# Annual Comprehensive Financial Report

## for the fiscal year ended Dec. 31, 2024

Kim Keller – City Manager
Prepared by: Finance Division

Member of the Government Finance Officers' Association of the United States and Canada

St. Louis Park
MINNESOTA

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# CITY OF ST. LOUIS PARK, MINNESOTA

# ANNUAL COMPREHENSIVE FINANCIAL REPORT

**FOR THE FISCAL YEAR ENDED**

**December 31, 2024**

**Kim Keller – City Manager**

**Prepared by:  Finance Division**

**Member of the Government Finance Officers' Association**
**Of the United States and Canada**

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**CITY OF ST. LOUIS PARK , MINNESOTA**
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# I. INTRODUCTORY SECTION

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St. Louis Park
MINNESOTA
Experience LIFE in the Park

June 25, 2025

Government's citizens, as well as Honorable Mayor and Members of the City Council
City of St. Louis Park, Minnesota

Minnesota statutes require all cities to issue an annual report on its financial position and activity prepared in accordance with generally accepted accounting principles (GAAP) and audited in accordance with generally accepted auditing standards by a firm of licensed certified public accountants, or the Office of the State Auditor. Pursuant to that requirement, we hereby issue the annual comprehensive financial report (ACFR) of the City of St. Louis Park for the fiscal year ended December 31, 2024.

This report consists of management's representations concerning the finances of the City of St. Louis Park. Consequently, management assumes full responsibility for the completeness and reliability of all of the information presented in this report. To provide a reasonable basis for making these representations, management of the City of St. Louis Park established a comprehensive internal control framework that is designed both to protect the government's assets from loss, theft, or misuse and to compile sufficient reliable information for the preparation for the City of St. Louis Park's financial statements in conformity with GAAP. Because the cost of internal controls should not outweigh their benefits, the City of St. Louis Park's comprehensive framework of internal controls has been designed to provide reasonable rather than absolute assurance that the financial statements will be free from material misstatement. As management, we assert that, to the best of our knowledge and belief, this financial report is complete and reliable in all material respects.

The City of St. Louis Park's financial statements have been audited by Redpath and Company LLC., a firm of licensed certified public accountants. The goal of the independent audit was to provide reasonable assurance that the financial statements of the City of St. Louis Park for the fiscal year ended December 31, 2024, are free of any material misstatement. The independent audit involved examining, on a test basis, evidence supporting the amounts and disclosures in the financial statements; assessing the accounting principles used and significant estimates made by management; and evaluating the overall financial statement presentation. The independent auditor concluded, based upon the audit, that there was a reasonable basis for rendering an unmodified opinion that the City of St. Louis Park's financial statements for the fiscal year ended December 31, 2024, are fairly presented in conformity with GAAP. The independent auditor's report is presented as the first component of the financial section of this report.

**St. Louis Park City Hall** • 5005 Minnetonka Blvd., St. Louis Park, MN 55416
www.stlouispark.org • Phone: 952.924.2500 • TTY: 952.924.2518

Management's Discussion and Analysis (MD&A) immediately follows the independent auditor's report and provides a narrative introduction, overview, and analysis of the basic financial statements. This letter of transmittal is designed to complement the MD&A and should be read in conjunction with it.

**Profile of the Government**

The City of St. Louis Park, established in 1886, is a first ring community located immediately west of Minneapolis. Thanks to its convenient location, St. Louis Park combines all the cultural amenities of a large metropolitan area with small town friendliness. The City of St. Louis Park currently occupies a land area of 10.8 square miles and serves a population of 49,321. The City of St. Louis Park is empowered to levy a property tax on both real and personal properties located within its boundaries. While it also is empowered by state statutes to extend its corporate limits by annexation, St. Louis Park is a completely developed community and is bordered on all sides by other incorporated communities.

St. Louis Park operates under the council/manager form of government. Policy-making and legislative authority are vested in a City Council consisting of a mayor, two at-large council members, and four ward council members. The City Council is responsible, among other things, for passing ordinances, adopting the budget, appointing committees, and hiring the City Manager. The City Manager is responsible for carrying out the policies and ordinances of the council, for overseeing the day-to-day operations of the City government, and for appointing the heads of the various departments. The council is elected on a non-partisan basis. Council members serve four-year staggered terms.

The City of St. Louis Park provides a full range of services, including police and fire protection; redevelopment, the construction and maintenance of highways, streets, and other infrastructure; water, sewer, storm water, and refuse services, as well as recreational activities and cultural events.

The annual budget serves as the foundation for the City of St. Louis Park's financial planning and control. All departments and agencies of the City of St. Louis Park submit requests for appropriation to the City Manager in June of each year. The City Manager uses these requests as the starting point for developing a proposed budget. The City Manager then presents this proposed budget to the council for review prior to adoption of a preliminary tax levy by September 30. The council is required to hold a public hearing on the proposed budget and to adopt a final budget no later than December 28.

The appropriated budget is prepared by fund, (e.g. General), function (e.g., public safety), and department (e.g., police). Department directors may make transfers of appropriation within a department. Transfers of appropriations between funds, however, require the approval of the City Council. Budget to actual comparisons are provided in this report for the general fund for which an appropriated annual budget has been adopted. These comparisons are presented as part of the basic financial statements for the governmental funds.

**Factors Affecting Financial Condition**

The information presented in the financial statements is perhaps best understood when it is considered from the broader perspective of the specific environment within which the City of St. Louis Park operates.

**Local economy**
The City of St. Louis Park currently enjoys a durable economic environment and local indicators point to continued stability versus other communities in the Twin City Metro Area. The City of St. Louis Park has a well-diversified tax base, with a sizeable full valuation that includes retail, manufacturing, and health care components, as well as diverse housing stock. Redevelopment and Development efforts remain very strong in St Louis Park.

**Redevelopment/Development**

The City of St. Louis Park is dedicated to supporting a diverse mix of housing and neighborhood-focused development. As the community grows, the city remains committed to expanding creative and inclusive housing options, preserving existing affordable housing, and encouraging the reinvestment and revitalization of neighborhood businesses and services to meet the needs of current and future residents.

Over the past seven years, the city has seen significant redevelopment, resulting in new projects that include a mix of market-rate and affordable housing, along with commercial, retail, and service spaces that enhance neighborhood livability and support economic vitality. To help realize these goals, the city has strategically leveraged tools such as tax increment financing and its local housing trust fund to advance key community and economic development priorities.

Some of the larger projects completed in the past year include:

**Union Park Flats**
Union Park Flats is a three-story, 60-unit affordable housing community offering studio, one-, two-, and three-bedroom apartments for households earning between 30% and 60% of the area median income (AMI). Certified under the Enterprise Green Communities program for sustainable design, the development features underground parking and a wide range of resident amenities.

**Mera**
Mera is a six-story, 233-unit luxury housing development that includes 47 apartments reserved for households earning up to 50% of the area median income. Residents enjoy high-end amenities including structured parking, a rooftop deck, courtyard with pool and spa, outdoor pickleball courts, and a dog run. The project incorporates several sustainable design elements, such as a modern underground stormwater management system.

**Zelia on Seven**
Located adjacent to the future Wooddale Avenue Station on the METRO Green Line Extension, Zelia on Seven is a five-story, mixed-income community offering 217 units. Of these, 22 are affordable at 50% AMI and 65 at 60% AMI. The development includes eight live/work units and a wide array of amenities, including indoor and outdoor common areas, public art, a one-acre urban forest, and a variety of sustainable building features.

**Arbor Court**
Arbor Court is a four-story, 114-unit fully affordable apartment community built on the site of the former Aldersgate Methodist Church. The development offers a mix of one-, two-, and three-bedroom units, including five units at 30% AMI, five at 50% AMI, and 104 at 60% AMI. Amenities include underground and surface parking as well as thoughtfully designed resident spaces.

The city also partners with Westopolis, our Convention and Visitors Bureau, to showcase St. Louis Park as a vibrant destination for both business and leisure. Through strategic marketing and outreach, this collaboration draws visitors, events, and new activity to the area—boosting local businesses and energizing the community's economy.

**Long-term Financial Planning**
The City maintains a 10 year Long Range Financial Management Plan that incorporates anticipated revenues, expenditures, capital outlay, and tax impacts for all relevant funds. The plan anticipates opportunities or challenges, allows for changes to then be made, with the goal of achieving long-term sustainability. The plan is used in conjunction with the annual budget process and Capital Improvement Plan, which then allows the City Council to evaluate various budget decisions prior to adoption. This plan has proven its value by playing a significant role in maintaining the City's AAA bond rating from Standard & Poor's, which assists in keeping the costs of borrowing for the City of St. Louis Park at a low rate.

**Awards**

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 St. Louis Park for its annual comprehensive financial report (ACFR) for the fiscal year ended December 31, 2023. This was the 41st consecutive year that the government received this prestigious award. In order to be awarded a Certificate of Achievement, a government must publish an easily readable and efficiently organized annual comprehensive financial report (ACFR). The report must satisfy both generally accepted accounting principles and applicable legal requirements.

A Certificate of Achievement is valid for a period of one year only. We believe that our current annual comprehensive financial report (ACFR) continues to meet the Certificate of Achievement Program's requirements and we are submitting it to the GFOA to determine its eligibility for another certificate.

**Acknowledgements**

The preparation of this report would not have been possible without the efficient and dedicated services of the entire staff of the Finance Division and other key City of St. Louis Park personnel. We would like to express our appreciation to all members of the organization who assisted and contributed to the preparation of the report. Credit also must be given to the Mayor and the City Council for their unfailing support for maintaining the highest standards of professionalism in the management of the City of St. Louis Park's finances.

Respectfully submitted,

Kim Keller

Kim Keller
City Manager

Amelia Cruver
Finance Director

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Government Finance Officers Association

# Certificate of Achievement for Excellence in Financial Reporting

Presented to

**City of St. Louis Park**
**Minnesota**

For its Annual Comprehensive
Financial Report
For the Fiscal Year Ended

December 31, 2023

Christopher P. Morrill

Executive Director/CEO

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**Administrative services**
- City clerk
- Finance (includes assessing, utility billing)
- Human resources
- Racial equity and inclusion

**Building and energy**
- Construction codes
- Property maintenance/licensing
- Sustainability

**Communications and technology**
- Communications
- Information technology
- ParkTV

**Community development**
- Housing
- Economic development/redevelopment
- Planning and zoning

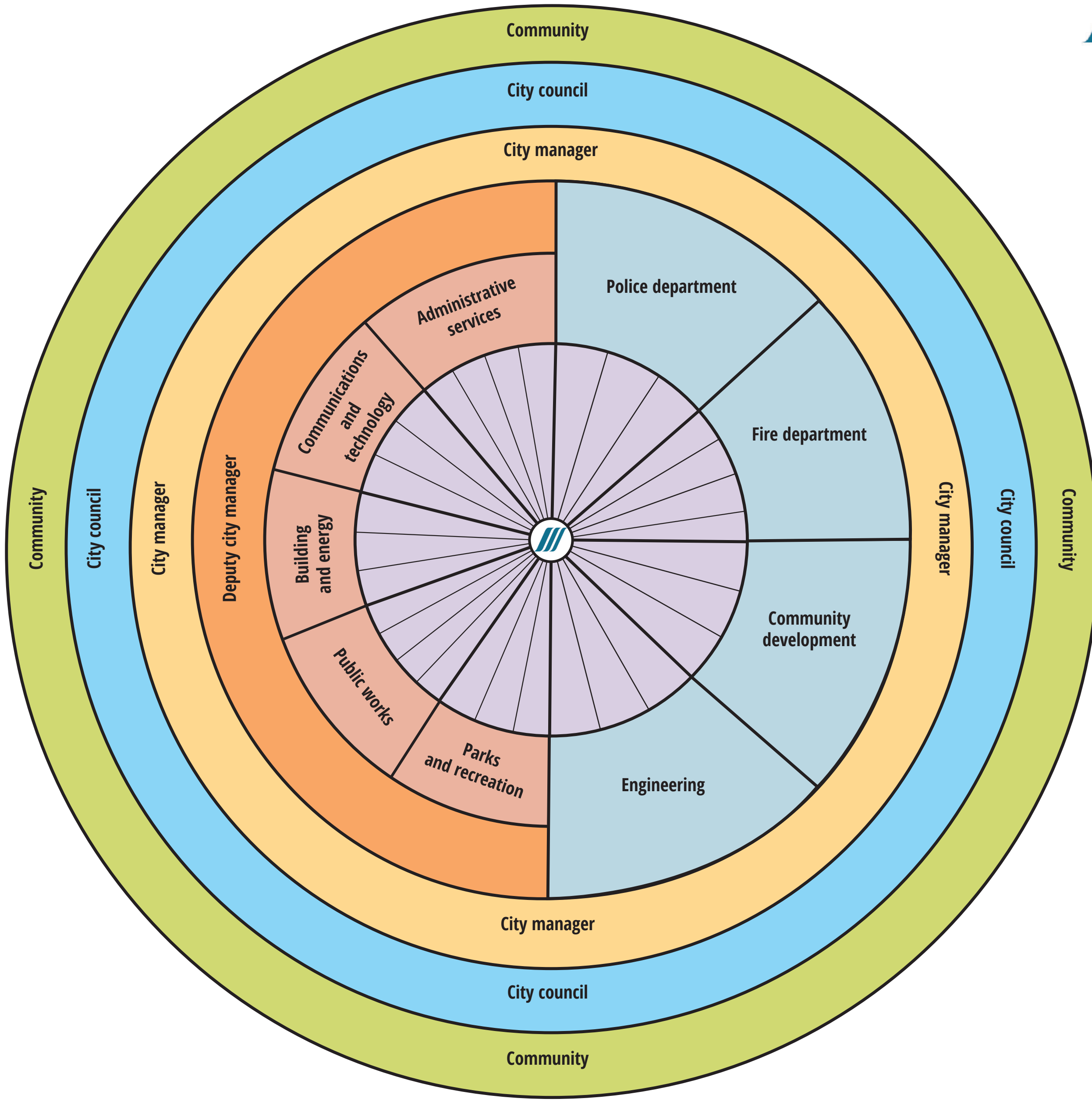
**Engineering**
- Construction
- Engineering services
- Transportation

**Fire department**
- Emergency response
- Emergency management
- EMS/alternative response medic
- Prevention

**Parks and recreation**
- Facilities maintenance (includes all city facilities)
- Parks maintenance (includes fleet, natural resources)
- Recreation programming (includes Westwood Hills Nature Center)

**Police department**
- Administration
- Investigations
- Patrol

**Public works**
- Administration/asset management
- Solid waste
- Streets
- Utilities




St. Louis Park
MINNESOTA

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# OFFICIALS OF THE CITY OF ST. LOUIS PARK

## Council

**Nadia Mohamed**
Mayor
EDA Commissioner
Term Expires 01/2028

**Yolanda Farris**
At-Large A Councilmember
EDA Treasurer
Term Expires 01/2028

**Paul Baudhuin**
At-Large B Councilmember
EDA Commissioner
Term Expires 01/2028

**Margaret Rog**
Ward 1 Councilmember
EDA Commissioner
Term Expires 01/2026

**Lynette Dumalag**
Ward 2 Councilmember
EDA President
Term Expires 01/2026

**Sue Budd**
Ward 3 Councilmember
EDA Vice President
Term Expires 1/2026

**Tim Brausen**
Ward 4 Councilmember
EDA Commissioner
Term Expires 1/2026

## Executive Staff

Kim Keller, *City Manager*

Cindy Walsh, *Deputy City Manager*

Jay Hall, *Public Works Director*

Jason West, *Parks and Recreation Director*

Bryan Kruelle, *Police Chief*

Mike Scott, Interim *Fire Chief*

Karen Barton, *Community Development Director*

Brian Hoffman, *Building & Inspections Director*

Amelia Cruver, *Finance Director*

Debra Heiser, *Engineering Director*

Jacque Smith, *IR & Communications Director*

Rita Vorpahl, *Human Resources Director*

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# II. FINANCIAL SECTION

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INDEPENDENT AUDITOR'S REPORT

To the Honorable Mayor and
Members of the City Council
City of St. Louis Park, Minnesota

**Report on the Audit of the Financial Statements**

***Opinions***

We have audited the accompanying financial statements of the governmental activities, the business-type activities, each major fund, and the aggregate remaining fund information of the City of St. Louis Park, Minnesota, as of and for the year ended December 31, 2024, and the related notes to the financial statements, which collectively comprise the City of St. Louis Park, Minnesota's basic financial statements as listed in the table of contents.

In our opinion, the financial statements referred to above 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 St. Louis Park, Minnesota, as of December 31, 2024, and the respective changes in financial position, and, where applicable, cash flows thereof 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 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 St. Louis Park, Minnesota 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***

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 St. Louis Park, Minnesota's ability to continue as a going concern for twelve months 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 generally accepted auditing standards 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 generally accepted auditing standards and *Governmental 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 St. Louis Park, Minnesota'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 St. Louis Park, Minnesota'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, the budgetary comparison schedules, and the schedules of OPEB and pension 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 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 St. Louis Park, Minnesota's basic financial statements. The accompanying 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 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 June 25, 2025 on our consideration of the City of St. Louis Park, Minnesota’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 the City of St. Louis Park, Minnesota's 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 St. Louis Park, Minnesota’s internal control over financial reporting and compliance.

Redpath and Company LLC

REDPATH AND COMPANY, LLC
St. Paul, Minnesota

June 25, 2025

# City of St. Louis Park
# Management's Discussion and Analysis

As management of the City of St. Louis Park, 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, 2024. We encourage readers to consider the information presented here in conjunction with additional information that we have furnished in our letter of transmittal, which starts on page 3 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 $236,454,685 (*net position*). Of this amount, $68,607,709 (*unrestricted net position*) may be used to meet the government's ongoing obligations to citizens and creditors.

- The City's total net position increased by $31,757,580 as a result of revenues in excess of expenses. $3,896,065 was a result of an increase of net position within business-type activities, and $27,861,515 from an increase of net position within governmental activities.

- As of the close of the current fiscal year, the City's governmental funds reported combined ending fund balances of $98,916,512 an increase of $11,524,182 in comparison with the prior year. The increase was primarily related to timing differences between capital project funding and work completed on capital projects and the recognition of revenue of the COVID-19 ARPA funds that was primarily used for revenue replacement. Approximately 36 percent of this total amount, or $35,190,786, is either nonspendable or restricted for specific purposes. The remaining fund balance was committed by City Council, assigned or unassigned.

- At the end of the current fiscal year, unassigned fund balance for the General fund was $24,737,085 (45 percent) of the total subsequent year budgeted General fund expenditures.

- The City's total noncurrent liabilities, including compensated absences, lease liabilities, subscription-based IT arrangement liabilities, bonded debt, OPEB liability, pollution remediation, and net pension liability decreased $5,710,534 during 2024. Principal paid on bonded debt during the year was $8,420,000. The City issued new bonded debt with an outstanding balance of $8,800,000. Net pension liabilities decreased $8,053,290, $4,970,110 related to the State's General Employees Retirement Fund (GERF) and $3,083,180 related to the State's Public Employees Police and Fire Fund (PEPFF).

**Overview of the Financial Statements**

This discussion and analysis is intended to serve as an introduction to the City's basic financial statements. The City's basic financial statements comprise three components: 1) government-wide financial statements, 2) fund financial statements, and 3) notes to the financial statements. This report also contains other supplemental information in addition to the basic financial statements themselves. The following chart (Figure 1) shows how the various parts of this annual report are arranged and related to one another.

The financial statements also include notes that explain some of the information in the financial statements and provide more detailed data. The statements are followed by a section combining fund financial statements and schedules that further explains and supports the information in the financial statements. Figure 1 shows how the required parts of this annual report are arranged and relate to one another. In addition to these required elements, we have included a section with combining fund financial statements and schedules that provide details about nonmajor governmental funds, which are added together and presented in single columns in the basic financial statements. Internal service funds statements are also included, reflecting balances prior to their elimination from the government-wide financial statements, to avoid "doubling-up" effect within the governmental and business-type activities columns of said statements.

**Figure 1**
**Required Components of the**
**City's Annual Financial Report**

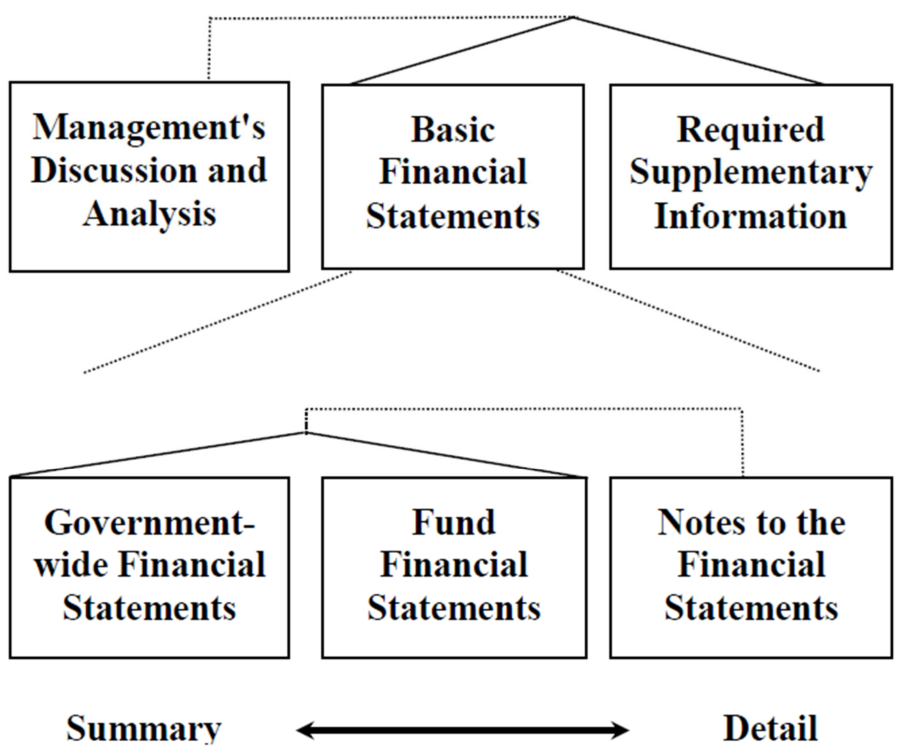


Figure 2 summarizes the major features of the City's financial statements, including the portion of the City government they cover and the types of information they contain. The remainder of this overview section of management's discussion and analysis explains the structure and contents of each of the statements.

**Figure 2**
**Major features of the Government-wide and Fund Financial Statements**

| | | Fund Financial Statements | |
|---|---|---|---|
| | **Government-wide Statements** | **Governmental Funds** | **Proprietary Funds** |
| Scope | Entire City government and the City's component units | The activities of the City that are not proprietary, such as police, fire and parks | Activities the City operates similar to private businesses, such as the water and sewer system |
| Required financial statements | • Statement of Net Position<br>• Statement of Activities | • Balance Sheet<br>• Statement of Revenues, Expenditures and Changes in Fund Balances | • Statement of Net Position<br>• Statement of Revenues, Expenses and Changes in Net Position<br>• Statement of Cash Flows |
| Accounting basis and measurement focus | Accrual accounting and economic resources focus | Modified accrual accounting and current financial resources focus | Accrual accounting and economic resources focus |
| Type of asset/liability information | All assets and liabilities, both financial and capital, and short-term and long-term | Only assets expected to be used up and liabilities that come due during the year or soon thereafter; no capital assets included | All assets and liabilities, both financial and capital, and short-term and long-term |
| Type of deferred outflows/inflows of resources information | All deferred outflows/inflows of resources, regardless of when cash is received or paid | Only deferred outflows of resources expected to be used up and deferred inflows of resources that come due during the year or soon thereafter; no capital assets included | All deferred outflows/inflows of resources, regardless of when cash is received or paid |
| Type of inflow/outflow information | All revenues and expenses during the year, regardless of when cash is received or paid | Revenues for which cash is received during or soon after the end of the year; expenditures when goods or services have been received and payment is due during the year or soon thereafter | All revenues and expenses during the year, regardless of when cash is received or paid |

**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 the City's assets and deferred outflows of resources and liabilities and deferred inflows of resources, with the difference between the two reported as *net position*. Over time, increases or decreases in net position may serve as a useful indicator of whether the financial position of the City is improving or deteriorating.

The *statement of activities* presents information showing how the government'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 related cash flows*. Thus, revenues and expenses are reported in the statement for some items that will only result in cash flows in future fiscal periods (e.g., uncollected taxes and earned but unused vacation leave).

Both of the government-wide financial statements distinguish functions of the City that are principally supported by taxes and intergovernmental revenue (*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 information, operations, parks and recreation, housing and rehabilitation, social and economic development, and interest on long-term debt. The business-type activities of the City include water, sewer, solid waste, and storm water operations.

The government-wide financial statements include not only the City itself (known as the *primary government*), but also a legally separate Economic Development Authority (EDA) for which the City is financially accountable. Financial information for this *component unit* is not reported separately from the financial information presented for the primary government itself.

The government-wide financial statements start on page 38 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. All 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 financing 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 government's near-term financing decisions. Both the governmental fund balance sheet and the governmental fund 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 eight individual major governmental funds. Information is presented separately in the governmental fund balance sheet and the governmental fund statement of revenues, expenditures, and changes in fund balances for the General Fund, Housing Rehabilitation, COVID Fund, Debt Service, Development EDA, Permanent Improvement, Redevelopment District, and Capital, all of which are considered to be major funds. Data from the other six governmental funds are combined into a single, aggregated presentation. Individual fund data for each of these non-major governmental funds is provided in the form of *combining statements* elsewhere in this report.

The City adopts annual appropriated budgets for the General Fund, the Special Revenue Funds of Housing Rehabilitation, Cable Television, Community Development, Special Service Districts, Affordable Housing Trust, and Climate Investment Funds, and the Capital Project Funds of the Development EDA, Park Improvement (sub-fund of the Capital Fund), and Pavement Management (sub-fund of the Capital Fund) Funds. Budgetary comparison statements are provided for these funds to demonstrate compliance with this budget.

The basic governmental fund financial statements start on page 40 of this report.

***Proprietary funds*** – The City maintains two different types of proprietary funds.

*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, sewer, solid waste, and storm water operations. Proprietary funds provide the same type of information as the government-wide financial statements, only in more detail. The proprietary fund financial statements provide separate information for the water, sewer, solid waste and storm water operations, all of which are major funds for the City except for the City's solid waste fund.

*Internal service funds* are an accounting device used to accumulate and allocate costs internally among the City's various functions. The City uses internal service funds to account for maintaining its fleet of vehicles, management information systems, replacement of City equipment, employee benefits, compensated absences, pension benefit, and insurance. Because all these services predominately benefit governmental rather than business-type functions, they have been included within *governmental activities* in the governmental-wide financial statements. All internal service funds are combined into a single, aggregated presentation in the proprietary fund financial statements. Individual fund data for the internal service funds is provided in the form of *combining statements* elsewhere in this report.

The basic proprietary fund financial statements start on page 45 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 start on page 51 of this report.

**Other Supplementary Information -** In addition to the basic financial statements and accompanying notes, Required Supplementary Information, presents a detailed budgetary comparison schedule for the General Fund and Housing Rehabilitation Fund to demonstrate compliance with the budget. In accordance with the requirements of GASB Statement No. 75, it also includes other post-employment benefit plan schedule of changes in total OPEB liability and related ratios. In accordance with the requirements of GASB Statement No. 68, also included is defined benefit pension plan information: a) schedules of the City's contributions and b) schedules of the City's proportionate share of net pension liability. These schedules can be found in the Required Supplementary Information section of this report. The combining statements and schedules referred to earlier in connection with nonmajor governmental funds and internal service funds are presented immediately following the required supplementary information starting on page 112 of this report.

### 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 $236,454,685 at the close of the most recent fiscal year.

| | Governmental Activities | | | Business-type Activities | | |
|---|---|---|---|---|---|---|
| | 2024 | 2023 | Increase (Decrease) | 2024 | 2023 | Increase (Decrease) |
| Assets | | | | | | |
| Current and other assets | $ 136,000,040 | $ 128,888,974 | $ 7,111,066 | $ 24,980,465 | $ 23,286,203 | $ 1,694,262 |
| Capital assets | 157,782,614 | 146,204,754 | 11,577,860 | 67,659,025 | 60,792,927 | 6,866,098 |
| Total assets | 293,782,654 | 275,093,728 | 18,688,926 | 92,639,490 | 84,079,130 | 8,560,360 |
| Total deferred outflows of resources | 20,648,529 | 25,922,978 | (5,274,449) | - | - | - |
| Liabilities | | | | | | |
| Other liabilities | 12,820,233 | 18,803,871 | (5,983,638) | 2,712,172 | 1,386,674 | 1,325,498 |
| Noncurrent liabilities | 97,686,632 | 107,173,362 | (9,486,730) | 26,177,728 | 22,401,532 | 3,776,196 |
| Total liabilities | 110,506,865 | 125,977,233 | (15,470,368) | 28,889,900 | 23,788,206 | 5,101,694 |
| Total deferred inflows of resources | 26,370,523 | 25,347,193 | 1,023,330 | 4,848,700 | 5,286,099 | (437,399) |
| Net position | | | | | | |
| Net investment in capital assets | 88,402,821 | 76,348,500 | 12,054,321 | 42,481,743 | 38,639,429 | 3,842,314 |
| Restricted | 36,962,412 | 33,471,783 | 3,490,629 | - | - | - |
| Unrestricted | 52,188,562 | 39,871,997 | 12,316,565 | 16,419,147 | 16,365,396 | 53,751 |
| Total net position | $ 177,553,795 | $ 149,692,280 | $ 27,861,515 | $ 58,900,890 | $ 55,004,825 | $ 3,896,065 |

**City of St. Louis Park's Net Position**

A portion of the City's net position (55 percent) reflects its investment in capital assets (e.g., land, permanent easements, buildings, infrastructure, machinery, equipment, lease assets, and subscription-based IT arrangement assets); 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.

An additional portion of the City's net position $36,962,412 represents resources that are subject to external restrictions on how they may be used. The remaining balance of *unrestricted net position* $68,607,709 may be used to meet the City's ongoing obligations to citizens and creditors.

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 City as a whole, as well as for its separate governmental and business-type activities.

**Analysis of the City's Operations –** The following table provides a summary of the City's operations for the year ended December 31, 2024. Overall, both the governmental and business-type activities revenue and expenses remained stable.

## City of St. Louis Park's Changes in Net Position

| | Governmental Activities | | | Business-type Activities | | |
|---|---|---|---|---|---|---|
| | 2024 | 2023 | Increase (Decrease) | 2024 | 2023 | Increase (Decrease) |
| Revenues | | | | | | |
| Program revenues | | | | | | |
| Charges for services | $ 8,280,101 | $ 9,927,469 | $ (1,647,368) | $ 28,040,715 | $ 26,133,183 | $ 1,907,532 |
| Operating grants and contributions | 7,665,211 | 4,876,812 | 2,788,399 | 1,690,778 | 288,228 | 1,402,550 |
| Capital grants and contributions | 10,930,059 | 3,010,970 | 7,919,089 | 224,578 | 251,800 | (27,222) |
| General revenues | | | | | | |
| Property taxes and TIF | 61,785,447 | 57,355,005 | 4,430,442 | - | - | - |
| Franchise fees | 5,502,940 | 5,442,999 | 59,941 | - | - | - |
| Lodging taxes | 1,096,864 | 959,428 | 137,436 | - | - | - |
| Grants and contributions not restricted to specific programs | 3,748,369 | 760,407 | 2,987,962 | - | - | - |
| Unrestricted investment earnings (loss) | 3,706,433 | 3,350,315 | 356,118 | 825,709 | 1,019,421 | (193,712) |
| Gain on sale of capital assets | 270,524 | 329,110 | (58,586) | 1,455 | - | 1,455 |
| Miscellaneous | 899,016 | 3,119,068 | (2,220,052) | - | - | - |
| Total revenues | 103,884,964 | 89,131,583 | 14,753,381 | 30,783,235 | 27,692,632 | 3,090,603 |
| Expenses | | | | | | |
| General government | 14,808,262 | 14,731,230 | 77,032 | - | - | - |
| Public safety | 24,630,534 | 25,488,917 | (858,383) | - | - | - |
| Public information | 2,410,905 | 1,885,527 | 525,378 | - | - | - |
| Operations | 10,928,402 | 23,418,451 | (12,490,049) | - | - | - |
| Parks and recreation | 9,717,552 | 9,889,201 | (171,649) | - | - | - |
| Housing and rehabilitation | 1,396,062 | 1,897,395 | (501,333) | - | - | - |
| Social and economic development | 12,702,937 | 11,924,027 | 778,910 | - | - | - |
| Interest on long-term debt | 1,864,221 | 1,721,000 | 143,221 | - | - | - |
| Water | - | - | - | 6,551,873 | 6,874,231 | (322,358) |
| Sewer | - | - | - | 8,104,364 | 6,331,986 | 1,772,378 |
| Solid waste | - | - | - | 7,017,489 | 4,484,177 | 2,533,312 |
| Storm water | - | - | - | 2,778,018 | 2,061,980 | 716,038 |
| Total expenses | 78,458,875 | 90,955,748 | (12,496,873) | 24,451,744 | 19,752,374 | 4,699,370 |
| Increase (decrease) in net position before transfers | 25,426,089 | (1,824,165) | 27,250,254 | 6,331,491 | 7,940,258 | (1,608,767) |
| Transfers | 2,435,426 | 2,297,832 | 137,594 | (2,435,426) | (2,297,832) | (137,594) |
| Change in net position | 27,861,515 | 473,667 | 27,387,848 | 3,896,065 | 5,642,426 | (1,746,361) |
| Net position, January 1 | 149,692,280 | 149,218,613 | 473,667 | 55,004,825 | 49,362,399 | 5,642,426 |
| Net position, December 31 | $ 177,553,795 | $ 149,692,280 | $ 27,861,515 | $ 58,900,890 | $ 55,004,825 | $ 3,896,065 |

**Governmental Activities**

Governmental activities increased the City's net position by $27,861,515. Overall, the governmental activities in 2024 increased due primarily to asset additions of $18,688,926 and a decrease of liabilities in the amount of $15,470,368. Changes in the City' share of the State's net pension liability fluctuates based on market conditions.

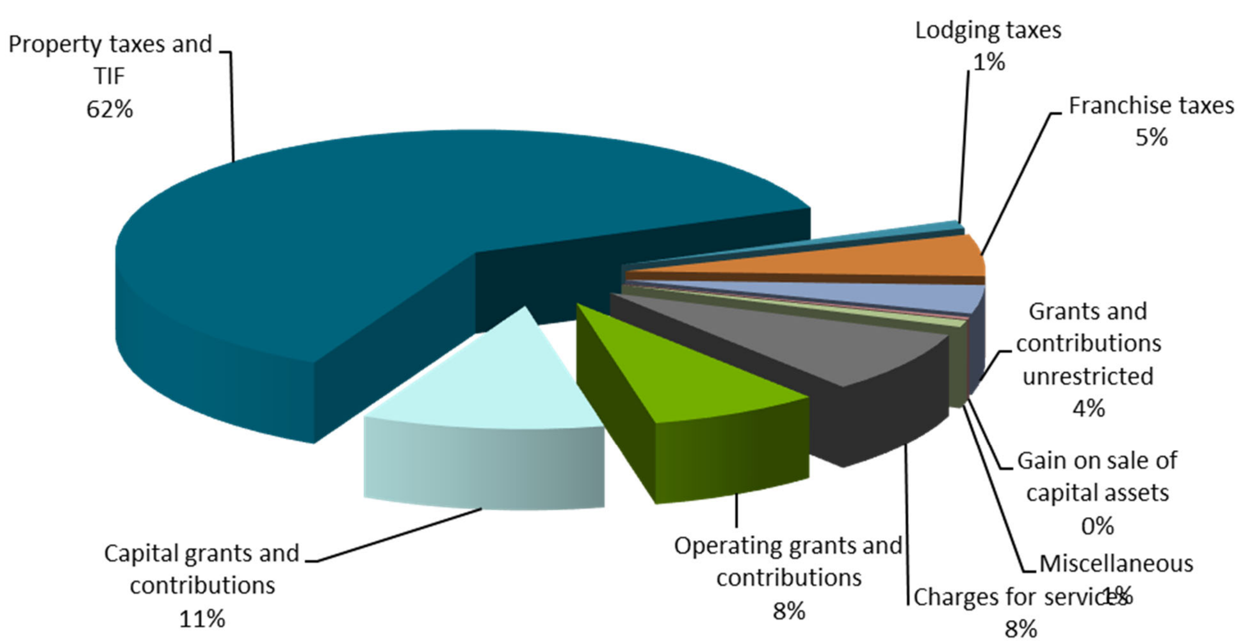
**Business-type Activities**

Business-type activities increased the City's net position by $3,896,065. Revenues increased by $3,090,603, and expenses increased by $4,699,370 million. Net transfers were comparable to the prior year. The increase in revenues was primarily attributable to an increase in charges for services and an increase in operating grants and contributions from 2023 to 2024. The increase in expenses was primarily attributable to an increase in operating expenses to support the utility services offered to properties throughout the City.

***Governmental Activities***

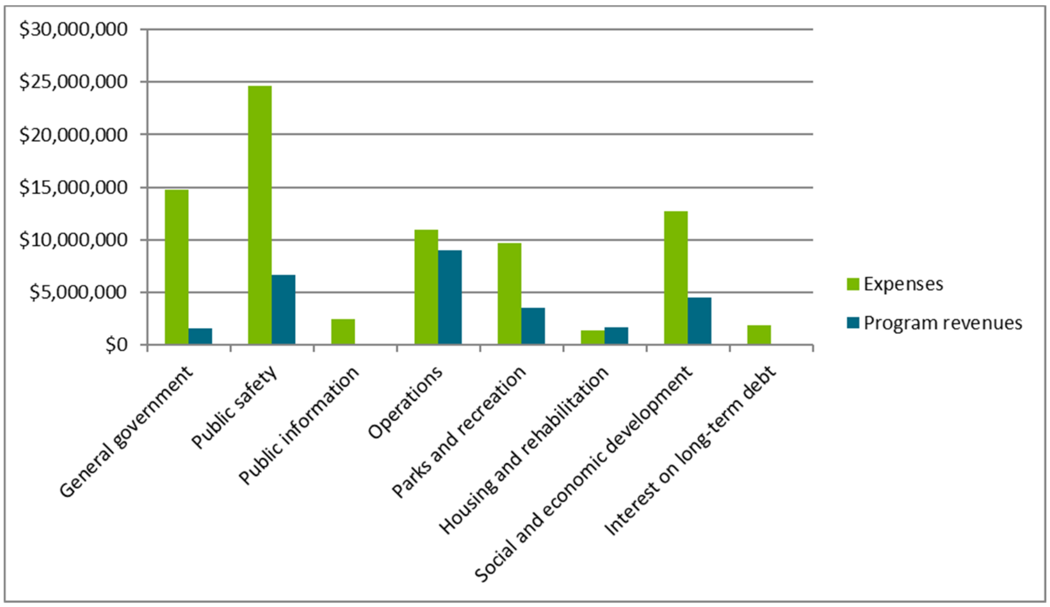
*Revenues* - The following chart illustrates the City's revenue by source for its governmental activities:

**Revenues by Source - Governmental Activities**



*Expenses* - The following chart illustrates the City's expenses and program revenues for its governmental activities:

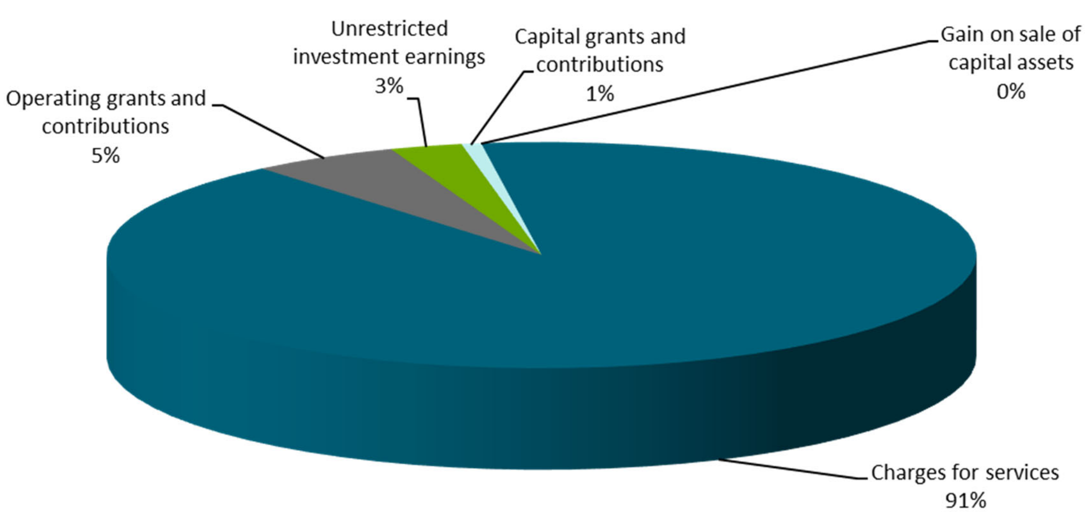
**Expenses and Program Revenues - Governmental Activities**




***Business-type Activities***

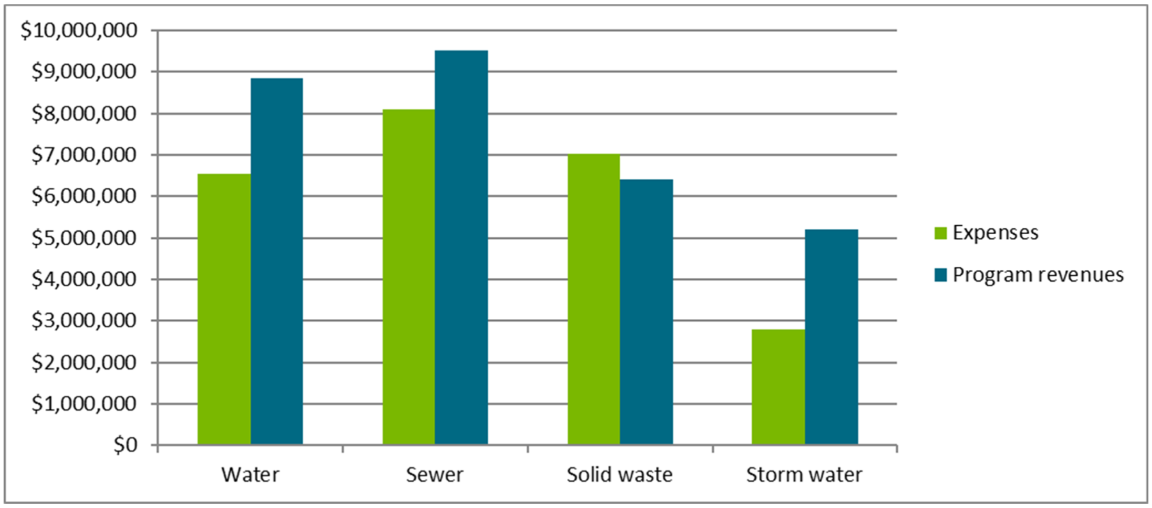
*Revenues* - The following chart illustrates the City's revenue by source for its business-type activities:

**Revenue Sources - Business-type Activities**



**Expense and Program Revenues - Business-type Activities**

*Expenses* - The following chart illustrates the City's expenses and program revenues for its business-type activities:




**Financial Analysis of the Government's Funds**

As noted earlier, the City uses fund accounting to ensure and demonstrate compliance with finance-related legal requirements. In particular, unassigned fund balance may serve as a useful measure of a government's net resources available for spending at the end of the year.

***Governmental funds*** – As of the end of the current fiscal year, the City's governmental funds reported combined ending fund balances of $98,916,512, an increase of $11,524,182 in comparison with the prior year. Approximately 23 percent of this total amount, $22,643,732, constitutes unassigned fund balance, which is available for spending at the City's discretion. The remainder of the fund balance $76,272,780 is not available for new spending because it is either 1) nonspendable $664,949, 2) restricted $34,525,837, 3) committed $1,972,106 or 4) assigned $39,109,888 for specific purposes.

| Major Funds | Fund Balances December 31, 2024 | Fund Balances December 31, 2023 | Increase (Decrease) |
|---|---|---|---|
| ***General*** | $ 28,627,682 | $ 27,999,214 | $ 628,468 |

The City's General Fund balance increased during the current fiscal year. The increase is primarily attributable to transfers into the general fund of $6,509,854 exceeding transfers out of $2,562,114. This was offset by expenditures exceeding revenues by $3,319,272.

| | | | |
|---|---|---|---|
| ***Housing Rehabilitation*** | $ 7,403,741 | $ 6,538,203 | $ 865,538 |

The Housing Rehabilitation fund balance increased $865,538 as a result of revenue related to housing exceeding expenses by $826,987. This was increased by transfers in exceeding transfers out by $38,551.

| | | | |
|---|---|---|---|
| ***COVID*** | $ - | $ 158,715 | $ (158,715) |

The fund balance of the COVID fund decreased $158,715 as a result of transfers out of the COVID fund to the General Fund. Calendar year 2024 was the final year of the COVID fund.

| | | | |
|---|---|---|---|
| ***Debt Service*** | $ 8,250,784 | $ 7,810,235 | $ 440,549 |

The fund balance of the Debt Service fund increased $440,549 as a result of expenditures related to the City's debt service exceeding revenues by $813,078. The Debt Service fund balance was increased by $1,253,627 of transfers in to support the City's debt service payments.

| | | | |
|---|---|---|---|
| ***Development EDA*** | $ 19,502,641 | $ 18,346,846 | $ 1,155,795 |

The Development EDA fund balance increased $1,155,795 as a result of revenues exceeding expenditures by $1,122,788. The fund balance was further increased by transfers in from the Redevelopment District in the amount of $33,007.

| | | | |
|---|---|---|---|
| ***Permanent Improvement*** | $ 3,027,716 | $ 2,788,978 | $ 238,738 |

The Permanent Improvement fund balance increased $238,738 as a result of revenues exceeding expenditures by $238,738.

| | | | |
|---|---|---|---|
| ***Redevelopment District*** | $ 8,420,024 | $ 7,169,753 | $ 1,250,271 |

The Redevelopment District fund is comprised of all tax increment districts in the City. The increase in fund balance of $1,250,271 is due to revenues exceeding expenditures by $5,740,804 which was offset by transfers out of $4,490,533 to the EDA and to support City-wide housing.

| | | | |
|---|---|---|---|
| ***Capital*** | $ 8,363,739 | $ (3,745,659) | $ 12,109,398 |

The Capital fund balance increased $12,109,398 due to total other financing sources totaling $4,864,993 and changes within the financial reporting entity (nonmajor to major fund) of $7,992,751. This was offset by expenditures exceeding revenue by $748,346 .

***Proprietary funds*** – The City's proprietary funds provide the same type of information found in the government-wide financial statements, but in more detail. At the end of the year, unrestricted net position of the Water, Sewer, Solid Waste, and Storm Water funds amounted to $22,790,275. Total net position increased by $5,784,248. This increase was primarily a result of the City's operating revenues exceeded its operating expenses by $6,039,081 in 2024. This was partially offset by transfers out of the proprietary funds to other City funds in the amount of $2,435,426.

**General Fund Budgetary Highlights**

Actual revenues and transfers in were $2,010,791 over budget and expenditures and transfers out were $1,382,323 over budget. The end result was an increase in fund balance of $628,468.

**Capital Asset and Debt Administration**

The City's investment in capital assets for its governmental and business type activities as of December 31, 2024 was $225,441,639 (net of accumulated depreciation and amortization). This investment in capital assets includes land, buildings and system improvements, machinery and equipment, park facilities, roads, highways, and bridges. The City's investment in capital assets for the current fiscal year increased 8.9 percent.

**City of St. Louis Park's Capital Assets**
(net of accumulated depreciation)

| | Governmental Activities | | | Business-type Activities | | |
|---|---|---|---|---|---|---|
| | 2024 | 2023 | Increase (Decrease) | 2024 | 2023 | Increase (Decrease) |
| Land | $ 17,255,135 | $ 17,255,135 | $ - | $ 515,082 | $ 515,082 | $ - |
| Permanent easments | 1,441,876 | 1,441,876 | - | - | - | - |
| Construction in progress | 12,952,158 | 1,675,577 | 11,276,581 | 4,973,101 | 362,677 | 4,610,424 |
| Buildings and structures | 44,407,859 | 46,102,226 | (1,694,367) | 390,198 | 415,179 | (24,981) |
| Improvements other than buildings | 28,568,485 | 29,552,739 | (984,254) | 4,228,601 | 5,121,929 | (893,328) |
| Infrastructure | 41,648,056 | 41,069,421 | 578,635 | 54,084,599 | 50,843,066 | 3,241,533 |
| Machinery and equipment | 4,933,823 | 4,519,958 | 413,865 | 3,467,444 | 3,534,994 | (67,550) |
| Fleet | 5,349,962 | 4,323,304 | 1,026,658 | - | - | - |
| Lease assets - fleet | 66,566 | 97,261 | (30,695) | - | - | - |
| Lease assets - machinery and equipment | 1,116,842 | 4,965 | 1,111,877 | - | - | - |
| Subscription-based IT arrangements | 41,852 | 162,292 | (120,440) | - | - | - |
| Total | $ 157,782,614 | $ 146,204,754 | $ 11,577,860 | $ 67,659,025 | $ 60,792,927 | $ 6,866,098 |

Additional information on the City's capital assets can be found in Note 5 on pages 66-67 of this report.

***Debt administration***

At the end of the current fiscal year, the City had total bonded debt outstanding of $87,840,000. Of this amount, $62,730,000 comprises debt issued for improvement and capital projects, of which $56,285,000 will be repaid by ad valorem tax levies and $6,445,000 will be repaid through the collection of special assessments. The remaining $25,110,000 of the City's bonded debt represents general obligation revenue bonds with $23,920,000 to be repaid by the Water, Sewer, and Storm Water fund user charges and $1,190,000 from revenues collected from the benefitting property. Furthermore, the City has long-term debt of $1,155,418 related to lease liabilities, $4,884,675 for compensated absences, $6,112,800 for other postemployment benefits payable, $19,090,108 for the net pension liability, $17,420 relating to subscription-based IT arrangement liabilities, and $375,000 related to pollution remediation.

**City of St. Louis Park's Outstanding Debt**
General Obligation Bonds, Revenue Bonds, and other Debt

| | Governmental Activities | | | Business-type Activities | | |
|---|---|---|---|---|---|---|
| | 2024 | 2023 | Increase (Decrease) | 2024 | 2023 | Increase (Decrease) |
| G.O. improvement | $ 56,285,000 | $ 58,160,000 | $ (1,875,000) | $ 23,920,000 | $ 20,600,000 | $ 3,320,000 |
| G.O. tax increment | - | 570,000 | (570,000) | - | - | - |
| G.O. special assessment | 6,445,000 | 6,870,000 | (425,000) | - | - | - |
| G.O. revenue | 1,190,000 | 1,260,000 | (70,000) | - | - | - |
| Bond issuance premium/discount | 2,709,837 | 2,820,721 | (110,884) | 1,679,102 | 1,542,977 | 136,125 |
| Lease liability | 1,155,418 | 105,354 | 1,050,064 | - | - | - |
| Compensated absences | 4,681,049 | 4,413,112 | 267,937 | 203,626 | 258,555 | (54,929) |
| Other postemployment benefits | 6,112,800 | 5,694,659 | 418,141 | - | - | - |
| Pollution remediation liability | - | - | - | 375,000 | - | 375,000 |
| Net pension liability | 19,090,108 | 27,143,398 | (8,053,290) | - | - | - |
| Subscription liability | 17,420 | 136,118 | (118,698) | - | - | - |
| Total | $ 97,686,632 | $ 107,173,362 | $ (9,486,730) | $ 26,177,728 | $ 22,401,532 | $ 3,776,196 |

Principal payments during 2024 totaled $8,420,000. The City maintains an "AAA" rating from Standard & Poor's for general obligation debt.

State statutes limit the amount of general obligation debt a governmental entity may issue to 3 percent of its total assessed valuation. The current debt limitation for the City is $289,527,126 which is significantly more than the City's outstanding general obligation debt. Additional information on the City's long-term debt can be found in Note 6 on pages 68-78 of this report.

### Economic Factors, Subsequent Year Budgets, Rates and Changes in Structure

The City estimates that the demand for City services will continue to grow as the economy improves. The property tax levy is set annually and is adjusted as necessary to fund the cost of providing services to our citizens and customers. Charges for services are evaluated each year and adjusted to support operations and capital outlay. All these factors were considered in preparing the City's budget for the 2025 fiscal year.

### Requests for Information

This financial report is designed to provide our citizens, customers, and creditors with a general overview of the City of St. Louis Park's finances and to show the City's accountability for the resources it is entrusted. Questions concerning any of the information provided in the report, or requests for additional financial information, can be directed to the City of St. Louis Park Finance Department at 5005 Minnetonka Boulevard, St. Louis Park, Minnesota, 55416, 952-924-2500.

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**BASIC FINANCIAL STATEMENTS**

| | Governmental Activities | Business-Type Activities | Totals |
|---|---|---|---|
| Assets | | | |
| Cash and investments | $ 91,903,235 | $ 18,720,235 | $ 110,623,470 |
| Accrued interest receivable | 184,433 | 42,154 | 226,587 |
| Due from other governments | 4,216,383 | 685,327 | 4,901,710 |
| Accounts receivable | 2,878,154 | 5,157,936 | 8,036,090 |
| Taxes receivable | 606,652 | - | 606,652 |
| Prepaid items | 1,137,881 | 474,990 | 1,612,871 |
| Inventories | 273,471 | 78,959 | 352,430 |
| Internal balances | 6,371,128 | (6,371,128) | - |
| Special assessments receivable | 8,929,402 | 1,055,126 | 9,984,528 |
| Leases receivable | 186,646 | 5,136,866 | 5,323,512 |
| Loans receivable | 13,875,006 | - | 13,875,006 |
| Pledges receivable | 650,000 | - | 650,000 |
| Land held for resale | 4,787,649 | - | 4,787,649 |
| Capital assets | | | |
| Nondepreciable assets | 31,649,169 | 5,488,183 | 37,137,352 |
| Depreciable assets (net of accumulated depreciation) | 124,908,185 | 62,170,842 | 187,079,027 |
| Amortizable assets (net of accumulated amortization) | 1,225,260 | - | 1,225,260 |
| Total assets | 293,782,654 | 92,639,490 | 386,422,144 |
| | | | |
| Deferred outflows of resources | | | |
| Related to pensions | 18,862,358 | - | 18,862,358 |
| Related to OPEB | 1,786,171 | - | 1,786,171 |
| Total deferred outflows of resources | 20,648,529 | - | 20,648,529 |
| | | | |
| Liabilities | | | |
| Accounts payable | 2,445,571 | 1,156,741 | 3,602,312 |
| Salaries payable | 2,009,346 | 178,160 | 2,187,506 |
| Due to other governments | 1,452,070 | 91,701 | 1,543,771 |
| Contracts payable | 2,713,441 | 798,554 | 3,511,995 |
| Accrued interest payable | 817,273 | 325,285 | 1,142,558 |
| Deposits payable | 1,927,616 | 151,831 | 2,079,447 |
| Unearned revenue | 1,454,916 | 9,900 | 1,464,816 |
| Noncurrent liabilities | | | |
| Due within one year | 10,073,571 | 2,690,958 | 12,764,529 |
| Due in more than one year | 87,613,061 | 23,486,770 | 111,099,831 |
| Total liabilities | 110,506,865 | 28,889,900 | 139,396,765 |
| | | | |
| Deferred inflows of resources | | | |
| Related to pensions | 25,217,862 | - | 25,217,862 |
| Related to OPEB | 969,971 | - | 969,971 |
| Related to leases | 182,690 | 4,848,700 | 5,031,390 |
| Total deferred inflows of resources | 26,370,523 | 4,848,700 | 31,219,223 |
| | | | |
| Net position | | | |
| Net investment in capital assets | 88,402,821 | 42,481,743 | 130,884,564 |
| Restricted for | | | |
| Redevelopment districts | 12,490,085 | - | 12,490,085 |
| Affordable housing | 11,638,103 | - | 11,638,103 |
| E-911 purposes | 32,544 | - | 32,544 |
| Public safety aid | 1,492,938 | - | 1,492,938 |
| Community development | 537,522 | - | 537,522 |
| Debt service | 9,446,733 | - | 9,446,733 |
| Cable TV equipment | 16,251 | - | 16,251 |
| Police and fire purposes | 1,308,236 | - | 1,308,236 |
| Unrestricted | 52,188,562 | 16,419,147 | 68,607,709 |
| | | | |
| Total net position | $ 177,553,795 | $ 58,900,890 | $ 236,454,685 |

The accompanying notes are an integral part of these financial statements.

| | | Program Revenues | | | Net (Expense) Revenue and Changes in Net Position | | |
|---|---|---|---|---|---|---|---|
| Functions/Programs | Expenses | Charges For Services | Operating Grants and Contributions | Capital Grants and Contributions | Governmental Activities | Business-Type Activities | Total |
| Governmental activities | | | | | | | |
| General government | $ 14,808,262 | $ 547,692 | $ 1,035,435 | $ - | $ (13,225,135) | $ - | $ (13,225,135) |
| Public safety | 24,630,534 | 4,001,428 | 2,542,460 | 116,713 | (17,969,933) | - | (17,969,933) |
| Public information | 2,410,905 | - | - | - | (2,410,905) | - | (2,410,905) |
| Operations | 10,928,402 | 453,951 | 977,081 | 7,556,190 | (1,941,180) | - | (1,941,180) |
| Parks and recreation | 9,717,552 | 3,094,847 | 397,064 | - | (6,225,641) | - | (6,225,641) |
| Housing and rehabilitation | 1,396,062 | 4,904 | 1,228,204 | 427,819 | 264,865 | - | 264,865 |
| Social and economic development | 12,702,937 | 177,279 | 1,484,967 | 2,829,337 | (8,211,354) | - | (8,211,354) |
| Interest on long-term debt | 1,864,221 | - | - | - | (1,864,221) | - | (1,864,221) |
| Total governmental activities | 78,458,875 | 8,280,101 | 7,665,211 | 10,930,059 | (51,583,504) | - | (51,583,504) |
| Business-Type activities | | | | | | | |
| Water | 6,551,873 | 8,709,379 | 37,271 | 87,335 | - | 2,282,112 | 2,282,112 |
| Sewer | 8,104,364 | 9,308,774 | 71,121 | 137,243 | - | 1,412,774 | 1,412,774 |
| Solid waste | 7,017,489 | 6,205,281 | 203,526 | - | - | (608,682) | (608,682) |
| Storm water | 2,778,018 | 3,817,281 | 1,378,860 | - | - | 2,418,123 | 2,418,123 |
| Total business-type activities | 24,451,744 | 28,040,715 | 1,690,778 | 224,578 | - | 5,504,327 | 5,504,327 |
| Total | $ 102,910,619 | $ 36,320,816 | $ 9,355,989 | $ 11,154,637 | (51,583,504) | 5,504,327 | (46,079,177) |
| | | | General revenues | | | | |
| | | | Taxes | | | | |
| | | | Property taxes | | 46,118,820 | - | 46,118,820 |
| | | | Tax increment | | 15,666,627 | - | 15,666,627 |
| | | | Franchise taxes | | 5,502,940 | - | 5,502,940 |
| | | | Lodging taxes | | 1,096,864 | - | 1,096,864 |
| | | | Grants and contributions not restricted to specific programs | | 3,748,369 | - | 3,748,369 |
| | | | Unrestricted investment earnings (loss) | | 3,706,433 | 825,709 | 4,532,142 |
| | | | Gain on sale of capital assets | | 270,524 | 1,455 | 271,979 |
| | | | Miscellaneous | | 899,016 | - | 899,016 |
| | | | Transfers | | 2,435,426 | (2,435,426) | - |
| | | | Total general revenues and transfers | | 79,445,019 | (1,608,262) | 77,836,757 |
| | | | Change in net position | | 27,861,515 | 3,896,065 | 31,757,580 |
| | | | Net position - January 1 | | 149,692,280 | 55,004,825 | 204,697,105 |
| | | | Net position - December 31 | | $ 177,553,795 | $ 58,900,890 | $ 236,454,685 |

**CITY OF ST. LOUIS PARK, MINNESOTA**
BALANCE SHEET
GOVERNMENTAL FUNDS
December 31, 2024

| | General | Special Revenue Fund<br>Housing Rehabilitation | Debt Service |
|---|---|---|---|
| Assets | | | |
| Cash and investments | $ 32,057,365 | $ 4,248,004 | $ 8,701,000 |
| Accrued interest receivable | 184,281 | - | - |
| Due from other governments | 730,638 | - | - |
| Accounts receivable | 984,183 | 13,654 | 79,686 |
| Taxes receivable - unremitted | 161,552 | - | 28,012 |
| Taxes receivable - delinquent | 332,497 | - | - |
| Prepaid items | 376,821 | 323 | - |
| Inventories | 273,471 | - | - |
| Special assessments receivable - delinquent | - | 42,159 | - |
| Special assessments receivable - deferred | - | 7,918,090 | - |
| Interfund loan receivable | - | - | - |
| Loans receivable - current | - | 500,000 | 70,000 |
| Loans receivable - noncurrent | - | 3,635,130 | 1,120,000 |
| Pledges receivable - current | - | - | - |
| Pledges receivable - noncurrent | - | - | - |
| Leases receivable - current | - | - | - |
| Leases receivable - noncurrent | - | - | - |
| Land held for resale | - | - | - |
| Total assets | $ 35,100,808 | $ 16,357,360 | $ 9,998,698 |
| Liabilities | | | |
| Accounts payable | $ 1,410,838 | $ 1,795 | $ 3,425 |
| Salaries payable | 1,896,737 | 6,447 | - |
| Due to other governments | 171,775 | - | - |
| Contracts payable | 4,502 | - | - |
| Interfund loan payable | - | 995,701 | - |
| Deposits payable | 1,378,726 | - | 548,540 |
| Unearned revenue | 1,278,051 | - | - |
| Total liabilities | 6,140,629 | 1,003,943 | 551,965 |
| Deferred inflows of resources | | | |
| Related to leases | - | - | - |
| Unavailable revenue | 332,497 | 7,949,676 | 1,195,949 |
| Total deferred inflows of resources | 332,497 | 7,949,676 | 1,195,949 |
| Fund balances | | | |
| Nonspendable | 650,292 | 323 | - |
| Restricted | 1,525,482 | - | 8,250,784 |
| Committed | - | - | - |
| Assigned | 1,714,823 | 7,403,418 | - |
| Unassigned | 24,737,085 | - | - |
| Total fund balances | 28,627,682 | 7,403,741 | 8,250,784 |
| Total liabilities, deferred inflows of resources, and fund balances | $ 35,100,808 | $ 16,357,360 | $ 9,998,698 |

The accompanying notes are an integral part of these financial statements.

| | Capital Projects Funds | | | | |
|---|---|---|---|---|---|
| Development EDA | Permanent Improvement Fund | Redevelopment District | Capital Fund | Other Governmental Funds | Total Governmental Funds |
| $ 9,219,455 | $ 3,003,784 | $ 12,494,980 | $ 6,949,097 | $ 10,558,186 | $ 87,231,871 |
| 152 | - | - | - | - | 184,433 |
| 22,787 | - | - | 3,144,125 | - | 3,897,550 |
| 352,294 | 25,046 | - | 1,283,722 | 139,569 | 2,878,154 |
| 3,904 | - | 45,146 | 3,828 | 8,186 | 250,628 |
| - | - | - | - | 12,942 | 345,439 |
| 6,127 | - | - | 6,575 | 1,632 | 391,478 |
| - | - | - | - | - | 273,471 |
| - | 5,673 | - | - | 1,747 | 49,579 |
| - | 691,831 | - | - | 269,902 | 8,879,823 |
| 3,159,100 | - | - | - | 1,800,000 | 4,959,100 |
| 307,065 | - | - | - | 7,350 | 884,415 |
| 1,947,064 | - | 2,619,714 | - | 3,668,683 | 12,990,591 |
| - | - | - | 100,000 | - | 100,000 |
| - | - | - | 550,000 | - | 550,000 |
| 42,742 | - | - | - | - | 42,742 |
| 143,904 | - | - | - | - | 143,904 |
| 4,787,649 | - | - | - | - | 4,787,649 |
| $ 19,992,243 | $ 3,726,334 | $ 15,159,840 | $ 12,037,347 | $ 16,468,197 | $ 128,840,827 |
| $ 164,137 | $ 2,988 | $ 8,255 | $ 213,374 | $ 376,708 | $ 2,181,520 |
| 22,218 | - | - | - | 16,942 | 1,942,344 |
| 26,086 | - | 791,454 | 538 | 218,265 | 1,208,118 |
| - | - | - | 2,708,939 | - | 2,713,441 |
| - | - | 3,963,399 | - | - | 4,959,100 |
| - | - | - | 350 | - | 1,927,616 |
| - | - | - | - | 176,865 | 1,454,916 |
| 212,441 | 2,988 | 4,763,108 | 2,923,201 | 788,780 | 16,387,055 |
| 182,690 | - | - | - | - | 182,690 |
| 94,471 | 695,630 | 1,976,708 | 750,407 | 359,232 | 13,354,570 |
| 277,161 | 695,630 | 1,976,708 | 750,407 | 359,232 | 13,537,260 |
| 6,127 | - | - | 6,575 | 1,632 | 664,949 |
| - | - | 10,513,377 | 2,132,552 | 12,103,642 | 34,525,837 |
| - | - | - | - | 1,972,106 | 1,972,106 |
| 19,496,514 | 3,027,716 | - | 6,224,612 | 1,242,805 | 39,109,888 |
| - | - | (2,093,353) | - | - | 22,643,732 |
| 19,502,641 | 3,027,716 | 8,420,024 | 8,363,739 | 15,320,185 | 98,916,512 |
| $ 19,992,243 | $ 3,726,334 | $ 15,159,840 | $ 12,037,347 | $ 16,468,197 | $ 128,840,827 |

| | |
|---|---|
| Total Fund balances reported above | $ 98,916,512 |
| Amounts reported for governmental activities in the statement of net position are different because: | |
| Capital assets used in governmental activities are not financial resources, and therefore, are not reported in the funds | 137,286,062 |
| Other long-term assets are not available to pay for current-period expenditures and, therefore, are reported as unavailable revenue in the funds: | |
| Receivables not available soon enough to pay for the current period's expenditures | 13,354,570 |
| Long-term liabilities, including bonds payable, are not due and payable in the current period and therefore are not reported in the funds: | |
| Bonds payable and unamortized bond premium/discount | (66,629,837) |
| Accrued interest payable | (795,338) |
| Internal service funds are used by management to charge the cost of certain services to individual funds. The assets and liabilities are included in the governmental statement of net position | (4,578,174) |
| Net position of governmental activities | $ 177,553,795 |

The accompanying notes are an integral part of these financial statements.

**CITY OF ST. LOUIS PARK, MINNESOTA**
STATEMENT OF REVENUES, EXPENDITURES AND
CHANGES IN FUND BALANCES
GOVERNMENTAL FUNDS
For The Year Ended December 31, 2024

| | | Special Revenue Funds | | |
|---|---|---|---|---|
| | General | Housing Rehabilitation | COVID Fund | Debt Service |
| Revenues | | | | |
| Property taxes | $ 33,978,736 | $ - | $ - | $ 6,292,503 |
| Tax increments | - | - | - | - |
| Franchise taxes | - | - | - | - |
| Lodging tax | - | - | - | - |
| Licenses and permits | 4,662,869 | - | - | - |
| Intergovernmental | 4,885,116 | - | 3,742,369 | 418,450 |
| Charges for services | 3,154,002 | - | - | - |
| Fines and forfeitures | 14,261 | - | - | - |
| Special assessments | - | 1,238,129 | - | - |
| Interest income (loss) | 999,944 | 148,780 | 127,630 | 184,845 |
| Miscellaneous | 758,788 | - | - | 115,380 |
| Total revenues | 48,453,716 | 1,386,909 | 3,869,999 | 7,011,178 |
| Expenditures | | | | |
| Current | | | | |
| General government | 11,230,640 | - | - | - |
| Public safety | 23,270,033 | - | - | - |
| Public information | - | - | - | - |
| Operations | 5,486,786 | - | - | - |
| Parks and recreation | 9,196,252 | - | - | - |
| Housing and rehabilitation | - | 520,102 | - | - |
| Social and economic development | - | - | - | - |
| Miscellaneous | 618,487 | - | - | - |
| Non-departmental internal charges | 1,021,337 | - | - | - |
| Capital outlay | | | | |
| Public safety | 676,041 | - | - | - |
| Public information | - | - | - | - |
| Operations | 273,412 | - | - | - |
| Parks and recreation | - | - | - | - |
| Social and economic development | - | - | - | - |
| Debt service | | | | |
| Principal | - | - | - | 5,990,000 |
| Interest and other | - | 39,820 | - | 1,834,256 |
| Total expenditures | 51,772,988 | 559,922 | - | 7,824,256 |
| Revenues over (under) expenditures | (3,319,272) | 826,987 | 3,869,999 | (813,078) |
| Other financing sources (uses) | | | | |
| Transfers in | 6,509,854 | 718,564 | - | 1,253,627 |
| Transfers out | (2,562,114) | (680,013) | (4,028,714) | - |
| Bonds issued | - | - | - | - |
| Premium on bonds issued | - | - | - | - |
| Total other financing sources (uses) | 3,947,740 | 38,551 | (4,028,714) | 1,253,627 |
| Net change in fund balances | 628,468 | 865,538 | (158,715) | 440,549 |
| Fund balances - January 1, as previously presented | 27,999,214 | 6,538,203 | 158,715 | 7,810,235 |
| Changes within financial reporting entity (nonmajor to major fund) | - | - | - | - |
| Fund balances - January 1, as adjusted | 27,999,214 | 6,538,203 | 158,715 | 7,810,235 |
| Fund balances - December 31 | $ 28,627,682 | $ 7,403,741 | $ - | $ 8,250,784 |

The accompanying notes are an integral part of these financial statements.

| Capital Projects Funds | | | | | |
|---|---|---|---|---|---|
| Development EDA | Permanent Improvement Fund | Redevelopment District | Capital Fund | Other Governmental Funds | Total Governmental Funds |
| $ 921,653 | $ - | $ - | $ 860,000 | $ 1,704,690 | $ 43,757,582 |
| - | - | 15,666,627 | - | - | 15,666,627 |
| - | - | - | 4,928,818 | 574,122 | 5,502,940 |
| 1,096,864 | - | - | - | - | 1,096,864 |
| - | - | - | - | - | 4,662,869 |
| 1,488,540 | - | - | 9,680,915 | 330,429 | 20,545,819 |
| 177,279 | - | - | 17,538 | 4,200 | 3,353,019 |
| - | - | - | - | - | 14,261 |
| - | 182,518 | - | - | 266,223 | 1,686,870 |
| 490,233 | 96,495 | 514,041 | 532,026 | 438,386 | 3,532,380 |
| 69,053 | 900 | - | 80,923 | 20,023 | 1,045,067 |
| 4,243,622 | 279,913 | 16,180,668 | 16,100,220 | 3,338,073 | 100,864,298 |
| - | - | - | - | - | 11,230,640 |
| - | 41,175 | - | 41,576 | - | 23,352,784 |
| - | - | - | - | 525,564 | 525,564 |
| - | - | - | 108,309 | - | 5,595,095 |
| - | - | - | 512,243 | - | 9,708,495 |
| - | - | - | - | 899,510 | 1,419,612 |
| 3,120,834 | - | 10,264,512 | 1,532 | 419,198 | 13,806,076 |
| - | - | - | - | - | 618,487 |
| - | - | - | - | 9,063 | 1,030,400 |
| - | - | - | - | - | 676,041 |
| - | - | - | - | 20,114 | 20,114 |
| - | - | - | 12,879,928 | - | 13,153,340 |
| - | - | - | 774,474 | - | 774,474 |
| - | - | - | 2,445,424 | - | 2,445,424 |
| - | - | - | - | - | 5,990,000 |
| - | - | 175,352 | 85,080 | - | 2,134,508 |
| 3,120,834 | 41,175 | 10,439,864 | 16,848,566 | 1,873,449 | 92,481,054 |
| 1,122,788 | 238,738 | 5,740,804 | (748,346) | 1,464,624 | 8,383,244 |
| 68,654 | - | - | 1,626,067 | 2,240,831 | 12,417,597 |
| (35,647) | - | (4,490,533) | - | (718,564) | (12,515,585) |
| - | - | - | 3,050,000 | - | 3,050,000 |
| - | - | - | 188,926 | - | 188,926 |
| 33,007 | - | (4,490,533) | 4,864,993 | 1,522,267 | 3,140,938 |
| 1,155,795 | 238,738 | 1,250,271 | 4,116,647 | 2,986,891 | 11,524,182 |
| 18,346,846 | - | 7,169,753 | (3,745,659) | 23,115,023 | 87,392,330 |
| - | 2,788,978 | - | 7,992,751 | (10,781,729) | - |
| 18,346,846 | 2,788,978 | 7,169,753 | 4,247,092 | 12,333,294 | 87,392,330 |
| $ 19,502,641 | $ 3,027,716 | $ 8,420,024 | $ 8,363,739 | $ 15,320,185 | $ 98,916,512 |

The accompanying notes are an integral part of these financial statements.

**CITY OF ST. LOUIS PARK, MINNESOTA**
RECONCILIATION OF THE STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES OF GOVERNMENTAL FUNDS TO THE STATEMENT OF ACTIVITIES
For The Year Ended December 31, 2024

**Statement 5**

Amounts reported for governmental activities in the statement of activities (Statement 2) are different because:

| | |
|---|---|
| Net changes in fund balances - total governmental funds (Statement 4) | $ 11,524,182 |
| 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 and reported as depreciation expense. This is the amount by which capital outlays exceeded depreciation in the current period. | |
| Capital outlay capitalized | 17,317,840 |
| Depreciation expense | (8,020,252) |
| The issuance of long-term debt provides current financial resources to governmental funds, while 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. Also, governmental funds report the effect of issuance costs, premiums, discounts and similar items when debt is first issued, whereas these amounts are deferred and amortized in the statement of activities. | |
| Principal repayments on long term debt | 5,990,000 |
| Proceeds from long term debt | (3,050,000) |
| Interest on long-term debt in the statement of activities differs from the amount reported in the governmental fund 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. | 711 |
| Governmental funds report debt issuance premiums and discounts as an other financing source or use at the time of issuance. Premiums and discounts are reported as an unamortized asset or liability in the City-wide financial statements. | 110,884 |
| 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. | |
| Special assessments | (871,882) |
| Property taxes | (16,555) |
| Intergovernmental grant revenues | 100,407 |
| Loans and other | (146,051) |
| Internal service funds are used by management to charge the costs for equipment, information system, equipment replacement, employee benefits and major losses incurred by individual funds. The net revenue of certain activities of internal service funds is reported with governmental activities. | 4,922,231 |
| Change in net position of governmental activities (Statement 2) | $ 27,861,515 |

The accompanying notes are an integral part of these financial statements.

**CITY OF ST. LOUIS PARK, MINNESOTA**
STATEMENT OF NET POSITION
PROPRIETARY FUNDS
December 31, 2024

**Statement 6**

| | Business-Type Activities Enterprise Funds | | | | | Governmental Activities |
|---|---|---|---|---|---|---|
| | | | | Non-Major Fund | | Internal |
| | Water | Sewer | Storm Water | Solid Waste | Totals | Service Funds |
| Assets | | | | | | |
| Current assets | | | | | | |
| Cash and investments | $ 6,546,815 | $ 5,501,708 | $ 4,017,211 | $ 2,654,501 | $ 18,720,235 | $ 4,671,364 |
| Accrued interest receivable | 42,154 | - | - | - | 42,154 | - |
| Due from other governments | - | 8,467 | 676,860 | - | 685,327 | 318,833 |
| Accounts receivable | 1,458,646 | 1,603,801 | 605,319 | 1,490,170 | 5,157,936 | - |
| Taxes receivable - unremitted | - | - | - | - | - | 10,585 |
| Prepaid items | 14,794 | 451,910 | 7,086 | 1,200 | 474,990 | 746,403 |
| Inventories | 78,959 | - | - | - | 78,959 | - |
| Special assessments receivable - delinquent | 87,616 | 273 | - | - | 87,889 | - |
| Special assessments receivable - deferred | 503,120 | 464,117 | - | - | 967,237 | - |
| Leases receivable - current | 341,057 | - | - | - | 341,057 | - |
| Leases receivable - noncurrent | 4,795,809 | - | - | - | 4,795,809 | - |
| Total current assets | 13,868,970 | 8,030,276 | 5,306,476 | 4,145,871 | 31,351,593 | 5,747,185 |
| Noncurrent assets | | | | | | |
| Capital assets | | | | | | |
| Nondepreciable capital assets, at cost | | | | | | |
| Land | 114,844 | 60,000 | 340,238 | - | 515,082 | 818,094 |
| Construction in progress | 3,118,689 | 385,569 | 1,468,843 | - | 4,973,101 | 395,373 |
| Total nondepreciable capital assets, at cost | 3,233,533 | 445,569 | 1,809,081 | - | 5,488,183 | 1,213,467 |
| Depreciable capital assets, at cost | | | | | | |
| Buildings and structures | 5,082,540 | 6,111 | - | - | 5,088,651 | 9,520,322 |
| Improvements other than buildings | 2,088,407 | 749,350 | 7,165,760 | - | 10,003,517 | 3,476,901 |
| Infrastructure | 40,325,380 | 25,138,391 | 26,487,992 | - | 91,951,763 | 1,313,801 |
| Machinery, furniture and equipment | 9,036,176 | 305,031 | 103,765 | - | 9,444,972 | 11,106,571 |
| Fleet | - | - | - | - | - | 12,435,492 |
| Total depreciable capital assets, at cost | 56,532,503 | 26,198,883 | 33,757,517 | - | 116,488,903 | 37,853,087 |
| Less: accumulated depreciation | (22,416,810) | (17,470,742) | (14,430,509) | - | (54,318,061) | (19,795,262) |
| Total depreciable capital assets, net of accumulated depreciation | 34,115,693 | 8,728,141 | 19,327,008 | - | 62,170,842 | 18,057,825 |
| Amortizable capital assets, at cost | | | | | | |
| Subscription-based IT arrangements | - | - | - | - | - | 258,303 |
| Lease assets - machinery, furniture and equipment | - | - | - | - | - | 1,356,187 |
| Lease assets - fleet | - | - | - | - | - | 148,797 |
| Total amortizable capital assets, at cost | - | - | - | - | - | 1,763,287 |
| Less: accumulated amortization | - | - | - | - | - | (538,027) |
| Total amortizable capital assets, net of accumulated amortization | - | - | - | - | - | 1,225,260 |
| Total capital assets, net of accumulated depreciation and amortization | 37,349,226 | 9,173,710 | 21,136,089 | - | 67,659,025 | 20,496,552 |
| Total noncurrent assets | 37,349,226 | 9,173,710 | 21,136,089 | - | 67,659,025 | 20,496,552 |
| Total assets | 51,218,196 | 17,203,986 | 26,442,565 | 4,145,871 | 99,010,618 | 26,243,737 |
| Deferred outflows of resources | | | | | | |
| Related to pensions | - | - | - | - | - | 18,862,358 |
| Related to OPEB | - | - | - | - | - | 1,786,171 |
| Total deferred outflows of resources | - | - | - | - | - | 20,648,529 |
| Liabilities | | | | | | |
| Current liabilities | | | | | | |
| Accounts payable | 164,386 | 140,539 | 75,991 | 775,825 | 1,156,741 | 264,051 |
| Salaries payable | 67,741 | 48,633 | 40,127 | 21,659 | 178,160 | 1,761 |
| Accrued flex spending | - | - | - | - | - | 65,241 |
| Due to other governments | 36,035 | 210 | 213 | 55,243 | 91,701 | 243,952 |
| Contracts payable | 630,918 | 50,928 | 116,708 | - | 798,554 | - |
| Deposits payable | 95,493 | - | 56,338 | - | 151,831 | - |
| Accrued interest payable | 289,331 | 17,409 | 18,545 | - | 325,285 | 21,935 |
| Unearned revenue | 9,900 | - | - | - | 9,900 | - |
| Compensated absences payable - current | 66,557 | 42,168 | 50,647 | 16,586 | 175,958 | 3,798,863 |
| Leases liability - current | - | - | - | - | - | 290,329 |
| Subscription-based IT arrangements liability - current | - | - | - | - | - | 17,420 |
| Bonds payable - current | 2,169,400 | 160,500 | 185,100 | - | 2,515,000 | - |
| Other postemployment benefits payable - current | - | - | - | - | - | 296,959 |
| Total current liabilities | 3,529,761 | 460,387 | 543,669 | 869,313 | 5,403,130 | 5,000,511 |
| Noncurrent liabilities | | | | | | |
| Compensated absences payable | 10,253 | 6,713 | 8,062 | 2,640 | 27,668 | 882,186 |
| Lease liability | - | - | - | - | - | 865,089 |
| Pollution payable | 375,000 | - | - | - | 375,000 | - |
| Bonds payable | 20,802,588 | 1,368,668 | 912,846 | - | 23,084,102 | - |
| Other postemployment benefits payable | - | - | - | - | - | 5,815,841 |
| Net pension liability | - | - | - | - | - | 19,090,108 |
| Total noncurrent liabilities | 21,187,841 | 1,375,381 | 920,908 | 2,640 | 23,486,770 | 26,653,224 |
| Total liabilities | 24,717,602 | 1,835,768 | 1,464,577 | 871,953 | 28,889,900 | 31,653,735 |
| Deferred inflows of resources | | | | | | |
| Related to pensions | - | - | - | - | - | 25,217,862 |
| Related to OPEB | - | - | - | - | - | 969,971 |
| Related to leases | 4,848,700 | - | - | - | 4,848,700 | - |
| Total deferred inflows of resources | 4,848,700 | - | - | - | 4,848,700 | 26,187,833 |
| Net position | | | | | | |
| Net investment in capital assets | 14,966,694 | 7,593,614 | 19,921,435 | - | 42,481,743 | 19,323,714 |
| Unrestricted | 6,685,200 | 7,774,604 | 5,056,553 | 3,273,918 | 22,790,275 | (30,273,016) |
| Total net position | $ 21,651,894 | $ 15,368,218 | $ 24,977,988 | $ 3,273,918 | 65,272,018 | $ (10,949,302) |

| | |
|---|---|
| Adjustment to reflect consolidation of Internal Service fund activities | (6,371,128) |
| Net position of business-type activities | $ 58,900,890 |

The accompanying notes are an integral part of these financial statements.

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**CITY OF ST. LOUIS PARK, MINNESOTA**
STATEMENT OF REVENUES, EXPENSES AND
CHANGES IN FUND NET POSITION
PROPRIETARY FUNDS
For The Year Ended December 31, 2024

**Statement 7**

| | Business-Type Activities Enterprise Funds | | | | | Governmental Activities |
|---|---|---|---|---|---|---|
| | Water | Sewer | Storm Water | Non-Major Fund Solid Waste | Total | Internal Service Funds |
| Operating revenues | | | | | | |
| Charges for services | $ 8,198,829 | $ 9,308,774 | $ 3,807,680 | $ 6,152,074 | $ 27,467,357 | $ 4,865,889 |
| Other | 127,605 | - | 9,601 | 53,207 | 190,413 | 473,859 |
| Rent | 382,945 | - | - | - | 382,945 | - |
| Total operating revenues | 8,709,379 | 9,308,774 | 3,817,281 | 6,205,281 | 28,040,715 | 5,339,748 |
| Operating expenses | | | | | | |
| Personal services | 1,631,752 | 1,201,060 | 945,181 | 513,219 | 4,291,212 | 4,148,775 |
| Supplies | 342,563 | 30,614 | 26,645 | 1,027,741 | 1,427,563 | 315,162 |
| Professional services | 382,933 | 15,065 | 264,333 | 36,241 | 698,572 | 1,024,814 |
| Insurance | 28,868 | 67,550 | 6,439 | 6,958 | 109,815 | 279,280 |
| Utilities | 379,314 | 5,281,952 | 31,719 | 4,898,099 | 10,591,084 | - |
| Repairs and maintenance | 139,606 | 208,029 | 92,211 | - | 439,846 | 23,921 |
| Depreciation and amortization | 1,121,101 | 242,460 | 823,519 | - | 2,187,080 | 2,470,546 |
| Internal charges | 84,534 | 117,700 | 49,022 | 39,099 | 290,355 | - |
| Other | 1,460,208 | 437,739 | 51,529 | 16,631 | 1,966,107 | 501,129 |
| Total operating expenses | 5,570,879 | 7,602,169 | 2,290,598 | 6,537,988 | 22,001,634 | 8,763,627 |
| Operating income (loss) | 3,138,500 | 1,706,605 | 1,526,683 | (332,707) | 6,039,081 | (3,423,879) |
| Nonoperating revenues (expenses) | | | | | | |
| Interest income (loss) | 283,403 | 251,715 | 178,006 | 112,585 | 825,709 | 174,053 |
| Property taxes | - | - | - | - | - | 2,377,793 |
| Intergovernmental revenue | 37,271 | 71,121 | 1,378,860 | 203,526 | 1,690,778 | 1,132,377 |
| Amortization of bond premiums | 198,070 | 16,470 | 26,050 | - | 240,590 | - |
| Gain on disposal of capital assets | - | 1,455 | - | - | 1,455 | 270,524 |
| Interest expense | (714,174) | (43,253) | (45,090) | - | (802,517) | (30,234) |
| Total nonoperating revenues (expenses) | (195,430) | 297,508 | 1,537,826 | 316,111 | 1,956,015 | 3,924,513 |
| Income (loss) before capital contributions and transfers | 2,943,070 | 2,004,113 | 3,064,509 | (16,596) | 7,995,096 | 500,634 |
| Capital contributions and transfers | | | | | | |
| Connection fees and special assessments | 87,335 | 137,243 | - | - | 224,578 | - |
| Transfers in | - | - | - | - | - | 2,533,414 |
| Transfers out | (763,938) | (1,026,181) | (383,565) | (261,742) | (2,435,426) | - |
| Change in net position | 2,266,467 | 1,115,175 | 2,680,944 | (278,338) | 5,784,248 | 3,034,048 |
| Net position - January 1 | 19,385,427 | 14,253,043 | 22,297,044 | 3,552,256 | 59,487,770 | (13,983,350) |
| Net position - December 31 | $ 21,651,894 | $ 15,368,218 | $ 24,977,988 | $ 3,273,918 | $ 65,272,018 | $ (10,949,302) |

| | |
|---|---|
| Change in net position as reported above | $ 5,784,248 |
| Adjustment to reflect consolidation of Internal Service fund activities | (1,888,183) |
| Change in net position of business-type activities | $ 3,896,065 |

| | Business-Type Activities Enterprise Funds | | | | | Governmental Activities |
|---|---|---|---|---|---|---|
| | Water | Sewer | Storm Water | Non-Major Fund Solid Waste | Total | Internal Service Funds |
| Cash flows from operating activities | | | | | | |
| Receipts from customers and users | $ 8,428,074 | $ 9,240,905 | $ 3,839,267 | $ 5,682,502 | $ 27,190,748 | $ - |
| Receipts from interfund services provided | - | - | - | - | - | 4,865,889 |
| Other operating cash receipts | 127,605 | - | 9,601 | 53,207 | 190,413 | 573,487 |
| Payments to suppliers | (1,773,430) | (5,904,419) | (310,077) | (5,636,347) | (13,624,273) | (2,021,233) |
| Payments to employees | (1,675,256) | (1,171,536) | (927,457) | (508,424) | (4,282,673) | (5,193,693) |
| Payments for interfund services provided | (84,534) | (117,700) | (49,022) | (39,099) | (290,355) | - |
| Net cash flows provided (used) by operating activities | 5,022,459 | 2,047,250 | 2,562,312 | (448,161) | 9,183,860 | (1,775,550) |
| Cash flows from noncapital financing activities | | | | | | |
| Transfers in | - | - | - | - | - | 365,531 |
| Transfers out | (763,938) | (1,026,181) | (383,565) | (261,742) | (2,435,426) | - |
| Property taxes | - | - | - | - | - | 2,370,202 |
| Intergovernmental receipts | 37,271 | 62,654 | 702,000 | 203,526 | 1,005,451 | 858,615 |
| Net cash flows provided (used) by noncapital financing activities | (726,667) | (963,527) | 318,435 | (58,216) | (1,429,975) | 3,594,348 |
| Cash flows from capital and related financing activities | | | | | | |
| Transfers in | - | - | - | - | - | 2,167,883 |
| Connection fees/special assessments received | 117,377 | 95,622 | - | - | 212,999 | - |
| Acquisition of capital assets | (6,233,721) | (726,749) | (2,092,708) | - | (9,053,178) | (3,394,634) |
| Proceeds from sale of capital assets | - | 1,455 | - | - | 1,455 | 270,526 |
| Proceeds from bond issuance | 6,014,450 | - | - | - | 6,014,450 | - |
| Principal paid | | | | | | |
| Bonds | (2,101,000) | (150,000) | (179,000) | - | (2,430,000) | - |
| Leases | - | - | - | - | - | (306,122) |
| Subscription-based IT arrangements | - | - | - | - | - | (118,698) |
| Interest paid | | | | | | |
| Bonds | (559,492) | (44,470) | (47,287) | - | (651,249) | - |
| Leases | - | - | - | - | - | (7,878) |
| Subscription-based IT arrangements | - | - | - | - | - | (3,128) |
| Net cash flows provided (used) by capital and related financing activities | (2,762,386) | (824,142) | (2,318,995) | - | (5,905,523) | (1,392,051) |
| Cash flows from investing activities | | | | | | |
| Investment income | 284,851 | 251,715 | 178,006 | 112,585 | 827,157 | 174,053 |
| Net increase (decrease) in cash and cash equivalents | 1,818,257 | 511,296 | 739,758 | (393,792) | 2,675,519 | 600,800 |
| Cash and cash equivalents - January 1 | 4,728,558 | 4,990,412 | 3,277,453 | 3,048,293 | 16,044,716 | 4,070,564 |
| Cash and cash equivalents - December 31 | $ 6,546,815 | $ 5,501,708 | $ 4,017,211 | $ 2,654,501 | $ 18,720,235 | $ 4,671,364 |

The accompanying notes are an integral part of these financial statements.

| | Business-Type Activities Enterprise Funds | | | | | Governmental Activities |
|---|---|---|---|---|---|---|
| | Water | Sewer | Storm Water | Non-Major Fund Solid Waste | Totals | Internal Service Funds |
| Reconciliation of operating income (loss) to | | | | | | |
| net cash provided (used) by operating activities | | | | | | |
| Operating income (loss) | $ 3,138,500 | $ 1,706,605 | $ 1,526,683 | $ (332,707) | $ 6,039,081 | $ (3,423,879) |
| Adjustments to reconcile operating income (loss) | | | | | | |
| to net cash flows from operating activities | | | | | | |
| Depreciation and amortization | 1,121,101 | 242,460 | 823,519 | - | 2,187,080 | 2,470,546 |
| (Increase) decrease in assets/deferred outflows | | | | | | |
| Accounts receivable | (62,366) | (67,869) | 59,337 | (469,572) | (540,470) | 99,628 |
| Lease receivable | 319,661 | - | - | - | 319,661 | - |
| Prepaid items | (4,208) | (5,884) | 6,900 | 9,386 | 6,194 | (182,127) |
| Inventories | 3,147 | - | - | - | 3,147 | - |
| Deferred outflows of resources | - | - | - | - | - | 5,274,449 |
| Increase (decrease) in liabilities/deferred inflows | | | | | | |
| Accounts payable | (52,892) | 95,564 | 47,352 | 323,660 | 413,684 | 102,823 |
| Due to other governments | 14,109 | (2,575) | (5,155) | 16,277 | 22,656 | 202,377 |
| Contracts payable | 624,906 | 49,425 | 113,702 | - | 788,033 | - |
| Deposits payable | 16,504 | - | (27,750) | - | (11,246) | - |
| Accrued salaries payable | 13,892 | 25,274 | 15,352 | 8,950 | 63,468 | 1,761 |
| Accrued flex spending | - | - | - | - | - | 39,820 |
| Unearned revenue | 9,900 | - | - | - | 9,900 | - |
| Pollution payable | 375,000 | - | - | - | 375,000 | - |
| Compensated absences payable | (57,396) | 4,250 | 2,372 | (4,155) | (54,929) | 267,937 |
| Other postemployment benefits | - | - | - | - | - | 418,141 |
| Net pension liability | - | - | - | - | - | (8,053,290) |
| Deferred inflows of resources | (437,399) | - | - | - | (437,399) | 1,006,264 |
| Net cash provided (used) by operating activities | $ 5,022,459 | $ 2,047,250 | $ 2,562,312 | $ (448,161) | $ 9,183,860 | $ (1,775,550) |
| Noncash capital and related financing activities | | | | | | |
| Amortization of bond premiums | $ 198,070 | $ 16,470 | $ 26,050 | $ - | $ 240,590 | $ - |
| Capital assets acquired via lease | $ - | $ - | $ - | $ - | $ - | $ 1,356,188 |

The accompanying notes are an integral part of these financial statements.

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## Note 1 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

The City of St. Louis Park, Minnesota (the City) was incorporated in 1886 and operates a council-manager form of government under the "Home Rule Charter" concept according to applicable Minnesota laws and statutes. The governing body consists of a seven-member City Council elected by the voters of the City.

The financial statements of the City have been prepared in conformity with accounting principles generally accepted in the United States of America as applied to governmental units by the Governmental Accounting Standards Board (GASB). The following is a summary of the significant accounting policies.

### A. FINANCIAL REPORTING ENTITY

As required by generally accepted accounting principles, the financial statements of the reporting entity include those of the City (the primary government) and its component units, entities for which the City is considered to be financially accountable. Blended component units, although legally separate entities, are in substance, part of the City's operations and so data from these units are combined with data of the City.

#### BLENDED COMPONENT UNITS

The Economic Development Authority (EDA) is an entity legally separate from the City. However, for financial reporting purposes, the EDA is reported as if it were part of the City's operations because the members of the City Council serve as EDA Board Members and the City has the ability to access EDA resources. Separate financial statements are not prepared for the EDA.

The following capital project funds are maintained by the EDA: Development EDA and Redevelopment District.

#### RELATED ORGANIZATION

The Housing Authority (HA) is an entity legally separate from the City. The HA is governed by a Board of Commissioners appointed by the City Council. However, the City's accountability for the HA does not extend beyond making the appointments.

### 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 of the activities of the primary government and its component units. For the most part, the effect of interfund activity has been removed from these statements. *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 business-type activity is offset by program revenues. *Direct expenses* are those that are clearly identifiable with a specific function or business-type activity. *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 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 all revenues, except reimbursement grants, to be available if they are collected within 60 days of the end of the current fiscal period. Reimbursement grants are considered available if they are collected within one year of the end of the current fiscal period. Expenditures generally are recorded when a liability is incurred, as under accrual accounting. However, debt service expenditures, as well as expenditures related to compensated absences and claims and judgments, are recorded only when payment is due.

Property taxes, franchise taxes, lodging tax, licenses and permits, intergovernmental revenue, charges for services, fines and forfeitures, special assessments, and interest associated with the current fiscal period are all considered to be susceptible to accrual and so have been recognized as revenues of the current fiscal period. Only the portion of special assessments receivable due within the current fiscal period 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:

The *General Fund* is the City's primary operating fund. It accounts for all financial resources of the general government, except those required to be accounted for in another fund.

The *Housing Rehabilitation Fund* is used to account for revenues from revenue bond fees and expenditures related to preventing deterioration of multi-unit housing.

The *COVID Fund* accounts for the proceeds of Federal COVID relief funding.

The *Debt Service Fund* accounts for the resources accumulated and payments made for principal and interest on long-term general obligation debt of the government.

The *Development EDA Fund* accounts for transactions related to redevelopment efforts in the City; financing is provided by investment income, grants, and developer reimbursements.

The *Permanent Improvement Fund* accounts for improvement projects such as fire alarm installations, and mandated safety improvements for hazardous buildings. Revenues are through the use of special assessments, interest income, and other miscellaneous revenues.

The *Redevelopment District Fund* accounts for transactions relative to acquisition and development in the City's tax increment redevelopment districts; financing is provided by the sale of general obligation tax increment bonds along with tax increment property tax payments.

The *Capital Fund* accounts transactions related to city-wide capital projects including work completed on streets, sidewalks, trails, and other capital projects. Revenues and financing are provided through bonding, franchise fees, intergovernmental revenues, property taxes, investment income, and other miscellaneous revenues.

The City reports the following major enterprise funds:

The *Water Fund* accounts for the provisions of water services to residents of the City. All activities necessary to provide such services are accounted for in this fund, including administration, operations, maintenance, billing and collection.

The *Sewer Fund* accounts for the provisions of sewer services to residents of the City. All activities necessary to provide such services are accounted for in this fund, including administration, operations, maintenance, billing and collection.

The *Storm Water Fund* accounts for the revenue and expenses related to providing storm water to the residents of the City. All activities necessary to provide such services are accounted for in this fund, including administration, operations, construction, maintenance, billing and collection.

The City reports the following non-major enterprise funds:

The *Solid Waste Fund* accounts for the revenue and expense related to collection, disposal, and recycling of residential solid waste. Financing is provided by charging each property owner a predetermined service fee.

Additionally, the government reports the following fund types:

*Internal Service Funds* account for the financing of goods or services provided by one department or agency to other departments or agencies of the City, or to other governments on a cost reimbursement basis. The City's internal service funds account for employee benefits including postemployment benefits and pensions, insurance, and capital replacement.

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, are similarly treated when they involve other funds of the City. Elimination of these charges would distort the direct costs and program revenues reported for the various functions concerned.

Amounts reported as *program revenues* include 1) charges to customers or applicants for goods, services, or privileges provided, 2) operating grants and contributions, and 3) capital grants and contributions, including special assessments. Internally dedicated resources are reported as *general revenues* rather than as program revenues. Likewise, general revenues include all taxes.

Proprietary funds distinguish *operating* revenues and expenses from *nonoperating* 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 water, sewer, solid waste and storm water 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 revenues and expenses.

## D. BUDGETARY INFORMATION

Budgets are legally adopted on a basis consistent with generally accepted accounting principles. Annual appropriated budgets are legally adopted for the General Fund, the following special revenue funds: Housing Rehabilitation, Cable Television, Community Development, Special Service Districts, Affordable Housing Trust and Climate Investment Funds, and the following capital projects fund: Development EDA.

Budgeted amounts are reported as originally adopted, or as amended by the City Council. Budgeted expenditure appropriations lapse at year end.

Encumbrance accounting, under which purchase orders, contracts, and other commitments for the expenditure of monies are recorded in order to reserve that portion of the appropriation, is not employed by the City because it is at present not considered necessary to assure effective budgetary control or to facilitate effective cash management.

## E. LEGAL COMPLIANCE - BUDGETS

The City follows these procedures in establishing the budgetary data reflected in the financial statements:

1. The City Manager submits to the City Council a proposed operating budget for the fiscal year commencing the following January 1. The operating budget includes proposed expenditures and the means of financing them.

2. The City Council reviews the proposed budget and makes appropriate changes.

3. Public hearings are conducted to obtain taxpayer comments.

4. The budget is legally enacted through passage of a resolution on a departmental/divisional basis and can be expended by each department based upon detailed budget estimates for individual expenditure accounts in accordance with the provisions of Section 6.05 of the City Charter.

5. After the budget resolution is approved, the City Council can increase the budget only by resolution if actual receipts exceed the estimated, or from accumulated fund balance in the amount of unexpended appropriations from the previous fiscal year.

6. Formal budgetary integration is employed as a management control device during the year for the General Fund.

7. Legal debt obligation indentures determine the appropriation level and debt service tax levies for the Debt Service Fund. Supplementary budgets are adopted for the Proprietary Funds to determine and calculate user charges. These debt service and budget amounts represent general obligation bond indenture provisions and net income for operation and capital maintenance and are not reflected in the financial statements.

8. A capital improvement program is reviewed annually by the City Council for the Capital Project Funds. However, appropriations for major projects are not adopted until the actual bid award of the improvement. The appropriations are not reflected in the financial statements.

9. The legal level of budgetary control is at the fund level. Expenditures may not legally exceed budgeted appropriations at the total fund level. The City Council must approve all expenditures at fund level either by resolution or through the disbursement process.

   The following is a listing of funds whose expenditures exceeded budgeted appropriations for the year ended December 31, 2024:

| | Final Budget | Actual | Over Budget |
|---|---|---|---|
| Major Funds: | | | |
| General Fund | $ 51,331,432 | $ 51,772,988 | $ 441,556 |
| Nonmajor Funds: | | | |
| Special Revenue Funds: | | | |
| Cable Television | 544,253 | 554,741 | 10,488 |
| Climate Investment | 181,000 | 217,570 | 36,570 |

10. Monitoring of budgets is maintained at the expenditure category level (i.e., personal services, supplies, and other services and charges, and capital outlay) within each program. Management can exceed appropriations at the department level without City Council approval. Approval must be received for exceeding budgeted appropriations at the fund level.

11. The City Council may authorize transfer of budgeted amounts between City funds.

## F. CASH AND INVESTMENTS

Cash and investment balances from all funds are pooled and invested to the extent available in authorized investments. Investment income is allocated to individual funds on the basis of average monthly cash balances. The City's investment policy dictates that the General fund is to receive the first three percent of all interest earnings as an administrative fee. The administrative fee does not apply to the Economic Development Authority.

Investments are stated at fair value, based upon quoted market prices, except for investments in 2a7-like external investment pools, which are stated at amortized cost. Investment income is accrued at the balance sheet date.

For purposes of the statement of cash flows, the Proprietary Funds consider all highly liquid investments with a maturity of three months or less when purchased to be cash equivalents. All of the cash and investments allocated to the Proprietary Fund types have original maturities of 90 days or less. Therefore the entire balance in such fund types is considered cash equivalents.

It is the City's policy to invest in a manner that seeks to ensure preservation of capital in the overall portfolio. Safety of principal is the foremost objective, but liquidity and yield are also important considerations. The objective will be to mitigate credit risk by purchasing only highly rated securities with adequate collateral and interest rate risk by matching maturities to cash flow needs and holding securities to maturity.

## G. ACCOUNTS RECEIVABLE

Property taxes and special assessment receivables have been reported net of estimated uncollectible accounts (See Note 1 I and J). The City annually certifies delinquent water and sewer accounts to the County for collection in the following year. Because utility bills are considered liens on property, no estimated uncollectible amounts are established. Uncollectible amounts are not material for other receivables and have not been reported.

## H. INTERFUND RECEIVABLES AND PAYABLES

Activity between funds that are representative of lending/borrowing arrangements outstanding at the end of the fiscal year are referred to as either "due to/from other funds" (i.e., short-term cash borrowings) or "interfund loan receivable/payable" (i.e., interfund loans). Any residual balances outstanding between the governmental activities and business-type activities are reported in the government-wide financial statements as "internal balances."

## I. PROPERTY TAX REVENUE RECOGNITION

The City Council annually adopts a tax levy and certifies it to the County in December (levy/assessment date) of each year for collection in the following year. The County is responsible for billing and collecting all property taxes for itself, the City, the local School District and other taxing authorities. Such taxes become a lien on January 1 and are recorded as receivables by the City at that date. Real property taxes are payable (by property owners) on May 15 and October 15 of each calendar year. Personal property taxes are payable by taxpayers on February 28 and June 30 of each year. These taxes are collected by the County and remitted to the City on or before July 7 and December 2 of the same year. Delinquent collections for November and December are received the following January. The City has no ability to enforce payment of property taxes by property owners. The County possesses this authority.

The City recognizes property tax revenue when it becomes both measurable and available to finance expenditures of the current period. In practice, current and delinquent taxes and State credits received by the City in July, December and January are recognized as revenue for the current year. Taxes collected by the County by December 31 (remitted to the City the following January) and taxes and credits not received at year end are classified as delinquent and due from County taxes receivable. The portion of delinquent taxes not collected by the City in January is fully offset by deferred inflow of resources because they are not available to finance current expenditures.

GOVERNMENT-WIDE FINANCIAL STATEMENTS
The City recognizes property tax revenue in the period for which the taxes were levied. Uncollectible property taxes are not material and have not been reported.

GOVERNMENTAL FUND FINANCIAL STATEMENTS
The City's property tax revenue includes payment from the Metropolitan Revenue Distribution (Fiscal Disparities Formula) per Minnesota Statute 473F. This statute provides a means of spreading a portion of the taxable valuation of commercial/industrial real property to various taxing authorities within the defined metropolitan area. The valuation "shared" is a portion of commercial/industrial property valuation growth since 1971. Property taxes paid to the City through this formula for December 31, 2024 totaled $2,948,549. Receipt of property taxes from this "fiscal disparities pool" does not increase or decrease total tax revenue.

## J. SPECIAL ASSESSMENT REVENUE RECOGNITION

Special assessments are levied against benefited properties for the cost or a portion of the cost of special assessment improvement projects in accordance with State Statutes. These assessments are collectible by the City over a term of years usually consistent with the term of the related bond issue. Collection of annual installments (including interest) is handled by the County Auditor in the same manner as property taxes. Property owners are allowed to (and often do) prepay future installments without interest or prepayment penalties.

Once a special assessment roll is adopted, the amount attributed to each parcel is a lien upon that property until full payment is made or the amount is determined to be excessive by the City Council or court action. If special assessments are allowed to go delinquent, the property is subject to tax forfeit sale and the first proceeds of that sale (after costs, penalties and expenses of sale) are remitted to the City in payment of delinquent special assessments. Pursuant to State Statutes, a property shall be subject to a tax forfeit sale after three years unless it is homesteaded, agricultural or seasonal recreational land in which event the property is subject to such sale after five years.

GOVERNMENT-WIDE FINANCIAL STATEMENTS
The City recognizes special assessment revenue in the period that the assessment roll was adopted by the City Council. Uncollectible special assessments are not material and have not been reported.

GOVERNMENTAL FUND FINANCIAL STATEMENTS
Revenue from special assessments is recognized by the City when it becomes measurable and available to finance expenditures of the current fiscal period. In practice, current and delinquent special assessments received by the City are recognized as revenue for the current year. Special assessments that are collected by the County by December 31 (remitted to the City the following January) and are also recognized as revenue for the current year. All remaining delinquent, deferred, and special deferred assessments receivable in governmental funding are completely offset by deferred inflow of resources.

## K. INVENTORIES

Inventory is valued at cost using the first-in, first out (FIFO) method. Inventory consists mainly of expendable supplies held for consumption. Inventories of the governmental funds are recorded as expenditures when consumed rather than when purchased.

**L. 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.

**M. CAPITAL ASSETS**

Capital assets, which include right-to-use lease assets, subscription assets, 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. Capital assets are defined by the City as assets with an estimated useful life in excess of three years and an initial individual cost of more than the following:

| Capitalization Threshold | |
|---|---|
| Land | All |
| Buildings | $50,000 |
| Other Improvements | $50,000 |
| Machinery and equipment | $25,000 |
| Vehicles | $25,000 |
| Infrastructure | $250,000 |
| Other assets | $50,000 |
| Construction in progress | Accumulate all costs and capitalize if over $100,000 when completed |

Such assets are recorded at historical cost or estimated historical cost if purchased or constructed. Donated capital assets, donated works of art and similar items, and capital assets received in a service concession arrangement are recorded at estimated acquisition value at the date of donation.

Major outlays for capital assets and improvements are capitalized as projects are constructed.

Property, plant and equipment, including right-to-use lease assets and subscription assets of the primary government, as well as the component units, are depreciated using the straight line method over the following estimated useful lives:

| | |
|---|---|
| Buildings and structures | 5 – 30 years |
| Improvements other than buildings | 5 – 30 years |
| Infrastructure | 5 – 100 years |
| Machinery, furniture and equipment (including software) | 3 – 30 years |
| Fleet | 3 – 25 years |
| Temporary easements | 3 – 5 years |

Capital assets of the water utility and sewer utility operations include the water distribution system and sewer collection system. These systems have been wholly (or substantially) financed by non-operating funds (special assessments, general taxes, federal and state grants, and other sources) and contribution to the Water and Sewer operating funds. City policy is to finance these assets by the sources indicated rather than by user charges.

Accordingly, the water and sewer user rates are not established at levels sufficient to cover depreciation on these assets.

The City implemented GASB 51, *Accounting and Financial Reporting for Intangible Assets* effective January 1, 2010, which required the City to capitalize and amortize intangible assets. Pursuant to GASB Statement No. 51, the retroactive reporting of permanent easements is not required and therefore, the City has elected not to report permanent easements acquired in years prior to 2010.

### N. COMPENSATED ABSENCES

It is the City's policy to permit employees to accumulate earned but unused vacation, sick pay and flex leave benefits. All liabilities for vacation leave, sick leave, flex leave and severance, both current and long-term that are attributable to services already rendered, accumulate and are more likely than not to be used for time off or otherwise paid, are recorded in the Employee Benefits Fund, an Internal Service Fund for governmental funds, and in the individual enterprise funds. The personnel ordinance limits the annual accumulation of benefits that can be accumulated from year-to-year. A liability for these amounts is reported in governmental funds only if they have matured, for example, as a result of employee resignations and retirements.

### O. 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 deferred and amortized over the life of the bonds using the effective interest method.

In the fund financial statements, governmental fund types recognize bond premiums and discounts 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.

### P. FUND BALANCE CLASSIFICATIONS

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

*Nonspendable* - consists of amounts that are not in spendable form, such as prepaid items and inventories.

*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 amounts that are constrained for specific purposes that are internally imposed by formal action (resolution) of the City Council. Those committed amounts cannot be used for any other purpose unless City Council removes or changes the specified use by taking the same type of action it employed to previously commit those amounts.

*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 and/or management. Pursuant to City Council Resolution, the City's Chief Financial Officer and/or City Manager is authorized to establish assignments of fund balance.

*Unassigned* - is the residual classification for the general fund and also reflects negative residual amounts in other funds.

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

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

### Q. INTERFUND TRANSACTIONS

Interfund services provided and used are accounted for as revenues, expenditures or expenses, and are reported as internal charges. Transactions that constitute reimbursements to a fund for expenditures/expenses initially made from it that are properly applicable to another fund, are recorded as expenditures/expenses in the reimbursing fund and as reductions of expenditures/expenses in the fund that is reimbursed. All other interfund transactions are reported as transfers.

### R. NET POSITION

Net position represents the difference between assets/deferred outflows and liabilities/deferred inflows. Net position is displayed in three components.

a) Net investment in capital assets – consists of capital assets, net of accumulated depreciation reduced by any outstanding debt attributable to acquire capital assets.
b) Restricted net position – consist of net position restricted when there are limitations imposed on their use through external restrictions imposed by creditors, grantors, laws or regulations of other governments.
c) Unrestricted net position – all other net position that do not meet the definition of "restricted" or "net investment in capital assets".

### S. USE OF ESTIMATES

The preparation of financial statements in accordance with generally accepted accounting principles (GAAP) requires management to make estimates that affect amounts reported in the financial statements during the reporting period. Actual results could differ from such estimates.

## T. DEFERRED OUTFLOWS/INFLOWS 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 government has two items that qualify for reporting in this category. They are the pension and OPEB related deferred outflows of resources reported in the government-wide statement of net position and the proprietary funds statement of net position.

In addition to liabilities, the statement of financial position will sometimes report a separate section for deferred inflows of resources. This separate financial statement element, *deferred inflows of resources*, represents an acquisition of net assets that applies to a future period(s) and so will *not* be recognized as an inflow of resources (revenue) until that time. The government has lease, pension, and OPEB related deferred inflows of resources reported in the government-wide statement of net position and the proprietary funds statement of net position. The government also has a type of item, which arises only under a modified accrual basis of accounting, that qualifies for reporting in this category. Accordingly, the item, unavailable revenue, is reported only in the governmental fund balance sheet. The governmental funds report unavailable revenues from the following sources: property taxes, special assessments, bond reimbursement payments not yet due and other miscellaneous unavailable revenue.

## U. DEFINED BENEFIT PENSION PLAN

### COST SHARING MULTIPLE – EMPLOYER PLANS

For purposes of measuring the net pension liability, deferred outflows and inflows of resources, and pension expense, information about the fiduciary net position of the Public Employees Retirement Association (PERA) and additions to and 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.

## V. LEASE RECEIVABLE

The City's lease receivable is measured at the present value of lease payments expected to be received during the lease term. A deferred inflow of resources is recorded for the lease. The deferred inflow of resources is recorded at the commencement of the lease in an amount equal to the initial recording of the lease receivable, and is recognized as revenue over the lease term.

## Note 2 DEPOSITS AND INVESTMENTS

### A. DEPOSITS

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

Minnesota Statutes require that securities pledged as collateral be held in safekeeping by the City Treasurer or in a financial institution other than that furnishing the collateral.

Authorized collateral – Minnesota Statute 118.A.03 identifies allowable forms of collateral.

Custodial Credit Risk - deposits – Custodial credit risk is the risk that in the event of a bank failure, the City's deposits may not be returned to it. Minnesota Statutes require that insurance, surety bonds or collateral protect all City deposits. The fair value of collateral pledged must equal 110% of deposits not covered by insurance or bonds. The City has no additional deposit policies addressing custodial credit risk. As of December 31, 2024, the bank balance of the City's deposits was $3,194,052 all of which was covered by federal depository insurance or by collateral pledged and held in the City's name.

### B. INVESTMENTS

Subject to rating, yield, maturity and issuer requirements as prescribed by statue, Minnesota Statutes 118A.04 and 118A.05 authorized the City to invest in United States securities, state and local securities, commercial paper, time deposits, temporary general obligation bonds, repurchase agreements, Minnesota joint powers investment trust and guaranteed investment contracts.

At December 31, 2024, the City had the following investments and maturities:

| | | Investment Maturities (in Years) | | | | |
|---|---|---|---|---|---|---|
| Investment Type | Rating | Fair Value | Less Than 1 | 1-5 | 6-10 | 11-15 |
| 4M - External Investment Pool | AAAm | $ 55,387,530 | $ 55,387,530 | $ - | $ - | $ - |
| 4MP - External Investment Pool | AAAm | 15,480,134 | 15,480,134 | - | - | - |
| Money Market Funds | AAA | 2,227,240 | 2,227,240 | - | - | - |
| Certificates of Deposit | NR | 3,856,501 | 732,244 | 3,124,257 | - | - |
| Asset Backed Securities | NR | 9,472,924 | - | 6,163,679 | 3,309,245 | - |
| Municipal Bonds | AA- - AAA | 12,806,065 | 2,623,739 | 10,182,326 | - | - |
| US Treasuries | AA+ | 7,090,531 | 7,090,531 | - | - | - |
| US Agencies | AA+ | 2,278,358 | 1,397,355 | 881,003 | - | - |
| Total | | $ 108,599,283 | $ 84,938,773 | $ 20,351,265 | $ 3,309,245 | $ - |

| | |
|---|---|
| Total investments | $ 108,599,283 |
| Deposits | 2,021,967 |
| Cash on hand | 2,220 |
| Total cash and investments | $ 110,623,470 |

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. The hierarchy has three levels. Level 1 investments are valued using inputs that are based on quoted market prices. Level 2 investments are valued using inputs that are based on matrix pricing models. Level 3 investments are valued using inputs that are unobservable.

The City has the following recurring fair value measurements as of December 31, 2024:

| | | Fair Value Measurement Using | | |
|---|---|---|---|---|
| Investment Type | 12/31/2024 | Level 1 | Level 2 | Level 3 |
| Investments at fair value: | | | | |
| Certificates of Deposit | $ 3,856,501 | $ - | $ 3,856,501 | $ - |
| Asset Backed Securities | 9,472,924 | - | 9,472,924 | - |
| Municipal Bonds | 12,806,065 | - | 12,806,065 | - |
| US Treasuries | 7,090,531 | 7,090,531 | - | - |
| US Agencies | 2,278,358 | - | 2,278,358 | - |
| Total/Subtotal | 35,504,379 | $ 7,090,531 | $ 28,413,848 | $ - |
| Investments not categorized: | | | | |
| 4M - External Investment Pool | 55,387,530 | | | |
| 4MP - External Investment Pool | 15,480,134 | | | |
| Money Market Funds | 2,227,240 | | | |
| Total | $ 108,599,283 | | | |

The 4M fund is an external investment pool which is regulated by Minnesota Statutes and the Board of Directors of the League of Minnesota Cities. For the 4M Multi-Class Fund (which includes the Liquid Asset Class and the PLUS Class), the fair value of the position in the pool is the same as the value of pool shares. The pool is managed to maintain a portfolio weighted average maturity of no greater than 60 days and seeks to maintain a constant net asset value (NAV) of $1 per share. Investments are measured at amortized cost in accordance with GASB Statement No. 79. The 4M Liquid Asset (4M) Class has no redemption requirements. The 4M PLUS (4MP) Class requires funds to be deposited for a minimum of 14 calendar days. Withdrawals prior to the 14-day restriction period are subject to penalty equal to 7 days interest on the amount withdrawn.

## C. INVESTMENT RISKS

Custodial credit risk – investments – For investments in securities, custodial credit risk is the risk that in the event of failure of the counterparty to a transaction, the City will not be able to recover the value of its investment securities that are in the possession of an outside party. Investments in investment pools and money markets are not evidenced by securities that exist in physical or book entry form, and therefore are not subject to custodial credit risk disclosures. The City's investment policy requires the City's security broker/dealers to provide its audited financial statements, proof of NASD certification, proof of state registration, and certification of having read, understood and agreed to comply with the City's investment policy. Investments in securities are held by the City's broker-dealer of which $500,000 is insured through SIPC. Each broker-dealer has provided additional protection by providing additional insurance. This insurance is subject to aggregate limits applied to all of the broker-dealers accounts.

Interest rate risk – Interest rate risk is the risk that changes in interest rates of debt investments could adversely affect the fair value of an investment. The City's investment policy states the investment portfolio will remain sufficiently liquid to enable the City to meet all operating and capital requirements that might be reasonably anticipated. The maximum maturity of investments shall not extend beyond five years, unless related to specific cash flow needs.

Credit risk – Credit risk is the risk that an issuer or other counterparty to an investment will be unable to fulfill its obligation to the holder of the investment. State law limits investments to commercial paper to those rated in the highest quality category by at least two nationally recognized rating agencies; in any security of the State of Minnesota or any of its municipalities which is rated "A" or better by a national bond rating service for general obligation and rated "AA" or better for a revenue obligation; a general obligation of the Minnesota Housing Finance Agency to those rated "A" or better by a national bond rating agency; mutual funds or money market funds whose investments are restricted to securities described in MS 118A.04. The City's investment policy does not place further restrictions on investment options.

Concentration of credit risk – Concentration of credit risk is the risk of loss that may be attributed to the magnitude of a government's investment in a single issuer. The City's investment policy states no more than 50% of its investment portfolio can be invested in municipal bonds or MHFA securities. Investments in a single issuer exceeding 5% of the City's overall cash and investment portfolio are in various holdings as follows:

| | |
|---|---|
| US Treasuries | 6.53% |
| US Agency - Federal Home Loan Mortgage Corp. LP | 6.00% |

## Note 3 RECEIVABLES

### A. LOANS RECEIVABLE

The City has made loans to local businesses and individuals that qualify for various loan programs. The businesses and individuals pay varying installments on the loans. Depending on the loan program, some of the loans are secured by an interest in the property.

Certain loans are forgivable after 30 years if specific criteria are met. At this time, information is not available to develop an estimate for any loans which may be forgiven. Therefore, no allowance has been recorded. As loan maturity dates approach, the City will evaluate whether an allowance for forgivable loans should be recorded in the financial statements.

As of December 31, 2024, the loans receivable balance was $13,875,006.

Significant receivable balances not expected to be collected within one year of December 31, 2024 are as follows:

| | Loans Receivable | Special Assessments Receivable | Property Taxes | Interfund Loans Receivable | Pledges Receivable | Total |
|---|---|---|---|---|---|---|
| Major Funds: | | | | | | |
| General Fund | $ - | $ - | $ 114,500 | $ - | $ - | $ 114,500 |
| Housing Rehabilitation Fund | 3,635,130 | 7,477,900 | - | - | - | 11,113,030 |
| Debt Service Fund | 1,120,000 | - | - | - | - | 1,120,000 |
| Development EDA Fund | 1,947,064 | - | - | 2,721,896 | - | 4,668,960 |
| Permanent Improvement Fund | - | 556,000 | - | - | - | 556,000 |
| Redevelopment District Fund | 2,619,714 | - | - | - | - | 2,619,714 |
| Capital Fund | - | - | - | - | 550,000 | 550,000 |
| Water Fund | - | 61,500 | - | - | - | 61,500 |
| Sewer Fund | - | 377,700 | - | - | - | 377,700 |
| Nonmajor Governmental Funds | 3,668,683 | 270,400 | 4,500 | 1,800,000 | - | 5,743,583 |
| Total | $ 12,990,591 | $ 8,743,500 | $ 119,000 | $ 4,521,896 | $ 550,000 | $ 26,924,987 |

## Note 4 UNAVAILABLE REVENUE

Governmental funds report deferred inflows of resources in connection with receivables for revenues that are not considered to be available to liquidate liabilities of the current period. At the end of the current fiscal year, the various components of unavailable revenue reported in the governmental funds were as follows:

| | Unavailable |
|---|---|
| Delinquent property taxes receivable (General Fund) | $ 332,497 |
| Delinquent property taxes receivable (Nonmajor Funds) | 12,942 |
| Special assessments not yet due (Housing Rehabilitation Fund) | 7,949,676 |
| Special assessments not yet due (Permanent Improvement Fund) | 695,630 |
| Special assessments not yet due (Nonmajor Funds) | 270,998 |
| Bond reimbursement payments not yet due (Debt Service Funds) | 1,195,949 |
| Due from other governments (Capital Fund) | 100,407 |
| Other miscellaneous (Development EDA Fund) | 94,471 |
| Other miscellaneous (Redevelopment District Fund) | 1,976,708 |
| Other miscellaneous (Capital Fund) | 650,000 |
| Other miscellaneous (Nonmajor Funds) | 75,292 |
| Total unavailable revenue for governmental funds | $ 13,354,570 |

## Note 5 CAPITAL ASSETS

Capital asset activity for the year ended December 31, 2024 is as follows:

| | Beginning Balance | Increases | Decreases | Ending Balance |
|---|---|---|---|---|
| Governmental activities: | | | | |
| Capital assets, not being depreciated: | | | | |
| Land | $ 17,255,135 | $ - | $ - | $ 17,255,135 |
| Permanent easements | 1,441,876 | - | - | 1,441,876 |
| Construction in progress | 1,675,577 | 16,011,954 | 4,735,373 | 12,952,158 |
| Total capital assets, not being depreciated | 20,372,588 | 16,011,954 | 4,735,373 | 31,649,169 |
| Capital assets, being depreciated and amortized: | | | | |
| Buildings and structures | 70,204,775 | - | - | 70,204,775 |
| Improvements other than buildings | 54,725,722 | 1,141,437 | - | 55,867,159 |
| Infrastructure | 80,071,911 | 4,907,822 | - | 84,979,733 |
| Machinery, furniture and equipment | 14,350,143 | 1,349,425 | 68,529 | 15,631,039 |
| Fleet | 11,664,238 | 2,037,206 | 777,755 | 12,923,689 |
| Lease assets - fleet | 148,797 | - | - | 148,797 |
| Lease assets - machinery, furniture and equipment | 50,905 | 1,356,187 | 50,905 | 1,356,187 |
| Subscription-based IT arrangements | 258,303 | - | - | 258,303 |
| Total capital assets, being depreciated and amortized | 231,474,794 | 10,792,077 | 897,189 | 241,369,682 |
| Less accumulated depreciation and amortization for: | | | | |
| Buildings and structures | 24,102,549 | 1,694,367 | - | 25,796,916 |
| Improvements other than buildings | 25,172,983 | 2,125,691 | - | 27,298,674 |
| Infrastructure | 39,002,490 | 4,329,187 | - | 43,331,677 |
| Machinery, furniture and equipment | 9,830,185 | 935,560 | 68,529 | 10,697,216 |
| Fleet | 7,340,934 | 1,010,548 | 777,755 | 7,573,727 |
| Lease assets - fleet | 51,536 | 30,695 | - | 82,231 |
| Lease assets - machinery, furniture and equipment | 45,940 | 244,310 | 50,905 | 239,345 |
| Subscription-based IT arrangements | 96,011 | 120,440 | - | 216,451 |
| Total accumulated depreciation and amortization | 105,642,628 | 10,490,798 | 897,189 | 115,236,237 |
| Total capital assets being depreciated and amortized - net | 125,832,166 | 301,279 | - | 126,133,445 |
| Governmental activities capital assets - net | $ 146,204,754 | $ 16,313,233 | $ 4,735,373 | $157,782,614 |

| | Beginning Balance | Increases | Decreases | Reclass | Ending Balance |
|---|---|---|---|---|---|
| Business-type activities: | | | | | |
| Capital assets, not being depreciated: | | | | | |
| Land | $ 515,082 | $ - | $ - | $ - | $ 515,082 |
| Construction in progress | 362,677 | 8,680,074 | 4,069,650 | - | 4,973,101 |
| Total capital assets, not being depreciated | 877,759 | 8,680,074 | 4,069,650 | - | 5,488,183 |
| Capital assets, being depreciated: | | | | | |
| Buildings and structures | 5,088,651 | - | - | - | 5,088,651 |
| Improvements other than buildings | 10,505,447 | - | - | (501,930) | 10,003,517 |
| Infrastructure | 87,252,594 | 4,197,239 | - | 501,930 | 91,951,763 |
| Machinery, furniture and equipment | 9,199,457 | 245,515 | - | - | 9,444,972 |
| Total capital assets, being depreciated | 112,046,149 | 4,442,754 | - | - | 116,488,903 |
| Less accumulated depreciation for: | | | | | |
| Buildings and structures | 4,673,472 | 24,981 | - | - | 4,698,453 |
| Improvements other than buildings | 5,383,518 | 391,398 | - | - | 5,774,916 |
| Infrastructure | 36,409,528 | 1,457,636 | - | - | 37,867,164 |
| Machinery, furniture and equipment | 5,664,463 | 313,065 | - | - | 5,977,528 |
| Total accumulated depreciation | 52,130,981 | 2,187,080 | - | - | 54,318,061 |
| Total capital assets being depreciated - net | 59,915,168 | 2,255,674 | - | - | 62,170,842 |
| Business-type activities capital assets - net | $ 60,792,927 | $ 10,935,748 | $ 4,069,650 | $ - | $ 67,659,025 |

Depreciation and amortization expense was charged to functions/programs of the primary government as follows:

| | | |
|---|---|---|
| Governmental activities: | | |
| General government | $ | 235,012 |
| Public safety | | 443,017 |
| Operations and recreation | | 5,361,740 |
| Public information | | 1,884,420 |
| Social and economic development | | 96,063 |
| Internal service | | 2,470,546 |
| Total depreciation and amortization expense - governmental activities | $ | 10,490,798 |
| Business-type activities: | | |
| Water | $ | 1,121,101 |
| Sewer | | 242,460 |
| Storm water | | 823,519 |
| Total depreciation expense - business-type activities | $ | 2,187,080 |

## Note 6 CITY INDEBTEDNESS

The City issues general obligation bonds, to provide funds for the acquisition and construction of major capital facilities. The City's long-term liabilities are segregated between the amounts to be repaid from governmental activities and amounts to be repaid from business-type activities. General obligation bonds are direct obligations and pledge the full faith and credit of the City.

As of December 31, 2024, long-term liabilities of the City consisted of the following:

| | Issue Date | Final Maturity Date | Interest Rates | Authorized And Issued | Outstanding 12/31/2024 |
|---|---|---|---|---|---|
| Governmental Activities: | | | | | |
| General Long-Term Debt: | | | | | |
| General Improvement Bonds: | | | | | |
| G.O. Improvement Bonds Series 2014A | 12/18/2014 | 2/1/2026 | 2.00% | $ 5,070,000 | $ 1,100,000 |
| G.O. Improvement Bonds Series 2016A | 7/14/2016 | 2/1/2027 | 1.375 - 2.375% | 10,000,000 | 3,415,000 |
| G.O. Improvement Bonds Series 2017A | 7/13/2017 | 2/1/2028 | 2.125 - 3.00% | 3,430,000 | 1,495,000 |
| G.O. Improvement Bonds Series 2018A | 6/14/2018 | 2/1/2033 | 3.00 - 4.00% | 2,020,000 | 1,105,000 |
| G.O. Improvement Bonds Series 2019A | 4/10/2019 | 2/1/2035 | 2.00 - 4.00% | 22,220,000 | 19,720,000 |
| G.O. Improvement Bonds Series 2019B | 11/26/2019 | 2/1/2032 | 3.00 - 5.00% | 7,585,000 | 5,520,000 |
| G.O. Improvement Bonds Series 2020A | 11/10/2020 | 2/1/2042 | 2.00 - 4.00% | 10,505,000 | 9,475,000 |
| G.O. Improvement Bonds Series 2021A | 4/15/2021 | 2/1/2038 | 1.15 - 2.00% | 12,385,000 | 11,405,000 |
| G.O. Improvement Bonds Series 2024A | 6/25/2024 | 2/1/2040 | 3.45 - 3.90% | 3,050,000 | 3,050,000 |
| Total General Improvement Bonds | | | | 76,265,000 | 56,285,000 |
| G.O. Special Assessment Bonds: | | | | | |
| G.O. Improvement Bonds Series 2012A HIA | 10/17/2012 | 2/1/2033 | 0.75 - 3.90% | 1,290,000 | 670,000 |
| G.O. Improvement Bonds Series 2019C HIA | 11/26/2019 | 2/1/2028 | 2.00 - 2.20% | 2,200,000 | 965,000 |
| G.O. Improvement Bonds Series 2022B | 9/7/2022 | 2/1/2043 | 3.5 - 4.25% | 4,900,000 | 4,810,000 |
| Total G.O. Special Assessment Bonds | | | | 8,390,000 | 6,445,000 |
| G.O. Revenue bonds: | | | | | |
| G.O. Improvement Refunding Bonds Series 2022A | 6/21/2022 | 2/1/2037 | 3.8 - 4.125% | 1,345,000 | 1,190,000 |
| Total G.O. Revenue Bonds | | | | 1,345,000 | 1,190,000 |
| Issuance premiums (discounts) | N/A | N/A | N/A | N/A | 2,709,837 |
| Total - bonded indebtedness | | | | 86,000,000 | 66,629,837 |
| Lease liability | N/A | N/A | .31 - 7.28% | N/A | 1,155,418 |
| Subscription liability | N/A | N/A | 2.31 - 2.65% | N/A | 17,420 |
| Compensated absences payable | N/A | N/A | N/A | N/A | 4,681,049 |
| Other post employment benefits | N/A | N/A | N/A | N/A | 6,112,800 |
| Net pension liability - GERF | N/A | N/A | N/A | N/A | 8,724,424 |
| Net pension liability - PEPFF | N/A | N/A | N/A | N/A | 10,365,684 |
| Total - net pension liability | | | | N/A | 19,090,108 |
| Total governmental activities long-term liabilities | | | | 86,000,000 | 97,686,632 |

| | | | | | |
|---|---|---|---|---|---|
| Business-Type Activities: | | | | | |
| General Obligation Revenue Bonds: | | | | | |
| Utility Revenue Bonds Series 2014A | 12/18/2014 | 2/1/2026 | 2.00% | $ 4,930,000 | $ 1,070,000 |
| Utility G.O. Improvement Bonds Series 2017A | 7/13/2017 | 2/1/2033 | 2.125 - 3.00% | 4,985,000 | 3,230,000 |
| Utility Refunding Revenue Bonds Series 2017A | 7/13/2017 | 2/1/2025 | 2.125 - 3.00% | 1,485,000 | 210,000 |
| Utility G.O. Revenue Bonds Series 2018A | 6/14/2018 | 2/1/2033 | 3.00 - 4.00% | 6,780,000 | 4,450,000 |
| Utility G.O. Revenue Bonds Series 2019B | 11/26/2019 | 2/1/3030 | 3.00 - 5.00% | 7,520,000 | 4,950,000 |
| Utility G.O. Revenue Bonds Series 2020A | 11/10/2020 | 2/1/2036 | 2.00 - 4.00% | 5,035,000 | 4,260,000 |
| Utility G.O. Revenue Bonds Series 2024B | 9/12/2024 | 2/1/2040 | 2.54 - 3.49% | 5,750,000 | 5,750,000 |
| Total General Obligation Revenue Bonds | | | | 36,485,000 | 23,920,000 |
| Issuance premiums (discounts) | N/A | N/A | N/A | N/A | 1,679,102 |
| Total - bonded indebtedness | | | | 36,485,000 | 25,599,102 |
| Compensated absences payable | N/A | N/A | N/A | N/A | 203,626 |
| Pollution remediation liability | N/A | N/A | N/A | N/A | 375,000 |
| Total business-type activities long-term liabilities | | | | 36,485,000 | 26,177,728 |
| Total long-term liabilities | | | | $ 122,485,000 | $ 123,864,360 |

## GOVERNMENTAL ACTIVITIES

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

| Year Ending | G.O. Improvement Bonds | | G.O. Special Assessment Bonds | | G.O. Revenue Bonds | |
|---|---|---|---|---|---|---|
| December 31 | Principal | Interest | Principal | Interest | Principal | Interest |
| 2025 | $ 5,085,000 | $ 1,540,200 | $ 515,000 | $ 230,550 | $ 70,000 | $ 45,941 |
| 2026 | 5,400,000 | 1,387,555 | 525,000 | 215,063 | 75,000 | 43,041 |
| 2027 | 5,230,000 | 1,233,258 | 545,000 | 198,853 | 80,000 | 39,941 |
| 2028 | 5,390,000 | 1,052,930 | 395,000 | 183,435 | 80,000 | 36,741 |
| 2029 | 5,200,000 | 867,699 | 280,000 | 171,508 | 85,000 | 33,441 |
| 2030 | 5,140,000 | 702,474 | 290,000 | 161,476 | 85,000 | 30,126 |
| 2031 | 4,465,000 | 566,971 | 300,000 | 150,903 | 90,000 | 26,801 |
| 2032 | 4,575,000 | 454,894 | 315,000 | 139,700 | 95,000 | 23,286 |
| 2033 | 3,405,000 | 357,497 | 320,000 | 127,780 | 100,000 | 19,481 |
| 2034 | 3,180,000 | 272,463 | 245,000 | 117,003 | 100,000 | 15,481 |
| 2035 | 3,265,000 | 184,988 | 255,000 | 107,248 | 105,000 | 11,381 |
| 2036 | 1,195,000 | 125,875 | 265,000 | 96,848 | 110,000 | 7,013 |
| 2037 | 1,225,000 | 97,200 | 275,000 | 85,979 | 115,000 | 2,372 |
| 2038 | 1,250,000 | 68,700 | 290,000 | 74,538 | - | - |
| 2039 | 655,000 | 45,750 | 300,000 | 62,440 | - | - |
| 2040 | 670,000 | 28,450 | 310,000 | 49,783 | - | - |
| 2041 | 475,000 | 14,950 | 325,000 | 36,444 | - | - |
| 2042 | 480,000 | 5,100 | 340,000 | 22,313 | - | - |
| 2043 | - | - | 355,000 | 7,544 | - | - |
| Total | $ 56,285,000 | $ 9,006,954 | $ 6,445,000 | $ 2,239,408 | $ 1,190,000 | $ 335,046 |

It is not practicable to determine the specific year for payment of long-term accrued compensated absences.

BUSINESS-TYPE ACTIVITIES

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

| Year Ending | G.O. Revenue Bonds | |
|---|---|---|
| December 31 | Principal | Interest |
| 2025 | $ 2,515,000 | $ 771,731 |
| 2026 | 2,590,000 | 703,375 |
| 2027 | 2,225,000 | 611,838 |
| 2028 | 2,310,000 | 523,863 |
| 2029 | 2,405,000 | 431,575 |
| 2030 | 2,500,000 | 344,213 |
| 2031 | 1,620,000 | 278,075 |
| 2032 | 1,680,000 | 226,850 |
| 2033 | 1,720,000 | 175,900 |
| 2034 | 795,000 | 138,150 |
| 2035 | 815,000 | 113,900 |
| 2036 | 840,000 | 88,900 |
| 2037 | 450,000 | 67,200 |
| 2038 | 465,000 | 48,900 |
| 2039 | 485,000 | 29,900 |
| 2040 | 505,000 | 10,100 |
| Total | $ 23,920,000 | $ 4,564,470 |

It is not practicable to determine the specific year for payment of long-term accrued compensated absences.

CHANGE IN LONG-TERM LIABILITIES

Long-term liability activity for the year ended December 31, 2024 was as follows:

| | Beginning Balance | Additions | Reductions | Ending Balance | Due Within One Year |
|---|---|---|---|---|---|
| Governmental activities: | | | | | |
| Bonds payable: | | | | | |
| G.O. improvement bonds | $ 58,160,000 | $ 3,050,000 | $ 4,925,000 | $ 56,285,000 | $ 5,085,000 |
| G.O. tax increment bonds | 570,000 | - | 570,000 | - | - |
| G.O. special assessment bonds | 6,870,000 | - | 425,000 | 6,445,000 | 515,000 |
| G.O. revenue bonds | 1,260,000 | - | 70,000 | 1,190,000 | 70,000 |
| Add: | | | | | |
| Premiums on bonds | 2,827,947 | 188,926 | 300,600 | 2,716,273 | - |
| Discounts on bonds | (7,226) | - | (790) | (6,436) | - |
| Total bonds payable | 69,680,721 | 3,238,926 | 6,289,810 | 66,629,837 | 5,670,000 |
| Lease liability | 105,354 | 1,356,186 | 306,122 | 1,155,418 | 290,329 |
| Subscription liability | 136,118 | - | 118,698 | 17,420 | 17,420 |
| Compensated absences * | 4,413,112 | 267,937 | - | 4,681,049 | 3,798,863 |
| Other post-employment benefits * | 5,694,659 | 418,141 | - | 6,112,800 | 296,959 |
| Net pension liability * | 27,143,398 | - | 8,053,290 | 19,090,108 | - |
| Total governmental activity long-term liabilities | $ 107,173,362 | $ 5,281,190 | $ 14,767,920 | $ 97,686,632 | $ 10,073,571 |
| | | | | | |
| Business-type activities: | | | | | |
| Bonds payable: | | | | | |
| G.O. revenue bonds | $ 20,600,000 | $ 5,750,000 | $ 2,430,000 | $ 23,920,000 | $ 2,515,000 |
| Add: | | | | | |
| Premiums on bonds | 1,542,977 | 376,715 | 240,590 | 1,679,102 | - |
| Total bonds payable | 22,142,977 | 6,126,715 | 2,670,590 | 25,599,102 | 2,515,000 |
| Compensated absences * | 258,555 | - | 54,929 | 203,626 | 175,958 |
| Pollution remediation liability | - | 375,000 | - | 375,000 | - |
| Total business-type activity long-term liabilities | $ 22,401,532 | $ 6,501,715 | $ 2,725,519 | $ 26,177,728 | $ 2,690,958 |

* The changes in compensated absences, other post-employment benefits, and net pension liability are presented as a net change.

REVENUE PLEDGED

Future revenue pledged for the payment of long-term debt is as follows:

| | | Revenue Pledged | | | | | Current Year | |
|---|---|---|---|---|---|---|---|---|
| Bond Issue | Use of Proceeds | Type | Percent of total debt service | Debt service as a % of net revenues | Pledged Through | Remaining Principal and Interest | Principal and Interest paid | Pledged Revenue received |
| G.O. Improvement Bonds Series 2012A | Housing Improvement Area | Fee | 100% | 99% | 2033 | 787,204 | 89,385 | 42,116 |
| G.O. Improvement Bonds Series 2010A / Refunding 2019C | Housing Improvement Area | Fee | 100% | 100% | 2028 | 1,000,738 | 292,535 | 33,682 |
| Tax Increment Refunding Bonds Series 2008B | Street Improvements | TIF | 100% | 100% | 2024 | - | 583,181 | 583,181 |
| Utility Revenue Bonds Series 2014A | Utility Infrastructure Projects | Utility charges | 100% | 100% | 2026 | 1,091,500 | 541,550 | 541,550 |
| Utility Revenue Bonds Series 2017A | Utility Infrastructure Projects | Utility charges | 100% | 100% | 2033 | 3,649,788 | 404,550 | 404,550 |
| Utility Refunding Revenue Bonds Series 2017A | Utility Infrastructure Projects | Utility charges | 100% | 100% | 2025 | 211,150 | 212,150 | 212,150 |
| Utility Revenue Bonds Series 2018A | Utility Infrastructure Projects | Utility charges | 100% | 100% | 2033 | 5,087,200 | 560,500 | 560,500 |
| Utility Revenue Bonds Series 2019B | Utility Infrastructure Projects | Utility charges | 100% | 100% | 2030 | 5,624,950 | 949,550 | 949,550 |
| G.O. Bonds Series 2020A - Utility portion | Utility Infrastructure Projects | Utility charges | 100% | 100% | 2036 | 4,947,075 | 412,950 | 412,950 |
| G.O. Bonds Series 2020A - Levy portion | Bikeway, Bridge, Pavement Management | Tax Levy | 100% | n/a | 2042 | 11,345,975 | 805,450 | 860,948 |
| G.O. Bonds Series 2021A | Park Improvements, Louisiana Bridge, Wooddale Bikeway, Pavement Management | Tax Levy | 100% | n/a | 2038 | 12,648,251 | 1,075,018 | 1,135,436 |
| 2022A G.O. Refunding Bonds | Louisiana Court Project | Operating revenues of Louisiana Court | 100% | n/a | 2037 | 1,525,048 | 118,741 | 1,619 |
| 2024A G.O. Bonds | Street Improvements | Tax Levy | 100% | n/a | 2043 | 4,178,170 | - | - |
| 2024B G.O. Revenue Bonds | Utility Infrastructure Projects | Utility Charges | 100% | n/a | 2040 | 7,872,806 | - | - |

## Note 7 DEFINED BENEFIT PENSION PLANS

### A. PLAN DESCRIPTION

The City participates in the following cost-sharing multiple-employer defined benefit pension plans administered by the Public Employees Retirement Association of Minnesota (PERA). Plan provisions are established and administered according to Minnesota Statutes, Chapters 353, 353D, 353E, 353G and 356. Minnesota Statutes Chapter 356 defines each plan's financial reporting requirements. PERA's defined benefit pension plans are tax qualified plans under Section 401(a) of the Internal Revenue Code.

1. General Employees Retirement Plan (General Plan)

   Membership in the General Plan includes employees of counties, cities, townships, schools in non-certified positions, and other governmental entities whose revenues are derived from taxation, fees, or assessments. Plan membership is required for any employee who is expected to earn more than $425 in a month, unless the employee meets exclusion criteria.

2. Public Employees Police and Fire Retirement Plan (Police and Fire Plan)

   Membership in the Police and Fire Plan includes full-time, licensed police officers and firefighters who meet the membership criteria defined in Minnesota Statutes section 353.64 and who are not earning service credit in any other PERA retirement plan or local relief association for the same service. Employers can provide Police and Fire Plan coverage for part-time positions and certain other public safety positions by submitting a resolution adopted by the entity's governing body. The resolution must state that the position meets plan requirements.

### 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. When a member is "vested," they have earned enough service credit to receive a lifetime monthly benefit after leaving public service and reaching an eligible retirement age. Members who retire at or over their Social Security full retirement age with at least one year of service qualify for a retirement benefit.

1. General Employees Plan Benefits

   The General Employees Plan requires three years of service to vest. 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 of service. Two methods are used to compute benefits for General Plan members. Members hired prior to July 1, 1989 receive the higher of the Step or Level formulas. Only the Level formula is used for members hired after June 30, 1989. Under the Step formula, General Plan members receive 1.2% of the highest average salary for each of the first ten years of service and 1.7% for each additional year. Under the Level formula, General Plan members receive 1.7% of the highest average salary for all years of service. For members hired prior to July 1, 1989, a full retirement benefit is available when age plus years of service equal 90 and normal retirement age is 65. Members can receive a reduced requirement benefit as early as age 55 if they have three or more years of service. Early retirement benefits are reduced by 0.25% for each month under age 65. Members with 30 or more years of service can retire at any age with a reduction of 0.25% for each month the member is younger than age 62. The Level formula allows General Plan members to receive a full retirement benefit at age 65 if they were first hired before July 1, 1989 or at age 66 if they were hired on or after July 1, 1989. Early retirement begins at age 55 with an actuarial reduction applied to the benefit.

Benefit increases are provided to benefit recipients each January. The postretirement increase is equal to 50% of the cost-of-living adjustment (COLA) announced by the SSA, with a minimum increase of at least 1% and a maximum of 1.5%. The 2024 annual increase was 1.5%. 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 prorated increase.

2. Police and Fire Plan Benefits

Benefits for Police and Fire Plan members hired before July 1, 2010, are vested after three years of service. Members hired on or after July 1, 2010, are 50% vested after five years and 100% vested after ten years. After five years, vesting increased by 10% each full year of service until members are at 100% vested after ten years. Police and Fire Plan members receive a full retirement benefit when they are age 55 and vested, or when their age plus their years of service equals 90 or greater if they were first hired before July 1, 1989. Early retirement starts at age 50, and early retirement benefits are reduced by 0.417% each month members are younger than age 55.

Benefit increases are provided to benefit recipients each January. The postretirement increase is fixed at 1%. Recipients that have been receiving the annuity or benefit for at least 36 months 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 25 months but less than 36 months as of the June 30 before the effective date of the increase will receive a prorated increase.

## C. CONTRIBUTIONS

Minnesota Statutes Chapters 353, 353E, 353G, and 356 set the rates for employer and employee contributions. Contribution rates can only be modified by the state legislature.

1. General Employees Fund Contributions

General Plan members were required to contribute 6.50% of their annual covered salary in fiscal year 2024 and the City was required to contribute 7.50% for General Plan members. The City’s contributions to the General Employees Fund for the year ended December 31, 2024 were $1,537,072. The City’s contributions were equal to the required contributions as set by state statute.

2. Police and Fire Fund Contributions

Police and Fire Plan members were required to contribute 11.80% of their annual covered salary in fiscal year 2024 and the City was required to contribute 17.70% for Police and Fire Plan members. The City’s contributions to the Police and Fire Fund for the year ended December 31, 2024 were $2,008,062. The City’s contributions were equal to the required contributions as set by state statute.

## D. PENSION COSTS

1. General Employees Fund Pension Costs

At December 31, 2024, the City reported a liability of $8,724,424 for its proportionate share of the General Employee's Fund 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 $225,596.

The net pension liability was measured as of June 30, 2024, and the total pension liability used to calculate the net pension liability was determined by an actuarial valuation as of that date. The City's proportion 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, 2023 through June 30, 2024, relative to the total employer contributions received from all of PERA's participating employers. The City's proportionate share was 0.2360% at the end of the measurement period and 0.2449% for the beginning of the period.

| | |
|---|---|
| City's proportionate share of the net pension liability | $ 8,724,424 |
| State of Minnesota's proportionate share of the net pension liability associated with the City | 225,596 |
| Total | $ 8,950,020 |

For the year ended December 31, 2024, the City recognized pension expense of $681,385 for its proportionate share of the General Plan's pension expense. In addition, the City recognized an additional $6,048 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.

During the plan year ended June 30, 2024, the State of Minnesota contributed $170.1 million to the General Employees Fund. The State of Minnesota is not included as a non-employer contributing entity in the General Employees Plan pension allocation schedules for the $170.1 million in direct state aid because this contribution was not considered to meet the definition of a special funding situation. The City recognized $401,436 for the year ended December 31, 2024 as revenue and an offsetting reduction of net pension liability for its proportionate share of the State of Minnesota's on-behalf contributions to the General Employees Fund.

At December 31, 2024, the City reported General Employees Fund deferred outflows of resources and deferred inflows of resources related to pensions from the following sources:

| | Deferred Outflows of Resources | Deferred Inflows of Resources |
|---|---|---|
| Differences between expected and actual economic experience | $ 819,338 | $ - |
| Changes in actuarial assumptions | 41,792 | 3,302,035 |
| Net difference between projected and actual earnings on pension plan investments | - | 2,507,002 |
| Changes in proportion | 330,303 | 550,589 |
| Employer contributions subsequent to the measurement date | 766,561 | - |
| Total | $ 1,957,994 | $ 6,359,626 |

The $766,561 reported as deferred outflows of resources related to pensions resulting from City contributions subsequent to the measurement date will be recognized as a reduction of the net pension liability in the year ended December 31, 2025. Other amounts reported as deferred outflows and inflows of resources related to pensions will be recognized in pension expense as follows:

| Year Ended December 31, | Pension Expense |
|---|---|
| 2025 | $ (2,767,118) |
| 2026 | (497,074) |
| 2027 | (1,235,329) |
| 2028 | (668,672) |
| 2029 | - |
| Thereafter | - |

2. Police and Fire Fund Pension Costs

At December 31, 2024, the City reported a liability of $10,365,684 for its proportionate share of the Police and Fire Fund's net pension liability. The net pension liability was measured as of June 30, 2024 and the total pension liability used to calculate the net pension liability 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, 2023 through June 30, 2024, relative to the total employer contributions received from all of PERA's participating employers. The City's proportionate share was 0.7879% at the end of the measurement period and 0.7788% for the beginning of the period.

The State of Minnesota contributed $37.4 million to the Police and Fire Fund during the plan fiscal year ended June 30, 2024. The contribution consisted of $9 million in direct state aid that meets the definition of a special funding situation, additional one-time direct state aid contribution of $19.4 million, and $9 million in supplemental state aid that does not meet the definition of a special funding situation. Additionally, $9 million supplemental state aid was paid on October 1, 2024. Thereafter, by October 1 of each year, the state will pay $9 million to the Police and Fire Fund until full funding is reached or July 1, 2048, whichever is earlier. The $9 million in supplemental state aid will continue until the fund is 90% funded, or until the State Patrol Plan (administered by the Minnesota State

Retirement System) is 90% funded, whichever occurs later. The State of Minnesota's proportionate share of the net pension liability associated with the City totaled $395,136.

| | |
|---|---|
| City's proportionate share of the net pension liability | $ 10,365,684 |
| State of Minnesota's proportionate share of the net pension liability associated with the City | 395,136 |
| Total | $ 10,760,820 |

For the year ended December 31, 2024, the City recognized pension expense of $2,014,812 for its proportionate share of the Police and Fire Plan's pension expense. The City recognized an additional $38,370 as pension expense (and grant revenue) for its proportionate share of the State of Minnesota's contribution of $9 million to the Police and Fire Fund special funding situation.

The State of Minnesota is not included as a non-employer contributing entity in the Police and Fire Pension Plan pension allocation schedules for the $28.4 million in supplemental state aid, because this contribution was not considered to meet the definition of a special funding situation. The City recognized $223,764 for the year ended December 31, 2024 as revenue and an offsetting reduction of net pension liability for its proportionate share of the State of Minnesota's on-behalf contributions to the Police and Fire Fund.

At December 31, 2024, the City reported Police and Fire Fund deferred outflows of resources and deferred inflows of resources related to pensions from the following sources:

| | Deferred Outflows of Resources | Deferred Inflows of Resources |
|---|---|---|
| Differences between expected and actual economic experience | $ 4,046,436 | $ - |
| Changes in actuarial assumptions | 11,455,116 | 15,264,650 |
| Net difference between projected and actual earnings on pension plan investments | - | 3,401,917 |
| Changes in proportion | 405,137 | 191,669 |
| Employer contributions subsequent to the measurement date | 997,675 | - |
| Total | $ 16,904,364 | $ 18,858,236 |

The $997,675 reported as deferred outflows of resources related to pensions resulting from City contributions subsequent to the measurement date will be recognized as a reduction of the net pension liability in the year ended December 31, 2025. Other amounts reported as deferred outflows and inflows of resources related to pensions will be recognized in pension expense as follows:

| Year Ended December 31, | Pension Expense |
|---|---|
| 2025 | $ (505,937) |
| 2026 | 2,742,760 |
| 2027 | (1,490,797) |
| 2028 | (3,998,092) |
| 2029 | 300,519 |
| Thereafter | - |

The net pension liability will be liquidated by the Employee Benefits internal service fund.

## E. ACTUARIAL ASSUMPTIONS

The total pension liability in the June 30, 2024 actuarial valuation was determined using the entry-age normal actuarial cost method and the following actuarial assumptions:

| | |
|---|---|
| Inflation | 2.25% per year |
| Investment Rate of Return | 7.00% |

The long-term investment rate of return 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 investment return rates considered reasonable by the actuary. An investment return of 7.00% is within that range.

Benefit increases after retirement are assumed to be 1.25% for the General Plan and 1.00% for the Police and Fire Plan.

Salary growth assumptions in the General Plan range in annual increments from 10.25% after one year of service to 3.0% after 27 years of service. In the Police and Fire Plan, salary growth assumptions range in annual increments from 11.75% after one year of service to 3.0% after 24 years of service.

Mortality rates for General Plan were based on the Pub-2010 General Employee Mortality Table. Mortality rates for Police and Fire Plan were based on the Pub-2010 Public Safety Employee Mortality tables. The tables are adjusted slightly to fit PERA's experience.

Actuarial assumptions for General Plan are reviewed every four years. The General Plan was last reviewed in 2022. The assumption changes were adopted by the board and became effective with the July 1, 2023 actuarial valuation. The Police and Fire Plan was reviewed in 2024. PERA anticipates the experience study will be approved by the Legislative Commission on Pensions and Retirement and become effective with the July 1, 2025 actuarial valuation.

The following changes in actuarial assumptions and plan provisions occurred in 2024:

General Employees Fund
Changes in Actuarial Assumptions:

- Rates of merit and seniority were adjusted, resulting in slightly higher rates.
- Assumed rates of retirement were adjusted as follows: increase the rate of assumed unreduced retirements, slight adjustments to Rule of 90 retirement rates, and slight adjustments to early retirement rates for Tier 1 and Tier 2 members.
- Minor increase in assumed withdrawals for males and females.
- Lower rates of disability.
- Continued use of Pub-2010 general mortality table with slight rate adjustments as recommended in the most recent experience study.
- Minor changes to form of payment assumptions for male and female retirees.
- Minor changes to assumptions made with respect to missing participant data.

Changes in Plan Provisions:

- The workers' compensation offset for disability benefits was eliminated. The actuarial equivalent factors updated to reflect the changes in assumptions.

Police and Fire Fund
Changes in Plan Provisions:

- The State contribution of $9.0 million per year will continue until the earlier of 1) both the Police & Fire Plan and the State Patrol Retirement Fund attain 90 percent funded status for three consecutive years (on an actuarial value of assets basis) or 2) July 1, 2048. The contribution was previously due to expire after attaining a 90 percent funded status for one year.
- The additional $9.0 million contribution will continue until the Police & Fire Plan is fully funded for a minimum of three consecutive years on an actuarial value of assets basis, or July 1, 2048, whichever is earlier. This contribution was previously due to expire upon attainment of fully funded status on an actuarial value of assets basis for one year (or July 1, 2048 if earlier).

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 Expected Real Rate of Return |
|---|---|---|
| Domestic equity | 33.5% | 5.10% |
| International equity | 16.5% | 5.30% |
| Fixed income | 25% | 0.75% |
| Private markets | 25% | 5.90% |
| Total | 100% | |

## F. DISCOUNT RATE

The discount rate used to measure the total pension liability in 2024 was 7.00%. 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 position of the General Plan and Police and Fire Plan were 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.

## G. PENSION LIABILITY SENSITIVITY

The following presents the City's proportionate share of the net pension liability, 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 one percentage point lower (6.00%) or one percentage point higher (8.00%) than the current discount rate:

| | 1% Decrease in Discount Rate | Discount Rate | 1% Increase in Discount Rate |
|---|---|---|---|
| City's Proportionate share of the GERF net pension liability | $ 19,055,546 | $ 8,724,424 | $ 226,134 |
| City's Proportionate share of the PEPFF net pension liability | $ 24,496,137 | $ 10,365,684 | $ (1,238,374) |

## H. 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.

## I. PENSION EXPENSE

Pension expense recognized by the City for the year ended December 31, 2024 is as follows:

| | |
|---|---|
| General Plan | $ 681,385 |
| Police and Fire Plan | 2,014,812 |
| Total | $ 2,696,197 |

## Note 8 DEFINED CONTRIBUTION PLAN

Four council members of the City of St. Louis Park, Minnesota, are covered by the Public Employees Defined Contribution Plan (PEDCP), a multiple-employer deferred compensation plan administered by PERA. The PEDCP is a tax qualified plan under Section 401(a) of the Internal Revenue Code and all contributions by or on behalf of employees are tax deferred until time of withdrawal.

Plan benefits depend solely on amounts contributed to the plan plus investment earnings, less administrative expenses. Minnesota Statutes, Chapter 353D and 356, specifies plan provisions, including the employee and employer contribution rates for those qualified personnel who elect to participate. An eligible elected official who decides to participate contributes 5% of salary which is matched by the elected official's employer. For ambulance service personnel, employer contributions are determined by the employer, and for salaried employees contributions must be a fixed percentage of salary. Employer contributions for volunteer personnel may be a unit value for each call or period of alert duty. Employees who are paid for their services may elect to make member contributions in an amount not to exceed the employer share. Employer and employee contributions are combined and used to purchase shares in one or more of the seven accounts of the Minnesota Supplemental Investment Fund. For administering the plan, PERA receives 2% of employer contributions and twenty-five hundredths of 1% (.0025) of the assets in each member's account annually.

Total contributions made by the City during fiscal year 2024 were:

| Contribution Amount | | Percentage of Covered Payroll | | Required |
|---|---|---|---|---|
| Employee | Employer (Pension Expense) | Employee | Employer | Rate |
| $ 3,204 | $ 3,204 | 5% | 5% | 5% |

## Note 9 POST-EMPLOYMENT BENEFITS OTHER THAN PENSIONS (OPEB)

### A. PLAN DESCRIPTION

In addition to providing the pension benefits described in Notes 7 and 8, the City provides post-employment health care benefits, as defined in paragraph B, through its group health insurance plan (the plan). The plan is a single-employer defined benefit OPEB plan administered by the City. The authority to provide these benefits is established in Minnesota Statutes Sections 471.61 Subd. 2a and 299A.465. The benefits, benefit levels, employee contributions and employer contributions are governed by the City and can be amended by the City through its personnel manual and collective bargaining agreements with employee groups. No assets are accumulated in a trust that meets the criteria in paragraph 4 of GASB Statement No. 75.

### B. BENEFITS PROVIDED

The City is required by State Statute to allow retirees to continue participation in the City's group health insurance plan if the individual terminates service with the City through service retirement or disability retirement. Police officers, police, sergeants, police lieutenants, dispatchers, and firefighters age 50 and over with 3 years of service, or age 65 with 1 year of service, may continue medical and dental coverage at their own expense. Non-union and 49ers union employees age 55 with 3 years of service, age 65 with 1 year of service, any age with 30 years of service, or those whose age plus service is at least 90 may continue medical and dental coverage at their own expense. Employees may obtain dependent coverage at retirement only if the employee was receiving dependent coverage immediately prior to retirement.

The surviving spouse of an active employee may continue coverage in the group health insurance plan after the employee's death.

All health care coverage is provided through the City's group health insurance plans. The retiree is required to pay 100% of their premium cost for the City-sponsored group health insurance plan in which they participate. The premium is a blended rate determined on the entire active and retiree population. Since the projected claims costs for retirees exceed the blended premium paid by retirees, the retirees are receiving an implicit rate subsidy (benefit). The coverage levels are the same as those afforded to active employees. Upon a retiree reaching age 65, Medicare becomes the primary insurer.

## C. PARTICIPANTS

As of the December 31, 2022 valuation date, participants of the plan consisted of:

| | |
|---|---|
| Active employees electing coverage | 277 |
| Active employees waiving coverage | 2 |
| Retirees electing coverage | 28 |
| Total | 307 |

## D. TOTAL OPEB LIABILITY AND CHANGES IN TOTAL OPEB LIABILITY

The City's total OPEB liability of $6,112,800 was measured at December 31, 2023 and was determined by an actuarial valuation as of December 31, 2022. Changes in the total OPEB liability during 2024 were:

| | |
|---|---|
| Changes for the year: | |
| Service cost | $ 320,296 |
| Interest cost | 237,569 |
| Changes of benefit terms | - |
| Differences between expected and actual experience | (487) |
| Changes in assumptions | 158,893 |
| Benefit payments | (298,130) |
| Net changes | 418,141 |
| Balance - beginning of year | 5,694,659 |
| Balance - end of year | $ 6,112,800 |

There were no plan changes since the previous measurement date of December 31, 2022.

## E. ACTUARIAL ASSUMPTIONS AND OTHER INPUTS

The total OPEB liability in the December 31, 2022 actuarial valuation, for reporting date December 31, 2024 was determined using the following actuarial assumptions and other inputs, applied to all periods included in the measurement, unless otherwise specified:

| | |
|---|---|
| Inflation rate | 2.50% |
| Salary increases | Based on most recently disclosed assumptions for the pension plan in which the employee participates |
| Discount rate | 3.77% |
| Index rate for 20-year tax-exempt muncipal bonds | 3.77% |
| Healthcare trend rates | 6.90% in 2024 gradually decreasing over several decades to an ultimate rate of 3.90% in 2075 and later years |
| Retirees' share of benefit-related costs | 100% |

Since the plan is funded on a pay-as-you-go basis, both the discount rate and the investment rate of return were based on published rate information for 20-year, tax exempt municipal bonds as of the measurement date. (Fidelity 20-year Municipal GO AA Index)

Mortality rates for general employees were based on Pub-2010 General mortality tables with projected mortality improvements based on scale MP-2021, and other adjustments. Mortality rates for Police and Fire employees were based on the Pub-2010 Public Safety mortality tables with projected mortality improvements based on scale MP-2021, and other adjustments.

The actuarial assumptions used in the valuation for reporting date December 31, 2024 are similar to those used to value pension liabilities for Minnesota public employees. The state pension plans base their assumptions on periodic experience studies.

Changes in assumptions and other inputs since the prior measurement date include:

- The discount rate was changed from 4.05% to 3.77% based on updated 20-year municipal bond rates.

## F. SENSITIVITY OF THE TOTAL OPEB LIABILITY TO CHANGES IN THE DISCOUNT RATE

The following table presents the total OPEB liability of the City, as well as what the City's total OPEB liability would be if it were calculated using a discount rate that is 1% lower or 1% higher than the current discount rate of 3.77%:

| | 1% Decrease | Current Discount Rate | 1% Increase |
|---|---|---|---|
| Total OPEB liability | $ 6,730,328 | $ 6,112,800 | $ 5,570,608 |

## G. SENSITIVITY OF THE TOTAL OPEB LIABILITY TO CHANGES IN HEALTHCARE COST TREND RATES

The following table presents the total OPEB liability of the City, as well as what the City's total OPEB liability would be if it were calculated using healthcare cost trend rates that are 1% lower (5.90% decreasing to 2.90%) or 1% higher (7.90% decreasing to 4.90%) than the current healthcare cost trend rates:

| | 1% Decrease | Current Healthcare Cost Trend Rates | 1% Increase |
|---|---|---|---|
| Total OPEB liability | $ 5,381,839 | $ 6,112,800 | $ 6,977,801 |

## H. OPEB EXPENSE AND DEFERRED OUTFLOWS AND INFLOWS OF RESOURCES RELATED TO OPEB

For the year ended December 31, 2024, the City recognized $119,701 of OPEB expense. At December 31, 2024, the City reported deferred outflows and inflows of resources related to OPEB from the following sources:

| | Deferred Outflows of Resources | Deferred Inflows of Resources |
|---|---|---|
| Difference between expected and actual liability | $ 1,130,586 | $ 3,551 |
| Changes of assumption | 369,577 | 966,420 |
| Contributions between the measurement date and reporting date | 286,008 | - |
| Total | $ 1,786,171 | $ 969,971 |

$286,008 of the deferred outflows of resources relates to contributions subsequent to the measurement date will be recognized as a reduction of the OPEB liability in the year ending December 31, 2025. Other amounts reported as deferred outflows and inflows of resources related to OPEB will be recognized in OPEB expense as follows:

| Year Ended December 31, | OPEB Expense |
|---|---|
| 2025 | $ 145,974 |
| 2026 | 133,922 |
| 2027 | 125,822 |
| 2028 | 112,402 |
| 2029 | 104,201 |
| Thereafter | (92,129) |
| | $ 530,192 |

## Note 10 INTERFUND RECEIVABLES, PAYABLES AND TRANSFERS

The City has established interfund loans to finance infrastructure improvements, project reimbursements, housing rehabilitation loans and to provide initial financing for TIF districts. A summary at December 31, 2024 is as follows:

| | Interfund Loan Receivable | Interfund Loan Payable |
|---|---|---|
| Major Funds: | | |
| Housing Rehabilitation | $ - | $ 995,701 |
| Development EDA | 3,159,100 | - |
| Redevelopment District | - | 3,963,399 |
| Nonmajor Governmental Funds | 1,800,000 | - |
| Total | $ 4,959,100 | $ 4,959,100 |

The City provides temporary advances to funds that have insufficient cash balances by means of an advance from another fund shown as due from other funds in the advancing fund, and a due to other fund in the fund with the deficit, until adequate resources are received. At December 31, 2024, amounts due from other funds and due to other funds were $0.

Interfund transfers at December 31, 2024 are as follows:

| | Transfers in | | | | | | | |
|---|---|---|---|---|---|---|---|---|
| Fund | General | Housing Rehabilitation | Debt Service | Development EDA | Capital Fund | Nonmajor Governmental | Internal Service Funds | Totals |
| Transfers out: | | | | | | | | |
| General | $ - | $ - | $ - | $ - | $ - | $ 28,700 | $ 2,533,414 | $ 2,562,114 |
| Housing Rehabilitation | 10,067 | - | 669,946 | - | - | - | - | 680,013 |
| COVID Fund | 4,028,714 | - | - | - | - | - | - | 4,028,714 |
| Development EDA | 35,647 | - | - | - | - | - | - | 35,647 |
| Redevelopment District | - | - | 583,681 | 68,654 | 1,626,067 | 2,212,131 | - | 4,490,533 |
| Nonmajor Governmental | - | 718,564 | - | - | - | - | - | 718,564 |
| Water | 763,938 | - | - | - | - | - | - | 763,938 |
| Sewer | 1,026,181 | - | - | - | - | - | - | 1,026,181 |
| Storm Water | 383,565 | - | - | - | - | - | - | 383,565 |
| Solid Waste | 261,742 | - | - | - | - | - | - | 261,742 |
| Total transfers in | $ 6,509,854 | $ 718,564 | $ 1,253,627 | $ 68,654 | $ 1,626,067 | $ 2,240,831 | $ 2,533,414 | $ 14,951,011 |

Generally, transfers are used to (1) move revenues from the fund that collects them to the fund that the budget requires to expend them, (2) move receipts restricted to debt service from the funds collecting the receipts to a debt service fund in accordance with bond documents, (3) move funds in accordance with the City's adopted capital improvement plan to support project costs, and (4) use unrestricted revenues collected in the General Fund to finance various programs accounted for in other funds in accordance with City policy.

## Note 11 LEASE AND SUBSCRIPTION-BASED INFORMATION TECHNOLOGY ARRANGEMENT DISCLOSURES

### A. LESSOR LEASES

The City leases space on its water towers for cellular tower antenna sites. There are ten leases with terms ranging from 108 to 240 months, including up to four renewal periods of 60 months each at the lessee's option. The lease terms include options which the City considers the likelihood of being exercised to be greater than 50%. The agreements call for annual lease payments ranging from $8,979 to $69,643. The lease receivables are measured at the present value of future minimum lease payments expected to be received during the lease term at discount rates of 1.085% to 3.398%.

The City has a ground lease with a term of 142 months including two, 60 month extensions at the lessee's option. The agreement calls for annual payments of $15,764. The lease receivable is measured at the present value of future minimum lease payments expected to be received during the lease term at a discount rate of .31%.

The City has a vehicle towing and impounding lease agreement with a term of 36 months. The agreement calls for monthly payments starting at $2,100 and payments increasing by the Consumer Price Index annually. The lease receivable is measured at the present value of future minimum lease payments expected to be received during the lease term at a discount rate of .22%.

At December 31, 2024, the City recorded lease receivables of $5,323,512 and deferred inflows for these arrangements of $5,031,390. Lease related inflows of resources (revenue) recognized during the year ended December 31, 2024, was $479,675 including interest revenue of $84,969. There were no variable revenues associated with these agreements.

### B. LESSEE LEASES

As of December 31, 2024, the City has six outstanding vehicle leases. Each lease requires 60 monthly payments from commencement of the lease, ranging from $360 to $508. The lease liability is measured at discount rates ranging from 0.31% to 7.28%. The City also has one office equipment lease for a piece of office equipment. The lease has a term of 60 months with no extension options. The lease requires monthly payments of $3,410. The lease liability is measured at a discount rate of 2.616%. The city also has two outstanding police equipment leases. Each lease requires five annual payments from commencement of the lease, ranging from $43,455 to $199,994. The lease liability is measured at a discount rate of 2.282%.

As a result of the leases, the City has recorded right-to-use lease assets with a net book value of $1,183,408 as of December 31, 2024.

The lease liability and right-to-use lease asset for the year ended December 31, 2024 are shown in Note 6 and Note 5, respectively.

Scheduled lease liability payments are as follows:

| Year Ending December 31 | Governmental Activities Lease Liability Principal | Governmental Activities Lease Liability Interest |
|---|---|---|
| 2025 | $ 290,330 | $ 27,870 |
| 2026 | 294,787 | 20,321 |
| 2027 | 281,550 | 13,022 |
| 2028 | 278,564 | 6,271 |
| 2029 | 10,187 | 44 |
| Total | $ 1,155,418 | $ 67,528 |

## C. SUBSCRIPTION-BASED INFORMATION TECHNOLOGY ARRANGEMENTS

As of December 31, 2024, the City had one outstanding right-to-use subscription-based IT arrangement for the use of Ricoh – Bullwall RansomCare server. The agreement expires on June 1, 2026 and is reported at the present value of future minimum payments, discounted at a 2.31% rate (which is the City's estimated borrowing rate over the same time period).

The subscription liability and subscription-based IT asset for the year ended December 31, 2024 are shown in Note 6 and Note 5, respectively.

Scheduled subscription liability payments are as follows:

| Year Ending December 31 | Governmental Activities Subscription Liability Principal | Governmental Activities Subscription Liability Interest |
|---|---|---|
| 2025 | $ 17,420 | $ 402 |
| Total | $ 17,420 | $ 402 |

## Note 12 FUND BALANCE

### A. CLASSIFICATIONS

At December 31, 2024, a summary of the governmental fund balance classifications are as follows:

| Fund/Description | Nonspendable | Restricted | Committed | Assigned | Unassigned |
|---|---|---|---|---|---|
| General Fund | | | | | |
| Prepaid items | $ 376,821 | $ - | $ - | $ - | $ - |
| Inventories | 273,471 | - | - | - | - |
| E-911 purposes | - | 32,544 | - | - | - |
| Public safety aid | - | 1,492,938 | - | - | - |
| Police - community engagement | - | - | - | 200,000 | - |
| Tax court petitions | - | - | - | 500,000 | - |
| Weather emergencies | - | - | - | 150,000 | |
| Future budgeted years | - | - | - | 864,823 | |
| Unassigned | - | - | - | | 24,737,085 |
| Housing Rehabilitation | | | | | |
| Prepaid items | 323 | - | - | - | - |
| Assigned | - | - | - | 7,403,418 | - |
| Debt Service | - | 8,250,784 | - | - | - |
| Development EDA | | | | | |
| Prepaid items | 6,127 | - | - | - | - |
| Redevelopment efforts | - | - | - | 19,496,514 | - |
| Permanent Improvement Fund | - | - | - | 3,027,716 | - |
| Redevelopment District | - | 10,513,377 | - | - | (2,093,353) |
| Capital Fund | | | | | |
| Prepaid items | 6,575 | - | - | - | - |
| Police and fire purposes | - | 1,308,236 | - | - | - |
| Capital projects | - | 824,316 | - | 6,224,612 | - |
| Unassigned | - | - | - | - | - |
| Nonmajor Governmental Funds: | | | | | |
| Cable TV equipment purchases | 1,568 | 16,251 | 1,509,433 | 875,056 | - |
| Community development | - | 462,230 | - | - | - |
| Special service districts | 64 | - | - | 367,749 | - |
| Affordable housing | - | 11,625,161 | - | - | - |
| Climate investment | - | - | 455,279 | - | - |
| Opioid settlement | - | - | 7,394 | - | - |
| Total | $ 664,949 | $ 34,525,837 | $ 1,972,106 | $ 39,109,888 | $ 22,643,732 |

Unless separately displayed, constraints are not more specific than the purpose of the fund.

### B. MINIMUM FUND BALANCE POLICY

The City Council has formally adopted a fund balance policy for the General Fund.

The policy establishes a year-end target of unassigned fund balance amount for cash flow timing needs in the range of 40-50% of the subsequent years budget expenditures. At December 31, 2024, the unassigned fund balance for the General Fund was 45% of the subsequent year's budgeted expenditures.

## Note 13 COMMITMENTS AND CONTINGENCIES

### A. 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; injuries to employees; and natural disasters. The City continues to carry commercial insurance for risks of loss, including workers compensation, property and general liability and employee health and accident insurance. There were no significant reductions in insurance from the previous year or settlements in excess of insurance coverage for any of the past three fiscal years.

PROPERTY AND CASUALTY INSURANCE
Property and casualty insurance coverage 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 for Minnesota cities: general liability, excess liability property, automobile, marine, crime, employee dishonesty, boiler and open meeting law.

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 claims in excess of various amounts. The City retains risk for the deductible portions of the insurance policies. The deductible amounts are $50,000 for each occurrence and a $150,000 annual aggregate.

Current State Statute (Minnesota Statute subd. 466.04) provides limits of liability for the City. These limits are that the combination of defense expense and indemnification expense shall not exceed $500,000 in the case of one claimant or $1,500,000 for any number of claims arising out of a single occurrence.

### B. LITIGATION

The City attorney has indicated that existing and pending lawsuits, claims and other actions in which the City is a defendant are either covered by insurance; of an immaterial amount; or, in the judgment of the City attorney, remotely recoverable by plaintiffs.

### C. FEDERAL AND STATE FUNDS

The City receives financial assistance from federal and state governmental agencies in the form of grants. The disbursement of funds received under these programs generally requires compliance with the terms and conditions specified in the grant agreements and is subject to audit by the grantor agencies. Any disallowed claims resulting from such audits could become a liability of the applicable fund. However, in the opinion of management, any such disallowed claims will not have a material effect on any of the financial statements of the individual fund types included herein or on the overall financial position of the City at December 31, 2024.

## D. TAX ABATEMENTS – PAY-AS-YOU-GO TAX INCREMENT

The City EDA provides tax abatements pursuant to Minnesota Statutes 469.174 to 469.1794 (Tax Increment Financing) through a pay-as-you-go note program. Tax increment financing (TIF) can be used to encourage private development, redevelopment, renovation and renewal, growth in low-to-moderate-income housing, and economic development within the City. TIF captures the increase in tax capacity and property taxes from development or redevelopment to provide funding for the related project.

The City has numerous tax increment pay-as-you-go agreements. The agreements are not a general obligation of the City and are payable solely from available tax increment. Accordingly, these agreements are not reflected in the financial statements of the City. The pay-as-you-go note provides for payment to the developer a percentage of all tax increment received in the prior six months. The payment reimburses the developer for public improvements. Principal and interest shall be paid on February 1 and August 1. Payments are payable solely from available tax increment derived from the developed/redeveloped property and paid to the City. The City shall have no obligation to pay any unpaid balance of principal or accrued interest that may remain after the final payment.

Details of the pay-as-you-go notes are as follows:

| District Name / Note Description | Issue Date | Principal Amount | Interest Rate | First Note Pymt | Final Note Pymt | % TIF Available | 2024 Payments | 12/31/2024 Balance |
|---|---|---|---|---|---|---|---|---|
| Park Commons TIF District | | | | | | | | |
| Excelsior & Grand Phase NE | 6/5/2006 | 4,668,633 | 8.50% | 8/1/2006 | 2/1/2028 | 97.00% | $ 1,175,128 | $ 1,902,314 |
| Excelsior & Grand Phase NW | 6/5/2006 | 4,079,105 | 8.50% | 8/1/2007 | 2/1/2028 | 97.00% | 1,187,146 | 1,598,221 |
| Excelsior & Grand Phase E | 6/5/2006 | 3,300,715 | 8.50% | 8/1/2006 | 2/1/2028 | 97.00% | 695,661 | 3,078,681 |
| | | | | | | | 3,057,935 | |
| Elmwood Apartments TIF District | | | | | | | | |
| Elmwood Apartments | 4/4/2022 | 950,000 | 4.25% | 8/1/2022 | 8/1/2026 | 95.00% | 212,437 | 288,094 |
| Highway 7 Corporate Center TIF District | | | | | | | | |
| Highway 7 Business Center Note A | 7/24/2008 | 2,100,000 | 1.00% | 8/1/2008 | 8/1/2027 | 95.00% | 136,158 | 267,095 |
| Highway 7 Business Center Note B | 7/24/2008 | 360,000 | 1.00% | 8/1/2008 | 8/1/2027 | 95.00% | 23,342 | 45,788 |
| Parkway Residual TIF District | | | | | | | | |
| Parkway Place LLC | 1/12/2023 | 3,350,000 | 3.32% | 8/1/2023 | 8/1/2036 | 95.00% | 315,430 | 3,044,625 |
| West End TIF District | | | | | | | | |
| Duke Realty Limited Partnership | 11/1/2010 | 21,100,000 | 6.75% | 2/1/2012 | 2/1/2031 | 95.00% | 3,483,109 | 20,064,945 |
| 4900 Excelsior TIF District | | | | | | | | |
| Weidner / 4900 Excelsior Apts LLC | 3/5/2019 | 2,800,000 | 4.50% | 8/1/2019 | 2/1/2027 | 95.00% | 637,476 | - |
| Texa Tonka TIF District | | | | | | | | |
| Texa Tonka Apartments LLC | 9/14/2023 | 2,600,000 | 3.80% | 2/1/2024 | 2/1/2035 | 95.00% | 234,434 | 2,452,073 |
| Beltline Residences (Opus) TIF District | | | | | | | | |
| Beltline Residences LLC | 6/5/2024 | 5,200,000 | 4.25% | 8/1/2024 | 2/1/2032 | 95.00% | 164,115 | 5,070,263 |
| Wooddale Avenue Apartments TIF District | | | | | | | | |
| St. Louis Park AH I, LLLP | 3/22/2024 | 470,000 | 4.30% | 8/1/2024 | 2/1/2039 | 95.00% | 8,932 | 468,310 |

### E. LOUISIANA COURT PROJECT

The City of St. Louis Park has entered into an agreement with Project for Pride in Living Louisiana Court Limited Partnership to issue $4,505,000 in General Obligation Bonds – Series 2000A for the purpose of acquiring and renovating certain rental housing facilities within the City of St. Louis Park intended primarily for low and moderate income persons and their families. During 2010, the 2000A bonds were refunded by the $1,770,000 General Obligation Refunding Bonds, Series 2010C. The City of St. Louis Park will receive monthly principal and interest payments from Project for Pride in Living Louisiana Court Limited Partnership to cover all debt service obligations of the City of St. Louis Park on a semi-annual basis. In the event that the City of St. Louis Park does not receive payment from Project for Pride in Living, the City of St. Louis Park is still under obligation to make all debt service payments. At such time, the City of St. Louis Park would pursue collection of above referenced principal and interest payments per the agreement dated May 1, 2000. As of December 31, 2024, the outstanding principal on the bonds is $1,190,000.

### F. CONSTRUCTION AND OTHER SIGNIFICANT COMMITMENTS

At December 31, 2024, the City had commitments for the following major construction projects:

| Project Name | Contract Number | Remaining Construction Commitment |
|---|---|---|
| MSA Street Rehab Monterey Phase 2 | 4020-1101 | $ 184,797 |
| Beltline SWLRT Pedestrian Improvements | 4022-2000 | 37,688 |
| MSC - Parking Lot Improvements | 4024-1600 | 1,697 |
| 2024 Alley Reconstruction Project | 4024-1500 | 22,960 |
| Concrete Replacement Project | 4024-0003 | 17,189 |
| 2024 Pavement Management Project | 4024-1000 | 173,368 |
| Minnetonka BLVD | 4023-7000 | 1,923,522 |
| | | $ 2,361,221 |

### G. POLLUTION REMEDIATION OBLIGATION

At December 31, 2024, the City has recorded a cost estimate for a pollution remediation liability, which is included in the City's long-term liabilities. The estimate totals $375,000 and relates to contamination discovered from soil testing as part of the 2025-2026 Cedar Lake Road and Louisiana Avenue design process. The City has a commitment to create a Remedial Action Plan (RAP) for cleaning up contaminated sites. The RAP was developed in 2024-2025, but removal of contamination will not occur until 2026. The estimate used to establish the liability was developed through site analysis by independent engineers retained by the City. The liability could change due to price increases or decreases, changes in technology, or other factors. There are $0 expected recoveries from other responsible parties or the City's insurer.

## Note 14 CONDUIT DEBT OBLIGATIONS

From time to time, the City has issued industrial, hospital or housing revenue bonds to provide financial assistance to private-sector entities for the acquisition and construction of industrial, commercial or housing facilities deemed to be in the public interest. The bonds are secured by the property financed and are payable solely from payments received on the underlying mortgage loans. Upon repayment of the bonds, ownership of the acquired facilities transfers to the private-sector entity served by the bond issuance. Neither the City, the State, nor any political subdivision thereof is obligated in any manner for repayment of the bonds. Accordingly, the bonds are not reported as liabilities in the accompanying financial statements. As of December 31, 2024, there were 13 revenue bonds issued. The aggregate principal amount payable as of December 31, 2024 is $153,885,524.

## Note 15 CHANGE IN REPORTING ENTITY

During the year ended December 31, 2024, the City made changes to the presentation of capital project funds in the financial statements. Below is a summary of those changes:

| | Governental Funds | | |
|---|---|---|---|
| | Permanent Improvement Fund (Major) | Capital Fund (Major) | Nonmajor Capital Project Funds |
| Fund balances - January 1, as previously presented | $ - | $ (3,745,659) | $ 10,781,729 |
| Change from nonmajor to major fund | 2,788,978 | 7,992,751 | (10,781,729) |
| Fund balances - January 1, as adjusted | $ 2,788,978 | $ 4,247,092 | $ - |

## Note 16 RECENTLY ISSUED ACCOUNTING STANDARDS

The Governmental Accounting Standards Boards (GASB) recently approved the following statements which were not implemented for these financial statements:

**Statement No. 102** *Certain Risk Disclosures.* The provisions of this Statement are effective for fiscal years beginning after June 15, 2024.

**Statement No. 103** *Financial Reporting Model Improvements.* The provisions of this Statement are effective for fiscal years beginning after June 15, 2025.

**Statement No. 104** *Disclosure of Certain Capital Assets.* The provisions of this Statement are effective for reporting periods beginning after June 15, 2025.

The effect these standards may have on future financial statements is not determinable at this time.

**REQUIRED SUPPLEMENTARY INFORMATION**

**CITY OF ST. LOUIS PARK, MINNESOTA**
REQUIRED SUPPLEMENTARY INFORMATION **Statement 9**
BUDGETARY COMPARISON SCHEDULE - GENERAL FUND
For The Year Ended December 31, 2024

| | Budgeted Amounts | | | |
|---|---|---|---|---|
| | Original | Final | Actual Amounts | Variance with Final Budget |
| Revenues | | | | |
| Property taxes | $ 34,147,654 | 34,147,654 | $ 33,978,736 | $ (168,918) |
| Licenses and permits | 4,796,822 | 4,796,822 | 4,662,869 | (133,953) |
| Intergovernmental | 2,443,282 | 2,443,282 | 4,885,116 | 2,441,834 |
| Charges for services | 4,252,452 | 4,252,452 | 3,154,002 | (1,098,450) |
| Fines and forfeitures | 190,000 | 190,000 | 14,261 | (175,739) |
| Interest income (loss) | 470,000 | 470,000 | 999,944 | 529,944 |
| Miscellaneous | 932,130 | 932,130 | 758,788 | (173,342) |
| Total revenues | 47,232,340 | 47,232,340 | 48,453,716 | 1,221,376 |
| Expenditures | | | | |
| Current | | | | |
| General government | 12,078,766 | 12,078,766 | 11,230,640 | (848,126) |
| Public safety | 23,236,356 | 23,236,356 | 23,270,033 | 33,677 |
| Operations | 6,705,651 | 6,705,651 | 5,486,786 | (1,218,865) |
| Parks and recreation | 8,505,481 | 8,505,481 | 9,196,252 | 690,771 |
| Miscellaneous | 805,178 | 805,178 | 618,487 | (186,691) |
| Non-departmental internal charges | - | - | 1,021,337 | 1,021,337 |
| Capital outlay | | | | |
| Public safety | - | - | 676,041 | 676,041 |
| Operations | - | - | 273,412 | 273,412 |
| Total expenditures | 51,331,432 | 51,331,432 | 51,772,988 | 441,556 |
| Revenues over (under) expenditures | (4,099,092) | (4,099,092) | (3,319,272) | 779,820 |
| Other financing sources (uses) | | | | |
| Transfers in | 5,720,439 | 5,720,439 | 6,509,854 | 789,415 |
| Transfers out | (1,621,347) | (1,621,347) | (2,562,114) | (940,767) |
| Total other financing sources (uses) | 4,099,092 | 4,099,092 | 3,947,740 | (151,352) |
| Net change in fund balances | $ - | $ - | 628,468 | $ 628,468 |
| Fund balance - January 1 | | | 27,999,214 | |
| Fund balance - December 31 | | | $ 28,627,682 | |

See accompanying notes to the required supplementary information.

**CITY OF ST. LOUIS PARK, MINNESOTA**
REQUIRED SUPPLEMENTARY INFORMATION **Statement 10**
BUDGETARY COMPARISON SCHEDULE - HOUSING REHABILITATION FUND
For The Year Ended December 31, 2024

| | Budgeted Amounts | | | |
|---|---|---|---|---|
| | Original | Final | Actual Amounts | Variance with Final Budget |
| Revenues | | | | |
| Special assessments | $ 900,000 | $ 900,000 | $ 1,238,129 | $ 338,129 |
| Interest income (loss) | 25,000 | 25,000 | 148,780 | 123,780 |
| Total revenues | 925,000 | 925,000 | 1,386,909 | 461,909 |
| Expenditures | | | | |
| Current | | | | |
| Housing and rehabilitation | 1,833,293 | 1,833,293 | 520,102 | (1,313,191) |
| Debt service | | | | |
| Interest and other | - | - | 39,820 | 39,820 |
| Total expenditures | 1,833,293 | 1,833,293 | 559,922 | (1,273,371) |
| Revenues over (under) expenditures | (908,293) | (908,293) | 826,987 | 1,735,280 |
| Other financing sources (uses) | | | | |
| Transfers in | 718,564 | 718,564 | 718,564 | - |
| Transfers out | (10,067) | (10,067) | (680,013) | (669,946) |
| Total other financing sources (uses) | 708,497 | 708,497 | 38,551 | (669,946) |
| Net change in fund balances | $ (199,796) | $ (199,796) | 865,538 | $ 1,065,334 |
| Fund balances - January 1 | | | 6,538,203 | |
| Fund balances - December 31 | | | $ 7,403,741 | |

See accompanying notes to the required supplementary information.

**CITY OF ST. LOUIS PARK, MINNESOTA**
REQUIRED SUPPLEMENTARY INFORMATION
SCHEDULE OF CHANGES IN THE TOTAL OPEB LIABILITY AND RELATED RATIOS
Last Ten Years*

**Statement 11**

| | 2024 | 2023 | 2022 | 2021 | 2020 | 2019 | 2018 |
|---|---|---|---|---|---|---|---|
| Total OPEB Liability: | | | | | | | |
| Service cost | $ 320,296 | $ 390,372 | $ 369,731 | $ 310,714 | $ 273,727 | $ 312,898 | $ 273,798 |
| Interest cost | 237,569 | 117,569 | 120,277 | 119,920 | 148,042 | 122,728 | 126,654 |
| Differences between expected and actual experience | (487) | 480,554 | (4,674) | 1,214,476 | - | 269,604 | - |
| Changes in assumptions | 158,893 | (1,176,364) | 93,700 | 169,400 | 131,969 | (170,614) | 120,221 |
| Benefit payments | (298,130) | (233,409) | (214,438) | (226,393) | (214,270) | (211,503) | (140,966) |
| Net change in total OPEB liability | 418,141 | (421,278) | 364,596 | 1,588,117 | 339,468 | 323,113 | 379,707 |
| Total OPEB liability - beginning | 5,694,659 | 6,115,937 | 5,751,341 | 4,163,224 | 3,823,756 | 3,500,643 | 3,120,936 |
| Total OPEB liability - ending | $ 6,112,800 | $ 5,694,659 | $ 6,115,937 | $ 5,751,341 | $ 4,163,224 | $ 3,823,756 | $ 3,500,643 |
| Covered-employee payroll | $27,187,358 | $25,827,906 | $26,492,137 | $24,937,137 | $24,950,067 | $23,867,837 | $22,206,835 |
| Total OPEB liability as a percentage of covered-employee payroll | 22.5% | 22.0% | 23.1% | 23.1% | 16.7% | 16.0% | 15.8% |

* The schedule is provided prospectively beginning with the City's fiscal year ended December 31, 2018 and is intended to show a ten year trend. Additional years will be added as they become available.

See accompanying notes to the required supplementary information.

**Statement 12**

| Measurement Date June 30 | Fiscal Year Ending December 31 | City's Proportionate Share (Percentage) of the Net Pension Liability | City's Proportionate Share (Amount) of the Net Pension Liability (a) | State's Proportionate Share (Amount) of the Net Pension Liability Associated with City (b) | City's Proportionate Share of the Net Pension Liability and the State's Proportionate Share of the Net Pension Liability Associated with City (a+b) | Covered Payroll (c) | City's Proportionate Share of the Net Pension Liability as a Percentage of its Covered Payroll ((a+b)/c) | Plan Fiduciary Net Position as a Percentage of the Total Pension Liability |
|---|---|---|---|---|---|---|---|---|
| 2015 | 2015 | 0.2263% | $ 11,728,040 | $ - | $ 11,728,040 | $ 13,317,871 | 88.1% | 78.2% |
| 2016 | 2016 | 0.2258% | 18,333,840 | 239,395 | 18,573,235 | 14,027,206 | 132.4% | 68.9% |
| 2017 | 2017 | 0.2269% | 14,485,146 | 182,131 | 14,667,277 | 14,714,583 | 99.7% | 75.9% |
| 2018 | 2018 | 0.2307% | 12,798,290 | 419,668 | 13,217,958 | 15,513,575 | 85.2% | 79.5% |
| 2019 | 2019 | 0.2358% | 13,036,854 | 405,149 | 13,442,003 | 16,684,548 | 80.6% | 80.2% |
| 2020 | 2020 | 0.2373% | 14,227,219 | 438,865 | 14,666,084 | 16,929,758 | 86.6% | 79.1% |
| 2021 | 2021 | 0.2397% | 10,236,264 | 312,569 | 10,548,833 | 17,305,663 | 61.0% | 87.0% |
| 2022 | 2022 | 0.2387% | 18,905,119 | 554,246 | 19,459,365 | 17,852,413 | 109.0% | 76.7% |
| 2023 | 2023 | 0.2449% | 13,694,534 | 377,584 | 14,072,118 | 19,401,899 | 72.5% | 83.1% |
| 2024 | 2024 | 0.2360% | 8,724,424 | 225,596 | 8,950,020 | 19,973,187 | 44.8% | 89.1% |

See accompanying notes to the required supplementary information.

**CITY OF ST. LOUIS PARK, MINNESOTA**

REQUIRED SUPPLEMENTARY INFORMATION **Statement 13**

SCHEDULE OF PENSION CONTRIBUTIONS - GENERAL EMPLOYEES RETIREMENT FUND

Last Ten Years

| Fiscal Year Ending | Statutorily Required Contribution (a) | Contributions in Relation to the Statutorily Required Contribution (b) | Contribution Deficiency (Excess) (a-b) | Covered Payroll (c) | Contributions as a Percentage of Covered Payroll (b/c) |
|---|---|---|---|---|---|
| December 31, 2015 | $ 1,026,806 | $ 1,026,806 | $ - | $ 13,690,747 | 7.50% |
| December 31, 2016 | 1,076,319 | 1,076,319 | - | 14,350,435 | 7.50% |
| December 31, 2017 | 1,122,359 | 1,122,359 | - | 14,965,469 | 7.50% |
| December 31, 2018 | 1,206,070 | 1,206,070 | - | 16,080,867 | 7.50% |
| December 31, 2019 | 1,270,160 | 1,270,160 | - | 16,935,462 | 7.50% |
| December 31, 2020 | 1,330,896 | 1,330,896 | - | 17,746,254 | 7.50% |
| December 31, 2021 | 1,320,869 | 1,320,869 | - | 17,605,379 | 7.50% |
| December 31, 2022 | 1,366,394 | 1,366,394 | - | 18,218,564 | 7.50% |
| December 31, 2023 | 1,443,924 | 1,443,924 | - | 19,252,322 | 7.50% |
| December 31, 2024 | 1,537,072 | 1,537,072 | - | 20,494,293 | 7.50% |

See accompanying notes to the required supplementary information.

**CITY OF ST. LOUIS PARK, MINNESOTA**
REQUIRED SUPPLEMENTARY INFORMATION
SCHEDULE OF PROPORTIONATE SHARE OF NET PENSION LIABILITY -
PUBLIC EMPLOYEES POLICE AND FIRE FUND
Last Ten Years

**Statement 14**

| Measurement Date June 30 | Fiscal Year Ending December 31 | City's Proportionate Share (Percentage) of the Net Pension Liability | City's Proportionate Share (Amount) of the Net Pension Liability (a) | State's Proportionate Share (Amount) of the Net Pension Liability Associated with City (b) | City's Proportionate Share of the Net Pension Liability and the State's Proportionate Share of the Net Pension Liability Associated with City (a+b) | Covered Payroll (c) | City's Proportionate Share of the Net Pension Liability as a Percentage of its Covered Payroll ((a+b)/c) | Plan Fiduciary Net Position as a Percentage of the Total Pension Liability |
|---|---|---|---|---|---|---|---|---|
| 2015 | 2015 | 0.7170% | $ 8,146,798 | $ - | $ 8,146,798 | $ 6,568,763 | 124.0% | 86.6% |
| 2016 | 2016 | 0.7090% | 28,453,404 | - | 28,453,404 | 6,826,711 | 416.8% | 63.9% |
| 2017 | 2017 | 0.7010% | 9,464,334 | - | 9,464,334 | 7,214,850 | 131.2% | 85.4% |
| 2018 | 2018 | 0.7220% | 7,695,776 | - | 7,695,776 | 7,675,241 | 100.3% | 88.8% |
| 2019 | 2019 | 0.7803% | 8,307,082 | - | 8,307,082 | 8,227,972 | 101.0% | 89.3% |
| 2020 | 2020 | 0.7570% | 9,978,070 | 235,086 | 10,213,156 | 8,551,806 | 119.4% | 87.2% |
| 2021 | 2021 | 0.7605% | 5,870,254 | 263,913 | 6,134,167 | 8,990,234 | 68.2% | 93.7% |
| 2022 | 2022 | 0.7696% | 33,489,952 | 1,463,172 | 34,953,124 | 9,345,528 | 374.0% | 70.5% |
| 2023 | 2023 | 0.7788% | 13,448,864 | 541,749 | 13,990,613 | 10,229,973 | 136.8% | 86.5% |
| 2024 | 2024 | 0.7879% | 10,365,684 | 395,136 | 10,760,820 | 10,910,365 | 98.6% | 90.2% |

See accompanying notes to the required supplementary information.

**CITY OF ST. LOUIS PARK, MINNESOTA**
REQUIRED SUPPLEMENTARY INFORMATION **Statement 15**
SCHEDULE OF PENSION CONTRIBUTIONS - PUBLIC EMPLOYEES POLICE AND FIRE FUND
Last Ten Years

| Fiscal Year Ending | Statutorily Required Contribution (a) | Contributions in Relation to the Statutorily Required Contribution (b) | Contribution Deficiency (Excess) (a-b) | Covered Payroll (c) | Contributions as a Percentage of Covered Payroll (b/c) |
|---|---|---|---|---|---|
| December 31, 2015 | $ 1,087,225 | $ 1,087,225 | $ - | $ 6,711,265 | 16.20% |
| December 31, 2016 | 1,127,487 | 1,127,487 | - | 6,959,796 | 16.20% |
| December 31, 2017 | 1,210,648 | 1,210,648 | - | 7,473,136 | 16.20% |
| December 31, 2018 | 1,284,219 | 1,284,219 | - | 7,927,279 | 16.20% |
| December 31, 2019 | 1,433,661 | 1,433,661 | - | 8,458,178 | 16.95% |
| December 31, 2020 | 1,602,879 | 1,602,879 | - | 9,055,812 | 17.70% |
| December 31, 2021 | 1,635,494 | 1,635,494 | - | 9,240,074 | 17.70% |
| December 31, 2022 | 1,700,317 | 1,700,317 | - | 9,606,308 | 17.70% |
| December 31, 2023 | 1,799,416 | 1,799,416 | - | 10,166,187 | 17.70% |
| December 31, 2024 | 2,008,062 | 2,008,062 | - | 11,344,984 | 17.70% |

See accompanying notes to the required supplementary information.

## Note A LEGAL COMPLIANCE – BUDGETS

The General Fund and Housing Rehabilitation budgets are legally adopted on a basis consistent with accounting principles generally accepted in the United States of America. The legal level of budgetary control is at the fund level for the major funds. General Fund expenditures exceeded budget by $441,556.

## Note B PENSION INFORMATION

### PERA – General Employees Retirement Fund

*2024 Changes*
Changes in Actuarial Assumptions:
The following changes in assumptions are effective with the July 1, 2024 valuation, as recommended in the most recent experience study (dated June 29, 2023):

- Rates of merit and seniority were adjusted, resulting in slightly higher rates.
- Assumed rates of retirement were adjusted as follows: increase the rate of assumed unreduced retirements, slight adjustments to Rule of 90 retirement rates, and slight adjustments to early retirement rates for Tier 1 and Tier 2 members.
- Minor increase in assumed withdrawals for males and females.
- Lower rates of disability.
- Continued use of Pub-2010 general mortality table with slight rate adjustments as recommended in the most recent experience study.
- Minor changes to form of payment assumptions for male and female retirees.
- Minor changes to assumptions made with respect to missing participant data.

Changes in Plan Provisions:

- The workers' compensation offset for disability benefits was eliminated. The actuarial equivalent factors updated to reflect the changes in assumptions.

*2023 Changes*
Changes in Actuarial Assumptions:

- The investment return assumption and single discount rate were changed from 6.50% to 7.00%.

Changes in Plan Provisions:

- An additional one-time direct state aid contribution of $170.1 million was contributed to the Plan on October 1, 2023.
- The vesting period of those hired after June 30, 2010, was changed from five years of allowable service to three years of allowable service.
- The benefit increase delay for early retirements on or after January 1, 2024, was eliminated.
- A one-time, non-compounding benefit increase of 2.50% minus the actual 2024 adjustment will be payable in a lump sum for calendar year 2024 by March 31, 2024.

*2022 Changes*
Changes in Actuarial Assumptions:

- The mortality improvement scale was changed from Scale MP-2020 to Scale MP-2021.

*2021 Changes*
Changes in Actuarial Assumptions:

- The investment return and single discount rates were changed from 7.50% to 6.50% for financial reporting purposes.
- The mortality improvement scale was changed from Scale MP-2019 to Scale MP-2020.

*2020 Changes*

Changes in Actuarial Assumptions:

- The price inflation assumption was decreased from 2.50% to 2.25%.
- The payroll growth assumption was decreased from 3.25% to 3.00%.
- Assumed salary increase rates were decreased 0.25% and assumed rates of retirement were changed resulting in more unreduced (normal) retirements and slightly fewer Rule of 90 and early retirements. Assumed rates of termination and disability were also changed.
- Base mortality tables were changed from RP-2014 tables to Pub-2010 tables, with adjustments.
- The mortality improvement scale was changed from Scale MP-2018 to Scale MP-2019.
- The 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 & Survivor option changed from 35% to 45%. The assumed number of married female new retirees electing the 100% Joint & Survivor option changed from 15% to 30%. 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% for the period July 1, 2020 through December 31, 2023 and 0.0% after. Augmentation was eliminated for privatizations occurring after June 30, 2020.

*2019 Changes*

Changes in Actuarial Assumptions:

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

Changes in the 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 due per year through 2031.

*2018 Changes*

Changes in Actuarial Assumptions:

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

*2017 Changes*

Changes in Actuarial Assumptions:

- The Combined Service Annuity (CSA) loads were changed from 0.8 percent for active members and 60 percent for vested and non-vested deferred members. The revised CSA loads are now 0.0 percent for active member liability, 15.0 percent for vested deferred member liability and 3.0 percent for non-vested deferred member liability.
- The assumed post-retirement benefit increase rate was changed from 1.0 percent per year for all years to 1.0 percent per year through 2044 and 2.5 percent per year thereafter.

*2016 Changes*

Changes in Actuarial Assumptions:

- The assumed post-retirement benefit increase rate was changed from 1.0% per year through 2035 and 2.5% per year thereafter to 1.0% per year for all future years.
- The assumed investment return was changed from 7.9% to 7.5%. The single discount rate was changed from 7.9% to 7.5%.
- Other assumptions were changed pursuant to the experience study dated June 30, 2015. The assumed future salary increases, payroll growth, and inflation were decreased by 0.25% to 3.25% for payroll growth and 2.50% for inflation.

**PERA – Public Employees Police and Fire Fund**

*2024 Changes*
Changes in Plan Provisions:
- The State contribution of $9.0 million per year will continue until the earlier of 1) both the Police & Fire Plan and the State Patrol Retirement Fund attain 90 percent funded status for three consecutive years (on an actuarial value of assets basis) or 2) July 1, 2048. The contribution was previously due to expire after attaining a 90 percent funded status for one year.
- The additional $9.0 million contribution will continue until the Police & Fire Plan is fully funded for a minimum of three consecutive years on an actuarial value of assets basis, or July 1, 2048, whichever is earlier. This contribution was previously due to expire upon attainment of fully funded status on an actuarial value of assets basis for one year (or July 1, 2048 if earlier).

*2023 Changes*
Changes in Actuarial Assumptions:
- The investment return assumption was changed from 6.50% to 7.00%.
- The single discount rate changed from 5.40% to 7.00%.

Changes in Plan Provisions:
- An additional one-time direct state aid contribution of $19.4 million was contributed to the Plan on October 1, 2023.
- Vesting requirement for new hires after June 30, 2014, was changed from a graded 20-year vesting schedule to a graded 10-year vesting schedule, with 50% vesting after five years, increasing incrementally to 100% after 10 years.
- A one-time, non-compounding benefit increase of 3.00% will be payable in a lump sum for calendar year 2024 by March 31, 2024.
- Psychological treatment is required effective July 1, 2023, prior to approval for a duty disability benefit for a psychological condition relating to the member's occupation.
- The total and permanent duty disability benefit was increased, effective July 1, 2023.

*2022 Changes*
Changes in Actuarial Assumptions:
- The single discount rate changed from 6.50% to 5.4%.
- The mortality improvement scale was changed from Scale MP-2020 to Scale MP-2021.

*2021 Changes*
Changes in Actuarial Assumptions:
- The investment return and single discount rates were changed from 7.50% to 6.50% for financial reporting purposes.
- The inflation assumption was changed from 2.50% to 2.25%.
- The payroll growth assumption was changed from 3.25% to 3.00%.
- The base mortality tables for healthy annuitants, disabled annuitants and employees were changed from RP-2014 tables to Pub-2010 Public Safety Mortality tables. The mortality improvement scale was changed from MP-2019 to MN-2020.
- Assumed salary increase and retirement rates were modified as recommended in the July 14, 2020 experience study. The changes result in a decrease in gross salary increase rates, slightly more unreduced retirements and fewer assumed early retirements.
- Assumed rates of withdrawal were changed from select and ultimate rates to service-based rates. The changes result in more assumed terminations.
- Assumed rates of disability were increased for ages 25-44 and decreased for ages over 49. Overall, proposed rates result in more projected disabilities.
- Assumed percent married for active female members was changed from 60% to 70%.

*2020 Changes*
Changes in Actuarial Assumptions:
- The mortality projection scale was changed from MP-2018 to MP-2019.

*2019 Changes*
Changes in Actuarial Assumptions:
- The mortality projection scale was changed from MP-2017 to MP-2018.

Changes in the Plan Provisions:
- There have been no changes since the prior valuation.

*2018 Changes*
Changes in Actuarial Assumptions:
- The mortality projection scale was changed from MP-2016 to MP-2017.

*2017 Changes*
Changes in Actuarial Assumptions:
- The single discount rate was changed from 5.6% to 7.5%.
- Assumed salary increases were changed as recommended in the June 30, 2016 experience study. The net effect is proposed rates that average 0.34 percent lower than the previous rates.
- Assumed rates of retirement were changed, resulting in fewer retirements.
- The Combined Service Annuity (CSA) load was 30 percent for vested and non-vested deferred members. The CSA has been changed to 33 percent for vested members and 2 percent for non-vested members.
- The base mortality table for healthy annuitants was changed from the RP-2000 fully generational table to the RP-2014 fully generational table (with a base year of 2006), with male rates adjusted by a factor of 0.96. The mortality improvement scale was changed from Scale AA to Scale MP-2016. The base mortality table for disabled annuitants was changed from the RP-2000 disabled mortality table to the mortality tables assumed for healthy retirees.
- Assumed termination rates were decreased to 3.0 percent for the first three years of service. Rates beyond the select period of three years were adjusted, resulting in more expected terminations overall.
- Assumed percentage of married female members was decreased from 65 percent to 60 percent.
- Assumed age difference was changed from separate assumptions for male members (wives assumed to be three years younger) and female members (husbands assumed to be four years older) to the assumption that males are two years older than females.
- The assumed percentage of female members electing Joint and Survivor annuities was increased.
- The assumed post-retirement benefit increase rate was changed from 1.00 percent for all years to 1.00 percent per year through 2064 and 2.50 percent thereafter.

*2016 Changes*
Changes in Actuarial Assumptions:
- The assumed post-retirement benefit increase rate was changed from 1.0% per year through 2037 and 2.5% thereafter to 1.0% per year for all future years.
- The assumed investment return was changed from 7.9% to 7.5%. The single discount rate changed from 7.9% to 5.6%.
- The assumed future salary increases, payroll growth, and inflation were decreased by 0.25% to 3.25% for payroll growth and 2.50% for inflation.

**Note C OPEB INFORMATION**

No assets are accumulated in a trust that meets the criteria in paragraph 4 of GASB Statement No. 75 to pay related benefits. There are no factors that affect trends in the amounts reported, such as changes in benefit terms or assumptions.

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**COMBINING FUND STATEMENTS AND SCHEDULES**

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## NONMAJOR GOVERNMENTAL FUNDS

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NONMAJOR GOVERNMENTAL FUNDS

NONMAJOR SPECIAL REVENUE FUNDS – the Special Revenue Funds are used to account for and report the proceeds of specific revenue sources that are restricted or committed to expenditures for specified purposes other than debt service or capital projects.

Cable Television Fund – used to account for revenues received from franchise fees and expenditures related to regulation of the privately owned cable television company.

Community Development Fund – used to account for funds received under Title I of the Housing and Community Development Act of 1974.

Special Service Districts Fund – used to account for the operations of Special Service Districts. Revenues are received from each district's property owners and are used to provide additional services, primarily snow removal, within each District.

Affordable Housing Trust Fund – used to account for the operations related to supporting and expanding efforts to maintain and support naturally occurring affordable housing and other housing opportunities.

Climate Investment Fund – used to account for programs related to supporting climate change efforts.

Opioid Settlement Fund – used to account for opioid settlement funds.

NONMAJOR CAPITAL PROJECTS FUNDS – the Capital Projects Funds account for financial resources that are restricted, committed, or assigned to expenditures for capital outlays including the acquisition or construction of capital facilities and other capital assets.

**CITY OF ST. LOUIS PARK, MINNESOTA**
COMBINING BALANCE SHEET
NONMAJOR GOVERNMENTAL FUNDS
December 31, 2024

**Statement 16**

| | Special Revenue Funds | | | | | | |
|---|---|---|---|---|---|---|---|
| | Cable Television | Community Development | Special Service Districts | Affordable Housing Trust | Climate Investment | Opioid Settlement | Total |
| Assets | | | | | | | |
| Cash and investments | $ 2,281,596 | $ 17,577 | $ 388,294 | $ 7,203,752 | $ 482,708 | $ 184,259 | $ 10,558,186 |
| Accounts receivable | 136,579 | - | 2,990 | - | - | - | 139,569 |
| Taxes receivable - unremitted | - | - | - | 8,186 | - | - | 8,186 |
| Taxes receivable - delinquent | - | - | - | 12,942 | - | - | 12,942 |
| Prepaid expenses | 1,568 | - | 64 | - | - | - | 1,632 |
| Special assessments receivable - delinquent | - | - | 1,747 | - | - | - | 1,747 |
| Special assessments receivable - deferred | - | - | 269,902 | - | - | - | 269,902 |
| Interfund loan receivable | - | - | - | 1,800,000 | - | - | 1,800,000 |
| Loans receivable - current | - | - | - | 7,350 | - | - | 7,350 |
| Loans receivable - noncurrent | - | 519,945 | - | 3,148,738 | - | - | 3,668,683 |
| Total assets | $ 2,419,743 | $ 537,522 | $ 662,997 | $ 12,180,968 | $ 482,708 | $ 184,259 | $ 16,468,197 |
| Liabilities | | | | | | | |
| Accounts payable | $ 493 | $ - | $ 24,186 | $ 324,600 | $ 27,429 | $ - | $ 376,708 |
| Salaries payable | 16,942 | - | - | - | - | - | 16,942 |
| Due to other governments | - | - | - | 218,265 | - | - | 218,265 |
| Unearned revenue | - | - | - | - | - | 176,865 | 176,865 |
| Total liabilities | 17,435 | - | 24,186 | 542,865 | 27,429 | 176,865 | 788,780 |
| Deferred inflows of resources | | | | | | | |
| Unavailable revenue | - | 75,292 | 270,998 | 12,942 | - | - | 359,232 |
| Fund balances | | | | | | | |
| Nonspendable | 1,568 | - | 64 | - | - | - | 1,632 |
| Restricted | 16,251 | 462,230 | - | 11,625,161 | - | - | 12,103,642 |
| Committed | 1,509,433 | - | - | - | 455,279 | 7,394 | 1,972,106 |
| Assigned | 875,056 | - | 367,749 | - | - | - | 1,242,805 |
| Total fund balances | 2,402,308 | 462,230 | 367,813 | 11,625,161 | 455,279 | 7,394 | 15,320,185 |
| Total liabilities, deferred inflows of resources, and fund balances | $ 2,419,743 | $ 537,522 | $ 662,997 | $ 12,180,968 | $ 482,708 | $ 184,259 | $ 16,468,197 |

**CITY OF ST. LOUIS PARK, MINNESOTA**
COMBINING STATEMENT OF REVENUES,
EXPENDITURES AND CHANGES IN FUND BALANCES
NONMAJOR GOVERNMENTAL FUNDS
For The Year Ended December 31, 2024

**Statement 17**

| | Special Revenue Funds | | | | | | | |
|---|---|---|---|---|---|---|---|---|
| | Cable Television | Community Development | Special Service Districts | Affordable Housing Trust | Climate Investment | Opioid Settlement | Capital Projects Funds | Total |
| Revenues | | | | | | | | |
| Property taxes | $ - | $ - | $ - | $ 1,704,690 | $ - | $ - | | $ 1,704,690 |
| Franchise taxes | 574,122 | - | - | - | - | - | | 574,122 |
| Intergovernmental | - | - | - | 330,429 | - | - | | 330,429 |
| Charges for services | - | - | - | 4,200 | - | - | | 4,200 |
| Special assessments | - | - | 266,223 | - | - | - | | 266,223 |
| Interest income (loss) | 98,874 | 51 | 13,493 | 296,365 | 25,568 | 4,035 | | 438,386 |
| Miscellaneous | 813 | - | 1,993 | 17,217 | - | - | | 20,023 |
| Total revenues | 673,809 | 51 | 281,709 | 2,352,901 | 25,568 | 4,035 | - | 3,338,073 |
| Expenditures | | | | | | | | |
| Current | | | | | | | | |
| Public information | 525,564 | - | - | - | - | - | | 525,564 |
| Housing and rehabilitation | - | - | - | 899,510 | - | - | | 899,510 |
| Social and economic development | - | - | 201,628 | - | 217,570 | - | | 419,198 |
| Non-departmental internal charges | 9,063 | - | - | - | - | - | | 9,063 |
| Capital outlay | | | | | | | | |
| Public information | 20,114 | - | - | - | - | - | | 20,114 |
| Total expenditures | 554,741 | - | 201,628 | 899,510 | 217,570 | - | - | 1,873,449 |
| Revenues over (under) expenditures | 119,068 | 51 | 80,081 | 1,453,391 | (192,002) | 4,035 | - | 1,464,624 |
| Other financing sources (uses) | | | | | | | | |
| Transfers in | - | - | 28,700 | 2,212,131 | - | - | | 2,240,831 |
| Transfers out | - | - | - | (718,564) | - | - | | (718,564) |
| Total other financing sources (uses) | - | - | 28,700 | 1,493,567 | - | - | - | 1,522,267 |
| Net change in fund balances | 119,068 | 51 | 108,781 | 2,946,958 | (192,002) | 4,035 | - | 2,986,891 |
| Fund balances - January 1, as previously presented | 2,283,240 | 462,179 | 259,032 | 8,678,203 | 647,281 | 3,359 | 10,781,729 | 23,115,023 |
| Change within financial reporting entity (nonmajor to major fund) | - | - | - | - | - | - | (10,781,729) | (10,781,729) |
| Fund balances - January 1, as adjusted | 2,283,240 | 462,179 | 259,032 | 8,678,203 | 647,281 | 3,359 | - | 12,333,294 |
| Fund balances - December 31 | $ 2,402,308 | $ 462,230 | $ 367,813 | $ 11,625,161 | $ 455,279 | $ 7,394 | $ - | $ 15,320,185 |

**CITY OF ST. LOUIS PARK, MINNESOTA**
CABLE TELEVISION FUND **Statement 18**
SCHEDULE OF REVENUES, EXPENDITURES
AND CHANGES IN FUND BALANCE - BUDGET TO ACTUAL
For The Year Ended December 31, 2024

| | 2024 | | | |
|---|---|---|---|---|
| | Budgeted Amounts | | Actual | Variance with |
| | Original | Final | Amounts | Final Budget |
| Revenues | | | | |
| Franchise taxes | $ 698,600 | $ 698,600 | $ 574,122 | ($124,478) |
| Interest income (loss) | - | - | 98,874 | 98,874 |
| Miscellaneous | - | - | 813 | 813 |
| Total revenues | 698,600 | 698,600 | 673,809 | (24,791) |
| Expenditures | | | | |
| Current | | | | |
| Public information | 449,253 | 449,253 | 525,564 | 76,311 |
| Non-departmental internal charges | - | - | 9,063 | 9,063 |
| Capital outlay | | | | |
| Public information | 95,000 | 95,000 | 20,114 | (74,886) |
| Total expenditures | 544,253 | 544,253 | 554,741 | 10,488 |
| Net change in fund balances | $ 154,347 | $ 154,347 | 119,068 | $ (35,279) |
| Fund balances - January 1 | | | 2,283,240 | |
| Fund balances - December 31 | | | $ 2,402,308 | |

**CITY OF ST. LOUIS PARK, MINNESOTA**
COMMUNITY DEVELOPMENT FUND
SCHEDULE OF REVENUES, EXPENDITURES
AND CHANGES IN FUND BALANCE - BUDGET TO ACTUAL
For The Year Ended December 31, 2024

**Statement 19**

| | 2024 | | | |
|---|---|---|---|---|
| | Budgeted Amounts | | Actual | Variance with |
| | Original | Final | Amounts | Final Budget |
| Revenues | | | | |
| Intergovernmental | $ 165,000 | $ 165,000 | $ - | $ (165,000) |
| Interest income (loss) | - | - | 51 | 51 |
| Total revenues | 165,000 | 165,000 | 51 | (164,949) |
| Expenditures | | | | |
| Current | | | | |
| Housing maintenance | 165,000 | 165,000 | - | (165,000) |
| Total expenditures | 165,000 | 165,000 | - | (165,000) |
| Net change in fund balances | $ - | $ - | 51 | $ 51 |
| Fund balances - January 1 | | | 462,179 | |
| Fund balances - December 31 | | | $ 462,230 | |

**CITY OF ST. LOUIS PARK, MINNESOTA**
SPECIAL SERVICE DISTRICTS FUND **Statement 20**
SCHEDULE OF REVENUES, EXPENDITURES
AND CHANGES IN FUND BALANCE - BUDGET TO ACTUAL
For The Year Ended December 31, 2024

| | 2024 | | | |
|---|---|---|---|---|
| | Budgeted Amounts | | Actual | Variance with |
| | Original | Final | Amounts | Final Budget |
| Revenues | | | | |
| Charges for services | $ 31,415 | $ 31,415 | $ - | $ (31,415) |
| Special assessments | 266,482 | 266,482 | 266,223 | (259) |
| Interest income (loss) | - | - | 13,493 | 13,493 |
| Miscellaneous | 1,933 | 1,933 | 1,993 | 60 |
| Total revenues | 299,830 | 299,830 | 281,709 | (18,121) |
| Expenditures | | | | |
| Current | | | | |
| Social and economic development | 305,977 | 305,977 | 201,628 | (104,349) |
| Total expenditures | 305,977 | 305,977 | 201,628 | (104,349) |
| Revenues over (under) expenditures | (6,147) | (6,147) | 80,081 | 86,228 |
| Other financing sources (uses) | | | | |
| Transfers in | - | - | 28,700 | 28,700 |
| Net change in fund balances | $ (6,147) | $ (6,147) | 108,781 | $ 114,928 |
| Fund balances - January 1 | | | 259,032 | |
| Fund balances - December 31 | | | $ 367,813 | |

**CITY OF ST. LOUIS PARK, MINNESOTA**

AFFORDABLE HOUSING TRUST FUND **Statement 21**

SCHEDULE OF REVENUES, EXPENDITURES

AND CHANGES IN FUND BALANCE - BUDGET TO ACTUAL

For The Year Ended December 31, 2024

| | 2024 | | | |
|---|---|---|---|---|
| | Budgeted Amounts | | Actual | Variance with |
| | Original | Final | Amounts | Final Budget |
| Revenues | | | | |
| Property taxes | $ 1,744,133 | $ 1,744,133 | $ 1,704,690 | $ (39,443) |
| Intergovernmental | - | - | 330,429 | 330,429 |
| Charges for services | - | - | 4,200 | 4,200 |
| Interest income (loss) | 15,000 | 15,000 | 296,365 | 281,365 |
| Miscellaneous | - | - | 17,217 | 17,217 |
| Total revenues | 1,759,133 | 1,759,133 | 2,352,901 | 593,768 |
| Expenditures | | | | |
| Current | | | | |
| Housing and rehabilitation | 1,650,000 | 1,650,000 | 899,510 | (750,490) |
| Total expenditures | 1,650,000 | 1,650,000 | 899,510 | (750,490) |
| Revenues over (under) expenditures | 109,133 | 109,133 | 1,453,391 | 1,344,258 |
| Other financing sources (uses) | | | | |
| Transfers in | - | - | 2,212,131 | 2,212,131 |
| Transfers out | (718,564) | (718,564) | (718,564) | - |
| Total other financing sources (uses) | (718,564) | (718,564) | 1,493,567 | 2,212,131 |
| Net change in fund balances | $ (609,431) | $ (609,431) | 2,946,958 | $ 3,556,389 |
| Fund balances - January 1 | | | 8,678,203 | |
| Fund balances - December 31 | | | $ 11,625,161 | |

**CITY OF ST. LOUIS PARK, MINNESOTA**
CLIMATE INVESTMENT FUND **Statement 22**
SCHEDULE OF REVENUES, EXPENDITURES
AND CHANGES IN FUND BALANCE - BUDGET TO ACTUAL
For The Year Ended December 31, 2024

| | 2024 | | | |
|---|---|---|---|---|
| | Budgeted Amounts | | Actual | Variance with |
| | Original | Final | Amounts | Final Budget |
| Revenues | | | | |
| Interest income (loss) | $ - | $ - | $ 25,568 | $ 25,568 |
| Total revenues | - | - | 25,568 | 25,568 |
| Expenditures | | | | |
| Current | | | | |
| Social and economic development | 181,000 | 181,000 | 217,570 | 36,570 |
| Total expenditures | 181,000 | 181,000 | 217,570 | 36,570 |
| Net change in fund balances | $ (181,000) | $ (181,000) | (192,002) | $ (11,002) |
| Fund balances - January 1 | | | 647,281 | |
| Fund balances - December 31 | | | $ 455,279 | |

**CITY OF ST. LOUIS PARK, MINNESOTA**
DEVELOPMENT EDA FUND **Statement 23**
SCHEDULE OF REVENUES, EXPENDITURES
AND CHANGES IN FUND BALANCE - BUDGET TO ACTUAL
For The Year Ended December 31, 2024

| | 2024 | | | |
|---|---|---|---|---|
| | Budgeted Amounts | | Actual | Variance with |
| | Original | Final | Amounts | Final Budget |
| Revenues | | | | |
| Property taxes | $ 903,230 | $ 903,230 | $ 921,653 | $ 18,423 |
| Lodging tax | 696,475 | 696,475 | 1,096,864 | 400,389 |
| Intergovernmental | - | - | 1,488,540 | 1,488,540 |
| Charges for services | 197,194 | 197,194 | 177,279 | (19,915) |
| Interest income (loss) | 150,000 | 150,000 | 490,233 | 340,233 |
| Miscellaneous | 45,000 | 45,000 | 69,053 | 24,053 |
| Total revenues | 1,991,899 | 1,991,899 | 4,243,622 | 2,251,723 |
| Expenditures | | | | |
| Current | | | | |
| Social and economic development | 1,959,285 | 1,959,285 | 3,120,834 | 1,161,549 |
| Capital outlay | | | | |
| Social and economic development | 3,116,000 | 3,116,000 | - | (3,116,000) |
| Total expenditures | 5,075,285 | 5,075,285 | 3,120,834 | (1,954,451) |
| Revenues over (under) expenditures | (3,083,386) | (3,083,386) | 1,122,788 | 4,206,174 |
| Other financing sources (uses) | | | | |
| Transfers in | - | - | 68,654 | 68,654 |
| Transfers out | - | - | (35,647) | (35,647) |
| Proceeds from sale of capital assets | 3,465,000 | 3,465,000 | - | (3,465,000) |
| Total other financing sources (uses) | 3,465,000 | 3,465,000 | 33,007 | (3,431,993) |
| Net change in fund balances | $ 381,614 | $ 381,614 | 1,155,795 | $ 774,181 |
| Fund balances - January 1 | | | 18,346,846 | |
| Fund balances - December 31 | | | $ 19,502,641 | |

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## INTERNAL SERVICE FUNDS

The City has five Internal Service Funds to account for the financing of goods or services provided by one department or agency to other departments or agencies of the City, or to other governments on a cost reimbursement basis. The City's internal service funds account for employee benefits including pensions and other postemployment benefits, insurance, and capital replacement.

**CITY OF ST. LOUIS PARK, MINNESOTA**
COMBINING STATEMENT OF NET POSITION
INTERNAL SERVICE FUNDS
December 31, 2024

**Statement 24**

| | Employee Benefits | Property Casualty | Vehicles & Equipment | Municipal Building and Infrastructure | Technology | Total |
|---|---|---|---|---|---|---|
| Assets | | | | | | |
| Current assets | | | | | | |
| Cash and investments | $ 100,000 | $ 1,363,908 | $ 500,000 | $ 1,563,288 | $ 1,144,168 | $ 4,671,364 |
| Due from other governments | - | - | 15,082 | 303,751 | - | 318,833 |
| Taxes receivable - unremitted | 890 | - | - | 4,355 | 5,340 | 10,585 |
| Prepaid items | 518,455 | - | - | - | 227,948 | 746,403 |
| Total current assets | 619,345 | 1,363,908 | 515,082 | 1,871,394 | 1,377,456 | 5,747,185 |
| Noncurrent assets | | | | | | |
| Capital assets | | | | | | |
| Nondepreciable capital assets, at cost | | | | | | |
| Land | - | - | - | - | 818,094 | 818,094 |
| Construction in progress | - | - | 276,426 | 118,947 | - | 395,373 |
| Total nondepreciable capital assets | - | - | 276,426 | 118,947 | 818,094 | 1,213,467 |
| Depreciable capital assets, at cost | | | | | | |
| Building and structures | - | - | - | 9,481,724 | 38,598 | 9,520,322 |
| Improvements other than buildings | - | - | 49,248 | 3,104,566 | 323,087 | 3,476,901 |
| Infrastructure | - | - | - | 622,563 | 691,238 | 1,313,801 |
| Machinery, furniture and equipment | - | - | 6,651,621 | 379,917 | 4,075,033 | 11,106,571 |
| Fleet | - | - | 11,521,299 | - | 914,193 | 12,435,492 |
| Total depreciable capital assets, at cost | - | - | 18,222,168 | 13,588,770 | 6,042,149 | 37,853,087 |
| Less: accumulated depreciation | - | - | (10,880,335) | (4,592,761) | (4,322,166) | (19,795,262) |
| Total depreciable capital assets, net of accumulated depreciation | - | - | 7,341,833 | 8,996,009 | 1,719,983 | 18,057,825 |
| Amortizable capital assets, at cost | | | | | | |
| Subscription-based IT arrangements | - | - | - | - | 258,303 | 258,303 |
| Lease assets - machinery, furniture and equipment | - | - | - | - | 1,356,187 | 1,356,187 |
| Lease assets - fleet | - | - | 148,797 | - | - | 148,797 |
| Total amortizable capital assets, at cost | - | - | 148,797 | - | 1,614,490 | 1,763,287 |
| Less: accumulated amortization | - | - | (82,231) | - | (455,796) | (538,027) |
| Total amortizable capital assets, net of accumulated amortization | - | - | 66,566 | - | 1,158,694 | 1,225,260 |
| Total capital assets, net of accumulated depreciation and amortization | - | - | 7,684,825 | 9,114,956 | 3,696,771 | 20,496,552 |
| Total noncurrent assets | - | - | 7,684,825 | 9,114,956 | 3,696,771 | 20,496,552 |
| Total assets | 619,345 | 1,363,908 | 8,199,907 | 10,986,350 | 5,074,227 | 26,243,737 |
| Deferred outflows of resources | | | | | | |
| Related to pensions | 18,862,358 | - | - | - | - | 18,862,358 |
| Related to OPEB | 1,786,171 | - | - | - | - | 1,786,171 |
| Total deferred outflows of resources | 20,648,529 | - | - | - | - | 20,648,529 |
| Liabilities | | | | | | |
| Current liabilities | | | | | | |
| Accounts payable | 45,959 | 15,727 | 54,970 | 81,793 | 65,602 | 264,051 |
| Salaries payable | - | 1,761 | - | - | - | 1,761 |
| Accrued flex spending | 65,241 | - | - | - | - | 65,241 |
| Due to other governments | 785 | - | - | - | 243,167 | 243,952 |
| Accrued interest payable | - | - | 168 | - | 21,767 | 21,935 |
| Compensated absences payable - current | 3,798,863 | - | - | - | - | 3,798,863 |
| Leases liability - current | - | - | 30,819 | - | 259,510 | 290,329 |
| Subscription-based IT arrangements liability - current | - | - | - | - | 17,420 | 17,420 |
| Other postemployment benefits payable - current | 296,959 | - | - | - | - | 296,959 |
| Total current liabilities | 4,207,807 | 17,488 | 85,957 | 81,793 | 607,466 | 5,000,511 |
| Noncurrent liabilities | | | | | | |
| Compensated absences payable | 882,186 | - | - | - | - | 882,186 |
| Lease liability | - | - | 39,454 | - | 825,635 | 865,089 |
| Other postemployment benefits payable | 5,815,841 | - | - | - | - | 5,815,841 |
| Net pension liability | 19,090,108 | - | - | - | - | 19,090,108 |
| Total noncurrent liabilities | 25,788,135 | - | 39,454 | - | 825,635 | 26,653,224 |
| Total liabilities | 29,995,942 | 17,488 | 125,411 | 81,793 | 1,433,101 | 31,653,735 |
| Deferred inflows of resources | | | | | | |
| Related to pensions | 25,217,862 | - | - | - | - | 25,217,862 |
| Related to OPEB | 969,971 | - | - | - | - | 969,971 |
| Total deferred inflows of resources | 26,187,833 | - | - | - | - | 26,187,833 |
| Net position | | | | | | |
| Net investment in capital assets | - | - | 7,614,552 | 9,114,956 | 2,594,206 | 19,323,714 |
| Unrestricted | (34,915,901) | 1,346,420 | 459,944 | 1,789,601 | 1,046,920 | (30,273,016) |
| Total net position | $ (34,915,901) | $ 1,346,420 | $ 8,074,496 | $ 10,904,557 | $ 3,641,126 | $ (10,949,302) |

**CITY OF ST. LOUIS PARK, MINNESOTA**
COMBINING STATEMENT OF REVENUES, EXPENSES AND
CHANGES IN FUND NET POSITION
INTERNAL SERVICE FUNDS
For The Year Ended December 31, 2024

**Statement 25**

| | Employee Benefits | Property Casualty | Vehicles & Equipment | Municipal Building and Infrastructure | Technology | Total |
|---|---|---|---|---|---|---|
| Operating revenues | | | | | | |
| Charges for services | $ 3,545,134 | $ - | $ 1,164,359 | $ - | $ 156,396 | $ 4,865,889 |
| Other | 217,657 | 149,984 | 69,711 | 7,373 | 29,134 | 473,859 |
| Total operating revenues | 3,762,791 | 149,984 | 1,234,070 | 7,373 | 185,530 | 5,339,748 |
| Operating expenses | | | | | | |
| Personal services | 4,100,742 | 48,033 | - | - | - | 4,148,775 |
| Supplies | - | - | 61,278 | 78,465 | 175,419 | 315,162 |
| Professional services | 31,199 | - | 2,529 | 165,036 | 826,050 | 1,024,814 |
| Insurance | - | 279,280 | - | - | - | 279,280 |
| Repairs and maintenance | - | - | - | 21,185 | 2,736 | 23,921 |
| Depreciation and amortization | - | - | 1,335,099 | 437,808 | 697,639 | 2,470,546 |
| Other | 37,304 | - | 6,479 | - | 457,346 | 501,129 |
| Total operating expenses | 4,169,245 | 327,313 | 1,405,385 | 702,494 | 2,159,190 | 8,763,627 |
| Operating income (loss) | (406,454) | (177,329) | (171,315) | (695,121) | (1,973,660) | (3,423,879) |
| Nonoperating revenues (expenses) | | | | | | |
| Interest income (loss) | 78,628 | 45,720 | 354 | 16,979 | 32,372 | 174,053 |
| Property taxes | 200,000 | - | - | 978,288 | 1,199,505 | 2,377,793 |
| Intergovernmental revenue | 798,216 | - | 15,082 | 303,750 | 15,329 | 1,132,377 |
| Gain on disposal of capital assets | - | - | 270,524 | - | - | 270,524 |
| Interest expense | - | - | (4,578) | - | (25,656) | (30,234) |
| Total nonoperating revenues (expenses) | 1,076,844 | 45,720 | 281,382 | 1,299,017 | 1,221,550 | 3,924,513 |
| Income (loss) before transfers | 670,390 | (131,609) | 110,067 | 603,896 | (752,110) | 500,634 |
| Transfers in | 365,531 | - | 616,536 | 850,000 | 701,347 | 2,533,414 |
| Change in net position | 1,035,921 | (131,609) | 726,603 | 1,453,896 | (50,763) | 3,034,048 |
| Net position - January 1 | (35,951,822) | 1,478,029 | 7,347,893 | 9,450,661 | 3,691,889 | (13,983,350) |
| Net position - December 31 | $ (34,915,901) | $ 1,346,420 | $ 8,074,496 | $ 10,904,557 | $ 3,641,126 | $ (10,949,302) |

| | Employee Benefits | Property Casualty | Vehicles & Equipment | Municipal Building and Infrastructure | Technology | Total |
|---|---|---|---|---|---|---|
| Cash flows from operating activities | | | | | | |
| Receipts from interfund services provided | $ 3,545,134 | $ - | $ 1,164,359 | $ - | $ 156,396 | $ 4,865,889 |
| Other operating cash receipts | 259,366 | 149,984 | 123,641 | 7,373 | 33,123 | 573,487 |
| Payments to suppliers | (439,966) | (159,842) | (24,544) | (186,711) | (1,210,170) | (2,021,233) |
| Payments to employees | (5,147,421) | (46,272) | - | - | - | (5,193,693) |
| Net cash flows provided (used) by operating activities | (1,782,887) | (56,130) | 1,263,456 | (179,338) | (1,020,651) | (1,775,550) |
| Cash flows from noncapital financing activities | | | | | | |
| Transfers in | 365,531 | - | - | - | - | 365,531 |
| Property taxes | 199,360 | - | - | 973,933 | 1,196,909 | 2,370,202 |
| Intergovernmental receipts | 798,216 | - | 45,071 | (1) | 15,329 | 858,615 |
| Net cash flows provided (used) by noncapital financing activities | 1,363,107 | - | 45,071 | 973,932 | 1,212,238 | 3,594,348 |
| Cash flows from capital and related financing activities | | | | | | |
| Transfers in | - | - | 616,536 | 850,000 | 701,347 | 2,167,883 |
| Acquisition of capital assets | - | - | (2,423,390) | (607,045) | (364,199) | (3,394,634) |
| Proceeds from sale of capital assets | - | - | 270,526 | - | - | 270,526 |
| Principal paid | | | | | | |
| Leases | - | - | (29,409) | - | (276,713) | (306,122) |
| Subscription-based IT arrangements | - | - | - | - | (118,698) | (118,698) |
| Interest paid | | | | | | |
| Leases | - | - | (4,410) | - | (3,468) | (7,878) |
| Subscription-based IT arrangements | - | - | - | - | (3,128) | (3,128) |
| Net cash flows provided (used) by capital and related financing activities | - | - | (1,570,147) | 242,955 | (64,859) | (1,392,051) |
| Cash flows from investing activities | | | | | | |
| Investment income | 78,628 | 45,720 | 354 | 16,979 | 32,372 | 174,053 |
| Net increase in cash and cash equivalents | (341,152) | (10,410) | (261,266) | 1,054,528 | 159,100 | 600,800 |
| Cash and cash equivalents - January 1 | 441,152 | 1,374,318 | 761,266 | 508,760 | 985,068 | 4,070,564 |
| Cash and cash equivalents - December 31 | $ 100,000 | $ 1,363,908 | $ 500,000 | $ 1,563,288 | $ 1,144,168 | $ 4,671,364 |

| | Employee Benefits | Property Casualty | Vehicles & Equipment | Municipal Building and Infrastructure | Technology | Total |
|---|---|---|---|---|---|---|
| Reconciliation of operating income (loss) to | | | | | | |
| net cash provided (used) by operating activities | | | | | | |
| Operating income (loss) | $ (406,454) | $ (177,329) | $ (171,315) | $ (695,121) | $ (1,973,660) | $ (3,423,879) |
| Adjustments to reconcile operating income (loss) | | | | | | |
| to net cash flows from operating activities | | | | | | |
| Depreciation and amortization | - | - | 1,335,099 | 437,808 | 697,639 | 2,470,546 |
| (Increase) decrease in assets/deferred outflows | | | | | | |
| Accounts receivable | 41,709 | - | 53,930 | - | 3,989 | 99,628 |
| Prepaid items | (290,450) | 103,711 | - | - | 4,612 | (182,127) |
| Deferred outflows of resources | 5,274,449 | - | - | - | - | 5,274,449 |
| Increase (decrease) in liabilities/deferred inflows | | | | | | |
| Accounts payable | (79,264) | 15,727 | 45,742 | 77,975 | 42,643 | 102,823 |
| Accrued salaries payable | - | 1,761 | - | - | - | 1,761 |
| Accrued flex spending | 39,820 | - | - | - | - | 39,820 |
| Due to other governments | (1,749) | - | - | - | 204,126 | 202,377 |
| Compensated absences payable | 267,937 | - | - | - | - | 267,937 |
| Other postemployment benefits | 418,141 | - | - | - | - | 418,141 |
| Net pension liability | (8,053,290) | - | - | - | - | (8,053,290) |
| Deferred inflows of resources | 1,006,264 | - | - | - | - | 1,006,264 |
| Net cash provided (used) by operating activities | $ (1,782,887) | $ (56,130) | $ 1,263,456 | $ (179,338) | $ (1,020,651) | $ (1,775,550) |
| Noncash capital and related financing activities | | | | | | |
| Capital assets acquired via lease | $ - | $ - | $ - | $ - | $ 1,356,188 | $ 1,356,188 |

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# III. STATISTICAL SECTION (UNAUDITED)

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# Statistical Section (Unaudited)

This statistical part of the City of St. Louis Park's annual comprehensive financial report presents detailed information as a context for understanding what the information in the financial statements, note disclosures, and required supplementary information says about the City's overall financial health.

<u>**Contents**</u> | <u>**Table**</u>



**Sources:** Unless otherwise noted, the information in these schedules is derived from the annual comprehensive financial reports for the relevant year.

**CITY OF ST. LOUIS PARK, MINNESOTA**
STATISTICAL SECTION (UNAUDITED)
NET POSITION BY COMPONENT
LAST TEN FISCAL YEARS

| | Fiscal Year | | | |
|---|---|---|---|---|
| | 2015 | 2016 | 2017 | 2018 |
| Governmental activities | | | | |
| Net investment in capital assets | $ 96,286,131 | $ 96,458,787 | $ 103,279,857 | $ 107,090,668 |
| Restricted | 10,608,709 | 10,658,889 | 11,439,977 | 13,200,855 |
| Unrestricted | 31,667,135 | 31,751,796 | 26,888,688 | 23,914,099 |
| Total governmental activities net position | $ 138,561,975 | $ 138,869,472 | $ 141,608,522 | $ 144,205,622 |
| Business-type activities | | | | |
| Net investment in capital assets | $ 22,753,326 | $ 23,030,284 | $ 25,716,982 | $ 25,992,377 |
| Unrestricted | 4,620,302 | 5,849,650 | 4,979,057 | 6,163,907 |
| Total business-type activities net position | $ 27,373,628 | $ 28,879,934 | $ 30,696,039 | $ 32,156,284 |
| Total primary government | | | | |
| Net investment in capital assets | $ 119,039,457 | $ 119,489,071 | $ 128,996,839 | $ 133,083,045 |
| Restricted | 10,608,709 | 10,658,889 | 11,439,977 | 13,200,855 |
| Unrestricted | 36,287,437 | 37,601,446 | 31,867,745 | 30,078,006 |
| Total primary government | $ 165,935,603 | $ 167,749,406 | $ 172,304,561 | $ 176,361,906 |

Source(s):
Source 1: Data was provided by the annual comprehensive financial report (ACFR)

**Table 1**

| Fiscal Year | | | | | |
|---|---|---|---|---|---|
| 2019 | 2020 | 2021 | 2022 | 2023 | 2024 |
| $ 102,644,391 | $ 103,325,878 | $ 86,983,523 | $ 81,133,330 | $ 76,348,500 | $ 88,402,821 |
| 22,391,884 | 15,556,085 | 24,710,300 | 27,223,707 | 33,471,783 | 36,962,412 |
| 11,937,764 | 24,180,714 | 35,856,005 | 40,861,576 | 39,871,997 | 52,188,562 |
| $ 136,974,039 | $ 143,062,677 | $ 147,549,828 | $ 149,218,613 | $ 149,692,280 | $ 177,553,795 |
| $ 27,805,955 | $ 30,198,068 | $ 30,830,919 | $ 32,352,244 | $ 38,639,429 | $ 42,481,743 |
| 6,426,698 | 8,071,994 | 12,031,336 | 17,010,155 | 16,365,396 | 16,419,147 |
| $ 34,232,653 | $ 38,270,062 | $ 42,862,255 | $ 49,362,399 | $ 55,004,825 | $ 58,900,890 |
| $ 130,450,346 | $ 133,523,946 | $ 117,814,442 | $ 113,485,574 | $ 114,987,929 | $ 130,884,564 |
| 22,391,884 | 15,556,085 | 24,710,300 | 27,223,707 | 33,471,783 | 36,962,412 |
| 18,364,462 | 32,252,708 | 47,887,341 | 57,871,731 | 56,237,393 | 68,607,709 |
| $ 171,206,692 | $ 181,332,739 | $ 190,412,083 | $ 198,581,012 | $ 204,697,105 | $ 236,454,685 |

**CITY OF ST. LOUIS PARK, MINNESOTA**
STATISTICAL SECTION (UNAUDITED)
CHANGES IN NET POSITION
LAST TEN FISCAL YEARS
(accrual basis of accounting)

| | Fiscal Year | | | |
|---|---|---|---|---|
| | 2015 | 2016 | 2017 | 2018 |
| Expenses | | | | |
| Governmental activities | | | | |
| General government | $ 10,712,749 | $ 11,182,348 | $ 10,648,181 | $ 11,051,775 |
| Public safety | 15,336,854 | 20,091,787 | 17,870,131 | 17,621,109 |
| Public information | 3,057,509 | 549,940 | 647,316 | 642,350 |
| Operations | - | - | - | - |
| Parks and recreation | - | - | - | - |
| Operations and recreation | 9,996,885 | 13,352,637 | 13,448,470 | 15,146,290 |
| Engineering | 10,185,956 | 5,091,818 | 7,859,907 | 7,491,753 |
| Housing and rehabilitation | 707,661 | 528,467 | 480,911 | 530,192 |
| Housing maintenance | 84,505 | 144,204 | 72,244 | 19,768 |
| Social and economic development | 8,872,479 | 8,826,281 | 10,987,654 | 12,549,378 |
| Interest on long-term debt | 1,233,107 | 1,620,489 | 1,511,329 | 1,456,241 |
| Total governmental activities expenses | 60,187,705 | 61,387,971 | 63,526,143 | 66,508,856 |
| Business-type activities | | | | |
| Water | 4,684,190 | 4,773,624 | 4,786,816 | 5,445,760 |
| Sewer | 5,333,887 | 6,002,088 | 6,227,919 | 6,083,196 |
| Solid waste | 2,917,214 | 3,256,804 | 3,390,874 | 3,463,412 |
| Storm water | 1,400,975 | 1,514,761 | 1,611,785 | 2,372,829 |
| Total business-type activities expenses | 14,336,266 | 15,547,277 | 16,017,394 | 17,365,197 |
| Total expenses | $ 74,523,971 | $ 76,935,248 | $ 79,543,537 | $ 83,874,053 |
| Program revenues | | | | |
| Governmental activities | | | | |
| Charges for services | | | | |
| General government | $ 1,185,881 | $ 1,184,122 | $ 1,143,220 | $ 1,214,710 |
| Public safety | 4,237,819 | 4,354,793 | 3,962,306 | 4,049,914 |
| Public information | 10,000 | - | - | - |
| Operations | - | - | - | - |
| Parks and recreation | - | - | - | 576 |
| Operations and recreation | 2,344,863 | 2,122,730 | 2,308,221 | 2,516,191 |
| Engineering | 144,151 | 97,688 | 134,508 | 136,648 |
| Housing and rehabilitation | 6,315 | 7,607 | 4,514 | 633,932 |
| Social and economic development | 256,557 | 259,910 | 255,109 | 213,944 |
| Operating grants and contributions | 3,586,440 | 2,512,011 | 3,670,054 | 2,666,090 |
| Capital grants and contributions | 3,178,294 | 3,960,739 | 5,205,879 | 3,526,377 |
| Total governmental activities program revenue | 14,950,320 | 14,499,600 | 16,683,811 | 14,958,382 |
| Business-type activities | | | | |
| Charges for services | | | | |
| Water | 5,766,601 | 5,674,239 | 6,089,295 | 6,469,268 |
| Sewer | 6,112,024 | 6,663,731 | 7,261,014 | 7,360,679 |
| Solid waste | 3,189,566 | 2,905,899 | 3,237,506 | 3,348,948 |
| Storm water | 2,472,134 | 2,642,860 | 2,816,349 | 2,887,425 |
| Operating grants and contributions | 128,610 | 181,525 | 159,376 | 174,250 |
| Capital grants and contributions | - | 799,894 | 279,801 | 429,928 |
| Total business-type activities program revenue | 17,668,935 | 18,868,148 | 19,843,341 | 20,670,498 |
| Total program revenues | $ 32,619,255 | $ 33,367,748 | $ 36,527,152 | $ 35,628,880 |

| Fiscal Year | | | | | |
|---|---|---|---|---|---|
| 2019 | 2020 | 2021 | 2022 | 2023 | 2024 |
| $ 12,022,082 | $ 12,065,668 | $ 11,981,562 | $ 14,543,794 | $ 14,731,230 | $ 14,808,262 |
| 18,868,900 | 18,283,411 | 18,168,010 | 23,014,115 | 25,488,917 | 24,630,534 |
| 594,521 | 924,428 | 496,229 | 1,832,219 | 1,885,527 | 2,410,905 |
| 20,692,741 | 18,700,327 | 21,980,357 | 19,750,249 | 23,418,451 | 10,928,402 |
| 7,463,862 | 6,454,814 | 6,782,740 | 8,419,354 | 9,889,201 | 9,717,552 |
| - | - | - | - | - | - |
| - | - | - | - | - | - |
| 1,001,834 | 1,085,356 | 780,257 | 5,473,490 | 1,897,395 | 1,396,062 |
| 89,828 | 709,009 | - | - | - | - |
| 16,536,420 | 11,642,624 | 11,246,159 | 14,493,892 | 11,924,027 | 12,702,937 |
| 2,139,962 | 1,818,341 | 1,991,765 | 2,103,528 | 1,721,000 | 1,864,221 |
| 79,410,150 | 71,683,978 | 73,427,079 | 89,630,641 | 90,955,748 | 78,458,875 |
| 5,922,733 | 5,539,880 | 5,743,764 | 6,261,586 | 6,874,231 | 6,551,873 |
| 6,387,860 | 6,434,245 | 6,828,464 | 6,176,756 | 6,331,986 | 8,104,364 |
| 3,527,810 | 3,666,565 | 3,681,072 | 3,788,443 | 4,484,177 | 7,017,489 |
| 2,179,955 | 2,206,992 | 2,331,779 | 2,190,790 | 2,061,980 | 2,778,018 |
| 18,018,358 | 17,847,682 | 18,585,079 | 18,417,575 | 19,752,374 | 24,451,744 |
| $ 97,428,508 | $ 89,531,660 | $ 92,012,158 | $ 108,048,216 | $ 110,708,122 | $ 102,910,619 |
| | | | | | |
| $ 1,231,454 | $ - | $ 1,266,925 | $ 1,323,472 | $ 1,275,983 | $ 547,692 |
| 5,212,202 | 6,353,145 | 4,719,500 | 6,756,712 | 4,605,015 | 4,001,428 |
| - | - | - | - | - | - |
| 2,566,014 | 1,703,896 | 2,939,026 | 654,428 | 746,010 | 453,951 |
| 156,330 | 89,008 | 43,602 | 3,347,770 | 3,078,421 | 3,094,847 |
| - | - | - | - | - | - |
| - | - | - | - | - | - |
| 3,467 | - | 750 | 2,676 | 4,982 | 4,904 |
| 216,989 | 330,072 | 213,828 | 239,886 | 217,058 | 177,279 |
| 3,360,346 | 6,426,976 | 2,886,299 | 3,247,517 | 4,876,812 | 7,665,211 |
| 2,693,816 | 3,646,262 | 3,996,798 | 8,958,110 | 3,010,970 | 10,930,059 |
| 15,440,618 | 18,549,359 | 16,066,728 | 24,530,571 | 17,815,251 | 26,875,371 |
| 6,908,538 | 7,989,679 | 8,535,668 | 9,156,315 | 9,045,322 | 8,709,379 |
| 7,634,597 | 8,059,428 | 8,528,207 | 8,971,596 | 8,957,027 | 9,308,774 |
| 3,538,931 | 3,782,579 | 4,267,345 | 4,540,176 | 4,420,169 | 6,205,281 |
| 3,059,282 | 3,158,072 | 3,322,640 | 3,541,917 | 3,710,665 | 3,817,281 |
| 196,100 | 196,223 | 212,446 | 206,308 | 288,228 | 1,690,778 |
| 556,508 | 629,172 | 430,010 | 829,382 | 251,800 | 224,578 |
| 21,893,956 | 23,815,153 | 25,296,316 | 27,245,694 | 26,673,211 | 29,956,071 |
| $ 37,334,574 | $ 42,364,512 | $ 41,363,044 | $ 51,776,265 | $ 44,488,462 | $ 56,831,442 |

**CITY OF ST. LOUIS PARK, MINNESOTA**
STATISTICAL SECTION (UNAUDITED)
CHANGES IN NET POSITION
LAST TEN FISCAL YEARS
(accrual basis of accounting)

| | Fiscal Year | | | |
|---|---|---|---|---|
| | 2015 | 2016 | 2017 | 2018 |
| Net (expenses) revenues | | | | |
| Governmental activities | $ (45,237,385) | $ (46,888,371) | $ (46,842,332) | $ (51,550,474) |
| Business-type activities | 3,332,669 | 3,320,871 | 3,825,947 | 3,305,301 |
| Total primary government | $ (41,904,716) | $ (43,567,500) | $ (43,016,385) | $ (48,245,173) |
| General Revenues and Other Changes in Net Position | | | | |
| Governmental activities | | | | |
| Taxes | | | | |
| Property taxes | $ 28,209,567 | $ 30,185,703 | $ 31,582,993 | $ 33,449,668 |
| Tax increment | 6,763,951 | 7,733,689 | 8,961,792 | 10,266,075 |
| Franchise taxes | 2,915,732 | 3,079,399 | 3,763,394 | 3,804,678 |
| Lodging taxes | - | - | - | 1,021,855 |
| Grants and contributions not restricted to specific programs | 557,671 | 584,639 | 590,978 | 618,645 |
| Unrestricted investment earnings (loss) | 221,408 | 388,647 | 408,945 | 739,130 |
| Gain on sale of capital assets | 577,248 | 142,713 | 106,204 | 1,751,339 |
| Miscellaneous | 2,985,997 | 3,201,122 | 2,091,334 | 491,591 |
| Transfers | 3,620,449 | 1,879,956 | 2,075,742 | 2,004,593 |
| Total governmental activities general revenues | 45,852,023 | 47,195,868 | 49,581,382 | 54,147,574 |
| Business-type activities | | | | |
| Unrestricted investment earnings | 59,330 | 65,391 | 65,900 | 159,537 |
| Gain on sale of capital assets | - | - | - | - |
| Transfers | (3,620,449) | (1,879,956) | (2,075,742) | (2,004,593) |
| Total business-type activities general revenues | (3,561,119) | (1,814,565) | (2,009,842) | (1,845,056) |
| Total primary government | $ 42,290,904 | $ 45,381,303 | $ 47,571,540 | $ 52,302,518 |
| Change in net position | | | | |
| Governmental activities | $ 614,638 | $ 307,497 | $ 2,739,050 | $ 2,597,100 |
| Business-type activities | (228,450) | 1,506,306 | 1,816,105 | 1,460,245 |
| Total primary government | $ 386,188 | $ 1,813,803 | $ 4,555,155 | $ 4,057,345 |

Source(s):
Source 1: Data was provided by the annual comprehensive financial report (ACFR

| | | | Fiscal Year | | |
|---|---|---|---|---|---|
| 2019 | 2020 | 2021 | 2022 | 2023 | 2024 |
| $ (63,969,532) | $ (53,134,619) | $ (57,360,351) | $ (65,100,070) | $ (73,140,497) | $ (51,583,504) |
| 3,875,598 | 5,967,471 | 6,711,237 | 8,828,119 | 6,920,837 | 5,504,327 |
| $ (60,093,934) | $ (47,167,148) | $ (50,649,114) | $ (56,271,951) | $ (66,219,660) | $ (46,079,177) |
| $ 34,566,143 | $ 36,651,274 | $ 37,841,783 | $ 41,059,104 | $ 43,092,885 | $ 46,118,820 |
| 11,027,616 | 12,081,105 | 12,875,438 | 14,185,011 | 14,262,120 | 15,666,627 |
| 4,212,728 | 4,569,901 | 5,122,147 | 5,469,040 | 5,442,999 | 5,502,940 |
| 1,074,002 | 339,055 | 543,133 | 905,461 | 959,428 | 1,096,864 |
| 319,322 | 331,454 | 587,658 | 816,658 | 760,407 | 3,748,369 |
| 1,669,916 | 1,232,923 | (215,865) | (888,151) | 3,350,315 | 3,706,433 |
| 178,509 | 56,625 | 149,946 | 164,728 | 329,110 | 270,524 |
| 1,619,458 | 1,858,081 | 2,289,514 | 2,826,100 | 3,119,068 | 899,016 |
| 2,070,255 | 2,102,839 | 2,196,105 | 2,230,904 | 2,297,832 | 2,435,426 |
| 56,737,949 | 59,223,257 | 61,389,859 | 66,768,855 | 73,614,164 | 79,445,019 |
| 271,026 | 172,777 | (45,939) | (97,071) | 1,019,421 | 825,709 |
| - | - | - | - | - | 1,455 |
| (2,070,255) | (2,102,839) | (2,196,105) | (2,230,904) | (2,297,832) | (2,435,426) |
| (1,799,229) | (1,930,062) | (2,242,044) | (2,327,975) | (1,278,411) | (1,608,262) |
| $ 54,938,720 | $ 57,293,195 | $ 59,147,815 | $ 64,440,880 | $ 72,335,753 | $ 77,836,757 |
| $ (7,231,583) | $ 6,088,638 | $ 4,029,508 | $ 1,668,785 | $ 473,667 | $ 27,861,515 |
| 2,076,369 | 4,037,409 | 4,469,193 | 6,500,144 | 5,642,426 | 3,896,065 |
| $ (5,155,214) | $ 10,126,047 | $ 8,498,701 | $ 8,168,929 | $ 6,116,093 | $ 31,757,580 |

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**CITY OF ST. LOUIS PARK, MINNESOTA**
STATISTICAL SECTION (UNAUDITED) **Table 3**
GOVERNMENTAL ACTIVITIES TAX REVENUES BY SOURCE
LAST TEN FISCAL YEARS

| Fiscal Year | Property Taxes | Franchise Taxes | Lodging Taxes | Total |
|---|---|---|---|---|
| 2015 | $ 34,973,518 | $ 2,915,732 | $ - | $ 37,889,250 |
| 2016 | 37,919,392 | 3,079,399 | - | 40,998,791 |
| 2017 | 40,544,785 | 3,763,394 | - | 44,308,179 |
| 2018 | 43,715,743 | 3,804,678 | 1,021,855 | 48,542,276 |
| 2019 | 45,593,759 | 4,212,728 | 1,074,002 | 50,880,489 |
| 2020 | 48,732,379 | 4,569,901 | 339,055 | 53,641,335 |
| 2021 | 50,717,221 | 5,122,147 | 543,133 | 56,382,501 |
| 2022 | 55,244,115 | 5,469,040 | 905,461 | 61,618,616 |
| 2023 | 57,355,005 | 5,442,999 | 959,428 | 6,402,427 |
| 2024 | 61,785,447 | 5,502,940 | 1,096,864 | 68,385,251 |

Source(s):
Source 1: Hennepin County tax settlement data
Source 2: Financial data provided by the City's Finance division related to franchise and lodging taxes

**CITY OF ST. LOUIS PARK, MINNESOTA**
STATISTICAL SECTION (UNAUDITED)
FUND BALANCES OF GOVERNMENTAL FUNDS
LAST TEN FISCAL YEARS
(modified accrual basis of accounting)

| | Fiscal Year | | | |
|---|---|---|---|---|
| | 2015 | 2016 | 2017 | 2018 |
| General fund | | | | |
| Nonspendable | $ 566,574 | $ 330,483 | $ 292,821 | $ 258,932 |
| Restricted | 464,469 | 413,787 | 392,004 | 272,840 |
| Assigned | 758,084 | 936,663 | 1,050,569 | 1,025,207 |
| Unassigned | 15,242,009 | 16,193,763 | 17,054,520 | 17,697,405 |
| Total General fund | $ 17,031,136 | $ 17,874,696 | $ 18,789,914 | $ 19,254,384 |
| All other governmental funds | | | | |
| Nonspendable | $ - | $ 23,563 | $ 6,500 | $ 19,700 |
| Restricted | 12,457,701 | 10,057,843 | 11,725,590 | 12,196,553 |
| Committed | 481,009 | 466,287 | 696,235 | 1,064,284 |
| Assigned | 39,567,878 | 41,068,221 | 33,609,392 | 33,843,896 |
| Unassigned | (6,551,326) | (5,187,339) | (3,628,247) | (7,382,436) |
| Total all other governmental funds | $ 45,955,262 | $ 46,428,575 | $ 42,409,470 | $ 39,741,997 |

Source(s):
Source 1: Data provided by the annual comprehensive financial report (ACFR)

**Table 4**

| Fiscal Year | | | | | |
|---|---|---|---|---|---|
| 2019 | 2020 | 2021 | 2022 | 2023 | 2024 |
| $ 340,247 | $ 362,022 | $ 517,589 | $ 324,139 | $ 445,964 | $ 650,292 |
| 126,683 | 82,986 | 94,311 | 87,357 | 2,409,288 | 1,525,482 |
| 1,602,523 | 992,938 | 1,275,140 | 1,304,322 | 700,000 | 1,714,823 |
| 18,762,374 | 25,386,153 | 21,928,316 | 23,945,846 | 24,443,962 | 24,737,085 |
| $ 20,831,827 | $ 26,824,099 | $ 23,815,356 | $ 25,661,664 | $ 27,999,214 | $ 28,627,682 |
| | | | | | |
| $ 6,799 | $ - | $ 9,500 | $ 3,100 | $ 11,929 | $ 14,657 |
| 28,145,222 | 18,877,118 | 23,013,971 | 25,561,608 | 27,755,191 | 33,000,355 |
| 913,497 | 812,078 | 1,535,938 | 2,118,897 | 2,068,003 | 1,972,106 |
| 31,598,020 | 30,398,365 | 33,433,213 | 35,172,356 | 35,640,204 | 37,395,065 |
| (7,310,832) | (5,887,231) | (4,954,407) | (10,883,317) | (6,082,211) | (2,093,353) |
| $ 53,352,706 | $ 44,200,330 | $ 53,038,215 | $ 51,972,644 | $ 59,393,116 | $ 70,288,830 |

**CITY OF ST. LOUIS PARK, MINNESOTA**
STATISTICAL SECTION (UNAUDITED)
CHANGES IN FUND BALANCES OF GOVERNMENTAL FUNDS
LAST TEN FISCAL YEARS
(modified accrual basis of accounting)

| | Fical Year | | | |
|---|---|---|---|---|
| | 2015 | 2016 | 2017 | 2018 |
| Revenues | | | | |
| Taxes | $ 26,598,373 | $ 27,734,546 | $ 28,941,646 | $ 31,853,551 |
| Tax increments | 6,763,951 | 7,733,689 | 8,961,792 | 10,266,075 |
| Abatement of property taxes | - | - | - | - |
| Lodging tax | - | - | - | 1,021,855 |
| Franchise taxes | 2,915,732 | 3,079,399 | 3,763,394 | 3,804,678 |
| Licenses and permits | 4,312,702 | 4,320,078 | 3,985,517 | 4,001,645 |
| Intergovernmental | 6,017,025 | 4,345,482 | 8,228,158 | 5,240,175 |
| Charges for services | 3,608,933 | 3,406,964 | 3,529,125 | 3,708,327 |
| Fines and forfeits | 263,951 | 299,808 | 293,236 | 282,146 |
| Special assessments | 1,238,873 | 1,192,628 | 1,169,859 | 1,150,577 |
| Interest income (loss) | 199,747 | 362,196 | 369,203 | 677,131 |
| Miscellaneous | 3,051,946 | 3,230,390 | 2,218,712 | 1,529,337 |
| Total revenues | 54,971,233 | 55,705,180 | 61,460,642 | 63,535,497 |
| Expenditures | | | | |
| General government | 7,813,046 | 8,188,193 | 8,142,675 | 9,075,636 |
| Public safety | 14,025,463 | 14,669,251 | 15,824,577 | 17,050,302 |
| Public information | 561,252 | 477,721 | 495,256 | 567,653 |
| Operations | - | - | - | - |
| Parks and recreation | - | - | - | - |
| Operations and recreation | 9,710,604 | 9,688,872 | 10,665,329 | 11,031,544 |
| Engineering | 10,068,447 | 480,162 | 7,754,421 | 4,449,897 |
| Housing and rehabilitation | 538,411 | 482,313 | 453,940 | 512,029 |
| Housing maintenance | 84,505 | 144,204 | 57,370 | 12,040 |
| Social and economic development | 8,872,479 | 8,673,638 | 10,857,645 | 10,479,359 |
| Miscellaneous | - | - | - | - |
| Internal charges | - | - | - | - |
| Debt service | | | | |
| Principal | 1,612,827 | 1,681,876 | 3,650,297 | 2,055,000 |
| Interest and other | 1,210,971 | 1,446,371 | 1,493,780 | 1,462,325 |
| Other charges | 2,640 | 2,717 | - | - |
| Bond issuance costs | - | 111,922 | 40,419 | 33,060 |
| Capital outlay | 3,486,864 | 19,894,828 | 10,159,659 | 14,388,878 |
| Total expenditures | 57,987,509 | 65,942,068 | 69,595,368 | 71,117,723 |
| Revenues over (under) expenditures | (3,016,276) | (10,236,888) | (8,134,726) | (7,582,226) |
| Other financing sources (uses) | | | | |
| Transfers in | 13,296,241 | 8,148,651 | 5,586,488 | 7,282,081 |
| Transfers out | (9,462,850) | (6,994,545) | (4,182,613) | (5,608,462) |
| Refunding bonds issued | - | - | - | - |
| Bonds issued | - | 10,000,000 | 3,430,000 | 2,020,000 |
| Proceeds from long term debt | 2,200,000 | - | - | - |
| Premium on bonds issued | - | 396,655 | 196,964 | 5,659 |
| Payments to refunded bond escrow agent | - | - | - | - |
| Proceeds from sale of capital assets | 777,248 | 3,000 | - | 1,679,945 |
| Total other financing sources (uses) | 6,810,639 | 11,553,761 | 5,030,839 | 5,379,223 |
| Net change in fund balances | $ 3,794,363 | $ 1,316,873 | $ (3,103,887) | $ (2,203,003) |
| Debt service as a percentage of noncapital expenditures | 5.18% | 6.02% | 8.61% | 5.60% |

Source(s):
Source 1: Data provided by the annual comprehensive financial report (ACFR)

**Table 5**

| Fiscal Year | | | | | |
|---|---|---|---|---|---|
| 2019 | 2020 | 2021 | 2022 | 2023 | 2024 |
| $ 32,598,016 | $ 34,531,332 | $ 36,198,206 | $ 39,294,300 | $ 41,356,429 | $ 43,757,582 |
| 11,368,332 | 12,081,105 | 12,875,438 | 14,185,011 | 14,262,120 | 15,666,627 |
| (340,716) | 112,630 | (257,203) | - | - | - |
| 4,212,728 | 339,055 | 543,133 | 905,461 | 959,428 | 1,096,864 |
| 1,074,002 | 4,569,901 | 5,122,147 | 5,469,040 | 5,442,999 | 5,502,940 |
| 5,264,659 | 5,294,314 | 4,997,981 | 7,282,483 | 5,164,020 | 4,662,869 |
| 5,383,495 | 6,904,307 | 6,868,059 | 6,561,710 | 8,461,941 | 20,545,819 |
| 3,847,458 | 3,055,615 | 4,034,686 | 4,849,157 | 4,577,185 | 3,353,019 |
| 274,339 | 126,192 | 150,964 | 175,090 | 179,508 | 14,261 |
| 1,183,508 | 1,127,497 | 1,322,729 | 1,316,841 | 1,566,668 | 1,686,870 |
| 1,616,635 | 1,176,200 | (238,771) | (849,382) | 3,113,385 | 3,532,380 |
| 1,701,458 | 1,901,751 | 2,348,898 | 3,052,915 | 1,542,728 | 1,045,067 |
| 68,183,914 | 71,219,899 | 73,966,267 | 82,242,626 | 86,626,411 | 100,864,298 |
| 9,372,448 | 9,490,394 | 9,458,536 | 9,365,669 | 10,427,128 | 11,230,640 |
| 17,651,051 | 17,806,753 | 19,290,081 | 20,750,758 | 21,647,295 | 23,352,784 |
| 477,150 | 875,890 | 452,420 | 388,391 | 387,851 | 525,564 |
| 14,448,732 | 17,097,698 | 21,366,729 | 16,876,505 | 6,400,754 | 5,595,095 |
| 6,571,735 | 6,454,814 | 6,813,935 | 8,079,262 | 9,167,718 | 9,708,495 |
| - | - | - | - | - | - |
| - | - | - | - | - | - |
| 796,010 | 1,060,588 | 776,654 | 5,424,459 | 1,852,640 | 1,419,612 |
| 60,315 | 709,009 | - | 30,000 | 30,000 | - |
| 15,396,270 | 11,513,051 | 11,110,229 | 14,307,230 | 11,415,678 | 13,806,076 |
| 26,282 | 517,651 | 482,494 | 585,774 | 831,287 | 618,487 |
| - | - | - | - | - | 1,030,400 |
| 2,990,000 | 11,915,000 | 3,495,000 | 4,195,000 | 4,985,000 | 5,990,000 |
| 1,468,620 | 2,138,151 | 1,907,737 | 2,153,150 | 2,134,560 | 2,134,508 |
| - | - | - | - | - | - |
| 309,945 | 124,200 | 157,707 | 195,260 | - | - |
| 16,857,464 | 8,140,774 | 6,339,203 | 3,502,579 | 8,934,470 | 17,069,393 |
| 86,426,022 | 87,843,973 | 81,650,725 | 85,854,037 | 78,214,381 | 92,481,054 |
| (18,242,108) | (16,624,074) | (7,684,458) | (3,611,411) | 8,412,030 | 8,383,244 |
| 3,919,120 | 7,537,016 | 10,843,129 | 5,443,812 | 12,514,209 | 12,417,597 |
| (2,299,247) | (5,573,129) | (10,260,254) | (6,097,836) | (11,168,217) | (12,515,585) |
| - | - | - | 1,345,000 | - | - |
| 32,005,001 | 10,505,000 | 12,385,000 | 4,900,000 | - | 3,050,000 |
| - | - | - | - | - | - |
| 1,965,386 | 938,458 | 529,431 | 36,282 | - | 188,926 |
| (2,160,000) | - | - | (1,345,000) | - | - |
| - | 56,625 | 16,294 | 109,890 | - | - |
| 33,430,260 | 13,463,970 | 13,513,600 | 4,392,148 | 1,345,992 | 3,140,938 |
| $ 15,188,152 | $ (3,160,104) | $ 5,829,142 | $ 780,737 | $ 9,758,022 | $ 11,524,182 |
| 6.0% | 17.6% | 7.4% | 7.7% | 10.2% | 8.8% |

ASSESSED VALUE/TAX CAPACITY VALUE AND ESTIMATED MARKET VALUE
OF ALL TAXABLE PROPERTY
LAST TEN FISCAL YEARS

| | Fiscal Year | | | |
|---|---|---|---|---|
| | 2015 | 2016 | 2017 | 2018 |
| Population | 47,502 | 48,354 | 48,747 | 49,039 |
| Real Property | | | | |
| Total assessed/tax capacity value | $ 65,599,841 | $ 71,118,692 | $ 77,324,247 | $ 81,272,437 |
| Less tax increment districts - | (5,894,025) | (6,798,025) | (8,211,886) | (8,746,231) |
| Area-wide allocation (net) | (3,879,478) | (3,168,815) | (4,255,021) | (4,787,086) |
| Net assessed/tax capacity value | $ 55,826,338 | $ 61,151,852 | $ 64,857,340 | $ 67,739,120 |
| Estimated market value | $ 5,435,136,500 | $ 5,841,548,800 | $ 6,306,324,900 | $ 6,637,473,500 |
| Personal Property | | | | |
| Assessed/tax capacity value | $ 607,025 | $ 614,793 | $ 650,504 | $ 710,227 |
| Estimated market value | $ 30,852,400 | $ 31,212,200 | $ 33,056,300 | $ 36,048,400 |
| Total Real and Personal Property | | | | |
| Assessed/tax capacity value | $ 56,433,363 | $ 61,766,645 | $ 65,507,844 | $ 68,469,347 |
| Estimated market value | $ 5,465,988,900 | $ 5,872,761,000 | $ 6,339,381,200 | $ 6,673,521,900 |
| Tax Capacity Rate | 47.8% | 46.2% | 46.2% | 46.4% |

Source(s):
Source 1: Data was provided by Hennipen County, MN taxing district information

**Table 6**

| Fiscal Year | | | | | |
|---|---|---|---|---|---|
| 2019 | 2020 | 2021 | 2022 | 2023 | 2024 |
| 48,677 | 49,834 | 50,010 | 48,827 | 49,786 | 49,321 |
| $ 88,023,090 | $ 95,317,915 | $ 101,379,851 | $ 105,817,137 | $ 116,291,091 | $ 120,551,050 |
| (10,129,650) | (10,875,524) | (11,817,305) | (12,614,033) | (13,838,198) | (13,822,199) |
| (4,741,344) | (5,233,557) | (5,628,072) | (6,248,597) | (6,106,046) | (6,025,679) |
| $ 73,152,096 | $ 79,208,834 | $ 83,934,474 | $ 86,954,507 | $ 96,346,847 | $ 100,703,172 |
| $ 7,205,288,500 | $ 7,731,035,100 | $ 8,164,996,400 | $ 8,539,554,600 | $ 9,410,555,500 | $ 9,730,434,300 |
| $ 747,358 | $ 739,713 | $ 777,794 | $ 302,259 | $ 335,559 | $ 361,440 |
| $ 37,926,900 | $ 37,525,400 | $ 39,320,700 | $ 15,556,200 | $ 17,187,900 | $ 18,445,400 |
| $ 73,899,454 | $ 79,948,547 | $ 84,712,268 | $ 87,256,766 | $ 96,682,406 | $ 101,064,612 |
| $ 7,243,215,400 | $ 7,768,560,500 | $ 8,204,317,100 | $ 8,555,110,800 | $ 9,427,743,400 | $ 9,748,879,700 |
| 44.7% | 43.4% | 42.9% | 44.7% | 42.9% | 44.2% |

**CITY OF ST. LOUIS PARK, MINNESOTA**
STATISTICAL SECTION (UNAUDITED)
PROPERTY TAX RATES - DIRECT AND OVERLAPPING
LAST TEN FISCAL YEARS

| | Fiscal Year | | | |
|---|---|---|---|---|
| **City of St. Louis Park** | 2015 | 2016 | 2017 | 2018 |
| Operating Rate | 45.234 | 43.744 | 42.933 | 41.759 |
| Debt Service Rate | 2.520 | 2.451 | 3.267 | 4.624 |
| **Total City Direct Rates** | 47.754 | 46.195 | 46.200 | 46.383 |
| **Overlapping Rates** | | | | |
| **County** | | | | |
| Operating Rate | 46.398 | 45.356 | 44.087 | 42.808 |
| **School District** | | | | |
| Operating Rate | 15.642 | 14.887 | 12.364 | 14.506 |
| Debt Service Rate | 14.698 | 13.627 | 13.247 | 14.529 |
| **Other Taxing Districts** | | | | |
| St. Louis Park HRA Levy | 1.679 | 1.634 | 1.661 | 1.718 |
| Metro Mosquito Control | 0.507 | 0.483 | 0.475 | 0.456 |
| Metro Council | 0.976 | 0.925 | 0.883 | 0.844 |
| Metro Transit Debt | 1.523 | 1.491 | 1.463 | 1.383 |
| Hennepin County HRA | 0.471 | 0.439 | 0.497 | 0.457 |
| Hennepin Parks | 3.789 | 3.601 | 3.365 | 3.161 |
| Park Museum | 0.702 | 0.712 | 0.711 | 0.710 |
| HC Regional Railroad Authority | 1.817 | 1.879 | 1.925 | 1.962 |
| Referendum Market Value Based Rate | - | - | - | - |
| Watershed | 1.738 | 1.724 | 1.738 | 1.694 |
| **Total Overlapping Rates** | 89.940 | 86.758 | 82.416 | 84.228 |
| **Total Direct and Overlapping Rates** | 137.694 | 132.953 | 128.616 | 130.611 |

Source(s):
Source 1: Hennipen County "Rate Cards" available on Hennipen County taxing district information

**Table 7**

| Fiscal Year | | | | | |
|---|---|---|---|---|---|
| 2019 | 2020 | 2021 | 2022 | 2023 | 2024 |
| 40.090 | 38.656 | 37.652 | 38.647 | 36.299 | 37.941 |
| 4.616 | 4.742 | 5.203 | 6.034 | 6.562 | 6.240 |
| 44.706 | 43.398 | 42.855 | 44.681 | 42.861 | 44.181 |
| 41.861 | 41.084 | 38.210 | 38.535 | 34.542 | 34.681 |
| 13.578 | 13.946 | 14.273 | 15.594 | 16.718 | 18.917 |
| 13.444 | 13.244 | 12.205 | 11.189 | 8.288 | 7.996 |
| 1.667 | 1.668 | 1.699 | 1.743 | 1.630 | 1.734 |
| 0.427 | 0.412 | 0.381 | 0.377 | 0.331 | 0.312 |
| 0.659 | 0.616 | 0.631 | 0.659 | 0.576 | 0.614 |
| 1.456 | 1.433 | 1.256 | 1.204 | 1.066 | 0.927 |
| 0.535 | 0.801 | 0.722 | 0.771 | 0.663 | 0.624 |
| 2.961 | 2.859 | 2.793 | 2.787 | 2.473 | 2.399 |
| 0.705 | 0.710 | 0.707 | 0.722 | 0.647 | 0.694 |
| 1.807 | 1.388 | 1.323 | 1.329 | 1.188 | 1.153 |
| - | - | - | - | - | - |
| 1.569 | 1.493 | 1.422 | 1.368 | 1.220 | 1.135 |
| 80.669 | 79.654 | 75.622 | 76.278 | 69.342 | 71.186 |
| 125.375 | 123.052 | 118.477 | 120.959 | 112.203 | 115.367 |

**CITY OF ST. LOUIS PARK, MINNESOTA**
STATISTICAL SECTION (UNAUDITED) **Table 8**
PRINCIPAL PROPERTY TAXPAYERS
CURRENT YEAR AND NINE YEARS AGO

| | 2024 | | | | 2015 | | |
|---|---|---|---|---|---|---|---|
| Taxpayer | Taxable Assessed Value | Rank | Percentage of Total Taxable Assessed Value | | Taxable Assessed Value | Rank | Percentage of Total Taxable Assessed Value |
| Bigos Management | 145,146,500 | 1 | 1.49 | | | | |
| BOF III MN 10 West End Office Park. LLC | 115,296,000 | 2 | 1.18 | | | | |
| Excelsior & Grand LLC | 102,075,000 | 3 | 1.05 | | 67,721,000 | 6 | 1.24 |
| BOF III MN 10 West End LLC | 93,012,000 | 4 | 0.95 | | | | |
| BRI 1880 Towers at West LLC | 84,777,000 | 5 | 0.87 | | | | |
| Gateway Knollwood, LLC | 73,554,000 | 6 | 0.75 | | 76,557,000 | 5 | 1.40 |
| PNMC Holdings | 71,534,800 | 7 | 0.73 | | 57,879,100 | 7 | 1.06 |
| MSP West End LLC | 70,216,300 | 8 | 0.72 | | | | |
| Middleton Park Place Investors, LLC | 54,456,600 | 9 | 0.56 | | 41,502,000 | 8 | 0.76 |
| Metropointe LLC | 48,000,000 | 10 | 0.49 | | | | |
| ARC WEMPSMN001, LLC | | | | | 98,745,000 | 1 | 1.81 |
| Interchange Investors | | | | | 96,792,000 | 2 | 1.77 |
| G & I VII 1600 & Moneygram LLC | | | | | 90,702,700 | 3 | 1.66 |
| West End Office MN, LLC | | | | | 39,820,000 | 9 | 0.73 |
| Camerata LLC | | | | | 38,060,000 | 10 | 0.70 |
| Total | $ 858,068,200 | | 8.79 | % | $ 607,778,800 | | 11.13 |
| Total taxable assessed value | $ 9,748,879,700 | | | | $ 5,465,988,900 | | |

Source(s):
Source 1: 2024 Data - Assessing Division (City of St. Louis Park, MN)
Source 2: 2015 Data - 2015 Annual Comprehensive Financial Report

**CITY OF ST. LOUIS PARK, MINNESOTA**
STATISTICAL SECTION (UNAUDITED) **Table 9**
PROPERTY TAX LEVIES AND COLLECTIONS
LAST TEN FISCAL YEARS

| Fiscal Year Ended December 31 | Total Tax Levy for Fiscal Year | Collected Within the Fiscal Year of the Levy | | Total Collections to Date | |
|---|---|---|---|---|---|
| | | Amount | Percentage of Levy | Amount | Percentage of Levy |
| 2015 | $ 27,938,615 | $ 27,590,682 | 98.75 | $ 27,906,854 | 99.98 |
| 2016 | 29,615,682 | 29,462,804 | 99.48 | 29,591,629 | 99.92 |
| 2017 | 31,350,534 | 30,559,213 | 97.48 | 31,345,761 | 99.98 |
| 2018 | 32,921,154 | 32,737,859 | 99.44 | 32,891,773 | 99.91 |
| 2019 | 34,362,862 | 34,204,350 | 99.54 | 34,331,011 | 99.99 |
| 2020 | 36,103,499 | 35,746,281 | 99.01 | 36,065,909 | 99.89 |
| 2021 | 37,772,505 | 37,266,514 | 98.66 | 37,654,221 | 99.69 |
| 2022 | 39,023,549 | 37,124,572 | 95.13 | 38,936,946 | 99.77 |
| 2023 | 43,144,457 | 42,662,701 | 98.88 | 42,760,653 | 99.11 |
| 2024 | 46,299,083 | 45,372,194 | 98.00 | 45,372,194 | 98.00 |

Note: Overlapping governments are those that coincide, at least in part, with the geographic boundaries of the City of St. Louis Park. This schedule estimates the portion of the outstanding debt of those overlapping governments businesses that is borne by the residents and of the City of St. Louis Park. This process recognizes that, when considering the term debt, the City's ability to issue and repay long- entire burden borne by the residents and taxpayer is a resident, and therefore responsible for repaying the debt of each overlapping government.

Source(s):
Source 1: Data provided related to the collection of taxes from Hennipen County, MN
Source 2: Property tax levies are approved annually by the City of St. Louis Park, MN City Council

**Table 10**

RATIOS OF OUTSTANDING DEBT BY TYPE
LAST TEN FISCAL YEARS

| | Governmental Activities | | | | | | | | Business Type Activities | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Fiscal Year | General Obligation Bonds | Tax Increment Bonds | Special Assessment Bonds | Revenue Bonds | Lease Liabilities (2) | Subscription Liabilities (3) | Notes Payable | Net Unamortized Premiums/ (Discounts) | Revenue Bonds | Net Unamortized Premiums/ (Discounts) | Total Primary Government | Percentage of Personal Income (1) | Per Capita (1) |
| 2015 | $ 22,445,000 | $ 4,175,000 | $ - | $ - | $ 24,975 | $ - | $ 2,122,173 | $ (28,920) | $ 13,510,000 | $ 106,990 | $ 42,355,218 | 2.26 | 891.65 |
| 2016 | 31,230,000 | 3,805,000 | - | - | 215,619 | - | 2,025,297 | 348,099 | 10,515,000 | 91,538 | 48,230,553 | 2.46 | 997.45 |
| 2017 | 28,375,000 | 3,410,000 | 3,495,000 | 1,560,000 | 165,931 | - | - | 497,335 | 14,070,000 | 375,930 | 51,949,196 | 2.53 | 1,065.69 |
| 2018 | 28,975,000 | 2,995,000 | 3,315,000 | 1,520,000 | 180,382 | - | - | 445,293 | 19,475,000 | 677,443 | 57,583,118 | 2.67 | 1,174.23 |
| 2019 | 56,450,000 | 2,560,000 | 3,170,000 | 1,480,000 | 121,005 | - | - | 2,323,277 | 24,900,000 | 1,853,981 | 92,858,263 | 3.95 | 1,909.09 |
| 2020 | 55,790,000 | 2,100,000 | 2,925,000 | 1,435,000 | 81,699 | - | - | 3,082,423 | 27,870,000 | 2,194,446 | 95,478,568 | 3.87 | 1,915.93 |
| 2021 | 65,525,000 | 1,615,000 | 2,610,000 | 1,390,000 | 103,026 | - | - | 3,337,534 | 25,735,000 | 1,977,066 | 102,292,626 | 2.40 | 1,265.95 |
| 2022 | 62,205,000 | 1,105,000 | 7,190,000 | 1,345,000 | 140,862 | - | - | 3,108,098 | 23,230,000 | 1,759,686 | 100,083,646 | 2.76 | 1,348.43 |
| 2023 | 58,160,000 | 570,000 | 6,870,000 | 1,260,000 | 105,354 | 136,118 | - | 2,820,721 | 20,600,000 | 1,542,977 | 92,065,170 | 2.48 | 1,233.08 |
| 2024 | 56,285,000 | - | 6,445,000 | 1,190,000 | 1,155,418 | 17,420 | - | 2,709,837 | 23,920,000 | 1,679,102 | 93,401,777 | 2.31 | 1,141.20 |

Note(s):

Note 1: Details regarding the City's outstanding debt can be found in the notes in the annual comprehensive financial report.

(1) Data was provided by the Federal Census Bureau.
(2) The City implemented GASB 87 for the year ended December 31, 2022. Liabilities listed for earlier years are capital lease payables.
(3) The City implemented GASB 96 for the year ended December 31, 2023. Liabilities listed for earlier years are not restated.

**CITY OF ST. LOUIS PARK, MINNESOTA**
STATISTICAL SECTION (UNAUDITED)
RATIOS OF GENERAL BONDED DEBT OUTSTANDING
LAST TEN FISCAL YEARS

**Table 11**

| | Governmental Activities | | | | | Business Type Activities | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|
| Fiscal Year | General Obligation Bonds | Tax Increment Bonds | Special Assessment Bonds | Revenue Bonds | Net Unamortized Premiums/ (Discounts) | Revenue Bonds | Net Unamortized Premiums/ (Discounts) | Less: Amounts Restricted for Debt Service Funds | Total | Percentage of Estimated Actual Taxable Value of Property (1) | Per Capita (2) |
| 2015 | $ 22,445,000 | $ 4,175,000 | $ - | $ - | $ (28,920) | $ 13,510,000 | $ 106,990 | $ (3,092,198) | $ 37,115,872 | 0.35 | 406.97 |
| 2016 | 31,230,000 | 3,805,000 | - | - | 348,099 | 10,515,000 | 91,538 | (3,146,018) | 42,843,619 | 0.48 | 588.14 |
| 2017 | 28,375,000 | 3,410,000 | 3,495,000 | 1,560,000 | 497,335 | 14,070,000 | 375,930 | (3,325,205) | 48,458,060 | 0.48 | 627.90 |
| 2018 | 28,975,000 | 2,995,000 | 3,315,000 | 1,520,000 | 445,293 | 19,475,000 | 677,443 | (4,727,310) | 52,675,426 | 0.44 | 602.23 |
| 2019 | 56,450,000 | 2,560,000 | 3,170,000 | 1,480,000 | 2,323,277 | 24,900,000 | 1,853,981 | (13,942,465) | 78,794,793 | 0.69 | 1,019.52 |
| 2020 | 55,790,000 | 2,100,000 | 2,925,000 | 1,435,000 | 3,082,423 | 27,870,000 | 2,194,446 | (4,923,698) | 90,473,171 | 0.75 | 1,170.06 |
| 2021 | 65,525,000 | 1,615,000 | 2,610,000 | 1,390,000 | 3,337,534 | 25,735,000 | 1,977,066 | (5,296,548) | 96,893,052 | 0.82 | 1,280.59 |
| 2022 | 62,205,000 | 1,105,000 | 7,190,000 | 1,345,000 | 3,108,098 | 23,230,000 | 1,759,686 | (6,553,029) | 93,389,755 | 0.81 | 1,305.71 |
| 2023 | 58,160,000 | 570,000 | 6,870,000 | 1,260,000 | 2,820,721 | 20,600,000 | 1,542,977 | (7,810,235) | 84,013,463 | 0.60 | 899.71 |
| 2024 | 56,285,000 | - | 6,445,000 | 1,190,000 | 2,709,837 | 23,920,000 | 1,679,102 | (8,250,783) | 83,978,156 | 0.86 | 1,702.69 |

Note(s):
Note 1: Details regarding the City's outstanding debt can be found in the notes in the annual comprehensive financial report.

(1) Data was provided by Hennepin County, MN and the City's Assessing Division
(2) Data was provided by the Federal Census Bureau

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DIRECT AND OVERLAPPING GOVERNMENTAL ACTIVITIES DEBT
AS OF DECEMBER 31, 2024

| Governmental Unit | Debt Outstanding (1) | Percentage Applicable (2) | Share of Overlapping Debt |
|---|---|---|---|
| **Overlapping Debt** | | | |
| Hennepin County | $ 1,530,570,000 | 3.57 % | $ 42,573,588 |
| St. Louis Park Independent School District | 240,940,000 | 99.38 % | 236,016,531 |
| Hopkins Independent School District | 133,460,000 | 2.57 % | 3,378,173 |
| Edina Independent School District | 268,115,000 | 0.06 % | 100,555 |
| Hennepin County Suburban Park District | 60,050,000 | 4.82 % | 2,357,753 |
| Hennepin Regional RR Authority | 76,945,000 | 3.57 % | 2,740,858 |
| Metropolitan Council | 1,558,153,207 | 1.62 % | 657,881 |
| **Subtotal of Overlapping Debt** | 3,868,233,207 | | 287,825,339 |
| **Direct Debt** | | | |
| City of St. Louis Park | $ 92,228,939 | 100.00 % | $ 92,228,939 |
| **Total of Direct and Overlapping Debt** | $ 3,960,462,146 | | $ 380,054,278 |

Note(s):
Note 1: Overlapping governments are those that coincide, at least in part, with the geographic boundaries of the City of St. Louis Park. This schedule estimates the portion of the outstanding debt of those overlapping governments that is borne by the residents and businesses of the City of St. Louis Park. This process recognizes that, when considering the City's ability to issue and repay long-term debt, the entire 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.

(1) Net debt which excludes revenue and special assessment bonds.
(2) The percentage applicable to the City of St. Louis Park was determined by dividing the portion of tax capacity within the City by the total tax capacity of the of the taxing jurisdiction.

Source(s):
Source 1: Data provided by Hennepin County, Minnesota

**CITY OF ST. LOUIS PARK, MINNESOTA**
STATISTICAL SECTION (UNAUDITED)
LEGAL DEBT MARGIN INFORMATION
LAST TEN FISCAL YEARS

| | Fiscal Year | | | |
|---|---|---|---|---|
| | 2015 | 2016 | 2017 | 2018 |
| Debt Limit | $ 163,979,667 | $ 176,182,830 | $ 190,181,436 | $ 200,205,657 |
| Total Net Debt Applicable to Limit | 17,063,045 | 23,934,703 | 28,375,000 | 28,975,000 |
| Legal Debt Margin | $ 146,916,622 | $ 152,248,127 | $ 161,806,436 | $ 171,230,657 |
| Total Net Debt Applicable to the Limit as a percentage of Debt Limit | 10.41% | 13.59% | 14.92% | 14.47% |
| **Legal Debt Margin Calculation for Fiscal Year** | | | | |
| Estimated Taxable Market Value | $ 5,465,988,900 | $ 5,872,761,000 | $ 6,339,381,200 | $ 6,673,521,900 |
| Debt Limit (3% of taxable market value) | $ 163,979,667 | $ 176,182,830 | $ 190,181,436 | $ 200,205,657 |
| Debt applicable to limit | | | | |
| Total Bonded Debt | $ 42,355,218 | $ 45,550,000 | $ 50,910,000 | $ 56,280,000 |
| Less: | | | | |
| G.O. Revenue Bonds | (13,510,000) | (10,515,000) | (15,630,000) | (20,995,000) |
| G.O. Improvement Bonds | (5,485,000) | (5,270,000) | - | - |
| G.O. Special Assessment Bonds | - | - | (3,495,000) | (3,315,000) |
| G.O. Tax Increment Bonds | (4,175,000) | (3,805,000) | (3,410,000) | (2,995,000) |
| Notes payable | (2,122,173) | (2,025,297) | - | - |
| **Total Net Debt Applicable to Limit:** | 17,063,045 | 23,934,703 | 28,375,000 | 28,975,000 |
| **Legal Debt Margin:** | $ 146,916,622 | $ 152,248,127 | $ 161,806,436 | $ 171,230,657 |

Source(s):
Source 1: Estimated taxable market value was provided by City's Assessing Division and Hennepin County, MN taxing district information.
Source 2: Data regarding bonded information was provided by City's Finance Division
Note(s):
Note 1: Under State of Minnesota law, the City of St. Louis Park's outstanding general obligation debt should not exceed 3 percent of the market value of the taxable property. By law, the general obligation debt subject to the limitation may be offset by amounts set aside for the extinguishment of those obligations.

**Table 13**

| Fiscal Year | | | | | |
|---|---|---|---|---|---|
| 2019 | 2020 | 2021 | 2022 | 2023 | 2024 |
| $ 216,158,655 | $ 233,056,815 | $ 246,129,513 | $ 256,653,324 | $ 282,832,302 | $ 289,527,126 |
| 56,450,000 | 55,790,000 | 65,525,000 | 62,205,000 | 58,740,000 | 43,825,000 |
| $ 159,708,655 | $ 177,266,815 | $ 180,604,513 | $ 194,448,324 | $ 224,092,302 | $ 245,702,126 |
| 26.12% | 23.94% | 26.62% | 24.24% | 20.77% | 15.14% |
| $ 7,205,288,500 | $ 7,768,560,500 | $ 8,204,317,100 | $ 8,555,110,800 | $ 9,427,743,400 | $ 9,650,904,194 |
| $ 216,158,655 | $ 233,056,815 | $ 246,129,513 | $ 256,653,324 | $ 282,832,302 | $ 289,527,126 |
| $ 88,560,000 | $ 90,120,000 | $ 96,875,000 | $ 95,075,000 | $ 87,460,000 | $ 87,840,000 |
| (26,380,000) | (29,305,000) | (27,125,000) | (24,575,000) | (21,860,000) | (25,110,000) |
| (12,460,000) | (12,460,000) | (12,460,000) | (12,460,000) | (12,460,000) | (12,460,000) |
| (3,170,000) | (2,925,000) | (2,610,000) | (7,190,000) | (6,870,000) | (6,445,000) |
| (2,560,000) | (2,100,000) | (1,615,000) | (1,105,000) | (570,000) | - |
| - | - | - | - | - | - |
| 43,990,000 | 43,330,000 | 53,065,000 | 49,745,000 | 45,700,000 | 43,825,000 |
| $ 159,708,655 | $ 177,266,815 | $ 180,604,513 | $ 194,448,324 | $ 224,092,302 | $ 245,702,126 |

PLEDGED REVENUE BOND COVERAGE
LAST TEN FISCAL YEARS

| | Revenue Bonds[1] | | | | | |
|---|---|---|---|---|---|---|
| | | Less: | Net | Debt Service | | |
| Fiscal Year | Gross Revenue [2] | Operating Expenses [3] | Revenue Available | Principal | Interest | Coverage |
| 2015 | $ 14,379,975 | $ (9,041,931) | $ 5,338,044 | $ 1,045,000 [4] | $ 381,359 | 3.74 |
| 2016 | 15,481,494 | (10,328,560) | 5,152,934 | 1,155,000 [5] | 301,051 | 3.54 |
| 2017 | 16,495,157 | (10,186,997) | 6,308,160 | 1,360,000 [6] | 197,658 | 4.05 |
| 2018 | 16,851,218 | (11,354,272) | 5,496,946 | 1,375,000 | 320,608 | 3.24 |
| 2019 | 17,827,318 | (11,848,046) | 5,979,272 | 2,095,000 | 543,388 | 2.27 |
| 2020 | 19,334,536 | (11,095,215) | 8,239,321 | 2,065,000 | 697,976 | 2.95 |
| 2021 | 20,311,000 | (11,982,334) | 8,328,666 | 2,135,000 | 858,728 | 2.78 |
| 2022 | 21,582,506 | (11,883,813) | 9,698,693 | 2,505,000 | 824,730 | 2.91 |
| 2023 | 22,665,949 | (12,646,390) | 9,319,345 | 2,630,000 | 736,665 | 2.77 |
| 2024 | 24,040,511 | (13,276,567) | 10,763,944 | 2,430,000 | 651,250 | 3.49 |

Note(s):
Note 1: Details regarding the government's outstanding debt can be found in the notes to the annual comprehensive financial report.

[1] Includes Water Utility, Sewer Utility and Storm Water Utility revenue bonds.
[2] Gross revenue includes investment income and excludes intergovermental and miscellaneous revenues.
[3] Expenses exclude depreciation, interest on bonds and miscellaneous expenses.
[4] Excludes $2,145,000 refunded principal paid through cash with fiscal agent.
[5] Excludes $1,840,000 refunded principal paid through cash with fiscal agent.
[6] Excludes $1,555,000 refunded principal paid through issuance of 2017A bonds.

| Year | Population (1) | Personal Income (amounts expressed in thousands) | Per Capita Income (1) | Median Age (1) | School Enrollment (2) | Unemployment Rate (3) |
|---|---|---|---|---|---|---|
| 2015 | 47,502 | 1,876,424 | 39,502 | 35.5 | 4,590 | 2.3 |
| 2016 | 48,354 | 1,962,641 | 40,589 | 35.2 | 4,627 | 2.9 |
| 2017 | 48,747 | 2,053,370 | 42,123 | 35.7 | 4,571 | 2.1 |
| 2018 | 49,039 | 2,157,275 | 43,991 | 35.7 | 4,560 | 2.2 |
| 2019 | 48,677 | 2,286,261 | 46,968 | 35.6 | 4,692 | 2.5 |
| 2020 | 49,834 | 2,469,026 | 49,545 | 35.3 | 5,000 | 5.2 |
| 2021 | 50,010 | 2,639,628 | 52,782 | 36.1 | 4,523 | 3.0 |
| 2022 | 48,827 | 2,721,470 | 55,737 | 35.6 | 4,373 | 1.8 |
| 2023 | 49,786 | 3,119,392 | 62,656 | 36.0 | 4,476 | 2.1 |
| 2024 | 49,321 | 3,085,029 | 62,550 | 36.0 | 4,370 | 2.6 |

Source(s):
(1) Data was provided by the Federal Census Bureau
(2) School enrollment data was provided by the Minnesota Department of Education (MDE)
(3) Data provided by the Metropolitan Council, MN

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**Table 16**

| | Fiscal Year 2024 | | | Fiscal Year 2015 | | |
|---|---|---|---|---|---|---|
| Employer | Employees | Rank | Percentage of Total City Employment | Employees | Rank | Percentage of Total City Employment |
| Park Nicollet Health Services and Methodist Hospita | 4,650 | 1 | 12.0 % | 5,763 | 1 | 21.1 % |
| Wells Fargo Mortgage | 1,100 | 2 | 2.8 | 1,450 | 2 | 5.3 |
| St. Louis Park Public Schools (I.S.D. No. 283) | 1,000 | 3 | 2.6 | 702 | 3 | 2.6 |
| Japs-Olson Company | 600 | 4 | 1.6 | 614 | 5 | 2.2 |
| RAYUS Radiology (formerly Center for Diagnostic Imaging) | 450 | 5 | 1.2 | | | |
| Sholom Home West | 420 | 6 | 1.1 | 650 | 4 | 2.4 |
| Target (formerly Super Target) | 405 | 7 | 1.0 | 420 | 6 | 1.5 |
| MoneyGram International | 400 | 8 | 1.0 | 409 | 7 | 1.5 |
| Cub Foods | 300 | 9 | 0.8 | | | |
| Lifetime Fitness | 300 | 10 | 0.8 | | | |
| Health Partners | | | | 400 | 8 | 1.5 |
| St. Louis Park, City of | | | | 269 | 9 | 1.0 |
| Epicor Software Corporation | | | | 250 | 10 | 0.9 |
| Total | 9,625 | | 24.90 % | 10,927 | | 40.00 % |
| Total City employment | | | 38,686 | | | 27,369 |

Source(s):
Data Axle Reference Solutions, written and telephone survey,and the Minnesota Department of Employment and Economic Development.
Source 2: 2024 Data - Total City Employment: Met Council Community Profile website

**CITY OF ST. LOUIS PARK, MINNESOTA**
STATISTICAL SECTION (UNAUDITED)
FULL-TIME EQUIVALENT EMPLOYEES BY FUNCTION
LAST TEN FISCAL YEARS

| | Fiscal Year | | | |
|---|---|---|---|---|
| | 2015 | 2016 | 2017 | 2018 |
| **Function** | | | | |
| General government | 89.4 | 91.6 | 97.9 | 91.8 |
| Public safety | | | | |
| Police | | | | |
| Officers | 55.0 | 55.0 | 57.0 | 57.0 |
| Civilians | 35.0 | 35.0 | 35.0 | 35.0 |
| Fire | | | | |
| Firefighters and officers | 25.0 | 26.0 | 28.0 | 28.0 |
| Operations and recreation and Engineering | 35.0 | 35.0 | 28.1 | 35.0 |
| Water | 11.5 | 11.4 | 12.5 | 14.6 |
| Sewer | 6.0 | 6.0 | 6.4 | 5.1 |
| Solid Waste | 5.8 | 5.8 | 5.3 | 4.9 |
| Storm Water | 6.7 | 6.7 | 7.1 | 6.2 |
| Total Employees | 269.4 | 272.5 | 277.3 | 277.6 |

Source(s):
Source 1: Data & records maintained in the Human Resources Division of the City of St. Louis Park, MN

**Table 17**

| Fiscal Year | | | | | |
|---|---|---|---|---|---|
| 2019 | 2020 | 2021 | 2022 | 2023 | 2024 |
| 93.9 | 128.0 | 126.8 | 129.0 | 127.8 | 130.6 |
| 57.0 | 58.0 | 58.0 | 58.0 | 60.0 | 57.0 |
| 36.0 | 15.0 | 15.0 | 16.0 | 15.0 | 16.0 |
| 28.0 | 28.0 | 30.0 | 30.0 | 31.0 | 32.0 |
| 36.0 | 37.0 | 37.0 | 38.0 | 28.7 | 20.2 |
| 12.2 | 9.7 | 9.0 | 18.0 | 11.0 | 11.3 |
| 6.1 | 6.0 | 7.0 | - | 7.5 | 8.8 |
| 5.6 | 3.0 | 3.0 | 3.0 | 5.0 | 4.2 |
| 6.8 | 4.0 | 4.0 | 1.0 | 7.0 | 6.5 |
| 281.6 | 288.7 | 289.8 | 293.0 | 293.0 | 286.6 |

**Table 18**

| | Fiscal Year | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|
| | 2015 | 2016 | 2017 | 2018 | 2019 | 2020 | 2021 | 2022 | 2023 | 2024 |
| Police | | | | | | | | | | |
| Medical calls | 3,756 | 3,623 | 3,705 | 4,375 | 4,479 | 3,559 | 3,683 | 3,947 | 3,798 | 4,054 |
| Traffic stops | 6,692 | 6,939 | 7,401 | 6,267 | 3,956 | 3,352 | 3,429 | 2,700 | 5,229 | 5,210 |
| Other | 29,299 | 31,462 | 31,052 | 31,882 | 37,399 | 43,757 | 44,508 | 40,164 | 50,331 | 37,430 |
| Fire | | | | | | | | | | |
| Inspections/medical/all other calls | 5,118 | 6,130 | 5,513 | 6,308 | 5,712 | 5,032 | 5,301 | 5,648 | 5,844 | 5,434 |
| Fire calls - residential/structural | 135 | 53 | 202 | 297 | 95 | 87 | 130 | 44 | 34 | 74 |
| Fire calls - other | 115 | 41 | 85 | 68 | 50 | 40 | 198 | 76 | 85 | 103 |
| Cable TV | | | | | | | | | | |
| Hours of new programming | 400 | 400 | 368 | 362 | 377 | 249 | 377 | 382 | 425 | 382 |
| Inspections | | | | | | | | | | |
| Permits | 9,684 | 10,099 | 11,246 | 10,106 | 10,619 | 11,215 | 12,180 | 11,305 | 11,208 | 12,296 |
| Inspections | 23,031 | 23,372 | 28,484 | 25,187 | 21,419 | 23,090 | 26,928 | 26,091 | 25,845 | 25,662 |
| Culture and recreation | | | | | | | | | | |
| Aquatic park attendance | 68,355 | 72,439 | 65,665 | 71,977 | 65,000 | 26,762 | 39,963 | 28,649 | 65,102 | 43,661 |
| Hours of ice time | 4,626 | 4,125 | 6,000 | 6,400 | 6,900 | 4,460 | 5,718 | 6,650 | 6,550 | 6,708 |
| Water | | | | | | | | | | |
| Gallons of water production (billions) | 2.01 | 1.78 | 1.79 | 1.91 | 1.83 | 1.77 | 1.9 | 1.96 | 2.03 | 1.83 |
| Average watermain breaks per year | 41 | 20 | 11 | 38 | 33 | 33 | 29 | 28 | 11 | 16 |
| Public Works | | | | | | | | | | |
| Snowplowing hours | 2,284 | 3,781 | 2,859 | 5,466 | 4,334 | 2,546 | 3,275 | 4,483 | 3,751 | 1,874 |

Source(s):
Source 1: Data above is retained by departments and divisions of the City of St. Louis Park, MN

CAPITAL ASSET STATISTICS BY FUNCTION
LAST TEN FISCAL YEARS

| | Fiscal Year | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|
| | 2015 | 2016 | 2017 | 2018 | 2019 | 2020 | 2021 | 2022 | 2023 | 2024 |
| **Function** | | | | | | | | | | |
| Public safety | | | | | | | | | | |
| Police | | | | | | | | | | |
| Stations | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 |
| Patrol units | 28 | 28 | 29 | 29 | 29 | 29 | 29 | 35 | 35 | 36 |
| Fire | | | | | | | | | | |
| Stations | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 |
| Vehicles | 10 | 14 | 15 | 15 | 15 | 15 | 15 | 15 | 15 | 15 |
| Fire hydrants | 1,699 | 1,772 | 1,773 | 1,774 | 1,774 | 1,774 | 1,774 | 1,774 | 1,774 | 1,790 |
| Culture and recreation | | | | | | | | | | |
| Parks | 52 | 53 | 53 | 53 | 53 | 53 | 53 | 53 | 53 | 53 |
| Trails | 10 | 22 | 22 | 22 | 22 | 22 | 22 | 22 | 22 | 22 |
| Streets | | | | | | | | | | |
| Lane miles of streets | 311 | 311 | 311 | 311 | 311 | 311 | 311 | 417 | 417 | 321 |
| Miles of streets | 155 | 155 | 155 | 155 | 155 | 155 | 155 | 149 | 149 | 149 |
| Water | | | | | | | | | | |
| Wells | 10 | 10 | 10 | 10 | 10 | 10 | 10 | 9 | 9 | 9 |
| Water treatment plants | 6 | 6 | 6 | 6 | 6 | 6 | 6 | 6 | 6 | 6 |
| Miles of watermain | 160 | 175 | 175 | 175 | 175 | 175 | 178 | 159 | 159 | 159 |
| Sanitary Sewer | | | | | | | | | | |
| Lift stations | 23 | 23 | 23 | 23 | 23 | 23 | 23 | 23 | 23 | 23 |
| Miles of sewermain | 147 | 143 | 143 | 143 | 143 | 143 | 144 | 137 | 137 | 137 |
| Storm Sewer | | | | | | | | | | |
| Lift stations | 10 | 10 | 11 | 11 | 11 | 11 | 11 | 12 | 12 | 11 |
| Ponds and lakes | 52 | 52 | 52 | 52 | 52 | 52 | 51 | 99 | 99 | 51 |
| Catch basins | 3,731 | 3,885 | 3,885 | 3,940 | 3,940 | 3,940 | 4,143 | 4,129 | 4,129 | 4,131 |

Source(s):
Source 1: Data is retained by departments and divisions of the City of St. Louis Park, MN

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