

CITY OF WOODBURY

2010 BUDGET

Included in this section are the following:

- Long Term Financial Projections

**CITY OF WOODBURY
LONG TERM FINANCIAL PROJECTIONS**

Assumptions – Property Tax Levy Projections

1. Use January 1, 2009, taxes payable 2010 market and tax capacity values as the starting point.
2. Assume the following as an inflationary index for the market and tax capacity values: 2010 - **4.50%**, 2011 -3%, 2012 -1.5%, 2013 0%, and future years at 1.5% to 3%.
3. New housing units are valued as 50% multi family and 50% single family at \$180,000 and \$360,000 respectively.
4. Assume 50 city-wide rental units per year at a value of \$100,000 per unit.
5. Assume the commercial retail projects will have an average value of \$110 per square foot and \$70 per square foot for all other commercial/industrial projects. Assume a total of 100,000 square feet added per year.
6. General Fund Tax Levy – Start with the current property tax levy, subsequent year’s tax levies should be what is needed to balance the budget. The conclusion of the projection would be the resulting tax rate.
7. Tax levy for existing debt – self explanatory; add debt per the attached debt projections.
8. Roadway major maintenance tax levy – use a 3% inflationary index.
Capital improvements tax levy – use a 3% inflationary index.
Tax abatement plan levies – use a 3% inflationary index.
9. Market Value Homestead Credit Program – assume the current law remains in effect with no changes.
10. Exclusive of the EDA/HRA tax levy.

**CITY OF WOODBURY
LONG-TERM FINANCIAL PROJECTIONS**

Assumptions – Budget Projections

1. REVENUES

Property tax levies – see above.

Licenses – Assume no increase each year.

All other revenues – Assume 3% growth per year.

2. EXPENDITURES

a. Personal services: Assume 4% inflation per year plus new General Fund employees at a rate of 4 per 1,000 population times an average salary and benefit cost of \$75,000 per year.

b. Operating expenditures: Assume a 3% increase per year.

c. Capital outlay: Start with current budget and increase 3% per year.

**City of Woodbury
Long-Term Financial Projections**

	Actual 2007	Actual 2008	Budget 2009	Projection 2010	Projected 2011	Projected 2012	Projected 2013	Projected 2014	Projected 2015	Projected 2016
1 Net Tax Capacity	\$ 73,682,930	\$ 78,389,358	\$ 80,149,577	\$ 76,542,846	\$ 75,001,811	\$ 74,654,713	\$ 75,827,849	\$ 78,488,325	\$ 82,735,893	\$ 87,167,699
2 Net Tax Levy - Operations and Capital Improvements	\$ 18,504,590	\$ 19,675,890	\$ 20,614,212	\$ 21,377,940	\$ 22,683,194	\$ 24,041,903	\$ 25,518,211	\$ 27,031,972	\$ 28,585,255	\$ 30,217,352
3 Percent Change in Net Tax Levy	10.2%	6.3%	4.8%	3.7%	6.1%	6.0%	6.1%	5.9%	5.7%	5.7%
4 Tax Capacity Rate - Operations/Capital Levy (Line 2 / Line 1)	25.114%	25.100%	25.720%	27.929%	30.244%	32.204%	33.653%	34.441%	34.550%	34.666%
5 Percent Change in Tax Capacity Rate	-2.5%	-0.1%	2.5%	8.6%	8.3%	6.5%	4.5%	2.3%	0.3%	0.3%
6 Tax Capacity Rate - Debt Service (Debt Service / Line 1)	3.009%	3.069%	2.754%	2.884%	3.723%	3.767%	3.702%	3.573%	4.177%	3.963%
7 Tax Capacity Rate - Total (Line 4 + Line 6)	28.122%	28.169%	28.474%	30.813%	33.967%	35.971%	37.355%	38.014%	38.727%	38.628%
8 Percent Change in Tax Capacity Rate - Total	-3.1%	0.2%	1.1%	8.2%	10.2%	5.9%	3.8%	1.8%	1.9%	-0.3%
<u>Expenditure Summary for the General Fund:</u>										
9 Personal Services	\$ 16,101,294	\$ 17,479,836	\$ 18,432,506	\$ 19,166,024	\$ 20,230,088	\$ 21,433,165	\$ 22,786,335	\$ 24,208,506	\$ 25,702,886	\$ 27,272,823
10 Operating Expenditures	5,957,819	6,945,599	6,847,343	6,762,890	6,965,777	7,174,750	7,389,993	7,611,692	7,840,043	8,075,244
11 Capital Outlay	631,787	72,878	28,805	43,710	45,021	46,372	47,763	49,196	50,672	52,192
12 Total	\$ 22,690,900	\$ 24,498,313	\$ 25,308,654	\$ 25,972,624	\$ 27,240,886	\$ 28,654,287	\$ 30,224,090	\$ 31,869,395	\$ 33,593,601	\$ 35,400,259
13 Percent Change in Total Expenditures		7.97%	3.31%	2.62%	4.88%	5.19%	5.48%	5.44%	5.41%	5.38%
<u>General Fund Expenditures per Household</u>										
14 Operational Expenditures per Household	\$ 1,218	\$ 1,248	\$ 1,226	\$ 1,181	\$ 1,219	\$ 1,257	\$ 1,294	\$ 1,333	\$ 1,374	\$ 1,416

**City of Woodbury
Tax Capacity Rate Scenario
Long-Term Financial Projections**

	Actual 2006	Actual 2007	Actual 2008	Budget 2009	Projected 2010	Projected 2011	Projected 2012	Projected 2013	Projected 2014	Projected 2015	Projected 2016
1 Taxable Market Value	\$ 6,242,960,900	\$ 6,966,237,900	\$ 7,393,125,700	\$ 7,604,027,500	\$ 7,309,122,600	\$ 7,152,848,922	\$ 7,110,446,188	\$ 7,211,231,688	\$ 7,452,712,857	\$ 7,843,995,056	\$ 8,232,046,745
2 Referendum Market Value	6,191,387,300	6,914,523,800	7,326,662,325	7,531,741,150	7,192,812,798	7,040,028,414	6,999,317,988	7,132,650,682	7,407,320,955	7,802,272,421	8,214,254,386
3 Real Estate Value	\$ 69,906,047	\$ 78,683,377	\$ 84,560,270	\$ 87,562,327	\$ 83,622,022	\$ 81,868,612	\$ 81,418,512	\$ 82,591,648	\$ 85,353,581	\$ 89,807,107	\$ 94,451,049
4 Personal Property Value	763,270	797,340	761,259	764,569	729,972	708,073	697,452	697,452	707,914	729,151	751,026
5 Total	70,669,317	79,480,717	85,321,529	88,326,696	84,351,995	82,576,685	82,115,965	83,289,100	86,061,495	90,536,258	95,202,075
6 Fiscal Disparities Contribution Value	(5,358,285)	(5,646,625)	(6,751,941)	(7,998,629)	(7,638,691)	(7,409,530)	(7,298,387)	(7,298,387)	(7,407,863)	(7,630,099)	(7,859,002)
7 Tax Increment Captured Tax Capacity	(88,062)	(151,162)	(180,230)	(178,490)	(170,458)	(165,344)	(162,864)	(162,864)	(165,407)	(170,266)	(175,374)
8 Net Tax Capacity	\$ 65,222,970	\$ 73,682,930	\$ 78,389,358	\$ 80,149,577	\$ 76,542,846	\$ 75,001,811	\$ 74,654,713	\$ 75,527,849	\$ 78,488,325	\$ 82,735,893	\$ 87,167,699
9 General Fund Tax Levy	\$ 15,624,348	\$ 16,810,456	\$ 17,849,391	\$ 19,099,446	\$ 19,629,954	\$ 20,776,802	\$ 22,001,229	\$ 23,365,693	\$ 24,789,567	\$ 26,275,578	\$ 27,838,384
10 Capital Improvements/Landscaping Tax Levy	1,033,087	1,601,213	1,679,602	1,725,102	1,725,102	1,776,855	1,830,161	1,885,066	1,941,617	1,999,866	2,059,862
11 Street Reconstruction/Maintenance Tax Levy	1,304,943	1,469,096	1,653,167	1,638,995	1,638,995	1,688,165	1,738,810	1,790,974	1,844,703	1,900,044	1,957,046
12 Fire Relief/Municipal Contribution Tax Levy	-	-	-	-	150,000	154,500	159,135	163,909	168,826	173,891	179,108
13 M.S.A. Roadway Construction Fund Tax Levy	-	-	80,308	-	-	-	-	-	-	-	-
14 Less Fiscal Disparities Distribution	(1,164,233)	(1,376,175)	(1,586,578)	(1,849,331)	(1,766,111)	(1,713,128)	(1,687,431)	(1,687,431)	(1,712,742)	(1,764,124)	(1,817,048)
15 Net Tax Levy	\$ 16,798,145	\$ 18,504,590	\$ 19,675,890	\$ 20,614,212	\$ 21,377,940	\$ 22,683,194	\$ 24,041,903	\$ 25,518,211	\$ 27,031,972	\$ 28,585,255	\$ 30,217,352
16 Tax Capacity Rate - Operating Budget (Lines 9 + 12 + 14 / Line 8)	22.170%	20.947%	20.746%	21.522%	23.338%	25.418%	27.210%	28.589%	29.402%	29.626%	29.852%
17 Tax Capacity Rate - Capital Improv/Landscaping Levy (Line 11 / Line 8)	1.584%	2.173%	2.143%	2.132%	2.254%	2.369%	2.452%	2.486%	2.474%	2.417%	2.363%
18 Tax Capacity Rate - Roadway Maint./Const. Levy (Line 12 + 13 / Line 8)	2.007%	1.9938%	2.2114%	2.0449%	2.1413%	2.2508%	2.3291%	2.3619%	2.3503%	2.2965%	2.2452%
19 Tax Capacity Rate (Line 16 + Line 17 + Line 18)	25.755%	25.114%	25.100%	25.720%	27.929%	30.244%	32.204%	33.653%	34.441%	34.550%	34.666%
20 Existing Debt Levies - Tax Capacity Based	\$ 2,129,023	\$ 2,216,806	\$ 2,405,887	\$ 2,207,257	\$ 2,207,257	\$ 2,152,650	\$ 1,767,635	\$ 1,762,959	\$ 1,759,906	\$ 1,771,585	\$ 1,769,657
21 New Debt Levies - Tax Capacity Based	-	-	-	-	-	640,000	1,044,500	1,044,500	1,044,500	1,684,500	1,684,500
22 Total Debt Levies	\$ 2,129,023	\$ 2,216,806	\$ 2,405,887	\$ 2,207,257	\$ 2,207,257	\$ 2,792,650	\$ 2,812,135	\$ 2,807,459	\$ 2,804,406	\$ 3,456,085	\$ 3,454,157
23 Tax Capacity Rate - Debt Service (Line 22 / Line 8)	3.264%	3.009%	3.069%	2.754%	2.884%	3.723%	3.767%	3.702%	3.573%	4.177%	3.963%
24 Tax Capacity Rate - Total (Line 19 + Line 23)	29.019%	28.122%	28.169%	28.474%	30.813%	33.967%	35.971%	37.355%	38.014%	38.727%	38.628%
25 Existing Debt Levies - Market Value Based Referendums	\$ 1,050,023	\$ 1,694,117	\$ 1,698,305	\$ 1,693,682	\$ 1,693,682	\$ 1,704,057	\$ 1,682,557	\$ 1,685,094	\$ 1,699,894	\$ 1,057,094	\$ 1,061,418
26 New Debt Levies - Market Value Based Referendums	-	-	-	-	-	-	-	-	-	-	-
27 Market Value Referenda Rate (Line 25 + 26 / Line 2)	0.01696%	0.02450%	0.02318%	0.02249%	0.02355%	0.02421%	0.02404%	0.02363%	0.02295%	0.01355%	0.01292%
28 Total Tax Levy (Lines 9+10+11+12+13+20+21+25+26)	\$ 21,141,424	\$ 23,791,688	\$ 25,366,660	\$ 26,364,482	\$ 27,044,990	\$ 28,893,029	\$ 30,224,026	\$ 31,698,195	\$ 33,249,014	\$ 34,862,558	\$ 36,549,975
29 Market Value Inflationary Index	-	-	-	-	-	-	-	-	-	-	-
30 Tax Capacity Inflationary Index	-	-	-	-	-	-	-	-	-	-	-
Percent Increase in Market Values excluding New Construction:											
31 2009 Values, Taxes Payable 2010	-5.5%										
32 2008 Values, Taxes Payable 2009	0.3%										
33 2007 Values, Taxes Payable 2008	0.9%										
34 2006 Values, Taxes Payable 2007	5.6%										
35 2005 Values, Taxes Payable 2006	6.6%										
36 2004 Values, Taxes Payable 2005	8.8%										
37 2003 Values, Taxes Payable 2004	11.5%										
38 2002 Values, Taxes Payable 2003	8.0%										
39 2001 Values, Taxes Payable 2002	16.1%										
40 2000 Values, Taxes Payable 2001	19.5%										
41 Average for last ten years	7.2%										

Assumptions:

Market Value Inflationary Index
Tax Capacity Inflationary Index

Percent Increase in Market Values excluding New Construction:
2009 Values, Taxes Payable 2010
2008 Values, Taxes Payable 2009
2007 Values, Taxes Payable 2008
2006 Values, Taxes Payable 2007
2005 Values, Taxes Payable 2006
2004 Values, Taxes Payable 2005
2003 Values, Taxes Payable 2004
2002 Values, Taxes Payable 2003
2001 Values, Taxes Payable 2002
2000 Values, Taxes Payable 2001

Average for last ten years

**General Fund Budget
Long-Term Financial Projections**

	Actual 2007	Actual 2008	Amended Budget 2009	Projected 2010	Projected 2011	Projected 2012	Projected 2013	Projected 2014	Projected 2015	Projected 2016
Revenue Projections:										
1 Tax Levy	\$ 16,804,362	\$ 17,888,316	\$ 19,099,446	\$ 19,629,954	\$ 20,776,802	\$ 22,001,229	\$ 23,365,693	\$ 24,789,567	\$ 26,275,578	\$ 27,838,384
2 Less Property Tax Delinquencies	(199,034)	(367,025)	(492,691)	(547,900)	(196,300)	(207,768)	(220,012)	(233,657)	(247,896)	(262,756)
3 Less Market Value Homestead Credit Ait	(678,905)	(689,675)	(675,000)	(695,831)	(720,185)	(730,988)	(730,988)	(720,023)	(698,422)	(677,470)
4 Licenses	288,690	306,274	284,868	339,050	339,050	339,050	339,050	339,050	339,050	339,050
5 Permits	3,482,921	2,227,629	1,806,993	1,753,613	1,806,221	1,860,408	1,916,220	1,973,707	2,032,918	2,093,906
6 Intergovernmental - Other	694,256	671,163	1,118,692	1,063,857	1,095,773	1,128,646	1,162,505	1,197,380	1,233,302	1,270,301
7 Charges for Services	620,551	683,310	725,157	657,750	677,483	697,807	718,741	740,303	762,513	785,388
8 Central Park Fees	333,265	325,829	310,140	209,950	216,249	222,736	229,418	236,301	243,390	250,691
9 Recreation Fees	444,372	455,445	479,621	568,100	585,143	602,697	620,778	639,402	658,584	678,341
10 Fines and Forfeits	361,991	375,387	389,000	368,100	379,143	390,517	402,233	414,300	426,729	439,531
11 Miscellaneous Revenues	2,149,270	2,199,024	1,449,161	1,405,216	1,447,372	1,490,794	1,535,517	1,581,583	1,629,030	1,677,901
12 Transfers In	1,092,366	832,531	813,267	809,840	834,135	859,159	884,934	911,482	938,827	966,991
13 Total Revenues	\$ 25,394,105	\$ 24,908,208	\$ 25,308,654	\$ 25,561,699	\$ 27,240,886	\$ 28,654,287	\$ 30,224,090	\$ 31,869,395	\$ 33,593,601	\$ 35,400,259
14 Increase or (Decrease) in Revenues	\$ 25,394,105	\$ (485,897)	\$ 400,446	\$ 253,045	\$ 1,679,187	\$ 1,413,401	\$ 1,569,803	\$ 1,645,304	\$ 1,724,207	\$ 1,806,658
Expenditure Projections										
15 Personal Services	\$ 16,101,294	\$ 17,479,836	\$ 18,432,506	\$ 19,166,024	\$ 20,230,088	\$ 21,433,165	\$ 22,786,335	\$ 24,208,506	\$ 25,702,886	\$ 27,272,823
17 Operating Expenditures	5,957,819	6,945,599	6,847,343	6,762,890	6,965,777	7,174,750	7,389,993	7,611,692	7,840,043	8,075,244
18 Capital Outlay	631,787	72,878	28,805	43,710	45,021	46,372	47,763	49,196	50,672	52,192
19 Total Expenditures	\$ 22,690,900	\$ 24,498,313	\$ 25,308,654	\$ 25,972,624	\$ 27,240,886	\$ 28,654,287	\$ 30,224,090	\$ 31,869,395	\$ 33,593,601	\$ 35,400,259
20 Increase or (Decrease) in Expenditures	\$ 1,807,413	\$ 1,807,413	\$ 810,341	\$ 663,970	\$ 1,268,262	\$ 1,413,401	\$ 1,569,803	\$ 1,645,304	\$ 1,724,207	\$ 1,806,658
21 Revenues over/(under) Expenditures	\$ 2,703,205	\$ 409,895	\$ -	(410,925)	-	-	-	-	-	-
22 Percent Change in Expenditures	8.0%	8.0%	3.3%	2.6%	4.9%	5.2%	5.5%	5.4%	5.4%	5.4%

Assumptions:

Revenues:

23 Licenses - No dollar change per year	\$ -
24 Permits - Inflation increase	1.03
25 Intergovernmental - Inflation increase	1.03
26 Charges for Services - Inflation increase	1.03
27 Central Park Fees - Fee increase per year	1.03
28 Recreation Fees - Fee increase per year	1.03
29 Fines and Forfeits - Increase per year	1.03
30 Misc. Revenues - Increase per year	1.03
31 Transfers In - Increase 3% per year	1.03

Expenditures:

32 Personal Services - Inflation increase each year and an estimate for new positions.	1.040
33 Operating Expenditures	1.030
34 Capital Outlay	1.030

**City of Woodbury
Long-Term Financial Projections**

Tax Capacity Based Debt Levy Projections:

	<u>2007</u>	<u>2008</u>	<u>2009</u>	<u>2010</u>	<u>2011</u>	<u>2012</u>	<u>2013</u>	<u>2014</u>	<u>2015</u>	<u>2016</u>
Current Debt Levies:										
2000A Certificates of Participation - Public Safety Projects	\$ 617,723	\$ 617,410	\$ 620,500	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
2009A Capital Improvement Bonds - Public Safety Projects	-	-	-	607,661	574,825	580,825	576,525	579,775	582,650	582,650
2001 PFA Note for Tamarack Interchange - City abatement only	404,504	404,504	404,504	404,504	404,504	-	-	-	-	-
2003B Fire Equipment Certificates of Indebtedness	217,313	217,580	-	-	-	-	-	-	-	-
2003C Public Works Building CIP Bonds	378,704	375,264	375,704	395,975	373,874	376,214	378,134	379,334	379,634	379,160
2004A Street Reconstruction Bonds	336,910	335,085	333,098	333,098	332,523	333,710	334,523	334,960	335,023	334,435
2006A Improvement Bonds - Levy Portion Only	95,712	89,904	89,976	82,544	77,135	79,065	75,956	68,016	76,457	75,591
2007 Tax Abatement Plan Levy (1-94 Frontage Road Project)	165,940	366,140	383,475	383,475	389,789	397,821	397,821	397,821	397,821	397,821
Subtotal	2,216,806	2,405,887	2,207,257	2,207,257	2,152,650	1,767,635	1,762,959	1,759,906	1,771,585	1,769,657

Possible Future Debt Levies:

2010 Capital Improvement Bonds (Public Safety Projects)	-	-	-	-	640,000	640,000	640,000	640,000	640,000	640,000
2011 Street Reconstruction Bonds (Phase II/NE Area)	-	-	-	-	-	404,500	404,500	404,500	404,500	404,500
2014 Gross Revenue Recreation Bonds (BSC Fieldhouse)	-	-	-	-	-	-	-	-	640,000	640,000
Subtotal	-	-	-	-	640,000	1,044,500	1,044,500	1,044,500	1,684,500	1,684,500

Total \$ 2,216,806 \$ 2,405,887 \$ 2,207,257 \$ 2,207,257 \$ 2,792,650 \$ 2,812,135 \$ 2,807,459 \$ 2,804,406 \$ 3,456,085 \$ 3,454,157

Net Change Compared to Prior Year \$ 189,081 \$ (198,630) \$ - \$ 585,393 \$ 19,485 \$ (4,676) \$ (3,053) \$ 651,679 \$ (1,928)

Market Value Referenda Based Debt Levy Projections:

	<u>2007</u>	<u>2008</u>	<u>2009</u>	<u>2010</u>	<u>2011</u>	<u>2012</u>	<u>2013</u>	<u>2014</u>	<u>2015</u>	<u>2016</u>
Current Debt Levies:										
1994D/98C/07B Park Referendum Bonds	\$ 657,060	\$ 656,248	\$ 642,600	\$ 621,670	\$ 647,000	\$ 619,800	\$ 627,800	\$ 639,600	\$ -	\$ -
1998E/2005B Open Space Referendum Bonds	376,563	373,163	374,588	375,134	381,563	386,063	380,000	383,000	380,400	377,400
2006B Parks and Open Space Referendum Bonds	660,494	668,894	676,494	696,878	675,494	676,694	677,294	677,294	676,694	684,018
Subtotal	1,694,117	1,698,305	1,693,682	1,693,682	1,704,057	1,682,557	1,685,094	1,699,894	1,057,094	1,061,418

Possible Future Debt Levies:

Subtotal	-	-	-	-	-	-	-	-	-	-
Total	\$ 1,694,117	\$ 1,698,305	\$ 1,693,682	\$ 1,693,682	\$ 1,704,057	\$ 1,682,557	\$ 1,685,094	\$ 1,699,894	\$ 1,057,094	\$ 1,061,418

Net Change Compared to Prior Year \$ 4,188 \$ (4,623) \$ - \$ 10,375 \$ (21,500) \$ 2,537 \$ 14,800 \$ (642,800) \$ 4,324

**City of Woodbury
Long-Term Financial Projections
Tax Capacity Rates**

