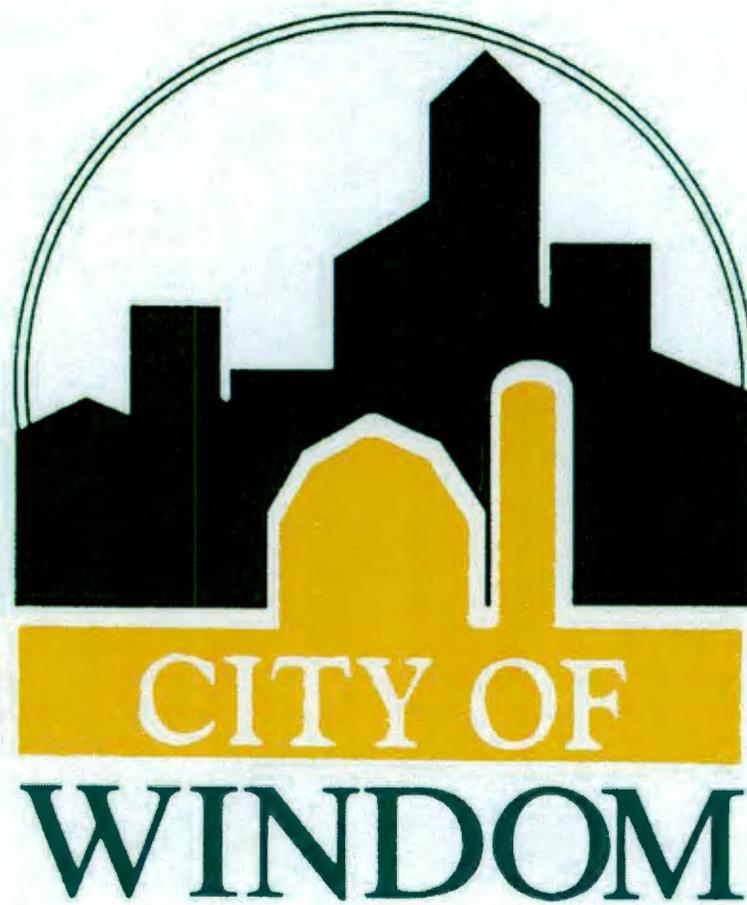


2019 BUDGET



CITY OF WINDOM
2019 Budget

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2019 Budget Message

The 2019 City of Windom budget is presented herein for the General Fund and Enterprise Funds which include public utilities (water, wastewater, electric, telecom and liquor). Also included are budgets for Special Revenue Funds (community center, arena, library, economic development authority, ambulance and airport) and Miscellaneous Funds. Capital expenditures for new facilities and equipment are also shown within the budgets and can easily be viewed in the Capital Improvement Plan.

Key Budget Decisions

In September 2018, the City Council set the 2019 preliminary budget levy at an increase of 5.22%. The 2018 property tax levy had a 5.75% increase.

Following the City Council's budget work sessions and discussion, the total 2019 proposed Property Tax Levy for the City of Windom is \$2,033,190. This budget is anticipating a 5.21% property tax increase overall taking into account tax abatement reimbursements and increased funding for operations and capital spending. The tax abatement reimbursement will not have a direct impact on the level of property taxes levied within the community as the recipients of the tax abatement are paying the full property taxes due, but then are rebated a portion of the property taxes. However, the mechanics of the property tax abatements must show that these taxes are levied and accounted for within the proposed budget.

Human Resources

In our service-oriented role as local government, labor is our primary resource and drives just about two-thirds of General Fund expenses. The proposed budget reflects approved salary adjustments and anticipated step adjustments due to longevity.

Staffing levels within the City are anticipated to hold at status quo for the coming year; however, a new part-time position was added to the Police Department. At this time the position of Community Center Director is vacant, but the intent is to fill this position in the first quarter of 2019. Personnel costs relating to the costs of health care benefits are up significantly, which is a trend nationwide.

Revenues

Revenue projections are a critical aspect of budgeting and are based on a realistic outlook to prevent shortages in funds. With collaboration from the department heads, finance and administration, the City has considered each fund's revenue history, current market conditions and worked to take into account future economic outlooks to project revenue.

The City relies heavily on property taxes of \$2,033,190 million, LGA of \$1.48 million and user fees of approximately \$1.77 million to fund the General Fund and Special Revenue Funds. Enterprise Funds (public utilities and liquor store) are funded entirely through customer fees totaling over \$14.23 million.

As noted above, the 2019 tax levy is an increase in property taxes of \$100,600 or 5.21% over the 2018 levy. There was a loss of approximately \$36,000 in State aid for local street improvements in 2019.

Expenses

The City maintains consistent assumptions for expenditures. Department budget requests typically account for inflationary increases to maintain current service levels. Service level adjustments and notable budget changes are reflected in the budget at their expected or estimated cost.

Capital spending represents about 13% of the property tax levy. Larger capital items in this budget include \$35,000 towards replacement of a skid loader at the Street Department, \$100,000 for a new restroom at Island Park, \$21,500 toward the replacement of a street sweeper and \$30,000 street equipment reserve. In addition, \$22,850 was budgeted for the Dilapidated Housing Program.

Debt service paid through the General Fund is \$617,421 that represents 30.3% of the total property tax levy, which are repayments on bonds or loans that have been used to fund prior year projects. Debt service increased to cover part of the loan on the Arena ice project.

The property tax levy for General Fund Operations is \$364,459 or 18% of the total tax levy, which is a slight decrease from 2018. The property tax levy is 13.7% of General Fund Revenues and LGA represents 55.7% of General Fund Revenues with the balance comprised of user fees and inter-fund transfers. The 2019 decrease in General Fund expenses is shown to be 3.56%.

Public Safety (Police and Fire) represents 51.46% of General Fund expenses, which is up about 2% from last year. Public Works (Street) is also a significant aspect of the budget with 20.57% of General Fund expenses.

In addition to the General Fund, the City also levies to fund expenditures for amenities within the Special Revenue Funds. As one can see below, the property tax levy comprises a majority of these funds revenues. The property tax levy for these services and amenities totals \$765,254 or 37.64% of the total property tax levy. The City's Ambulance and Airport operations are self-funding.

Please note that while the projected expenses are higher than revenues, the expense budget includes non-cash expenses such as depreciation and capital expenses that will be funded using Enterprise Fund\General Fund reserves or bonds. As such, the City is projecting that revenues will be sufficient to meet the proposed budget expenditures and debt obligations.

Truth in Taxation\Public Input

The City of Windom has long been an advocate of public participation in the budgeting process. The City has provided budget information to citizen boards and commissions, held public meetings prior to adopting each budget and has notified the public regarding budget workshops. In addition, budget and audit information is available within the financial section of the City's website (www.windom-mn.com). As required by State law, the City also notifies residents through their property tax statements about the public budget meeting on December 4, 2018. The formal budget and corresponding property tax levy will be adopted by the City Council on December 18, 2018.

Future Budget Considerations

State requirements for the new wastewater discharge permit start in 2020. State regulations regarding wastewater discharge becoming much stricter and subsequently require a \$18.9 million upgrade. State grants of \$9.3 million were obtained to help off-set these costs. Due to these grants and the fair share costs paid by Prime Pork the cost to Windom ratepayers was held lower than anticipated. Rates for sanitary sewer are going up by about 4.25% each year for the next four years to pay the debt service on the \$9.6 million loan for this project.

Completed in 2018 was the \$1.1 million project for replacement of the Windom Arena ice-making systems (which is primarily due to federal law banning the coolant used). Upcoming projects in future years (post 2019) will include Street\Water\Wastewater infrastructure improvements and new or upgraded facilities for the Windom Pool. In addition, equipment items such as fire\rescue vehicles and street department trucks\tractors are on the capital equipment replacement list. All of these items add significant cost pressures to the City's budget. The City Council has committed funding to these items as it is able within the confines of the budget and keeping the property tax levels similar to our peer communities. If these "big ticket" capital facilities and equipment are to be realized, without the elimination of existing services and amenities, additional sources of revenue such as local option sales tax, grants, bonding, franchise fees and user fees need to be considered to fund the projects.

Due to continued commercial\industrial development the City's tax base has been growing very well the past couple of years. The City's goal is to help facilitate continued growth in our commercial\industrial tax base and to incent residential development. A higher tax base helps lower the tax burden for everyone; however, with growth there is more demand for services.

A housing deficit has been identified within the community and is a barrier to additional growth; however, a few single-family housing are being built at a rate higher than in the past. The City is also working with the public to identify places for multi-family housing. At present there is a developer interested in construction of

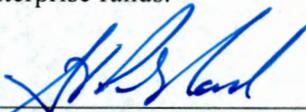
a 46-unit apartment building and another party that is considering 4-plex development. Both of these projects, along with continued single family housing, will also help to address the City's housing needs.

Windom does find itself in a good position to plan for the future and address these challenges. However, our reliance on State aid (LGA) could place us in a very difficult position should there be stagnation or cuts to this State program as have occurred in 2003, 2008 and 2010. Our Standard and Poor's Bond rating of A+ with a positive outlook is an example of our community's financial strength.

Conclusion

The City Council and staff are pleased to present a budget that enables the City to maintain essential services and provide the full range of amenities. The City Council and staff continue to be forward thinking and planning for growth.

Special thanks are given to the community for their confidence and support of City staff and to the Department Heads for their emphasis on high quality service and cost containment. Thank you also to the City Council for their dedication and direction that led to the creation of the 2019 budgets for the General, Special Revenue and Enterprise funds.



City Administrator

**BUDGET
CITY OF WINDOM
2019 BUDGET YEAR**

REVENUE BUDGET

	<u>2019</u>	<u>2018</u>	<u>Change</u>
<u>General Fund</u>			
Local Government Aid	\$ 1,483,442	\$ 1,481,660	0.12%
Small Cities Assistance	\$ -	\$ 36,044	-100.00%
Fees, Fines and Permits	\$ 504,401	\$ 466,530	8.12%
Transfers from Enterprise & Arena Recapture	\$ 312,750	\$ 245,000	27.65%
Tax Levy (Operations)	\$ 364,459	\$ 366,397	-0.53%
Tax Levy (Capital Outlay)	\$ 247,656	\$ 250,290	-1.05%
Bonds (Capital Outlay)	\$ -	\$ -	0.00%
	\$ 2,912,708	\$ 2,845,921	2.35%
<u>Special Revenue/Levy Funds</u>			
User Fees	\$ 1,265,885	\$ 1,097,334	15.36%
Federal/State Aids	\$ 617,000	\$ 167,000	269.46%
Tax Levy (Operations)	\$ 765,254	\$ 643,046	19.00%
Tax Levy (Capital Outlay)	\$ -	\$ 59,000	-100.00%
Grants/Donations (Capital Outlay)	\$ -	\$ 110,000	0.00%
Ambulance Reserve Funds (Capital Outlay)	\$ -	\$ -	0.00%
	\$ 2,648,138	\$ 2,076,380	27.54%
<u>Enterprise Funds</u>			
User Fees	\$ 14,237,817	\$ 13,971,356	1.91%
Special Assessments	\$ 5,117	\$ 7,185	-28.78%
	\$ 14,242,934	\$ 13,978,541	1.89%
<u>Debt Service</u>			
Special Assessments	\$ 134,116	\$ 161,498	-16.96%
Other Revenues - Hospital PILOT	\$ 10,000	\$ 10,000	0.00%
Interfund Transfers for Debt Service	\$ 155,327	\$ 119,690	29.77%
Tax Levy - Bonded Projects	\$ 538,422	\$ 487,003	10.56%
Tax Levy - Intra-Fund Repayment	\$ 79,000	\$ 159,000	-50.31%
	\$ 916,865	\$ 937,191	-2.17%
<u>Special Projects</u>			
TIF Revenues & Revolving Loan Funds	\$ 1,315,732	\$ 772,696	70.28%
Dilapidated Housing Program	\$ 22,850	\$ 10,000	128.50%
	\$ 1,338,582	\$ 782,696	
Grand Total	\$ 22,059,227	\$ 20,620,729	6.98%

**BUDGET
CITY OF WINDOM
2019 BUDGET YEAR**

EXPENSE BUDGET

	<u>2019</u>	<u>2018</u>	<u>Change</u>
<u>General Fund</u>			
Operational Expenses	\$ 2,637,017	\$ 2,569,961	2.61%
Capital Outlay	\$ 247,656	\$ 250,290	-1.05%
Transfers for Fire Truck	\$ 28,035	\$ 25,670	9.21%
	<u>\$ 2,912,708</u>	<u>\$ 2,845,921</u>	2.35%
<u>Special Revenue/Levy Funds</u>			
Operational Expenses	\$ 1,816,196	\$ 1,619,353	12.16%
Capital Outlay	\$ 835,000	\$ 429,000	94.64%
Debt Service	\$ 130,722	\$ 40,300	224.37%
Depreciation	\$ 75,000	\$ 75,000	0.00%
	<u>\$ 2,856,918</u>	<u>\$ 2,163,653</u>	32.04%
<u>Enterprise Funds</u>			
Operational Expenses	\$ 10,738,641	\$ 10,635,797	0.97%
Capital Outlay	\$ 600,000	\$ 646,000	-7.12%
Debt Service	\$ 1,626,920	\$ 1,479,135	9.99%
Transfers	\$ 300,000	\$ 300,000	0.00%
Depreciation	\$ 1,704,270	\$ 1,606,000	6.12%
	<u>\$ 14,969,831</u>	<u>\$ 14,666,932</u>	2.07%
<u>Debt Service</u>			
Bond/Loan Payments & Fees	\$ 856,261	\$ 766,194	11.76%
Tax Levy - Intra-Fund Repayment	\$ 79,000	\$ 109,000	-27.52%
	<u>\$ 935,261</u>	<u>\$ 875,194</u>	6.86%
<u>Special Projects</u>			
TIF Funds & Revolving Loan Funds	\$ 856,289	\$ 608,176	40.80%
Dilapidated Housing Program	\$ 10,000	\$ 10,000	0.00%
	<u>\$ 866,289</u>	<u>\$ 618,176</u>	40.14%
Grand Total	<u><u>\$ 22,541,007</u></u>	<u><u>\$ 21,169,875</u></u>	6.48%

**BUDGET
CITY OF WINDOM
2019 BUDGET YEAR**

GENERAL FUND

Operational Revenue and Expenses

<u>Revenue</u>	<u>2019</u>	<u>2018</u>	<u>% Change</u>
Local Govt Aid (LGA)	\$ 1,483,442	\$ 1,481,660	0.12%
*Small Cities Assistance	\$ -	\$ 36,044	-100.00%
Operational Tax Levy	\$ 364,459	\$ 366,397	-0.53%
Interfund Transfers	\$ 312,750	\$ 245,000	27.65%
Misc. Revenue	\$ 504,401	\$ 466,530	8.12%
Use of Reserves	\$ -	\$ 167,695	-100.00%
TOTAL	\$ 2,665,052	\$ 2,763,326	-3.56%

<u>Expenses</u>	<u>2019</u>	<u>2018</u>	<u>% Change</u>
Mayor & Council	\$ 115,540	\$ 108,670	6.32%
Elections	\$ -	\$ 6,800	-100.00%
City Office	\$ 138,599	\$ 133,800	3.59%
Planning & Zoning	\$ 143,074	\$ 137,300	4.21%
City Hall	\$ 36,050	\$ 36,050	0.00%
Police Department	\$ 1,192,882	\$ 1,091,450	9.29%
Fire Department	\$ 178,431	\$ 171,886	3.81%
Emergency Mgmt	\$ 5,886	\$ 5,875	0.19%
Animal Control	\$ 2,700	\$ 2,700	0.00%
Street Department	\$ 553,368	\$ 570,616	-3.02%
*Small Cities Assistance Exp	\$ -	\$ 36,044	-100.00%
Health/Sanitation	\$ 22,000	\$ 22,000	0.00%
Recreation	\$ 42,600	\$ 45,645	-6.67%
Parks	\$ 205,887	\$ 201,125	2.37%
Transfers for Fire Equipment	\$ 28,035	\$ 25,670	9.21%
Transfers for Use of Reserves	\$ -	\$ 167,695	-100.00%
TOTAL	\$ 2,665,052	\$ 2,763,326	-3.56%

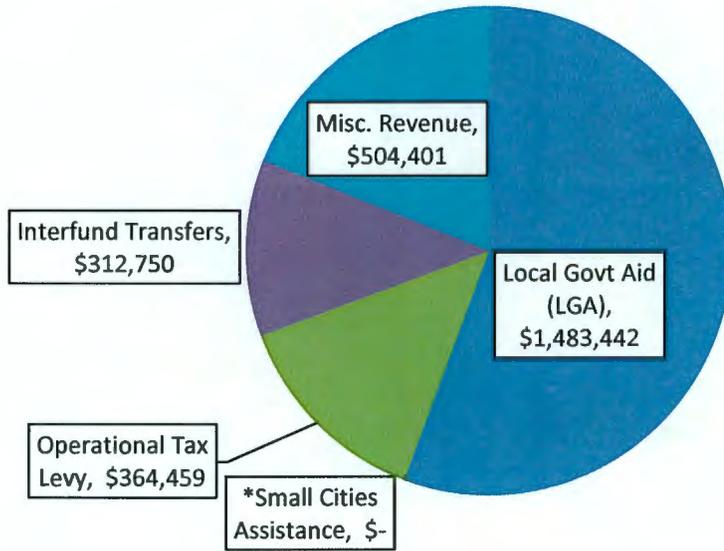
<u>General Fund Capital</u>	\$ 247,656	\$ 250,290	-1.05%
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*State Funding for Streets

2019 General Fund

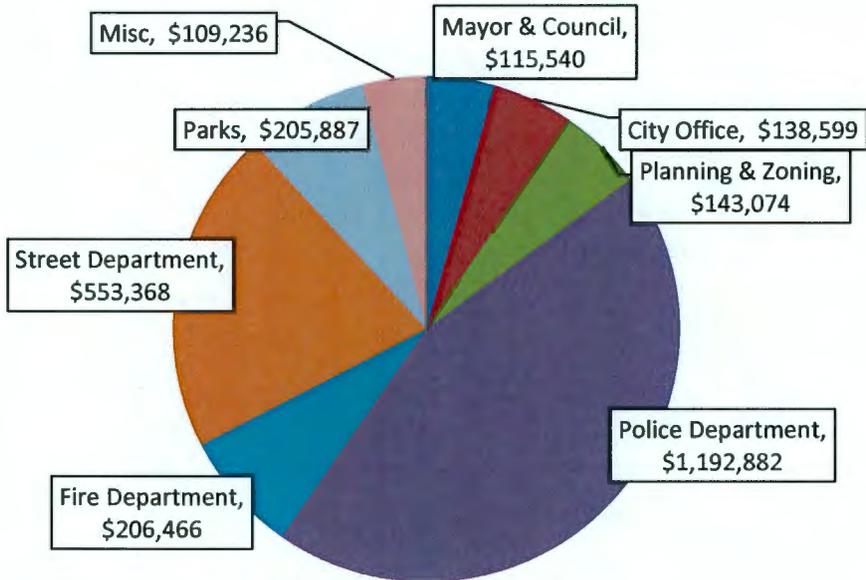
Operational Revenues

Budgeted Revenue \$2,665,052



Operational Expenses

Budgeted Expenses \$2,665,052



**BUDGET
CITY OF WINDOM
2019 CAPITAL OUTLAY
(General Fund)**

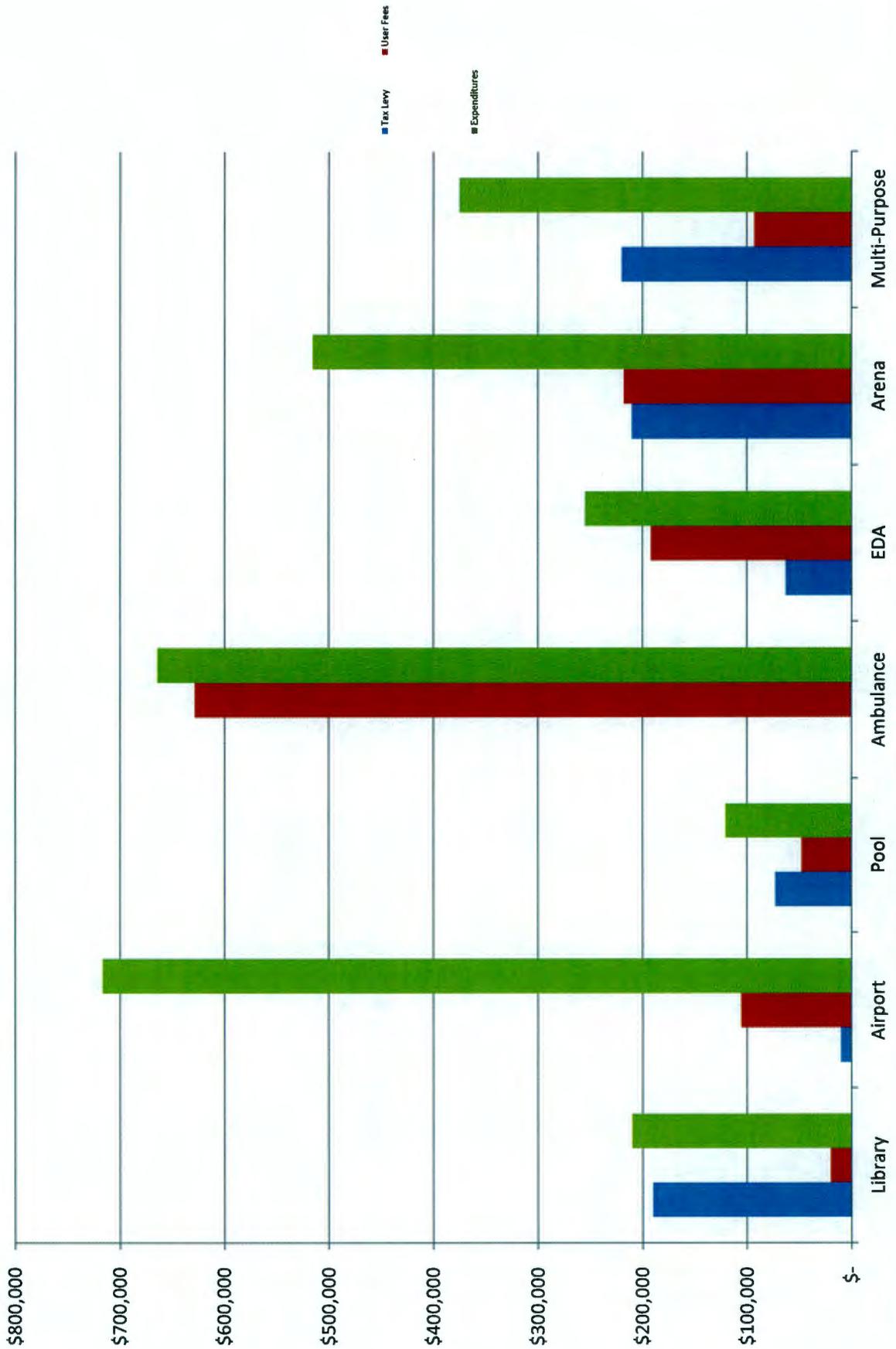
<u>CAPITAL\EQUIPMENT FUND</u>	<u>Amount</u>	<u>Tax Levy</u>
Building & Zoning		
Computer Replacement	\$ 1,800	
Sub-total	<u>\$ 1,800</u>	\$ 1,800
Parks:		
Parks - Island Park Restroom	\$ 100,000	
	<u>\$ -</u>	
Sub-total	<u>\$ 100,000</u>	\$ 100,000
City Hall:		
Multiple Department Server	\$ 1,500	
Roof Replacement Fund	\$ 20,000	
	<u>\$ -</u>	
Sub-total	<u>\$ 21,500</u>	\$ 21,500
Police:		
Police - SRO Car Replacement	\$ 5,500	
Police - AED Unit Replacement	\$ 4,500	
Sub-total	<u>\$ 10,000</u>	\$ 10,000
Fire:		
Fire - Radio Replacement Fund	\$ 10,000	
Fire - Turnout Gear	\$ 18,000	
Sub-total	<u>\$ 28,000</u>	\$ 28,000
Streets:		
Equipment - Equipment Reserve	\$ 30,000	
Streets - Skid Loader Replacement	\$ 35,000	
Equipment - Street Sweeper Payment	<u>\$ 21,356</u>	
Sub-total	<u>\$ 86,356</u>	<u>\$ 86,356</u>
TOTAL CAPITAL FUND		\$ 247,656
General Fund Capital Subject to Levy		\$ 247,656

**BUDGET
CITY OF WINDOM
2019 BUDGET YEAR**

SPECIAL REVENUE/LEVY FUNDS

<u>Library</u>	<u>2019</u>	<u>2018</u>	<u>Change</u>
+ Tax Levy	\$ 189,992	\$ 193,630	-1.88%
+ Other Revenue	\$ 20,000	\$ 91,850	-78.23%
+ Reserves	\$ -	\$ 40,000	0.00%
- Expenses	\$ (209,992)	\$ (206,480)	1.70%
- Capital Outlay	\$ -	\$ (119,000)	-100.00%
- Debt Service	\$ -	\$ -	
	<u>\$ -</u>	<u>\$ -</u>	
 <u>Airport</u>			
+ Tax Levy	\$ 10,000	\$ 15,000	-33.33%
+ Federal State Grants/Aids	\$ 617,000	\$ -	0.00%
+ Other Revenue	\$ 105,750	\$ 267,750	-60.50%
- Expenses	\$ (116,639)	\$ (100,313)	16.28%
- Capital Outlay	\$ (600,000)	\$ (175,000)	242.86%
- Debt Service	\$ -	\$ -	
	<u>\$ 16,111</u>	<u>\$ 7,438</u>	
 <u>Pool</u>			
+ Tax Levy	\$ 72,694	\$ 60,825	19.51%
+ Other Revenue	\$ 47,800	\$ 48,800	-2.05%
+ Reserves	\$ -	\$ -	0.00%
- Expenses	\$ (120,494)	\$ (109,625)	9.91%
- Capital Outlay	\$ -	\$ -	0.00%
- Debt Service	\$ -	\$ -	
	<u>\$ -</u>	<u>\$ -</u>	
 <u>Ambulance</u>			
+ Tax Levy	\$ -	\$ -	0.00%
+ Other Revenue	\$ 628,500	\$ 512,100	22.73%
+ Reserves	\$ 35,641	\$ -	0.00%
- Expenses	\$ (429,141)	\$ (352,810)	21.64%
- Capital Outlay	\$ (235,000)	\$ (100,000)	0.00%
- Debt Service	\$ -	\$ -	
	<u>\$ -</u>	<u>\$ 59,290</u>	
 <u>EDA</u>			
+ Tax Levy	\$ 62,959	\$ 55,536	13.37%
+ Other Revenue	\$ 152,925	\$ 149,514	2.28%
+ Reserves	\$ -	\$ -	
+ Interfund Loan Receipts	\$ 39,000	\$ 39,000	0.00%
- Expenses	\$ (214,584)	\$ (203,750)	5.32%
+ Non Cash Exp	\$ -	\$ -	0.00%
- Capital Outlay	\$ -	\$ -	0.00%
- Debt Service	\$ (40,300)	\$ (40,300)	0.00%
	<u>\$ -</u>	<u>\$ -</u>	
 <u>Arena</u>			
+ Tax Levy	\$ 209,904	\$ 212,925	-1.42%
+ Other Revenue	\$ 217,840	\$ 107,225	103.16%
+ Reserves (Recapture Engineering)	\$ 67,750	\$ -	0.00%
- Expenses	\$ (425,071)	\$ (340,150)	24.97%
- Capital Outlay	\$ -	\$ -	\$ -
- Debt Service	\$ (90,422)	\$ -	0.00%
+ Depreciation	\$ 20,000	\$ 20,000	
	<u>\$ -</u>	<u>\$ -</u>	
 <u>Multi-Purpose</u>			
+ Tax Levy	\$ 219,705	\$ 274,130	-19.85%
+ Other Revenue	\$ 93,070	\$ 87,095	6.86%
+ Reserves	\$ 7,500	\$ -	0.00%
- Expenses	\$ (375,275)	\$ (381,225)	-1.56%
- Capital Outlay	\$ -	\$ (35,000)	-100.00%
- Debt Service	\$ -	\$ -	0.00%
+ Depreciation	\$ 55,000	\$ 55,000	0.00%
	<u>\$ -</u>	<u>\$ -</u>	
 Total Levy	 \$ 765,254	 \$ 812,046	 -5.76%

2019 Special Revenue Funds



**BUDGET
CITY OF WINDOM
2019 CAPITAL OUTLAY**

SPECIAL REVENUE/LEVY FUNDS

<u>Fund</u>	<u>Description</u>	<u>Amount</u>	<u>Tax Levy</u>
Airport:	T-Hanger Additions	\$600,000	\$0
		<i>Sub-total</i>	<i>\$0</i>
Ambulance:	Unit #29 Ambulance Replacement	\$235,000	\$0
		<u>\$0</u>	
		<i>Sub-total</i>	<i>\$0</i>
	Less: Reserve/Grant Funds	<u>\$ (835,000)</u>	
Total Subject to Levy		<u><u>\$0</u></u>	

**BUDGET
CITY OF WINDOM
2019 BUDGET YEAR**

ENTERPRISE FUNDS

Telecom

	<u>2019</u>	<u>2018</u>	<u>Change</u>
+ Revenue	\$ 2,826,630	\$ 3,178,660	-11.07%
+ Special Assessments	\$ -	\$ -	0.00%
+ Reserves	\$ -	\$ -	0.00%
- Expenses	\$ (2,494,648)	\$ (2,478,400)	0.66%
- Capital Outlay	\$ -	\$ (121,000)	-100.00%
- Debt Service	\$ (893,306)	\$ (817,710)	9.24%
- Transfer to General	\$ -	\$ -	0.00%
+ Depreciation	\$ 342,050	\$ 332,050	3.01%
Cash Flow	\$ (219,275)	\$ 93,600	

Water

+ Revenue	\$ 1,257,500	\$ 1,107,500	13.54%
+ Special Assessments	\$ 2,079	\$ 3,116	-33.28%
+ Reserves	\$ -	\$ -	0.00%
- Expenses	\$ (1,046,535)	\$ (992,480)	5.45%
- Capital Outlay	\$ (45,000)	\$ (30,000)	50.00%
- Debt Service	\$ (346,488)	\$ (296,320)	16.93%
- Transfer to General	\$ -	\$ -	0.00%
+ Depreciation	\$ 425,000	\$ 384,730	10.47%
Cash Flow	\$ 246,556	\$ 176,546	

Sewer*

+ Revenue	\$ 1,912,541	\$ 1,556,300	22.89%
+ Special Assessments	\$ 3,038	\$ 4,069	-25.34%
+ Reserves	\$ -	\$ -	0.00%
- Expenses	\$ (1,309,418)	\$ (1,251,770)	4.61%
- Capital Outlay	\$ (55,000)	\$ (40,000)	37.50%
- Debt Service	\$ (387,125)	\$ (365,105)	6.03%
- Transfer to General	\$ -	\$ -	0.00%
+ Depreciation	\$ 387,220	\$ 361,220	7.20%
Cash Flow	\$ 551,256	\$ 284,714	

Electric

+ Revenue	\$ 6,325,396	\$ 6,290,896	0.55%
+ Special Assessments	\$ -	\$ -	0.00%
+ Reserves	\$ -	\$ -	0.00%
- Expenses	\$ (5,794,588)	\$ (5,789,197)	0.09%
- Capital Outlay	\$ (495,000)	\$ (450,000)	10.00%
- Debt Service	\$ -	\$ -	0.00%
- Transfer to General	\$ (200,000)	\$ (200,000)	0.00%
+ Depreciation	\$ 525,000	\$ 506,000	0.00%
Cash Flow	\$ 360,808	\$ 357,699	

Liquor

+ Revenue	\$ 1,915,750	\$ 1,838,000	4.23%
+ Special Assessments	\$ -	\$ -	0.00%
+ Reserves	\$ -	\$ -	0.00%
- Expenses	\$ (1,797,722)	\$ (1,729,950)	3.92%
- Capital Outlay	\$ (5,000)	\$ (5,000)	0.00%
- Debt Service	\$ -	\$ -	0.00%
- Transfer to General	\$ (100,000)	\$ (100,000)	0.00%
+ Depreciation	\$ 25,000	\$ 22,000	0.00%
Cash Flow	\$ 38,028	\$ 25,050	

*Sewer Fund does not include costs and financing for Waste Water Treatment Plant Upgrade

**BUDGET
CITY OF WINDOM
2019 BUDGET YEAR
SPECIAL PROJECTS**

(Tax Increment Finance, Revolving Loan Funds and Other)

<u>Name</u>	<u>Revenue</u>	<u>Expense</u>
407 Dilapidated Housing Program	\$ 22,850	\$ 10,000
256 River Bluff Estates Revolving Loan	\$ -	\$ -
252 Small Cities Development Program	\$ -	\$ 400
254 North Industrial Park Project	\$ 42,723	\$ 37,360
253 RiverBluff Estates	\$ 7,000	\$ 2,100
251 RBEG\Remick Revolving Loan	\$ 201,000	\$ 200,000
651 Riverbluff Townhomes	\$ -	\$ -
1-8 Downtown TIF (265)	\$ -	\$ -
1-10 Runnings TIF (266)	\$ 43,206	\$ 41,334
1-12 Prime Pork, LLC. TIF (268)	\$ 410,758	\$ 379,682
1-13 River Bluff TIF (260)	\$ 32,386	\$ 6,000
1-14 Spec Building II TIF (269)	\$ -	\$ -
1-15 Fulda Area Credit Union TIF (275)	\$ 28,883	\$ 21,655
1-16 GDF District TIF (270)	\$ 13,349	\$ 12,516
1-17 NWIP TIF (273)	\$ -	\$ 20,760
1-18 AG Builders TIF (271)	\$ 13,017	\$ 12,338
1-19 NWIP II TIF (274)	\$ 487,366	\$ 84,428
1-20 New Vision TIF (276)	\$ 36,044	\$ 35,165
1-21 Tibodeau's Center (261)	<u>\$ -</u>	<u>\$ 2,551</u>
TOTAL	\$ 1,338,582	\$ 866,289
	-	-

City of Windom, Minnesota
City of Windom -- Capital Improvement Plan
 2019 thru 2023

PROJECTS BY DEPARTMENT

Department	Project #	Priority	2019	2020	2021	2022	2023	Total
Administration								
Computer Replacement	ADMIN 002	1		1,600				1,600
Administration Total				1,600				1,600
Airport								
Instrument Landing Equipment	AIRPORT 005	1				250,000		250,000
Crosswind Runway Design	AIRPORT 007	3				150,000		150,000
Crosswind Runway Land Acquisition	AIRPORT 008	2				600,000		600,000
Runway Extension Environmental Reivew	AIRPORT 011	1					75,000	75,000
Crosswind Runway Construction	AIRPORT 012	4					2,000,000	2,000,000
Hanger Addition to Existing Buildings	AIRPORT 013	1	391,000					391,000
New 4 Bay Hanger	AIRPORT 014	1		750,000				750,000
Unit 46A Replacement	AIRPORT 015	1				130,000		130,000
Airport Total			391,000	750,000		1,130,000	2,075,000	4,346,000
Ambulance								
Unit 29 - Ambulance Replacement	AMB 003	1	235,000					235,000
Unit 27 - Ambulance Replacement	AMB 005	1				235,000		235,000
Radio & Pager Equipment	AMB 006	1		125,000				125,000
Unit 28 - Ambulance Replacement	AMB 007	1					250,000	250,000
Ambulance Total			235,000	125,000		235,000	250,000	845,000
Arena								
Roof Repair/Rehabilitation	ARENA 009	1		160,000				160,000
Parking Lot Rehabilitation	ARENA 010	2		20,000				20,000
Livestock Building/Riding Rink	ARENA 011	3			200,000			200,000
Arena Total				180,000	200,000			380,000
Building/Zoning								
Computer Replacement	BUILD 003	1	1,800					1,800
Color Copier Replacement	BUILD 004	1		7,000				7,000
Dilapidated Housing Demolition Program	BUILD 005	2	22,850	30,000	30,000	30,000	30,000	142,850
Building/Zoning Total			24,650	37,000	30,000	30,000	30,000	151,650
City Hall								
Window Replacement	CH 001	2		20,000				20,000
Tuckpointing and Foundation Repair	CH 008	2		100,000				100,000
EDA/Building Office Windows	CH 010	2		7,500				7,500
Roof Replacement	CH 011	1	20,000					20,000
City Hall Total			20,000	127,500				147,500

Department	Project #	Priority	2019	2020	2021	2022	2023	Total
Community Center								
Meeting Room Maintenance/Improvements	COMM 001	2			10,000			10,000
Dance Floor Replacement	COMM 002	3		14,800				14,800
Sound System	COMM 003	3			60,000			60,000
Stage	COMM 006	3		8,500				8,500
Equipment Replacement/Upgrades	COMM 007	1	0	5,000	10,000			15,000
Mechanical Systems	COMM 009	1	0	30,000				30,000
Roof Replacement	COMM 010	1		85,000				85,000
Garage Doors w/ Openers	COMM 011	2			9,800			9,800
Gym Renovation	COMM 012	2				85,000		85,000
Outdoor - Grounds and Equipment	COMM 014	2	7,000	4,000	4,000	4,000		19,000
Community Center Total			7,000	147,300	93,800	89,000		337,100
EDA								
NWIP South 80 Addition	EDA 003	1	0	275,000	50,000	50,000	50,000	425,000
Prairie Meadow Subdivision	EDA 004	5					0	0
East Highway 60 Development	EDA 006	2		2,111,000				2,111,000
Cottonwood Lake Site Reclamation	EDA 007	2			2,068,000			2,068,000
Highway 60 Corridor Study	EDA 009	2	150,000					150,000
EDA Total			150,000	2,386,000	2,118,000	50,000	50,000	4,754,000
Electric								
Distribution System Upgrades	ELE 001	1	300,000	330,000	330,000	330,000		1,290,000
Skid Loader Replacement	ELE 002	2			50,000			50,000
Misc Equipment - Unidentified	ELE 004	3	40,000	40,000	40,000	40,000		160,000
Unit 30 Replacement	ELE 014	1	40,000					40,000
Generation	ELE 016	1		110,000	3,500,000			3,610,000
CAT Radiator Maintenance	ELE 017	1	50,000					50,000
Replace Unit 362	ELE 018	2		44,000				44,000
Line Truck	ELE 019	2		60,000				60,000
Power House Heat	ELE 020	1	10,000					10,000
Transmission Study	ELE 021	2	25,000					25,000
McGraw Tap Changer	ELE 022	1	30,000					30,000
Electric Total			495,000	584,000	3,920,000	370,000		5,369,000
Fire								
Rural Engine/Pumper Truck - Unit 21	FIRE 003	1		440,000				440,000
First Response Truck - Unit 24	FIRE 005	3				250,000		250,000
City Engine/Pumper - Unit 23	FIRE 006	1		450,000				450,000
Radio Replacement Fund	FIRE 007	1				40,000		40,000
Turn Out Gear	FIRE 008	1	18,000					18,000
Fire Total			18,000	890,000		290,000		1,198,000
Library								
Computer Replacement	LIB 007	1		2,000				2,000
Library Remodel Project	LIB 008	2	20,000	20,000	20,000	20,000		80,000
Library Total			20,000	22,000	20,000	20,000		82,000
Liquor								
New Store	LIQUOR 014	3		2,000,000				2,000,000
Computer Replacement	LIQUOR 015	1					2,000	2,000

Department	Project #	Priority	2019	2020	2021	2022	2023	Total
Equipment Replacement Fund	LIQUOR 016	1	5,000	5,000	5,000	5,000		20,000
Liquor Total			5,000	2,005,000	5,000	5,000	2,000	2,022,000
Multiple Depts								
City-wide Network & Server Upgrades	MULTI 003	1	6,000	6,000	6,000	6,000		24,000
Multiple Depts Total			6,000	6,000	6,000	6,000		24,000
Parks								
Park Restroom Improvements	PARK 001	2	35,000					35,000
Windom Rec Area - Lighting	PARK 005	4		160,300				160,300
Windom Rec Area - Parking Lot & Trail Improvements	PARK 006	4			60,000			60,000
Toro Groundsmaster Mower (328D)	PARK 010	1		25,000				25,000
Unit 70 Pick-up Truck	PARK 011	2			32,000			32,000
Playground Equipment Replacement Fund	PARK 014	3	0	10,000	10,000	10,000		30,000
Dog Park	PARK 017	5		1,000				1,000
Tennis/Pickleball Court Construction	PARK 018	2	230,000					230,000
New Island Park Comfort Station	PARK 019	1	150,000					150,000
Parks Total			415,000	196,300	102,000	10,000		723,300
Police								
School Resource Vehicle Replacement	POLICE 014	2	11,000					11,000
AED Replacements	POLICE 015	1	4,500					4,500
Police Total			15,500					15,500
Pool								
Renovated Pool	POOL 003	3		2,500,000				2,500,000
Pool Total				2,500,000				2,500,000
Streets								
2020 Street Project	STR 003	1		2,500,000				2,500,000
Equipment Fund Reserve	STR 005	2	30,000	50,000	50,000	50,000		180,000
Pick-up Replacement (Unit 40-05)	STR 009	1		36,000				36,000
2.5 Ton Dump Trucks (Units 42-04; 43-04 and 44-04)	STR 010	1			260,000	130,000		390,000
Street Sweeper Replacement	STR 011	1	184,500					184,500
Insect Sprayer Replacement	STR 012	2				12,000		12,000
Loader Unit & Attachments	STR 015	1	29,000	29,000	29,000	0	0	87,000
2023 Street Project	STR 019	3					2,000,000	2,000,000
Grader Replacement	STR 021	2	30,000	30,000	30,000			90,000
Skid Loader Replacement	STR 022	2	35,000					35,000
Traffic Signal Lights	STR 025	1	500,000	250,000				750,000
Streets Total			808,500	2,895,000	369,000	192,000	2,000,000	6,264,500
Telecom								
Vehicle Replacement	TEL 015	1		26,000				26,000
System Expansion - Co Road 13	TEL 021	2		35,000				35,000
Jeffers Expansion	TEL 023	3			900,000			900,000
Cottonwood Co Fiber Transport Network	TEL 024	2		500,000				500,000
Fiber Puller	TEL 026	2		6,000				6,000
Cisco 15454 Replacement - OC3 Transport	TEL 027	1		15,000				15,000
Spam Server Replacement	TEL 028	2		7,500				7,500
Transport Project - CO Fiver Trunk South	TEL 029	1		35,000				35,000

Department	Project #	Priority	2019	2020	2021	2022	2023	Total
Transport Project - CO Fiber Trunk North	TEL 030	1		16,000				16,000
Fiber Optic OTDR	TEL 031	1		7,500				7,500
Mt. Lake Expansion	TEL 032	3				2,500,000		2,500,000
Comfrey Expansion	TEL 033	3					1,500,000	1,500,000
Telecom Total				648,000	900,000	2,500,000	1,500,000	5,548,000
Wastewater								
General Plant Improvement/Maintenance	SEWER 001	2	5,000	5,000	5,000			15,000
Treatment Plant Upgrade	SEWER 002	1	18,900,000					18,900,000
Jetter Truck Replacement	SEWER 005	1		100,000				100,000
General Equipment	SEWER 006	3	20,000	20,000				40,000
Interceptor/Collection System Improvements	SEWER 007	1	10,000	10,000	10,000			30,000
Unit #60 Replacment - 112 Ton Pick-up Truck	SEWER 009	2	15,000					15,000
Lift Station Improvements	SEWER 010	1	5,000	5,000	5,000			15,000
Wastewater Total			18,955,000	140,000	20,000			19,115,000
Water								
Wells and Well Site	WATER 001	1	5,000	5,000	5,000			15,000
Pumping Equipment	WATER 002	1	5,000	5,000	5,000	5,000	5,000	25,000
Filter Plant Improvements	WATER 004	1	10,000	10,000				20,000
Water Main Improvements	WATER 005	1	5,000	5,000	5,000			15,000
Unit 60 Vehicle Replacement 1/2 Ton Pick-up Truck	WATER 006	3	15,000					15,000
Hydrants	WATER 008	2	5,000	5,000	5,000			15,000
Mower Replacement	WATER 011	3		15,000				15,000
Water Total			45,000	45,000	20,000	5,000	5,000	120,000
GRAND TOTAL			21,610,650	13,685,700	7,803,800	4,932,000	5,912,000	53,944,150

**BUDGET
CITY OF WINDOM
2019 BUDGET YEAR**

	<u>2019 Levy Uses</u>	<u>Percent Of Levy</u>
General Fund Operational	\$ 364,459	17.93%
General Fund Capital	\$ 247,656	12.18%
Less: Use of General Fund Reserves	\$ -	0.00%
Dilapidated Housing Program	\$ 22,850	1.12%
Special Revenue Fund Operational	\$ 765,254	37.64%
Special Revenue Fund Capital	\$ -	0.00%
 <i>Sub Total</i>	 \$ 1,400,219	
 Tax Abatement	 \$ 15,550	 0.76%
Plus Debt Service*	\$ 617,421	30.37%
 Levy Total	 \$ 2,033,190	 100.00%

<i>2018 Levy Total</i>	\$ 1,932,591	95.05%
 <i>City Operation & Capital Levy Addition</i>	 \$ 100,600	 5.21%
<i>Use of Reserve Funds</i>	\$ -	0.00%
2019 Levy Total	\$ 2,033,190	
 *Total Levy Increase	 \$ 100,600	 5.21%

Debt Service Levy

402 Capital - ESF Loan	\$ 68,652
401 Street Shop - Loader & Grader Interfund Payment	\$ 79,000
*401 Ice System Replacement Project	\$ 77,615
301 2003 Street Project (2011B Refi)	\$ -
302 2005 Street Project (2012A Refi)	\$ 47,884
303 2007 Street Project (2012A Refi)	\$ 84,315
305 2009 Street Project	\$ 55,170
306 2013 Street Project	\$ 93,338
307 2017 Street Project	\$ 81,778
406 2013 Equip Bond - Fire Truck & SCBA	\$ 29,670
Total	\$ 617,421

**BUDGET
CITY OF WINDOM
2019 BUDGET YEAR**

<u>Debt Service Levy</u>	<u>2019</u> Levy	<u>2020</u> Levy	<u>2021</u> Levy	<u>2022</u> Levy	<u>2023</u> Levy
402 Capital - ESF Loan	\$ 68,652	\$ 68,392	\$ 68,076	\$ 68,691	\$ 68,235
401 Street Shop - Loader & Grader Interfund Payment	\$ 79,000	\$ 29,000	\$ 29,000	\$ 15,798	\$ -
*401 Ice System Replacement Project	\$ 77,615	\$ 76,659	\$ 80,649	\$ 79,232	\$ 77,814
301 2003 Street Project (2011B Refi)	\$ -	\$ -	\$ -	\$ -	\$ -
302 2005 Street Project (2012A Refi)	\$ 47,884	\$ 45,069	\$ 34,294	\$ 35,880	\$ 6,328
303 2007 Street Project (2012A Refi)	\$ 84,315	\$ 79,737	\$ 55,215	\$ 57,465	\$ -
305 2009 Street Project	\$ 55,170	\$ 51,020	\$ 48,605	\$ 50,627	\$ 53,462
306 2013 Street Project	\$ 93,338	\$ 97,328	\$ 95,963	\$ 94,598	\$ 93,233
307 2017 Street Project	\$ 81,778	\$ 83,248	\$ 84,561	\$ 85,716	\$ 81,463
406 2013 Equip Bond - Fire Truck & SCBA	\$ 29,670	\$ 29,402	\$ 27,722	\$ 27,278	\$ 27,642
Total	\$ 617,421	\$ 559,856	\$ 524,085	\$ 515,285	\$ 408,178

ESF Loan Funding

	2019	2020	2021	2022	2023
Debt Service	\$(133,651.70)	\$(133,391.00)	\$(133,076.00)	\$(133,690.00)	\$(133,235.00)
Hospital Transfer	\$ 10,000.00	\$ 10,000.00	\$ 10,000.00	\$ 10,000.00	\$ 10,000.00
Electric Transfer	\$ 25,000.00	\$ 25,000.00	\$ 25,000.00	\$ 25,000.00	\$ 25,000.00
Liquor Transfer	\$ 30,000.00	\$ 30,000.00	\$ 30,000.00	\$ 30,000.00	\$ 30,000.00
Levy	\$ 68,652.00	\$ 68,392.00	\$ 68,076.00	\$ 68,691.00	\$ 68,235.00
Total Funds	\$ 133,652.00	\$ 133,392.00	\$ 133,076.00	\$ 133,691.00	\$ 133,235.00
	0	1	0	1	0

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Levy Offset (Project Contingency Funds)					
Net Levy	\$ 68,652.00	\$ 68,392.00	\$ 68,076.00	\$ 68,691.00	\$ 68,235.00

\$32,000 Contingency Remaining after using \$50,000 for Tennis Courts

\$ - \$ (32,000.00)

Net Levy Using Contingency Funds	\$ 68,652.00	\$ 36,392.00	\$ 68,076.00	\$ 68,691.00	\$ 68,235.00
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General Fund Reserve Estimates

		<u>Available Funds</u>
2019 Budgeted Expense	\$4,066,447.83	
69% 2017 Audited Reserve	\$2,170,771.00	53.38%
Less: 2018 General Fund Commitments		
2018 Budget Use of Reserve	\$ (167,695.00)	
Cemstone Reclamation Project	\$ (60,000.00) *	
Arena Ice System - Engineering	\$ (11,000.00)	
Compression Braking Signs	\$ (5,000.00)	
SEH Floodplain Data Review (2019 Budget Advance)	\$ (13,000.00)	
	<u>\$ (256,695.00)</u>	
Remaining General Fund Reserve	\$1,914,076.00	47.07%
35% Required Minimum	\$1,423,256.74	\$ 490,819.26
40% Reserve Amount	\$1,626,579.13	\$ 287,496.87
45% Reserve Amount	\$1,829,901.52	\$ 84,174.48
50% Reserve Amount	\$2,033,223.92	\$ (119,147.92)
60% Reserve Amount	\$2,439,868.70	\$ (525,792.70)

* \$100,000 Paid in 2017 for Cemstone Reclamation Project

**CITY OF WINDOM
DEBT SCHEDULE/STATEMENT OF BOND INDEBTEDNESS
YEAR ENDING DECEMBER 31, 2018**

	Issue Date	Maturity Date	Interest Rate	Original Issue	New Issue	Outstanding December 31, 2017	2018 Principal Payment	2018 Interest Payment	Outstanding December 31, 2018	Fund #	
GENERAL OBLIGATION BONDS											
17	GO Improvement Bonds & Refunding Bonds, Series 2006A (June Ct)	2006	2017	4.01%	103,000.00	0.00	-	0.00	-	304	
18	GO Improvement Bonds & Refunding Bonds, Series 2006A (Matthew)	2006	2018	4.01%	97,000.00	0.00	-	0.00	-	304	
26	GO Improvement Bonds Series 2009A	2009	2025	2.0-4.25%	1,510,000.00	0.00	905,000.00	18,066.25	-	305	
	GO Improvement Bonds Series 2017C (2009A Refunding)	2017	2025	2.00%	830,000.00	0.00	830,000.00	10,487.22	830,000.00	305	
30	GO Improvement Refunding Bonds, Series 2011B (2003 St)	2011	2019	0.5-1.85%	795,000.00	0.00	240,000.00	3,210.00	120,000.00	301	
31	GO Crossover Refunding Bonds, Series 2012A (2005A & 2007B)	2012	2023	5.5-2.2	277,200.00	0.00	115,500.00	26,950.00	88,550.00	302	
31	GO Crossover Refunding Bonds, Series 2012A (2005A & 2007B)	2012	2023	5.5-2.2	82,800.00	0.00	34,500.00	8,050.00	473.80	406	
31	GO Crossover Refunding Bonds, Series 2012A (2005A & 2007B)	2012	2023	5.5-2.2	820,000.00	0.00	470,000.00	7,800.00	385,000.00	303	
33	GO Improvement Bonds Series 2013A	2013	2034	2.43%	2,590,000.00	0.00	2,205,000.00	135,000.00	51,862.52	2,070,000.00	306
	GO Improvement Bonds Series 2017A	2017	2039	1.15-3.40%	2,870,000.00	0.00	2,870,000.00	99,464.36	2,870,000.00	307	
TOTAL GENERAL OBLIGATION BONDS						0.00	7,670,000.00	1,270,000.00	192,730.35	6,400,000.00	
GENERAL OBLIGATION EQUIPMENT CERTIFICATES											
34	GO Equipment Bonds, Series 2013B	2013	2023	1.60%	425,000.00	0.00	290,000.00	45,000.00	4,142.50	245,000.00	406
TOTAL GENERAL EQUIPMENT CERTIFICATES						0.00	290,000.00	45,000.00	4,142.50	245,000.00	
EDA/HOUSING DEVELOPMENT TAX INCREMENT BONDS											
21	GO Improvement Bonds & Refunding Bonds, Series 2006A (Riverbluff)	2006	2018	4.01%	227,000.00	0.00	-	0.00	-	304	
34	GO Improvement NWIP 2013B	2013	2023	1.60%	190,000.00	0.00	130,000.00	20,000.00	1,880.00	110,000.00	254
	GO Improvement NWIP 2018A	2018	2028	3-3.4%	1,015,000.00	1,015,000.00	-	0.00	1,015,000.00	274	
TOTAL EDA/HOUSING DEVELOPMENT BONDS						1,015,000.00	130,000.00	20,000.00	1,880.00	1,125,000.00	
GENERAL FUND NOTES											
	Lease Option To Purchase (Emergency Services Facility)	2016	2037	2.790%	2,034,000.00	0.00	2,034,000.00	71,000.00	55,730.64	1,963,000.00	402
TOTAL GENERAL FUND NOTES						0.00	2,034,000.00	71,000.00	55,730.64	1,963,000.00	
GENERAL OBLIGATION REVENUE BONDS											
14	GO Revenue Note Series 1999A (Water Tower - East)	1999	2019	2.29%	1,319,713.68	0.00	166,000.00	82,000.00	3,802.00	84,000.00	601
29	GO Water & Sewer Revenue Bonds, 2011A - Water	2011	2029	2.65%	520,000.00	0.00	380,000.00	35,000.00	9,247.50	345,000.00	601
29	GO Water & Sewer Revenue Bonds, 2011A - Sewer	2011	2029	2.65%	2,570,000.00	0.00	2,355,000.00	175,000.00	64,155.00	2,180,000.00	602
31	GO Crossover Refunding Bonds, Series 2012A (2005A & 2007B) - Water	2012	2023	5.5-2.2	382,200.00	0.00	202,700.00	39,900.00	3,026.20	162,800.00	601
31	GO Crossover Refunding Bonds, Series 2012A (2005A & 2007B) - Sewer	2012	2023	5.5-2.2	277,800.00	0.00	157,300.00	30,100.00	2,383.80	127,200.00	602
33	GO Improvement Bonds Series 2013A - Sewer	2013	2034	2.43%	840,000.00	0.00	735,000.00	35,000.00	18,468.76	700,000.00	602
33	GO Improvement Bonds Series 2013A - Water	2013	2034	2.43%	970,000.00	0.00	850,000.00	40,000.00	21,325.00	810,000.00	601
	GO Improvement Bonds Series 2017A - Sewer Hwy 60 Line	2017	2039	1.15-3.40%	555,000.00	0.00	555,000.00	0.00	19,296.28	555,000.00	602
	GO Improvement Bonds Series 2017A - Water Tower	2017	2039	1.15-3.40%	595,000.00	0.00	595,000.00	0.00	20,894.72	595,000.00	601
32	Communication System Refunding Bonds (2012B)	2012	2032	3-3.825%	11,205,000.00	0.00	9,170,000.00	490,000.00	298,781.28	8,680,000.00	614
	GO Equipment Certificates, Series 2017B (Core Upgrade)	2017	2027	3.00%	855,000.00	0.00	855,000.00	0.00	28,927.50	855,000.00	614
	GO Equipment Certificates, Series 2018A (Ice Project)	2018	2038	3-3.4%	1,095,000.00	1,095,000.00	-	0.00	1,095,000.00	615	
TOTAL GENERAL OBLIGATION REVENUE BONDS						1,095,000.00	16,021,000.00	927,000.00	490,108.02	16,189,000.00	
NOTES PAYABLE EDA/ENTERPRISE FUNDS											
	Spec Building Note with Fulda Area Credit	2011	2016	4.40%	442,098.41	0.00	284,749.89	26,968.73	13,351.27	257,780.96	250
	NOTE PAYABLE OTHER:MHFA NOTE PAYABLE	2001			353,305.00	0.00	353,305.00			353,305.00	651
	NOTE PAYABLE OTHER:GMHF NOTE PAYABLE	2001			180,000.00	0.00	137,672.22		2,787.21	140,439.43	651
	NOTE PAYABLE BANK OF THE WEST	2001			488,847.00	0.00	305,251.05			283,958.60	651
	WATER PURCHASE - RED ROCK RURAL WATER SYSTEM	2023			230,000.00	0.00	130,333.00	23,000.00	-	107,333.00	601
TOTAL EDA/ENTERPRISE NOTES PAYABLE						0.00	1,211,310.96	71,260.98	20,049.83	1,142,817.19	
TOTAL OBLIGATIONS						2,110,000.00	27,356,310.96	2,404,260.98	764,641.34	27,064,817.19	

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