

Scope Project: LEC with NO Garage/Firing Range 217 Bed Jail

Cost of Delay								Cost Of New LEC				Difference
A	B	C	D	E	F	G	H	I	J	K	L	M
* Construction Inflation				Boarding/Transport/Other Costs								
Year	Inflation Rate	Construction Cost	Inflation Amount	Boarding Costs	Transport Costs	Other Costs	Total Cost - Delaying	Annual Bond Payment	Other Costs	Operation Increase @ 7%	Total for New LEC	Cost of Delay v. New LEC
2009	6.5%	29,351,970	0	1,095,000	207,900		1,302,900	0	0	0	0	1,302,900
2010	6.5%	29,351,970	1,907,878	1,357,800	228,690	807,333	4,301,701	742,436	1,711,290	398,134	2,851,860	1,449,841
2011	6.5%	31,259,848	2,031,890	1,541,760	251,559	907,333	4,732,542	2,064,873	315,000	1,595,726	3,975,599	756,943
2012	6.5%	33,291,738	2,163,963	1,710,390	276,715	907,334	5,058,402	2,064,793	330,750	1,707,427	4,102,970	955,432
2013	6.5%	35,455,701	2,304,621	1,911,140	304,386	100,000	4,620,147	2,067,835	347,288	1,826,947	4,242,069	378,077
					Cost Years 1 - 5		20,015,692		Cost Years 1 - 5		15,172,498	4,843,194
2014	6.5%	37,760,322	2,454,421	2,095,100	334,825	100,000	4,984,346	2,064,385	364,652	1,954,833	4,383,870	600,476
2015	6.5%	40,214,743	2,613,958	2,233,800	368,308	100,000	5,316,066	2,064,540	382,884	2,091,671	4,539,095	776,971
2016	6.5%	42,828,701	2,783,866	2,430,900	405,138	100,000	5,719,904	2,063,090	402,029	2,238,088	4,703,207	1,016,696
2017	6.5%	45,612,566	2,964,817	2,663,040	445,652	100,000	6,173,509	2,064,975	422,130	2,394,754	4,881,859	1,291,649
2018	6.5%	48,577,383	3,157,530	2,903,940	490,217	100,000	6,651,687	2,064,955	443,237	2,562,387	5,070,579	1,581,108
					Cost Years 6 - 10		28,845,511				23,578,611	5,266,900
					Total Over 10 Years		48,861,203				38,751,109	10,110,094

Column Description/Explanation

- A Identifies the ten years of the study
- B Rate of anticipated inflation: State of Minn uses 6.5% for all construction projects
- C Actual construction cost plus 6.5% annually
- D Annual amount of inflation based on the construction cost
- E Cost to board out as per rate of anticipated inmate population growth.
- F Based on historical costs with 10% annual increases
- G Includes temporary bond payment (approximately \$2.422 mil over 3 yrs) and \$100,000 per year for jail facility repairs.
- H Reflects total cost of construction inflation/boarding/transport and other costs.
- I Bond Payment on \$32.3 million over 25 years
- J Includes increased utility costs (130,000) and 3 maintenance staff (125,000) - LEC . 2010 includes Boarding/Transport
- K Reflects increase in jail operations budget including staff cost with a 7% growth rate annually: & hiring 12 jail staff end of year
- L Reflects the total costs of bond payment/other costs and jail operational cost increases
- M Difference between columns "H" - Cost of Delay and "L" - Cost of New LEC

1 CHISAGO COUNTY - General Fund
 2 FINANCIAL MANAGEMENT PLAN

4 Inflation Assumptions	Revenue - Non Property Tax				4.0%	4.0%	4.0%	4.0%	4.0%	4.0%	4.0%	4.0%	4.0%	4.0%	4.0%
5 Expenses					5.0%	5.0%	6.0%	6.0%	6.0%	6.0%	6.0%	6.0%	6.0%	6.0%	6.0%
6 Interest Earnings					2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%
	2006	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	
GENERAL FUND	Budget	ACTUAL/audit	BUDGET	BUDGET											
10 REVENUE															
11 GENERAL PROPERTY TAX - COUNTY PORTION	11,035,923	10,632,382	12,207,346	13,866,921	12,997,681	13,928,888	15,167,824	16,487,654	17,893,479	19,390,713	20,985,108	22,682,768	24,490,177	26,414,218	
12 GENERAL PROPERTY TAX - STATE PORTION															
13 LICENSES & PERMITS	807,150	588,969	857,150	408,150	424,476	441,455	459,113	477,478	496,577	516,440	537,098	558,581	580,925	604,162	
14 INTERGOVERNMENTAL - FEDERAL					-	-	-	-	-	-	-	-	-	-	
15 INTERGOVERNMENTAL - STATE					-	-	-	-	-	-	-	-	-	-	
16 INTERGOVERNMENTAL OTHER	3,202,240	5,109,131	3,703,703	3,952,774	4,110,885	4,275,320	4,446,333	4,624,186	4,809,154	5,001,520	5,201,581	5,409,644	5,626,030	5,851,071	
17 CHARGES FOR SERVICES	1,345,700	2,621,428	1,588,700	1,486,300	1,545,752	1,607,582	1,671,885	1,738,761	1,808,311	1,880,644	1,955,869	2,034,104	2,115,468	2,200,087	
18 FINES & FORFEITS	110,000	239,272	25,000	42,000	43,680	45,427	47,244	49,134	51,099	53,143	55,269	57,480	59,779	62,170	
19 INTEREST EARNINGS	585,000	1,532,803	935,000	960,000	979,200	998,784	1,018,760	1,039,135	1,059,918	1,081,116	1,102,738	1,124,793	1,147,289	1,170,235	
20 DONATIONS	14,418	16,445	8,000	8,000	8,320	8,653	8,999	9,359	9,733	10,123	10,527	10,949	11,386	11,842	
21 MISCELLANEOUS	887,357	103,501	878,957	696,754	724,624	753,609	783,753	815,104	847,708	881,616	916,881	953,556	991,698	1,031,366	
22 ASSESSMENTS					-	-	-	-	-	-	-	-	-	-	
23 TRANSFERS IN	47,850	23,000	59,000	61,810	64,282	66,854	69,528	72,309	75,201	78,209	81,338	84,591	87,975	91,494	
24 BOND PROCEEDS					-	-	-	-	-	-	-	-	-	-	
25 OTHER					-	-	-	-	-	-	-	-	-	-	
26 TOTAL REVENUE	18,035,638	20,866,931	20,262,856	21,482,709	20,898,900	22,126,573	23,673,440	25,313,120	27,051,180	28,893,524	30,846,409	32,916,467	35,110,728	37,436,645	
27															
28 EXPENSES															
29 GENERAL GOVERNMENT	9,541,746	8,250,908	11,121,810	11,310,042	11,875,544	12,469,321	13,217,481	14,010,529	14,851,161	15,742,231	16,686,765	17,687,971	18,749,249	19,874,204	
30 PUBLIC SAFETY	7,819,621	8,971,613	8,759,488	10,015,161	10,515,919	11,041,715	11,704,218	12,406,471	13,150,859	13,939,911	14,776,305	15,662,884	16,602,657	17,598,816	
31 HIGHWAYS AND STREETS					-	-	-	-	-	-	-	-	-	-	
32 HUMAN SERVICES/WELFARE					-	-	-	-	-	-	-	-	-	-	
33 HEALTH					-	-	-	-	-	-	-	-	-	-	
34 CULTURE AND RECREATION	998,509	326,585	1,057,461	1,070,746	1,124,283	1,180,497	1,251,327	1,326,407	1,405,991	1,490,351	1,579,772	1,674,558	1,775,032	1,881,534	
35 SANITATION					-	-	-	-	-	-	-	-	-	-	
36 CONSERVATION OF NATURAL RESOURCES	332,852	467,562	373,761	334,893	351,638	369,220	391,373	414,855	439,746	466,131	494,099	523,745	555,170	588,480	
37 ECONOMIC DEVELOPMENT	70,000	665,140	80,000	139,763	146,751	154,089	163,334	173,134	183,522	194,533	206,205	218,578	231,692	245,594	
38 INTERGOVERNMENTAL	378,547	493,641	437,384	513,636	539,318	566,284	600,261	636,276	674,453	714,920	757,815	803,284	851,481	902,570	
39 GENERAL OBLIGATION DEBT SERVICE					-	-	-	-	-	-	-	-	-	-	
40 CAPITAL OUTLAY					-	-	-	-	-	-	-	-	-	-	
41 OTHER/UNALLOCATED					-	-	-	-	-	-	-	-	-	-	
42 CASH FLOW/CONTINGENCY					-	-	-	-	-	-	-	-	-	-	
43 TRANSFERS OUT		30,363													
44 BUDGET CARRYOVER				(3,654,553)	(3,654,553)	(3,654,553)	(3,654,553)	(3,654,553)	(3,654,553)	(3,654,553)	(3,654,553)	(3,654,553)	(3,654,553)	(3,654,553)	
45 TOTAL EXPENSES	19,141,275	19,205,812	21,829,904	19,729,688	20,898,900	22,126,573	23,673,440	25,313,120	27,051,180	28,893,524	30,846,409	32,916,467	35,110,728	37,436,645	
46															
47 REVENUE OVER (UNDER) EXPENSES		1,661,119	(1,567,048)	1,753,021	-	-	-	-	-	-	-	-	-	-	
48															
49 Ending General Fund Balance		8,617,535	5,389,368	8,709,437	8,709,437	8,709,437	8,709,437	8,709,437	8,709,437	8,709,437	8,709,437	8,709,437	8,709,437	8,709,437	

1 CHISAGO COUNTY - Road and Bridge Fund
 2 FINANCIAL MANAGEMENT PLAN

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4.00%	4.00%	4.00%	4.00%	4.00%	4.00%	4.00%	4.00%	4.00%	4.00%	4.00%	4.00%	4.00%	4.00%	4.00%																																													
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7		2006	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018																																												
8	ROAD AND BRIDGE FUND	Budget	ACTUAL	BUDGET	BUDGET																																																						
9	REVENUE																																																										
10	GENERAL PROPERTY TAX - COUNTY PORTION	4,600,671	4,334,221	5,801,228	6,541,136	6,465,597	6,861,578	7,424,491	8,027,227	8,672,417	9,362,862	10,101,537	10,891,609	11,736,444	12,639,623																																												
11	GENERAL PROPERTY TAX - STATE PORTION					-	-	-	-	-	-	-	-	-	-																																												
12	LICENSES & PERMITS	-	28,500	-	-	-	-	-	-	-	-	-	-	-	-																																												
13	INTERGOVERNMENTAL - FEDERAL					-	-	-	-	-	-	-	-	-	-																																												
14	INTERGOVERNMENTAL - STATE					-	-	-	-	-	-	-	-	-	-																																												
15	INTERGOVERNMENTAL OTHER	8,878,374	5,509,456	5,728,471	6,831,467	7,104,726	7,388,915	7,684,471	7,991,850	8,311,524	8,643,985	8,989,745	9,349,334	9,723,308	10,112,240																																												
16	CHARGES FOR SERVICES	37,000	156,921	39,000	39,000	40,560	42,182	43,870	45,624	47,449	49,347	51,321	53,374	55,509	57,730																																												
17	FINES & FORFEITS	-	-	-	-	-	-	-	-	-	-	-	-	-	-																																												
18	INTEREST EARNINGS	-	-	-	-	-	-	-	-	-	-	-	-	-	-																																												
19	DONATIONS	-	-	-	-	-	-	-	-	-	-	-	-	-	-																																												
20	MISCELLANEOUS	85,000		75,000	120,000	124,800	129,792	134,984	140,383	145,998	151,838	157,912	164,228	170,797	177,629																																												
21	ASSESSMENTS	-	-	-	-	-	-	-	-	-	-	-	-	-	-																																												
22	TRANSFERS IN	3,025,000	2,745,169	5,875,000	-	-	-	-	-	-	-	-	-	-	-																																												
23	BOND PROCEEDS	-	-	-	-	-	-	-	-	-	-	-	-	-	-																																												
24	ANNUAL TIP LEVY (NEW)	-	-	-	-	-	-	-	-	-	-	-	-	-	-																																												
25	TOTAL REVENUE	16,626,045	12,774,267	17,518,699	13,531,603	13,735,683	14,422,467	15,287,815	16,205,084	17,177,389	18,208,033	19,300,515	20,458,546	21,686,058	22,987,222																																												
26																																																											
27	EXPENSES																																																										
28	GENERAL GOVERNMENT	-	130,471	-	-	-	-	-	-	-	-	-	-	-	-																																												
29	PUBLIC SAFETY	-	-	-	-	-	-	-	-	-	-	-	-	-	-																																												
30	HIGHWAYS AND STREETS	16,626,045	13,291,120	17,031,699	13,081,603	13,735,683	14,422,467	15,287,815	16,205,084	17,177,389	18,208,033	19,300,515	20,458,546	21,686,058	22,987,222																																												
31	HUMAN SERVICES/WELFARE	-	-	-	-	-	-	-	-	-	-	-	-	-	-																																												
32	HEALTH	-	-	-	-	-	-	-	-	-	-	-	-	-	-																																												
33	CULTURE AND RECREATION	-	-	-	-	-	-	-	-	-	-	-	-	-	-																																												
34	SANITATION	-	-	-	-	-	-	-	-	-	-	-	-	-	-																																												
35	CONSERVATION OF NATURAL RESOURCES	-	-	-	-	-	-	-	-	-	-	-	-	-	-																																												
36	ECONOMIC DEVELOPMENT	-	-	-	-	-	-	-	-	-	-	-	-	-	-																																												
37	INTERGOVERNMENTAL	-	-	-	-	-	-	-	-	-	-	-	-	-	-																																												
38	GENERAL OBLIGATION DEBT SERVICE	-	-	-	-	-	-	-	-	-	-	-	-	-	-																																												
39	CAPITAL OUTLAY	-	-	-	-	-	-	-	-	-	-	-	-	-	-																																												
40	OTHER/UNALLOCATED	-	-	-	-	-	-	-	-	-	-	-	-	-	-																																												
41	CASH FLOW/CONTINGENCY	-	-	-	-	-	-	-	-	-	-	-	-	-	-																																												
42	TRANSFERS OUT	-	1,360,540	-	-	-	-	-	-	-	-	-	-	-	-																																												
43	BUDGET CARRYOVER	-	-	-	-	-	-	-	-	-	-	-	-	-	-																																												
44	TOTAL EXPENSES	16,626,045	14,782,131	17,031,699	13,081,603	13,735,683	14,422,467	15,287,815	16,205,084	17,177,389	18,208,033	19,300,515	20,458,546	21,686,058	22,987,222																																												
45																																																											
46	REVENUE OVER (UNDER) EXPENSES		(2,007,864)		450,000	-	-	-	-	-	-	-	-	-	-																																												
47	Inventory increase (decrease)		129,622																																																								
48	Ending Road and Bridge Fund Balance		4,385,471		4,835,471	4,835,471	4,835,471	4,835,471	4,835,471	4,835,471	4,835,471	4,835,471	4,835,471	4,835,471	4,835,471																																												

1 CHISAGO COUNTY - Health and Human Services Fund
 2 FINANCIAL MANAGEMENT PLAN

					4.00%	4.00%	4.00%	4.00%	4.00%	4.00%	4.00%	4.00%	4.00%	4.00%	
					0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	
					5.00%	5.00%	6.00%	6.00%	6.00%	6.00%	6.00%	6.00%	6.00%	6.00%	
		2006	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018
		Budget	ACTUAL/Audit	BUDGET	BUDGET										
4	Inflation Assumptions														
	Revenue (Non Property Tax)														
	Intergovernmental Revenue														
	Expenses														
8	HEALTH & HUMAN SERVICES FUND														
9	REVENUE														
10	GENERAL PROPERTY TAX - COUNTY PORTION	5,299,257	4,935,072	6,030,000	6,331,500	6,383,519	7,075,128	7,946,589	8,870,340	9,849,520	10,887,454	11,987,667	13,153,897	14,390,104	15,700,488
11	GENERAL PROPERTY TAX - STATE PORTION														
12	LICENSES & PERMITS	-													
13	INTERGOVERNMENTAL - FEDERAL														
14	INTERGOVERNMENTAL - STATE		6,040,347												
15	INTERGOVERNMENTAL OTHER	7,711,242		7,573,988	7,447,917	7,447,917	7,447,917	7,447,917	7,447,917	7,447,917	7,447,917	7,447,917	7,447,917	7,447,917	7,447,917
16	CHARGES FOR SERVICES		3,155,185		3,600	3,744	3,894	4,050	4,211	4,380	4,555	4,737	4,927	5,124	5,329
17	FINES & FORFEITS														
18	INTEREST EARNINGS														
19	DONATIONS		15,000												
20	MISCELLANEOUS		283,159												
21	ASSESSMENTS														
22	TRANSFERS IN		12,546												
23	BOND PROCEEDS														
24	OTHER														
25	TOTAL REVENUE	13,010,499	14,441,309	13,603,988	13,783,017	13,835,180	14,526,939	15,398,555	16,322,469	17,301,817	18,339,926	19,440,321	20,606,741	21,843,145	23,153,734
26															
27	EXPENSES														
28	GENERAL GOVERNMENT														
29	PUBLIC SAFETY														
30	HIGHWAYS AND STREETS														
31	HUMAN SERVICES/WELFARE	9,971,632	12,499,488	10,240,074	10,195,142	10,704,899	11,240,144	11,914,553	12,629,426	13,387,191	14,190,423	15,041,848	15,944,359	16,901,021	17,915,082
32	HEALTH	2,559,103	2,227,734	2,712,240	2,981,220	3,130,281	3,286,795	3,484,003	3,693,043	3,914,625	4,149,503	4,398,473	4,662,382	4,942,124	5,238,652
33	CULTURE AND RECREATION														
34	SANITATION														
35	CONSERVATION OF NATURAL RESOURCES														
36	ECONOMIC DEVELOPMENT														
37	INTERGOVERNMENTAL														
38	GENERAL OBLIGATION DEBT SERVICE														
39	CAPITAL OUTLAY														
40	OTHER/UNALLOCATED														
41	CASH FLOW/CONTINGENCY														
42	TRANSFERS OUT														
43	BUDGET CARRYOVER														
44	TOTAL EXPENSES	12,530,735	14,727,222	12,952,314	13,176,362	13,835,180	14,526,939	15,398,555	16,322,469	17,301,817	18,339,926	19,440,321	20,606,741	21,843,145	23,153,734
45															
46	REVENUE OVER (UNDER) EXPENSES		(285,913)	651,674											
47															
48	Ending Health & Human Services Fund Balance		2,328,258	2,979,932	2,979,932	2,979,932	2,979,932	2,979,932	2,979,932	2,979,932	2,979,932	2,979,932	2,979,932	2,979,932	2,979,932

1 CHISAGO COUNTY - Other Governmental Funds

2 FINANCIAL MANAGEMENT PLAN

3															
4	Inflation Assumptions	Revenue			4.00%	4.00%	4.00%	4.00%	4.00%	4.00%	4.00%	4.00%	4.00%	4.00%	
5		Expenses			5.00%	5.00%	6.00%	6.00%	6.00%	6.00%	6.00%	6.00%	6.00%	6.00%	
6															
7		2006	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018
8	OTHER GOVERNMENTAL FUND	Budget	ACTUAL/Audit	BUDGET	BUDGET										
9	REVENUE														
10	GENERAL PROPERTY TAX - COUNTY PORTION	2,531,709	2,352,236	2,132,068	1,896,566	3,365,900	3,542,182	3,771,327	4,014,884	4,273,746	4,548,859	4,841,226	5,151,912	5,482,048	5,832,833
11	GENERAL PROPERTY TAX - STATE PORTION														
12	LICENSES & PERMITS	-	9,968	-											
13	INTERGOVERNMENTAL - FEDERAL														
14	INTERGOVERNMENTAL - STATE														
15	INTERGOVERNMENTAL OTHER	35,000		35,000	35,000	36,400	37,856	39,370	40,945	42,583	44,286	46,058	47,900	49,816	51,809
16	CHARGES FOR SERVICES	424,290	711,990	275,690	149,740	155,730	161,959	168,437	175,175	182,182	189,469	197,048	204,930	213,127	221,652
17	FINES & FORFEITS		251,673												
18	INTEREST EARNINGS		3,000												
19	DONATIONS														
20	MISCELLANEOUS	488,544	158,754	582,310	583,260	606,590	630,854	656,088	682,332	709,625	738,010	767,530	798,232	830,161	863,367
21	ASSESSMENTS		497,180												
22	TRANSFERS IN		17,817												
23	BOND PROCEEDS														
24	OTHER														
25	TOTAL REVENUE	3,479,543	4,002,618	3,025,068	2,664,566	4,164,620	4,372,851	4,635,222	4,913,336	5,208,136	5,520,624	5,851,861	6,202,973	6,575,151	6,969,661
26															
27	EXPENSES														
28	GENERAL GOVERNMENT		170												
29	PUBLIC SAFETY														
30	HIGHWAYS AND STREETS														
31	HUMAN SERVICES														
32	HEALTH														
33	CULTURE AND RECREATION		79,496												
34	SANITATION	604,334	511,701	379,162	382,239	401,351	421,418	446,704	473,506	501,916	532,031	563,953	597,790	633,658	671,677
35	CONSERVATION OF NATURAL RESOURCES	409,500	110,215	408,000	408,000	428,400	449,820	476,809	505,418	535,743	567,887	601,961	638,078	676,363	716,945
36	ECONOMIC DEVELOPMENT														
37	INTERGOVERNMENTAL														
38	GENERAL OBLIGATION DEBT SERVICE	91,700	140,836	91,700	91,500	96,075	100,879	106,931	113,347	120,148	127,357	134,999	143,098	151,684	160,785
39	CAPITAL OUTLAY	4,803,320	3,144,593	3,543,692	3,084,566	3,238,794	3,400,734	3,604,778	3,821,065	4,050,329	4,293,348	4,550,949	4,824,006	5,113,447	5,420,253
40	OTHER/UNALLOCATED														
41	CASH FLOW/CONTINGENCY														
42	TRANSFERS OUT		299,938												
43	BUDGET CARRYOVER														
44	TOTAL EXPENSES	5,908,854	4,286,949	4,422,554	3,966,305	4,164,620	4,372,851	4,635,222	4,913,336	5,208,136	5,520,624	5,851,861	6,202,973	6,575,151	6,969,661
45															
46	REVENUE OVER (UNDER) EXPENSES		(284,331)	(1,397,486)	(1,301,739)										
47															
48	Ending Other Government Fund Balance		5,834,445	4,436,959	3,135,220	4,436,959	4,436,959	4,436,959	4,436,959	4,436,959	4,436,959	4,436,959	4,436,959	4,436,959	4,436,959

1 CHISAGO COUNTY - Debt Service Fund
 2 FINANCIAL MANAGEMENT PLAN

	2006	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018
	Budget	ACTUAL	BUDGET	Budget										
8 DEBT SERVICE FUND														
9 REVENUE														
10 GENERAL PROPERTY TAX - COUNTY PORTION	1,342,248	1,251,361	1,338,200	1,595,302	3,548,800	3,554,800	2,790,300	2,908,200	2,992,200	2,901,000	2,698,400	2,465,000	2,455,600	2,456,000
11 GENERAL PROPERTY TAX - STATE PORTION					-	-	-	-	-	-	-	-	-	-
12 LICENSES & PERMITS	-		-	-	-	-	-	-	-	-	-	-	-	-
13 INTERGOVERNMENTAL - FEDERAL					-	-	-	-	-	-	-	-	-	-
14 INTERGOVERNMENTAL - STATE					-	-	-	-	-	-	-	-	-	-
15 INTERGOVERNMENTAL OTHER	-	98,048	-	-	-	-	-	-	-	-	-	-	-	-
16 CHARGES FOR SERVICES	-		-	-	-	-	-	-	-	-	-	-	-	-
17 FINES & FORFEITS	-		-	-	-	-	-	-	-	-	-	-	-	-
18 INTEREST EARNINGS	-		-	-	-	-	-	-	-	-	-	-	-	-
19 DONATIONS	-		-	-	-	-	-	-	-	-	-	-	-	-
20 MISCELLANEOUS	-		-	-	-	-	-	-	-	-	-	-	-	-
21 ASSESSMENTS	-		-	-	-	-	-	-	-	-	-	-	-	-
22 TRANSFERS IN	-	1,637,478	-	-	-	-	-	-	-	-	-	-	-	-
23 BOND PROCEEDS		1,139,864												
24 OTHER														
25 TOTAL REVENUE	1,342,248	4,126,751	1,338,200	1,595,302	3,548,800	3,554,800	2,790,300	2,908,200	2,992,200	2,901,000	2,698,400	2,465,000	2,455,600	2,456,000
26														
27 EXPENSES														
28 GENERAL GOVERNMENT	-		-	-	-	-	-	-	-	-	-	-	-	-
29 PUBLIC SAFETY	-		-	-	-	-	-	-	-	-	-	-	-	-
30 HIGHWAYS AND STREETS	-		-	-	-	-	-	-	-	-	-	-	-	-
31 HUMAN SERVICES/WELFARE	-		-	-	-	-	-	-	-	-	-	-	-	-
32 HEALTH	-		-	-	-	-	-	-	-	-	-	-	-	-
33 CULTURE AND RECREATION	-		-	-	-	-	-	-	-	-	-	-	-	-
34 SANITATION	-		-	-	-	-	-	-	-	-	-	-	-	-
35 CONSERVATION OF NATURAL RESOURCES	-		-	-	-	-	-	-	-	-	-	-	-	-
36 ECONOMIC DEVELOPMENT	-		-	-	-	-	-	-	-	-	-	-	-	-
37 INTERGOVERNMENTAL	-		-	-	-	-	-	-	-	-	-	-	-	-
38 GENERAL OBLIGATION DEBT SERVICE *	1,746,983	2,858,898	1,569,585	2,732,737	3,548,800	3,554,800	2,790,300	2,908,200	2,992,200	2,901,000	2,698,400	2,465,000	2,455,600	2,456,000
39 CAPITAL OUTLAY	-		-	-	-	-	-	-	-	-	-	-	-	-
40 OTHER/UNALLOCATED	-		-	-	-	-	-	-	-	-	-	-	-	-
41 CASH FLOW/CONTINGENCY	-		-	-	-	-	-	-	-	-	-	-	-	-
42 TRANSFERS OUT	-		-	-	-	-	-	-	-	-	-	-	-	-
43 BUDGET CARRYOVER	-		-	-	-	-	-	-	-	-	-	-	-	-
44 TOTAL EXPENSES	1,746,983	2,858,898	1,569,585	2,732,737	3,548,800	3,554,800	2,790,300	2,908,200	2,992,200	2,901,000	2,698,400	2,465,000	2,455,600	2,456,000
45														
46 REVENUE OVER (UNDER) EXPENSES	(404,735)	1,267,853	(231,385)	(1,137,435)	-	-	-	-	-	-	-	-	-	-
47														
48 Ending Debt Service Fund Balance		3,254,599	3,023,214	1,885,779	1,885,779	1,885,779	1,885,779	1,885,779	1,885,779	1,885,779	1,885,779	1,885,779	1,885,779	1,885,779
49														
50	Principal	Term	Interest Rate											
51 TRANSPORTATION IMPROVEMENT PLAN	See Page 7				541,758	883,942	1,382,623	2,131,715	2,539,189	2,798,534	2,798,534	2,902,273	2,902,273	2,902,273
52 NEW JAIL BONDS 2009	OPTION A	Includes Operations			-	2,851,860	3,975,599	4,102,970	4,242,069	4,383,870	4,539,095	4,703,207	4,881,859	5,070,579
53 800 Megahertz/Communications	Not included in numbers													
54 Utility Extension			-			150,000	150,000	150,000	150,000	150,000	150,000	150,000	150,000	150,000
55 Courthouse	1,000,000	30	5%			65,051	65,051	65,051	65,051	65,051	65,051	65,051	65,051	65,051
56														
57														

58 * Debt levy in 2009 and afterwards reflects receipt of federal funds to reduce amount needed

1 **Chisago County**
2 **Transportation Improvement Plan**

Project Year	2008 Dollar Cost	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018
Expenses												
Road #	Inflation Rate	6.00%										
CSAH 39	Rush City Schools to CSAH 3	2008	820,000	820,000	-	-	-	-	-	-	-	-
CSAH 24	County Line to CSAH 23	2008	900,000	900,000	-	-	-	-	-	-	-	-
CSAH 9	TH 8 to CSAH 32	2008	100,000	100,000	-	-	-	-	-	-	-	-
CR 99		2008	200,000	200,000	-	-	-	-	-	-	-	-
CSAH 9	TH 95 to Harris	2008	2,460,000	2,460,000	-	-	-	-	-	-	-	-
CSAH 16	TH 95 to Wild Mountain	2008	1,950,000	1,950,000	-	-	-	-	-	-	-	-
CR 67	Culvert Replacement S. of TH 95	2009	300,000	-	318,000	-	-	-	-	-	-	-
CSAH 1	Shorewood Drive to County Line	2009	1,050,000	-	1,113,000	-	-	-	-	-	-	-
CSAH 20	Taylor Falls (includes CR 71)	2009	600,000	-	636,000	-	-	-	-	-	-	-
CR 99	Keystone and Manning	2009	2,000,000	-	2,120,000	-	-	-	-	-	-	-
CR 68	TH 95	2009	655,000	-	694,300	-	-	-	-	-	-	-
CSAH 14	TH 8 to CSAH 19	2010	625,000	-	702,250	-	-	-	-	-	-	-
CSAH 25	TH 8	2010	25,000	-	28,090	-	-	-	-	-	-	-
CSAH 20	TH 8	2010	25,000	-	28,090	-	-	-	-	-	-	-
CSAH 17	CSAH 30 to CSAH 14	2010	875,000	-	983,150	-	-	-	-	-	-	-
CSAH 20	4th Ave N to CSAH 12	2010	2,130,000	-	2,393,268	-	-	-	-	-	-	-
CSAH 26	TH 95 to TH8	2010	2,600,000	-	2,921,360	-	-	-	-	-	-	-
CR 67	Culvert Replacement S. of TH 95	2010	425,000	-	477,530	-	-	-	-	-	-	-
CSAH 20	CSAH 12 to CSAH 37	2011	4,500,000	-	-	5,359,572	-	-	-	-	-	-
CSAH 19	Anoka Co. to E. Line of Stacy	2011	2,500,000	-	-	2,977,540	-	-	-	-	-	-
CSAH 8	Isanti Co. to CSAH 10	2011	1,000,000	-	-	1,191,016	-	-	-	-	-	-
CR 87	Anoka Co. to CSAH 22	2011	1,350,000	-	-	1,607,872	-	-	-	-	-	-
CR 19	E. Line of Stacy to CR 77	2012	1,650,000	-	-	-	2,083,087	-	-	-	-	-
CR 87	Anoka Co. to CSAH 22	2012	380,000	-	-	-	479,741	-	-	-	-	-
CR 86	TH 95 to CSAH 21	2012	1,200,000	-	-	-	1,514,972	-	-	-	-	-
CR 81	CSAH 9 to River Road	2012	1,600,000	-	-	-	2,019,963	-	-	-	-	-
CR 76	CSAH 20 to CR 79	2012	675,000	-	-	-	852,172	-	-	-	-	-
CR 79	CR 81 to TH 95	2012	300,000	-	-	-	378,743	-	-	-	-	-
CR 81	CR 79 to TH 95	2012	300,000	-	-	-	378,743	-	-	-	-	-
CR 55	CSAH 30 to CSAH 3	2013	1,000,000	-	-	-	-	1,338,226	-	-	-	-
CSAH 3	CSAH 30 to CR 55	2013	510,000	-	-	-	-	682,495	-	-	-	-
CR 59	CSAH 9 to CR 57	2013	870,000	-	-	-	-	1,164,256	-	-	-	-
CR 66	CSAH 7 to CSAH 1	2013	420,000	-	-	-	-	562,055	-	-	-	-
CR 62	CR 63 to CSAH 7	2013	1,350,000	-	-	-	-	1,806,605	-	-	-	-
CR 6	County Line to CSAH 4	2013	750,000	-	-	-	-	1,003,669	-	-	-	-
CSAH 21	CSAH 37 to CSAH 20	2014	600,000	-	-	-	-	851,111	-	-	-	-
CR 81	TH 95 to CSAH 16	2014	600,000	-	-	-	-	851,111	-	-	-	-
CSAH 9	CSAH 30 to 1.5 miles North	2014	600,000	-	-	-	-	851,111	-	-	-	-
CR 79	TH 95 to CR 71	2014	900,000	-	-	-	-	1,276,667	-	-	-	-
Various	2015 Projects	2015	3,870,000	-	-	-	-	-	5,819,049	-	-	-
Various	2016 Projects	2016	2,310,000	-	-	-	-	-	-	3,681,789	-	-
Various	2017 Projects	2017	2,640,000	-	-	-	-	-	-	-	4,460,224	-
Various	2018 Projects	2018	-	-	-	-	-	-	-	-	-	-
Various	2019 Projects	2019	-	-	-	-	-	-	-	-	-	-
Various	2020 Projects	2020	-	-	-	-	-	-	-	-	-	-
Total Expenses			6,430,000	4,881,300	7,533,738	11,136,000	7,707,422	6,557,305	3,830,002	5,819,049	3,681,789	4,460,224
Revenue												
Bonded Debt (General Fund)			6,430,000	4,061,300	5,918,738	8,890,800	4,836,222	3,078,105	-	1,231,249	-	-
TIP Levy				500,000	1,000,000	1,500,000	2,000,000	2,500,000	3,000,000	3,500,000	4,000,000	4,500,000
New Gas Tax				320,000	615,000	745,200	871,200	979,200	1,041,000	1,087,800	1,127,400	1,167,600
Other												5,000,000
Total Revenue			6,430,000	4,881,300	7,533,738	11,136,000	7,707,422	6,557,305	4,041,000	5,819,049	5,127,400	5,667,600
Cash Balance			-	-	-	-	-	-	210,998	210,998	1,656,609	2,863,985
Debt Levy (based on year collected)												
	Rate	Term										
2008 CIP Debt	5.00%	20	-	541,758	541,758	541,758	541,758	541,758	541,758	541,758	541,758	541,758
2009 CIP Debt	5.00%	20	-	-	342,184	342,184	342,184	342,184	342,184	342,184	342,184	342,184
2010 CIP Debt	5.00%	20	-	-	-	498,682	498,682	498,682	498,682	498,682	498,682	498,682
2011 CIP Debt	5.00%	20	-	-	-	-	749,092	749,092	749,092	749,092	749,092	749,092
2012 CIP Debt	5.00%	20	-	-	-	-	-	407,475	407,475	407,475	407,475	407,475
2013 CIP Debt	5.00%	20	-	-	-	-	-	-	259,345	259,345	259,345	259,345
2014 CIP Debt	5.00%	20	-	-	-	-	-	-	-	-	-	-
2015 CIP Debt	5.00%	20	-	-	-	-	-	-	-	103,739	103,739	103,739
2016 CIP Debt	5.00%	20	-	-	-	-	-	-	-	-	-	-
Total Debt Levy			-	541,758	883,942	1,382,623	2,131,715	2,539,189	2,798,534	2,798,534	2,902,273	2,902,273
New Annual Debt Levy			-	541,758	883,942	1,382,623	2,131,715	2,539,189	2,798,534	2,798,534	2,902,273	2,902,273

1 **Chisago County**
 2 **Growth Projections**

3 Growth in New Const. 0% 0% 3% 3% 3% 3% 3% 3% 3% 3% 3%

6 Residential Growth	Unit Value	Total Units	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018
7 Center City	\$250,000	0	-	-	-	-	-	-	-	-	-	-
8 Chisago City	\$250,000	0	-	-	-	-	-	-	-	-	-	-
9 Harris	\$250,000	0	-	-	-	-	-	-	-	-	-	-
10 Lindstrom	\$250,000	0	-	-	-	-	-	-	-	-	-	-
11 North Branch	\$250,000	0	-	-	-	-	-	-	-	-	-	-
12 Rush City	\$250,000	0	-	-	-	-	-	-	-	-	-	-
13 Schafer	\$250,000	0	-	-	-	-	-	-	-	-	-	-
14 Stacy	\$250,000	0	-	-	-	-	-	-	-	-	-	-
15 Taylors Falls	\$250,000	0	-	-	-	-	-	-	-	-	-	-
16 Wyoming	\$250,000	0	-	-	-	-	-	-	-	-	-	-
17 Townships	\$250,000	0	-	-	-	-	-	-	-	-	-	-
18 Total Residential Units		0	-	-	-	-	-	-	-	-	-	-
19 Total Residential Market Value			\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
20 Total Residential Tax Capacity			\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

23 Commercial Growth	Unit Value	Total Units	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018
24 Center City	\$500,000	0	-	-	-	-	-	-	-	-	-	-
25 Chisago City	\$500,000	0	-	-	-	-	-	-	-	-	-	-
26 Harris	\$500,000	0	-	-	-	-	-	-	-	-	-	-
27 Lindstrom	\$500,000	0	-	-	-	-	-	-	-	-	-	-
28 North Branch	\$500,000	0	-	-	-	-	-	-	-	-	-	-
29 Rush City	\$500,000	0	-	-	-	-	-	-	-	-	-	-
30 Schafer	\$500,000	0	-	-	-	-	-	-	-	-	-	-
31 Stacy	\$500,000	0	-	-	-	-	-	-	-	-	-	-
32 Taylors Falls	\$500,000	0	-	-	-	-	-	-	-	-	-	-
33 Wyoming	\$500,000	0	-	-	-	-	-	-	-	-	-	-
34 Townships	\$500,000	0	-	-	-	-	-	-	-	-	-	-
35 Other	\$500,000	0	-	-	-	-	-	-	-	-	-	-
36 Total Commercial Units		0	-	-	-	-	-	-	-	-	-	-
37 Total Commercial Market Value			\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
38 Total Commercial Tax Capacity			\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

40 TOTAL NEW MARKET VALUE			\$63,433,900	\$63,433,900	\$65,336,917	\$67,297,025	\$69,315,935	\$71,395,413	\$73,537,276	\$75,743,394	\$78,015,696	\$80,356,167
41 TOTAL NEW TAX CAPACITY			\$634,339	\$634,339	\$653,369	\$672,970	\$693,159	\$713,954	\$735,373	\$757,434	\$780,157	\$803,562

43 TIF DISTRICT Decertifications	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018
44 Chisago County HRA 12/31/08	14,199	-	-	-	-	-	-	-	-	-
45 Decertification	-	-	-	-	-	-	-	-	-	-
46 Wyoming City #3-2	-	-	51,866	-	-	-	-	-	-	-
47 4 North Branch TIF Districts	-	-	-	110,239	-	-	-	-	-	-
48 Lindstrom District #1	-	-	-	-	17,580	-	-	-	-	-
49 3 North Branch and 1 Rush City Districts	-	-	-	-	-	220,624	-	-	-	-
50 JOBZ Wyoming and North Branch	-	-	-	-	-	-	635,684	-	-	-
51 Decertification	-	-	-	-	-	-	-	-	-	-
52 Decertification	-	-	-	-	-	-	-	-	-	-
53 Decertification	-	-	-	-	-	-	-	-	-	-
54 TOTAL NEW TAX CAPACITY including expired TIF Districts	648,538	634,339	705,235	783,209	710,739	934,578	1,371,057	757,434	780,157	803,562

56 Note: Growth in tax base from new construction was \$148,664,000 in 2004, \$113,972,400 in 2005, \$92,671,000 in 2006 and \$63,433,900 in 2007.
 57 For purposes of this analysis, we have used 2008 amount for 2009 and 2010 and increased 3% per year thereafter at the 1% residential class rate.

Growth Scenarios

Exhibit K
Chisago County
Financial Management Plan
Real City Taxes Paid by Average Homes
Values inflated by 5% annually

75%

	2007	2008	2009	2010	2011	2012	2013	2014
Total	\$28,112,764	\$30,231,425	\$32,452,208	\$37,586,311	\$40,981,515	\$44,053,389	\$46,880,146	\$49,650,483

B. Taxes Paid-City Only-Before Deduction for Market Value Homestead Credit

Market value	150,000	157,500	165,400	173,700	182,400	191,500	201,100	211,200
Tax capacity	1,500	1,575	1,654	1,737	1,824	1,915	2,011	2,112
Property taxes	\$837	\$868	\$967	\$1,163	\$1,277	\$1,385	\$1,476	\$1,559
Market value	200,000	210,000	220,500	231,500	243,100	255,300	268,100	281,500
Tax capacity	2,000	2,100	2,205	2,315	2,431	2,553	2,681	2,815
Property taxes	\$1,116	\$1,157	\$1,289	\$1,550	\$1,702	\$1,846	\$1,968	\$2,079
Market value	250,000	262,500	275,600	289,400	303,900	319,100	335,100	351,900
Tax capacity	2,500	2,625	2,756	2,894	3,039	3,191	3,351	3,519
Property taxes	\$1,395	\$1,446	\$1,611	\$1,937	\$2,128	\$2,307	\$2,460	\$2,598
		3.69%	11.39%	20.25%	9.82%	8.44%	6.62%	5.63%
Market value	300,000	315,000	330,800	347,300	364,700	382,900	402,000	422,100
Tax capacity	3,000	3,150	3,308	3,473	3,647	3,829	4,020	4,221
Property taxes	\$1,674	\$1,736	\$1,934	\$2,325	\$2,553	\$2,769	\$2,951	\$3,117

Tax Rate	55.80136%	55.10349%	58.46029%	66.94403%	70.01140%	72.30559%	73.40923%	73.83768%
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