



Annual Comprehensive Financial Report
For the Year Ended December 31, 2021



East Wastewater Treatment Facility Biosolids Building – Opened 2021

City of Otsego, Minnesota



Annual Comprehensive Financial Report

For the Year Ended
December 31, 2021

Adam Flaherty
City Administrator

Prepared by:
Finance Department

Member of the:

Government Finance Officers' Association
of the United States and Canada

CITY OF OTSEGO, MINNESOTA
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May 31, 2022

Honorable Mayor and Members of the City Council
City of Otsego

Transmitted herewith is the Annual Comprehensive Financial Report of the City of Otsego for the fiscal year ended December 31, 2021.

Responsibility for both the accuracy of the data and the completeness and fairness of the presentation, including all disclosures, rests with the management of the City following the policies and procedures specified by the City's system of internal control. Because the cost of internal controls should not exceed anticipated benefits, the objective is to provide reasonable, rather than absolute, assurance that the financial statements are free of any material misstatements.

To the best of our knowledge and belief, the enclosed data is accurate, in all material respects, and is reported in a manner designed to present fairly the financial position and results of operations of the various funds of the City. All disclosures deemed necessary to enable the reader to gain an understanding of the City's financial activities have been included.

Minnesota Statutes require that the financial statements of the City be audited annually by the State Auditor or a Certified Public Accountant selected by the City Council. These financial statements have been audited by BerganKDV (the Auditors). The Auditors expressed an unmodified opinion on the financial statements, and their opinion letter is included as the first component within the financial section of this report.

The Auditors have also issued a number of other reports on compliance with Government Auditing Standards and Minnesota Legal Compliance. These reports have been issued under separate cover.

Accounting principles generally accepted in the United States of America require that management provide a narrative introduction, overview and analysis to accompany the basic financial statements in the form of a Management's Discussion and Analysis (MD&A). This letter of transmittal is designed to complement the MD&A and should be read in conjunction with it. The City's MD&A can be found immediately following the report of the auditors.

PROFILE OF THE CITY

The first town site in Otsego was originally platted in 1857 in what was once known as the Big Woods, heavily laden with deciduous trees, and interspersed with rivers, ponds, and prairies. The first settlers to the area were of European descent settling the area in 1852. On April 5, 1858, Otsego Township was established. The area remained a township until 1990 when it was incorporated into the City of Otsego to more fully serve its residents and to manage growth.

Otsego is located at the confluence of the Mississippi and Crow Rivers approximately thirty miles northwest of Minneapolis. The Mississippi River runs along the northern and eastern borders of the City and the Crow River runs along the southern border in the far eastern part of the City until it enters the Mississippi River.

The City is located in the northeast corner of Wright County and covers an area of about 30.5 square miles. The 2020 US Census population estimate was 19,966, compared with 6,389 from the 2000 US Census. Otsego is both the largest and fastest growing city in Wright County and outpaces growth in neighboring cities outside Wright County.

The City operates under the “Optional Plan A” form of government as defined in Minnesota Statutes. Under this plan, the government of the City is directed by a City Council consisting of an elected mayor and four elected councilmembers at large. The City Council exercises legislative authority and determines all matters of policy. The City Council appoints personnel responsible for the proper administration of all affairs relating to the City. The mayor and councilmembers serve four year terms with two councilmembers elected to four year terms every two years. The mayor is also elected to a four year term.

The City provides its residents and businesses a full range of municipal services consisting of the construction & maintenance of highways, streets, and other infrastructure, park facilities, recreational opportunities, and general administrative services. The City services also provide public utilities including water, sanitary sewer and storm water services accounted for in enterprise funds. Police protection has been provided for more than 25 years through an agreement with the Wright County Sheriff’s department which provides 48 hours of service each and every day. Fire suppression and emergency response services are provided through agreements with the neighboring cities of Albertville, Elk River and Rogers, with each agreement having geographical boundaries based upon response times.

Financial planning and control for the City of Otsego are based on the annual Operating Budget and the multi-year Capital Improvement Plan. Under Minnesota Statutes, a preliminary property tax levy must be adopted by the City Council no later than September 30th of each year for the ensuing year's collection. This establishes a maximum levy that may subsequently be lowered but may not be increased at time of final adoption. A ceiling on the increase of the annual property tax levy is established from time to time by the Minnesota Legislature. Such a limit was not in place for taxes payable 2021 and 2022.

Effective establishment of this levy means that a preliminary operating budget must be prepared. The City Administrator, with the assistance of the Finance Director and management staff, prepares such a budget each year and presents it along with the preliminary levy for City Council review. The City Council is required to adopt a final tax levy and annual budget each December for the subsequent year, which begins on January 1. Departments may make transfers of appropriations within their department. However, transfers of budget appropriations between departments needs authorization of the City Administrator. The legal level of budgetary control is at the fund level, so any appropriation transfers between funds needs the approval of the City Council.

In addition, a Capital Improvement Plan covering a ten year period is reviewed and revised during the annual budget process. This includes projects for which the City may issue debt and/or assess portions of the cost to adjacent or benefitting property owners. Because there are limited funds available each year and the City does not wish to issue excessive amounts of debt, these projects are reviewed and reprioritized each year.

ECONOMIC CONDITION

Otsego continues to experience strong residential and commercial growth due to its ideal location. The City is 30 miles from downtown Minneapolis, the center of the Twin Cities metropolitan area and has excellent transportation access with Interstate 94 and State Highway 101. The City maintains a Comprehensive Plan document for land use and development to manage and encourage growth.

The residential growth can be expressed with the 435 new residential construction permits issued during 2021. The average number of new residential construction permits through the past five years is 330. The latest estimates developed by the City show total households at 6,957 or a growth of 42 percent over the past ten years.

The City is expecting for this trend in residential housing growth to continue into the future as well. There have been a number of builders continuing to develop properties and go through the final platting process.

The taxable market value of property within the City increased \$227 million (10.91 percent) to a total of \$2,315,141,700 for taxes payable 2022. According to Wright County, for taxes payable 2022, there was approximately \$131 million of value added for new residential and commercial / industrial development. The remaining portion of the growth would be due to market driven factors. The increased taxable value translates into increased tax capacity and has allowed the City to maintain or slightly decrease the property tax rate for nine consecutive years. The City's tax rate for payable 2022 is 34.545.

In 2021, Independent School District No. 728 continued construction of the first middle school within the City. The new middle school will help serve the educational needs of the rapid residential growth occurring within the City. The City is working closely with School District officials on the project, with construction expected to be complete for the 2022-2023 school year.

During 2021, the City approved development of two new businesses within the City's commercial zoning district. The buildings have been under construction throughout the year, and in 2022 are expected to open and welcome operations from Heartland Dental and Dunkin'.

Late in 2021, the City received development applications for a number of industrial projects throughout the City. The respective projects would add approximately 600 thousand square feet of industrial warehousing and distribution facilities, a notable number of jobs and tax base within the community. These projects are scheduled for City Council considerations as of the writing of this letter.

Aligned with the City's Strategic Plan of having diverse housing options River's Edge Apartments, The Village of Otsego Apartments and the Parkview Grand Apartments will provide continued expansion of multiple family housing choices for residents looking to call Otsego home. The first phases of these complexes include 267 market rate apartment units, with one, two- and three-bedroom options, with leasing underway. Future phases of these apartment buildings will provide an additional 157 units.

LONG-TERM FINANCIAL PLANNING

The City has adopted and annually updates a ten-year Capital Improvement Plan (CIP) to facilitate the growth and maintenance of public infrastructure, community facilities and capital equipment. Projects in the CIP demonstrate the importance of developing long range financial planning strategies to facilitate the growth and prosperity of the City. The process assists with both short- and long-range financial planning needs by:

- Prioritizing capital projects and equipment acquisitions
- Estimating resource needs and related cash flows
- Identifying adequate and sustainable funding sources

MAJOR INITIATIVES

With all of the growth that has been experienced in Otsego, the City has identified the need to expand our future planning, and has illustrated this by developing a Strategic Plan. Within this Plan, the City has developed a practical vision of what Otsego should be in three to five years. The following list outlines the City's strategic directions with certain examples of initiatives that have been accomplished in 2021 or set as goals in 2022.

- Positioning for Growth.
 - *Budgeted for Comprehensive Plan Update in 2022*
 - *Completed design of West Wastewater Facility Expansion Project*
 - *Initiated a facility and space needs analysis for City Hall & Public Works*
- Empowering the Organization.
 - *Commitment to an annual Strategic Planning process*
 - *Conducted an Employee Survey to gauge employee engagement*
 - *Implemented Staff Focus Groups for increased communication*
- Engaging Stakeholders.
 - *Attend Chamber of Commerce Events to Communicate with Businesses*
 - *Conducted a Community Survey to Obtain Feedback from Residents*
 - *Participation in Legislative Focus Groups for Transportation*

RELEVANT FINANCIAL POLICIES

The City Council has approved a fund balance policy that established the minimum fund balance requirements of the General Fund at forty-five percent of the subsequent year's expenditures. The policy also includes the annual review of the fund balance reserves of all other funds and the criteria for the use of reserves. Reserve balances are reviewed annually as part of the budget/financial planning process and at the time the Capital Improvement Plan is approved by the City Council.

Financial management staff of the City of Otsego have developed and implemented internal controls designed to protect the City's assets from loss, abuse, theft or other misappropriation. These controls provide reasonable assurance of the safety of the City's assets while recognizing that management estimates and judgements as to the cost of such controls are also important to deriving maximum benefit from these controls.

Policies relating to investment of City funds, billing and collection of public utility charges, management of long term debt, purchasing, fund balances and general accounting procedures have been developed. In addition, goals and objectives have been established for internal and external financial reporting and for long-term financial planning strategies.

FINANCIAL REPORTING AWARD

The Government Finance Officers Association of the United States and Canada (GFOA) awarded a Certificate of Achievement for Excellence in Financial Reporting to the City of Otsego for its Annual Comprehensive Financial Report for the fiscal year ended December 31, 2020. The City first applied for this award in 2012, and has received the award every year since.

In order to be awarded a Certificate of Achievement, a government must publish an easily readable and efficiently organized annual comprehensive financial report. The report must satisfy both accounting principles generally accepted in the United States and applicable federal, state and local legal requirements.

A Certificate of Achievement is valid for a period of one year. It is expected that the 2021 Annual Comprehensive Financial Report continues to meet the Certificate of Achievement program requirements and it will be submitted to the GFOA to determine the eligibility for another Certificate.

ACKNOWLEDGEMENTS

The preparation of this report would not have been possible without the expertise and dedication of the City's staff. Further, the City Council's support to promote and sustain the highest standards of professionalism in the financial management of the City of Otsego are acknowledged and appreciated.

Respectfully submitted,



Adam Flaherty
City Administrator & Finance Director

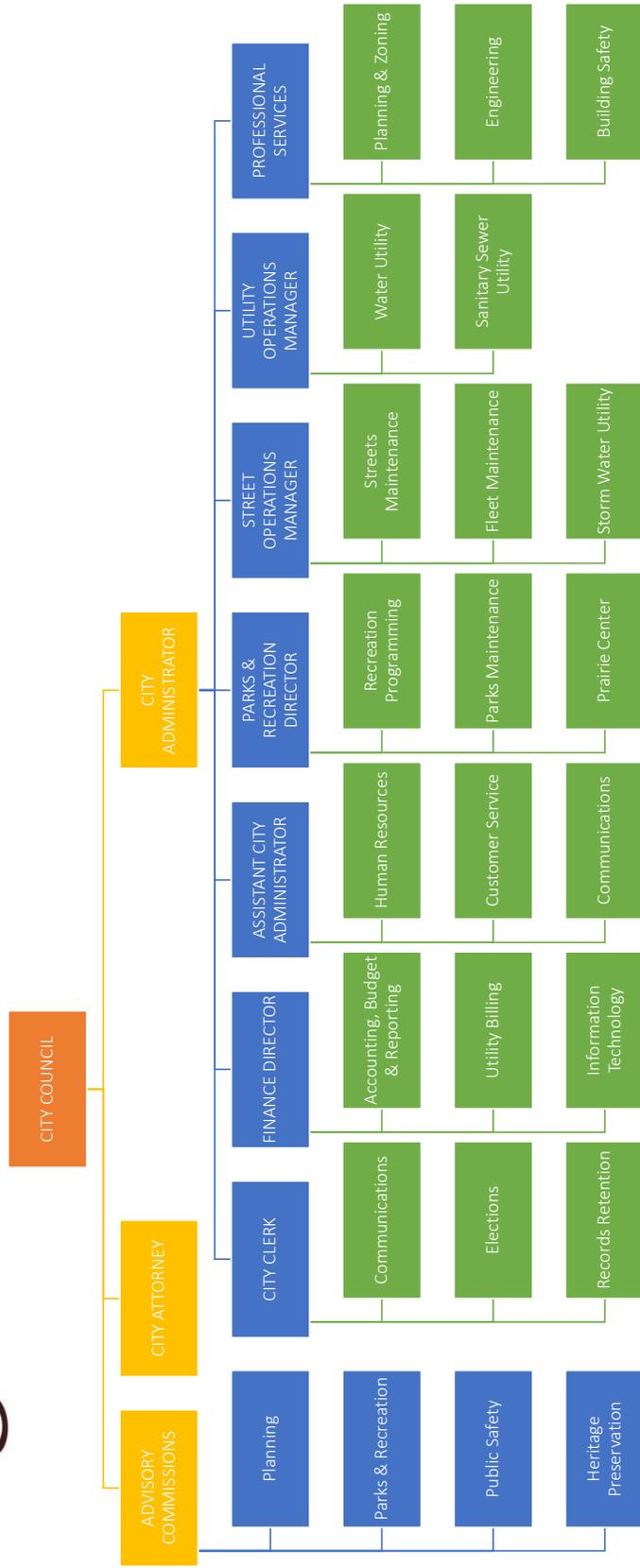
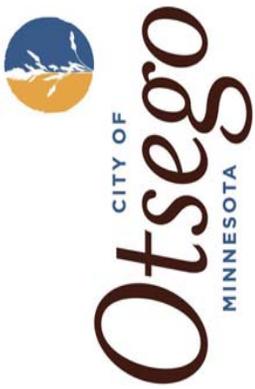
CITY OF OTSEGO, MINNESOTA
ELECTED OFFICIALS AND ADMINISTRATION

ELECTED OFFICIALS

<u>Name</u>	<u>Position</u>	<u>Term Expires</u>
Jessica Stockamp	Mayor	December 31, 2024
Tom Darkenwald	Council Member	December 31, 2022
Tina Goede	Council Member	December 31, 2022
Jeff Dahl	Council Member	December 31, 2024
Brittany Moores	Council Member	December 31, 2024

ADMINISTRATION

<u>Name</u>	<u>Position</u>
Audra Etzel	City Clerk
Adam Flaherty	City Administrator & Finance Director
Sabrina Hille	Assistant City Administrator & Human Resources
Kevin Lamson	Street Operations Manager
Ross Demant	Parks & Recreation Director
Kurt Neidermeier	Public Utilities Manager
David Kendall	City Attorney
Daniel Licht	City Planner
Ron Wagner	City Engineer





Government Finance Officers Association

Certificate of
Achievement
for Excellence
in Financial
Reporting

Presented to

**City of Otsego
Minnesota**

For its Annual Comprehensive
Financial Report
For the Fiscal Year Ended

December 31, 2020

Christopher P. Morill

Executive Director/CEO



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Independent Auditor's Report

Honorable Mayor and Members
of the City Council
City of Otsego
Otsego, Minnesota

Report on the Audit of the Financial Statements

Opinions

We have audited the financial statements of the governmental activities, the business-type activities, each major fund, and the aggregate remaining fund information of the City of Otsego, Minnesota, as of and for the year ended December 31, 2021, and the related notes to financial statements, which collectively comprise the City's basic financial statements as listed in the Table of Contents.

In our opinion, the accompanying financial statements referred to in the first paragraph present fairly, in all material respects, the respective financial position of the governmental activities, the business-type activities, each major fund, and the aggregate remaining fund information of the City of Otsego, Minnesota, as of December 31, 2021, and the respective changes in financial position and, where applicable, cash flows thereof and the respective budgetary comparison for the General Fund for the year then ended in accordance with accounting principles generally accepted in the United States of America

Basis for Opinions

We conducted our audit in accordance with auditing standards generally accepted in the United States of America (GAAS) and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of the City of Otsego and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

Responsibilities of Management for the Financial Statements

The City of Otsego's management is responsible for the preparation and fair presentation of the financial statements in accordance with accounting principles generally accepted in the United States of America, and for the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the City of Otsego's ability to continue as a going concern for one year beyond the financial statement date, including any currently known information that may raise substantial doubt shortly thereafter.

Auditor's Responsibilities for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinions. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with GAAS and *Government Auditing Standards* will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements.

In performing an audit in accordance with GAAS and *Government Auditing Standards*, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the financial statements.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the City of Otsego's internal control. Accordingly, no such opinion is expressed.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.
- Conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about the City of Otsego's ability to continue as a going concern for a reasonable period of time.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit, significant audit findings, and certain internal control–related matters that we identified during the audit.

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that the Management's Discussion and Analysis, which follows this report letter, and Required Supplementary information as listed in the Table of Contents be presented to supplement the basic financial statements. Such information is the responsibility of management and, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board (GASB), who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the Required Supplementary Information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

Supplementary Information

Our audit was conducted for the purpose of forming opinions on the financial statements that collectively comprise the City of Otsego's basic financial statements. The combining and individual nonmajor fund financial statements and schedules are presented for purposes of additional analysis and are not a required part of the basic financial statements.

Such information is the responsibility of management and was derived from and relates directly to the underlying accounting and other records used to prepare the basic financial statements. The information has been subjected to the auditing procedures applied in the audit of the basic financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the basic financial statements or to the basic financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America. In our opinion, the combining and individual nonmajor fund financial statements and schedules are fairly stated, in all material respects, in relation to the basic financial statements as a whole.

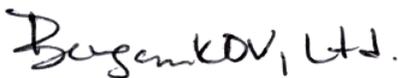
Other Information

Management is responsible for the other information included in the Annual Comprehensive Financial Report. The other information comprises the introductory and statistical sections but does not include the basic financial statements and our auditor's report thereon. Our opinions on the basic financial statements do not cover the other information, and we do not express an opinion or any form of assurance thereon.

In connection with our audit of the basic financial statements, our responsibility is to read the other information and consider whether a material inconsistency exists between the other information and the basic financial statements, or the other information otherwise appears to be materially misstated. If, based on the work performed, we conclude that an uncorrected material misstatement of the other information exists, we are required to describe it in our report.

Other Reporting Required by *Government Auditing Standards*

In accordance with *Government Auditing Standards*, we have also issued our report dated May 31, 2022, on our consideration of the City of Otsego's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements and other matters. The purpose of that report is solely to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the effectiveness of internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the City of Otsego's internal control over financial reporting and compliance.



St. Cloud, Minnesota
May 31, 2022

As management of the City of Otsego, Minnesota, (the City), we offer readers of the City's financial statements this narrative overview and analysis of the financial activities of the City for the fiscal year ended December 31, 2021. We encourage readers to consider the information presented here in conjunction with additional information that we have furnished in our letter of transmittal, which can be found on pages 1-6 of this report.

Financial Highlights

- The assets and deferred outflows of resources of the City exceeded its liabilities and deferred inflows of resources at the close of the most recent fiscal year by \$135,240,322 (net position). Of this amount, \$44,893,234 (unrestricted net position) may be used to meet the City's ongoing obligations to citizens and creditors.
- The City's total net position increased by \$19,227,834 (16.57%) from the previous year. The net position of the governmental activities increased \$8,035,560 (14.54%). The increase is primarily attributable to the investment in public assets and infrastructure by the City and housing developers in the community. This infrastructure consists of streets, trail systems and park additions. The business type activities increased \$11,192,274 (18.43%) due to a combination of connection fees to the City's public utility system, and similar to the governmental activities, the investment in public assets and infrastructure.
- As of the close of the current fiscal year, the City's governmental funds reported combined ending fund balances of \$23,407,200, which is an increase of \$4,296,327 (22.48%) from the previous year. Of the total fund balance, the unassigned portion is \$1,049,562, which is free from any internal or external constraints upon its use.
- The General fund has a fund balance of \$5,199,901 at the close of the current fiscal year. During 2021, the fund balance decreased \$787,832 (13.16%) from the previous year. The decrease in fund balance can be attributed to a transfer of \$2,434,846, made in accordance with the City's fund balance policy, the transfer was made to Capital Improvements and Trails Management funds. The policy indicates that any fund balance exceeding 45% of the subsequent years budget will be transferred, and set aside for future capital expenditures. There is \$354,473 (6.82%) of fund balance that is nonspendable, which is a combination of prepaid items and land held for resale. The remaining fund balance is either assigned, \$272,801 (5.25%) or is unassigned, \$4,572,627 (87.93%).
- The City issued \$4,345,000 of General Obligation Water Revenue bonded debt to finance the construction of a water tower. The City also issued \$7,390,000 of General Obligation Revenue Refunding bonded debt during the year to refund the 2010C bond issue to take advantage of lower interest rates, resulting in a decrease of future debt service payments. The City's total outstanding bonded debt decreased by \$205,000 (1.03%) during the current fiscal year.

Overview of the Financial Statements

The discussion and analysis are intended to serve as an introduction to the City's basic financial statements. The City's basic financial statements include three components: 1) government-wide financial statements, 2) fund financial statements, and 3) notes to the financial statements. This report also contains other supplementary information in addition to the basic financial statements themselves.

Government-Wide Financial Statements: The government-wide financial statements are designed to provide readers with a broad overview of the City's finances, in a manner similar to a private-sector business.

The statement of net position presents information on all of the City's assets, liabilities and deferred inflows/outflows of resources, with the difference reported as net position. Over time, increases or decreases in net position may serve as a useful indicator of whether the City's overall financial position is stable, improving or deteriorating.

The statement of activities presents information showing how the City's net position changed during the most recent fiscal year. All changes in net position are reported as soon as the underlying event giving rise to the change occurs, regardless of the timing of the related cash flows. Thus, revenues and expenses are reported in this statement for some items that will only result in cash flows in future fiscal periods (e.g. uncollected taxes, special assessments and earned but unused personal time off).

Both of the government-wide financial statements distinguish functions of the City that are principally supported by taxes and intergovernmental revenues (governmental activities) from other functions that are intended to recover all or a significant portion of their costs through user fees and charges (business-type activities). The governmental activities of the City include: general government, public safety, public works, culture & recreation, economic development, and interest on long-term debt. The business-type activities of the City include: water utility, sanitary sewer utility and storm water utility.

The government-wide financial statements can be found on pages 28 through 29 of this report.

Fund Financial Statements: A fund is a grouping of related accounts that is used to maintain control over resources that have been segregated for specific activities or objectives. The City, like other state and local governments, uses fund accounting to ensure and demonstrate compliance with finance-related legal requirements. The funds of the City can be divided into two categories: governmental funds and proprietary funds.

Governmental Funds: Governmental funds are used to account for essentially the same functions reported as governmental activities in the government-wide financial statements. However, unlike the government-wide financial statements, governmental fund financial statements focus on near-term inflows and outflows of spendable resources, as well as on balances of spendable resources available at the end of the fiscal year. Such information may be useful in evaluating a government's near-term financial requirements.

Because the focus of governmental funds is narrower than that of the government-wide financial statements, it is useful to compare the information presented for governmental funds with similar information presented for governmental activities in the government-wide financial statements. By doing so, readers may better understand the long-term impact of the City's near-term financial decisions. Both the governmental funds balance sheet and governmental funds statement of revenues, expenditures, and changes in fund balances provide a reconciliation to facilitate this comparison between governmental funds and governmental activities.

The City maintains 18 individual governmental funds. Information is presented separately in the governmental funds balance sheet and in the governmental funds statement of revenues, expenditures, and changes in fund balances for the following: General fund, the Debt Service fund, the Pavement Management fund, the MSA Construction fund, and the Development & Builder Escrows fund, which are considered to be major funds. Data from the remaining governmental funds are combined into a single, aggregated presentation. Individual fund data for each of these nonmajor governmental funds is provided in the form of combining statements or schedules, elsewhere in this report.

The City adopts an annual appropriated budget for the General Fund, the Debt Service Fund, the Revolving Loan, Tax Increment District No. 1, Tax Increment District No. 3, and Tax Increment District No. 4 special revenue funds. A budgetary comparison statement has been provided in the basic financial statements for the General fund.

The basic governmental fund financial statements can be found on pages 30 through 37 of this report.

Proprietary Funds: Proprietary funds provide similar information to the government-wide financial statements, but in more detail. The City maintains one type of proprietary fund.

Enterprise funds are used to report the same functions presented as business-type activities in the government-wide financial statements. The City uses enterprise funds to account for its water, sanitary sewer and storm water utilities. All of the City's enterprise funds are considered to be major funds, and separate information is provided for each of them in the basic financial statements.

The basic proprietary fund financial statements can be found on pages 38 through 40 of this report.

Notes to the Financial Statements: The notes provide additional information that is essential to a full understanding of the data provided in the government-wide and fund financial statements. The notes to the financial statements can be found on pages 41 through 69 of this report.

Other Information: In addition to the basic financial statements and accompanying notes, this report also presents certain required supplementary information in relation to the City's net pension liability. The schedules can be found on pages 72 through 76 of this report.

The combining statements referred to earlier in connection with nonmajor governmental funds are presented immediately following the required supplementary information. Combining statements can be found on pages 78 through 105 of this report.

CITY OF OTSEGO, MINNESOTA
MANAGEMENT'S DISCUSSION AND ANALYSIS
DECEMBER 31, 2021

Government-wide Financial Analysis

As noted earlier, net position may serve over time as a useful indicator of a government's financial position. In the case of the City, assets and deferred outflows of resources exceeded liabilities and deferred inflows of resources by \$135,240,322 at the close of the most recent fiscal year.

The largest portion of the City's net position (\$82,686,039 or 61.14%) reflects its investment in capital assets, which includes: land, infrastructure, buildings, and machinery & equipment, less any related debt used to acquire those assets that is still outstanding. The City uses these capital assets to provide services to citizens; consequently, these assets are not available for future spending. Although the City's investment in its capital assets is reported net of related debt, it should be noted that the resources needed to repay this debt must be provided from other sources, since the capital assets themselves cannot be used to liquidate these liabilities.

CITY OF OTSEGO - SUMMARY OF NET POSITION

	Governmental Activities			Business-type Activities		
	2021	2020	Increase (Decrease)	2021	2020	Increase (Decrease)
Current Assets	\$ 37,691,906	\$ 31,770,371	\$ 5,921,535	\$ 31,037,860	\$ 26,894,333	\$ 4,143,527
Capital Assets	43,824,005	40,752,252	3,071,753	75,660,511	61,029,397	14,631,114
Total Assets	<u>81,515,911</u>	<u>72,522,623</u>	<u>8,993,288</u>	<u>106,698,371</u>	<u>87,923,730</u>	<u>18,774,641</u>
Deferred Outflows of Resources	636,140	193,838	442,302	204,866	54,113	150,753
Long-term Liabilities	4,957,696	6,009,043	(1,051,347)	30,201,724	22,268,031	7,933,693
Other Liabilities	10,219,598	7,755,864	2,463,734	4,144,802	4,967,557	(822,755)
Total Liabilities	<u>15,177,294</u>	<u>13,764,907</u>	<u>1,412,387</u>	<u>34,346,526</u>	<u>27,235,588</u>	<u>7,110,938</u>
Deferred Inflows of Resources	3,656,597	3,668,954	(12,357)	634,549	12,367	622,182
Net Investment in Capital Assets	39,104,289	34,622,760	4,481,529	43,581,750	36,563,803	7,017,947
Restricted	7,661,049	7,445,422	215,627	-	-	-
Unrestricted	16,552,822	13,214,418	3,338,404	28,340,412	24,166,085	4,174,327
Total Net Position	<u>\$ 63,318,160</u>	<u>\$ 55,282,600</u>	<u>\$ 8,035,560</u>	<u>\$ 71,922,162</u>	<u>\$ 60,729,888</u>	<u>\$ 11,192,274</u>

At the end of the current fiscal year, the City is able to report positive balances in all three categories of net position, both for the government as a whole, as well as for its separate governmental and business-type activities.

A portion of the City's net position (5.66%) represents resources that are subject to external restrictions on how they may be used. The unrestricted portion (33.20%) may be used to meet the City's ongoing obligations to citizens and creditors.

The governmental activities experienced significant increases in both current and capital assets. The increase of current assets is due to increased cash and investment balances, with the Development & Builder Escrows increasing most significantly as a result of the number of active development projects within the City. The increase in capital assets can be illustrated with projects such as the Heritage Hills street renewal project, pedestrian trail reconstruction and additions, the bridge addition at Carrick's Landing Park, vehicles and equipment, and developer infrastructure contributions. The increase in liabilities is a net result, with long-term liabilities decreasing as a result of continued debt service payments, with current liabilities increasing in the Development & Builder Escrows fund for deposits payable, and the General fund due to the unearned revenue for ARPA funding received, but not yet earned.

The assets of the business-type activities increased as a result of cash and investment balances from continued growth in development, which generates revenues such as water and sewer access fees. The capital asset increases were attributable to ongoing investment in the utility system infrastructure and the construction of water tower #4. The long-term liabilities increased with the issuance of the 2021 Water Revenue bonds and additional direct borrowing note issuance as part of the 2020 PFA Note.

CITY OF OTSEGO, MINNESOTA
MANAGEMENT'S DISCUSSION AND ANALYSIS
DECEMBER 31, 2021

CITY OF OTSEGO - CHANGES IN NET POSITION

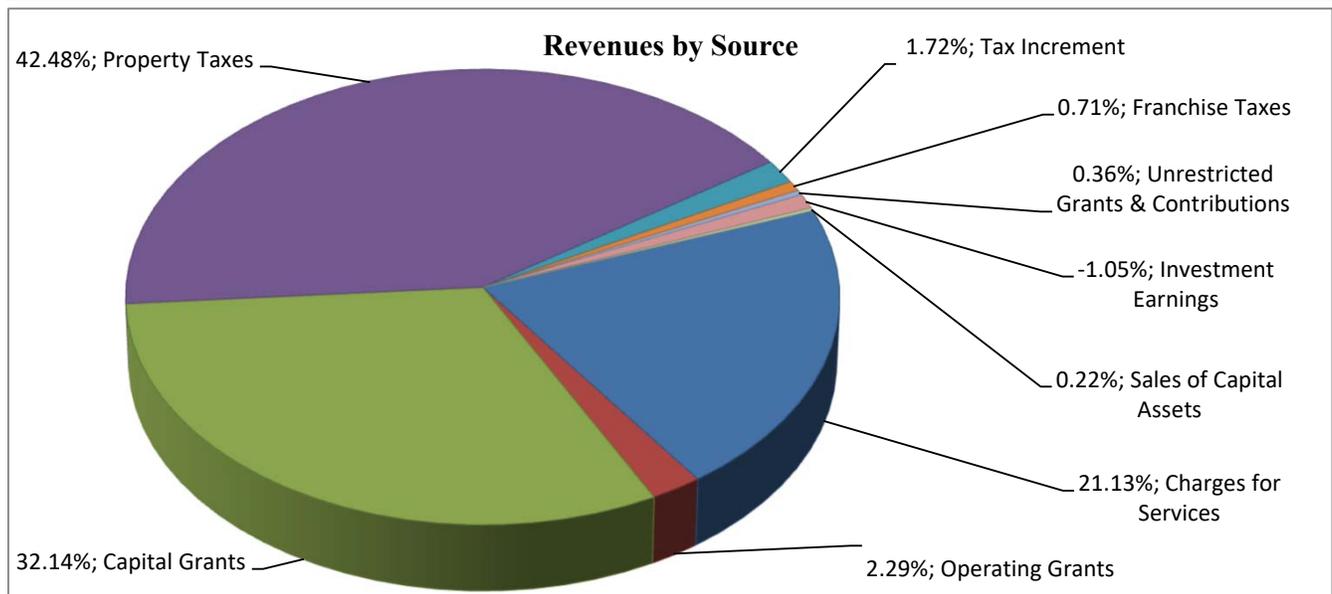
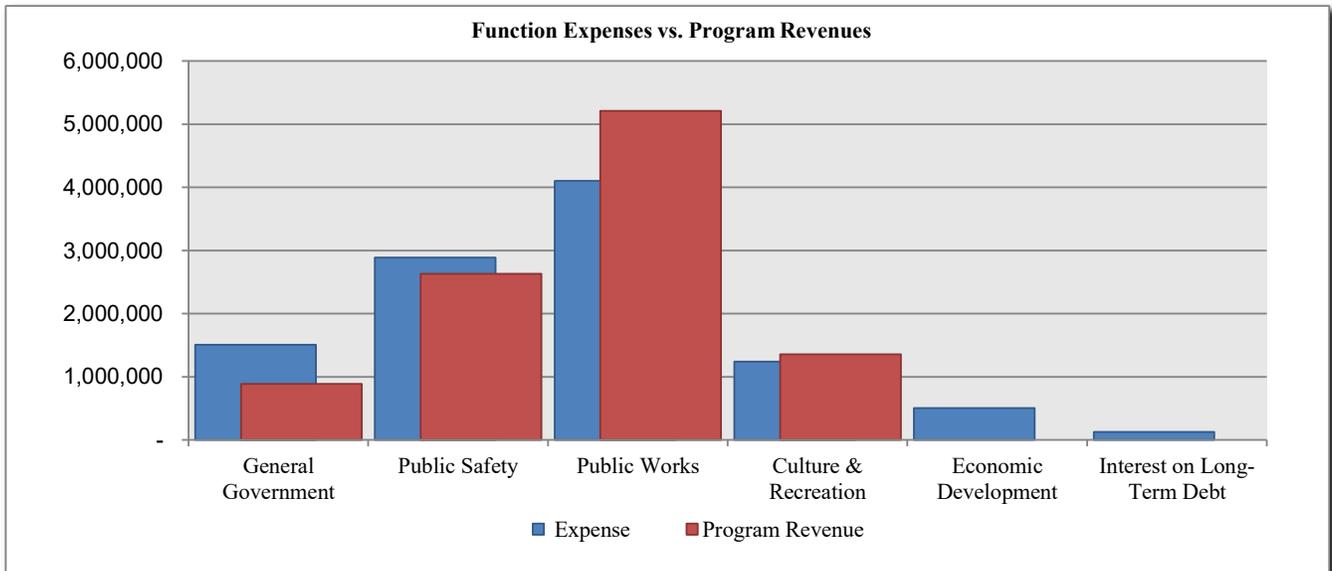
	Governmental Activities			Business-type Activities		
	2021	2020	Increase (Decrease)	2021	2020	Increase (Decrease)
Program Revenues						
Charges for Services	\$ 3,837,134	\$ 3,401,691	\$ 435,443	\$ 6,153,693	\$ 4,702,829	\$ 1,450,864
Operating Grants and Contributions	415,173	366,461	48,712	-	2,157	(2,157)
Capital Grants and Contributions	5,838,257	3,212,230	2,626,027	11,066,329	9,214,377	1,851,952
General Revenues						
Property Taxes	7,718,135	7,170,868	547,267	34,000	32,000	2,000
Tax Increment	311,971	275,445	36,526	-	-	-
Franchise Taxes	129,467	132,137	(2,670)	-	-	-
Grants and Contributions not						
Restricted to Specific Programs	64,729	1,411,685	(1,346,956)	-	-	-
Unrestricted Investment Earnings	(191,523)	625,964	(817,487)	(225,303)	688,236	(913,539)
Other General Revenues	40,000	-	40,000	-	-	-
Total Revenues	18,163,343	16,596,481	1,566,862	17,028,719	14,639,599	2,389,120
Expenses						
General Government	1,509,107	1,616,634	(107,527)	-	-	-
Public Safety	2,889,365	2,683,103	206,262	-	-	-
Public Works	4,101,313	4,967,363	(866,050)	-	-	-
Culture and Recreation	1,240,142	1,151,569	88,573	-	-	-
Economic Development	503,411	889,173	(385,762)	-	-	-
Interest on Long-term Debt	125,168	247,702	(122,534)	-	-	-
Water Utility	-	-	-	2,150,216	1,443,522	706,694
Sanitary Sewer Utility	-	-	-	3,257,261	2,739,519	517,742
Storm Water Utility	-	-	-	188,245	138,985	49,260
Total Expenses	10,368,506	11,555,544	(1,187,038)	5,595,722	4,322,026	1,273,696
Increase Before Transfers	7,794,837	5,040,937	2,753,900	11,432,997	10,317,573	1,115,424
Transfers	243,100	262,369	(19,269)	(243,100)	(262,369)	19,269
Transfers - Capital Assets	(2,377)	(410,322)	407,945	2,377	410,322	(407,945)
Change in Net Position	8,035,560	4,892,984	3,142,576	11,192,274	10,465,526	726,748
Net Position - January 1	55,282,600	50,389,616	4,892,984	60,729,888	50,264,362	10,465,526
Net Position - December 31	\$ 63,318,160	\$ 55,282,600	\$ 8,035,560	\$ 71,922,162	\$ 60,729,888	\$ 11,192,274

Governmental Activities

Governmental activities resulted in an increase of the City's net position by \$8,035,560. Key elements of this change is as follows:

- Revenues increased \$1,566,862 (9.44%) from the previous year; with the most notable increase within capital grants and contributions which is specifically related to developer contributed assets. Property taxes was the second largest increase due to an increased tax levy for payable 2021. Unrestricted grants and contributions decreased specifically because of the CARES Act in 2020.
- Expenses decreased \$1,187,038 (10.27%) from the previous year. The most notable decrease was within the public works, which was the result of the completion of local share contributions for two major Wright County road improvement projects. The second largest change was in Economic Development expenses, which decreased as there were no CARES Act grant program in 2021. The largest increase was noted in Public Safety with increased contractual service costs for law enforcement, fire protection and building safety.

Below are specific graphs which provide comparisons of the governmental activities revenues and expenses:

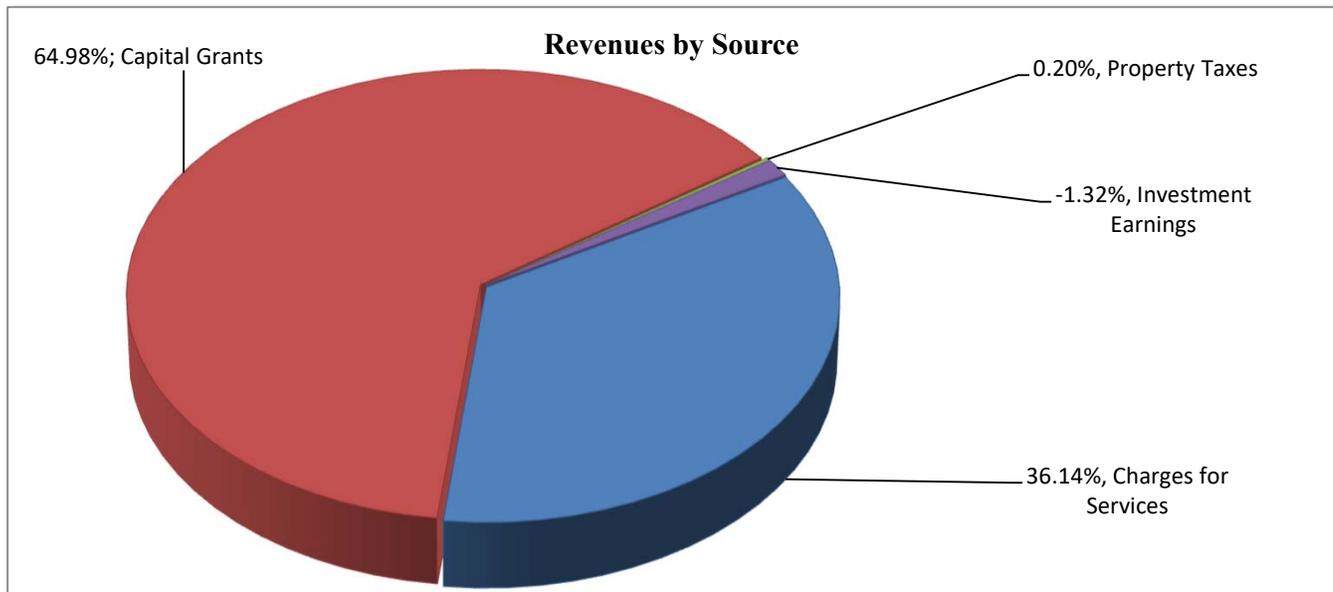
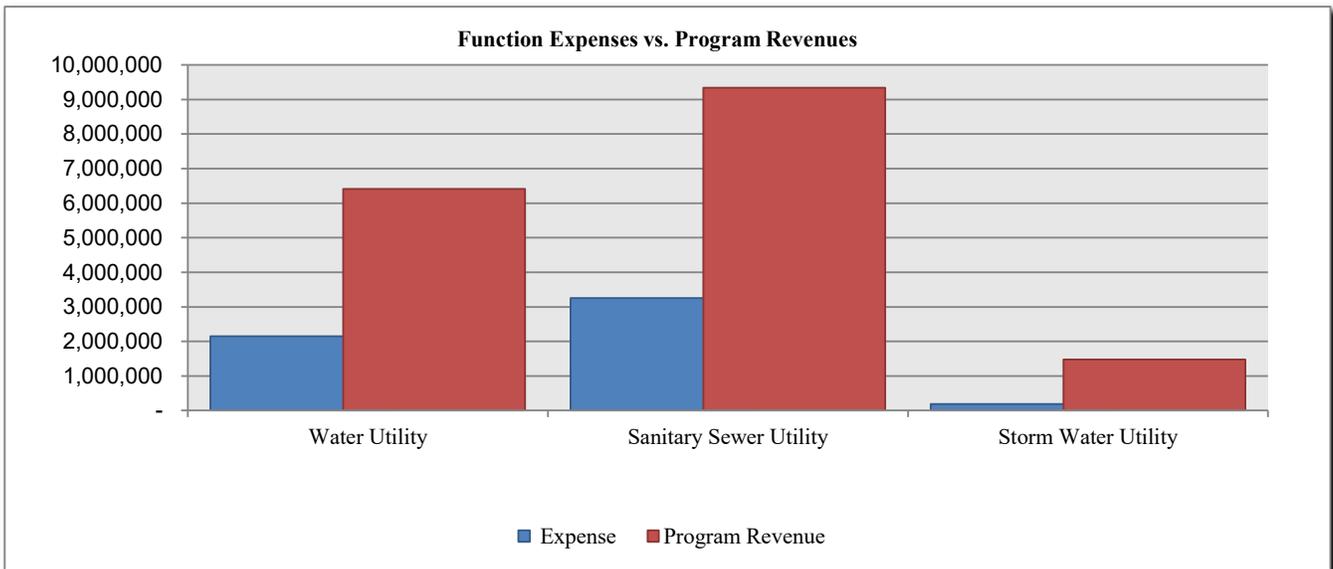


Business-type Activities

Business-type activities resulted in an increase of net position by \$11,192,274. Key elements of this change are as follows:

- An increase was noted in revenues, \$2,389,120 (16.32%), most significantly in capital grants and contributions, and represents a combination of utility system availability and connection fees, as well as capital asset contributions from developers. The second notable increase was charges for services, resulting from more customers, increased water usage, and increased user rates.
- Expenses increased \$1,273,696 (29.47%), attributable to a water meter replacement project, sanitary sewer chemical supplies for the completed Biosolids building and increased services and other charges in both the water and sanitary sewer operations.
- Revenues exceeded expenses by \$11,432,997 primarily the result of the continued residential growth within the City. This housing growth generates connection fees to the public utility system, which is used to retire debt service and for future capital costs.

Below are specific graphs which provide comparisons of the business-type activities revenues and expenses:



Financial Analysis of the Government's Funds

Governmental Funds: The focus of the City's governmental funds is to provide information on near-term inflows, outflows, and balances of spendable resources. Such information is useful in assessing the City's financing requirements. In particular, unassigned fund balance may serve as useful measure of a government's net resources available at the end of the fiscal year.

At the end of the current fiscal year, the City's governmental funds reported combined ending fund balances of \$23,407,200, which is an increase of \$4,296,327 (22.48%) from the previous year. The unassigned fund balance, which is not subject to internal or external constraints upon its use, \$1,049,562 (4.48% of total).

Major Funds

The General fund is the primary operating fund of the City. At the end of the current fiscal year, total fund balance is \$5,199,901, a decrease of \$787,832 (13.16%). The decrease in fund balance was the result of a transfer of \$2,434,846, made in accordance with the City's fund balance policy, with the transfer going to the Capital Improvements and Trails Management funds to be set aside for future capital projects. Revenues were over budget by \$1,436,647, with the two primary factors being that actual licenses and permits exceeded estimates from the budget process; and charges for services exceeded estimates. Expenditures were under budget, most significantly in the general government and public works functions. Expenditures for the public works function was over budget as building safety costs exceeded budget as permit issuance was higher than estimated. As a measure of the General fund's liquidity, it may be useful to compare both unassigned and total fund balance, to total fund expenditures. The unassigned fund balance, which is \$4,572,627, represents 71.44% of the current year General fund expenditures. Total General fund balance represents 81.23% of those same expenditures.

The Debt Service fund has a total fund balance of \$1,186,039 at the end of the year, an increase of \$65,968 (5.89%) from the previous year. The City paid the final principal installments on both the 2010B and 2012A bond issues during 2021.

The Pavement Management fund has a fund balance of \$5,534,565 at the end of the year, an increase of \$231,452 (4.36%) from the previous year. Expenditures for the year totaled \$1,205,953, which were for the Heritage Hills street renewal project, and annual pavement preservation projects including crack filling, paint striping, fog sealing, seal coating and micro-surfacing.

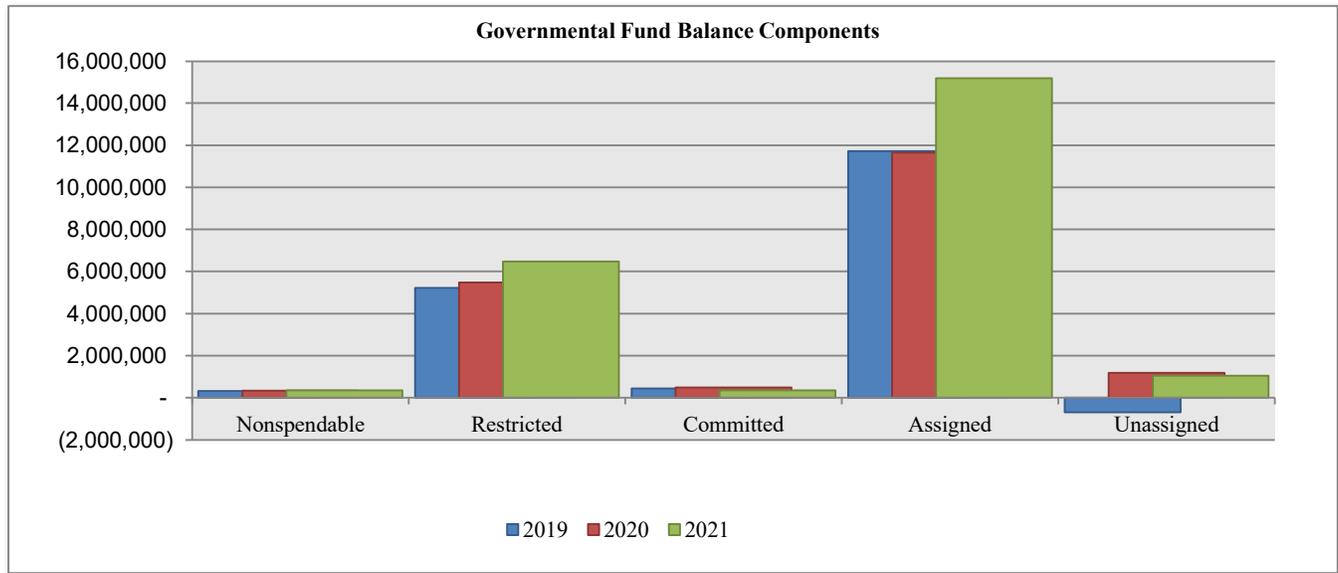
The MSA Construction fund has a deficit fund balance of \$3,523,065 from the 85th Street and MacIver Avenue street extension project, with the fund balance deficit to be reduced over the next five years as municipal state-aid for construction funding, currently a deferred inflow, will be recognized as revenue. The City will continue to receive MSA funding even once the funding advancement is completed.

The Development & Builder Escrows fund has no fund balance at the end of the current fiscal year. The fund has assets in the amount of \$8,126,696, all of which are cash and investment balances that offset the accounts and deposits payable within the fund. The revenues and expenditures in this fund correlate with the level of development activity within the City.

Proprietary Funds: The City's proprietary funds provide the same type of information presented as business-type activities found in the government-wide financial statements, but in more detail.

The enterprise funds have a combined ending net position of \$71,922,162, an increase of \$11,192,274 (18.43%). There are two components to net position in the enterprise funds, unrestricted (\$28,340,412 or 39.40%) and net investment in capital assets (\$43,581,750 or 60.60%). As a measure of liquidity, the unrestricted net position amounts to 587.00% of the current year operating expenses. Other factors concerning the finances of these funds have already been addressed in the discussion of the City's business-type activities.

Below is a graph with comparative amounts for each fund balance component for fiscal years 2019, 2020 and 2021:



The City's Unassigned fund balance is currently \$1,049,562, and represents 4.48% of total governmental fund balance. The City also has four other components of fund balance, including Nonspendable (1.51%), Restricted (27.64%), Committed (1.48%) and Assigned (64.89%).

- Nonspendable fund balance represents the amount of assets the City has invested in prepaid items and land assets held for resale. This fund balance component can largely fluctuate with the timing of certain payments (e.g. insurance premiums) and the net realizable value of the land assets being held by the City for future resale.
- The City's restricted fund balance is the result of external constraints placed upon it. The source of that constraint includes debt service, park development, and tax increments. The debt service component has decreased slightly over the past three years as the bonds payable balance has declined, while the park dedication component has increased due to revenues exceeding expenditures.
- The committed fund balances are within the City's special revenue funds for Street Lighting and Revolving Loans. This fund balance component has stayed consistent over the past three years.
- Assigned fund balances are primarily associated with the City's capital project funds. The fund balance in this component is the result of the City accumulating resources for future capital improvement projects and capital equipment purchases.

A more detailed breakdown of the fund balance components can be found in the basic financial statements and accompanying financial statement footnotes.

General Fund Budgetary Highlights

During the year, there were no amendments to the General fund budget. The budgeted revenues and expenditures resulted in no change in fund balance. Actual results for the fiscal year were a decrease of \$787,832 (13.16%). The key elements of this change are as follows:

- Actual revenues exceeded the budget by \$1,436,647 (22.56%). The largest revenue variance was provided by licenses and permits, which were over budget by \$1,328,778. The City projected 200 new residential construction permits when preparing the budget with actual results being 435 new residential construction permits. Another significant variance was within charges for services, which exceeded the budget by \$228,894 which is largely contributed to development fees from the continued growth of the City. The notable variance that was less than budget was investment earnings. Current market conditions for investments caused a decrease in the fair market value of the City's portfolio, and is the reason for the negative line item. The City holds all of its investments until maturity, so this change in fair market value is only illustrative of a point in time, and when the City's investments mature, they will mature and provide proceeds at full par value.
- Actual expenditures were less than budget by \$210,367 (3.18%). The largest variance was within the general government function and is mostly the result of an unused contingency budget within the City Council department as well as Legal services being less than estimated. The public safety function was over budget by \$159,926, attributed to contracted building safety services exceeding estimates consistent with the number of building permits that were beyond estimated numbers.
- Transfers in were as budgeted, and represent annual contributions from the Water and Sanitary Sewer utility funds that help manage the property tax levy.
- Transfers out were not budgeted for during 2021. The actual transfer out of \$2,434,846 is in accordance with the City's fund balance policy. That policy outlines that any General fund balance exceeding 45% of the subsequent year's expenditure budget will be transferred, and assigned for future capital items.

The ending unassigned fund balance of the General fund (\$4,572,627) represents 62.23% of the adopted 2022 budget.

Capital Asset and Debt Administration

Capital Assets: The City's investment in capital assets for its governmental and business-type activities at the end of the current year, amounts to \$119,484,516 (net of accumulated depreciation). This investment in capital assets includes: land, buildings, street and utility infrastructure, parks equipment, trails, machinery and equipment and construction in progress. The City's investment in capital assets increased \$17,702,867 (17.39%) from the previous year.

Major capital asset events during the current year included the following:

- The City updated its machinery & equipment fleet with several new pieces of equipment. The City maintains a ten-year capital improvement plan budget which schedules equipment and vehicle replacements and additions.
- The Heritage Hills street renewal project was completed during the year. This project improved the condition of street infrastructure within the respective neighborhood. This project was located in an area with no water or sanitary sewer utilities.
- The City received contributed infrastructure from housing developers. These assets include: streets, trail systems, and public utility infrastructure. These assets are paid for and installed by the developer, are inspected by the City Engineer to City standards, and are later accepted by the City, who is responsible for future maintenance and replacement.
- The East Wastewater Treatment Facility Biosolids project was substantially completed during the year. This project included construction of a new building that removes the long-term liquid storage from the facility by further processing the material into a dry matter, which can be removed from the site to landfills or distributed as fertilizer.
- The City reconstructed two existing paved pedestrian trails and constructed a new segment of paved pedestrian trails to improve safe access for pedestrians across the City. The City also partnered with Guardian Angels to install a pedestrian bridge located at Carrick's Landing Park, which is adjacent to the Mississippi River.
- The City began construction of Water Tower #4, located at the intersection of McAllister Avenue and CSAH 38. This tower will hold 1.5 million gallons of water, and will serve an important role in providing water to the community.
- The City initiated a number of construction projects including: Well #10, the East-West Water System Connection, the Walesch Estates & O'Day Acres Street Renewal Project, and the West Wastewater Treatment Facility Expansion Project.

CITY OF OTSEGO - CAPITAL ASSETS
(net of depreciation)

	Governmental Activities			Business-type Activities		
	2021	2020	Increase (Decrease)	2021	2020	Increase (Decrease)
Land	\$ 4,278,161	\$ 4,278,161	\$ -	\$ 703,695	\$ 703,695	\$ -
Construction in Progress	14,203	796,561	(782,358)	5,138,670	10,619,801	(5,481,131)
Buildings and Improvements	4,157,161	4,317,953	(160,792)	16,633,181	150,733	16,482,448
Land Improvements	3,784,102	3,513,709	270,393	-	-	-
Machinery and Equipment	1,927,033	1,893,111	33,922	966,443	1,051,808	(85,365)
Infrastructure	29,663,345	25,952,757	3,710,588	52,218,522	48,503,360	3,715,162
	<u>\$ 43,824,005</u>	<u>\$ 40,752,252</u>	<u>\$ 3,071,753</u>	<u>\$ 75,660,511</u>	<u>\$ 61,029,397</u>	<u>\$ 14,631,114</u>

Additional information on the City's capital assets can be found in Note 3 (B) on pages 53 through 54 of this report.

Long-Term Debt: At the end of the current year, the City had outstanding long-term bonded debt of \$35,965,983.

CITY OF OTSEGO - OUTSTANDING DEBT

	Governmental Activities			Business-type Activities		
	2021	2020	Increase (Decrease)	2021	2020	Increase (Decrease)
General Obligation Bonds	\$ 4,400,000	\$ 5,760,000	\$ (1,360,000)	\$ -	\$ -	\$ -
Notes from Direct Borrowings	-	-	-	16,305,983	9,438,936	6,867,047
General Obligation Revenue Bonds	-	-	-	15,260,000	14,105,000	1,155,000
Unamortized Premiums	319,716	369,492	(49,776)	1,475,843	921,658	554,185
Compensated Absences	104,969	102,331	2,638	32,187	25,139	7,048
Total	<u>\$ 4,824,685</u>	<u>\$ 6,231,823</u>	<u>\$ (1,407,138)</u>	<u>\$ 33,074,013</u>	<u>\$ 24,490,733</u>	<u>\$ 8,583,280</u>

Revenue streams for the repayment of the outstanding debt liabilities include: special assessments upon benefitting properties, fees from new connections to the water and sanitary sewer utility systems, and property tax levies. Should any of these sources of revenues prove inadequate, all outstanding bonds are backed by the full faith and credit of the City.

During 2021, the City issued \$4,345,000 of General Obligation Water Revenue bonds to finance the construction of Water Tower #4. The bond has an average coupon of 1.84%, a true interest cost of 1.31% and will mature in February 2037.

During 2021, the City issued \$7,390,00 of General Obligation Water and Sewer Revenue Refunding Bonds to achieve interest savings from lower interest rates. The refunding resulted in a decrease of future debt service payments in the amount of \$496,333, with a net present value cash flow savings in the amount of \$486,507.

The City made scheduled principal payments of \$12,070,866, which provided a net reduction of \$205,000 (1.03%) in the total outstanding long-term debt.

The City's bond rating is AA+, with a stable outlook from Standard & Poor's Rating Services.

State statutes limit the amount of general obligation debt a Minnesota city may issue to 3% of total Estimated Market Value. The current debt limitation for the City is \$62,622,810, with \$2,356,981 in debt outstanding that is applicable to the limit.

Additional information on the City's long-term debt can be found in Note 3 (E) on pages 57 through 60 of this report.

Economic Factors and Next Year's Budget and Rates

The following economic factors were identified by the City as potentially having an impact on the financial future of the City, and were considered in preparation of the 2022 operating budgets and capital improvement plans.

- The Taxable Market Value of real estate and personal property within the City increased 10.91% for taxes payable 2022. This increase is driven by both new construction within the City as well as market driven valuation increases.
- New construction in the residential sector continues within the City. During 2021, the City issued 435 building permits for new residential construction. The City also continues to see builders final platting new developments for future years construction.
- The City is initiating a project at the City's West Wastewater Treatment Facility. The project, first identified in the City's Master Sewer Plan, will provide for not only expansion of the facility, but will change the way the City completes the treatment processing within sanitary sewer operations. Construction of this facility will begin in the summer of 2022, with estimated completion in the fall of 2024.
- The City has began the construction of Water Tower No. 4, which will be a 1.50 million gallon water storage tank located at the intersection of CSAH 38 and McAllister Avenue. This tower, identified in the City's Master Water Plan, will increase storage capacity of the water system to meet growing demand and to provide for ample storage in the event of fires within the City.
- The City continues to expand upon and make improvements to the Capital Improvement Plan (CIP). The adopted CIP for 2022 plans for capital purchasing ten years into the future. These long range planning efforts assure that the City is always looking into the future and that the City is adequately planning from a financial resources standpoint.

Requests for Information

This financial report is designed to provide a general overview of the City of Otsego's finances for all those with an interest in the government's finances. Questions concerning any of the information provided in this report or requests for additional financial information should be addressed to the: Finance Director, 13400 90th Street NE, Otsego, MN 55330.



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CITY OF OTSEGO, MINNESOTA
STATEMENT OF NET POSITION
DECEMBER 31, 2021

	Governmental Activities	Business-Type Activities	Total
ASSETS			
Cash and Investments	\$ 35,224,160	\$ 28,855,592	\$ 64,079,752
Receivables			
Interest	105,706	-	105,706
Accounts	26,671	613,907	640,578
Taxes	161,290	-	161,290
Special Assessments	1,818,116	1,234,413	3,052,529
Due from Other Governments	1,490	272,234	273,724
Land Held for Resale	202,200	-	202,200
Prepaid Items	152,273	61,714	213,987
Capital Assets			
Nondepreciable	4,292,364	5,842,365	10,134,729
Depreciable, Net of Accumulated Depreciation	39,531,641	69,818,146	109,349,787
Total Assets	<u>81,515,911</u>	<u>106,698,371</u>	<u>188,214,282</u>
DEFERRED OUTFLOWS OF RESOURCES			
General Employees Retirement Plan Pension Resources	<u>636,140</u>	<u>204,866</u>	<u>841,006</u>
LIABILITIES			
Accounts Payable	344,037	772,321	1,116,358
Deposits Payable	8,080,494	-	8,080,494
Due to Other Governments	21,972	19,950	41,922
Accrued Salaries Payable	31,092	11,779	42,871
Accrued Interest Payable	65,294	206,315	271,609
Unearned Revenue	995,715	-	995,715
Compensated Absences Payable			
Due Within One Year	20,994	6,437	27,431
Due in More than One Year	83,975	25,750	109,725
Bonds Payable			
Due Within One Year	660,000	2,320,000	2,980,000
Due in More than One Year	4,059,716	14,415,843	18,475,559
Notes from Direct Borrowings			
Due Within One Year	-	808,000	808,000
Due in More than One Year	-	15,497,983	15,497,983
General Employees Retirement Plan Net Pension Payable			
Due in More than One Year	814,005	262,148	1,076,153
Total Liabilities	<u>15,177,294</u>	<u>34,346,526</u>	<u>49,523,820</u>
DEFERRED INFLOWS OF RESOURCES			
Grants for Subsequent Years	2,910,929	-	2,910,929
General Employees Retirement Plan Pension Resources	745,668	240,140	985,808
Deferred Gain on Refunding	-	394,409	394,409
Total Deferred Inflows of Resources	<u>3,656,597</u>	<u>634,549</u>	<u>4,291,146</u>
NET POSITION			
Net Investment in Capital Assets	39,104,289	43,581,750	82,686,039
Restricted			
Debt Service	2,362,735	-	2,362,735
Tax Increment Financing	192,036	-	192,036
Park Development	5,106,278	-	5,106,278
Unrestricted	16,552,822	28,340,412	44,893,234
Total Net Position	<u>\$ 63,318,160</u>	<u>\$ 71,922,162</u>	<u>\$ 135,240,322</u>

The notes to the financial statements are an integral part of this statement.

CITY OF OTSEGO, MINNESOTA
BALANCE SHEET
GOVERNMENTAL FUNDS
DECEMBER 31, 2021

	<u>General</u>	<u>Debt Service</u>
ASSETS		
Cash and Investments	\$ 5,800,669	\$ 1,186,209
Receivables		
Interest	105,706	-
Accounts	16,671	-
Taxes		
Current	77,674	-
Delinquent	83,616	-
Special Assessments		
Current	375	413
Deferred	4,500	1,240,922
Delinquent	1,942	1,068
Due from Other Governments	1,490	-
Due from Other Funds	-	-
Land Held for Resale	202,200	-
Prepaid Items	152,273	-
	<u>6,447,116</u>	<u>2,428,612</u>
LIABILITIES		
Accounts Payable	108,378	583
Accrued Salaries Payable	31,092	-
Deposits Payable	-	-
Due to Other Governments	21,972	-
Due to Other Funds	-	-
Unearned Revenue	995,715	-
Total Liabilities	<u>1,157,157</u>	<u>583</u>
DEFERRED INFLOWS OF RESOURCES		
Unavailable Revenue - Property Taxes	83,616	-
Unavailable Revenue - Special Assessments	6,442	1,241,990
Grants for Subsequent Years	-	-
Total Deferred Inflows of Resources	<u>90,058</u>	<u>1,241,990</u>
FUND BALANCES		
Nonspendable	354,473	-
Restricted	-	1,186,039
Committed	-	-
Assigned	272,801	-
Unassigned	4,572,627	-
Total Fund Balances (Deficits)	<u>5,199,901</u>	<u>1,186,039</u>
Total Liabilities, Deferred Inflows of Resources and Fund Balances (Deficits)	<u>\$ 6,447,116</u>	<u>\$ 2,428,612</u>

The notes to the financial statements are an integral part of this statement.

<u>Pavement Management</u>	<u>MSA Construction</u>	<u>Development & Builder Escrows</u>	<u>Other Nonmajor Governmental</u>	<u>Total Governmental</u>
\$ 5,682,063	\$ -	\$ 8,126,696	\$ 14,428,523	\$ 35,224,160
-	-	-	-	105,706
-	-	-	10,000	26,671
-	-	-	-	77,674
-	-	-	-	83,616
335	-	-	142	1,265
258,271	-	-	306,512	1,810,205
2,240	-	-	1,396	6,646
-	-	-	-	1,490
-	-	-	612,136	612,136
-	-	-	-	202,200
-	-	-	-	152,273
<u>5,942,909</u>	<u>-</u>	<u>8,126,696</u>	<u>15,358,709</u>	<u>38,304,042</u>
147,833	-	46,202	41,041	344,037
-	-	-	-	31,092
-	-	8,080,494	-	8,080,494
-	-	-	-	21,972
-	612,136	-	-	612,136
-	-	-	-	995,715
<u>147,833</u>	<u>612,136</u>	<u>8,126,696</u>	<u>41,041</u>	<u>10,085,446</u>
-	-	-	-	83,616
260,511	-	-	307,908	1,816,851
-	2,910,929	-	-	2,910,929
<u>260,511</u>	<u>2,910,929</u>	<u>-</u>	<u>307,908</u>	<u>4,811,396</u>
-	-	-	-	354,473
-	-	-	5,283,854	6,469,893
-	-	-	347,417	347,417
5,534,565	-	-	9,378,489	15,185,855
-	(3,523,065)	-	-	1,049,562
<u>5,534,565</u>	<u>(3,523,065)</u>	<u>-</u>	<u>15,009,760</u>	<u>23,407,200</u>
<u>\$ 5,942,909</u>	<u>\$ -</u>	<u>\$ 8,126,696</u>	<u>\$ 15,358,709</u>	<u>\$ 38,304,042</u>



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CITY OF OTSEGO, MINNESOTA
RECONCILIATION OF THE BALANCE SHEET OF GOVERNMENTAL FUNDS TO THE
STATEMENT OF NET POSITION
DECEMBER 31, 2021

Fund Balances - Governmental Funds	\$ 23,407,200
Amounts reported for the governmental activities within the statement of net position are different because:	
Capital assets used in governmental activities are not financial resources, and therefore, are not reported as assets in governmental funds.	
Cost of Capital Assets	61,658,409
Accumulated Depreciation	(17,834,404)
Long-term liabilities, including bonds payable, are not due and payable in the current period, and therefore, are not reported as liabilities in governmental funds.	
Bonds Payable	(4,400,000)
Unamortized Premium on Bonds Payable	(319,716)
Accrued Interest Payable	(65,294)
Compensated Absences Payable	(104,969)
GERF Pension Payable	(814,005)
Some receivables are not available soon enough to pay for the current period's expenditures, and therefore, are unavailable in governmental funds.	
Delinquent Property Taxes Receivable	83,616
Special Assessments Receivable	1,816,851
Deferred resources from pensions reported in governmental activities are not financial resources and are not payable in the current period, therefore are not reported in governmental funds.	
GERF Pension Deferred Outflows of Resources	636,140
GERF Pension Deferred Inflows of Resources	(745,668)
Total Net Position - Governmental Activities	<u>\$ 63,318,160</u>

The notes to the financial statements are an integral part of this statement.

CITY OF OTSEGO, MINNESOTA
STATEMENT OF REVENUES, EXPENDITURES, AND
CHANGES IN FUND BALANCES (DEFICITS)
GOVERNMENTAL FUNDS
FOR THE YEAR ENDED DECEMBER 31, 2021

	<u>General</u>	<u>Debt Service</u>
REVENUES		
Property Taxes	\$ 4,592,524	\$ 749,551
Tax Increments	-	-
Franchise Taxes	129,467	-
Licenses and Permits	2,529,588	-
Intergovernmental	88,037	-
Charges for Services	427,809	-
Special Assessments	5,732	830,557
Fines and Forfeitures	27,461	-
Investment Earnings (net)	(48,486)	-
Miscellaneous	52,872	-
Total Revenues	<u>7,805,004</u>	<u>1,580,108</u>
EXPENDITURES		
Current		
General Government	1,342,682	-
Public Safety	2,874,479	-
Public Works	1,278,968	-
Culture and Recreation	779,820	-
Economic Development	91,248	-
Capital Outlay		
General Government	15,818	-
Public Safety	4,930	-
Public Works	8,820	-
Culture and Recreation	4,325	-
Debt Service		
Principal	-	1,360,000
Interest	-	153,062
Fiscal Agent Fees	-	1,078
Total Expenditures	<u>6,401,090</u>	<u>1,514,140</u>
Excess of Revenues		
Over Expenditures	<u>1,403,914</u>	<u>65,968</u>
OTHER FINANCING SOURCES (USES)		
Transfers In	243,100	-
Sales of Capital Assets	-	-
Transfers Out	(2,434,846)	-
Total Other Financing Sources (Uses)	<u>(2,191,746)</u>	<u>-</u>
Net Change in Fund Balance	(787,832)	65,968
Fund Balance (Deficit) - January 1	<u>5,987,733</u>	<u>1,120,071</u>
Fund Balance (Deficit) - December 31	<u>\$ 5,199,901</u>	<u>\$ 1,186,039</u>

The notes to the financial statements are an integral part of this statement.

<u>Pavement Management</u>	<u>MSA Construction</u>	<u>Development & Builder Escrows</u>	<u>Other Nonmajor Governmental</u>	<u>Total Governmental</u>
\$ 1,050,000	\$ -	\$ -	\$ 1,323,874	\$ 7,715,949
-	-	-	311,971	311,971
-	-	-	-	129,467
-	-	-	-	2,529,588
272,126	713,726	-	-	1,073,889
-	-	708,893	1,580,426	2,717,128
58,945	-	-	32,515	927,749
-	-	-	-	27,461
(46,127)	-	-	(96,910)	(191,523)
102,461	-	-	66,665	221,998
<u>1,437,405</u>	<u>713,726</u>	<u>708,893</u>	<u>3,218,541</u>	<u>15,463,677</u>
-	-	122,721	-	1,465,403
-	-	-	-	2,874,479
-	-	586,172	68,900	1,934,040
-	-	-	-	779,820
-	-	-	412,163	503,411
-	-	-	17,489	33,307
-	-	-	9,410	14,340
1,205,953	1,563	-	500,786	1,717,122
-	-	-	610,063	614,388
-	-	-	-	1,360,000
-	-	-	-	153,062
-	-	-	-	1,078
<u>1,205,953</u>	<u>1,563</u>	<u>708,893</u>	<u>1,618,811</u>	<u>11,450,450</u>
<u>231,452</u>	<u>712,163</u>	<u>-</u>	<u>1,599,730</u>	<u>4,013,227</u>
-	-	-	2,434,846	2,677,946
-	-	-	40,000	40,000
-	-	-	-	(2,434,846)
-	-	-	<u>2,474,846</u>	<u>283,100</u>
231,452	712,163	-	4,074,576	4,296,327
<u>5,303,113</u>	<u>(4,235,228)</u>	<u>-</u>	<u>10,935,184</u>	<u>19,110,873</u>
<u>\$ 5,534,565</u>	<u>\$ (3,523,065)</u>	<u>\$ -</u>	<u>\$ 15,009,760</u>	<u>\$ 23,407,200</u>

CITY OF OTSEGO, MINNESOTA

**RECONCILIATION OF THE STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES
IN FUND BALANCES (DEFICITS) OF GOVERNMENTAL FUNDS TO THE STATEMENT OF ACTIVITIES
FOR THE YEAR ENDED DECEMBER 31, 2021**

Total Net Change in Fund Balances - Governmental Funds \$ 4,296,327

Amounts reported for governmental activities in the statement of activities are different because:

Governmental funds report capital outlays as expenditures. However, in the statement of activities the cost of those assets is allocated over their estimated useful lives as depreciation.

Capital Outlays	1,474,224
Depreciation Expense	(1,863,229)
Assets Contributed by Developers	3,463,135

Contributions of capital assets to the proprietary funds decrease net position in the statement of activities, but do not appear in the governmental funds because they are not financial resources.	(2,377)
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The repayment of principal of long-term debt consumes the current financial resources of governmental funds. Neither transaction, however, has any effect on net position.	
Principal Repayments	1,360,000

Interest on long-term debt in the statement of activities differs from the amount reported in the governmental funds because interest is recognized as an expenditure in the funds when it is due, and thus requires the use of current financial resources. In the statement of activities; however, interest expense is recognized as the interest accrues, regardless of when it is due.	28,972
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Certain revenues are recognized as soon as they are earned. Under the modified accrual basis of accounting, certain revenues cannot be recognized until they are available to liquidate liabilities of the current period.	
Property Taxes	2,186
Special Assessments	(805,655)

In the statement of activities, personnel expenses are recognized as they are accrued, however these expenses do not consume current financial resources, and under the modified accrual basis of accounting, are not reported in the governmental funds until they are due.	
Compensated Absences	(2,637)
GERF Pension	84,614

Change in Net Position - Governmental Activities	\$ 8,035,560
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The notes to the financial statements are an integral part of this statement.

CITY OF OTSEGO, MINNESOTA
GENERAL FUND - STATEMENT OF REVENUES, EXPENDITURES
AND CHANGES IN FUND BALANCE - BUDGET AND ACTUAL
FOR THE YEAR ENDED DECEMBER 31, 2021

	Original and Final Budget	Actual Amounts	Variance with Final Budget - Over (Under)
REVENUES			
Property Taxes	\$ 4,646,632	\$ 4,592,524	\$ (54,108)
Franchise Taxes	135,000	129,467	(5,533)
Licenses and Permits	1,200,810	2,529,588	1,328,778
Intergovernmental	87,500	88,037	537
Charges for Services	198,915	427,809	228,894
Special Assessments	3,500	5,732	2,232
Fines and Forfeitures	24,000	27,461	3,461
Investment Earnings (net)	72,000	(48,486)	(120,486)
Miscellaneous	-	52,872	52,872
Total Revenues	<u>6,368,357</u>	<u>7,805,004</u>	<u>1,436,647</u>
EXPENDITURES			
Current			
General Government	1,505,269	1,342,682	(162,587)
Public Safety	2,714,553	2,874,479	159,926
Public Works	1,420,909	1,278,968	(141,941)
Culture and Recreation	791,116	779,820	(11,296)
Economic Development	129,710	91,248	(38,462)
Capital Outlay			
General Government	35,600	15,818	(19,782)
Public Safety	-	4,930	4,930
Public Works	9,000	8,820	(180)
Culture and Recreation	5,300	4,325	(975)
Total Expenditures	<u>6,611,457</u>	<u>6,401,090</u>	<u>(210,367)</u>
Excess (Deficiency) of Revenues Over (Under) Expenditures	<u>(243,100)</u>	<u>1,403,914</u>	<u>1,647,014</u>
OTHER FINANCING SOURCES (USES)			
Transfers In	243,100	243,100	-
Transfers Out	-	(2,434,846)	(2,434,846)
Total Other Financing Sources (Uses)	<u>243,100</u>	<u>(2,191,746)</u>	<u>(2,434,846)</u>
Net Change in Fund Balance	-	(787,832)	(787,832)
Fund Balance - January 1	<u>5,987,733</u>	<u>5,987,733</u>	<u>-</u>
Fund Balance - December 31	<u>\$ 5,987,733</u>	<u>\$ 5,199,901</u>	<u>\$ (787,832)</u>

The notes to the financial statements are an integral part of this statement.

CITY OF OTSEGO, MINNESOTA
STATEMENT OF NET POSITION
PROPRIETARY FUNDS
DECEMBER 31, 2021

	Water Utility	Sanitary Sewer Utility	Storm Water Utility	Total Enterprise
ASSETS				
Current Assets				
Cash and Cash Equivalents	\$ 11,515,712	\$ 16,800,943	\$ 538,937	\$ 28,855,592
Receivables				
Accounts	195,317	413,084	5,506	613,907
Special Assessments				
Current	-	-	766	766
Delinquent	18	-	198	216
Due from Other Governments	-	272,234	-	272,234
Prepaid Items	13,404	48,310	-	61,714
Total Current Assets	<u>11,724,451</u>	<u>17,534,571</u>	<u>545,407</u>	<u>29,804,429</u>
Noncurrent Assets				
Special Assessments				
Deferred	322,651	874,731	36,049	1,233,431
Capital Assets				
Land	170,178	533,517	-	703,695
Buildings and Building Improvements	109,096	16,561,654	-	16,670,750
Machinery and Equipment	454,653	1,218,585	-	1,673,238
Infrastructure	27,300,918	39,411,971	6,539,073	73,251,962
Construction in Progress	3,601,181	1,537,489	-	5,138,670
Total Capital Assets	<u>31,636,026</u>	<u>59,263,216</u>	<u>6,539,073</u>	<u>97,438,315</u>
Less: Accumulated Depreciation	<u>(7,604,311)</u>	<u>(13,660,857)</u>	<u>(512,636)</u>	<u>(21,777,804)</u>
Net Capital Assets	<u>24,031,715</u>	<u>45,602,359</u>	<u>6,026,437</u>	<u>75,660,511</u>
Total Noncurrent Assets	<u>24,354,366</u>	<u>46,477,090</u>	<u>6,062,486</u>	<u>76,893,942</u>
Total Assets	<u>36,078,817</u>	<u>64,011,661</u>	<u>6,607,893</u>	<u>106,698,371</u>
DEFERRED OUTFLOWS OF RESOURCES				
General Employees Retirement Plan Pension Resources	51,217	153,649	-	204,866
LIABILITIES				
Current Liabilities				
Accounts Payable	342,573	418,720	11,028	772,321
Due to Other Governments	19,950	-	-	19,950
Accrued Salaries Payable	2,945	8,834	-	11,779
Accrued Interest Payable	62,042	144,273	-	206,315
Bonds Payable	835,200	1,484,800	-	2,320,000
Notes from Direct Borrowings	-	808,000	-	808,000
Compensated Absences Payable	1,609	4,828	-	6,437
Total Current Liabilities	<u>1,264,319</u>	<u>2,869,455</u>	<u>11,028</u>	<u>4,144,802</u>
Noncurrent Liabilities				
Bonds Payable (net)	8,131,219	6,284,624	-	14,415,843
Notes from Direct Borrowings	-	15,497,983	-	15,497,983
Compensated Absences Payable	6,438	19,312	-	25,750
General Employees Retirement Plan Net Pension Payable	65,538	196,610	-	262,148
Total Noncurrent Liabilities	<u>8,203,195</u>	<u>21,998,529</u>	<u>-</u>	<u>30,201,724</u>
Total Liabilities	<u>9,467,514</u>	<u>24,867,984</u>	<u>11,028</u>	<u>34,346,526</u>
DEFERRED INFLOWS OF RESOURCES				
General Employees Retirement Plan Pension Resources	60,036	180,104	-	240,140
Deferred Gain on Refunding	141,987	252,422	-	394,409
Total Deferred Inflows of Resources	<u>202,023</u>	<u>432,526</u>	<u>-</u>	<u>634,549</u>
NET POSITION				
Net Investment in Capital Assets	16,280,783	21,274,530	6,026,437	43,581,750
Unrestricted	10,179,714	17,590,270	570,428	28,340,412
Total Net Position	<u>\$ 26,460,497</u>	<u>\$ 38,864,800</u>	<u>\$ 6,596,865</u>	<u>\$ 71,922,162</u>

The notes to the financial statements are an integral part of this statement.

CITY OF OTSEGO, MINNESOTA
STATEMENT OF REVENUES, EXPENSES, AND CHANGES IN NET POSITION
PROPRIETARY FUNDS
FOR THE YEAR ENDED DECEMBER 31, 2021

	Water Utility	Sanitary Sewer Utility	Storm Water Utility	Total Enterprise
OPERATING REVENUES				
Charges for Services	\$ 2,873,324	\$ 3,028,939	\$ 122,200	\$ 6,024,463
OPERATING EXPENSES				
Personal Services	165,725	497,399	13,626	676,750
Supplies	577,879	260,896	2,979	841,754
Insurance	11,602	40,588	-	52,190
Utilities	140,238	332,165	-	472,403
Services and Other Charges	255,406	587,836	35,322	878,564
Depreciation	703,828	1,066,214	136,318	1,906,360
Total Operating Expenses	<u>1,854,678</u>	<u>2,785,098</u>	<u>188,245</u>	<u>4,828,021</u>
Operating Income (Loss)	<u>1,018,646</u>	<u>243,841</u>	<u>(66,045)</u>	<u>1,196,442</u>
NONOPERATING REVENUES (EXPENSES)				
Antenna Rental	83,513	-	-	83,513
Property Taxes	-	-	34,000	34,000
Investment Earnings (net)	(80,139)	(141,314)	(3,850)	(225,303)
Miscellaneous Revenue	25,949	19,768	-	45,717
Interest and Fiscal Agent Fees	(295,538)	(472,163)	-	(767,701)
Total Nonoperating Revenues (Expenses)	<u>(266,215)</u>	<u>(593,709)</u>	<u>30,150</u>	<u>(829,774)</u>
Income (Loss) Before Capital Contributions and Transfers	752,431	(349,868)	(35,895)	366,668
Connection Fees	1,673,258	4,706,920	-	6,380,178
Capital Contributions - Developer Assets	1,753,646	1,580,765	1,351,740	4,686,151
Capital Contributions - Governmental Funds	871	611	895	2,377
Transfers Out	<u>(60,775)</u>	<u>(182,325)</u>	<u>-</u>	<u>(243,100)</u>
Change in Net Position	4,119,431	5,756,103	1,316,740	11,192,274
Net Position - January 1	<u>22,341,066</u>	<u>33,108,697</u>	<u>5,280,125</u>	<u>60,729,888</u>
Net Position - December 31	<u>\$ 26,460,497</u>	<u>\$ 38,864,800</u>	<u>\$ 6,596,865</u>	<u>\$ 71,922,162</u>

The notes to the financial statements are an integral part of this statement.

CITY OF OTSEGO, MINNESOTA
STATEMENT OF CASH FLOWS
PROPRIETARY FUNDS
FOR THE YEAR ENDED DECEMBER 31, 2021

	Water Utility	Sanitary Sewer Utility	Storm Water Utility	Total Enterprise
CASH FLOWS FROM OPERATING ACTIVITIES				
Receipts from Customers and Users	\$ 2,870,307	\$ 2,936,570	\$ 127,141	\$ 5,934,018
Other Operating Receipts	109,462	19,768	-	129,230
Payments to Suppliers	(1,007,107)	(1,226,409)	(30,190)	(2,263,706)
Payments to Employees	(159,087)	(477,262)	(13,626)	(649,975)
Net Cash Flows Provided by Operating Activities	<u>1,813,575</u>	<u>1,252,667</u>	<u>83,325</u>	<u>3,149,567</u>
CASH FLOWS FROM NONCAPITAL FINANCING ACTIVITIES				
Property Taxes	-	-	34,000	34,000
Transfers Out	(60,775)	(182,325)	-	(243,100)
Net Cash Flows Provided (Used) by Noncapital Financing Activities	<u>(60,775)</u>	<u>(182,325)</u>	<u>34,000</u>	<u>(209,100)</u>
CASH FLOWS FROM CAPITAL AND RELATED FINANCING ACTIVITIES				
Acquisition and Construction of Capital Assets	(3,238,644)	(10,148,674)	-	(13,387,318)
Bond Proceeds	4,596,118	-	-	4,596,118
Principal Paid on Revenue Bonds	(842,009)	(1,496,904)	-	(2,338,913)
Interest Paid on Revenue Bonds	(304,428)	(376,608)	-	(681,036)
Note Proceeds from Direct Borrowings	-	8,633,491	-	8,633,491
Principal Paid on Direct Borrowings	-	(130,866)	-	(130,866)
Interest Paid on Direct Borrowings	-	(110,709)	-	(110,709)
Connection Fees	1,729,088	4,880,164	-	6,609,252
Net Cash Flows Provided by Capital and Related Financing Activities	<u>1,940,125</u>	<u>1,249,894</u>	<u>-</u>	<u>3,190,019</u>
CASH FLOWS FROM INVESTING ACTIVITIES				
Interest on Investments	(80,139)	(141,314)	(3,850)	(225,303)
Net Increase in Cash and Cash Equivalents	3,612,786	2,178,922	113,475	5,905,183
Cash and Cash Equivalents - January 1	7,902,926	14,622,021	425,462	22,950,409
Cash and Cash Equivalents - December 31	<u>\$ 11,515,712</u>	<u>\$ 16,800,943</u>	<u>\$ 538,937</u>	<u>\$ 28,855,592</u>
RECONCILIATION OF OPERATING INCOME (LOSS) TO NET CASH FLOWS PROVIDED BY OPERATING ACTIVITIES				
Operating Income (Loss)	\$ 1,018,646	\$ 243,841	\$ (66,045)	\$ 1,196,442
Adjustments to Reconcile Operating Income (Loss) to Net Cash Flows Provided by Operating Activities:				
Depreciation	703,828	1,066,214	136,318	1,906,360
GERF Pension Activity	3,938	12,038	-	15,976
Other Income Related to Operations	109,462	19,768	-	129,230
(Increase) Decrease in Assets & Deferred Outflows of Resources:				
Accounts Receivable	(34,228)	(92,553)	2,203	(124,578)
Special Assessments	31,211	-	2,738	33,949
Due from Other Governments	-	184	-	184
Prepaid Items	(1,860)	(10,691)	-	(12,551)
Increase (Decrease) in Liabilities & Deferred Inflows of Resources:				
Accounts Payable	(24,930)	22,181	8,111	5,362
Due to Other Governments	4,808	(16,414)	-	(11,606)
Accrued Salaries Payable	938	2,813	-	3,751
Compensated Absences Payable	1,762	5,286	-	7,048
Net Cash Flows Provided by Operating Activities	<u>\$ 1,813,575</u>	<u>\$ 1,252,667</u>	<u>\$ 83,325</u>	<u>\$ 3,149,567</u>
NONCASH FINANCING ACTIVITIES				
Amortization of Premium on Bonds Payable	\$ 55,300	\$ 98,311	\$ -	\$ 153,611
Acquisition of Capital Assets on Account	\$ 329,823	\$ 366,023	\$ -	\$ 695,846
Contribution of Capital Assets - Developer	\$ 1,753,646	\$ 1,580,765	\$ 1,351,740	\$ 4,686,151
Contribution of Capital Assets - Governmental Funds	\$ 871	\$ 611	\$ 895	\$ 2,377

The notes to the financial statements are an integral part of this statement.

NOTE 1 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

A. REPORTING ENTITY

The City of Otsego, Minnesota (the City) was incorporated in 1990 after being an established township since 1858. The City operates under the "Optional Plan A" form of government, as defined in Minnesota statutes. The governing body of the City (City Council) consists of an elected Mayor, and four elected Council members, all of which are elected at-large and serve four year staggered terms. The City Council exercises legislative authority and determines all matters of policy.

The financial statements of the City have been prepared in accordance with accounting principles generally accepted in the United States of America (GAAP), as applied to governmental units by the Governmental Accounting Standards Board (GASB).

The City includes all funds, organizations, institutions, agencies, departments, boards, and offices that are not legally separate from the City. Component units are legally separate organizations for which the elected officials of the City are financially accountable and are included within the basic financial statements of the City because of the significance of their operational or financial relationships with the City.

The City is considered financially accountable for a component unit if it appoints a voting majority of the organization's governing body and is able to impose its will on the organization by significantly influencing the programs, projects, activities, or level of services performed or provided by the organization, or there is a potential for the organization to provide specific financial benefits to, or impose specific financial burdens on, the City.

Blended component units, although legally separate, are, in substance, part of the government's operations. A blended component unit is reported as if it were a fund of the City throughout the year. It is included at both the government-wide and fund financial reporting levels.

A description of the City's blended component unit follows:

The City of Otsego Economic Development Authority (EDA) – The EDA is a legal entity separate from the City. Although legally separate, the EDA is reported as if it were part of the primary government because the Board of Commissioners is made up of the Mayor and four Council members and the City has operational responsibility over the EDA. It is this criterion that results in the EDA being reported as a blended component unit within the primary government, although there is currently no financial activity for the EDA. Separate financial statements would not be prepared for the EDA, even if there was financial activity.

B. GOVERNMENT-WIDE AND FUND FINANCIAL STATEMENTS

The government-wide financial statements (i.e., the statement of net position and the statement of activities) report information on all activities of the City and its component units. *Governmental activities*, which normally are supported by taxes and intergovernmental revenues, are reported separately from *business-type activities*, which rely to a significant extent on fees and charges for support.

The statement of activities demonstrates the degree to which the direct expenses of a given function or segment are offset by program revenues. *Direct expenses* are those that are clearly identifiable with a specific function or segment. *Program revenues* include 1) charges to customers or applicants who purchase, use, or directly benefit from goods, services, or privileges provided by a given function or business-type activity and 2) grants and contributions that are restricted to meeting the operational or capital requirements of a particular function or business-type activity. Taxes and other items not included among program revenues are reported instead as *general revenues*.

Separate financial statements are provided for governmental funds and proprietary funds. Major individual governmental funds and major individual enterprise funds are reported as separate columns in the fund financial statements.

C. MEASUREMENT FOCUS, BASIS OF ACCOUNTING, AND FINANCIAL STATEMENT PRESENTATION

The government-wide financial statements are reported using the *economic resources measurement focus* and the *accrual basis of accounting*, as are the proprietary fund financial statements. Revenues are recorded when earned and expenses are recorded when a liability is incurred, regardless of the timing of related cash flows. Property taxes and special assessments are recognized as revenues in the year for which they are levied. Grants and similar items are recognized as revenue as soon as all eligibility requirements imposed by the provider have been met.

Governmental fund financial statements are reported using the *current financial resources measurement focus* and the *modified accrual basis of accounting*. Revenues are recognized as soon as they are both measurable and available. Revenues are considered to be available when they are collectible within the current period or soon enough thereafter to pay liabilities of the current period. For this purpose, the City considers revenues to be available if they are collected within 60 days of the end of the current fiscal year. Expenditures generally are recorded when a liability is incurred, as under accrual accounting. However, debt service expenditures, compensated absences, as well as expenditures related to claims and judgements, are recorded only when payment is due.

Property taxes, special assessments, intergovernmental revenues, charges for services and interest associated with the current fiscal year are all considered to be susceptible to accrual and so have been recognized as revenues of the current fiscal year. Only the portion of special assessments receivable due within the current fiscal year is considered to be susceptible to accrual as revenue of the current period. All other revenue items are considered to be measurable and available only when cash is received by the City.

The City reports the following major governmental funds:

General Fund - This is the City's primary operating fund, and accounts for all of the general financial resources of the City, except those required to be accounted for in another fund. Most of the current day-to-day operations of the City are financed from this fund.

Debt Service Fund - This fund is used to account for the collection of property taxes, special assessments and other resources which are used to repay the principal and interest on debt issued for various improvements in the City.

Pavement Management Fund - This fund was established to provide funds and to account for the expenditure of such funds, for costs associated with the City's street maintenance and replacement plan adopted annually within the Capital Improvement Plan. Annual projects may include: fog & seal coating, crack filling, paint striping, patching and asphalt overlays.

Municipal State-Aid for Construction Fund - This fund was established to account for the State allotment of construction aid. The source of the State funding is provided for through collection of gasoline taxes. The funds accumulated are used on transportation related construction projects.

Development and Builder Escrows Fund - This fund was established to receipt funds and to account for the expenditure of such funds, for costs associated within residential, commercial and industrial developments in the City.

The City reports the following major enterprise funds:

Water Utility Fund - This fund accounts for the operations of the public water utility system. The resources accumulated are primarily from system user charges and system connection fees. The accumulated funds are then used to pay for the operational costs of pumping and distributing water to the system customers. The fund also accumulates resources to finance certain capital improvements and to pay the debt service associated with the water utility.

Sanitary Sewer Utility Fund - This fund accounts for the operations of the public sewer utility system. The resources accumulated are primarily from system user charges and system connection fees. The accumulated funds are then used to pay for the operational costs of collection and treatment of sewage from the system. The fund also accumulates resources to finance certain capital improvements and to pay the debt service associated with the sewer utility.

Storm Water Utility Fund - This fund accounts for the operations of the storm water collection system. The resources accumulated are primarily from system user charges and property taxes. The accumulated funds are then used to pay for the operational costs of collection and treatment of surface water runoff that does not require treatment.

As a general rule, the effect of interfund activity has been eliminated from the government-wide financial statements. Exceptions to this general rule are transactions that would be treated as revenues, expenditures or expenses if they involved external organizations, such as buying goods and services or payments in lieu of taxes. Elimination of these charges would distort the direct costs and program revenues reported for the various functions concerned.

Proprietary funds distinguish *operating* revenues and expenses from *non-operating* items. Operating revenues and expenses generally result from providing services and producing and delivering goods in connection with a proprietary fund's principal ongoing operations. The principal operating revenues of the enterprise funds are charges to customers for sales and services. Operating expenses for enterprise funds include the cost of sales and services, administrative expenses and depreciation on capital assets. All revenues and expenses not meeting this definition are reported as nonoperating revenue and expenses.

D. DEPOSITS AND INVESTMENTS

The City's cash and cash equivalents are considered to be cash on hand, demand deposits and investments with a maturity of three months or less when from the date of acquisition. All of the deposits and investments allocated to the proprietary funds are considered to meet this criteria.

Cash balances from all funds are pooled and invested, to the extent available, in certificates of deposit and other authorized investments. Earnings from such investments are allocated on the basis of applicable participation by each of the funds.

Minnesota statute §118A.04 governs the investment of public funds and outlines the allowable investment types. The City's investment policy is more restrictive than statute, and authorizes the City to invest in the following:

- a] Securities which are direct obligations or are guaranteed or insured issues of the United States, its agencies, its instrumentalities, or organizations created by an act of Congress.
- b] Shares of investment companies registered under the Federal Securities Act of 1940, and received the highest credit rating and is rated in one of the two highest categories by at least one nationally recognized statistical rating agency.
- c] Obligations of any state or local government with taxing powers rated "A" for general obligations or with a rating of "AA" or better for revenue backed obligations, with the ratings being provided by a national bond rating service.
- d] Commercial paper issued by a United States corporation or their Canadian subsidiaries that is rated in the highest quality by at least two nationally recognized rating agencies.
- e] Time deposits that are fully insured by the Federal Deposit Insurance Corporation.

Certain investments for the City are reported at fair value as disclosed in Note 3 (A). The City categorizes its fair value measurements within the fair value hierarchy established by generally accepted accounting principles. The hierarchy is based on the valuation inputs used to measure the fair value of the asset. Level 1 inputs are quoted prices in active markets for identical assets; Level 2 inputs are significant other observable inputs; and Level 3 inputs are significant unobservable inputs.

In accordance with Governmental Accounting Standards Board (GASB) Statement No. 79, the Minnesota Municipal Investment Pool (4M) securities are valued at amortized cost, which approximates fair value. There are no restrictions or limitations on withdrawals from the 4M Liquid Asset Fund. Amounts invested in the 4M Plus must be deposited for a minimum of 14 days. Withdrawals made prior to the 14-day requirement will be subject to a penalty equal to 7 days interest on the amount withdrawn.

E. RECEIVABLES AND PAYABLES

Accounts Receivable

Receivables include amounts billed for services provided by the City before year-end. Receivables within the enterprise funds do include unbilled charges for services provided from the middle of December to the end of the year, as the City bills for those services mid-month. The City currently has not established an allowance for doubtful accounts for either trade or utility charge receivables. The City annually certifies unpaid trade and utility charge receivable to Wright County for collection in the following year, and is the primary factor in reporting the receivables at a gross amount, rather than net of allowance.

Property Taxes

The City Council annually adopts a property tax levy and certifies it to Wright County in December. The County allocates this levy across taxable properties in the City based on valuations assessed in the prior year. These taxes become an enforceable lien against the property on January 1st, and are recorded as receivables by the City as of that date.

Tax statements are generated and mailed by the County to the respective taxpayers, with half of the total due on May 15th and the second half due on October 15th. The County is also the collecting agency, and remits the amounts collected to the City with primary settlements in June and December, and a minor settlement in January.

Property taxes that are unpaid as of December 31st, are then classified as delinquent. Delinquent taxes receivable include the past six years of uncollected taxes and are fully offset by a deferred inflow of resources for those collections not received within 60 days of year-end in the governmental fund financial statements.

Special Assessments

Special assessments represent the financing for public improvements paid for by benefiting property owners. These assessments are recorded as receivables upon certification to the County. Special assessments have been offset by a deferred inflow of resources for those collections not received within 60 days after year end in the governmental fund financial statements.

Interfund Receivables and Payables

During the course of operations, numerous transactions occur between individual funds for goods provided or services rendered. Short-term interfund loans are classified as "due to/from other funds." All short-term interfund receivables and payables at December 31, 2021 are planned to be eliminated in 2022. Long-term interfund loans are classified as "advances to/from other funds." Any residual balances outstanding between the governmental activities and business-type activities are reported in the government-wide financial statements as "internal balances".

F. PREPAID ITEMS

Certain payments to vendors reflect costs applicable to future accounting periods and are recorded as prepaid items in both government-wide and fund financial statements. Prepaid items are reported using the consumption method and recorded as expenditures/expenses at the time of consumption rather than when purchased.

G. ASSETS HELD FOR RESALE

Assets held for resale represent various parcels of land that are currently owned by the City with the intent to sell in the future to create economic development activity within the City. The assets are reported at their net realizable value in the General fund. During the year ended December 31, 2021, management has reviewed the reported values of the assets.

H. CAPITAL ASSETS

Capital assets, which include property, plant, equipment, infrastructure assets (e.g., roads, bridges, sidewalks, and similar items) and intangible assets such as easements and computer software, are reported in the applicable governmental or business-type activities columns in the government-wide financial statements and the proprietary fund financial statements. Capital assets are defined by the City as assets with an initial, individual cost in excess of the amounts in the table below and with an estimated useful life in excess of three years. All land assets are recorded by the City with no assigned cost threshold. Such assets are recorded at historical cost or estimated historical cost if purchased or constructed. Donated capital assets are recorded at acquisition value at the date of donation.

Infrastructure	\$	100,000
Buildings and Building Improvements		50,000
Land Improvements		25,000
Machinery and Equipment		5,000

The costs of normal maintenance and repairs that do not add to the value of the asset or materially extend assets lives are not capitalized.

Capital assets of the City, are depreciated using the straight line method over the following estimated useful lives:

Infrastructure	25 - 40 years
Buildings and Building Improvements	10 - 40 years
Land Improvements	5 - 20 years
Machinery and Equipment	3 - 15 years

I. DEFERRED OUTFLOWS OF RESOURCES

In addition to assets, the statement of financial position will sometimes report a separate section for deferred outflows of resources. This separate financial statement element, deferred outflows of resources, represents a consumption of net assets that applies to a future period(s) and so will not be recognized as an outflow of resources (expense/expenditure) until then. The City presents deferred outflows of resources on the Statement of Net Position for deferred outflows of resources related to pensions for various estimate differences that will be amortized and recognized over future years.

J. COMPENSATED ABSENCES

It is the City's policy to permit employees to accumulate earned but unused personal time-off (PTO) benefits. All PTO pay is accrued when incurred in the government-wide and proprietary fund financial statements. A liability for these amounts is reported in governmental fund financial statements only if they have matured, for example, as a result of an employee retirement or resignation. The General fund is typically used to liquidate the compensated absences payable for governmental activities.

K. LONG TERM OBLIGATIONS

In the government-wide financial statements and proprietary fund types in the fund financial statements, long-term debt and other long-term obligations are reported as liabilities in the applicable governmental activities, business-type activities, or proprietary fund type statement of net position. Bond premiums and discounts are amortized over the life of the bonds using the straight line method. Bonds payable are reported net of the applicable bond premium or discount.

In the fund financial statements, governmental fund types recognize bond premiums and discounts, as well as bond issuance costs, during the current period. The face amount of debt issued is reported as other financing sources. Premiums received on debt issuances are reported as other financing sources while discounts on debt issuances are reported as other financing uses. Issuance costs, whether or not withheld from the actual debt proceeds received, are reported as debt service expenditures.

L. PENSIONS

For purposes of measuring the net pension liability, deferred outflows of resources, deferred inflows of resources, and pension expense, information about the fiduciary net position of the Public Employees Retirement Association (PERA) and additions to or deductions from PERA's fiduciary net position have been determined on the same basis as they are reported by PERA except that PERA's fiscal year end is June 30. For this purpose, plan contributions are recognized as of employer payroll paid dates and benefit payments and refunds are recognized when due and payable in accordance with the benefit terms. Investments are reported at fair value. The General fund is typically used to liquidate the net pension liability for governmental activities. The Water Utility and Sanitary Sewer Utility funds would be used to liquidate the net pension liability for business-type activities.

M. POSTEMPLOYMENT BENEFITS OTHER THAN PENSIONS

In June 2015, the Governmental Accounting Standards Board (GASB) issued Statement No. 75, Accounting and Financial Reporting for Postemployment Benefits Other Than Pensions. The primary objective of this Statement was to improve accounting and financial reporting for postemployment benefits other than pensions (OPEB). The City has no plans that would result in an OPEB liability and, therefore, the City anticipates it will not incur any future explicit or implicit OPEB costs for its employees, and therefore, no liability will be recorded.

N. DEFERRED INFLOWS OF RESOURCES

In addition to liabilities, statements of financial position or balance sheets will sometimes report a separate section for deferred inflows of resources. This separate financial statement element represents an acquisition of net assets that applies to future periods and so will not be recognized as an inflow of resources (revenue) until that time. The City has three types of items which qualify for reporting in this category. One item, unavailable revenue, which arises only under a modified accrual basis of accounting, therefore, is reported only in the governmental funds Balance Sheet. The governmental funds report unavailable revenue from sources such as: property taxes and special assessments not collected within 60 days of year-end. The statement of net position and governmental funds also report deferred inflows of grants for subsequent years due to timing requirements not being met at year-end. These amounts are deferred and recognized as an inflow of resources in the period the amounts become available. The second item presented by the City are deferred inflows of resources on the Statement of Net Position for deferred inflows of resources related to pensions for various estimate differences that will be amortized and recognized over future years. The third item presented by the City on the government-wide statement of net position and on the proprietary funds statement of net position are deferred inflows of resources related to a deferred gain on a refunding bond issuance which will be amortized over the remaining life of the debt issuance.

O. FUND EQUITY

Fund equity in the fund financial statements is classified as fund balance for governmental funds and net position for proprietary funds. Fund equity in the government-wide financial statements is classified as net position for both governmental and business-type activities.

Fund Balance – In the fund financial statements, governmental funds report fund balance in classifications that disclose restraints for which amounts in those funds can be spent. These classifications are as follows:

Nonspendable – consists of amounts that are not in spendable form or are required to be maintained intact.

Restricted – consists of amounts related to externally imposed constraints established by creditors, grantors or contributors; or constraints imposed by state statutory provisions.

Committed – consists of internally imposed constraints. These constraints are imposed by formal action (resolution) of the City Council, which is the highest level of decision making authority.

Assigned – consists of internally imposed constraints. These constraints reflect the specific purpose for which it is the City's intended use. These constraints are established by the City Council or, pursuant to council resolution, the City Administrator or the Finance Director.

Unassigned – is the residual classification for the General fund and also reflects negative residual amounts in other funds.

When committed, assigned, or unassigned resources are available for an allowable use, it is the City's policy to use resources in the following order; 1) committed, 2) assigned, and 3) unassigned.

The City has formally adopted a fund balance policy for the General Fund. The policy establishes a year-end target fund balance amount of 45% of the next year's operating budget for cash flow needs.

Net Position – Net position represents the difference between assets, deferred outflows of resources, liabilities and deferred inflows of resources. Net position can be displayed in the three following classifications:

Net Investment in Capital Assets – consists of capital assets, net of accumulated depreciation, and further reduced by the outstanding balance of any long-term debt used to build or acquire the respective capital assets.

Restricted – reported when there are limitations of use through external restrictions imposed by creditors, grantors, or laws and regulations of other governments.

Unrestricted – all remaining net position is reported in this classification.

When both restricted and unrestricted net position are available for an allowable use, it is the government's policy to use restricted resources first, then unrestricted resources as they are needed.

P. USE OF ESTIMATES

The preparation of financial statements in conformity with accounting principles generally accepted in the United States of America (GAAP), requires management to make estimates and assumptions that affect amounts reported in the financial statements and accompanying notes. Actual results could differ from such estimates.

Q. BUDGETARY INFORMATION

An annual budget is adopted on a basis consistent with accounting principles generally accepted in the United States of America (GAAP) for the General fund, the Debt Service fund, and the Revolving Loan, Tax Increment District No. 1, Tax Increment District No. 3, and Tax Increment District No. 4 special revenue funds. All annual appropriations lapse at year-end. The City does not use encumbrance accounting.

In June of each year, General fund departments submit requests for appropriations to the City Administrator so that a budget may be prepared. The requested budget appropriations are presented and reviewed with the City Council. The proposed General fund budget and preliminary property tax levy must be certified to Wright County prior to September 30. The City Council holds public hearings and a final budget is adopted in early December, with the final property tax levy required to be certified to Wright County prior to the end of December.

The appropriated budget is prepared by fund and department. The City's department heads are authorized to make transfers of budgeted appropriations within a department. Any transfers of appropriations between a department needs authorization of the City Administrator. The legal level of budgetary control is at the fund level, so any appropriations transfers between funds needs the approval of the City Council. There were no transfers of budgeted appropriations or budget amendments during the year.

NOTE 2 STEWARDSHIP, COMPLIANCE, AND ACCOUNTABILITY

A. DEFICIT FUND EQUITY

Deficit fund equity exists at December 31, 2021 in the following fund:

Major Governmental Funds:	
Capital Project Funds	
MSA Construction	\$ 3,523,065

The deficit is being funded through internal borrowing. The MSA Construction fund deficit will be repaid with State-Aid funding from 2022 through 2025, which has been advanced to the City for the 85th Street and Maciver Avenue street extension project.

NOTE 3 DETAILED NOTES ON ALL FUNDS

A. DEPOSITS AND INVESTMENTS

In accordance with Minnesota Statutes, the City maintains deposits at only those depository banks authorized by the City Council. All such depositories are members of the Federal Reserve System.

Minnesota Statutes require that all City deposits with financial institutions be protected by federal deposit insurance, corporate surety bonds or collateral. The market value of collateral pledged must equal 110% of the deposits not covered by insurance or bonds. Minnesota Statutes require that all securities pledged as collateral be placed in safekeeping in a restricted account at the Federal Reserve Bank, or in an account at a trust department of a commercial bank or other financial institution that is not owned or controlled by the financial institution furnishing the collateral.

At year-end, the City's carrying amount of deposits was \$716,822, and a bank balance of \$1,229,635.

Custodial credit risk for the City's deposits would arise in the event of a bank failure, where the City's deposits may not be returned to it. As of year-end, the City's bank balance was not exposed to custodial credit risk because it was insured and fully collateralized with securities held by the pledging financial institution's trust department or agent in the City's name.

As of December 31, 2021 the City had the following investments:

Investment Type	Fair Value	Investment Maturities (In Years)		
		< 1	1 - 3	3 - 5
Negotiable Certificates of Deposit	\$ 26,139,953	\$ 6,472,122	\$ 14,601,105	\$ 5,066,726
U.S. Government Agency Securities	16,013,478	2,506,903	11,675,201	1,831,374
Municipal Bonds	4,645,864	-	2,933,753	1,712,111
External Investment Pool	16,518,714	16,518,714	-	-
Brokered Money Market Accounts	44,321	44,321	-	-
Total	\$ 63,362,330	\$ 25,542,060	\$ 29,210,059	\$ 8,610,211

The external investment pool and brokered money market investments are valued at amortized cost. All of the remaining City investments have recurring fair value measurements using a matrix pricing model (level 2 inputs).

CITY OF OTSEGO, MINNESOTA
 NOTES TO THE FINANCIAL STATEMENTS
 FOR THE YEAR ENDED DECEMBER 31, 2021

As of December 31, 2021, the City's investments in U.S. Government Agency Securities and Municipal Bonds carried the following ratings as well as their respective concentration percentage when compared to the total investment portfolio. An indication of "NR" in the ratings below mean that the respective rating organization has not provided a rating on the respective investment.

Investment Type	Moody's Rating	S & P Rating	Fair Value	Portfolio Concentration %
U.S. Government Agency Securities				
Federal Farm Credit Bank (FFCB)	Aaa	AA+	\$ 4,971,267	7.85%
Federal Home Loan Bank (FHLB)	Aaa	AA+	4,187,409	6.61%
Federal Home Loan Mortgage Corporation (FHLMC)	Aaa	AA+	2,462,876	3.89%
Federal National Mortgage Association (FNMA)	Aaa	AA+	4,391,926	6.93%
Total			\$ 16,013,478	25.27%
Municipal Bonds				
City of Bloomington, Minnesota	NR	AAA	155,490	0.25%
City of Minneapolis, Minnesota	Aa1	AAA	1,354,675	2.14%
State of Texas	Aaa	AAA	105,641	0.17%
City of Arlington, TX	Aa1	AAA	134,519	0.21%
Shakopee School District, MN	Aa2	NR	732,726	1.16%
City of New York NY	Aa2	AA	979,385	1.55%
State of Oregon	Aa1	AA+	498,656	0.79%
Lake of the Woods School District, MN	NR	AAA	684,772	1.08%
Total			\$ 4,645,864	7.33%

The following is a summary of total deposits and investments as of December 31, 2021 and presented in the basic financial statements in the Statement of Net Position:

Deposits	\$ 716,822
Investments	63,362,330
Petty Cash and Change Funds	600
Total	\$ 64,079,752

CITY OF OTSEGO, MINNESOTA
NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED DECEMBER 31, 2021

Interest Rate Risk – This is the risk that the market values of the securities in the City's investment portfolio would decrease due to changes in market interest rates. The City identifies interest rate risk within the second and fourth objectives of the City's investment policy, which are liquidity and return on investment. The City attempts to limit its exposure to interest rate risk by keeping the investment portfolio sufficiently liquid to meet cash flow requirements, while still attempting to obtain a reasonable return on investment. The City also addresses interest rate risk by attempting to create proportions in the maturities of the City's investment portfolio which places longer term investments higher on the yield curve than those shorter term investments.

Credit Risk – This is the risk that an issuer or other counterparty to an investment will not fulfill its obligations. Minnesota Statutes limits allowable investments to those that are in the top two ratings issued by nationally recognized statistical rating organizations. The City's investment policy also addresses credit risk by further limiting investments to the list provided within Note 1-D.

Concentration of Credit Risk – This is the risk of loss attributed to the magnitude of the City's investment in any single issuer. The first objective of the City's investment policy is safety. To obtain this objective, diversification is to be considered in the type of investment, maturity and the issuer of the respective investments. Each of the City's certificates of deposit are purchased in amounts not exceeding federal deposit insurance. The tables above outline the concentrations of the City's other investment types, including U.S. Government Agency Securities and Municipal Bonds.

More than 5 percent of the City's investments are in Federal Farm Credit Bank (FFCB), Federal Home Loan Bank (FHLB), Federal National Mortgage Association (FNMA) and the Minnesota Municipal Investment Pool (4M). These investments are 7.85 percent, 6.61 percent, 6.93 percent, and 26.07 percent respectively, of the City's total investments.

Custodial Credit Risk – This is the risk that in the event of the failure of a counterparty to an investment, the City will not be able to recover the value of an investment or collateral securities that are in possession of an outside party. In accordance with the City's investment policy, all investment securities shall be held by a single safekeeping agent in the name of the City.

CITY OF OTSEGO, MINNESOTA
NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED DECEMBER 31, 2021

B. CAPITAL ASSETS

Capital asset activity for the year ended December 31, 2021 was as follows:

	Beginning Balance	Increases	Decreases	Ending Balance
Governmental Activities:				
Capital Assets, not Being Depreciated:				
Land	\$ 4,278,161	\$ -	\$ -	\$ 4,278,161
Construction in Progress	796,561	614,819	(1,397,177)	14,203
Total Capital Assets, not Being Depreciated	5,074,722	614,819	(1,397,177)	4,292,364
Capital Assets, Being Depreciated:				
Buildings and Building Improvements	6,562,050	-	-	6,562,050
Land Improvements	6,661,527	551,856	-	7,213,383
Machinery and Equipment	4,276,691	378,765	(188,547)	4,466,909
Infrastructure	34,336,984	4,786,719	-	39,123,703
Total Capital Assets, Being Depreciated	51,837,252	5,717,340	(188,547)	57,366,045
Less Accumulated Depreciation for:				
Buildings and Building Improvements	2,244,097	160,792	-	2,404,889
Land Improvements	3,147,818	281,463	-	3,429,281
Machinery and Equipment	2,383,580	344,843	(188,547)	2,539,876
Infrastructure	8,384,227	1,076,131	-	9,460,358
Total Accumulated Depreciation	16,159,722	1,863,229	(188,547)	17,834,404
Total Capital Assets Being Depreciated - Net	35,677,530	3,854,111	-	39,531,641
Governmental Activities Capital Assets - Net	\$ 40,752,252	\$ 4,468,930	\$ (1,397,177)	\$ 43,824,005

Depreciation expense was charged to the functions of the City as follows:

Governmental Activities:	
General Government	\$ 30,409
Public Safety	9,280
Public Works	1,407,123
Culture and Recreation	416,417
Total Depreciation Expense - Governmental Activities	\$ 1,863,229

CITY OF OTSEGO, MINNESOTA
 NOTES TO THE FINANCIAL STATEMENTS
 FOR THE YEAR ENDED DECEMBER 31, 2021

	Beginning Balance	Increases	Decreases	Ending Balance
Business-type Activities:				
Capital Assets, not Being Depreciated:				
Land	\$ 703,695	\$ -	\$ -	\$ 703,695
Construction in progress	10,619,801	11,800,072	(17,281,203)	5,138,670
Total Capital Assets, not Being Depreciated	11,323,496	11,800,072	(17,281,203)	5,842,365
Capital Assets, Being Depreciated:				
Buildings and Building Improvements	177,604	16,493,146	-	16,670,750
Machinery and Equipment	1,621,987	51,251	-	1,673,238
Infrastructure	67,777,754	5,474,208	-	73,251,962
Total Capital Assets, Being Depreciated	69,577,345	22,018,605	-	91,595,950
Less Accumulated Depreciation for:				
Buildings and Building Improvements	26,871	10,698	-	37,569
Machinery and Equipment	570,179	136,616	-	706,795
Infrastructure	19,274,394	1,759,046	-	21,033,440
Total Accumulated Depreciation	19,871,444	1,906,360	-	21,777,804
Total Capital Assets Being Depreciated - Net	49,705,901	20,112,245	-	69,818,146
Business-type Activities Capital Assets - Net	<u>\$ 61,029,397</u>	<u>\$ 31,912,317</u>	<u>\$ (17,281,203)</u>	<u>\$ 75,660,511</u>

Depreciation expense was charged to the functions of the City as follows:

Business-type Activities:	
Water Utility	\$ 703,828
Sanitary Sewer Utility	1,066,214
Storm Water Utility	136,318
Total Depreciation Expense - Business-type Activities	<u>\$ 1,906,360</u>

C. CONSTRUCTION COMMITMENTS

At December 31, 2021 the City had construction project contracts in progress. The commitments related to remaining contract balances are summarized as follows:

<u>Fund & Project</u>	<u>Contract Amount</u>	<u>Remaining Commitment</u>
Water Utility		
Water Tower #4	\$ 3,921,000	\$ 489,000
Sanitary Sewer Utility		
East WWTF Biosolids Building	14,021,924	24,665
Total	<u>\$ 17,942,924</u>	<u>\$ 513,665</u>

D. INTERFUND BALANCES AND TRANSFERS

At December 31, 2021, the composition of balances for due to/from other funds of the City were as follows:

<u>Fund</u>	<u>Due from Other Funds</u>	<u>Due to Other Funds</u>
Major Governmental Funds:		
MSA Construction	\$ -	\$ 612,136
Nonmajor Governmental Funds:		
Capital Improvements	612,136	-
Total	<u>\$ 612,136</u>	<u>\$ 612,136</u>

Interfund due to/from balances are representative of lending/borrowing arrangements to cover deficit cash balances at the end of the fiscal year. The balance in the Municipal State-Aid for Construction fund will be repaid with State-Aid funding for the 85th Street and Maciver Avenue extension projects.

CITY OF OTSEGO, MINNESOTA
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Transfers between funds made during the year ended December 31, 2021 were as follows:

Fund	Transfer In	Transfer Out
Major Governmental Funds:		
General	\$ 243,100	\$ 2,434,846
Nonmajor Governmental Funds:		
Trails Management	300,000	-
Capital Improvements	2,134,846	-
Total Governmental Funds	<u>2,677,946</u>	<u>2,434,846</u>
Major Proprietary Funds:		
Water Utility	-	60,775
Sanitary Sewer Utility	-	182,325
Total Proprietary Funds	<u>-</u>	<u>243,100</u>
 Total All Funds	 <u>\$ 2,677,946</u>	 <u>\$ 2,677,946</u>

Interfund transfers allow the City to allocate financial resources to the funds that receive benefit from services provided by another fund or to provide additional capital and infrastructure funding. In addition, interfund transfers are occasionally authorized to allow redistribution of resources between funds for the most efficient use of funds. In 2021, the following transfers were made between funds:

- The General fund transferred \$300,000 to the Trails Management fund and \$2,134,846 to the Capital Improvements fund. These transfers were in accordance with the City's fund balance policy, where any balance exceeding the minimum fund balance is set aside for future capital items.
- The Water Utility and Sanitary Sewer Utility funds transferred \$60,775 and \$182,325 respectively to the General fund as an annual contribution to help manage the property tax levy.

E. LONG-TERM DEBT

Governmental Activities

The City issued general obligation bonds to provide funding for the acquisition and construction of major capital facilities and construction of infrastructure in the governmental activities. General obligation bonds have also been issued to refinance general obligation improvement bonds, which were originally intended to be fully repaid with collections of special assessments. All long-term indebtedness outstanding is backed by the full faith and credit of the City. Bonds in the governmental activities will be retired with future property tax levies and collections of special assessments. In the event that a deficiency exists because of unpaid or delinquent taxes or special assessments at the time a debt service payment is due, the City must provide resources to cover the deficiency until other resources are available. At the end of the current year, there are \$2,428,612 of assets accumulated in the debt service funds for future debt service. Included within those accumulated assets, there are \$1,068 of delinquent special assessments receivable, of which collection is uncertain.

	Interest Rates	Issue Date	Final Maturity Date	Original Issue	Payable 12/31/21
General Obligation Bonds:					
Improvement Bonds, Series 2018A	3.00 - 3.13%	7/11/2018	2/1/2034	\$ 2,305,000	\$ 1,955,000
Refunding Bonds 2020A	1.03 - 1.11%	11/17/2020	2/1/2028	2,950,000	2,445,000
				<u>\$ 5,255,000</u>	4,400,000
Total - Bonded Indebtedness					
Other Liabilities:					
Unamortized Premium on Issuance of Bonds					319,716
Compensated Absences Payable					<u>104,969</u>
Total Governmental Activities					<u>\$ 4,824,685</u>

Annual debt service requirements to maturity for governmental activities long-term indebtedness are as follows:

Year Ending December 31	<u>Governmental Activities</u>	
	<u>General Obligation Bonds</u>	
	<u>Principal</u>	<u>Interest</u>
2022	\$ 660,000	\$ 144,431
2023	685,000	119,406
2024	460,000	98,406
2025	480,000	81,556
2026	495,000	64,081
2027 - 2031	1,415,000	102,531
2032 - 2034	205,000	9,765
	<u>\$ 4,400,000</u>	<u>\$ 620,176</u>
Total		

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Business-type Activities

The City issued general obligation bonds to provide funding for the acquisition and construction of major capital facilities and construction of infrastructure in the business-type activities. All long-term indebtedness outstanding is backed by the full faith and credit of the City. Bonds in the business-type activities will be retired with the net revenues of the Water and Sanitary Sewer funds. (Net revenues are defined as the excess of gross revenues and earnings over the normal, reasonable and current costs of operating and maintenance). In the event that a deficiency exists because of inadequate net revenues at the time a debt service payment is due, the City must provide resources to cover the deficiency until other resources are available. At the end of the current year, the Water and Sanitary Sewer funds provided net revenues of \$7,642,665, which accounts for a debt-service coverage ratio of 234.33%.

	Interest Rates	Date	Final Maturity Date	Original Issue	Payable 12/31/21
General Obligation Bonds:					
Revenue Bonds, Series 2019A	4.00 - 4.00%	12/19/2019	12/1/2026	\$ 3,525,000	\$ 3,525,000
Revenue Bonds, Series 2021A	1.00 - 3.00%	9/23/2021	2/1/2037	4,345,000	4,345,000
Revenue Bonds, Series 2021B	5.00 - 5.00%	9/23/2021	12/1/2026	7,390,000	7,390,000
Note from Direct Borrowing:					
G.O. PFA Revenue Note, 2020	1.16%	4/27/2020	8/20/2040	17,199,866	16,305,983
Sub-Total				<u>\$ 32,459,866</u>	31,565,983
Other Liabilities:					
Unamortized Premium on Issuance of Bonds					1,475,843
Compensated Absences Payable					<u>32,187</u>
Total Business-type Activities					<u>\$ 33,074,013</u>

CITY OF OTSEGO, MINNESOTA
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 FOR THE YEAR ENDED DECEMBER 31, 2021

Annual debt service requirements to maturity for business-type activities long-term indebtedness are as follows:

Year Ending December 31	Business-type Activities		Business-type Activities	
	General Obligation Bonds		Note from Direct Borrowing	
	Principal	Interest	Principal	Interest
2022	\$ 2,320,000	\$ 658,454	\$ 808,000	\$ 185,582
2023	2,745,000	482,630	817,000	188,790
2024	2,335,000	349,155	827,000	179,305
2025	2,210,000	243,355	837,000	169,703
2026	2,295,000	152,280	846,000	159,986
2027 - 2031	1,455,000	213,450	4,381,000	650,276
2032 - 2036	1,570,000	101,093	4,641,000	389,992
2037 - 2040	330,000	3,300	3,912,000	114,208
Total	<u>\$ 15,260,000</u>	<u>\$ 2,203,717</u>	<u>\$ 17,069,000</u>	<u>\$ 2,037,842</u>

In April 2020, the City issued \$17,199,866 of General Obligation PFA Revenue Note, Series 2020 for the purpose of financing the eligible projects costs of the Clean Water State Revolving Fund project to construct a Biosolids Building at the East Wastewater Treatment Facility. The aggregate principal amount of the loan disbursed and outstanding will bear interest at the rate of 1.16 percent per annum accruing from and after the date of the Note, which is April 27, 2020, through the date on which no principal of the loan remains unpaid and all accrued interest and servicing fees have been paid.

The annual debt service requirements to maturity presented are based on the final projected costs and debt authorized by the Minnesota Public Facilities Authority. The balance of the debt represents costs incurred through December 31, 2021.

In September 2021, the City issued \$7,390,000 of General Obligation Water and Sewer Revenue Refunding Bonds, Series 2021B for the current refunding of the General Obligation Water and Sewer Revenue Refunding Bond, Series 2010C. The refunding was done to take advantage of lower interest rates. The refunding resulted in a decrease of future debt service payments of \$496,333. The net present value cash flow savings from this transaction was \$486,507.

CITY OF OTSEGO, MINNESOTA
NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED DECEMBER 31, 2021

Changes in Long-Term Liabilities

Long-term liability activity for the year ended December 31, 2021 was as follows:

	Beginning Balance	Additions	Reductions	Ending Balance	Due Within One Year
Governmental Activities:					
General Obligation Bonds	\$ 5,760,000	\$ -	\$ (1,360,000)	\$ 4,400,000	\$ 660,000
Unamortized Bond Premium	369,492	-	(49,776)	319,716	-
Compensated Absences	102,331	144,641	(142,003)	104,969	20,994
Total - Governmental	6,231,823	144,641	(1,551,779)	4,824,685	680,994
Business-type Activities:					
General Obligation Bonds	14,105,000	11,735,000	(10,580,000)	15,260,000	2,320,000
Notes from Direct Borrowings	9,438,936	6,997,913	(130,866)	16,305,983	808,000
Unamortized Bond Premium	921,658	707,796	(153,611)	1,475,843	-
Compensated Absences	25,139	43,097	(36,049)	32,187	6,437
Total - Business-type	24,490,733	19,483,806	(10,900,526)	33,074,013	3,134,437
Grand Total Long-Term Liabilities	\$30,722,556	\$ 19,628,447	\$(12,452,305)	\$ 37,898,698	\$ 3,815,431

The General fund is typically used to liquidate the compensated absences payable for governmental activities.

F. CONDUIT DEBT OBLIGATIONS

Conduit debt obligations are certain limited-obligation revenue bonds or similar instruments issued for the express purpose of providing capital financing for a specific third party. The City has issued various revenue bonds to provide funding to private sector entities for projects deemed to be in the public interest. Although these bonds bear the name of the City, the City has no obligation for such debt. Accordingly, the bonds are not reported as liabilities in the financial statements of the City.

As of December 31, 2021, the City's conduit debt consisted of the following:

Guardian Angels Senior Services Revenue Bonds, Series 2017	\$ 28,890,000
Guardian Angels Senior Services Revenue Refunding Bonds, Series 2017A	9,165,000
Revenue Refunding Bonds, Series 2017B	5,285,000
Kaleidoscope Charter School Revenue Bonds, Series 2014A	14,390,000

G. TAX ABATEMENTS

The City has entered into certain agreements for economic development purposes to either attract new businesses or retain existing business operations within the City. The authority for the City to enter into such agreements comes from *Minnesota Statute §469*. The City further has an established Business Subsidy Policy that provides evaluation criteria for any business subsidy requests. As of December 31, 2021, the City has entered into two types of agreements.

Property Tax Abatements

For the year ended December 31, 2021, the City abated property taxes totaling \$45,874. Details of each agreement and the abatement for the current year are as follows:

- The City has entered into a tax abatement agreement with Duke Realty for land acquisition costs paid by the developer that ultimately allowed for the City to construct street infrastructure within the Gateway North industrial park. The agreement outlines that 50 percent of taxes payable in 2016-2022 will be abated by the City, to a maximum value of \$340,000. The abatement amounted to \$45,874 in the current year.
- The City has entered into a tax abatement agreement with Wright County in order to finance the cost of Parkview Avenue and 88th Street improvements which facilitated the Parkview Retail development. The agreement outlines that the City will use tax abatement financing in an amount not to exceed \$950,000 to reimburse the costs of the public improvements. Wright County will use tax abatement financing in an amount not to exceed \$400,000 to reimburse the City for a portion of the costs of the public improvements. This abatement will begin with taxes payable 2022.

Tax Increment Financing

For the year ended December 31, 2021, the Tax Increment Financing Districts within the City generated increment in the amount of \$311,971 and payments to the developers in the amount of \$261,155. Details of each agreement are as follows:

- Tax Increment Financing District No. 1 was established in 2015 for the purpose of promoting industrial development on a parcel owned by the City which had been obtained through the tax forfeiture process. The parcel would not have been developed but-for tax increment financing given the existing special assessments and the extraordinary amount of soil improvements. Under the agreement, up to \$694,487 of costs incurred by the developer will be reimbursed through a tax increment revenue note, payable beginning in 2018 and concluding in 2027. Payments on the tax increment revenue note are only made to the extent of increment generated by the district. For 2021, this tax increment financing district generated increment in the amount of \$94,744 and payments to the developer in the amount of \$86,742.
- Tax Increment Financing District No. 3 was established in 2017 for the purpose of facilitating the development of a 142 unit senior housing facility, consisting of independent living, assisted living and memory care. The tax increment district is a housing district, and is intended for occupancy, in part, by persons or families of low and moderate income. In order to qualify as a housing district, the senior housing facility is required to provide at least 20% of the residential units to persons whose incomes do not exceed 50% of the County median income. By providing the affordable housing, the City believes that such a project was in the best interests of the City and its residents and agreed to reimburse the developer the lesser of \$2,389,400 or the costs of the site improvements actually incurred. The reimbursements will be made through a tax increment revenue note, payable beginning in 2020 and concluding in 2047. Payments of the tax increment revenue note are only made to the extent of increment generated by the district. For 2021, this tax increment financing district generated increment in the amount of \$175,868 and payments to the developer in the amount of \$154,759.
- Tax Increment Financing District No. 4 was established in 2018 for the purpose of facilitating the redevelopment of an existing site including the decommissioning of a private wastewater treatment facility. The redevelopment of this site will facilitate the construction of 164 units of market-rate multifamily housing, a mini-storage facility, and will create shovel ready sites for approximately 15,000 square feet of future commercial retail development. The City determined this development will ultimately preserve and enhance the tax base, redevelop sub-standard areas and provide employment opportunities within the City that would not reasonably be expected to occur solely through private investment within the foreseeable future. Under the agreement, up to \$3,359,685 of costs incurred by the developer will be reimbursed through a tax increment revenue note, payable beginning in 2021 and concluding in 2046. Payments on the tax increment revenue note are only made to the extent of increment generated by the district. For 2021, this tax increment financing district generated increment in the amount of \$41,359 and payments to the developer in the amount of \$19,654.

H. FUND EQUITY

Net position reported in the government-wide statement of net position at December 31, 2021 include the following:

Governmental Activities

Net Investment in Capital Assets:	
Cost of Capital Assets	\$ 61,658,409
Less: Accumulated Depreciation	(17,834,404)
Less: Related Long-Term Debt Outstanding	(4,719,716)
Total Net Investment in Capital Assets	<u>39,104,289</u>
Restricted for Debt Service	
Fund Balance - Governmental Fund Financial Statements	1,186,039
Add: Unavailable Revenue - Special Assessments	1,241,990
Less: Accrued Interest Payable	(65,294)
Total Restricted for Debt Service	<u>2,362,735</u>
Restricted for Tax Increment Financing	<u>192,036</u>
Restricted for Park Development	
Fund Balance - Governmental Fund Financial Statements	5,091,818
Add: Unavailable Revenue - Special Assessments	14,460
Total Restricted for Park Development	<u>5,106,278</u>
Unrestricted	<u>16,552,822</u>
Total Governmental Activities Net Position	<u>\$ 63,318,160</u>

Business-type Activities

Net Investment in Capital Assets:	
Cost of Capital Assets	\$ 97,438,315
Add: Unspent Bond Proceeds for 2021A Issuance	1,357,474
Less: Accumulated Depreciation	(21,777,804)
Less: Related Long-Term Debt Outstanding	(33,041,826)
Less: Deferred Gain on Refunding	(394,409)
Total Net Investment in Capital Assets	<u>43,581,750</u>
Unrestricted	<u>28,340,412</u>
Total Business-type Activities Net Position	<u>\$ 71,922,162</u>

CITY OF OTSEGO, MINNESOTA
 NOTES TO THE FINANCIAL STATEMENTS
 FOR THE YEAR ENDED DECEMBER 31, 2021

Aggregated funds balances reported in the governmental funds balance sheet at December 31, 2021 include the following:

Governmental Funds

	Nonspendable	Restricted	Committed	Assigned
General Fund				
Prepaid Items	\$ 152,273	\$ -	\$ -	\$ -
Assets Held for Resale	202,200	-	-	-
Insurance Deductibles	-	-	-	245,758
Educational Programs	-	-	-	27,043
Debt Service				
Debt Service	-	1,186,039	-	-
Pavement Management				
City Buildings & Infrastructure	-	-	-	5,534,565
Nonmajor Governmental Funds				
Tax Increment Financing	-	192,036	-	-
Street Light Replacement	-	-	64,772	-
Business Development Loans	-	-	282,645	-
Park Development	-	5,091,818	-	-
City Buildings & Infrastructure	-	-	-	8,650,375
City Parks	-	-	-	728,114
	<u>\$ 354,473</u>	<u>\$ 6,469,893</u>	<u>\$ 347,417</u>	<u>\$ 15,185,855</u>
Total Fund Balances	<u>\$ 354,473</u>	<u>\$ 6,469,893</u>	<u>\$ 347,417</u>	<u>\$ 15,185,855</u>

NOTE 4 RISK MANAGEMENT

The City is exposed to various risks of loss related to torts; theft of, damage to and destruction of assets; errors and omissions and natural disasters.

Property and casualty insurance is provided through the League of Minnesota Cities Insurance Trust (LMCIT), a public entity risk pool currently operating as a common risk management and insurance program. The City pays an annual premium to the LMCIT for its insurance coverage. The LMCIT is self-sustaining through member premiums and reinsures through commercial companies for excess claims. The City is covered through the pool for any claims incurred but unreported, however, retains risk for the deductible portions of the insurance policies. The amount of those deductibles is considered immaterial to the financial statements.

Workers' compensation coverage is provided through a pooled self-insurance program through the LMCIT. The respective insurance policy is retrospectively rated. With this type of coverage, final premiums are determined after loss experience is known. The amount of premium adjustment, if any, is considered immaterial and not recorded until received or paid. This coverage is not subject to a deductible.

There were no significant reductions in insurance from the previous year or settlements in excess of insurance coverage for any of the past three years.

The City is subject to certain legal claims in the normal course of business. Management does not expect the resolution of these claims will have a material impact on the City's financial condition or results of operations.

NOTE 5 PENSION PLAN

Public Employee's Retirement Association

A. PLAN DESCRIPTION

The City participates in the following cost-sharing multiple-employer defined benefit pension plan administered by the Public Employees Retirement Association of Minnesota (PERA). PERA's defined benefit pension plans are established and administered in accordance with Minnesota Statutes, Chapters 353 and 356. PERA's defined benefit pension plans are tax qualified plans under Section 401(a) of the Internal Revenue Code.

General Employees Retirement Plan

All full-time and certain part-time employees of the City are covered by the General Employees Plan. General Employees Plan members belong to the Coordinated Plan. Coordinated Plan members are covered by Social Security.

B. BENEFITS PROVIDED

PERA provides retirement, disability, and death benefits. Benefit provisions are established by state statute and can only be modified by the state Legislature. Vested, terminated employees who are entitled to benefits but are not receiving them yet are bound by the provisions in effect at the time they last terminated their public service.

General Employees Plan Benefits

Benefits are based on a member's highest average salary for any five successive years of allowable service, age, and years of credit at termination or service. Two methods are used to compute benefits for PERA's Coordinated Plan members. The retiring member, if hired prior to July 1, 1989, receives the higher of a step-rate benefit accrual formula (Method 1) or level accrual formula (Method 2), which is used for members hired after June 30, 1989. Under Method 1, the accrual rate for a Coordinated Plan member is 1.2 percent for each of the first ten years of service and 1.7 percent for each additional year. Under Method 2, the accrual rate for Coordinated members is 1.7 percent for all years of service. For members hired prior to July 1, 1989, a full annuity is available when age plus years of service equal 90 and normal retirement age is 65. For members hired on or after July 1, 1989, normal retirement age is the age for unreduced Social Security benefits capped at 66.

Benefit increases are provided to benefit recipients each January. The postretirement increase is equal to 50 percent of the cost-of-living adjustment (COLA) announced by the SSA, with a minimum increase of at least 1 percent and a maximum of 1.5 percent. Recipients that have been receiving the annuity or benefit for at least a full year as of the June 30 before the effective date of the increase will receive the full increase. Recipients receiving the annuity or benefit for at least one month but less than a full year as of the June 30 before the effective date of the increase will receive a reduced or prorated increase. For members retiring on January 1, 2024, or later, the increase will be delayed until normal retirement age (age 65 if hired prior to July 1, 1989, or age 66 for individuals hired on or after July 1, 1989). Members retiring under Rule of 90 are exempt for the delay to normal retirement.

C. CONTRIBUTIONS

Minnesota Statutes Chapter 353 sets the rates for employer and employee contributions. Contribution rates can only be modified by the state Legislature.

General Employees Fund Contributions

Coordinated Plan members were required to contribute 6.5 percent of their annual covered salary in fiscal year 2021 and the City was required to contribute 7.5 percent for Coordinated Plan members. The City's contributions to the General Employees Fund for years ended December 31, 2021, 2020 and 2019 were \$142,796, \$133,158, and \$120,583. The City's contributions were equal to the required contributions as set by state statute.

D. PENSION COSTS

General Employees Fund Pension Costs

At December 31, 2021, the City reported a liability of \$1,076,153 for its proportionate share of the General Employees Fund's net pension liability. The City's net pension liability reflected a reduction due to the State of Minnesota's contribution of \$16 million. The State of Minnesota is considered a non-employer contributing entity and the State's contribution meets the definition of a special funding situation. The State of Minnesota's proportionate share of the net pension liability associated with the City totaled \$32,902.

The net pension liability was measured as of June 30, 2021, and the total pension liability used to calculate the net pension was determined by an actuarial valuation as of that date. The City's proportionate share of the net pension liability was based on the City's contributions received by PERA during the measurement period for employer payroll paid dates from July 1, 2020 through June 30, 2021, relative to the total employer contributions received from all of PERA's participating employers. The City's proportionate share was 0.0252 percent at the end of the measurement period and 0.0247 percent for the beginning of the period.

City's proportionate share of the net pension liability	\$ 1,076,153
State of Minnesota's proportionate of the net pension liability associated with the City	<u>32,902</u>
Total	<u><u>\$ 1,109,055</u></u>

For the year ended December 31, 2021, the City recognized pension expense of \$76,813 for its proportionate share of the General Employees Plan's pension expense. Included in the amount, the City recognized \$2,655 as pension expense (and grant revenue) for its proportionate share of the State of Minnesota's contribution of \$16 million to the General Employees Fund.

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At December 31, 2021, the City reported its proportionate share of the General Employees Plan's deferred outflows of resources and deferred inflows of resources, related to pensions from the following sources:

Description	Deferred Outflows of Resources	Deferred Inflows of Resources
Differences Between Expected and Actual Economic Experience	\$ 5,719	\$ 32,859
Changes in Actuarial Assumptions	657,078	22,462
Net Collective Difference Between Projected and Actual Investment Earnings	-	930,487
Changes in Proportion	106,811	-
Contributions Paid Subsequent to the Measurement Date	71,398	-
Totals	<u>\$ 841,006</u>	<u>\$ 985,808</u>

Deferred outflows totaling \$71,398 related to pensions resulting from the City's contributions subsequent to the measurement date will be recognized as a reduction of the net pension liability in the year ended December 31, 2022. Other amounts reported as deferred outflows and deferred inflows of resources related to pensions will be recognized in pension expense as follows:

Year Ended December 31,	Pension Expense Amount
2022	\$ 9,026
2023	30,588
2024	(1,611)
2025	(254,203)
2026	-
Thereafter	-
Total	<u>\$ (216,200)</u>

E. LONG-TERM EXPECTED RETURN ON INVESTMENT

The State Board of Investment, which manages the investments of PERA, prepares an analysis of the reasonableness on a regular basis of the long-term expected rate of return using a building-block method in which best-estimate ranges of expected future rates of return are developed for each major asset class. These ranges are combined to produce an expected long-term rate of return by weighting the expected future rates of return by the target asset allocation percentages. The target allocation and best estimates of geometric real rates of return for each major asset class are summarized in the following table:

Asset Class	Target Allocation	Long-Term
Domestic Equity	33.50%	5.10%
International Equity	16.50%	5.30%
Fixed Income	25.00%	0.75%
Private Markets	25.00%	5.90%
Total	<u>100.00%</u>	

F. ACTUARIAL ASSUMPTIONS

The total pension liability in the June 30, 2021, actuarial valuation was determined using an individual entry age normal actuarial cost method. The long-term rate of return on pension plan investments used in the determination of the total liability is 6 percent. This assumption is based on a review of inflation and investment return assumptions from a number of national investment consulting firms. The review provided a range of return investment return rates deemed to be reasonable by the actuary. An investment return of 6.5 percent was deemed to be within that range of reasonableness for financial reporting purposes.

Inflation is assumed to be 2.25 percent and benefit increases after retirement are assumed to be 1.25 percent.

Salary growth assumptions range in annual increments from 10.25 percent after one year of service to 3.0 percent after 29 years of service and 6.0 percent thereafter.

Mortality rates are based on the Pub-2010 General Employee Mortality Table, adjusted slightly to fit PERA's experience.

Actuarial assumptions are reviewed every four years. The most recent four-year experience study was completed in 2019. The assumption changes were adopted by the Board and became effective with the July, 2020 actuarial valuation.

The following changes in actuarial assumptions and plan provisions occurred in 2021:

Changes in Actuarial Assumptions:

- The investment return and single discount rates were changed from 7.5 percent to 6.5 percent for financial reporting.
- The mortality improvement scale was changed from scale MP-2019 to scale MP-2020.

Changes in Plan Provisions:

- There have been no changes since the previous valuation.

G. DISCOUNT RATE

The discount rate used to measure the total pension liability in 2021 was 6.5 percent. The projection of cash flows used to determine the discount rate assumed that contributions from Plan members and employers will be made at rates set in *Minnesota Statutes*. Based on these assumptions, the fiduciary net positions of the General Employees Fund was projected to be available to make all projected future benefit payments of current Plan members. Therefore, the long-term expected rate of return on pension plan investments was applied to all periods of projected benefit payments to determine the total pension liability.

H. PENSION LIABILITY SENSITIVITY

The following presents the City's proportionate share of the net pension liability for all plans it participates in, calculated using the discount rate disclosed in the preceding paragraph, as well as what the City's proportionate share of the net pension liability would be if it were calculated using a discount rate 1 percentage point lower or 1 percentage point higher than the current rate.

City's Proportionate Share of the Net Pension Liability	5.50% One Point Decrease	6.50% Current Rate	7.50% One Point Increase
General Employees Fund	\$ 2,194,803	\$ 1,076,153	\$ 158,233

I. PENSION PLAN FIDUCIARY NET POSITION

Detailed information about each pension plan's fiduciary net position is available in a separately issued PERA financial report that includes financial statements and required supplementary information. That report may be obtained at www.mnpera.org.

NOTE 6 NEW ACCOUNTING PRONOUNCEMENTS

The Governmental Accounting Standards Board recently approved the following statements which were not implemented in these financial statements. The effect these standards may have on future financial statements has not been determined.

- Statement No. 87, *Leases*
 This new standard establishes a single model for lease accounting based on the foundational principle that leases are financings of the right to use an underlying asset. Under this statement, a lessee is required to recognize a lease liability and an intangible right-to-use lease asset, and a lessor is required to recognize a lease receivable and deferred inflow of resources, thereby enhancing the relevance and consistency about governments' leasing activities. This statement will be effective for the year ending December, 31, 2022.



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CITY OF OTSEGO, MINNESOTA
REQUIRED SUPPLEMENTARY INFORMATION (LAST TEN YEARS*)
SCHEDULE OF CITY'S PROPORTIONATE SHARE OF NET PENSION LIABILITY
GENERAL EMPLOYEE'S RETIREMENT FUND

<u>Fiscal Year Ending</u>	<u>City's Proportionate (%) Share of Net Pension Liability</u>	<u>City's Proportionate (\$) Share of Net Pension Liability</u>	<u>State's Proportionate (\$) Share of the Net Pension Liability Associated With the City</u>	<u>City's Proportionate (\$) Share of the Net Pension Liability and the State's Proportionate (\$) Share of the Net Pension Liability Associated With the City</u>	<u>City's Covered Payroll</u>	<u>City's Proportionate (%) Share of Net Pension Liability Compared With Covered Payroll</u>	<u>Plan Fiduciary Net Position as a Percentage of the Total Pension Liability</u>
June 30, 2021	0.0252%	\$ 1,076,153	\$ 32,902	\$ 1,109,055	\$ 1,813,749	59.33%	87.00%
June 30, 2020	0.0247%	1,480,878	45,554	1,526,432	1,745,138	84.86%	79.10%
June 30, 2019	0.0218%	1,205,273	37,332	1,242,605	1,531,014	78.72%	80.20%
June 30, 2018	0.0215%	1,192,732	39,115	1,231,847	1,365,460	87.35%	79.50%
June 30, 2017	0.0215%	1,372,546	17,254	1,389,800	1,332,687	102.99%	75.89%
June 30, 2016	0.0198%	1,607,662	20,935	1,628,597	1,136,013	141.52%	68.91%
June 30, 2015	0.0195%	1,010,592	-	1,010,592	1,124,606	89.86%	78.19%

This supplementary information is provided prospectively beginning with the Year Ended December 31, 2015.

CITY OF OTSEGO, MINNESOTA
REQUIRED SUPPLEMENTARY INFORMATION (LAST TEN YEARS*)
SCHEDULE OF CITY'S CONTRIBUTIONS
GENERAL EMPLOYEE'S RETIREMENT FUND

Year Ending	Statutorily Required Contributions	Contributions in Relation to Statutorily Required Contributions	Contribution (Excess) Deficiency	City's Covered Payroll	Contributions as a Percentage of Covered Payroll
December 31, 2021	\$ 142,796	\$ 142,796	\$ -	\$ 1,903,947	7.50%
December 31, 2020	133,158	133,158	-	1,775,440	7.50%
December 31, 2019	120,583	120,583	-	1,607,772	7.50%
December 31, 2018	110,473	110,473	-	1,472,972	7.50%
December 31, 2017	98,542	98,542	-	1,313,896	7.50%
December 31, 2016	96,567	96,567	-	1,287,564	7.50%
December 31, 2015	83,256	83,256	-	1,110,085	7.50%

This supplementary information is provided prospectively beginning with the Year Ended December 31, 2015.

NOTE 1 GENERAL EMPLOYEES FUND

CHANGES FOR 2021

Changes in Actuarial Assumptions

- The investment return and single discount rates were changed from 7.5 percent to 6.5 percent for financial reporting.
- The mortality improvement scale was changed from scale MP-2019 to scale MP-2020.

Changes in Plan Provisions

- There have been no changes since the previous valuation.

CHANGES FOR 2020

Changes in Actuarial Assumptions

- The price inflation assumption was decreased from 2.5 percent to 2.25 percent.
- The payroll growth assumption was decreased from 3.25 percent to 3.0 percent.
- Assumed salary increase rates were changed as recommended in the June 30, 2019, experience study. The net effect is assumed rates that average 0.25 percent less than previous rates.
- Assumed rates of retirement were changed as recommended in the June 30, 2019, experience study. The changes result in more unreduced (normal) retirements and slightly fewer Rule of 90 and early retirements.
- Assumed rates of termination were changed as recommended in the June 30, 2019, experience study. The new rates are based on service and are generally lower than previous rates for years 2-5 and slightly higher thereafter.
- Assumed rates of disability were changed as recommended in the June 30, 2019, experience study. The change results in fewer predicted disability retirements for males and females.
- The base mortality table for healthy annuitants and employees was changed from the RP-2014 table to the Pub-2010 General Mortality table, with adjustments. The base mortality table for disabled annuitants was changed from the RP-2014 disabled annuitant mortality table to the Pub-2010 General/Teacher disabled annuitant mortality table, with adjustments.
- The mortality improvement scale was changed from Scale MP-2018 to Scale MP-2019.
- The assumed spouse age difference was changed from two years older for females to one year older.
- The assumed number of married male new retirees electing the 100% Joint and Survivor option changed from 35 percent to 45 percent. The assumed number of married female new retirees electing the 100% Joint and Survivor option changed from 15 percent to 30 percent. The corresponding number of married new retirees electing the Life annuity option was adjusted accordingly.

Changes in Plan Provisions

- Augmentation for current privatized members was reduced to 2.0 percent for the period July 1, 2020 through December 31, 2023, and 0.0 percent thereafter. Augmentation was eliminated for privatizations occurring after June 30, 2020.

CHANGES FOR 2019

Changes in Actuarial Assumptions

- The mortality projection scale was changed from MP-2017 to MP-2018.

Changes in Plan Provisions

- The employer supplemental contribution was changed prospectively, decreasing from \$31.0 million to \$21.0 million per year. The State's special funding contribution was changed prospectively, requiring \$16.0 million per year through 2031.

CHANGES FOR 2018

Changes in Actuarial Assumptions

- The mortality projection scale was changed from MP-2015 to MP-2017.
- The assumed post-retirement benefit increase rate was changed from 1.00 percent per year through 2044 and 2.50 percent per year thereafter to 1.25 percent per year.

Changes in Plan Provisions

- The augmentation adjustment in early retirement factors is eliminated over a five-year period starting July 1, 2019, resulting in actuarial equivalence after June 30, 2024.
- Interest credited on member contributions decreased from 4.0 percent to 3.0 percent, beginning July 1, 2018.
- Deferred augmentation was changed to 0.0 percent, effective January 1, 2019. Augmentation that has already accrued for deferred members will still apply.
- Contribution stabilizer provisions were repealed.
- Postretirement benefit increases were changed from 1.0 percent per year with a provision to increase to 2.5 percent upon attainment of 90.0 percent funding ratio to 50.0 percent of the Social Security Cost of Living Adjustment, not less than 1.0 percent and not more than 1.5 percent, beginning January 1, 2019.
- For retirements on or after January 1, 2024, the first benefit increase is delayed until the retiree reaches normal retirement age; does not apply to Rule of 90 retirees, disability benefit recipients, or survivors.
- Actuarial equivalent factors were updated to reflect revised mortality and interest assumptions.

CHANGES FOR 2017

Changes in Actuarial Assumptions

- The Combined Service Annuity (CSA) loads were changed from 0.80 percent for active members and 60 percent for both vested and non-vested deferred members. The revised CSA loads are now 0.00 percent for active member liability, 15 percent for vested deferred member liability, and 3.00 percent for non-vested deferred member liability.
- The assumed post-retirement benefit increase rate was changed from 1.00 percent per year for all years to 1.00 percent per year through 2044, and 2.50% percent thereafter.

Changes in Plan Provisions

- The State's contribution for the Minneapolis Employees Retirement Fund equals \$16.0 million in 2017 and 2018, and \$6.0 million thereafter.
- The Employer Supplemental Contribution for the Minneapolis Employees Retirement Fund changed from \$21.0 million to \$31.0 million in calendar years 2019 to 2031. The State's contribution changed from \$16.0 million to \$6.0 million in calendar years 2019 to 2031.

CHANGES FOR 2016

Changes in Actuarial Assumptions

- The assumed post-retirement benefit increase was changed from 1.00% per year through 2035 and 2.50% per year thereafter to 1.00% per year for all future years.
- The assumed investment return was changed from 7.90% to 7.50%. The single discount rate was changed from 7.90% to 7.50%.
- Other assumptions were changed pursuant to the experience study dated June 30, 2015. The assumed future salary increases and payroll growth were decreased by 0.25% to 3.25%. Inflation was decreased 0.25% to 2.50%.

Changes in Plan Provisions

- There have been no changes since the prior valuation.

CHANGES FOR 2015

Changes in Actuarial Assumptions

- The assumed post-retirement benefit increase rate was changed from 1.00% per year through 2030 and 2.50% per year thereafter to 1.00% per year through 2035 and 2.50% per year thereafter.

Changes in Plan Provisions

- On January 1, 2015, the Minneapolis Employees Retirement Fund was merged into the General Employees Fund, which increased the total pension liability by \$1.10 billion, and increased the fiduciary plan net position by \$892 million. Upon consolidation, state and employer contributions were revised; the State's contribution of \$6.0 million, which meets the special funding situation definition, was due September 2015.



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CITY OF OTSEGO, MINNESOTA
COMBINING BALANCE SHEET
NONMAJOR GOVERNMENTAL FUNDS
DECEMBER 31, 2021

	Special Revenue	Capital Project	Total Nonmajor Governmental
ASSETS			
Cash and Investments	\$ 539,453	\$ 13,889,070	\$ 14,428,523
Receivables			
Accounts	-	10,000	10,000
Special Assessments			
Current	-	142	142
Deferred	-	306,512	306,512
Delinquent	-	1,396	1,396
Due from Other Funds	-	612,136	612,136
	<u>539,453</u>	<u>14,819,256</u>	<u>15,358,709</u>
Total Assets			
LIABILITIES			
Accounts Payable	-	41,041	41,041
DEFERRED INFLOWS OF RESOURCES			
Unavailable Revenue - Special Assessments	-	307,908	307,908
FUND BALANCES			
Restricted			
Tax Increment Financing	192,036	-	192,036
Park Development	-	5,091,818	5,091,818
Committed			
Street Light Replacement	64,772	-	64,772
Business Development Loans	282,645	-	282,645
Assigned			
City Buildings & Infrastructure	-	8,650,375	8,650,375
City Parks	-	728,114	728,114
Total Fund Balances	<u>539,453</u>	<u>14,470,307</u>	<u>15,009,760</u>
Total Liabilities, Deferred Inflows of Resources and Fund Balances	<u>\$ 539,453</u>	<u>\$ 14,819,256</u>	<u>\$ 15,358,709</u>

CITY OF OTSEGO, MINNESOTA
COMBINING STATEMENT OF REVENUES, EXPENDITURES, AND
CHANGES IN FUND BALANCES
NONMAJOR GOVERNMENTAL FUNDS
FOR THE YEAR ENDED DECEMBER 31, 2021

	Special Revenue	Capital Project	Total Nonmajor Governmental
REVENUES			
Property Taxes	\$ 45,874	\$ 1,278,000	\$ 1,323,874
Tax Increments	311,971	-	311,971
Charges for Services	35,190	1,545,236	1,580,426
Special Assessments	-	32,515	32,515
Investment Earnings (net)	(3,455)	(93,455)	(96,910)
Miscellaneous	-	66,665	66,665
Total Revenues	<u>389,580</u>	<u>2,828,961</u>	<u>3,218,541</u>
EXPENDITURES			
Current			
Public Works	68,900	-	68,900
Economic Development	412,163	-	412,163
Capital Outlay			
General Government	-	17,489	17,489
Public Safety	-	9,410	9,410
Public Works	-	500,786	500,786
Culture and Recreation	-	610,063	610,063
Total Expenditures	<u>481,063</u>	<u>1,137,748</u>	<u>1,618,811</u>
Excess (Deficiency) of Revenues Over (Under) Expenditures	<u>(91,483)</u>	<u>1,691,213</u>	<u>1,599,730</u>
OTHER FINANCING SOURCES (USES)			
Transfers In	-	2,434,846	2,434,846
Sales of Capital Assets	-	40,000	40,000
Total Other Financing Sources (Uses)	<u>-</u>	<u>2,474,846</u>	<u>2,474,846</u>
Net Change in Fund Balance	(91,483)	4,166,059	4,074,576
Fund Balance - January 1	<u>630,936</u>	<u>10,304,248</u>	<u>10,935,184</u>
Fund Balance - December 31	<u>\$ 539,453</u>	<u>\$ 14,470,307</u>	<u>\$ 15,009,760</u>



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A special revenue fund is used to account for and report the proceeds of specific revenue sources that are restricted or committed to expenditure for specified purposes other than debt service or capital projects.

Street Lighting

This fund accounts for the electrical service, maintenance, repair and replacement of street lights within the City's above standard street-lighting district for commercially developed areas. The primary funding source of the fund is generated through charges for services imposed upon the benefitting properties in the district.

Revolving Loans

This fund was established to provide for economic development subsidies and loans to be provided to business entities in the City through the City's Economic Development Authority (EDA).

Tax Increment District No. 1 - Great River Centre

This fund was established to account for the collection of tax increment generated revenues for parcels within the District. The District encompasses two parcels in the Great River Centre commercial and industrial area. The increment generated is used for specific economic development incentives within the District.

Tax Increment District No. 3 - Riverview Landing

This fund was established to account for the collection of tax increment generated revenues for parcels within the District. The District is a housing district and is located in the Waterfront East development area. The increment generated is used to provide 20% of the residential units to persons or families of low and moderate income.

Tax Increment District No. 4 - Riverbend North

This fund was established to account for the collection of tax increment generated revenues for parcels within the District. The District is a redevelopment district and includes four parcels within the Riverbend North plat, located near CSAH 42 and Highway 101. The increment generated is used to redevelop the existing site, including the decommissioning of a private wastewater facility, construction of multifamily housing, a mini-storage facility and site preparations to accommodate approximately 15,000 square feet of future commercial development.

CITY OF OTSEGO, MINNESOTA
 COMBINING BALANCE SHEET
 NONMAJOR SPECIAL REVENUE FUNDS
 DECEMBER 31, 2021

	Street Lighting	Revolving Loans	Tax Increment District No. 1	Tax Increment District No. 3	Tax Increment District No. 4	Total Nonmajor Special Revenue
ASSETS						
Cash and Investments	\$ 64,772	\$ 282,645	\$ 57,233	\$ 108,532	\$ 26,271	\$ 539,453
FUND BALANCES						
Restricted						
Tax Increment Financing	-	-	57,233	108,532	26,271	192,036
Committed						
Street Light Replacement	64,772	-	-	-	-	64,772
Business Development Loans	-	282,645	-	-	-	282,645
Total Fund Balances	\$ 64,772	\$ 282,645	\$ 57,233	\$ 108,532	\$ 26,271	\$ 539,453

CITY OF OTSEGO, MINNESOTA
COMBINING STATEMENT OF REVENUES, EXPENDITURES, AND
CHANGES IN FUND BALANCES
NONMAJOR SPECIAL REVENUE FUNDS
FOR THE YEAR ENDED DECEMBER 31, 2021

	Street Lighting	Revolving Loans	Tax Increment District No. 1	Tax Increment District No. 3	Tax Increment District No. 4	Total Nonmajor Special Revenue
REVENUES						
Property Taxes	\$ -	\$ 45,874	\$ -	\$ -	\$ -	\$ 45,874
Tax Increments	-	-	94,744	175,868	41,359	311,971
Charges for Services	35,190	-	-	-	-	35,190
Investment Earnings (net)	(711)	(2,744)	-	-	-	(3,455)
Total Revenues	<u>34,479</u>	<u>43,130</u>	<u>94,744</u>	<u>175,868</u>	<u>41,359</u>	<u>389,580</u>
EXPENDITURES						
Current						
Public Works	68,900	-	-	-	-	68,900
Economic Development	-	145,874	88,391	156,545	21,353	412,163
Total Expenditures	<u>68,900</u>	<u>145,874</u>	<u>88,391</u>	<u>156,545</u>	<u>21,353</u>	<u>481,063</u>
Net Change in Fund Balance	(34,421)	(102,744)	6,353	19,323	20,006	(91,483)
Fund Balance - January 1	<u>99,193</u>	<u>385,389</u>	<u>50,880</u>	<u>89,209</u>	<u>6,265</u>	<u>630,936</u>
Fund Balance - December 31	<u>\$ 64,772</u>	<u>\$ 282,645</u>	<u>\$ 57,233</u>	<u>\$ 108,532</u>	<u>\$ 26,271</u>	<u>\$ 539,453</u>

CITY OF OTSEGO, MINNESOTA
NONMAJOR SPECIAL REVENUE FUNDS
REVOLVING LOANS FUND - SCHEDULE OF REVENUES, EXPENDITURES
AND CHANGES IN FUND BALANCE - BUDGET AND ACTUAL
FOR THE YEAR ENDED DECEMBER 31, 2021

	Original and Final Budget	Actual Amounts	Variance with Final Budget - Over (Under)
REVENUES			
Property Taxes	\$ 45,874	\$ 45,874	\$ -
Investment Earnings (net)	-	(2,744)	(2,744)
Total Revenues	<u>45,874</u>	<u>43,130</u>	<u>(2,744)</u>
EXPENDITURES			
Current			
Economic Development			
Services and Other Charges	<u>45,874</u>	<u>145,874</u>	<u>100,000</u>
Net Change in Fund Balance	-	(102,744)	(102,744)
Fund Balance - January 1	<u>385,389</u>	<u>385,389</u>	<u>-</u>
Fund Balance - December 31	<u><u>\$ 385,389</u></u>	<u><u>\$ 282,645</u></u>	<u><u>\$ (102,744)</u></u>

CITY OF OTSEGO, MINNESOTA
NONMAJOR SPECIAL REVENUE FUNDS
TAX INCREMENT DISTRICT NO. 1 - SCHEDULE OF REVENUES, EXPENDITURES
AND CHANGES IN FUND BALANCE - BUDGET AND ACTUAL
FOR THE YEAR ENDED DECEMBER 31, 2021

	Original and Final Budget	Actual Amounts	Variance with Final Budget - Over (Under)
REVENUES			
Tax Increments	\$ 97,419	\$ 94,744	\$ (2,675)
EXPENDITURES			
Current			
Economic Development			
Personal Services	500	804	304
Services and Other Charges	90,177	87,587	(2,590)
Total Expenditures	90,677	88,391	(2,286)
Net Change in Fund Balance	6,742	6,353	(389)
Fund Balance - January 1	50,880	50,880	-
Fund Balance - December 31	\$ 57,622	\$ 57,233	\$ (389)

CITY OF OTSEGO, MINNESOTA
NONMAJOR SPECIAL REVENUE FUNDS
TAX INCREMENT DISTRICT NO. 3 - SCHEDULE OF REVENUES, EXPENDITURES
AND CHANGES IN FUND BALANCE - BUDGET AND ACTUAL
FOR THE YEAR ENDED DECEMBER 31, 2021

	Original and Final Budget	Actual Amounts	Variance with Final Budget - Over (Under)
REVENUES			
Tax Increments	\$ 166,873	\$ 175,868	\$ 8,995
EXPENDITURES			
Current			
Economic Development			
Personal Services	500	940	440
Services and Other Charges	152,686	155,605	2,919
Total Expenditures	153,186	156,545	3,359
Net Change in Fund Balance	13,687	19,323	5,636
Fund Balance - January 1	89,209	89,209	-
Fund Balance - December 31	\$ 102,896	\$ 108,532	\$ 5,636

CITY OF OTSEGO, MINNESOTA
NONMAJOR SPECIAL REVENUE FUNDS
TAX INCREMENT DISTRICT NO. 4 - SCHEDULE OF REVENUES, EXPENDITURES
AND CHANGES IN FUND BALANCE - BUDGET AND ACTUAL
FOR THE YEAR ENDED DECEMBER 31, 2021

	Original and Final Budget	Actual Amounts	Variance with Final Budget - Over (Under)
REVENUES			
Tax Increments	\$ 151,384	\$ 41,359	\$ (110,025)
EXPENDITURES			
Current			
Economic Development			
Personal Services	500	854	354
Services and Other Charges	145,796	20,499	(125,297)
Total Expenditures	146,296	21,353	(124,943)
Net Change in Fund Balance	5,088	20,006	14,918
Fund Balance - January 1	6,265	6,265	-
Fund Balance - December 31	\$ 11,353	\$ 26,271	\$ 14,918



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Capital projects funds are used to account for and report financial resources that are restricted, committed, or assigned to expenditure for capital outlays, including the acquisition or construction of capital facilities and other capital assets.

Trails Management

This fund was established to provide funds and to account for the expenditure of such funds, for costs associated with the City's trail maintenance plan adopted annually within the Capital Improvement Plan. Annual projects will typically include: crack filling, patching and seal coating.

Park Development

This fund was established to accumulate funds that will be used to provide for the acquisition and construction of new park sites, buildings and facilities throughout our growing City.

Parks Capital Equipment

This fund was established to accumulate funds for major maintenance and future replacement of equipment within the City's park system.

Revolving Capital Equipment

This fund was established to provide funds and to account for the expenditure of such funds, for costs associated with the replacement of capital equipment, most significantly the City's machinery and vehicle fleet.

Fire Reserve

This fund was established to accumulate funds that will be used to finance the costs associated with the future construction of a fire department building and the capital equipment that will be housed within.

Watershed Districts

This fund was established to provide funds and to account for the expenditure of such funds, for costs associated with the maintenance of major water drainage system ditches throughout the City.

Capital Improvements

This fund was established to accumulate resources that may be used to internally finance future City projects.

City Buildings & Property Maintenance

This fund was established to provide funds and to account for the expenditure of such funds, for costs associated with the maintenance of and improvements to City buildings and properties.

CITY OF OTSEGO, MINNESOTA
COMBINING BALANCE SHEET
NONMAJOR CAPITAL PROJECT FUNDS
DECEMBER 31, 2021

	Trails Management	Park Development	Parks Capital Equipment	Revolving Capital Equipment
ASSETS				
Cash and Investments	\$ 303,125	\$ 5,104,520	\$ 718,114	\$ 358,414
Receivables				
Accounts	-	-	10,000	-
Special Assessments				
Current	-	-	-	-
Deferred	-	14,460	-	-
Delinquent	-	-	-	-
Due from Other Funds	-	-	-	-
	<u>303,125</u>	<u>5,118,980</u>	<u>728,114</u>	<u>358,414</u>
Total Assets	<u>303,125</u>	<u>5,118,980</u>	<u>728,114</u>	<u>358,414</u>
LIABILITIES				
Accounts Payable	<u>16,656</u>	<u>12,702</u>	<u>-</u>	<u>-</u>
DEFERRED INFLOWS OF RESOURCES				
Unavailable Revenue - Special Assessments	<u>-</u>	<u>14,460</u>	<u>-</u>	<u>-</u>
FUND BALANCES				
Restricted				
Park Development	-	5,091,818	-	-
Assigned				
City Buildings & Infrastructure	286,469	-	-	358,414
City Parks	-	-	728,114	-
Total Fund Balances	<u>286,469</u>	<u>5,091,818</u>	<u>728,114</u>	<u>358,414</u>
	<u>\$ 303,125</u>	<u>\$ 5,118,980</u>	<u>\$ 728,114</u>	<u>\$ 358,414</u>
Total Liabilities, Deferred Inflows of Resources and Fund Balances	<u>\$ 303,125</u>	<u>\$ 5,118,980</u>	<u>\$ 728,114</u>	<u>\$ 358,414</u>

Fire Reserve	Watershed Districts	Capital Improvements	City Buildings & Property Maintenance	Total Nonmajor Capital Projects
\$ 1,961,368	\$ 1,835,893	\$ 3,516,644	\$ 90,992	\$ 13,889,070
-	-	-	-	10,000
142	-	-	-	142
-	16,563	275,489	-	306,512
216	-	1,180	-	1,396
-	-	612,136	-	612,136
<u>1,961,726</u>	<u>1,852,456</u>	<u>4,405,449</u>	<u>90,992</u>	<u>14,819,256</u>
<u>4,275</u>	<u>563</u>	<u>6,845</u>	<u>-</u>	<u>41,041</u>
<u>216</u>	<u>16,563</u>	<u>276,669</u>	<u>-</u>	<u>307,908</u>
-	-	-	-	5,091,818
1,957,235	1,835,330	4,121,935	90,992	8,650,375
-	-	-	-	728,114
<u>1,957,235</u>	<u>1,835,330</u>	<u>4,121,935</u>	<u>90,992</u>	<u>14,470,307</u>
<u>\$ 1,961,726</u>	<u>\$ 1,852,456</u>	<u>\$ 4,405,449</u>	<u>\$ 90,992</u>	<u>\$ 14,819,256</u>

CITY OF OTSEGO, MINNESOTA
COMBINING STATEMENT OF REVENUES, EXPENDITURES, AND
CHANGES IN FUND BALANCES
NONMAJOR CAPITAL PROJECT FUNDS
FOR THE YEAR ENDED DECEMBER 31, 2021

	<u>Trails Management</u>	<u>Park Development</u>	<u>Parks Capital Equipment</u>	<u>Revolving Capital Equipment</u>
REVENUES				
Property Taxes	\$ 40,000	\$ -	\$ 62,000	\$ 300,000
Charges for Services	-	1,205,535	-	-
Special Assessments	-	2,410	-	-
Investment Earnings (net)	(1,975)	(37,771)	(5,350)	(2,311)
Miscellaneous	-	-	66,665	-
Total Revenues	<u>38,025</u>	<u>1,170,174</u>	<u>123,315</u>	<u>297,689</u>
EXPENDITURES				
Capital Outlay				
General Government	-	-	-	-
Public Safety	-	-	-	-
Public Works	-	-	-	300,228
Culture and Recreation	255,862	284,485	-	69,716
Total Expenditures	<u>255,862</u>	<u>284,485</u>	<u>-</u>	<u>369,944</u>
Excess (Deficiency) of Revenues Over (Under) Expenditures	<u>(217,837)</u>	<u>885,689</u>	<u>123,315</u>	<u>(72,255)</u>
OTHER FINANCING SOURCES (USES)				
Transfers In	300,000	-	-	-
Sales of Capital Assets	-	-	-	40,000
Total Other Financing Sources (Uses)	<u>300,000</u>	<u>-</u>	<u>-</u>	<u>40,000</u>
Net Change in Fund Balance	82,163	885,689	123,315	(32,255)
Fund Balance - January 1	<u>204,306</u>	<u>4,206,129</u>	<u>604,799</u>	<u>390,669</u>
Fund Balance - December 31	<u>\$ 286,469</u>	<u>\$ 5,091,818</u>	<u>\$ 728,114</u>	<u>\$ 358,414</u>

<u>Fire Reserve</u>	<u>Watershed Districts</u>	<u>Capital Improvements</u>	<u>City Buildings & Property Maintenance</u>	<u>Total Nonmajor Capital Projects</u>
\$ 190,000	\$ -	\$ 661,000	\$ 25,000	\$ 1,278,000
-	339,701	-	-	1,545,236
202	2,761	27,142	-	32,515
(15,082)	(15,012)	(15,300)	(654)	(93,455)
-	-	-	-	66,665
<u>175,120</u>	<u>327,450</u>	<u>672,842</u>	<u>24,346</u>	<u>2,828,961</u>
-	-	-	17,489	17,489
9,410	-	-	-	9,410
-	563	199,995	-	500,786
-	-	-	-	610,063
<u>9,410</u>	<u>563</u>	<u>199,995</u>	<u>17,489</u>	<u>1,137,748</u>
<u>165,710</u>	<u>326,887</u>	<u>472,847</u>	<u>6,857</u>	<u>1,691,213</u>
-	-	2,134,846	-	2,434,846
-	-	-	-	40,000
-	-	<u>2,134,846</u>	-	<u>2,474,846</u>
165,710	326,887	2,607,693	6,857	4,166,059
<u>1,791,525</u>	<u>1,508,443</u>	<u>1,514,242</u>	<u>84,135</u>	<u>10,304,248</u>
<u>\$ 1,957,235</u>	<u>\$ 1,835,330</u>	<u>\$ 4,121,935</u>	<u>\$ 90,992</u>	<u>\$ 14,470,307</u>

CITY OF OTSEGO, MINNESOTA
GENERAL FUND
SCHEDULE OF REVENUES, EXPENDITURES, AND
CHANGES IN FUND BALANCE - BUDGET AND ACTUAL
FOR THE YEAR ENDED DECEMBER 31, 2021
(With Comparative Actual Amounts for the Year Ended December 31, 2020)

	2021		Variance with Final Budget - Over (Under)	2020
	Original and Final Budget	Actual Amounts		Actual Amounts
REVENUES				
Property Taxes				
Current	\$ 4,624,632	\$ 4,594,438	\$ (30,194)	\$ 4,461,923
Delinquent	20,000	1,579	(18,421)	34,083
Penalties and interest	2,000	(3,493)	(5,493)	1,717
Total Property Taxes	<u>4,646,632</u>	<u>4,592,524</u>	<u>(54,108)</u>	<u>4,497,723</u>
Franchise Taxes	<u>135,000</u>	<u>129,467</u>	<u>(5,533)</u>	<u>132,137</u>
Licenses and Permits				
Business Licenses	34,900	50,548	15,648	31,023
Rental Licenses	41,200	46,923	5,723	33,202
Other Licenses	2,000	2,030	30	1,730
Right of Way Permits	50,000	93,540	43,540	79,505
Building Permits	1,060,410	2,317,645	1,257,235	2,371,929
Other Permits	12,300	18,902	6,602	15,400
Total Licenses and Permits	<u>1,200,810</u>	<u>2,529,588</u>	<u>1,328,778</u>	<u>2,532,789</u>
Intergovernmental				
Federal				
Other Aid & Grants	-	-	-	1,302,963
State				
Police Aid	78,000	76,180	(1,820)	78,124
Other Aid & Grants	9,500	9,357	(143)	15,127
Local				
Other Aid & Grants	-	2,500	2,500	-
Total Intergovernmental	<u>87,500</u>	<u>88,037</u>	<u>537</u>	<u>1,396,214</u>
Charges for Services				
General Government	57,800	175,111	117,311	115,675
Public Works	73,250	171,088	97,838	118,671
Culture and Recreation	67,865	81,610	13,745	22,852
Total Charges for Services	<u>198,915</u>	<u>427,809</u>	<u>228,894</u>	<u>257,198</u>
Special Assessments	<u>3,500</u>	<u>5,732</u>	<u>2,232</u>	<u>5,434</u>
Fines and Forfeitures	<u>24,000</u>	<u>27,461</u>	<u>3,461</u>	<u>19,959</u>
Investment Earnings (net)	<u>72,000</u>	<u>(48,486)</u>	<u>(120,486)</u>	<u>177,948</u>
Miscellaneous				
Refunds and Reimbursements	-	49,160	49,160	30,388
Contributions and Donations	-	500	500	1,000
Other	-	3,212	3,212	4,907
Total Miscellaneous	<u>-</u>	<u>52,872</u>	<u>52,872</u>	<u>36,295</u>
Total Revenues	<u>6,368,357</u>	<u>7,805,004</u>	<u>1,436,647</u>	<u>9,055,697</u>

CITY OF OTSEGO, MINNESOTA

GENERAL FUND

SCHEDULE OF REVENUES, EXPENDITURES, AND
CHANGES IN FUND BALANCE - BUDGET AND ACTUAL
FOR THE YEAR ENDED DECEMBER 31, 2021

(With Comparative Actual Amounts for the Year Ended December 31, 2020)

	2021		Variance with Final Budget - Over (Under)	2020
	Original and Final Budget	Actual Amounts		Actual Amounts
EXPENDITURES				
General Government				
City Council				
Personal Services	36,688	33,464	(3,224)	31,368
Supplies	375	-	(375)	371
Services and Other Charges	120,676	67,851	(52,825)	54,373
Total	157,739	101,315	(56,424)	86,112
City Administrator				
Personal Services	178,657	176,027	(2,630)	169,680
Supplies	50	82	32	63
Services and Other Charges	6,626	1,843	(4,783)	1,463
Total	185,333	177,952	(7,381)	171,206
Administration				
Personal Services	231,910	230,526	(1,384)	214,358
Supplies	8,650	5,773	(2,877)	8,211
Services and Other Charges	65,519	67,230	1,711	52,151
Total	306,079	303,529	(2,550)	274,720
Elections				
Personal Services	-	-	-	22,597
Supplies	-	-	-	7,237
Services and Other Charges	1,600	1,955	355	3,363
Total	1,600	1,955	355	33,197
Assessing				
Services and Other Charges	137,374	139,898	2,524	125,118
Finance				
Personal Services	202,490	196,753	(5,737)	169,227
Supplies	2,100	855	(1,245)	664
Services and Other Charges	70,598	70,482	(116)	78,849
Total	275,188	268,090	(7,098)	248,740
Information Technology				
Supplies	3,500	5,037	1,537	4,534
Services and Other Charges	91,840	74,192	(17,648)	88,138
Total	95,340	79,229	(16,111)	92,672
Legal				
Services and Other Charges	99,000	35,960	(63,040)	83,558
Human Resources				
Personal Services	74,368	60,739	(13,629)	71,573
Supplies	50	66	16	-
Services and Other Charges	645	14,852	14,207	17,594
Total	75,063	75,657	594	89,167

CITY OF OTSEGO, MINNESOTA

GENERAL FUND

SCHEDULE OF REVENUES, EXPENDITURES, AND
CHANGES IN FUND BALANCE - BUDGET AND ACTUAL
FOR THE YEAR ENDED DECEMBER 31, 2021

(With Comparative Actual Amounts for the Year Ended December 31, 2020)

	2021		Variance with	2020
	Original and Final Budget	Actual Amounts	Final Budget - Over (Under)	Actual Amounts
EXPENDITURES (CONTINUED)				
General Government (Continued)				
Prairie Center				
Supplies	9,500	5,156	(4,344)	11,097
Services and Other Charges	35,906	35,776	(130)	26,947
Total	45,406	40,932	(4,474)	38,044
City Hall & Public Works Garage				
Supplies	12,500	7,000	(5,500)	17,531
Services and Other Charges	111,347	107,973	(3,374)	95,868
Total	123,847	114,973	(8,874)	113,399
Old Town Hall				
Services and Other Charges	3,300	3,192	(108)	2,990
Total General Governmen	1,505,269	1,342,682	(162,587)	1,358,923
Public Safety				
Police Services				
Services and Other Charges	1,456,260	1,457,521	1,261	1,391,755
Public Safety Commission				
Personal Services	960	720	(240)	390
Supplies	500	123	(377)	-
Services and Other Charges	1,500	-	(1,500)	-
Total	2,960	843	(2,117)	390
Fire Protection				
Supplies	500	-	(500)	450
Services and Other Charges	768,799	769,133	334	722,566
Total	769,299	769,133	(166)	723,016
Building Inspections				
Personal Services	151,042	151,086	44	146,365
Supplies	4,600	5,441	841	3,138
Services and Other Charges	312,092	463,372	151,280	385,589
Total	467,734	619,899	152,165	535,092
Emergency Management				
Supplies	500	986	486	1,785
Services and Other Charges	2,100	3,177	1,077	607
Total	2,600	4,163	1,563	2,392
Animal Control				
Services and Other Charges	15,700	22,920	7,220	14,790
Total Public Safety	2,714,553	2,874,479	159,926	2,667,435

CITY OF OTSEGO, MINNESOTA

GENERAL FUND

SCHEDULE OF REVENUES, EXPENDITURES, AND
CHANGES IN FUND BALANCE - BUDGET AND ACTUAL
FOR THE YEAR ENDED DECEMBER 31, 2021

(With Comparative Actual Amounts for the Year Ended December 31, 2020)

	2021		Variance with Final Budget - Over (Under)	2020
	Original and Final Budget	Actual Amounts		Actual Amounts
EXPENDITURES (CONTINUED)				
Public Works				
Streets Maintenance				
Personal Services	650,860	618,034	(32,826)	575,609
Supplies	175,611	149,718	(25,893)	146,871
Services and Other Charges	92,807	65,148	(27,659)	55,860
Total	<u>919,278</u>	<u>832,900</u>	<u>(86,378)</u>	<u>778,340</u>
Engineering				
Services and Other Charges	<u>92,400</u>	<u>63,697</u>	<u>(28,703)</u>	<u>52,253</u>
Street Lighting				
Services and Other Charges	<u>158,920</u>	<u>157,353</u>	<u>(1,567)</u>	<u>153,058</u>
Fleet Management				
Personal Services	85,654	60,436	(25,218)	82,946
Supplies	154,297	124,261	(30,036)	111,149
Services and Other Charges	10,360	40,321	29,961	26,918
Total	<u>250,311</u>	<u>225,018</u>	<u>(25,293)</u>	<u>221,013</u>
Total Public Works	<u>1,420,909</u>	<u>1,278,968</u>	<u>(141,941)</u>	<u>1,204,664</u>
Culture and Recreation				
Parks Maintenance				
Personal Services	319,553	319,958	405	276,154
Supplies	84,880	61,217	(23,663)	88,035
Services and Other Charges	140,364	150,153	9,789	136,971
Total	<u>544,797</u>	<u>531,328</u>	<u>(13,469)</u>	<u>501,160</u>
Recreation				
Personal Services	167,351	174,146	6,795	152,951
Supplies	15,150	13,100	(2,050)	5,279
Services and Other Charges	61,338	60,045	(1,293)	36,057
Total	<u>243,839</u>	<u>247,291</u>	<u>3,452</u>	<u>194,287</u>
Parks and Recreation Commission				
Personal Services	<u>-</u>	<u>570</u>	<u>570</u>	<u>-</u>
Heritage Preservation Commission				
Personal Services	480	590	110	300
Supplies	500	41	(459)	-
Services and Other Charges	1,500	-	(1,500)	-
Total	<u>2,480</u>	<u>631</u>	<u>(1,849)</u>	<u>300</u>
Total Culture and Recreation	<u>791,116</u>	<u>779,820</u>	<u>(11,296)</u>	<u>695,747</u>

CITY OF OTSEGO, MINNESOTA
GENERAL FUND
SCHEDULE OF REVENUES, EXPENDITURES, AND
CHANGES IN FUND BALANCE - BUDGET AND ACTUAL
FOR THE YEAR ENDED DECEMBER 31, 2021
(With Comparative Actual Amounts for the Year Ended December 31, 2020)

	2021		Variance with Final Budget - Over (Under)	2020
	Original and Final Budget	Actual Amounts		Actual Amounts
EXPENDITURES (CONTINUED)				
Economic Development				
Planning Commission				
Personal Services	2,500	1,900	(600)	1,550
Supplies	-	9	9	-
Services and Other Charges	1,500	-	(1,500)	-
Total	<u>4,000</u>	<u>1,909</u>	<u>(2,091)</u>	<u>1,550</u>
Planning				
Services and Other Charges	<u>110,250</u>	<u>78,318</u>	<u>(31,932)</u>	<u>102,460</u>
Economic Development				
Supplies	100	-	(100)	-
Services and Other Charges	<u>15,360</u>	<u>11,021</u>	<u>(4,339)</u>	<u>561,788</u>
Total	<u>15,460</u>	<u>11,021</u>	<u>(4,439)</u>	<u>561,788</u>
Total Economic Development	<u>129,710</u>	<u>91,248</u>	<u>(38,462)</u>	<u>665,798</u>
Capital Outlay				
General Government	35,600	15,818	(19,782)	60,712
Public Safety	-	4,930	4,930	-
Public Works	9,000	8,820	(180)	-
Culture and Recreation	<u>5,300</u>	<u>4,325</u>	<u>(975)</u>	<u>4,046</u>
Total	<u>49,900</u>	<u>33,893</u>	<u>(16,007)</u>	<u>64,758</u>
Total Expenditures	<u>6,611,457</u>	<u>6,401,090</u>	<u>(210,367)</u>	<u>6,657,325</u>
Excess (Deficiency) of Revenues Over (Under) Expenditures	<u>(243,100)</u>	<u>1,403,914</u>	<u>1,647,014</u>	<u>2,398,372</u>
OTHER FINANCING SOURCES (USES)				
Transfers In	243,100	243,100	-	201,795
Transfers Out	<u>-</u>	<u>(2,434,846)</u>	<u>(2,434,846)</u>	<u>(932,244)</u>
Total Other Financing Sources (Uses)	<u>243,100</u>	<u>(2,191,746)</u>	<u>(2,434,846)</u>	<u>(730,449)</u>
Net Change in Fund Balance	-	(787,832)	(787,832)	1,667,923
Fund Balance - January 1	<u>5,987,733</u>	<u>5,987,733</u>	<u>-</u>	<u>4,319,810</u>
Fund Balance - December 31	<u>\$ 5,987,733</u>	<u>\$ 5,199,901</u>	<u>\$ (787,832)</u>	<u>\$ 5,987,733</u>



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CITY OF OTSEGO, MINNESOTA
COMBINING BALANCE SHEET
DEBT SERVICE FUND BY ACCOUNT
DECEMBER 31, 2021

	Series 2012A	Series 2018A	Series 2020A	Series 2010B	Total Debt Service
ASSETS					
Cash and Investments	\$ 3,333	\$ 429,354	\$ 751,896	\$ 1,626	\$ 1,186,209
Receivables					
Special Assessments					
Current	-	413	-	-	413
Deferred	23,750	902,452	314,720	-	1,240,922
Delinquent	-	1,068	-	-	1,068
Total Assets	<u>27,083</u>	<u>1,333,287</u>	<u>1,066,616</u>	<u>1,626</u>	<u>2,428,612</u>
LIABILITIES					
Accounts Payable	<u>146</u>	<u>146</u>	<u>146</u>	<u>145</u>	<u>583</u>
DEFERRED INFLOWS OF RESOURCES					
Unavailable Revenue - Special Assessments	<u>23,750</u>	<u>903,520</u>	<u>314,720</u>	<u>-</u>	<u>1,241,990</u>
FUND BALANCES					
Restricted	<u>3,187</u>	<u>429,621</u>	<u>751,750</u>	<u>1,481</u>	<u>1,186,039</u>
Total Liabilities, Deferred Inflows of Resources and Fund Balances	<u>\$ 27,083</u>	<u>\$ 1,333,287</u>	<u>\$ 1,066,616</u>	<u>\$ 1,626</u>	<u>\$ 2,428,612</u>

CITY OF OTSEGO, MINNESOTA
COMBINING SCHEDULE OF REVENUES, EXPENDITURES, AND
CHANGES IN FUND BALANCES
DEBT SERVICE FUND BY ACCOUNT
FOR THE YEAR ENDED DECEMBER 31, 2021

	Series 2012A	Series 2018A	Series 2020A	Series 2010B	Total Debt Service
REVENUES					
Property Taxes	\$ -	\$ 94,551	\$ 195,000	\$ 460,000	\$ 749,551
Special Assessments	33,220	147,578	649,759	-	830,557
Total Revenues	<u>33,220</u>	<u>242,129</u>	<u>844,759</u>	<u>460,000</u>	<u>1,580,108</u>
EXPENDITURES					
Debt Service					
Principal	195,000	180,000	505,000	480,000	1,360,000
Interest	3,900	61,606	73,156	14,400	153,062
Fiscal Agent Fees	146	641	146	145	1,078
Total Expenditures	<u>199,046</u>	<u>242,247</u>	<u>578,302</u>	<u>494,545</u>	<u>1,514,140</u>
Net Change in Fund Balance	(165,826)	(118)	266,457	(34,545)	65,968
Fund Balance - January 1	<u>169,013</u>	<u>429,739</u>	<u>485,293</u>	<u>36,026</u>	<u>1,120,071</u>
Fund Balance - December 31	<u>\$ 3,187</u>	<u>\$ 429,621</u>	<u>\$ 751,750</u>	<u>\$ 1,481</u>	<u>\$ 1,186,039</u>

CITY OF OTSEGO, MINNESOTA
DEBT SERVICE FUND - SERIES 2012A
SCHEDULE OF REVENUES, EXPENDITURES
AND CHANGES IN FUND BALANCE - BUDGET AND ACTUAL
FOR THE YEAR ENDED DECEMBER 31, 2021

	Original and Final Budget	Actual Amounts	Variance with Final Budget - Over (Under)
REVENUES			
Special Assessments	\$ 33,045	\$ 33,220	\$ 175
EXPENDITURES			
Debt Service			
Principal	195,000	195,000	-
Interest	3,900	3,900	-
Fiscal Agent Fees	500	146	(354)
Total Expenditures	<u>199,400</u>	<u>199,046</u>	<u>(354)</u>
Net Change in Fund Balance	(166,355)	(165,826)	529
Fund Balance - January 1	<u>169,013</u>	<u>169,013</u>	-
Fund Balance - December 31	<u>\$ 2,658</u>	<u>\$ 3,187</u>	<u>\$ 529</u>

CITY OF OTSEGO, MINNESOTA
DEBT SERVICE FUND - SERIES 2018A
SCHEDULE OF REVENUES, EXPENDITURES
AND CHANGES IN FUND BALANCE - BUDGET AND ACTUAL
FOR THE YEAR ENDED DECEMBER 31, 2021

	Original and Final Budget	Actual Amounts	Variance with Final Budget - Over (Under)
REVENUES			
Property Taxes	\$ 94,551	\$ 94,551	\$ -
Special Assessments	146,042	147,578	1,536
Total Revenues	<u>240,593</u>	<u>242,129</u>	<u>1,536</u>
EXPENDITURES			
Debt Service			
Principal	180,000	180,000	-
Interest	61,606	61,606	-
Fiscal Agent Fees	500	641	141
Total Expenditures	<u>242,106</u>	<u>242,247</u>	<u>141</u>
Net Change in Fund Balance	(1,513)	(118)	1,395
Fund Balance - January 1	<u>429,739</u>	<u>429,739</u>	<u>-</u>
Fund Balance - December 31	<u>\$ 428,226</u>	<u>\$ 429,621</u>	<u>\$ 1,395</u>

CITY OF OTSEGO, MINNESOTA
DEBT SERVICE FUND - SERIES 2020A
SCHEDULE OF REVENUES, EXPENDITURES
AND CHANGES IN FUND BALANCE - BUDGET AND ACTUAL
FOR THE YEAR ENDED DECEMBER 31, 2021

	Original and Final Budget	Actual Amounts	Variance with Final Budget - Over (Under)
REVENUES			
Property Taxes	\$ 195,000	\$ 195,000	\$ -
Special Assessments	110,304	649,759	539,455
Total Revenues	<u>305,304</u>	<u>844,759</u>	<u>539,455</u>
EXPENDITURES			
Debt Service			
Principal	505,000	505,000	-
Interest	73,156	73,156	-
Fiscal Agent Fees	1,000	146	(854)
Total Expenditures	<u>579,156</u>	<u>578,302</u>	<u>(854)</u>
Net Change in Fund Balance	(273,852)	266,457	540,309
Fund Balance - January 1	<u>485,293</u>	<u>485,293</u>	<u>-</u>
Fund Balance - December 31	<u>\$ 211,441</u>	<u>\$ 751,750</u>	<u>\$ 540,309</u>

CITY OF OTSEGO, MINNESOTA
DEBT SERVICE FUND - SERIES 2010B
SCHEDULE OF REVENUES, EXPENDITURES
AND CHANGES IN FUND BALANCE - BUDGET AND ACTUAL
FOR THE YEAR ENDED DECEMBER 31, 2021

	Original and Final Budget	Actual Amounts	Variance with Final Budget - Over (Under)
REVENUES			
Property Taxes	\$ 460,000	\$ 460,000	\$ -
EXPENDITURES			
Debt Service			
Principal	480,000	480,000	-
Interest	14,400	14,400	-
Fiscal Agent Fees	500	145	(355)
Total Expenditures	<u>494,900</u>	<u>494,545</u>	<u>(355)</u>
Net Change in Fund Balance	(34,900)	(34,545)	355
Fund Balance - January 1	<u>36,026</u>	<u>36,026</u>	<u>-</u>
Fund Balance - December 31	<u>\$ 1,126</u>	<u>\$ 1,481</u>	<u>\$ 355</u>



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This part of the City of Otsego's comprehensive annual financial report presents detailed information as a context for understanding what the financial statements, note disclosures, and required supplementary information say about the City's overall financial health.

	<u>Page No.</u>
<u>Financial Trends</u> These tables contain trend information to help the reader understand how the City's financial performance and well-being have changed over time.	108
<u>Revenue Capacity</u> These tables contain information to help the reader assess the City's most significant local revenue source, the property tax.	122
<u>Debt Capacity</u> These tables present information to help the reader assess the affordability of the City's current level of outstanding debt and the City's ability to issue debt in the future.	128
<u>Demographic and Economic Information</u> These tables offer demographic and economic indicators to help the reader understand the environment within which the City's financial activities take place.	135
<u>Operating Information</u> These tables contain service and infrastructure data to help the reader understand how the information in the City's financial report relates to services the City provides and the activities it performs.	137

Sources: Unless otherwise noted, the information in these tables is derived from the report for each respective year.

CITY OF OTSEGO, MINNESOTA
STATISTICAL SECTION (UNAUDITED)
NET POSITION BY COMPONENT
 Last Ten Fiscal Years
 (accrual basis of accounting)

	<u>2012</u>	<u>2013</u>	<u>2014</u>	<u>2015</u>
Governmental Activities				
Net Investment in Capital Assets	\$ 13,673,424	\$ 14,709,024	\$ 15,515,291	\$ 15,303,426
Restricted	6,570,533	5,882,912	5,430,795	4,547,327
Unrestricted	7,850,150	7,313,054	9,601,854	9,627,962
Total Governmental Activities Net Position	<u>\$ 28,094,107</u>	<u>\$ 27,904,990</u>	<u>\$ 30,547,940</u>	<u>\$ 29,478,715</u>
Business-type activities				
Net Investment in Capital Assets	\$ 14,795,965	\$ 13,694,517	\$ 12,619,305	\$ 11,553,869
Unrestricted	9,054,217	10,546,291	13,487,231	15,474,362
Total Business-type Activities Net Position	<u>\$ 23,850,182</u>	<u>\$ 24,240,808</u>	<u>\$ 26,106,536</u>	<u>\$ 27,028,231</u>
Primary Government				
Net Investment in Capital Assets	\$ 28,469,389	\$ 28,403,541	\$ 28,134,596	\$ 26,857,295
Restricted	6,570,533	5,882,912	5,430,795	4,547,327
Unrestricted	16,904,367	17,859,345	23,089,085	25,102,324
Total Primary Government Net Position	<u>\$ 51,944,289</u>	<u>\$ 52,145,798</u>	<u>\$ 56,654,476</u>	<u>\$ 56,506,946</u>

Sources: The data for this table has been extracted from the respective years report.

Table 1

2016	2017	2018	2019	2020	2021
\$ 19,103,702	\$ 21,496,582	\$ 25,330,507	\$ 31,373,524	\$ 34,622,760	\$ 39,104,289
4,292,589	4,973,536	6,929,688	7,658,124	7,445,422	7,661,049
10,745,858	13,338,398	13,626,318	11,357,968	13,214,418	16,552,822
<u>\$ 34,142,149</u>	<u>\$ 39,808,516</u>	<u>\$ 45,886,513</u>	<u>\$ 50,389,616</u>	<u>\$ 55,282,600</u>	<u>\$ 63,318,160</u>
\$ 15,889,294	\$ 20,504,751	\$ 24,701,888	\$ 31,344,999	\$ 36,563,803	\$ 43,581,750
15,248,794	15,679,356	18,287,811	18,919,363	24,166,085	28,340,412
<u>\$ 31,138,088</u>	<u>\$ 36,184,107</u>	<u>\$ 42,989,699</u>	<u>\$ 50,264,362</u>	<u>\$ 60,729,888</u>	<u>\$ 71,922,162</u>
\$ 34,992,996	\$ 42,001,333	\$ 50,032,395	\$ 62,718,523	\$ 71,186,563	\$ 82,686,039
4,292,589	4,973,536	6,929,688	7,658,124	7,445,422	7,661,049
25,994,652	29,017,754	31,914,129	30,277,331	37,380,503	44,893,234
<u>\$ 65,280,237</u>	<u>\$ 75,992,623</u>	<u>\$ 88,876,212</u>	<u>\$ 100,653,978</u>	<u>\$ 116,012,488</u>	<u>\$ 135,240,322</u>

CITY OF OTSEGO, MINNESOTA
STATISTICAL SECTION (UNAUDITED)
CHANGES IN NET POSITION - CONTINUED ON THE FOLLOWING PAGES
 Last Ten Fiscal Years
 (accrual basis of accounting)

	<u>2012</u>	<u>2013</u>	<u>2014</u>	<u>2015</u>
GOVERNMENTAL ACTIVITIES				
Expenses				
General Government	\$ 1,002,690	\$ 906,102	\$ 1,230,335	\$ 1,174,510
Public Safety	1,445,397	1,447,887	1,499,538	1,670,627
Public Works	2,486,553	2,760,130	2,383,890	6,521,708
Culture and Recreation	575,592	573,581	792,525	792,936
Economic Development	103,884	75,303	45,024	145,771
Interest on Long-term Debt	631,129	543,821	347,503	231,242
Total Expenses	<u>6,245,245</u>	<u>6,306,824</u>	<u>6,298,815</u>	<u>10,536,794</u>
Program Revenues				
Charges for Services				
General Government	54,674	36,735	119,757	36,235
Public Safety	588,894	784,038	1,159,073	1,191,134
Public Works	50,906	106,913	724,009	247,260
Culture and Recreation	8,840	28,600	43,606	52,075
Operating Grants and Contributions	203,645	220,790	233,606	244,497
Capital Grants and Contributions	620,574	485,533	1,619,209	3,154,662
Total Program Revenues	<u>1,527,533</u>	<u>1,662,609</u>	<u>3,899,260</u>	<u>4,925,863</u>
Net (Expense) / Revenue	<u>(4,717,712)</u>	<u>(4,644,215)</u>	<u>(2,399,555)</u>	<u>(5,610,931)</u>
General Revenues and Transfers				
Taxes				
Property	4,271,751	4,333,972	4,476,810	4,602,153
Tax Increments	-	-	-	-
Franchise Taxes	106,547	83,681	120,964	128,722
Unrestricted Grants and Contributions	54,601	10,954	132,104	242,970
Investment Earnings (net)	212,731	(17,852)	157,640	55,909
Gain on Disposal of Capital Assets	40,009	44,343	32,355	35,600
Transfers	49,000	-	122,632	284,586
Transfers - Capital Assets	-	-	-	-
Total General Revenues and Transfers	<u>4,734,639</u>	<u>4,455,098</u>	<u>5,042,505</u>	<u>5,349,940</u>
Change in Net Position	<u>\$ 16,927</u>	<u>\$ (189,117)</u>	<u>\$ 2,642,950</u>	<u>\$ (260,991)</u>

Table 2
Page 1 of 3

2016	2017	2018	2019	2020	2021
\$ 1,376,793	\$ 1,085,554	\$ 1,228,607	\$ 1,383,291	\$ 1,616,634	\$ 1,509,107
1,846,459	1,906,843	2,207,699	2,411,751	2,683,103	2,889,365
3,389,909	2,618,584	3,348,200	3,387,481	4,967,363	4,101,313
847,553	1,013,252	1,095,151	1,177,721	1,151,569	1,240,142
302,296	365,768	223,175	741,705	889,173	503,411
223,938	197,282	276,423	212,402	247,702	125,168
7,986,948	7,187,283	8,379,255	9,314,351	11,555,544	10,368,506
81,876	100,125	118,219	639,077	651,770	889,736
1,677,788	1,384,626	1,698,522	1,726,367	2,552,748	2,557,049
656,570	805,248	942,042	127,176	174,321	308,739
59,236	67,112	80,047	71,553	22,852	81,610
248,910	261,814	328,410	319,332	366,461	415,173
4,437,611	3,957,672	5,800,583	3,361,497	3,212,230	5,838,257
7,161,991	6,576,597	8,967,823	6,245,002	6,980,382	10,090,564
(824,957)	(610,686)	588,568	(3,069,349)	(4,575,162)	(277,942)
4,963,787	5,572,250	6,078,341	6,681,989	7,170,868	7,718,135
-	-	96,938	97,419	275,445	311,971
131,229	135,652	139,161	137,510	132,137	129,467
255,951	231,683	191,570	162,120	1,411,685	64,729
82,385	124,052	263,784	754,079	625,964	(191,523)
31,160	38,373	37,563	47,362	-	40,000
186,755	195,686	207,840	212,869	262,369	243,100
(162,876)	(20,643)	(1,525,768)	(520,896)	(410,322)	(2,377)
5,488,391	6,277,053	5,489,429	7,572,452	9,468,146	8,313,502
\$ 4,663,434	\$ 5,666,367	\$ 6,077,997	\$ 4,503,103	\$ 4,892,984	\$ 8,035,560

CITY OF OTSEGO, MINNESOTA
STATISTICAL SECTION (UNAUDITED)
CHANGES IN NET POSITION - CONTINUED
Last Ten Fiscal Years
(accrual basis of accounting)

	<u>2012</u>	<u>2013</u>	<u>2014</u>	<u>2015</u>
BUSINESS-TYPE ACTIVITIES				
Expenses				
Water Utility	\$ 1,301,990	\$ 1,241,343	\$ 1,187,553	\$ 1,246,064
Sanitary Sewer Utility	2,326,550	2,123,381	2,052,493	2,207,811
Storm Water Utility	69,834	72,944	57,977	95,533
Total Expenses	<u>3,698,374</u>	<u>3,437,668</u>	<u>3,298,023</u>	<u>3,549,408</u>
Program Revenues				
Charges for Services				
Water Utility	1,049,531	1,259,942	1,167,066	1,261,303
Sanitary Sewer Utility	1,055,557	1,186,523	1,325,181	1,479,703
Storm Water Utility	69,608	41,831	45,570	76,211
Operating Grants and Contributions	-	-	-	-
Capital Grants and Contributions	1,032,687	1,267,189	2,560,270	2,020,299
Total Program Revenues	<u>3,207,383</u>	<u>3,755,485</u>	<u>5,098,087</u>	<u>4,837,516</u>
Net (Expense) / Revenue	<u>(490,991)</u>	<u>317,817</u>	<u>1,800,064</u>	<u>1,288,108</u>
General Revenues and Transfers				
Property Taxes	-	57,739	24,824	25,000
Investment Earnings (net)	152,321	(34,717)	168,320	85,259
Gain on Disposal of Capital Assets	-	18,733	28,440	-
Transfers	(49,000)	-	(122,632)	(284,586)
Transfers - Capital Assets	-	-	-	-
Total General Revenues and Transfers	<u>103,321</u>	<u>41,755</u>	<u>98,952</u>	<u>(174,327)</u>
Change in Net Position	<u>\$ (387,670)</u>	<u>\$ 359,572</u>	<u>\$ 1,899,016</u>	<u>\$ 1,113,781</u>

Table 2
Page 2 of 3

2016	2017	2018	2019	2020	2021
\$ 1,276,338	\$ 1,377,537	\$ 1,468,485	\$ 1,729,938	\$ 1,443,522	\$ 2,150,216
2,480,519	2,477,995	2,561,070	2,600,436	2,739,519	3,257,261
42,342	62,172	71,040	123,163	138,985	188,245
3,799,199	3,917,704	4,100,595	4,453,537	4,322,026	5,595,722
1,334,442	1,529,127	1,754,947	1,734,090	2,108,577	2,982,786
1,601,172	1,744,067	1,932,885	2,254,688	2,473,673	3,048,707
75,932	94,919	104,916	109,372	120,579	122,200
-	-	-	-	2,157	-
4,766,947	5,591,332	5,500,794	6,543,224	9,214,377	11,066,329
7,778,493	8,959,445	9,293,542	10,641,374	13,919,363	17,220,022
3,979,294	5,041,741	5,192,947	6,187,837	9,597,337	11,624,300
25,000	25,000	26,000	30,000	32,000	34,000
129,442	154,321	260,833	748,799	688,236	(225,303)
-	-	7,884	-	-	-
(186,755)	(195,686)	(207,840)	(212,869)	(262,369)	(243,100)
162,876	20,643	1,525,768	520,896	410,322	2,377
130,563	4,278	1,612,645	1,086,826	868,189	(432,026)
\$ 4,109,857	\$ 5,046,019	\$ 6,805,592	\$ 7,274,663	\$ 10,465,526	\$ 11,192,274

CITY OF OTSEGO, MINNESOTA
STATISTICAL SECTION (UNAUDITED)
CHANGES IN NET POSITION - CONTINUED
 Last Ten Fiscal Years
 (accrual basis of accounting)

	<u>2012</u>	<u>2013</u>	<u>2014</u>	<u>2015</u>
TOTAL PRIMARY GOVERNMENT				
Expenses				
Governmental Activities	\$ 6,245,245	\$ 6,306,824	\$ 6,298,815	\$ 10,536,794
Business-type Activities	<u>3,698,374</u>	<u>3,437,668</u>	<u>3,298,023</u>	<u>3,549,408</u>
Total Expenses	<u>9,943,619</u>	<u>9,744,492</u>	<u>9,596,838</u>	<u>14,086,202</u>
Program Revenues				
Governmental Activities	1,527,533	1,662,609	3,899,260	4,925,863
Business-type Activities	<u>3,207,383</u>	<u>3,755,485</u>	<u>5,098,087</u>	<u>4,837,516</u>
Total Program Revenues	<u>4,734,916</u>	<u>5,418,094</u>	<u>8,997,347</u>	<u>9,763,379</u>
Net (Expense) / Revenue	<u>(5,208,703)</u>	<u>(4,326,398)</u>	<u>(599,491)</u>	<u>(4,322,823)</u>
General Revenues and Transfers				
Governmental Activities	4,734,639	4,455,098	5,042,505	5,349,940
Business-type Activities	<u>103,321</u>	<u>41,755</u>	<u>98,952</u>	<u>(174,327)</u>
Total General Revenues and Transfers	<u>4,837,960</u>	<u>4,496,853</u>	<u>5,141,457</u>	<u>5,175,613</u>
Change in Net Position	<u>\$ (370,743)</u>	<u>\$ 170,455</u>	<u>\$ 4,541,966</u>	<u>\$ 852,790</u>

Sources: The data for this table has been extracted from the respective years report.

Table 2
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2016	2017	2018	2019	2020	2021
\$ 7,986,948	\$ 7,187,283	\$ 8,379,255	\$ 9,314,351	\$ 11,555,544	\$ 10,368,506
3,799,199	3,917,704	4,100,595	4,453,537	4,322,026	5,595,722
11,786,147	11,104,987	12,479,850	13,767,888	15,877,570	15,964,228
7,161,991	6,576,597	8,967,823	6,245,002	6,980,382	10,090,564
7,778,493	8,959,445	9,293,542	10,641,374	13,919,363	17,220,022
14,940,484	15,536,042	18,261,365	16,886,376	20,899,745	27,310,586
3,154,337	4,431,055	5,781,515	3,118,488	5,022,175	11,346,358
5,488,391	6,277,053	5,489,429	7,572,452	9,468,146	8,313,502
130,563	4,278	1,612,645	1,086,826	868,189	(432,026)
5,618,954	6,281,331	7,102,074	8,659,278	10,336,335	7,881,476
<u>\$ 8,773,291</u>	<u>\$ 10,712,386</u>	<u>\$ 12,883,589</u>	<u>\$ 11,777,766</u>	<u>\$ 15,358,510</u>	<u>\$ 19,227,834</u>



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CITY OF OTSEGO, MINNESOTA
STATISTICAL SECTION (UNAUDITED)
GOVERNMENTAL ACTIVITIES TAX REVENUE BY SOURCE
 Last Ten Fiscal Years
 (accrual basis of accounting)

Table 3

	Property Taxes	Tax Increments	Franchise Taxes	Total
2012	\$ 4,271,751	\$ -	\$ 106,547	\$ 4,378,298
2013	4,333,972	-	83,681	4,417,653
2014	4,476,810	-	120,964	4,597,774
2015	4,602,153	-	128,722	4,730,875
2016	4,963,787	-	131,229	5,095,016
2017	5,572,250	-	135,652	5,707,902
2018	6,078,341	96,938	139,161	6,314,440
2019	6,681,989	97,419	137,510	6,916,918
2020	7,170,868	275,445	132,137	7,578,450
2021	7,718,135	311,971	129,467	8,159,573

Sources: The data for this table has been extracted from the respective years report.

CITY OF OTSEGO, MINNESOTA
STATISTICAL SECTION (UNAUDITED)
FUND BALANCES - GOVERNMENTAL FUNDS
 Last Ten Fiscal Years
 (modified accrual basis of accounting)

	<u>2012</u>	<u>2013</u>	<u>2014</u>	<u>2015</u>
General Fund				
Nonspendable	\$ 11,254	\$ 11,254	\$ 80,423	\$ 105,547
Assigned	87,971	103,418	101,833	128,646
Unassigned	1,665,366	1,797,403	3,211,382	2,656,330
Total General Fund	<u>\$ 1,764,591</u>	<u>\$ 1,912,075</u>	<u>\$ 3,393,638</u>	<u>\$ 2,890,523</u>
All Other Governmental Funds				
Nonspendable	\$ 4,601	\$ 351	\$ -	\$ 2,675
Restricted	7,898,825	8,805,554	2,576,729	2,278,379
Committed	52,360	595,191	387,033	406,683
Assigned	5,605,265	4,267,012	5,218,020	6,825,237
Unassigned	(341,194)	(9,555)	(10,584)	(26,070)
Total All Other Governmental Funds	<u>\$ 13,219,857</u>	<u>\$ 13,658,553</u>	<u>\$ 8,171,198</u>	<u>\$ 9,486,904</u>

Sources: The data for this table has been extracted from the respective years report.

Note: During 2011, the City implemented GASB Statement No. 54, *Fund Balance and Governmental Fund Type Definitions*.

Table 4

<u>2016</u>	<u>2017</u>	<u>2018</u>	<u>2019</u>	<u>2020</u>	<u>2021</u>
\$ 110,973	\$ 317,197	\$ 320,887	\$ 323,124	\$ 334,946	\$ 354,473
192,408	205,257	205,449	223,740	242,785	272,801
3,342,821	3,368,191	3,587,331	3,772,946	5,410,002	4,572,627
<u>\$ 3,646,202</u>	<u>\$ 3,890,645</u>	<u>\$ 4,113,667</u>	<u>\$ 4,319,810</u>	<u>\$ 5,987,733</u>	<u>\$ 5,199,901</u>
\$ 2,000	\$ 1,325	\$ 650	\$ -	\$ -	\$ -
1,931,757	3,290,750	4,167,765	5,226,784	5,472,554	6,469,893
419,829	474,863	448,699	438,676	484,582	347,417
7,221,257	9,098,697	10,526,550	11,492,028	11,401,232	14,913,054
(281,273)	(355,150)	(1,790,236)	(4,463,532)	(4,235,228)	(3,523,065)
<u>\$ 9,293,570</u>	<u>\$ 12,510,485</u>	<u>\$ 13,353,428</u>	<u>\$ 12,693,956</u>	<u>\$ 13,123,140</u>	<u>\$ 18,207,299</u>

CITY OF OTSEGO, MINNESOTA
STATISTICAL SECTION (UNAUDITED)
CHANGES IN FUND BALANCES - GOVERNMENTAL FUNDS
 Last Ten Fiscal Years
 (modified accrual basis of accounting)

	2012	2013	2014	2015
Revenues				
Property Taxes	\$ 4,344,415	\$ 4,564,068	\$ 4,524,092	\$ 4,651,453
Tax Increments	-	-	-	-
Franchise Taxes	-	-	120,964	128,722
Licenses and Permits	553,577	819,493	1,238,823	1,179,136
Intergovernmental	621,447	241,996	1,034,552	3,570,630
Charges for Services	86,655	170,194	1,142,453	555,660
Special Assessments	875,822	1,987,647	905,441	560,748
Fines and Forfeitures	2,000	-	4,000	11,998
Investment Earnings (net)	209,984	(17,852)	157,640	55,909
Miscellaneous	56,625	78,457	50,286	105,573
Total Revenues	<u>6,750,525</u>	<u>7,844,003</u>	<u>9,178,251</u>	<u>10,819,829</u>
Expenditures				
General Government	918,055	923,255	1,169,697	1,141,113
Public Safety	1,440,908	1,447,182	1,495,008	1,664,031
Public Works	1,009,827	1,121,981	1,023,693	1,044,024
Culture and Recreation	277,605	313,023	464,840	466,205
Economic Development	103,884	75,303	45,024	145,771
Capital Outlay	1,707,346	1,984,531	1,688,847	4,477,153
Debt Service				
Principal	810,000	840,000	860,000	1,130,000
Interest	554,245	574,715	454,566	256,148
Bond Issuance & Fiscal Agent Fee's	42,900	-	-	2,979
Total Expenditures	<u>6,864,770</u>	<u>7,279,990</u>	<u>7,201,675</u>	<u>10,327,424</u>
Excess (Deficiency) of Revenues Over (Under) Expenditures	<u>(114,245)</u>	<u>564,013</u>	<u>1,976,576</u>	<u>492,405</u>
Other Financing Sources (Uses)				
Transfers In	997,325	-	612,433	1,574,500
Issuance of Debt	1,400,000	-	-	-
Premium on Issuance of Debt	64,542	-	-	-
Sales of Capital Assets	40,009	-	-	35,600
Payment to Refunded Bond Escrow Agent	-	-	(6,105,000)	-
Insurance Recovery	-	22,167	-	-
Transfers Out	(948,325)	-	(489,801)	(1,289,914)
Total Other Financing Sources (Uses)	<u>1,553,551</u>	<u>22,167</u>	<u>(5,982,368)</u>	<u>320,186</u>
Net Change in Fund Balances	<u>\$ 1,439,306</u>	<u>\$ 586,180</u>	<u>\$ (4,005,792)</u>	<u>\$ 812,591</u>
Debt Service as a Percentage of Noncapital Expenditures	<u>22.37%</u>	<u>23.32%</u>	<u>21.16%</u>	<u>14.22%</u>

Sources: The data for this table has been extracted from the respective years report.

Table 5

2016	2017	2018	2019	2020	2021
\$ 4,960,518	\$ 5,595,120	\$ 6,084,051	\$ 6,662,307	\$ 7,141,972	\$ 7,715,949
-	-	96,938	97,419	275,445	311,971
131,229	135,652	139,161	137,510	132,137	129,467
1,661,565	1,363,384	1,672,906	1,699,879	2,532,789	2,529,588
2,111,727	1,093,154	2,339,286	1,801,414	2,541,072	1,073,889
1,274,578	2,129,514	2,328,991	2,130,542	1,994,941	2,717,128
575,155	734,522	508,865	586,109	457,606	927,749
16,223	21,092	25,616	26,488	19,959	27,461
82,385	124,052	263,784	754,079	625,964	(191,523)
119,732	294,909	233,946	141,533	149,472	221,998
<u>10,933,112</u>	<u>11,491,399</u>	<u>13,693,544</u>	<u>14,037,280</u>	<u>15,871,357</u>	<u>15,463,677</u>
1,233,680	1,072,195	1,182,959	1,313,178	1,479,856	1,465,403
1,807,985	1,886,661	2,168,187	2,379,440	2,667,435	2,874,479
1,019,946	1,066,349	1,205,464	1,683,958	1,640,892	1,934,040
534,122	587,739	654,786	710,406	695,747	779,820
196,534	195,716	223,175	265,498	889,173	503,411
4,349,555	2,160,857	8,422,796	7,001,285	5,137,983	2,379,157
1,210,000	1,125,000	1,160,000	1,185,000	1,330,000	1,360,000
233,498	206,748	182,875	230,217	222,250	153,062
3,362	3,267	74,512	2,874	65,483	1,078
<u>10,588,682</u>	<u>8,304,532</u>	<u>15,274,754</u>	<u>14,771,856</u>	<u>14,128,819</u>	<u>11,450,450</u>
<u>344,430</u>	<u>3,186,867</u>	<u>(1,581,210)</u>	<u>(734,576)</u>	<u>1,742,538</u>	<u>4,013,227</u>
648,087	1,278,609	1,397,210	1,274,595	2,465,348	2,677,946
-	-	2,305,000	-	2,950,000	-
-	-	58,475	-	312,200	-
31,160	78,805	75,860	68,378	-	40,000
-	-	-	-	(3,170,000)	-
-	-	-	-	-	-
<u>(461,332)</u>	<u>(1,082,923)</u>	<u>(1,189,370)</u>	<u>(1,061,726)</u>	<u>(2,202,979)</u>	<u>(2,434,846)</u>
<u>217,915</u>	<u>274,491</u>	<u>2,647,175</u>	<u>281,247</u>	<u>354,569</u>	<u>283,100</u>
<u>\$ 562,345</u>	<u>\$ 3,461,358</u>	<u>\$ 1,065,965</u>	<u>\$ (453,329)</u>	<u>\$ 2,097,107</u>	<u>\$ 4,296,327</u>
<u>18.40%</u>	<u>19.32%</u>	<u>16.69%</u>	<u>15.85%</u>	<u>13.82%</u>	<u>15.17%</u>

CITY OF OTSEGO, MINNESOTA
STATISTICAL SECTION (UNAUDITED)
ESTIMATED ACTUAL VALUE, TAXABLE MARKET VALUE AND TAX CAPACITY OF TAXABLE PROPERTY
Last Ten Fiscal Years

	<u>2012</u>	<u>2013</u>	<u>2014</u>	<u>2015</u>
Estimated Actual Value	<u>\$ 1,070,068,000</u>	<u>\$ 989,365,300</u>	<u>\$ 1,051,543,200</u>	<u>\$ 1,177,857,500</u>
Taxable Market Value				
Real Estate	\$ 913,874,900	\$ 839,428,000	\$ 908,532,000	\$ 1,039,579,100
Personal Property	<u>14,003,900</u>	<u>14,305,700</u>	<u>14,513,300</u>	<u>14,952,700</u>
Total Taxable Market Value	<u>\$ 927,878,800</u>	<u>\$ 853,733,700</u>	<u>\$ 923,045,300</u>	<u>\$ 1,054,531,800</u>
Taxable Market Value as a Percentage of Estimated Actual Value	86.71%	86.29%	87.78%	89.53%
Tax Capacity				
Real Estate	\$ 9,999,046	\$ 9,184,748	\$ 9,805,499	\$ 11,060,135
Personal Property	<u>279,502</u>	<u>285,540</u>	<u>290,266</u>	<u>298,480</u>
Net Tax Capacity for Direct Rate	<u>\$ 10,278,548</u>	<u>\$ 9,470,288</u>	<u>\$ 10,095,765</u>	<u>\$ 11,358,615</u>
Net Tax Capacity as a Percentage of Estimated Actual Value	0.96%	0.96%	0.96%	0.96%
Property Tax Levies				
General Revenues	\$ 3,836,000	\$ 3,952,910	\$ 4,024,715	\$ 4,070,000
Debt Service	<u>425,000</u>	<u>425,000</u>	<u>475,285</u>	<u>610,000</u>
Total Property Taxes Levied	<u>\$ 4,261,000</u>	<u>\$ 4,377,910</u>	<u>\$ 4,500,000</u>	<u>\$ 4,680,000</u>
Tax Rates				
General Revenues	37.320	41.740	39.865	35.832
Debt Service	<u>4.135</u>	<u>4.488</u>	<u>4.708</u>	<u>5.370</u>
Total Direct Tax Rate	<u>41.455</u>	<u>46.228</u>	<u>44.573</u>	<u>41.202</u>

Sources: The data for this table has been provided by the Wright County Auditor / Treasurer's Office.

Table 6

2016	2017	2018	2019	2020	2021
<u>\$ 1,340,579,000</u>	<u>\$ 1,473,986,500</u>	<u>\$ 1,644,926,700</u>	<u>\$ 1,837,875,900</u>	<u>\$ 2,043,966,400</u>	<u>\$ 2,237,499,800</u>
\$ 1,195,720,700 16,476,000	\$ 1,327,925,100 20,388,300	\$ 1,490,919,200 23,397,400	\$ 1,666,323,700 29,560,400	\$ 1,864,979,200 27,109,100	\$ 2,054,871,100 32,555,900
<u>\$ 1,212,196,700</u>	<u>\$ 1,348,313,400</u>	<u>\$ 1,514,316,600</u>	<u>\$ 1,695,884,100</u>	<u>\$ 1,892,088,300</u>	<u>\$ 2,087,427,000</u>
90.42%	91.47%	92.06%	92.27%	92.57%	93.29%
\$ 12,909,476 328,948	\$ 14,465,922 407,194	\$ 16,228,630 467,378	\$ 18,029,678 578,862	\$ 19,955,742 541,536	\$ 21,940,788 650,470
<u>\$ 13,238,424</u>	<u>\$ 14,873,116</u>	<u>\$ 16,696,008</u>	<u>\$ 18,608,540</u>	<u>\$ 20,497,278</u>	<u>\$ 22,591,258</u>
0.99%	1.01%	1.02%	1.01%	1.00%	1.01%
\$ 4,380,206 640,000	\$ 4,974,745 655,000	\$ 5,448,302 655,000	\$ 5,975,816 734,293	\$ 6,447,491 746,758	\$ 7,078,874 749,551
<u>\$ 5,020,206</u>	<u>\$ 5,629,745</u>	<u>\$ 6,103,302</u>	<u>\$ 6,710,109</u>	<u>\$ 7,194,249</u>	<u>\$ 7,828,425</u>
33.087 4.834	33.448 4.404	32.632 3.923	32.114 3.946	31.455 3.643	31.335 3.318
<u>37.921</u>	<u>37.852</u>	<u>36.555</u>	<u>36.060</u>	<u>35.099</u>	<u>34.653</u>

CITY OF OTSEGO, MINNESOTA
STATISTICAL SECTION (UNAUDITED)
TAX CAPACITY OF REAL ESTATE & PERSONAL PROPERTY
 Last Ten Fiscal Years

Table 7

	Residential		Commercial & Industrial	Agricultural	Personal Property	Other	Total
	Homestead	Non Homestead					
2012	\$ 6,460,276 62.85%	\$ 1,097,107 10.67%	\$ 1,821,302 17.72%	\$ 543,596 5.29%	\$ 279,502 2.72%	\$ 76,765 0.75%	\$ 10,278,548 100.00%
2013	5,906,265 62.37%	903,006 9.54%	1,788,872 18.89%	533,264 5.63%	285,540 3.02%	53,341 0.56%	9,470,288 100.00%
2014	6,607,296 65.45%	918,439 9.10%	1,664,605 16.49%	536,842 5.32%	290,266 2.88%	78,317 0.78%	10,095,765 100.00%
2015	7,732,867 68.08%	1,057,409 9.31%	1,633,988 14.39%	582,530 5.13%	298,480 2.63%	53,341 0.47%	11,358,615 100.00%
2016	8,878,089 67.06%	1,183,843 8.94%	2,166,341 16.36%	627,666 4.74%	328,948 2.48%	53,537 0.40%	13,238,424 100.00%
2017	9,942,548 66.85%	1,232,700 8.29%	2,627,164 17.66%	597,483 4.02%	407,194 2.74%	66,027 0.44%	14,873,116 100.00%
2018	11,298,428 67.67%	1,276,749 7.65%	2,981,199 17.86%	612,928 3.67%	467,378 2.80%	59,326 0.36%	16,696,008 100.00%
2019	12,807,798 68.83%	1,481,672 7.96%	3,017,858 16.22%	667,248 3.59%	578,862 3.11%	55,102 0.30%	18,608,540 100.00%
2020	14,392,621 70.22%	1,899,299 9.27%	2,935,016 14.32%	670,618 3.27%	541,536 2.64%	58,188 0.28%	20,497,278 100.00%
2021	16,107,001 71.30%	1,982,727 8.78%	3,121,710 13.82%	665,277 2.94%	650,470 2.88%	64,073 0.28%	22,591,258 100.00%

Sources: The data for this table has been provided by the Wright County Auditor / Treasurer's Office.

CITY OF OTSEGO, MINNESOTA
STATISTICAL SECTION (UNAUDITED)
PROPERTY TAX RATES - DIRECT AND OVERLAPPING GOVERNMENTS
 Last Ten Fiscal Years

Table 8

	Direct Rates			Overlapping Rates				Total Direct & Overlapping		
	General Revenues	Debt Service	Total	School District 728	School District 882	School District 885	County	School District 728	School District 882	School District 885
2012	37.320	4.135	41.455	45.548	28.262	52.646	43.452	130.455	113.169	137.553
2013	41.740	4.488	46.228	50.058	26.229	57.213	44.288	140.574	116.745	147.729
2014	39.865	4.708	44.573	51.286	28.269	51.570	43.450	139.309	116.292	139.593
2015	35.832	5.370	41.202	42.483	22.882	51.082	40.593	124.278	104.677	132.877
2016	33.087	4.834	37.921	39.266	20.857	49.102	39.970	117.157	98.748	126.993
2017	33.448	4.404	37.852	36.659	16.242	46.893	39.599	114.110	93.693	124.344
2018	32.632	3.923	36.555	36.137	15.621	47.950	39.946	112.638	92.122	124.451
2019	32.114	3.946	36.060	32.865	16.972	47.143	44.273	113.198	97.305	127.476
2020	31.455	3.643	35.099	34.371	15.865	45.280	44.421	113.891	95.385	124.800
2021	31.335	3.318	34.653	31.717	15.390	44.216	43.719	110.089	93.762	122.588

Sources: The data for this table has been provided by the Wright County Auditor / Treasurer's Office.

CITY OF OTSEGO, MINNESOTA
STATISTICAL SECTION (UNAUDITED)
PRINCIPAL PROPERTY TAXPAYERS
 Current Year and Nine Years Ago

Table 9

Taxpayer	Classification	2021			2012		
		Net Tax Capacity	Rank	Percentage of Total Tax Capacity Value	Net Tax Capacity	Rank	Percentage of Total Tax Capacity Value
Duke Realty LP	Industrial	\$ 1,112,750	1	4.93%	\$ 240,392	2	2.34%
Centerpoint Energy	Utility	437,102	2	1.93%	144,488	3	1.41%
Wagner Spray Tech Corporation	Industrial	237,250	3	1.05%			0.00%
Target Corporation	Commercial	199,450	4	0.88%	248,514	1	2.42%
Evans Park, Inc.	Apartments	167,496	5	0.74%			0.00%
Ahava Realty ADA Compliant LP	Industrial	159,250	6	0.70%			0.00%
Wright-Hennepin Co-op Electric	Utility	150,815	7	0.67%	87,866	6	0.85%
Elk Inn Partners LP	Commercial	99,250	8	0.44%	99,250	5	0.97%
P & F Properties, Inc.	Industrial	87,662	9	0.39%			0.00%
Apex Business Center LLC	Industrial	78,130	10	0.35%	84,578	7	0.82%
Appello Group LLC	Commercial				103,766	4	1.01%
GCI Capital, Inc.	Commercial				71,550	8	0.70%
OHW LLC	Residential				67,532	9	0.66%
Ryan Companies US Inc	Commercial				52,080	10	0.51%
Totals		<u>\$ 2,729,155</u>		<u>12.08%</u>	<u>\$ 1,200,016</u>		<u>11.69%</u>

Sources: The data for this table has been provided by the Wright County Auditor / Treasurer's Office.

CITY OF OTSEGO, MINNESOTA
STATISTICAL SECTION (UNAUDITED)
PROPERTY TAX LEVIES AND COLLECTIONS
 Last Ten Fiscal Years

Table 10

	Certified Property Tax Levy	Collected within the Fiscal Year of the Levy		Collections in Subsequent Years	Total Collections to Date	
		Amount	Percentage of Levy		Amount	Percentage to Date
2012	\$ 4,261,000	\$ 4,111,857	96.50%	\$ 149,143	\$ 4,261,000	100.00%
2013	4,377,910	4,306,802	98.38%	71,108	4,377,910	100.00%
2014	4,500,000	4,444,153	98.76%	55,847	4,500,000	100.00%
2015	4,680,000	4,641,720	99.18%	38,280	4,680,000	100.00%
2016	5,020,206	4,979,508	99.19%	36,640	5,016,148	99.92%
2017	5,629,745	5,606,101	99.58%	22,109	5,628,210	99.97%
2018	6,103,302	6,084,700	99.70%	16,962	6,101,662	99.97%
2019	6,710,109	6,670,163	99.40%	34,736	6,704,899	99.92%
2020	7,194,249	7,134,792	99.17%	52,235	7,187,027	99.90%
2021	7,828,425	7,764,474	99.18%	-	7,764,474	99.18%

Sources: The data for this table has been provided by Wright County and from City financial maintenance documents.

Note: The components of the Certified Property Tax Levy can be viewed in table 6 of the statistical section.

CITY OF OTSEGO, MINNESOTA
STATISTICAL SECTION (UNAUDITED)
RATIOS OF OUTSTANDING DEBT BY TYPE
 Last Ten Fiscal Years

Table 11

	Governmental Activities		Business-Type Activities		Total Debt	Percentage of Personal Income	Per Capita
	General Obligation Bonds	Equipment Certificates	General Obligation Revenue Bonds	Notes from Direct Borrowings			
2012	\$ 18,413,438	\$ 310,000	\$ 28,764,347	\$ -	\$ 47,487,785	8.82%	\$ 3,384
2013	17,601,634	265,000	28,685,465	-	46,552,099	8.26%	3,220
2014	10,664,830	220,000	28,606,583	-	39,491,413	6.33%	2,638
2015	9,553,029	175,000	28,527,701	-	38,255,730	5.61%	2,473
2016	8,380,857	130,000	26,448,820	-	34,959,677	4.68%	2,182
2017	7,293,686	85,000	24,334,937	-	31,713,623	3.95%	1,910
2018	8,534,989	40,000	22,126,056	-	30,701,045	3.53%	1,772
2019	7,378,641	-	17,515,267	-	24,893,908	2.66%	1,373
2020	6,129,492	-	15,026,658	9,438,936	30,595,086	2.78%	1,532
2021	4,719,716	-	16,735,843	16,305,983	37,761,542	3.12%	1,723

Sources: The data for this table has been provided from City financial maintenance documents.

Note: More detailed information for Population and Personal Income can be viewed in table 16 of the statistical section.

CITY OF OTSEGO, MINNESOTA
STATISTICAL SECTION (UNAUDITED)
RATIOS OF GENERAL BONDED DEBT OUTSTANDING
 Last Ten Fiscal Years

Table 12

	General Obligation Bonds	Equipment Certificates	Total General Bonded Debt Outstanding	Less: Amounts Restricted to Debt Service	Net General Obligation Debt	Percentage of Estimated Actual Value of Property	Per Capita
2012	\$ 18,413,438	\$ 310,000	\$ 18,723,438	\$ 6,570,533	\$ 12,152,905	1.14%	\$ 866
2013	17,601,634	265,000	17,866,634	5,882,912	11,983,722	1.21%	829
2014	10,664,830	220,000	10,884,830	5,430,795	5,454,035	0.52%	364
2015	9,553,029	175,000	9,728,029	4,506,243	5,221,786	0.44%	337
2016	8,380,857	130,000	8,510,857	4,292,589	4,218,268	0.31%	263
2017	7,293,686	85,000	7,378,686	3,596,348	3,782,338	0.26%	228
2018	8,534,989	40,000	8,574,989	4,484,680	4,090,309	0.25%	236
2019	7,378,641	-	7,378,641	3,979,190	3,399,451	0.18%	188
2020	6,129,492	-	6,129,492	3,076,069	3,053,423	0.15%	153
2021	4,719,716	-	4,719,716	2,362,735	2,356,981	0.11%	108

Sources: The data for this table has been provided from City financial maintenance documents.

Note: More detailed information for Population can be viewed in table 16 of the statistical section.

Note: More detailed information for Estimated Property Values can be viewed in table 6 of the statistical section.



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CITY OF OTSEGO, MINNESOTA
STATISTICAL SECTION (UNAUDITED)
COMPUTATION OF DIRECT AND OVERLAPPING
GOVERNMENTAL ACTIVITIES DEBT
DECEMBER 31, 2021

Table 13

Governmental Unit	Debt Outstanding	Estimated Percentage Applicable	Estimated Share of Overlapping Debt
Overlapping Debt:			
School Districts:			
No. 728 - Elk River	\$ 303,850,000	19.50%	\$ 59,250,750
No. 882 - Monticello	47,680,000	4.02%	1,916,736
No. 885 - St. Michael-Albertville	158,010,000	4.76%	7,521,276
Wright County	146,970,000	11.99%	17,621,703
Total Overlapping Debt	\$ 656,510,000		86,310,465
City of Otsego Direct Debt			4,719,716
Total Direct and Overlapping Debt			\$ 91,030,181

Sources: The majority of the data for this table has been provided by Wright County Auditor / Treasurer's Office.
Sources: The remaining data for this table was provided by School District No. 728.

Note: More detailed information for the City's outstanding debt can be viewed in table 11 of the statistical section.

Note: Overlapping governments are those that coincide, at least in part, with the geographic boundaries of the City. The schedule estimates the portion of the outstanding debt of those overlapping governments that is borne by the residents and businesses of the City. This process recognizes that, when considering the City's ability to issue and repay long-term debt, the entire debt burden borne by the residents and businesses should be taken into account. However, this does not imply that every taxpayer is a resident, and therefore responsible for repaying the debt, of each overlapping government.

Note: The percentage of overlapping debt applicable is estimated using tax capacity values. Applicable percentages were estimated by determining the portion of each entity's tax capacity that is within the City's boundaries, and dividing it by the entity's total tax capacity.

CITY OF OTSEGO, MINNESOTA
STATISTICAL SECTION (UNAUDITED)
LEGAL DEBT MARGIN INFORMATION
 Last Ten Fiscal Years

	<u>2012</u>	<u>2013</u>	<u>2014</u>	<u>2015</u>
Taxable Market Value	\$ 927,878,800	\$ 853,733,700	\$ 923,045,300	\$ 1,054,531,800
Debt Limit Percentage	<u>3.00%</u>	<u>3.00%</u>	<u>3.00%</u>	<u>3.00%</u>
Debt Limit	27,836,364	25,612,011	27,691,359	31,635,954
Total Net Debt Applicable to Limit	<u>12,152,905</u>	<u>11,983,722</u>	<u>5,454,035</u>	<u>5,221,786</u>
Legal Debt Margin	<u>\$ 15,683,459</u>	<u>\$ 13,628,289</u>	<u>\$ 22,237,324</u>	<u>\$ 26,414,168</u>
Total Net Debt Applicable to the Limit as a Percentage of Debt Limit	43.66%	46.79%	19.70%	16.51%

Sources: The data for this table has been provided by Wright County and from City financial maintenance documents.

Table 14

<u>2016</u>	<u>2017</u>	<u>2018</u>	<u>2019</u>	<u>2020</u>	<u>2021</u>
\$ 1,212,196,700	\$ 1,348,313,400	\$ 1,514,316,600	\$ 1,695,884,100	\$ 1,892,088,300	\$ 2,087,427,000
<u>3.00%</u>	<u>3.00%</u>	<u>3.00%</u>	<u>3.00%</u>	<u>3.00%</u>	<u>3.00%</u>
36,365,901	40,449,402	45,429,498	50,876,523	56,762,649	62,622,810
<u>4,218,268</u>	<u>3,782,338</u>	<u>4,090,309</u>	<u>3,399,451</u>	<u>3,053,423</u>	<u>2,356,981</u>
<u>\$ 32,147,633</u>	<u>\$ 36,667,064</u>	<u>\$ 41,339,189</u>	<u>\$ 47,477,072</u>	<u>\$ 53,709,226</u>	<u>\$ 60,265,829</u>
11.60%	9.35%	9.00%	6.68%	5.38%	3.76%

CITY OF OTSEGO, MINNESOTA
STATISTICAL SECTION (UNAUDITED)
PLEDGED-REVENUE COVERAGE
 Last Ten Fiscal Years

Table 15

General Obligation Revenue Bonds								
	Water and Sanitary Sewer Utility Charges	Water and Sanitary Sewer Connection Charges	Less: Operating Expenses	Net Available Revenue	Debt Service		Coverage	
					Principal	Interest		
2012	\$ 2,256,616	\$ 1,032,687	\$ 1,148,605	\$ 2,140,698	\$ -	\$ 1,006,961	212.59%	
2013	2,429,661	1,233,224	1,136,790	2,526,095	-	1,007,100	250.83%	
2014	2,687,572	2,435,460	1,016,382	4,106,650	-	1,007,585	407.57%	
2015	2,641,566	2,020,299	2,524,073	2,137,792	-	1,007,762	212.13%	
2016	2,857,174	3,662,097	2,831,346	3,687,925	2,000,000	1,007,725	122.62%	
2017	3,197,486	3,577,039	2,973,383	3,801,142	2,035,000	967,815	126.59%	
2018	3,588,031	4,195,354	3,229,493	4,553,892	2,130,000	886,043	150.99%	
2019	3,872,764	4,930,688	3,544,713	5,258,739	4,531,906	883,087	97.11%	
2020	4,482,841	7,428,178	3,704,373	8,206,646	2,335,000	603,612	279.27%	
2021	5,902,263	6,380,178	4,639,776	7,642,665	2,469,779	791,745	234.33%	

Sources: The data for this table has been provided from City financial maintenance documents.

CITY OF OTSEGO, MINNESOTA
 STATISTICAL SECTION (UNAUDITED)
 DEMOGRAPHIC AND ECONOMIC STATISTICS
 Last Ten Fiscal Years

Table 16

	Population	No. of Households	Personal Income	Per Capita Personal Income	Unemployment Rate	Median Age	School Enrollments		
							No. 728 Elk River	No. 882 Monticello	No. 885 St. Michael Albertville
2012	14,034	4,894	\$ 538,231,968	38,352	5.9%	33.4	12,753	4,137	5,645
2013	14,457	5,035	563,823,000	39,000	5.0%	33.4	13,123	4,137	5,747
2014	14,968	5,218	623,821,336	41,677	4.2%	33.8	13,076	4,193	5,904
2015	15,472	5,394	682,361,616	44,103	3.7%	34.1	13,136	4,096	6,096
2016	16,019	5,580	746,373,267	46,593	3.9%	33.2	13,219	4,094	6,286
2017	16,605	5,787	803,366,505	48,381	3.5%	34.3	13,461	4,168	6,335
2018	17,323	5,975	869,285,463	50,181	3.0%	34.7	13,670	4,125	6,463
2019	18,130	6,254	935,671,170	51,609	3.3%	34.3	13,921	4,201	6,557
2020	19,966	6,554	1,102,482,588	55,218	5.2%	33.7	13,464	4,072	6,366
2021	21,915	6,957	1,210,077,622	55,218	3.3%	33.7	13,847	4,166	6,653

Sources: Population - Minnesota State Demographer (2012-2019); U.S. Census Bureau (2020); Estimated by City (2021)
 Households - Minnesota State Demographer (2012-2019); Estimated by City (2020-2021)
 Personal Income - Calculated by the City
 Per Capita Personal Income - US Department of Commerce; Bureau of Economic Analysis
 Unemployment Rate - Minnesota Department of Employment and Economic Development
 Median Age - US Department of Commerce, Bureau of the Census
 School Enrollment - Minnesota Department of Education

Note: Some data was not yet available for 2021. In those instances, 2020 data was shown for the current year.

CITY OF OTSEGO, MINNESOTA
STATISTICAL SECTION (UNAUDITED)
PRINCIPAL EMPLOYMENT SECTORS
 Current Year and Nine Years Ago

Table 17

Employment Industry	2021			2012		
	Employees	Rank	Percentage of Total City Employment	Employees	Rank	Percentage of Total City Employment
Education & Health Services	1,129	1	26.29%	146	5	8.62%
Trade, Transportation & Utilities	947	2	22.05%	445	1	26.28%
Financial Activities	691	3	16.09%	31	7	1.83%
Construction	456	4	10.62%	199	3	11.75%
Leisure & Hospitality	343	5	7.99%	388	2	22.92%
Professional & Business Services	335	6	7.80%	159	4	9.39%
Manufacturing	170	7	3.96%			
Other Services	88	8	2.05%	122	6	7.21%
Public Administration	40	9	0.93%	20	8	1.18%
Information	28	10	0.65%			
Natural Resources and Mining	8	11	0.19%			
Totals	<u>4,235</u>		<u>98.63%</u>	<u>1,510</u>		<u>89.19%</u>

Sources: The data for this table has been provided from the Minnesota Department of Employment and Economic Development.

Note: Due to data privacy within the State, data for principal employers of the City is not available. Given this limitation, the City determined it was appropriate to provide data regarding employment industry data. The City felt that this data would still provide the user information to understand the degree to which the City's economy is or is not dependent on a certain employment sector.

CITY OF OTSEGO, MINNESOTA
STATISTICAL SECTION (UNAUDITED)
FULL TIME CITY GOVERNMENT POSITIONS BY FUNCTION
 Last Ten Fiscal Years

Table 18

	<u>2012</u>	<u>2013</u>	<u>2014</u>	<u>2015</u>	<u>2016</u>	<u>2017</u>	<u>2018</u>	<u>2019</u>	<u>2020</u>	<u>2021</u>
General Government										
Administration	3.0	3.0	3.0	4.0	3.5	3.6	3.6	3.6	4.0	4.0
Finance	3.9	3.7	3.9	3.0	3.0	3.0	3.0	3.0	3.0	3.0
Total General Government	<u>6.9</u>	<u>6.7</u>	<u>6.9</u>	<u>7.0</u>	<u>6.5</u>	<u>6.6</u>	<u>6.6</u>	<u>6.6</u>	<u>7.0</u>	<u>7.0</u>
Public Safety										
Police	-	-	-	-	-	-	-	-	-	-
Fire	-	-	-	-	-	-	-	-	-	-
Building Inspections	1.0	1.0	1.0	1.0	1.5	1.5	1.8	2.0	2.0	2.0
Total Public Safety	<u>1.0</u>	<u>1.0</u>	<u>1.0</u>	<u>1.0</u>	<u>1.5</u>	<u>1.5</u>	<u>1.8</u>	<u>2.0</u>	<u>2.0</u>	<u>2.0</u>
Public Works										
Street Maintenance	5.9	5.8	5.8	6.9	6.9	6.9	6.9	7.8	7.8	7.8
Mechanic	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0
Total Public Works	<u>6.9</u>	<u>6.8</u>	<u>6.8</u>	<u>7.9</u>	<u>7.9</u>	<u>7.9</u>	<u>7.9</u>	<u>8.8</u>	<u>8.8</u>	<u>8.8</u>
Culture and Recreation										
Parks Maintenance	1.4	1.4	1.4	3.5	3.5	3.5	3.9	4.4	4.4	4.4
Recreation	0.6	1.1	1.1	1.4	1.4	1.4	1.6	1.5	2.0	1.5
Total Culture and Recreation	<u>2.0</u>	<u>2.5</u>	<u>2.5</u>	<u>4.9</u>	<u>4.9</u>	<u>4.9</u>	<u>5.5</u>	<u>5.9</u>	<u>6.4</u>	<u>5.9</u>
Public Utilities										
Water Utility	-	2.0	2.0	1.3	1.3	1.3	1.4	1.5	1.8	1.8
Sanitary Sewer Utility	-	2.0	2.0	3.7	3.7	3.7	4.1	4.5	5.4	5.4
Total Public Utilities	<u>-</u>	<u>4.0</u>	<u>4.0</u>	<u>5.0</u>	<u>5.0</u>	<u>5.0</u>	<u>5.5</u>	<u>6.0</u>	<u>7.2</u>	<u>7.2</u>
Total	<u>16.8</u>	<u>21.0</u>	<u>21.2</u>	<u>25.8</u>	<u>25.8</u>	<u>25.9</u>	<u>27.3</u>	<u>29.3</u>	<u>31.4</u>	<u>30.9</u>

Sources: The data for this table has been provided from City financial maintenance documents.

Note: Police and Fire services are contracted services with Wright County and neighboring Cities respectively, therefore no City employees.

Note: Public Utilities staffing were contracted with a service provider through 2012. In 2013, the City hired a staff and assumed operations.

CITY OF OTSEGO, MINNESOTA
STATISTICAL SECTION (UNAUDITED)
OPERATING INDICATORS BY FUNCTION
 Last Ten Fiscal Years

Function	2012	2013	2014	2015
Administration				
Rental Licenses Issued	292	337	372	372
Code Enforcement Citations	89	20	16	31
Registered Voters	7,168		7,329	
Actual Votes Tallied	7,126		4,693	
Police				
Total Calls for Service	4,234	3,856	4,060	3,575
Fire				
Calls - Albertville Department			82	76
Calls - Elk River Department			74	73
Calls - Rogers Department				18
Building Inspections				
Number of Permits - All Types	645	699	692	893
New Homes Constructed	143	190	188	207
Public Works				
Miles of Streets Constructed	0.45	1.33	2.30	1.66
Miles of Streets Reconstructed				
Snow Plowing Events	46	37	22	16
Culture and Recreation				
Parks Acres Maintained	167.8	184.3	184.3	184.3
Prairie Festival Attendance		4,900	5,100	6,200
Recreation Programs Offered	17	60	106	132
Recreation Programs Participants	550	9,875	14,958	12,662
Water Utility				
Connections	2,517	2,678	2,829	3,023
Gallons Delivered	429,293,500	409,492,730	37,529,984	389,118,330
Sanitary Sewer Utility				
Average Daily Gallons Treated	485,000	543,000	539,000	551,000

Sources: The data for this table has been provided by each respective City department.

Note: The City made significant changes to the indicators included in this table for 2015. Not all historical data was able to be compiled, and this table will be updated on a go-forward basis.

Table 19

2016	2017	2018	2019	2020	2021
387	351	329	332	300	297
41	30	68	18	37	42
9,324		9,754		13,081	
7,362		6,228		11,389	
3,619	4,310	4,279	4,484	4,145	3,783
93	129	131	164	158	204
80	92	96	105	92	110
15	12	27	26	28	59
968	722	1,147	1,173	1,791	1,856
219	210	300	300	403	435
2.59	3.93	7.80	4.68	1.47	3.83
0.35	1.80	5.30	-	0.78	0.76
16	22	37	21	11	19
190.3	160.0	160.0	160.0	173.0	175.0
5,000	4,000	4,800	6,450	-	6,850
100	127	231	153	52	161
12,662	17,341	20,885	18,500	5,359	16,936
3,155	3,278	3,748	4,014	4,335	4,445
393,795,210	491,484,000	427,795,004	491,074,000	632,552,814	787,182,348
600,000	627,000	673,000	738,000	798,000	840,000

CITY OF OTSEGO, MINNESOTA
STATISTICAL SECTION (UNAUDITED)
CAPITAL ASSET STATISTICS BY FUNCTION
 Last Ten Fiscal Years

Function	2012	2013	2014	2015
Public Works				
Street Miles (MSA)	113.30	114.63	116.93	118.59
Heavy Duty Trucks	8	8	8	8
Light Duty Vehicles	11	15	15	15
Tractors & Grading Equipment	8	8	8	8
Culture and Recreation				
Trail Miles	19.68	19.68	19.68	19.96
Number of Parks	8	10	10	10
Playgrounds	7	7	7	7
Park Shelters	9	9	9	9
Ball Fields	5	5	5	5
Soccer Fields	-	-	-	3
Basketball Courts	5	5	5	5
Tennis Courts	7	7	7	7
Pickleball Courts				
Outdoor Ice Rinks		1	1	1
Mowing Equipment	5	5	5	5
Water Utility				
Water Towers	3	3	3	3
Wells	8	8	8	8
Miles of Water Main		63	63	74
Hydrants		717	722	794
Water Valves		1,555	1,603	1,659
Sanitary Sewer Utility				
Treatment Facilities	2	2	2	2
Lift Stations	9	9	9	9
Miles of Sanitary Sewer Lines		69	-	74
Manholes		1,257	1,257	1,366
Miles of Sanitary Forcemain		20	20	20

Sources: The data for this table has been provided by each respective City department.

Note: The City made significant changes to the statistics included in this table for 2015. Not all historical data was able to be compiled, and this table will be updated on a go-forward basis.

Table 20

2016	2017	2018	2019	2020	2021
120.88	124.81	131.00	131.00	134.41	138.31
8	8	9	9	9	10
15	17	17	16	19	16
8	8	7	7	6	7
21.13	25.11	25.60	27.95	38.31	42.00
11	12	14	14	14	14
8	9	10	10	14	14
10	10	12	13	13	16
6	6	6	6	7	7
3	3	3	3	3	3
5	5	6	6	7	6
8	8	8	8	8	7
					4
1	1	1	1	2	2
6	6	6	6	7	6
3	3	3	3	3	3
8	8	8	7	9	9
77	79	83	87	90	94
846	871	923	975	1,014	1,066
1,841	1,881	1,983	2,106	2,360	2,287
2	2	2	2	2	2
10	10	10	10	10	10
76	80	81.8	86.1	96.9	103.7
1,480	1,524	1,594	1,730	1,774	1,814
20	20	21	21	21	27



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