TIF	Total
2013	\$80,000	\$4,800	\$84,800	\$84,800	\$84,800	\$84,800	\$84,800
2014	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2015	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2016	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2017	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2018	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2019	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2020	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2021	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2022	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2023	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2024	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2025	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2026	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2027	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2028	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2029	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2030	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2031	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2032	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2033	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2034	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2035	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2036	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2037	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total	\$80,000	\$4,800	\$84,800	\$84,800	\$84,800	\$84,800	\$84,800
<i>% of Total</i>				<i>100.0%</i>	<i>100.0%</i>	<i>100.0%</i>	<i>100.0%</i>

Debt Service Schedules

NORTH MANKATO PORT AUTHORITY, MN

Funds: 368
Purpose: 2003A PORT AUTHORITY TAXABLE GO REVENUE REFUNDING BONDS
Dated: 11/01/03
Original Amount: \$1,610,000
Maturity: 1-Feb
Interest Rates: 2.00-5.00%

Year	DEBT SERVICE PAYMENTS			ORIGINAL PLANNED SOURCE OF FUNDS FOR DEBT SERVICE PAYMENTS		CURRENT ESTIMATED SOURCE OF FUNDS FOR DEBT SERVICE PAYMENTS	
	Principal	Interest	Total	TIF	Total	TIF	Total
2013	\$145,000	\$3,625	\$148,625	\$148,625	\$148,625	\$148,625	\$148,625
2014	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2015	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2016	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2017	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2018	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2019	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2020	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2021	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2022	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2023	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2024	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2025	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2026	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2027	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2028	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2029	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2030	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2031	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2032	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2033	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2034	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2035	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2036	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2037	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total	\$145,000	\$3,625	\$148,625	\$148,625	\$148,625	\$148,625	\$148,625
<i>% of Total</i>				<i>100.0%</i>	<i>100.0%</i>	<i>100.0%</i>	<i>100.0%</i>

Debt Service Schedules

NORTH MANKATO PORT AUTHORITY, MN

Funds: 368
Purpose: 2009A PORT AUTHORITY G.O. TAXABLE REFUNDING BOND
Dated: 12/01/09
Original Amount: \$1,370,000
Maturity: 1-Feb
Interest Rates: 2.000-4.375%

Year	DEBT SERVICE PAYMENTS			ORIGINAL PLANNED SOURCE OF FUNDS FOR DEBT SERVICE PAYMENTS		CURRENT ESTIMATED SOURCE OF FUNDS FOR DEBT SERVICE PAYMENTS	
	Principal	Interest	Total	TIF	Total	TIF	Total
2013	\$145,000	\$38,059	\$183,059	\$183,059	\$183,059	\$183,059	\$183,059
2014	\$145,000	\$34,071	\$179,071	\$179,071	\$179,071	\$179,071	\$179,071
2015	\$150,000	\$29,646	\$179,646	\$179,646	\$179,646	\$179,646	\$179,646
2016	\$155,000	\$24,296	\$179,296	\$179,296	\$179,296	\$179,296	\$179,296
2017	\$160,000	\$17,996	\$177,996	\$177,996	\$177,996	\$177,996	\$177,996
2018	\$170,000	\$11,226	\$181,226	\$181,226	\$181,226	\$181,226	\$181,226
2019	\$175,000	\$3,828	\$178,828	\$178,828	\$178,828	\$178,828	\$178,828
2020	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2021	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2022	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2023	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2024	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2025	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2026	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2027	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2028	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2029	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2030	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2031	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2032	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2033	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2034	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2035	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2036	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2037	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total	\$1,100,000	\$159,123	\$1,259,123	\$1,259,123	\$1,259,123	\$1,259,123	\$1,259,123
<i>% of Total</i>				<i>100.0%</i>	<i>100.0%</i>	<i>100.0%</i>	<i>100.0%</i>

Debt Service Schedules

NORTH MANKATO PORT AUTHORITY, MN

City Funds: 379
Purpose: 2010D GO TAX INCREMENT REFUNDING BONDS (Refunds 2001D)
Dated: 12/01/10
Original Amount: \$810,000
Maturity: 1-Feb
Interest Rates: 2.85-6.25%

Year	DEBT SERVICE PAYMENTS			ORIGINAL PLANNED SOURCE OF FUNDS FOR DEBT SERVICE PAYMENTS		CURRENT ESTIMATED SOURCE OF FUNDS FOR DEBT SERVICE PAYMENTS	
	Principal	Interest	Total	TIF	Total	TIF	Total
2013	\$0	\$35,508	\$35,508	\$35,508	\$35,508	\$35,508	\$35,508
2014	\$0	\$35,508	\$35,508	\$35,508	\$35,508	\$35,508	\$35,508
2015	\$0	\$35,508	\$35,508	\$35,508	\$35,508	\$35,508	\$35,508
2016	\$55,000	\$34,724	\$89,724	\$89,724	\$89,724	\$89,724	\$89,724
2017	\$55,000	\$33,060	\$88,060	\$88,060	\$88,060	\$88,060	\$88,060
2018	\$55,000	\$31,163	\$86,163	\$86,163	\$86,163	\$86,163	\$86,163
2019	\$90,000	\$28,345	\$118,345	\$118,345	\$118,345	\$118,345	\$118,345
2020	\$90,000	\$24,700	\$114,700	\$114,700	\$114,700	\$114,700	\$114,700
2021	\$95,000	\$20,789	\$115,789	\$115,789	\$115,789	\$115,789	\$115,789
2022	\$95,000	\$16,538	\$111,538	\$111,538	\$111,538	\$111,538	\$111,538
2023	\$105,000	\$11,833	\$116,833	\$116,833	\$116,833	\$116,833	\$116,833
2024	\$105,000	\$6,688	\$111,688	\$111,688	\$111,688	\$111,688	\$111,688
2025	\$0	\$4,063	\$4,063	\$4,063	\$4,063	\$4,063	\$4,063
2026	\$5,000	\$3,906	\$8,906	\$8,906	\$8,906	\$8,906	\$8,906
2027	\$5,000	\$3,594	\$8,594	\$8,594	\$8,594	\$8,594	\$8,594
2028	\$5,000	\$3,281	\$8,281	\$8,281	\$8,281	\$8,281	\$8,281
2029	\$5,000	\$2,969	\$7,969	\$7,969	\$7,969	\$7,969	\$7,969
2030	\$5,000	\$2,656	\$7,656	\$7,656	\$7,656	\$7,656	\$7,656
2031	\$5,000	\$2,344	\$7,344	\$7,344	\$7,344	\$7,344	\$7,344
2032	\$5,000	\$2,031	\$7,031	\$7,031	\$7,031	\$7,031	\$7,031
2033	\$5,000	\$1,719	\$6,719	\$6,719	\$6,719	\$6,719	\$6,719
2034	\$5,000	\$1,406	\$6,406	\$6,406	\$6,406	\$6,406	\$6,406
2035	\$5,000	\$1,094	\$6,094	\$6,094	\$6,094	\$6,094	\$6,094
2036	\$5,000	\$781	\$5,781	\$5,781	\$5,781	\$5,781	\$5,781
2037	\$10,000	\$313	\$10,313	\$10,313	\$10,313	\$10,313	\$10,313
Total	\$810,000	\$344,516	\$1,154,516	\$1,154,516	\$1,154,516	\$1,154,516	\$1,154,516

% of Total

100.0%

100.0%

100.0%

100.0%



Debt Service Schedules

NORTH MANKATO PORT AUTHORITY, MN

Funds: 370
Purpose: 2011A PORT AUTHORITY GO BONDS
Dated: 12/01/11
Original Amount: \$3,215,000
Maturity: 1-Feb
Interest Rates: 2.00-3.75%

Note: Year 2013 and 2014 interest is paid from capitalized interest. Beginning in year 2015, the Port Authority will use proceeds from a City Note to make principal and interest payments on the 2011A Bonds.

Year	DEBT SERVICE PAYMENTS			ORIGINAL PLANNED SOURCE		CURRENT ESTIMATED	
	Principal	Interest	Total	City/Cap Int	Total	City/Cap Int	Total
2013	\$0	\$97,056	\$97,056	\$97,056	\$97,056	\$97,056	\$97,056
2014	\$0	\$97,056	\$97,056	\$97,056	\$97,056	\$97,056	\$97,056
2015	\$130,000	\$95,756	\$225,756	\$225,756	\$225,756	\$225,756	\$225,756
2016	\$130,000	\$93,156	\$223,156	\$223,156	\$223,156	\$223,156	\$223,156
2017	\$135,000	\$90,506	\$225,506	\$225,506	\$225,506	\$225,506	\$225,506
2018	\$135,000	\$87,806	\$222,806	\$222,806	\$222,806	\$222,806	\$222,806
2019	\$140,000	\$85,056	\$225,056	\$225,056	\$225,056	\$225,056	\$225,056
2020	\$140,000	\$82,081	\$222,081	\$222,081	\$222,081	\$222,081	\$222,081
2021	\$145,000	\$78,603	\$223,603	\$223,603	\$223,603	\$223,603	\$223,603
2022	\$145,000	\$74,797	\$219,797	\$219,797	\$219,797	\$219,797	\$219,797
2023	\$150,000	\$70,644	\$220,644	\$220,644	\$220,644	\$220,644	\$220,644
2024	\$155,000	\$66,069	\$221,069	\$221,069	\$221,069	\$221,069	\$221,069
2025	\$155,000	\$61,419	\$216,419	\$216,419	\$216,419	\$216,419	\$216,419
2026	\$160,000	\$56,694	\$216,694	\$216,694	\$216,694	\$216,694	\$216,694
2027	\$165,000	\$51,406	\$216,406	\$216,406	\$216,406	\$216,406	\$216,406
2028	\$170,000	\$45,544	\$215,544	\$215,544	\$215,544	\$215,544	\$215,544
2029	\$175,000	\$39,397	\$214,397	\$214,397	\$214,397	\$214,397	\$214,397
2030	\$185,000	\$32,872	\$217,872	\$217,872	\$217,872	\$217,872	\$217,872
2031	\$190,000	\$26,075	\$216,075	\$216,075	\$216,075	\$216,075	\$216,075
2032	\$195,000	\$19,097	\$214,097	\$214,097	\$214,097	\$214,097	\$214,097
2033	\$205,000	\$11,719	\$216,719	\$216,719	\$216,719	\$216,719	\$216,719
2034	\$210,000	\$3,938	\$213,938	\$213,938	\$213,938	\$213,938	\$213,938
2035	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2036	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2037	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total	\$3,215,000	\$1,366,747	\$4,581,747	\$4,581,747	\$4,581,747	\$4,581,747	\$4,581,747

% of Total

100.0%

100.0%

100.0%

100.0%

Debt Service Schedules

NORTH MANKATO PORT AUTHORITY, MN

Funds: 371
Purpose: 2011B PORT AUTHORITY TAXABLE GO TAX INC REVENUE BONDS
Dated: 12/01/11
Original Amount: \$455,000
Maturity: 1-Feb
Interest Rates: 3.00-5.00%

Year	DEBT SERVICE PAYMENTS			ORIGINAL PLANNED SOURCE OF FUNDS FOR DEBT SERVICE PAYMENTS		CURRENT ESTIMATED SOURCE OF FUNDS FOR DEBT SERVICE PAYMENTS	
	Principal	Interest	Total	TIF	Total	TIF	Total
2013	\$0	\$20,340	\$20,340	\$20,340	\$20,340	\$20,340	\$20,340
2014	\$10,000	\$20,190	\$30,190	\$30,190	\$30,190	\$30,190	\$30,190
2015	\$10,000	\$19,890	\$29,890	\$29,890	\$29,890	\$29,890	\$29,890
2016	\$10,000	\$19,565	\$29,565	\$29,565	\$29,565	\$29,565	\$29,565
2017	\$10,000	\$19,215	\$29,215	\$29,215	\$29,215	\$29,215	\$29,215
2018	\$15,000	\$18,778	\$33,778	\$33,778	\$33,778	\$33,778	\$33,778
2019	\$15,000	\$18,253	\$33,253	\$33,253	\$33,253	\$33,253	\$33,253
2020	\$15,000	\$17,690	\$32,690	\$32,690	\$32,690	\$32,690	\$32,690
2021	\$15,000	\$17,090	\$32,090	\$32,090	\$32,090	\$32,090	\$32,090
2022	\$15,000	\$16,490	\$31,490	\$31,490	\$31,490	\$31,490	\$31,490
2023	\$15,000	\$15,860	\$30,860	\$30,860	\$30,860	\$30,860	\$30,860
2024	\$20,000	\$15,090	\$35,090	\$35,090	\$35,090	\$35,090	\$35,090
2025	\$20,000	\$14,210	\$34,210	\$34,210	\$34,210	\$34,210	\$34,210
2026	\$20,000	\$13,310	\$33,310	\$33,310	\$33,310	\$33,310	\$33,310
2027	\$20,000	\$12,390	\$32,390	\$32,390	\$32,390	\$32,390	\$32,390
2028	\$25,000	\$11,355	\$36,355	\$36,355	\$36,355	\$36,355	\$36,355
2029	\$25,000	\$10,180	\$35,180	\$35,180	\$35,180	\$35,180	\$35,180
2030	\$25,000	\$8,980	\$33,980	\$33,980	\$33,980	\$33,980	\$33,980
2031	\$30,000	\$7,660	\$37,660	\$37,660	\$37,660	\$37,660	\$37,660
2032	\$30,000	\$6,220	\$36,220	\$36,220	\$36,220	\$36,220	\$36,220
2033	\$35,000	\$4,625	\$39,625	\$39,625	\$39,625	\$39,625	\$39,625
2034	\$35,000	\$2,875	\$37,875	\$37,875	\$37,875	\$37,875	\$37,875
2035	\$40,000	\$1,000	\$41,000	\$41,000	\$41,000	\$41,000	\$41,000
2036	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2037	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total	\$455,000	\$311,255	\$766,255	\$766,255	\$766,255	\$766,255	\$766,255
<i>% of Total</i>				<i>100.0%</i>	<i>100.0%</i>	<i>100.0%</i>	<i>100.0%</i>

Debt Service Schedules

NORTH MANKATO PORT AUTHORITY, MN

City Funds: 240
Purpose: NORTHPORT INDUSTRIAL PARK CONTRACT FOR DEED
Dated: 01/15/11
Original Amount: \$900,000
Maturity: 1-Feb 1-Aug
Interest Rates: 4.000%

Note: Other is from sale of anticipated sale of land/assets.

Year	DEBT SERVICE PAYMENTS			ORIGINAL PLANNED SOURCE OF FUNDS FOR DEBT SERVICE PAYMENTS		CURRENT ESTIMATED SOURCE OF FUNDS FOR DEBT SERVICE PAYMENTS	
	Principal	Interest	Total	Other	Total	Other	Total
2013	\$100,000	\$30,000	\$130,000	\$130,000	\$130,000	\$130,000	\$130,000
2014	\$100,000	\$26,000	\$126,000	\$126,000	\$126,000	\$126,000	\$126,000
2015	\$100,000	\$22,000	\$122,000	\$122,000	\$122,000	\$122,000	\$122,000
2016	\$100,000	\$18,000	\$118,000	\$118,000	\$118,000	\$118,000	\$118,000
2017	\$100,000	\$14,000	\$114,000	\$114,000	\$114,000	\$114,000	\$114,000
2018	\$100,000	\$10,000	\$110,000	\$110,000	\$110,000	\$110,000	\$110,000
2019	\$200,000	\$4,000	\$204,000	\$204,000	\$204,000	\$204,000	\$204,000
2020	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2021	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2022	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2023	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2024	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2025	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2026	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2027	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2028	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2029	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2030	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2031	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2032	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2033	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2034	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2035	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2036	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2037	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total	\$800,000	\$124,000	\$924,000	\$924,000	\$924,000	\$924,000	\$924,000
<i>% of Total</i>				<i>100.0%</i>	<i>100.0%</i>	<i>100.0%</i>	<i>100.0%</i>

City of North Mankato, MN
Estimated Special Assessments Deferred by Project

Fund	Project Description	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022
316	ASSESSMENT CARLSON/CNTRYSID DR PROJ98-1 STREET POND & SEWER	238,633	188,922	144,011	88,506	64,606	43,917	43,917	43,917	43,917	43,917	43,917
	ASSESSMENT CENTER STREET PROJECT PROJECT 95-1 A,B,C,D,E,F	5,578	5,578	5,578	2,723	2,723	2,723	2,723	2,723	2,723	2,723	2,723
	ASSESSMENT PROJ.91-8.A,B,C. SNOWBIRD LANE WM,SAN SEW,W&SSERV,STM	6,000	6,000	6,000	6,000	6,000	6,000	6,000	6,000	6,000	6,000	6,000
	ASSESSMENT PROJECT 97-9 ABCDEF N RIDGE9 WATER SAN SEWER CURB GUT	13,567	13,567	13,567	-	-	-	-	-	-	-	-
	ASSESSMENT RECONSTR UNDERGRD CURB GUT SW LYNDALDE/WALL STRETTTS	9,168	9,168	9,168	-	-	-	-	-	-	-	-
	ASSESSMENT S-180860	5,229	5,229	5,229	2,539	2,539	2,539	2,539	2,539	2,539	2,539	2,539
	ASSESSMENT WATERMAIN IMP PROJ 93-2B	9,619	6,879	4,139	1,384	1,384	1,384	1,384	1,384	1,384	1,384	1,384
	Spec Assmt Deferred Until Developed	16,204	16,204	16,204	-	-	-	-	-	-	-	-
	Special Assessment	116,201	116,201	116,201	101,068	101,068	101,068	101,068	101,068	101,068	101,068	101,068
	Sump Pump Outlet Improvements	700	700	700	-	-	-	-	-	-	-	-
316 Total		420,900	368,449	320,798	202,220	178,320	157,631	157,631	157,631	157,631	157,631	157,631
326	ASSESSMENT S-180080	7,831	7,831	7,831	7,831	7,831	7,831	7,831	7,831	7,831	7,831	7,831
326 Total		7,831										
344	ASSESSMENT PROJ 04-05 A-F PHASE I,II&III CRB,GTR,SDWLK,ST SURFAC	-	-	-	-	-	-	-	-	-	-	-
	ASSESSMENT S-180040	743	743	743	743	743	743	743	743	743	743	743
344 Total		743										
345	ASSESSMENT PRJ 05-03ABCDEF ROLLING GRN LN WTR SWR STM SWR AGG SU	79,381	52,921	26,460	-	-	-	-	-	-	-	-
	ASSESSMENT PROJ 04-06 ABCDEF PHASE 2&3 CRB GTR SDWLK STR SURFACI	359,903	359,903	359,903	359,903	359,903	359,903	359,903	359,903	359,903	359,903	359,903
	ASSESSMENT PROJ04-06AFBDEF PHASE 1 DONHUE DRWD,KLINGEL,COV HGTS	47,148	47,148	47,148	47,148	47,148	47,148	47,148	47,148	47,148	47,148	47,148
	ASSESSMENT PROJ05-03 ADCDEF CRB GTR SDWLK STR ROLLING GRN LN & T	71,385	47,590	23,795	-	-	-	-	-	-	-	-
345 Total		557,817	507,562	457,306	407,051							
347	ASSESSMENT PROJ 07-01 A-F PHASE 11 & 111 ST SURFACE, CRB, GTR, S	-	-	-	-	-	-	-	-	-	-	-
	Burnett Ravine Ridge 4 Phase 1 Wtr,Swr,Stm Swr, Str	364,273	299,989	235,706	171,423	171,423	-	-	-	-	-	-
	Burnett Ravine Ridge 4 Phs 2&3 Str,Crb,Gtr,Sdwlk	145,727	120,011	94,294	68,577	68,577	-	-	-	-	-	-
347 Total		510,000	420,000	330,000	240,000	240,000	-	-	-	-	-	-
348	ASSESSMENT PROJ 08-02 ABCDEF WTR,STM,SWR,STR,CRB,GTR,SW	17,520	17,520	17,520	17,520	17,520	17,520	17,520	17,520	17,520	17,520	17,520
348 Total		17,520										
355	ASSESSMENT CARLSON/CNTRYSIDE DR PROJ98-1 STORM WATER OUTLET	43,435	37,235	32,035	17,683	12,483	8,005	8,005	8,005	8,005	8,005	8,005
	ASSMT CARLSON/CNTRYSIDE DR PROJ98-1 STM WTR OUTLET	-	-	-	-	-	-	-	-	-	-	-
355 Total		43,435	37,235	32,035	17,683	12,483	8,005	8,005	8,005	8,005	8,005	8,005
356	ASSESSMENT BURNETT RAVINE RIDGE 3 PHS 2&3 STREET,CURB,GUTTER,SID	325,743	282,882	240,021	197,160	154,299	111,438	68,577	68,577	68,577	68,577	68,577
	ASSESSMENT BURNETTS RAVINE RIDGE 3 PHASE1 WTR,SWR,STM SWR, STR	621,407	514,268	407,129	299,989	192,850	85,711	-	-	-	-	-
	ASSESSMENT CORNELIA ST/GRANT AVE RECONSTR WTR,SWR,STM SWR,STR,CF	11,883	11,883	11,883	-	-	-	-	-	-	-	-
	ASSESSMENT PROJ 00-1A-F,PHASE 1,2,3 NORTHRIDGE 10&11 SUBDIVISION	123,967	123,967	123,967	123,967	123,967	123,967	123,967	123,967	123,967	123,967	123,967
	ASSESSMENT PROJ 02-02ABCDEF LORRAY DR EXT CURB GUTTER SDWLK ASPH	161,520	161,520	161,520	161,520	161,520	161,520	161,520	161,520	161,520	161,520	161,520
	ASSESSMENT PROJ 02-03 A-F ROLLING GREEN LN WTR SWR CURB GUTTER SD	127,459	100,532	73,604	46,676	46,676	46,676	46,676	46,676	46,676	46,676	46,676
	ASSESSMENT S-180030	601	601	601	601	601	601	601	601	601	601	601
	ASSESSMENT TIMM ROAD PROJ 06-01 ABCDEF WTR,SWR,STM SWR,STR,CRB,G	90,512	84,912	80,212	75,512	70,812	66,841	66,841	66,841	66,841	66,841	66,841
	ASSESSMENT WATER REPAIR OR REMOVAL/REPLACE SIDEWALK	1,116	1,116	1,116	-	-	-	-	-	-	-	-
356 Total		1,464,209	1,281,681	1,100,054	905,427	750,727	596,756	468,184	468,184	468,184	468,184	468,184
602	Curb Box Replacement	9,225	9,225	9,225	-	-	-	-	-	-	-	-
602 Total		9,225	9,225	9,225	-	-	-	-	-	-	-	-
Grand Total		3,031,681	2,650,248	2,275,514	1,798,476	1,614,676	1,195,538	1,066,966	1,066,966	1,066,966	1,066,966	1,066,966

Annual Change in Outstanding Balance (based on assumed collections) (381,434) (374,734) (477,038) (183,800) (419,137) (128,572) - - - -

Note: The estimated future reduction in outstanding deferred special assessments is based on the City's analysis of individual parcels and assumptions for future development or other events that may "trigger" the deferred special assessments to be payable in the future.



City of North Mankato, MN
Estimated Future Collection of Special Assessment Revenue that in Deferred Status as of December 31,2012

Fund	Project Description	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022
316	ASSESSMENT CARLSON/CNTRYSID DR PROJ98-1 STREET POND & SEWER	49,711	44,911	55,505	23,900	20,689	-	-	-	-	-
	ASSESSMENT CENTER STREET PROJECT PROJECT 95-1 A,B,C,D,E,F	-	-	2,855	-	-	-	-	-	-	-
	ASSESSMENT PROJ.91-8.A,B,C. SNOWBIRD LANE WM,SAN SEW,W&SSERV,STN	-	-	-	-	-	-	-	-	-	-
	ASSESSMENT PROJECT 97-9 ABCDEF N RIDGE9 WATER SAN SEWER CURB GU	-	-	13,567	-	-	-	-	-	-	-
	ASSESSMENT RECONSTR UNDERGRD CURB GUT SW LYNDAL/WALL STRETTTS	-	-	9,168	-	-	-	-	-	-	-
	ASSESSMENT S-180860	-	-	2,690	-	-	-	-	-	-	-
	ASSESSMENT WATERMAIN IMP PROJ 93-2B	2,740	2,740	2,755	-	-	-	-	-	-	-
	Spec Assmt Deferred Until Developed	-	-	16,204	-	-	-	-	-	-	-
	Special Assessment	-	-	15,134	-	-	-	-	-	-	-
	Sump Pump Outlet Improvements	-	-	700	-	-	-	-	-	-	-
316 Total		52,451	47,651	118,578	23,900	20,689	-	-	-	-	-
326	ASSESSMENT S-180080	-	-	-	-	-	-	-	-	-	-
326 Total		-	-	-	-	-	-	-	-	-	-
344	ASSESSMENT PROJ 04-05 A-F PHASE I,II&III CRB,GTR,SDWLK,ST SURFAC	-	-	-	-	-	-	-	-	-	-
	ASSESSMENT S-180040	-	-	-	-	-	-	-	-	-	-
344 Total		-	-	-	-	-	-	-	-	-	-
345	ASSESSMENT PRJ 05-03ABCDEF ROLLING GRN LN WTR SWR STM SWR AGG S	26,460	26,460	26,460	-	-	-	-	-	-	-
	ASSESSMENT PROJ 04-06 ABCDEF PHASE 2&3 CRB GTR SDWLK STR SURFACI	-	-	-	-	-	-	-	-	-	-
	ASSESSMENT PROJ04-06AFBDEF PHASE 1 DONHUE DRWD,KLINGEL,COV HGT	-	-	-	-	-	-	-	-	-	-
	ASSESSMENT PROJ05-03 ADCDEF CRB GTR SDWLK STR ROLLING GRN LN & T	23,795	23,795	23,795	-	-	-	-	-	-	-
345 Total		50,255	50,255	50,255	-	-	-	-	-	-	-
347	ASSESSMENT PROJ 07-01 A-F PHASE 11 & 111 ST SURFACE, CRB, GTR, S	-	-	-	-	-	-	-	-	-	-
	Burnett Ravine Ridge 4 Phase 1 Wtr,Swr,Stm Swr, Str	64,283	64,283	64,283	-	171,423	-	-	-	-	-
	Burnett Ravine Ridge 4 Phs 2&3 Str,Crb,Gr,Swk	25,717	25,717	25,717	-	68,577	-	-	-	-	-
347 Total		90,000	90,000	90,000	-	240,000	-	-	-	-	-
348	ASSESSMENT PROJ 08-02 ABCDEF WTR,STM,SWR,STR,CRB,GTR,SW	-	-	-	-	-	-	-	-	-	-
348 Total		-	-	-	-	-	-	-	-	-	-
355	ASSESSMENT CARLSON/CNTRYSIDE DR PROJ98-1 STORM WATER OUTLET	6,200	5,200	14,352	5,200	4,478	-	-	-	-	-
	ASSMT CARLSON/CNTRYSIDE DR PROJ98-1 STM WTR OUTLET	-	-	-	-	-	-	-	-	-	-
355 Total		6,200	5,200	14,352	5,200	4,478	-	-	-	-	-
356	ASSESSMENT BURNETT RAVINE RIDGE 3 PHS 2&3 STREET,CURB,GUTTER,SID	42,861	42,861	42,861	42,861	42,861	42,861	-	-	-	-
	ASSESSMENT BURNETTS RAVINE RIDGE 3 PHASE1 WTR,SWR,STM SWR, STR	107,139	107,139	107,139	107,139	107,139	85,711	-	-	-	-
	ASSESSMENT CORNELIA ST/GRANT AVE RECONSTR WTR,SWR,STM SWR,STR,C	-	-	11,883	-	-	-	-	-	-	-
	ASSESSMENT PROJ 00-1A-F,PHASE 1,2,3 NORTHRIDGE 10&11 SUBDIVISION	-	-	-	-	-	-	-	-	-	-
	ASSESSMENT PROJ 02-02ABCDEF LORRAY DR EXT CURB GUTTER SDWLK ASPI	-	-	-	-	-	-	-	-	-	-
	ASSESSMENT PROJ 02-03 A-F ROLLNG GREEN LN WTR SWR CURB GUTTER SC	26,927	26,928	26,928	-	-	-	-	-	-	-
	ASSESSMENT S-180030	-	-	-	-	-	-	-	-	-	-
	ASSESSMENT TIMM ROAD PROJ 06-01 ABCDEF WTR,SWR,STM SWR,STR,CRB,C	5,600	4,700	4,700	4,700	3,971	-	-	-	-	-
	ASSESSMENT WATER REPAIR OR REMOVAL/REPLACE SIDEWALK	-	-	1,116	-	-	-	-	-	-	-
356 Total		182,527	181,628	194,627	154,700	153,971	128,572	-	-	-	-
602	Curb Box Replacement	-	-	9,225	-	-	-	-	-	-	-
602 Total		-	-	9,225	-	-	-	-	-	-	-
Grand Total		381,434	374,734	477,038	183,800	419,137	128,572	-	-	-	-
	Estimated annual collection of deferred special assessments	381,434	374,734	477,038	183,800	419,137	128,572	-	-	-	-

Note: The estimated future special assessment collections included in this report were calculated based on the City's analysis of individual parcels and assumptions for future development or other events that may "trigger" the deferred special assessments to be payable in the future.



City of North Mankato, MN
Estimated Outstanding Deferred Special Assessments by Parcel Identification Number

Property ID	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022
18.453.0020	\$700	\$700	\$700	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
18.613.0180	\$1,116	\$1,116	\$1,116	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
18.644.0100	\$1,858	\$1,858	\$1,858	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
18.556.0120	\$2,068	\$2,068	\$2,068	\$2,068	\$2,068	\$2,068	\$2,068	\$2,068	\$2,068	\$2,068	\$2,068
01.110.0600	\$2,539	\$2,539	\$2,539	\$2,539	\$2,539	\$2,539	\$2,539	\$2,539	\$2,539	\$2,539	\$2,539
18.792.0080	\$2,690	\$2,690	\$2,690	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
18.048.0010	\$2,723	\$2,723	\$2,723	\$2,723	\$2,723	\$2,723	\$2,723	\$2,723	\$2,723	\$2,723	\$2,723
18.423.0280	\$2,855	\$2,855	\$2,855	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
18.874.0050	\$2,900	\$2,900	\$2,900	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
18.665.0480	\$2,944	\$2,944	\$2,944	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
18.615.0410	\$3,324	\$3,324	\$3,324	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
18.785.0015	\$3,353	\$3,353	\$3,353	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
18.557.2080	\$4,241	\$4,241	\$4,241	\$4,241	\$4,241	\$4,241	\$4,241	\$4,241	\$4,241	\$4,241	\$4,241
18.880.0030	\$5,883	\$5,883	\$5,883	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
18.012.0650	\$6,000	\$6,000	\$6,000	\$6,000	\$6,000	\$6,000	\$6,000	\$6,000	\$6,000	\$6,000	\$6,000
18.661.0440	\$6,000	\$6,000	\$6,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
18.557.0630	\$6,575	\$6,575	\$6,575	\$6,575	\$6,575	\$6,575	\$6,575	\$6,575	\$6,575	\$6,575	\$6,575
18.557.2160	\$6,704	\$6,704	\$6,704	\$6,704	\$6,704	\$6,704	\$6,704	\$6,704	\$6,704	\$6,704	\$6,704
18.463.0240	\$8,572	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
18.803.0630	\$9,225	\$9,225	\$9,225	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
18.844.0020	\$16,204	\$16,204	\$16,204	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
01.103.0100	\$23,671	\$23,671	\$23,671	\$23,671	\$23,671	\$23,671	\$23,671	\$23,671	\$23,671	\$23,671	\$23,671
01.036.0400	\$27,226	\$27,226	\$27,226	\$27,226	\$27,226	\$27,226	\$27,226	\$27,226	\$27,226	\$27,226	\$27,226
18.596.0230	\$27,226	\$27,226	\$27,226	\$27,226	\$27,226	\$27,226	\$27,226	\$27,226	\$27,226	\$27,226	\$27,226
18.463.0020	\$30,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
18.463.0030	\$30,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
18.463.0040	\$30,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
18.463.0060	\$30,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
18.463.0070	\$30,000	\$8,572	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
18.463.0080	\$30,000	\$30,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
18.463.0090	\$30,000	\$30,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
18.463.0100	\$30,000	\$30,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
18.463.0110	\$30,000	\$30,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
18.463.0190	\$30,000	\$30,000	\$8,572	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
18.463.0200	\$30,000	\$30,000	\$30,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
18.463.0210	\$30,000	\$30,000	\$30,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
18.463.0220	\$30,000	\$30,000	\$30,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
18.463.0230	\$30,000	\$30,000	\$30,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
18.463.0250	\$30,000	\$30,000	\$30,000	\$8,572	\$0	\$0	\$0	\$0	\$0	\$0	\$0
18.463.0260	\$30,000	\$30,000	\$30,000	\$30,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0

**City of North Mankato, MN
Estimated Outstanding Deferred Special Assessments by Parcel Identification Number**

Property ID	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022
18.463.0270	\$30,000	\$30,000	\$30,000	\$30,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0
18.463.0280	\$30,000	\$30,000	\$30,000	\$30,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0
18.463.0290	\$30,000	\$30,000	\$30,000	\$30,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0
18.463.0300	\$30,000	\$30,000	\$30,000	\$30,000	\$8,572	\$0	\$0	\$0	\$0	\$0	\$0
18.463.0320	\$30,000	\$30,000	\$30,000	\$30,000	\$30,000	\$0	\$0	\$0	\$0	\$0	\$0
18.463.0330	\$30,000	\$30,000	\$30,000	\$30,000	\$30,000	\$0	\$0	\$0	\$0	\$0	\$0
18.463.0340	\$30,000	\$30,000	\$30,000	\$30,000	\$30,000	\$0	\$0	\$0	\$0	\$0	\$0
18.463.0350	\$30,000	\$30,000	\$30,000	\$30,000	\$30,000	\$0	\$0	\$0	\$0	\$0	\$0
18.463.0360	\$30,000	\$30,000	\$30,000	\$30,000	\$30,000	\$8,572	\$0	\$0	\$0	\$0	\$0
18.463.0370	\$30,000	\$30,000	\$30,000	\$30,000	\$30,000	\$30,000	\$0	\$0	\$0	\$0	\$0
18.463.0400	\$30,000	\$30,000	\$30,000	\$30,000	\$30,000	\$30,000	\$0	\$0	\$0	\$0	\$0
18.463.0410	\$30,000	\$30,000	\$30,000	\$30,000	\$30,000	\$30,000	\$0	\$0	\$0	\$0	\$0
18.463.0420	\$30,000	\$30,000	\$30,000	\$30,000	\$30,000	\$30,000	\$0	\$0	\$0	\$0	\$0
18.464.0010	\$30,000	\$8,572	\$8,572	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
18.464.0020	\$30,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
18.464.0030	\$30,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
18.464.0050	\$30,000	\$21,428	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
18.464.0060	\$30,000	\$30,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
18.464.0070	\$30,000	\$30,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
18.464.0080	\$30,000	\$30,000	\$21,428	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
18.464.0090	\$30,000	\$30,000	\$30,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
18.464.0110	\$30,000	\$30,000	\$30,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
18.172.0430	\$43,170	\$43,170	\$43,170	\$43,170	\$43,170	\$43,170	\$43,170	\$43,170	\$43,170	\$43,170	\$43,170
18.242.0020	\$59,807	\$59,807	\$59,807	\$49,213	\$49,213	\$49,213	\$49,213	\$49,213	\$49,213	\$49,213	\$49,213
18.499.0010	\$64,337	\$64,337	\$64,337	\$45,262	\$45,262	\$45,262	\$45,262	\$45,262	\$45,262	\$45,262	\$45,262
01.109.0820	\$68,577	\$68,577	\$68,577	\$68,577	\$68,577	\$68,577	\$68,577	\$68,577	\$68,577	\$68,577	\$68,577
01.104.1810	\$75,000	\$75,000	\$75,000	\$75,000	\$75,000	\$0	\$0	\$0	\$0	\$0	\$0
18.270.0010	\$99,000	\$99,000	\$99,000	\$99,000	\$99,000	\$99,000	\$99,000	\$99,000	\$99,000	\$99,000	\$99,000
01.103.0605	\$145,365	\$145,365	\$145,365	\$131,798	\$131,798	\$131,798	\$131,798	\$131,798	\$131,798	\$131,798	\$131,798
01.035.0805	\$161,520	\$161,520	\$161,520	\$161,520	\$161,520	\$161,520	\$161,520	\$161,520	\$161,520	\$161,520	\$161,520
01.103.0410	\$165,000	\$165,000	\$165,000	\$165,000	\$165,000	\$0	\$0	\$0	\$0	\$0	\$0
18.003.0050	\$171,037	\$130,537	\$96,737	\$62,937	\$29,137	\$0	\$0	\$0	\$0	\$0	\$0
18.242.0035	\$309,671	\$208,737	\$107,803	\$6,854	\$6,854	\$6,854	\$6,854	\$6,854	\$6,854	\$6,854	\$6,854
01.101.1000	\$352,599	\$352,599	\$352,599	\$352,599	\$352,599	\$352,599	\$352,599	\$352,599	\$352,599	\$352,599	\$352,599
Total Balance											
Deferred	\$3,031,681	\$2,650,248	\$2,275,514	\$1,798,476	\$1,614,676	\$1,195,538	\$1,066,966	\$1,066,966	\$1,066,966	\$1,066,966	\$1,066,966

**City of North Mankato, MN
Estimated Delinquent Special Assessments by Fund**

Fund	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022
316 Bond Reserve	36,490	32,841	29,192	25,543	21,894	18,245	14,596	10,947	7,298	3,649	(0)
345 2005A G.O. Improvement Bonds	150,271	135,244	120,217	105,190	90,163	75,136	60,108	45,081	30,054	15,027	(0)
347 2007A G.O. Improvement Bonds	119,264	107,338	95,411	83,485	71,558	59,632	47,706	35,779	23,853	11,926	0
355 2005C G.O. Improv. Refunding Bonds	3,396	3,056	2,717	2,377	2,038	1,698	1,358	1,019	679	340	0
356 2010C G.O. Refunding Bonds	411,740	370,566	329,392	288,218	247,044	205,870	164,696	123,522	82,348	41,174	-
601 Water Fund	245	221	196	172	147	123	98	74	49	25	-
0	721,406	649,265	577,124	504,984	432,843	360,703	288,562	216,422	144,281	72,141	(0)
Estimated annual collection of deferred special assessments		72,141	72,141	72,141	72,141	72,141	72,141	72,141	72,141	72,141	72,141

Note: The summary does not include deferred special assessments accounted for in the General Fund. The debt study assumes that 10% of the delinquent special assessment balance will be collected annually.

CITY OF NORTH MANKATO, MN
Prior Years Certified Property Tax Levy and Future Estimated Amounts

	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022
	PRIOR YEAR CERTIFIED AMOUNTS							FUTURE ESTIMATES FOR DEBT SERVICE ONLY								
City Debt Service Funds	1,189,615	1,268,471	1,318,208	1,413,987	1,475,843	1,380,015	1,422,586	1,531,479	1,682,379	1,808,279	1,841,179	1,503,807	1,407,932	1,023,309	922,679	621,865
Local Option Sales Tax Fund								-	-	-	-	-	70,000	70,000	70,000	220,000
Sanitary Collection	50,000	50,000	50,000	50,000	50,000	50,000	50,000	50,000	50,000	-	-	-	-	-	-	-
Storm Water							51,086	42,193	41,293	40,393	39,493	38,593	37,693	40,067	38,933	37,733
TOTAL FOR DEBT SERVICE	1,239,615	1,318,471	1,368,208	1,463,987	1,525,843	1,430,015	1,523,672	1,623,672	1,773,672	1,848,672	1,880,672	1,542,400	1,515,625	1,133,376	1,031,612	879,598
TOTAL FOR OTH CITY FUNDS	2,979,135	3,285,098	3,305,871	3,350,167	3,288,311	3,722,108	3,860,112	Future Estimates Not Included for Other City Funds, Debt Service Only								
TOTAL CERTIFIED LEVY	4,218,750	4,603,569	4,674,079	4,814,154	4,814,154	5,152,123	5,383,784									

Note: The report does not include an estimate for future property tax levy to be certified for funds other than debt service.



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**Citizen Representative for
Comprehensive Plan Interview Committee**

The City of North Mankato is seeking a citizen representative for the Comprehensive Plan Interview Committee. Interested citizens should submit qualifications by June 30, 2013 to City of North Mankato, Attn: Mayor Dehen, 1001 Belgrade Avenue, North Mankato, Minnesota or via email at markdehen@northmankato.com.

**Citizen Representatives for
Economic Development Policies
and Procedures Project**

The City of North Mankato is seeking citizen representatives for the Economic Development Policies and Procedures Project. Interested citizens should submit qualifications by June 30, 2013 to City of North Mankato, Attn: Mayor Dehen, 1001 Belgrade Avenue, North Mankato, Minnesota or via email at markdehen@northmankato.com.