



City of Henderson, Minnesota Financial Management Plan/Utility Financial Analysis

May 11, 2011 UPDATE 2

[Special Assessing the Treatment Plant Project over 25 years assuming about 430 units at \$2,500]



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City of Henderson
FINANCIAL MANAGEMENT PLAN
GENERAL FUND INCREASE AT 3%

Draft as of
11-May-11



1 Real City Taxes Paid by Average \$200,000 Increase at 3%		Revenue		3.00%		3.00%	
2 Inflation Assumptions		Expenses		3.00%		3.00%	
3		4		5		6	
7	8	9	10	11	12	13	14
15	16	17	18	19	20	21	22
23	24	25	26	27	28	29	30
31	32	33	34	35	36	37	38
39	40	41	42	43	44	45	46
47	48	49	50	51	52	53	54
55	56	57	58	59	60	61	62
63	64	65	66	67	68	69	70
71	72	73	74	75	76	77	78
79	80	81	82	83	84	85	86
87	88	89	90	91	92	93	94
95	96	97	98	99	100	101	102
103	104	105	106	107	108	109	110
111	112	113	114	115	116	117	118
119	120	121	122	123	124	125	126
127	128	129	130	131	132	133	134
135	136	137	138	139	140	141	142
143	144	145	146	147	148	149	150
151	152	153	154	155	156	157	158
159	160	161	162	163	164	165	166
167	168	169	170	171	172	173	174
175	176	177	178	179	180	181	182
183	184	185	186	187	188	189	190
191	192	193	194	195	196	197	198
199	200	201	202	203	204	205	206
207	208	209	210	211	212	213	214
215	216	217	218	219	220	221	222
223	224	225	226	227	228	229	230
231	232	233	234	235	236	237	238
239	240	241	242	243	244	245	246
247	248	249	250	251	252	253	254
255	256	257	258	259	260	261	262
263	264	265	266	267	268	269	270
271	272	273	274	275	276	277	278
279	280	281	282	283	284	285	286
287	288	289	290	291	292	293	294
295	296	297	298	299	300	301	302
303	304	305	306	307	308	309	310
311	312	313	314	315	316	317	318
319	320	321	322	323	324	325	326
327	328	329	330	331	332	333	334
335	336	337	338	339	340	341	342
343	344	345	346	347	348	349	350
351	352	353	354	355	356	357	358
359	360	361	362	363	364	365	366
367	368	369	370	371	372	373	374
375	376	377	378	379	380	381	382
383	384	385	386	387	388	389	390
391	392	393	394	395	396	397	398
399	400	401	402	403	404	405	406
407	408	409	410	411	412	413	414
415	416	417	418	419	420	421	422
423	424	425	426	427	428	429	430
431	432	433	434	435	436	437	438
439	440	441	442	443	444	445	446
447	448	449	450	451	452	453	454
455	456	457	458	459	460	461	462
463	464	465	466	467	468	469	470
471	472	473	474	475	476	477	478
479	480	481	482	483	484	485	486
487	488	489	490	491	492	493	494
495	496	497	498	499	500	501	502
503	504	505	506	507	508	509	510
511	512	513	514	515	516	517	518
519	520	521	522	523	524	525	526
527	528	529	530	531	532	533	534
535	536	537	538	539	540	541	542
543	544	545	546	547	548	549	550
551	552	553	554	555	556	557	558
559	560	561	562	563	564	565	566
567	568	569	570	571	572	573	574
575	576	577	578	579	580	581	582
583	584	585	586	587	588	589	590
591	592	593	594	595	596	597	598
599	600	601	602	603	604	605	606
607	608	609	610	611	612	613	614
615	616	617	618	619	620	621	622
623	624	625	626	627	628	629	630
631	632	633	634	635	636	637	638
639	640	641	642	643	644	645	646
647	648	649	650	651	652	653	654
655	656	657	658	659	660	661	662
663	664	665	666	667	668	669	670
671	672	673	674	675	676	677	678
679	680	681	682	683	684	685	686
687	688	689	690	691	692	693	694
695	696	697	698	699	700	701	702
703	704	705	706	707	708	709	710
711	712	713	714	715	716	717	718
719	720	721	722	723	724	725	726
727	728	729	730	731	732	733	734
735	736	737	738	739	740	741	742
743	744	745	746	747	748	749	750
751	752	753	754	755	756	757	758
759	760	761	762	763	764	765	766
767	768	769	770	771	772	773	774
775	776	777	778	779	780	781	782
783	784	785	786	787	788	789	790
791	792	793	794	795	796	797	798
799	800	801	802	803	804	805	806
807	808	809	810	811	812	813	814
815	816	817	818	819	820	821	822
823	824	825	826	827	828	829	830
831	832	833	834	835	836	837	838
839	840	841	842	843	844	845	846
847	848	849	850	851	852	853	854
855	856	857	858	859	860	861	862
863	864	865	866	867	868	869	870
871	872	873	874	875	876	877	878
879	880	881	882	883	884	885	886
887	888	889	890	891	892	893	894
895	896	897	898	899	900	901	902
903	904	905	906	907	908	909	910
911	912	913	914	915	916	917	918
919	920	921	922	923	924	925	926
927	928	929	930	931	932	933	934
935	936	937	938	939	940	941	942
943	944	945	946	947	948	949	950
951	952	953	954	955	956	957	958
959	960	961	962	963	964	965	966
967	968	969	970	971	972	973	974
975	976	977	978	979	980	981	982
983	984	985	986	987	988	989	990
991	992	993	994	995	996	997	998
999	1000	1001	1002	1003	1004	1005	1006
1007	1008	1009	1010	1011	1012	1013	1014
1015	1016	1017	1018	1019	1020	1021	1022
1023	1024	1025	1026	1027	1028	1029	1030
1031	1032	1033	1034	1035	1036	1037	1038
1039	1040	1041	1042	1043	1044	1045	1046
1047	1048	1049	1050	1051	1052	1053	1054
1055	1056	1057	1058	1059	1060	1061	1062
1063	1064	1065	1066	1067	1068	1069	1070
1071	1072	1073	1074	1075	1076	1077	1078
1079	1080	1081	1082	1083	1084	1085	1086
1087	1088	1089	1090	1091	1092	1093	1094
1095	1096	1097	1098	1099	1100	1101	1102
1103	1104	1105	1106	1107	1108	1109	1110
1111	1112	1113	1114	1115	1116	1117	1118
1119	1120	1121	1122	1123	1124	1125	1126
1127	1128	1129	1130	1131	1132	1133	1134
1135	1136	1137	1138	1139	1140	1141	1142
1143	1144	1145	1146	1147	1148	1149	1150
1151	1152	1153	1154	1155	1156	1157	1158
1159	1160	1161	1162	1163	1164	1165	1166
1167	1168	1169	1170	1171	1172	1173	1174
1175	1176	1177	1178	1179	1180	1181	1182
1183	1184	1185	1186	1187	1188	1189	1190
1191	1192	1193	1194	1195	1196	1197	1198
1199	1200	1201	1202	1203	1204	1205	1206
1207	1208	1209	1210				

1								
2	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%
3	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%
4								
5	2013	2014	2015	2016	2017	2018	2019	2020
6	PROJECTED	PROJECTED	PROJECTED	PROJECTED	PROJECTED	PROJECTED	PROJECTED	PROJECTED
7								
8	120,000	100,000	95,000	95,000	160,000	160,000	160,000	160,000
9	20,200	20,200	20,806	21,430	22,073	22,735	23,417	24,120
10	5,200	5,200	5,356	5,517	5,682	5,853	6,028	6,209
11	280,098	280,098	288,501	297,156	306,071	315,253	324,710	334,452
12	14,110	14,533	14,969	15,418	15,881	16,357	16,848	17,353
13	18,500	18,500	19,055	19,627	20,215	20,822	21,447	22,090
14	-	-	-	-	-	-	-	-
15	106	109	113	116	119	123	127	130
16	-	-	-	-	-	-	-	-
17	12,253	12,621	13,000	13,390	13,791	14,205	14,631	15,070
18	470,467	451,262	456,799	467,653	543,833	555,348	567,208	579,425
19								
20								
21	108,150	111,395	114,736	118,178	121,724	125,375	129,137	133,011
22	118,450	122,004	125,664	129,434	133,317	137,316	141,435	145,679
23	-	-	-	-	-	-	-	-
24	25,462	26,225	27,012	27,823	28,657	29,517	30,402	31,315
25	101,316	104,355	107,486	110,711	114,032	117,453	120,977	124,606
26	45,619	46,987	48,397	49,849	51,344	52,885	54,471	56,105
27	1,591	1,639	1,688	1,739	1,791	1,845	1,900	1,957
28	-	-	-	-	-	-	-	-
29	18,540	19,096	19,669	20,259	20,867	21,493	22,138	22,802
30								
31	419,128	431,701	444,652	457,992	471,732	485,884	500,460	515,474
32								
33	51,340	19,560	12,147	9,661	72,101	69,464	66,748	63,951
34	-	-	-	-	-	-	-	-
35	198,641	218,201	230,348	240,010	312,111	381,575	448,323	512,274
36								
37	47.4%	50.5%	51.8%	52.4%	66.2%	78.5%	89.6%	99.4%
38								
39								
40	120,000	100,000	95,000	95,000	160,000	160,000	160,000	160,000
41	-17.2%	-16.7%	-5.0%	0.0%	68.4%	0.0%	0.0%	0.0%
42								
43	0	0	0	0	0	0	0	0
44	55,000	55,000	55,000	55,000	55,000	55,000	55,000	55,000
45	0	0	0	0	0	0	0	0
46	0	0	0	0	0	0	0	0
47	15,000	15,000	15,000	15,000	15,000	15,000	15,000	15,000
48	70,000	70,000	70,000	70,000	70,000	70,000	70,000	70,000
49								
50	0	0	0	0	0	0	0	0
51	0	0	0	0	0	0	0	0
52	0	0	0	0	0	0	0	0
53	115,000	115,000	125,000	125,000	125,000	125,000	125,000	0
54	0	0	0	0	0	0	0	0
55	0	0	0	0	0	0	0	0
56	0	0	0	0	0	0	0	0
57	145,000	185,000	200,000	200,000	25,000	25,000	25,000	0
58	(see Fire Levy)	(see Fire Levy)	(see Fire Levy)	(see Fire Levy)	(see Fire Levy)	(see Fire Levy)	(see Fire Levy)	0
59	90,000	90,000	90,000	90,000	90,000	90,000	90,000	90,000
60	70,000	70,000	70,000	70,000	70,000	70,000	70,000	70,000
61	26,000	26,000	26,000	0	0	0	0	0
62	446,000	486,000	511,000	485,000	310,000	310,000	310,000	160,000
63								
64	636,000	656,000	676,000	650,000	540,000	540,000	540,000	390,000
65	25,000	25,000	25,000	25,000	25,000	25,000	25,000	25,000
66	661,000	681,000	701,000	675,000	565,000	565,000	565,000	415,000
67								
68	477,958	492,296	507,065	522,277	537,946	554,084	570,707	587,828
69	0	0	0	0	0	0	0	0
70	477,958	492,296	507,065	522,277	537,946	554,084	570,707	587,828
71								
72	138.297%	138.331%	138.246%	129.242%	105.029%	101.970%	99.000%	70.599%
73	-0.96%	0.02%	-0.06%	-6.51%	-18.73%	-2.91%	-2.91%	-28.69%
74								
75	2,934	3,023	3,112	2,997	2,508	2,508	2,508	1,842
76	2.01%	3.03%	2.94%	-3.71%	-16.30%	0.00%	0.00%	-26.55%
77								
78	3%	3%	3%	3%	3%	3%	3%	3%
79	3%	3%	3%	3%	3%	3%	3%	3%
80	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
81								
82								
83	0	0	0	0	0	0	0	0
84	0	0	0	0	0	0	0	0
85	212,180	218,545	225,102	231,855	238,810	245,975	253,354	260,955
86								
87	106%	113%	115%	106%	66%	64%	62%	31%

Clean Water (Sanitary Sewer) Financial Projections
City of Henderson, Minnesota



Year	Audited 2005	Audited 2006	Audited 2007	Audited 2008	Audited 2009	Audited 2010
Inflation Factor						
Average Res Use (gallons per user per month)						
Average Com Use (gallons per user per month)						
New Res Customers						
New Com Customers						
Total Res Customers			340	351	362	362
Total Com Customers			35	41	41	41
Total Customers			375	392	403	403
Expenses						
Total Operating	39,968	53,413	59,581	44,044	140,383	110,209
Additional Operating	0	0	0	0	(Included Above)	(Included Above)
Transfers OUT	36,000	26,000	44,600	46,000	90,050	67,350
Existing Debt Service	0	0	0	12,508	180,366	268,057
New Debt Service	0	0	0	0	0	0
Capital Outlay	0	0	1,538,423	3,154,808	3,386	11,077
Depreciation	0	0	0	0	0	0
Total	75,968	79,413	1,642,604	3,257,360	414,185	456,693
Revenues						
Use+Base (Residential)	68,900	65,093	75,034	89,964	150,708	212,890
Use+Base (Commercial)	(Included Above)	(Included Above)	(Included Above)	(Included Above)	(Included Above)	(Included Above)
Capital Outlay Charge (New)	0	0	0	0	(Included Above)	(Included Above)
Transfers IN	0	0	0	10,000	0	23,484
County Subsidy	0	0	0	0	0	0
Grants	0	0	369,256	211,862	1,624	1,244
Rentals	435	159	238	159	325	115
Other	0	0	0	0	13,000	0
Bond Proceeds	0	0	1,832,855	2,214,250	302,523	11,078
Connection Charges	0	0	0	0	0	0
Special Assessments	0	0	0	0	0	0
Property Taxes	0	0	0	0	0	80,000
Interest Earnings @ Inflation Rate	43	56	200	428	36	48
Total	69,378	65,308	2,277,583	2,526,663	468,216	328,859
Balance						
Annual Surplus/Deficit	(6,590)	(14,105)	634,979	(730,697)	54,031	(127,834)
Period Adjustment	0	0	107,014	0	0	0
Cumulative Balance @ -\$5,501	(12,091)	(26,196)	715,797	(14,900)	39,131	(88,703)
Replacement Reserve						
Contribution	0	0	0	0	0	0
Use	0	0	0	0	0	0
Balance	0	0	0	0	0	0
Rates						
Use Rate/mnth/1K gal/0 to 1,000					7.50	7.50
Use Rate/mnth/1K gal/1,001 to 3,000					6.00	6.00
Use Rate/mnth/1K gal/3,001 to 6,000					5.00	5.00
Use Rate/mnth/1K gal/6,001 to 9,000					4.50	4.50
Use Rate/mnth/1K gal/over 9,000					4.00	4.00
Capital Outlay Charge (Treatment)					10.00	10.00
Connection Charge					1,500.00	1,500.00
Connection Inflation Rate						
Capital Outlay Inflation Rate						
Base Inflation Rate						
Use Inflation Rate						
Capital Projects						
Project 1						
Project 2						
Project 3						
Project 4						
Total						
Funded by Operations						
Funded by Replacement Reserve						
Funded by Debt						
Debt						
Rate						
Term						
AADS @ 105%						
Cumulative DS						
Assessments @ \$1,075,000						
Rate (2% over Debt)						
Term						
AADS						
Cumulative DS						

Clean Water (Sanitary Sewer) Financial Projections
City of Henderson, Minnesota

Year	Budgeted 2011	Projected 2012	Projected 2013	Projected 2014	Projected 2015	Projected 2016	Projected 2017
Inflation Factor	1.50%	1.50%	1.50%	1.50%	1.50%	1.50%	1.50%
Average Res Use (gallons per user per month)	3,000	3,000	3,000	3,000	3,000	3,000	3,000
Average Com Use (gallons per user per month)	8,000	8,000	8,000	8,000	8,000	8,000	8,000
New Res Customers	2	2	2	2	2	2	2
New Com Customers	0	0	0	0	0	0	0
Total Res Customers	364	366	368	370	372	374	376
Total Com Customers	41	41	41	41	41	41	41
Total Customers	405	407	409	411	413	415	417
Expenses							
Total Operating	111,862	113,540	115,243	116,972	118,726	120,507	122,315
Additional Operating (Included Above)							
Transfers OUT	0	0	0	0	0	0	0
Existing Debt Service	358,153	354,741	337,827	337,057	330,126	333,076	330,776
New Debt Service	0	0	0	0	0	0	0
Capital Outlay	0	0	0	0	0	0	0
Depreciation	0	0	0	0	0	0	0
Total	470,015	468,281	453,071	454,029	448,852	453,583	453,091
Revenues							
Use+Base (Residential)	93,912	103,871	107,572	111,401	115,363	119,463	123,705
Use+Base (Commercial)	28,757	31,633	32,582	33,560	34,566	35,603	36,671
Capital Outlay Charge (New)	170,100	195,360	196,320	197,280	198,240	199,200	200,160
Transfers IN	0	0	0	0	0	0	0
County Subsidy	0	0	0	0	0	0	0
Grants	0	0	0	0	0	0	0
Rentals	0	0	0	0	0	0	0
Other	0	0	0	0	0	0	0
Bond Proceeds	0	0	0	0	0	0	0
Connection Charges	3,000	3,000	3,000	3,000	3,000	3,000	3,000
Special Assessments	0	65,154	65,154	65,154	65,154	65,154	65,154
Property Taxes	60,000	50,000	145,000	185,000	200,000	200,000	25,000
Interest Earnings @ Inflation Rate	0	0	0	0	0	0	0
Total	355,769	449,018	549,628	595,394	616,323	622,420	453,690
Balance							
Annual Surplus/Deficit	(114,246)	(19,263)	96,557	141,366	167,471	168,837	599
Period Adjustment	0	0	0	0	0	0	0
Cumulative Balance @ -\$5,501	(202,949)	(222,212)	(125,655)	15,711	183,181	352,018	352,617
Replacement Reserve							
Contribution	0	0	0	0	0	0	0
Use	0	0	0	0	0	0	0
Balance	0	0	0	0	0	0	0
Rates							
Use Rate/mnth/1K gal/0 to 1,000	7.00	7.70	7.93	8.17	8.41	8.67	8.93
Use Rate/mnth/1K gal/1,001 to 3,000	7.25	7.98	8.21	8.46	8.71	8.98	9.25
Use Rate/mnth/1K gal/3,001 to 6,000	7.35	8.09	8.33	8.58	8.83	9.10	9.37
Use Rate/mnth/1K gal/6,001 to 9,000	7.45	8.20	8.44	8.69	8.95	9.22	9.50
Use Rate/mnth/1K gal/over 9,000	7.50	8.25	8.50	8.75	9.01	9.29	9.56
Capital Outlay Charge (Treatment)	35.00	40.00	40.00	40.00	40.00	40.00	40.00
Connection Charge	1,500.00	1,500.00	1,500.00	1,500.00	1,500.00	1,500.00	1,500.00
Connection Inflation Rate	0%	0%	0%	0%	0%	0%	0%
Capital Outlay Inflation Rate	71%	13%	0%	0%	0%	0%	0%
Base Inflation Rate	Effective August	10%	3%	3%	3%	3%	3%
Use Inflation Rate	1, 2010	10%	3%	3%	3%	3%	3%
Capital Projects							
Project 1	0	0	0	0	0	0	0
Project 2	0	0	0	0	0	0	0
Project 3	0	0	0	0	0	0	0
Project 4	0	0	0	0	0	0	0
Total	0	0	0	0	0	0	0
Funded by Operations	0	0	0	0	0	0	0
Funded by Replacement Reserve	0	0	0	0	0	0	0
Funded by Debt	0	0	0	0	0	0	0
Debt							
Rate	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
Term	1	1	1	1	1	1	1
AADS @ 105%	0	0	0	0	0	0	0
Cumulative DS	0	0	0	0	0	0	0
Assessments @ \$1,075,000							
Rate (2% over Debt)	3.49%	3.49%	3.49%	3.49%	3.49%	3.49%	3.49%
Term	25	25	25	25	25	25	25
AADS	65,154	0	0	0	0	0	0
Cumulative DS	0	65,154	65,154	65,154	65,154	65,154	65,154

**Clean Water (Sanitary Sewer) Financial Projections
City of Henderson, Minnesota**

Year	Projected 2018	Projected 2019	Projected 2020	Projected 2021	Projected 2022	Projected 2023	Projected 2024
Inflation Factor	1.50%	1.50%	1.50%	1.50%	1.50%	1.50%	1.50%
Average Res Use (gallons per user per month)	3,000	3,000	3,000	3,000	3,000	3,000	3,000
Average Com Use (gallons per user per month)	8,000	8,000	8,000	8,000	8,000	8,000	8,000
New Res Customers	2	2	2	2	2	2	2
New Com Customers	0	0	0	0	0	0	0
Total Res Customers	378	380	382	384	386	388	390
Total Com Customers	41	41	41	41	41	41	41
Total Customers	419	421	423	425	427	429	431
Expenses							
Total Operating	124,150	126,012	127,902	129,821	131,768	133,744	135,751
Additional Operating (Included Above)							
Transfers OUT	0	0	0	0	0	0	0
Existing Debt Service	332,276	337,575	289,373	271,259	322,862	332,221	229,652
New Debt Service	0	0	0	0	0	0	0
Capital Outlay	0	0	0	0	0	0	0
Depreciation	0	0	0	0	0	0	0
Total	456,426	463,586	417,275	401,080	454,630	465,965	365,402
Revenues							
Use+Base (Residential)	128,094	132,635	137,333	142,193	147,222	152,424	157,806
Use+Base (Commercial)	37,772	38,905	40,072	41,274	42,512	43,788	45,101
Capital Outlay Charge (New)	201,120	202,080	203,040	204,000	204,960	205,920	206,880
Transfers IN	0	0	0	0	0	0	0
County Subsidy	0	0	0	0	0	0	0
Grants	0	0	0	0	0	0	0
Rentals	0	0	0	0	0	0	0
Other	0	0	0	0	0	0	0
Bond Proceeds	0	0	0	0	0	0	0
Connection Charges	3,000	3,000	3,000	3,000	3,000	3,000	3,000
Special Assessments	65,154	65,154	65,154	65,154	65,154	65,154	65,154
Property Taxes	25,000	25,000	0	0	0	0	0
Interest Earnings @ Inflation Rate	0	0	0	0	0	0	0
Total	460,139	466,773	448,598	455,621	462,848	470,286	477,941
Balance							
Annual Surplus/Deficit	3,713	3,187	31,323	54,541	8,218	4,321	112,539
Period Adjustment	0	0	0	0	0	0	0
Cumulative Balance @ -\$5,501	356,331	359,517	390,840	445,382	453,599	457,920	570,459
Replacement Reserve							
Contribution	0	0	0	0	0	0	0
Use	0	0	0	0	0	0	0
Balance	0	0	0	0	0	0	0
Rates							
Use Rate/mnth/1K gal/0 to 1,000	9.19	9.47	9.75	10.05	10.35	10.66	10.98
Use Rate/mnth/1K gal/1,001 to 3,000	9.52	9.81	10.10	10.41	10.72	11.04	11.37
Use Rate/mnth/1K gal/3,001 to 6,000	9.65	9.94	10.24	10.55	10.87	11.19	11.53
Use Rate/mnth/1K gal/6,001 to 9,000	9.79	10.08	10.38	10.69	11.01	11.34	11.68
Use Rate/mnth/1K gal/over 9,000	9.85	10.15	10.45	10.76	11.09	11.42	11.76
Capital Outlay Charge (Treatment)	40.00	40.00	40.00	40.00	40.00	40.00	40.00
Connection Charge	1,500.00	1,500.00	1,500.00	1,500.00	1,500.00	1,500.00	1,500.00
Connection Inflation Rate	0%	0%	0%	0%	0%	0%	0%
Capital Outlay Inflation Rate	0%	0%	0%	0%	0%	0%	0%
Base Inflation Rate	3%	3%	3%	3%	3%	3%	3%
Use Inflation Rate	3%	3%	3%	3%	3%	3%	3%
Capital Projects							
Project 1	0	0	0	0	0	0	0
Project 2	0	0	0	0	0	0	0
Project 3	0	0	0	0	0	0	0
Project 4	0	0	0	0	0	0	0
Total	0	0	0	0	0	0	0
Funded by Operations	0	0	0	0	0	0	0
Funded by Replacement Reserve	0	0	0	0	0	0	0
Funded by Debt	0	0	0	0	0	0	0
Debt							
Rate	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
Term	1	1	1	1	1	1	1
AADS @ 105%	0	0	0	0	0	0	0
Cumulative DS	0	0	0	0	0	0	0
Assessments @ \$1,075,000							
Rate (2% over Debt)	3.49%	3.49%	3.49%	3.49%	3.49%	3.49%	3.49%
Term	25	25	25	25	25	25	25
AADS	0	0	0	0	0	0	0
Cumulative DS	65,154	65,154	65,154	65,154	65,154	65,154	65,154

**Clean Water (Sanitary Sewer) Financial Projections
City of Henderson, Minnesota**

Year	Projected 2025	Projected 2026	Projected 2027	Projected 2028	Projected 2029
Inflation Factor	1.50%	1.50%	1.50%	1.50%	1.50%
Average Res Use (gallons per user per month)	3,000	3,000	3,000	3,000	3,000
Average Com Use (gallons per user per month)	8,000	8,000	8,000	8,000	8,000
New Res Customers	2	2	2	2	2
New Com Customers	0	0	0	0	0
Total Res Customers	392	394	396	398	400
Total Com Customers	41	41	41	41	41
Total Customers	433	435	437	439	441
Expenses					
Total Operating	137,787	139,854	141,951	144,081	146,242
Additional Operating (Included Above)					
Transfers OUT	0	0	0	0	0
Existing Debt Service	229,381	229,066	229,699	0	0
New Debt Service	0	0	0	0	0
Capital Outlay	0	0	0	0	0
Depreciation	0	0	0	0	0
Total	367,168	368,920	371,650	144,081	146,242
Revenues					
Use+Base (Residential)	163,374	169,134	175,092	181,255	187,631
Use+Base (Commercial)	46,454	47,848	49,283	50,762	52,285
Capital Outlay Charge (New)	207,840	208,800	209,760	0	0
Transfers IN	0	0	0	0	0
County Subsidy	0	0	0	0	0
Grants	0	0	0	0	0
Rentals	0	0	0	0	0
Other	0	0	0	0	0
Bond Proceeds	0	0	0	0	0
Connection Charges	3,000	3,000	3,000	3,000	3,000
Special Assessments	65,154	65,154	65,154	65,154	65,154
Property Taxes	0	0	0	0	0
Interest Earnings @ Inflation Rate	0	0	0	0	0
Total	485,822	493,935	502,289	300,171	308,070
Balance					
Annual Surplus/Deficit	118,654	125,016	130,639	156,090	161,828
Period Adjustment	0	0	0	0	0
Cumulative Balance @ -\$5,501	689,113	814,128	944,767	1,100,858	1,262,686
Replacement Reserve					
Contribution	0	0	0	0	0
Use	0	0	0	0	0
Balance	0	0	0	0	0
Rates					
Use Rate/mnth/1K gal/0 to 1,000	11.31	11.65	12.00	12.36	12.73
Use Rate/mnth/1K gal/1,001 to 3,000	11.71	12.06	12.42	12.80	13.18
Use Rate/mnth/1K gal/3,001 to 6,000	11.87	12.23	12.60	12.97	13.36
Use Rate/mnth/1K gal/6,001 to 9,000	12.03	12.40	12.77	13.15	13.55
Use Rate/mnth/1K gal/over 9,000	12.12	12.48	12.85	13.24	13.64
Capital Outlay Charge (Treatment)	40.00	40.00	40.00	0.00	0.00
Connection Charge	1,500.00	1,500.00	1,500.00	1,500.00	1,500.00
Connection Inflation Rate	0%	0%	0%	0%	0%
Capital Outlay Inflation Rate	0%	0%	0%	0%	0%
Base Inflation Rate	3%	3%	3%	3%	3%
Use Inflation Rate	3%	3%	3%	3%	3%
Capital Projects					
Project 1	0	0	0	0	0
Project 2	0	0	0	0	0
Project 3	0	0	0	0	0
Project 4	0	0	0	0	0
Total	0	0	0	0	0
Funded by Operations	0	0	0	0	0
Funded by Replacement Reserve	0	0	0	0	0
Funded by Debt	0	0	0	0	0
Debt					
Rate	0.00%	0.00%	0.00%	0.00%	0.00%
Term	1	1	1	1	1
AADS @ 105%	0	0	0	0	0
Cumulative DS	0	0	0	0	0
Assessments @ \$1,075,000					
Rate (2% over Debt)	3.49%	3.49%	3.49%	3.49%	3.49%
Term	25	25	25	25	25
AADS	0	0	0	0	0
Cumulative DS	65,154	65,154	65,154	65,154	65,154

**Clean Water (Sanitary Sewer) Financial Pro
City of Henderson, Minnesota**



EHLERS
LEADERS IN PUBLIC FINANCE

Todd Hagen, CIPFA
Public Finance Advisor
651-697-8508
1-800-552-1171

Year

Inflation Factor
Average Res Use (gallons per user per month)
Average Com Use (gallons per user per month)
New Res Customers
New Com Customers
Total Res Customers
Total Com Customers
Total Customers

Expenses
Total Operating
Additional Operating
Transfers OUT
Existing Debt Service
New Debt Service
Capital Outlay
Depreciation

Total

Revenues
Use+Base (Residential)
Use+Base (Commercial)
Capital Outlay Charge (New)
Transfers IN
County Subsidy
Grants
Rentals
Other
Bond Proceeds
Connection Charges
Special Assessments
Property Taxes
Interest Earnings @ Inflation Rate
Total

Balance
Annual Surplus/Deficit
Period Adjustment
Cumulative Balance @ -\$5,501

Replacement Reserve
Contribution
Use
Balance

Rates
Use Rate/mnth/1K gal/0 to 1,000
Use Rate/mnth/1K gal/1,001 to 3,000
Use Rate/mnth/1K gal/3,001 to 6,000
Use Rate/mnth/1K gal/6,001 to 9,000
Use Rate/mnth/1K gal/over 9,000
Capital Outlay Charge (Treatment)
Connection Charge

Connection Inflation Rate
Capital Outlay Inflation Rate
Base Inflation Rate
Use Inflation Rate

Capital Projects
Project 1
Project 2
Project 3
Project 4

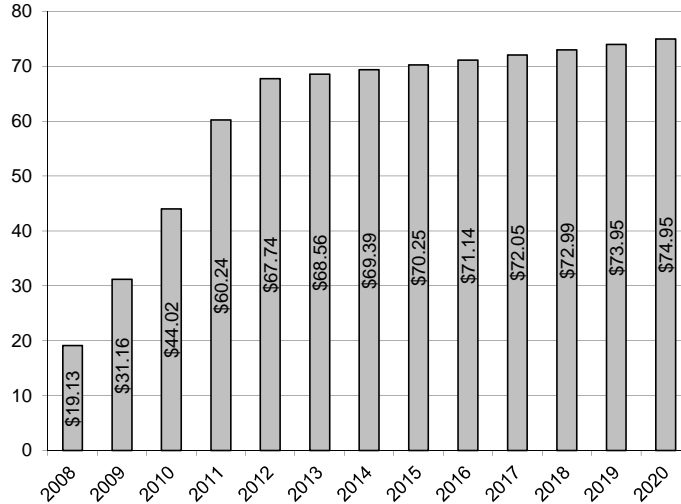
Total

Funded by Operations
Funded by Replacement Reserve
Funded by Debt

Debt
Rate
Term
AADS @ 105%
Cumulative DS

Assessments @ \$1,075,000
Rate (2% over Debt)
Term
AADS
Cumulative DS

Average Monthly Sewer Charge Per Customer



Drinking Water/Storm Sewer Financial Projections
City of Henderson, Minnesota



Year	Audited 2005	Audited 2006	Audited 2007	Audited 2008	Audited 2009	Audited 2010
Inflation Factor						
Average Res Use	(gallons per user per month)					
Average Com Use	(gallons per user per month)					
New Res Customers						
New Com Customers						
Total Res Customers			350	362	362	362
Total Com Customers			35	45	45	45
Total Customers			385	407	407	407
Expenses						
Total Operating	44,136	64,792	64,178	61,165	88,302	86,164
Transfers OUT	46,000	34,600	80,600	67,500	68,000	47,650
Existing Debt Service	0	0	0	2,655	2,380	3,728
New Debt Service	0	0	0	0	0	0
Capital Outlay	0	0	1,298	0	0	39,816
Depreciation	0	0	0	0	0	0
Total	90,136	99,392	146,076	131,320	158,682	177,358
Revenues						
Use+Base (Residential)	78,618	80,710	120,808	153,621	165,632	140,582
Use+Base (Commercial)	(Included Above)	(Included Above)	(Included Above)	(Included Above)	(Included Above)	(Included Above)
Capital Outlay Charge	0	0	(Included Above)	(Included Above)	(Included Above)	(Included Above)
Transfers IN	0	0	0	0	3,061	6,521
County Subsidy	0	0	0	0	0	0
Grants	0	0	0	0	0	0
Rentals	979	215	518	182	937	395
Other	0	0	0	0	0	0
Bond Proceeds	0	0	28,782	0	0	0
Connection Charges	0	0	0	0	0	0
Special Assessments	0	0	0	0	0	0
Property Taxes	0	0	0	0	0	0
Interest Earnings @ Inflation Rate	130	109	0	0	27	38
Total	79,727	81,034	150,108	153,803	169,657	147,536
Balance						
Annual Surplus/Deficit	(10,409)	(18,358)	4,032	22,483	10,975	(29,822)
Cumulative Balance @ \$3,347	(7,062)	(25,420)	(21,388)	1,095	12,070	(17,752)
Replacement Reserve						
Contribution	0	0	0	0	0	0
Use	0	0	0	0	0	0
Balance	0	0	0	0	0	0
Rates						
Use Rate/mnth/1K gal/0 to 1,000					5.00	5.00
Use Rate/mnth/1K gal/1,001 to 3,000					4.50	4.50
Use Rate/mnth/1K gal/3,001 to 6,000					4.00	4.00
Use Rate/mnth/1K gal/6,001 to 9,000					3.75	3.75
Use Rate/mnth/1K gal/9,001 to 12,000					3.50	3.50
Use Rate/mnth/1K gal/over 12,000					3.00	3.00
Capital Outlay Charge (Storm Sewer)					15.00	15.00
Connection Charge					0.00	0.00
Connection Inflation Rate						
Capital Outlay Inflation Rate						
Base Inflation Rate						
Use Inflation Rate						
Capital Projects						
Project 1						
Project 2						
Project 3						
Project 4						
Total						
Funded by Operations						
Funded by Replacement Reserve						
Funded by Debt						
Debt						
Rate						
Term						
AADS @ 105%						
Cumulative DS						
Assessments @ \$0						
Rate (2% over Debt)						
Term						
AADS						
Cumulative DS						

**Drinking Water/Storm Sewer Financial Plan
City of Henderson, Minnesota**

Year	Budgeted 2011	Projected 2012	Projected 2013	Projected 2014	Projected 2015	Projected 2016	Projected 2017	Projected 2018	Projected 2019
Inflation Factor	1.50%	1.50%	1.50%	1.50%	1.50%	1.50%	1.50%	1.50%	1.50%
Average Res Use (gallons per user per month)	4,000	4,000	4,000	4,000	4,000	4,000	4,000	4,000	4,000
Average Com Use (gallons per user per month)	8,000	8,000	8,000	8,000	8,000	8,000	8,000	8,000	8,000
New Res Customers	0	0	0	0	0	0	0	0	0
New Com Customers	0	0	0	0	0	0	0	0	0
Total Res Customers	362	362	362	362	362	362	362	362	362
Total Com Customers	45	45	45	45	45	45	45	45	45
Total Customers	407	407	407	407	407	407	407	407	407
Expenses									
Total Operating	87,456	88,768	90,100	91,451	92,823	94,215	95,629	97,063	98,519
Transfers OUT	0	0	0	0	0	0	0	0	0
Existing Debt Service	58,659	54,813	37,148	36,242	30,454	29,762	29,066	29,341	28,586
New Debt Service	0	0	0	0	0	0	0	0	0
Capital Outlay	0	0	0	0	0	0	0	0	0
Depreciation	0	0	0	0	0	0	0	0	0
Total	146,116	143,581	127,248	127,693	123,277	123,977	124,695	126,404	127,105
Revenues									
Use+Base (Residential)	79,930	82,327	84,797	87,341	89,961	92,660	95,440	98,303	101,252
Use+Base (Commercial)	20,196	20,802	21,426	22,069	22,731	23,413	24,115	24,839	25,584
Capital Outlay Charge	73,260	73,260	73,260	73,260	73,260	73,260	73,260	73,260	73,260
Transfers IN	0	0	0	0	0	0	0	0	0
County Subsidy	0	0	0	0	0	0	0	0	0
Grants	0	0	0	0	0	0	0	0	0
Rentals	0	0	0	0	0	0	0	0	0
Other	0	0	0	0	0	0	0	0	0
Bond Proceeds	0	0	0	0	0	0	0	0	0
Connection Charges	0	0	0	0	0	0	0	0	0
Special Assessments	0	0	0	0	0	0	0	0	0
Property Taxes	0	0	0	0	0	0	0	0	0
Interest Earnings @ Inflation Rate	0	0	0	0	2,243	3,217	4,245	5,331	6,461
Total	173,386	176,389	179,483	182,670	188,195	192,550	197,061	201,733	206,557
Balance									
Annual Surplus/Deficit	27,270	32,808	52,235	54,977	64,918	68,573	72,366	75,329	79,452
Cumulative Balance @ \$3,347	9,518	42,326	94,561	149,538	214,456	283,029	355,395	430,724	510,176
Replacement Reserve									
Contribution	0	0	0	0	0	0	0	0	0
Use	0	0	0	0	0	0	0	0	0
Balance	0	0	0	0	0	0	0	0	0
Rates									
Use Rate/mnth/1K gal/0 to 1,000	4.50	4.64	4.77	4.92	5.06	5.22	5.37	5.53	5.70
Use Rate/mnth/1K gal/1,001 to 3,000	4.60	4.74	4.88	5.03	5.18	5.33	5.49	5.66	5.83
Use Rate/mnth/1K gal/3,001 to 6,000	4.70	4.84	4.99	5.14	5.29	5.45	5.61	5.78	5.95
Use Rate/mnth/1K gal/6,001 to 9,000	4.80	4.94	5.09	5.25	5.40	5.56	5.73	5.90	6.08
Use Rate/mnth/1K gal/9,001 to 12,000	4.90	5.05	5.20	5.35	5.51	5.68	5.85	6.03	6.21
Use Rate/mnth/1K gal/over 12,000	5.00	5.15	5.30	5.46	5.63	5.80	5.97	6.15	6.33
Capital Outlay Charge (Storm Sewer)	15.00	15.00	15.00	15.00	15.00	15.00	15.00	15.00	15.00
Connection Charge	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Connection Inflation Rate	Conservation	0%	0%	0%	0%	0%	0%	0%	0%
Capital Outlay Inflation Rate	Rates Effective	0%	0%	0%	0%	0%	0%	0%	0%
Base Inflation Rate	August 1, 2010	3%	3%	3%	3%	3%	3%	3%	3%
Use Inflation Rate		3%	3%	3%	3%	3%	3%	3%	3%
Capital Projects									
Project 1	0	0	0	0	0	0	0	0	0
Project 2	0	0	0	0	0	0	0	0	0
Project 3	0	0	0	0	0	0	0	0	0
Project 4	0	0	0	0	0	0	0	0	0
Total	0	0	0	0	0	0	0	0	0
Funded by Operations	0	0	0	0	0	0	0	0	0
Funded by Replacement Reserve	0	0	0	0	0	0	0	0	0
Funded by Debt	0	0	0	0	0	0	0	0	0
Debt									
Rate	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
Term	1	1	1	1	1	1	1	1	1
AADS @ 105%	0	0	0	0	0	0	0	0	0
Cumulative DS	0	0	0	0	0	0	0	0	0
Assessments @ \$0									
Rate (2% over Debt)	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
Term	1	1	1	1	1	1	1	1	1
AADS	0	0	0	0	0	0	0	0	0
Cumulative DS	0	0	0	0	0	0	0	0	0

**Drinking Water/Storm Sewer Financial Plan
City of Henderson, Minnesota**

Year	Projected 2020	Projected 2021	Projected 2022	Projected 2023	Projected 2024	Projected 2025	Projected 2026	Projected 2027	Projected 2028
Inflation Factor	1.50%	1.50%	1.50%	1.50%	1.50%	1.50%	1.50%	1.50%	1.50%
Average Res Use (gallons per user per month)	4,000	4,000	4,000	4,000	4,000	4,000	4,000	4,000	4,000
Average Com Use (gallons per user per month)	8,000	8,000	8,000	8,000	8,000	8,000	8,000	8,000	8,000
New Res Customers	0	0	0	0	0	0	0	0	0
New Com Customers	0	0	0	0	0	0	0	0	0
Total Res Customers	362	362	362	362	362	362	362	362	362
Total Com Customers	45	45	45	45	45	45	45	45	45
Total Customers	407	407	407	407	407	407	407	407	407
Expenses									
Total Operating	99,997	101,497	103,019	104,565	106,133	107,725	109,341	110,981	112,646
Transfers OUT	0	0	0	0	0	0	0	0	0
Existing Debt Service	27,330	18,649	71,274	81,700	0	0	0	0	0
New Debt Service	0	0	0	0	0	0	0	0	0
Capital Outlay	0	0	0	0	0	0	0	0	0
Depreciation	0	0	0	0	0	0	0	0	0
Total	127,327	120,146	174,293	186,264	106,133	107,725	109,341	110,981	112,646
Revenues									
Use+Base (Residential)	104,290	107,419	110,641	113,960	117,379	120,901	124,528	128,264	132,111
Use+Base (Commercial)	26,351	27,142	27,956	28,795	29,659	30,548	31,465	32,409	33,381
Capital Outlay Charge	73,260	73,260	73,260	73,260	73,260	73,260	73,260	73,260	73,260
Transfers IN	0	0	0	0	0	0	0	0	0
County Subsidy	0	0	0	0	0	0	0	0	0
Grants	0	0	0	0	0	0	0	0	0
Rentals	0	0	0	0	0	0	0	0	0
Other	0	0	0	0	0	0	0	0	0
Bond Proceeds	0	0	0	0	0	0	0	0	0
Connection Charges	0	0	0	0	0	0	0	0	0
Special Assessments	0	0	0	0	0	0	0	0	0
Property Taxes	0	0	0	0	0	0	0	0	0
Interest Earnings @ Inflation Rate	7,653	8,916	10,365	11,084	11,696	13,584	15,543	17,575	19,682
Total	211,554	216,736	222,222	227,099	231,994	238,293	244,795	251,507	258,435
Balance									
Annual Surplus/Deficit	84,227	96,591	47,929	40,835	125,861	130,568	135,454	140,526	145,789
Cumulative Balance @ \$3,347	594,402	690,993	738,922	779,757	905,618	1,036,186	1,171,640	1,312,166	1,457,955
Replacement Reserve									
Contribution	0	0	0	0	0	0	0	0	0
Use	0	0	0	0	0	0	0	0	0
Balance	0	0	0	0	0	0	0	0	0
Rates									
Use Rate/mnth/1K gal/0 to 1,000	5.87	6.05	6.23	6.42	6.61	6.81	7.01	7.22	7.44
Use Rate/mnth/1K gal/1,001 to 3,000	6.00	6.18	6.37	6.56	6.76	6.96	7.17	7.38	7.60
Use Rate/mnth/1K gal/3,001 to 6,000	6.13	6.32	6.51	6.70	6.90	7.11	7.32	7.54	7.77
Use Rate/mnth/1K gal/6,001 to 9,000	6.26	6.45	6.64	6.84	7.05	7.26	7.48	7.70	7.93
Use Rate/mnth/1K gal/9,001 to 12,000	6.39	6.59	6.78	6.99	7.20	7.41	7.63	7.86	8.10
Use Rate/mnth/1K gal/over 12,000	6.52	6.72	6.92	7.13	7.34	7.56	7.79	8.02	8.26
Capital Outlay Charge (Storm Sewer)	15.00	15.00	15.00	15.00	15.00	15.00	15.00	15.00	15.00
Connection Charge	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Connection Inflation Rate	0%	0%	0%	0%	0%	0%	0%	0%	0%
Capital Outlay Inflation Rate	0%	0%	0%	0%	0%	0%	0%	0%	0%
Base Inflation Rate	3%	3%	3%	3%	3%	3%	3%	3%	3%
Use Inflation Rate	3%	3%	3%	3%	3%	3%	3%	3%	3%
Capital Projects									
Project 1	0	0	0	0	0	0	0	0	0
Project 2	0	0	0	0	0	0	0	0	0
Project 3	0	0	0	0	0	0	0	0	0
Project 4	0	0	0	0	0	0	0	0	0
Total	0	0	0	0	0	0	0	0	0
Funded by Operations	0	0	0	0	0	0	0	0	0
Funded by Replacement Reserve	0	0	0	0	0	0	0	0	0
Funded by Debt	0	0	0	0	0	0	0	0	0
Debt									
Rate	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
Term	1	1	1	1	1	1	1	1	1
AADS @ 105%	0	0	0	0	0	0	0	0	0
Cumulative DS	0	0	0	0	0	0	0	0	0
Assessments @ \$0									
Rate (2% over Debt)	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
Term	1	1	1	1	1	1	1	1	1
AADS	0	0	0	0	0	0	0	0	0
Cumulative DS	0	0	0	0	0	0	0	0	0

**Drinking Water/Storm Sewer Financial Plan
City of Henderson, Minnesota**



Todd Hagen, CIPFA
Public Finance Advisor
651-697-8508
1-800-552-1171

Year	Projected 2029
Inflation Factor	1.50%
Average Res Use (gallons per user per month)	4,000
Average Com Use (gallons per user per month)	8,000
New Res Customers	0
New Com Customers	0
Total Res Customers	362
Total Com Customers	45
Total Customers	407
Expenses	
Total Operating	114,335
Transfers OUT	0
Existing Debt Service	0
New Debt Service	0
Capital Outlay	0
Depreciation	0
Total	114,335
Revenues	
Use+Base (Residential)	136,075
Use+Base (Commercial)	34,382
Capital Outlay Charge	73,260
Transfers IN	0
County Subsidy	0
Grants	0
Rentals	0
Other	0
Bond Proceeds	0
Connection Charges	0
Special Assessments	0
Property Taxes	0
Interest Earnings @ Inflation Rate	21,869
Total	265,586
Balance	
Annual Surplus/Deficit	151,251
Cumulative Balance @ \$3,347	1,609,207
Replacement Reserve	
Contribution	0
Use	0
Balance	0
Rates	
Use Rate/mnth/1K gal/0 to 1,000	7.66
Use Rate/mnth/1K gal/1,001 to 3,000	7.83
Use Rate/mnth/1K gal/3,001 to 6,000	8.00
Use Rate/mnth/1K gal/6,001 to 9,000	8.17
Use Rate/mnth/1K gal/9,001 to 12,000	8.34
Use Rate/mnth/1K gal/over 12,000	8.51
Capital Outlay Charge (Storm Sewer)	15.00
Connection Charge	0.00
Connection Inflation Rate	0%
Capital Outlay Inflation Rate	0%
Base Inflation Rate	3%
Use Inflation Rate	3%
Capital Projects	
Project 1	0
Project 2	0
Project 3	0
Project 4	0
Total	0
Funded by Operations	0
Funded by Replacement Reserve	0
Funded by Debt	0
Debt	
Rate	0.00%
Term	1
AADS @ 105%	0
Cumulative DS	0
Assessments @ \$0	
Rate (2% over Debt)	0.00%
Term	1
AADS	0
Cumulative DS	0

Average Monthly Water Charge Per Customer

