

PRELIMINARY OFFICIAL STATEMENT DATED MAY 12, 2022

This Preliminary Official Statement and the information contained herein are subject to completion and amendment. These securities may not be sold nor may offers to buy be accepted prior to the time the Official Statement is delivered in final form. Under no circumstances shall this Preliminary Official Statement constitute an offer to sell or the solicitation of an offer to buy these securities nor shall there be any sale of these securities in any jurisdiction in which such offer, solicitation or sale would be unlawful prior to registration or qualification under the securities laws of any such jurisdiction. This Preliminary Official Statement is in a form deemed final as of its date for purposes of SEC Rule 15c2-12(b) (1), but is subject to revision, amendment and completion in a Final Official Statement.

In the opinion of Kennedy & Graven, Chartered, Bond Counsel, based on present federal and Minnesota laws, regulations, rulings and decisions (which exclude any pending legislation which may have a retroactive effect), and assuming compliance with certain covenants, interest to be paid on the Bonds is excludable from gross income for federal income tax purposes and, to the same extent, from taxable net income of individuals, estates and trusts for Minnesota income tax purposes, and is not a preference item for purposes of computing the federal alternative minimum tax or the Minnesota alternative minimum tax imposed on individuals, trusts, and estates. Such interest is subject to Minnesota franchise taxes on corporations (including financial institutions) measured by income. No opinion will be expressed by Bond Counsel regarding other state or federal tax consequences caused by the receipt or accrual of interest on the Bonds or arising with respect to ownership of the Bonds. See "Tax Exemption" herein.

The City will designate the Bonds as "qualified tax-exempt obligations" for purposes of Section 265(b)(3) of the Internal Revenue Code of 1986, as amended, relating to the ability of financial institutions to deduct from income for federal income tax purposes, interest expense that is allocable to carrying and acquiring tax-exempt obligations.

New Issue

Rating Application Made: S&P Global Ratings

CITY OF MAPLEWOOD, MINNESOTA (Ramsey County)

\$3,070,000* GENERAL OBLIGATION IMPROVEMENT BONDS, SERIES 2022A

PROPOSAL OPENING: May 23, 2022, 10:00 A.M., C.T.

CONSIDERATION: May 23, 2022, 7:00 P.M., C.T.

PURPOSE/AUTHORITY/SECURITY: The \$3,070,000* General Obligation Improvement Bonds, Series 2022A (the "Bonds") are being issued pursuant to Minnesota Statutes, Chapters 429 and 475, as amended, by the City of Maplewood, Minnesota (the "City") for the purpose of financing various public improvements within the City. The Bonds will be general obligations of the City for which its full faith, credit and taxing powers are pledged. Delivery is subject to receipt of an approving legal opinion of Kennedy & Graven, Chartered, Minneapolis, Minnesota.

DATE OF BONDS: June 15, 2022

MATURITY: February 1 as follows:

Year	Amount*	Year	Amount*	Year	Amount*
2024	\$170,000	2029	\$190,000	2034	\$215,000
2025	175,000	2030	200,000	2035	225,000
2026	180,000	2031	200,000	2036	235,000
2027	180,000	2032	205,000	2037	240,000
2028	190,000	2033	215,000	2038	250,000

MATURITY ADJUSTMENTS:

* The City reserves the right to increase or decrease the principal amount of the Bonds on the day of sale, in increments of \$5,000 each. Increases or decreases may be made in any maturity. If any principal amounts are adjusted, the purchase price proposed will be adjusted to maintain the same gross spread per \$1,000.

TERM BONDS:

See "Term Bond Option" herein.

INTEREST:

February 1, 2023 and semiannually thereafter.

OPTIONAL REDEMPTION:

Bonds maturing on February 1, 2032 and thereafter are subject to call for prior optional redemption on February 1, 2031 and any date thereafter, at a price of par plus accrued interest.

MINIMUM PROPOSAL: \$3,033,160.

GOOD FAITH DEPOSIT: A good faith deposit in the amount of \$61,400 shall be made by the winning bidder by wire transfer of funds.

PAYING AGENT:

Bond Trust Services Corporation

BOND COUNSEL:

Kennedy & Graven, Chartered

MUNICIPAL ADVISOR:

Ehlers and Associates, Inc.

BOOK-ENTRY-ONLY:

See "Book-Entry-Only System" herein (unless otherwise specified by the purchaser).

REPRESENTATIONS

No dealer, broker, salesperson or other person has been authorized by the City to give any information or to make any representation other than those contained in this Preliminary Official Statement and, if given or made, such other information or representations must not be relied upon as having been authorized by the City. ***This Preliminary Official Statement does not constitute an offer to sell or a solicitation of an offer to buy any of the Bonds in any jurisdiction to any person to whom it is unlawful to make such an offer or solicitation in such jurisdiction.***

This Preliminary Official Statement is not to be construed as a contract with the Syndicate Manager or Syndicate Members. Statements contained herein which involve estimates or matters of opinion are intended solely as such and are not to be construed as representations of fact. Ehlers and Associates, Inc. prepared this Preliminary Official Statement and any addenda thereto relying on information of the City and other sources for which there is reasonable basis for believing the information is accurate and complete. Bond Counsel has not participated in the preparation of this Preliminary Official Statement and is not expressing any opinion as to the completeness or accuracy of the information contained therein. Compensation of Ehlers and Associates, Inc., payable entirely by the City, is contingent upon the delivery of the Bonds.

COMPLIANCE WITH S.E.C. RULE 15c2-12

Certain municipal obligations (issued in an aggregate amount over \$1,000,000) are subject to Rule 15c2-12 promulgated by the Securities and Exchange Commission pursuant to the Securities Exchange Act of 1934, as amended (the "Rule").

Preliminary Official Statement: This Preliminary Official Statement was prepared for the City for dissemination to potential investors. Its primary purpose is to disclose information regarding the Bonds to prospective underwriters in the interest of receiving competitive proposals in accordance with the sale notice contained herein. Unless an addendum is posted prior to the sale, this Preliminary Official Statement shall be deemed nearly final for purposes of the Rule subject to completion, revision and amendment in a Final Official Statement as defined below.

Review Period: This Preliminary Official Statement has been distributed to prospective bidders for review. Comments or requests for the correction of omissions or inaccuracies must be submitted to Ehlers and Associates, Inc. at least two business days prior to the sale. Requests for additional information or corrections in the Preliminary Official Statement received on or before this date will not be considered a qualification of a proposal received from an underwriter. If there are any changes, corrections or additions to the Preliminary Official Statement, interested bidders will be informed by an addendum prior to the sale.

Final Official Statement: Copies of the Final Official Statement will be delivered to the underwriter (Syndicate Manager) within seven business days following the proposal acceptance.

Continuing Disclosure: Subject to certain exemptions, issues in an aggregate amount over \$1,000,000 may be required to comply with provisions of the Rule which require that underwriters obtain from the issuers of municipal securities (or other obligated party) an agreement for the benefit of the owners of the securities to provide continuing disclosure with respect to those securities. This Preliminary Official Statement describes the conditions under which the City is required to comply with the Rule.

CLOSING CERTIFICATES

Upon delivery of the Bonds, the underwriter (Syndicate Manager) will be furnished with the following items: (1) a certificate of the appropriate officials to the effect that at the time of the sale of the Bonds and all times subsequent thereto up to and including the time of the delivery of the Bonds, this Preliminary Official Statement did not and does not contain any untrue statement of a material fact or omit to state a material fact necessary to make the statements therein, in the light of the circumstances under which they were made, not misleading; (2) a receipt signed by the appropriate officer evidencing payment for the Bonds; (3) a certificate evidencing the due execution of the Bonds, including statements that (a) no litigation of any nature is pending, or to the knowledge of signers, threatened, restraining or enjoining the issuance and delivery of the Bonds, (b) neither the corporate existence or boundaries of the City nor the title of the signers to their respective offices is being contested, and (c) no authority or proceedings for the issuance of the Bonds have been repealed, revoked or rescinded; and (4) a certificate setting forth facts and expectations of the City which indicates that the City does not expect to use the proceeds of the Bonds in a manner that would cause them to be arbitrage bonds within the meaning of Section 148 of the Internal Revenue Code of 1986, as amended, or within the meaning of applicable Treasury Regulations.

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CITY OF MAPLEWOOD CITY COUNCIL

		<u>Term Expires</u>
Marylee Abrams	Mayor	January 2023
Rebecca Cave	Council Member	January 2025
Kathleen Juenemann	Council Member	January 2023
Bill Knutson	Council Member	January 2023
Nickki Villavicencio	Council Member	January 2025

ADMINISTRATION

Melinda Coleman, City Manager
Ellen Paulseth, Finance Director

PROFESSIONAL SERVICES

Kennedy & Graven, Chartered, Bond Counsel, Minneapolis, Minnesota

Ehlers and Associates, Inc., Municipal Advisors, Roseville, Minnesota
(Other offices located in Waukesha, Wisconsin and Denver, Colorado)

INTRODUCTORY STATEMENT

This Preliminary Official Statement contains certain information regarding the City of Maplewood, Minnesota (the "City") and the issuance of its \$3,070,000* General Obligation Improvement Bonds, Series 2022A (the "Bonds"). Any descriptions or summaries of the Bonds, statutes, or documents included herein are not intended to be complete and are qualified in their entirety by reference to such statutes and documents and the form of the Bonds to be included in the resolution authorizing the issuance and sale of the Bonds ("Award Resolution") to be adopted by the City Council on May 23, 2022.

Inquiries may be directed to Ehlers and Associates, Inc. ("Ehlers" or the "Municipal Advisor"), Roseville, Minnesota, (651) 697-8500, the City's municipal advisor. A copy of this Preliminary Official Statement may be downloaded from Ehlers' web site at www.ehlers-inc.com by connecting to the Bond Sales link and following the directions at the top of the site.

THE BONDS

GENERAL

The Bonds will be issued in fully registered form as to both principal and interest in denominations of \$5,000 each or any integral multiple thereof, and will be dated, as originally issued, as of June 15, 2022. The Bonds will mature on February 1 in the years and amounts set forth on the cover of this Preliminary Official Statement. Interest will be payable on February 1 and August 1 of each year, commencing February 1, 2023, to the registered owners of the Bonds appearing of record in the bond register as of the close of business on the 15th day (whether or not a business day) of the immediately preceding month. Interest will be computed upon the basis of a 360-day year of twelve 30-day months and will be rounded pursuant to rules of the Municipal Securities Rulemaking Board ("MSRB"). **The rate for any maturity may not be more than 1.00% less than the rate for any preceding maturity. (For example, if a rate of 4.50% is proposed for the 2024 maturity, then the lowest rate that may be proposed for any later maturity is 3.50%.)** All Bonds of the same maturity must bear interest from the date of issue until paid at a single, uniform rate. Each rate must be expressed in an integral multiple of 5/100 or 1/8 of 1%.

Unless otherwise specified by the purchaser, the Bonds will be registered in the name of Cede & Co., as nominee for The Depository Trust Company, New York, New York ("DTC"). (See "Book-Entry-Only System" herein.) As long as the Bonds are held under the book-entry system, beneficial ownership interests in the Bonds may be acquired in book-entry form only, and all payments of principal of, premium, if any, and interest on the Bonds shall be made through the facilities of DTC and its participants. If the book-entry system is terminated, principal of, premium, if any, and interest on the Bonds shall be payable as provided in the Award Resolution.

The City has selected Bond Trust Services Corporation, Roseville, Minnesota, to act as paying agent (the "Paying Agent"). Bond Trust Services Corporation and Ehlers are affiliate companies. The City will pay the charges for Paying Agent services. The City reserves the right to remove the Paying Agent and to appoint a successor.

*Preliminary, subject to change.

OPTIONAL REDEMPTION

At the option of the City, the Bonds maturing on or after February 1, 2032 shall be subject to optional redemption prior to maturity on February 1, 2031 or any date thereafter, at a price of par plus accrued interest to the date of optional redemption.

Redemption may be in whole or in part of the Bonds subject to prepayment. If redemption is in part, the selection of the amounts and maturities of the Bonds to be redeemed shall be at the discretion of the City. If only part of the Bonds having a common maturity date are called for redemption, then the City or Paying Agent, if any, will notify DTC of the particular amount of such maturity to be redeemed. DTC will determine by lot the amount of each participant's interest in such maturity to be redeemed and each participant will then select by lot the beneficial ownership interest in such maturity to be redeemed.

Notice of redemption shall be sent by mail not more than 60 days and not less than 30 days prior to the date fixed for redemption to the registered owner of each Bond to be redeemed at the address shown on the registration books.

AUTHORITY; PURPOSE

The Bonds are being issued pursuant to Minnesota Statutes, Chapters 429 and 475, as amended, by the City for the purposes of partially financing the City's planned improvements to sections of Cope Avenue and McMenemy Street (the "Improvements"), with the remainder coming from the City internal loans to each project.

ESTIMATED SOURCES AND USES*

Sources	
Par Amount of Bonds	<u>\$3,070,000</u>
Total Sources	\$3,070,000
Uses	
Total Underwriter's Discount (1.200%)	\$36,840
Costs of Issuance	56,000
Deposit to Project Construction Fund	2,974,550
Rounding Amount	<u>2,610</u>
Total Uses	\$3,070,000

*Preliminary, subject to change.

SECURITY

The Bonds are general obligations of the City for which its full faith, credit and taxing powers are pledged without limitation as to rate or amount.

Pursuant to Minnesota Statues, Section 429.091, subdivision 2, at least 20 percent of the cost of the Improvements to the City will be assessed against benefitted property. The City anticipates that the debt service will be paid from ad valorem property taxes. The special assessments levied against properties benefitted by improvements financed by the Bonds are anticipated to repay internal loans made to each project. Receipt of special assessments and collection of ad valorem taxes will be sufficient to provide not less than 105% of principal and interest on the Bonds as required by Minnesota law.

Should the revenues pledged for payment of the Bonds be insufficient to pay the principal and interest as the same shall become due, the City is required to pay maturing principal and interest from moneys on hand in any other fund of the City not pledged for another purpose and/or to levy additional taxes for this purpose upon all the taxable property in the City, without limitation as to rate or amount.

RATING

General obligation debt of the City, with the exception of any outstanding credit enhanced issues, is currently rated "AA+" by S&P Global Ratings ("S&P").

The City has requested a rating on the Bonds from S&P, and bidders will be notified as to the assigned rating prior to the sale. Such rating reflects only the views of such organization and explanations of the significance of such rating may be obtained from S&P. Generally, a rating agency bases its rating on the information and materials furnished to it and on investigations, studies and assumptions of its own. There is no assurance that such rating will continue for any given period of time or that it will not be revised downward or withdrawn entirely by such rating agency, if in the judgment of such rating agency circumstances so warrant. Any such downward revision or withdrawal of such rating may have an adverse effect on the market price of the Bonds.

Such rating is not to be construed as a recommendation of the rating agency to buy, sell or hold the Bonds, and the rating assigned by the rating agency should be evaluated independently. Except as may be required by the Disclosure Undertaking described under the heading "CONTINUING DISCLOSURE" neither the City nor the underwriter undertake responsibility to bring to the attention of the owner of the Bonds any proposed changes in or withdrawal of such rating or to oppose any such revision or withdrawal.

CONTINUING DISCLOSURE

In order to assist brokers, dealers, and municipal securities dealers, in connection with their participation in the offering of the Bonds, to comply with Rule 15c2-12 promulgated by the Securities and Exchange Commission, pursuant to the Securities and Exchange Act of 1934, as amended (the "Rule"), the City shall agree to provide certain information to the Municipal Securities Rulemaking Board (MSRB) through its Electronic Municipal Market Access (EMMA) system, or any system that may be prescribed in the future. The Rule was last amended, effective February 27, 2019, to include an expanded list of material events.

On the date of issue and delivery, the City shall execute and deliver a Continuing Disclosure Certificate, under which the City will covenant for the benefit of holders including beneficial holders, to provide electronically, or in a manner otherwise prescribed, certain financial information annually and to provide notices of the occurrence of certain events enumerated in the Rule (the "Disclosure Undertaking"). The details and terms of the Disclosure Undertaking for the City are set forth in Appendix D. Such Disclosure Undertaking will be in substantially the form attached hereto.

A failure by the City to comply with any Disclosure Undertaking will not constitute an event of default on the Bonds. However, such a failure may adversely affect the transferability and liquidity of the Bonds and their market price.

Prior continuing disclosure undertakings entered into by the City included language stating that an Annual Report including the City's audited financial statements and operating data would be filed "as soon as available." Although the City did not provide financial statements "as soon as available", the Annual Reports were timely filed within the required twelve (12) month timeframe as provided for in each undertaking. Other than what is described in this paragraph, the City believes it has complied in all material respects with its prior disclosure undertakings under the Rule in the last five years. The City has reviewed its continuing disclosure responsibilities along with any changes to the Rule, to ensure compliance. Ehlers is currently engaged as dissemination agent for the City.

LEGAL OPINION

An opinion as to the validity of the Bonds and the exemption from taxation of the interest thereon will be furnished by Kennedy & Graven, Chartered, Minneapolis, Minnesota, Bond Counsel to the City, and will be available at the time of delivery of the Bonds. The legal opinion will state that the Bonds are valid and binding general obligations of the City; provided that the rights of the owners of the Bonds and the enforceability of the Bonds may be limited by bankruptcy, insolvency, reorganization, moratorium, and other similar laws affecting creditors' rights and by equitable principles (which may be applied in either a legal or equitable proceeding). See "FORM OF LEGAL OPINION" found in Appendix B.

TAX EXEMPTION

In the opinion of Bond Counsel, under existing statutes, regulations, rulings and decisions, interest on the Bonds is excludable from gross income of the owners thereof for purposes of federal income taxation and is excludable from taxable net income of individuals, estates and trusts for purposes of State of Minnesota income taxation, but is subject to State of Minnesota franchise taxes measured by income that are imposed upon corporations, including financial institutions.

Noncompliance following the issuance of the Bonds with certain requirements of the Internal Revenue Code of 1986, as amended (the "Code") and covenants of the Award Resolution may result in the inclusion of interest on the Bonds in gross income (for federal tax purposes) and taxable net income (for State of Minnesota tax purposes) of the owners thereof. No provision has been made for redemption of the Bonds, or for an increase in the interest rate on the Bonds, in the event that interest on the Bonds becomes subject to United States or State of Minnesota income taxation.

The Code imposes an alternative minimum tax with respect to individuals on alternative minimum taxable income.

The Code provides that in the case of an insurance company subject to the tax imposed by Section 831 of the Code, the amount which otherwise would be taken into account as "losses incurred" under Section 832(b)(5) shall be reduced by an amount equal to the applicable percentage of the interest on the Bonds that is received or accrued during the taxable year. For purposes hereof, the applicable percentage is 5.25% divided by the highest rate in effect under Section 11(b) of the Code.

Interest on the Bonds may be included in the income of a foreign corporation for purposes of the branch profits tax imposed by Section 884 of the Code. Under certain circumstances, interest on the Bonds may be subject to the tax on "excess net passive income" of Subchapter S corporations imposed by Section 1375 of the Code.

The above is not a comprehensive list of all federal tax consequences which may arise from the receipt of interest on the Bonds. The receipt of interest on the Bonds may otherwise affect the federal or State income tax liability of the recipient based on the particular taxes to which the recipient is subject and the particular tax status of other items or deductions. Bond Counsel expresses no opinion regarding any such consequences. All prospective purchasers of the Bonds are advised to consult their own tax advisors as to the tax consequences of, or tax considerations for, purchasing or holding the Bonds.

Legislative proposals

Bond Counsel's opinion is given as of its date and Bond Counsel assumes no obligation to update, revise, or supplement such opinion to reflect any changes in facts or circumstances or any changes in law that may hereafter occur. Proposals are regularly introduced in both the United States House of Representatives and the United States Senate that, if enacted, could alter or affect the tax-exempt status on municipal bonds. For example, legislation has been proposed that would, among other things, limit the amount of exclusions (including tax-exempt interest) or deductions that certain higher-income taxpayers could use to reduce their tax liability. The likelihood of adoption of this or any other such legislative proposal relating to tax-exempt bonds cannot be reliably predicted. If enacted into law, current or future proposals may have a prospective or retroactive effect and could affect the value or marketability of tax-exempt bonds (including the Bonds). Prospective purchasers of the Bonds should consult their own tax advisors regarding the impact of any such change in law.

QUALIFIED TAX-EXEMPT OBLIGATIONS

The City will designate the Bonds as "qualified tax-exempt obligations" for purposes of Section 265(b)(3) of the Code relating to the ability of financial institutions to deduct from income for federal income tax purposes, interest expense that is allocable to carrying and acquiring tax-exempt obligations.

MUNICIPAL ADVISOR

Ehlers has served as municipal advisor to the City in connection with the issuance of the Bonds. The Municipal Advisor cannot participate in the underwriting of the Bonds. The financial information included in this Preliminary Official Statement has been compiled by the Municipal Advisor. Such information does not purport to be a review, audit or certified forecast of future events and may not conform with accounting principles applicable to compilations of financial information. Ehlers is not a firm of certified public accountants. Ehlers is registered with the Securities and Exchange Commission and the MSRB as a municipal advisor. Ehlers makes no representation, warranty or guarantee regarding the accuracy or completeness of the information in this Preliminary Official Statement, and its assistance in preparing this Preliminary Official Statement should not be construed as a representation that it has independently verified such information.

MUNICIPAL ADVISOR AFFILIATED COMPANIES

Bond Trust Services Corporation ("BTSC") and Ehlers Investment Partners, LLC ("EIP") are affiliate companies of Ehlers. BTSC is chartered by the State of Minnesota and authorized in Minnesota, Wisconsin, Colorado, and Illinois to transact the business of a limited purpose trust company. BTSC provides paying agent services to debt issuers. EIP is a Registered Investment Advisor with the Securities and Exchange Commission. EIP assists issuers with the investment of bond proceeds or investing other issuer funds. This includes escrow bidding agent services. Issuers, such as the City, have retained or may retain BTSC and/or EIP to provide these services. If hired, BTSC and/or EIP would be retained by the City under an agreement separate from Ehlers.

INDEPENDENT AUDITORS

The basic financial statements of the City for the fiscal year ended December 31, 2020 have been audited by BerganKDV Ltd., Minneapolis, Minnesota, independent auditors (the "Auditor"). The report of the Auditor, together with the basic financial statements, component units financial statements, and notes to the financial statements are attached hereto as "APPENDIX A – FINANCIAL STATEMENTS". The Auditor has not been engaged to perform and has not performed, since the date of its report included herein, any procedures on the financial statements addressed in that report. The Auditor also has not performed any procedures relating to this Preliminary Official Statement.

RISK FACTORS

Following is a description of possible risks to holders of the Bonds without weighting as to probability. This description of risks is not intended to be all-inclusive, and there may be other risks not now perceived or listed here.

Taxes: The Bonds are general obligations of the City, the ultimate payment of which rests in the City's ability to levy and collect sufficient taxes to pay debt service should other revenue (special assessments) be insufficient. In the event of delayed billing, collection or distribution of property taxes, sufficient funds may not be available to the City in time to pay debt service when due.

State Actions: Many elements of local government finance, including the issuance of debt and the levy of property taxes, are controlled by state government. Future actions of the state may affect the overall financial condition of the City, the taxable value of property within the City, and the ability of the City to levy and collect property taxes.

Future Changes in Law: Various State and federal laws, regulations and constitutional provisions apply to the City and to the Bonds. The City can give no assurance that there will not be a change in or interpretation of any such applicable laws, regulations and provisions which would have a material effect on the City or the taxing authority of the City.

Ratings; Interest Rates: In the future, the City's credit rating may be reduced or withdrawn, or interest rates for this type of obligation may rise generally, either possibility resulting in a reduction in the value of the Bonds for resale prior to maturity.

Tax Exemption: If the federal government or the State of Minnesota taxes all or a portion of the interest on municipal obligations, directly or indirectly, or if there is a change in federal or state tax policy, the value of the Bonds may fall for purposes of resale. Noncompliance following the issuance of the Bonds with certain requirements of the Code and covenants of the Award Resolution may result in the inclusion of interest on the Bonds in gross income of the recipient for United States income tax purposes or in taxable net income of individuals, estates or trusts for State of Minnesota income tax purposes. No provision has been made for redemption of the Bonds, or for an increase in the interest rate on the Bonds, in the event that interest on the Bonds becomes subject to federal or State of Minnesota income taxation, retroactive to the date of issuance.

Continuing Disclosure: A failure by the City to comply with the Disclosure Undertaking for continuing disclosure (see "CONTINUING DISCLOSURE") will not constitute an event of default on the Bonds. Any such failure must be reported in accordance with the Rule and must be considered by any broker, dealer, or municipal securities dealer before recommending the purchase or sale of the Bonds in the secondary market. Such a failure may adversely affect the transferability and liquidity of the Bonds and their market price.

State Economy; State Aids: State of Minnesota cash flow problems could affect local governments and possibly increase property taxes.

Book-Entry-Only System: The timely credit of payments for principal and interest on the Bonds to the accounts of the Beneficial Owners of the Bonds may be delayed due to the customary practices, standing instructions or for other unknown reasons by DTC participants or indirect participants. Since the notice of redemption or other notices to holders of these obligations will be delivered by the City to DTC only, there may be a delay or failure by DTC, DTC participants or indirect participants to notify the Beneficial Owners of the Bonds.

Economy: A combination of economic, climatic, political or civil disruptions or terrorist actions outside of the control of the City, including loss of major taxpayers or major employers, could affect the local economy and result in reduced tax collections and/or increased demands upon local government. Real or perceived threats to the financial stability of the City may have an adverse effect on the value of the Bonds in the secondary market.

Secondary Market for the Bonds: No assurance can be given that a secondary market will develop for the purchase and sale of the Bonds or, if a secondary market exists, that such Bonds can be sold for any particular price. The underwriters are not obligated to engage in secondary market trading or to repurchase any of the Bonds at the request of the owners thereof. Prices of the Bonds as traded in the secondary market are subject to adjustment upward and downward in response to changes in the credit markets and other prevailing circumstances. No guarantee exists as to the future market value of the Bonds. Such market value could be substantially different from the original purchase price.

Bankruptcy: The rights and remedies of the holders may be limited by and are subject to the provisions of federal bankruptcy laws, to other laws, or equitable principles that may affect the enforcement of creditors' rights, to the exercise of judicial discretion in appropriate cases and to limitations on legal remedies against local governments. The opinion of Bond Counsel to be delivered with respect to the Bonds will be similarly qualified.

Cybersecurity: The City is dependent on electronic information technology systems to deliver services. These systems may contain sensitive information or support critical operational functions which may have value for unauthorized purposes. As a result, the electronic systems and networks may be targets of cyberattack. There can be no assurance that the City will not experience an information technology breach or attack with financial consequences that could have a material adverse impact.

Impact of the Spread of COVID-19: In late 2019, a novel strain of coronavirus (COVID-19) emerged in Wuhan, Hubei Province, China. COVID-19 has spread throughout the world, including to the United States, resulting in the World Health Organization proclaiming COVID-19 to be a pandemic and the declaration of a national emergency. In response to the spread of COVID-19, the United States government, state governments, local governments and private industries have taken measures to limit social interactions in an effort to limit the spread of COVID-19. The effects of the spread of COVID-19 and the government and private responses to the spread continue to rapidly evolve. COVID-19 has caused significant disruptions to the global, national and State economy. The extent to which the coronavirus impacts the City and its financial condition will depend on future developments, which are highly uncertain and cannot be predicted by the City, including the duration of the outbreak and measures taken to address the outbreak.

On March 13, 2020, Minnesota Governor Tim Walz signed Emergency Executive Order 20-01 and declared a peacetime emergency. In subsequent executive orders, the Governor extended the peacetime emergency by 30 days. On May 14, 2021, the Governor signed Executive Order 21-23 to end the statewide mask requirement and align with new Centers for Disease Control and Prevention (CDC) guidance on face coverings. The Minnesota Legislature ended the peacetime emergency declaration on July 1, 2021.

The Coronavirus Aid, Relief, and Economic Security Act (the "CARES Act") provides for federal payments from the Coronavirus Relief Fund to the State for the discrete purpose of covering expenses directly incurred as a result of COVID-19 between March 1 and December 30, 2020. On March 11, 2021, President Biden signed the American Rescue Plan Act of 2021, which provides local governments an additional \$130.2 billion through the Coronavirus Local Fiscal Recovery Fund. These funds can be used to mitigate increased expenditures, lost revenue and economic hardship related to the COVID-19 pandemic.

The foregoing is intended only as a summary of certain risk factors attendant to an investment in the Bonds. In order for potential investors to identify risk factors and make an informed investment decision, potential investors should be thoroughly familiar with this entire Preliminary Official Statement and the Appendices hereto.

VALUATIONS

OVERVIEW

All non-exempt property is subject to taxation by local taxing districts. Exempt real property includes Indian lands, public property, and educational, religious and charitable institutions. Most personal property is exempt from taxation (except investor-owned utility mains, generating plants, etc.).

The valuation of property in Minnesota consists of three elements. (1) The estimated market value is set by city or county assessors. Not less than 20% of all real properties are to be appraised by local assessors each year. (2) The taxable market value is the estimated market value adjusted by all legislative exclusions. (3) The tax capacity (taxable) value of property is determined by class rates set by the State Legislature. The tax capacity rate varies according to the classification of the property. Tax capacity represents a percent of taxable market value.

The property tax rate for a local taxing jurisdiction is determined by dividing the total tax capacity or market value of property within the jurisdiction into the dollars to be raised from the levy. State law determines whether a levy is spread on tax capacity or market value. Major classifications and the percentages by which tax capacity is determined are:

Type of Property	2019/20	2020/21	2021/22
Residential homestead ¹	First \$500,000 - 1.00% Over \$500,000 - 1.25%	First \$500,000 - 1.00% Over \$500,000 - 1.25%	First \$500,000 - 1.00% Over \$500,000 - 1.25%
Agricultural homestead ¹	First \$500,000 HGA - 1.00% Over \$500,000 HGA - 1.25% First \$1,880,000 - 0.50% ² Over \$1,880,000 - 1.00% ²	First \$500,000 HGA - 1.00% Over \$500,000 HGA - 1.25% First \$1,900,000 - 0.50% ² Over \$1,900,000 - 1.00% ²	First \$500,000 HGA - 1.00% Over \$500,000 HGA - 1.25% First \$1,890,000 - 0.50% ² Over \$1,890,000 - 1.00% ²
Agricultural non-homestead	Land - 1.00% ²	Land - 1.00% ²	Land - 1.00% ²
Seasonal recreational residential	First \$500,000 - 1.00% ³ Over \$500,000 - 1.25% ³	First \$500,000 - 1.00% ³ Over \$500,000 - 1.25% ³	First \$500,000 - 1.00% ³ Over \$500,000 - 1.25% ³
Residential non-homestead:	1 unit - 1st \$500,000 - 1.00% Over \$500,000 - 1.25% 2-3 units - 1.25% 4 or more - 1.25% Small City ⁴ - 1.25% Affordable Rental: First \$150,000 - .75% Over \$150,000 - .25%	1 unit - 1st \$500,000 - 1.00% Over \$500,000 - 1.25% 2-3 units - 1.25% 4 or more - 1.25% Small City ⁴ - 1.25% Affordable Rental: First \$162,000 - .75% Over \$162,000 - .25%	1 unit - 1st \$500,000 - 1.00% Over \$500,000 - 1.25% 2-3 units - 1.25% 4 or more - 1.25% Small City ⁴ - 1.25% Affordable Rental: First \$174,000 - .75% Over \$174,000 - .25%
Industrial/Commercial/Utility ⁵	First \$150,000 - 1.50% Over \$150,000 - 2.00%	First \$150,000 - 1.50% Over \$150,000 - 2.00%	First \$100,000 - 1.50% Over \$150,000 - 2.00%

¹ A residential property qualifies as "homestead" if it is occupied by the owner or a relative of the owner on the assessment date.

² Applies to land and buildings. Exempt from referendum market value tax.

³ Exempt from referendum market value tax.

⁴ Cities of 5,000 population or less and located entirely outside the seven-county metropolitan area and the adjacent nine-county area and whose boundaries are 15 miles or more from the boundaries of a Minnesota city with a population of over 5,000.

⁵ The estimated market value of utility property is determined by the Minnesota Department of Revenue.

CURRENT PROPERTY VALUATIONS

2020/21 Economic Market Value ¹		<u>\$4,751,311,508²</u>
	2021/22	2021/22
	Assessor's Estimated Market Value	Net Tax Capacity
Real Estate	\$4,688,981,200	\$55,737,573
Personal Property	<u>21,282,700</u>	<u>416,953</u>
Total Valuation	<u><u>\$4,710,263,900</u></u>	<u><u>\$56,154,526</u></u>
Less: Captured Tax Increment Tax Capacity ³		(1,532,093)
Fiscal Disparities Contribution ⁴		(6,908,432)
Taxable Net Tax Capacity		\$47,714,001
Plus: Fiscal Disparities Distribution ⁴		<u>8,430,404</u>
Adjusted Taxable Net Tax Capacity		<u><u>\$56,144,405</u></u>

¹ Most recent value available from the Minnesota Department of Revenue.

² According to the Minnesota Department of Revenue, the 2020/2021 Assessor's Estimated Market Value (the "AEMV") for the City is about 97.77% of the actual selling prices of property most recently sold in the City. The sales ratio was calculated by comparing the selling prices with the AEMV. Dividing the AEMV of real estate by the sales ratio and adding the AEMV of personal property and utility, railroads and minerals, if any, results in a 2020/2021 Economic Market Value ("EMV") for the City of \$4,751,311,508.

³ The captured tax increment value shown above represents the captured net tax capacity of tax increment financing districts in the City.

⁴ Each community in the seven-county metropolitan area contributes 40% of the growth in its commercial-industrial property tax base since 1972 to an area pool which is then distributed among the municipalities on the basis of population, and fiscal capacity indicated market value as determined by the Minnesota Department of Revenue. Each governmental unit makes a contribution and receives a distribution--sometimes gaining and sometimes contributing net tax capacity for tax purposes.

2021/22 NET TAX CAPACITY BY CLASSIFICATION

	2021/22 Net Tax Capacity	Percent of Total Net Tax Capacity
Residential homestead	\$26,203,777	46.66%
Agricultural	13,221	0.02%
Commercial/industrial	19,006,725	33.85%
Public utility	455,784	0.81%
Railroad operating property	72,996	0.13%
Non-homestead residential	9,985,070	17.78%
Personal property	416,953	0.74%
Total	<u>\$56,154,526</u>	<u>100.00%</u>

TREND OF VALUATIONS

Levy Year	Assessor's Estimated Market Value	Assessor's Taxable Market Value	Net Tax Capacity¹	Adjusted Taxable Net Tax Capacity²	Percent Increase/Decrease in Estimated Market Value
2017/18	\$3,906,454,300	\$3,707,872,500	\$47,507,159	\$45,957,726	5.92%
2018/19	4,150,477,200	3,962,659,100	50,434,970	48,686,636	6.25%
2019/20	4,392,023,000	4,218,073,900	52,994,762	51,380,474	5.82%
2020/21	4,642,535,100	4,478,593,000	55,877,000	54,845,981	5.70%
2021/22	4,710,263,900	4,550,896,500	56,154,526	56,144,405	1.46%

¹ Net Tax Capacity is before fiscal disparities adjustments and includes tax increment values.

² Adjusted Taxable Net Tax Capacity is after fiscal disparities adjustments and does not include tax increment values.

LARGER TAXPAYERS

Taxpayer	Type of Property	2021/22 Net Tax Capacity	Percent of City's Total Net Tax Capacity
3M Company	Commercial/Industrial	\$3,419,875	6.09%
Xcel Energy	Utility	1,378,938	2.46%
Maplewood Mall LLC	Commercial	754,476	1.34%
Hazelwood Medical Building LLC	Commercial	414,916	0.74%
TCA Real Estate LLC	Real Estate	376,600	0.67%
Vorandesoto LLC	Commercial	321,562	0.57%
JNT Edgerton LLC	Commercial	321,225	0.57%
Regent at Maplewood LLC	Religious	321,126	0.57%
Conifer Ridge Apartments LLLP	Apartments	317,873	0.57%
Sterling Georgetown LLC	Commercial	<u>305,634</u>	<u>0.54%</u>
Total		<u><u>\$7,932,225</u></u>	<u><u>14.13%</u></u>

City's Total 2021/22 Net Tax Capacity \$56,154,526

Source: Current Property Valuations, Net Tax Capacity by Classification, Trend of Valuations and Larger Taxpayers have been furnished by Ramsey County.

DEBT

DIRECT DEBT¹

General Obligation Debt (see schedules following)

Total G.O. debt secured by special assessments and taxes (includes the Bonds)*	\$33,505,000
Total G.O. debt secured by state aids	1,005,000
Total G.O. debt secured by tax abatement revenues	3,235,000
Total G.O. debt secured by tax increment revenues	688,086
Total G.O. debt secured by taxes	15,085,000
Total G.O. debt secured by utility revenues	1,395,000
Total General Obligation Debt*	<u>\$54,913,086</u>

Lease Purchase Obligations (see schedule following)

Total lease purchase obligations paid by annual appropriations ²	<u>\$617,518</u>
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*Preliminary, subject to change.

¹ Outstanding debt is as of the dated date of the Bonds.

² Non-general obligation debt has not been included in the debt ratios.

**City of Maplewood, Minnesota
Schedule of Bonded Indebtedness
General Obligation Debt Secured by Special Assessments and Taxes
(As of 06/15/2022)**

Refunding Bonds 1) Series 2013B			Improvement Refunding Bonds Series 2015A			Improvement Refunding Bonds 2) Series 2015C			Improvement Bonds 3) Series 2016A			Improvement Refunding Bonds 4) Series 2016B		
Dated	12/18/2013	01/01/2015				07/08/2015	\$6,870,000		09/08/2016	\$1,935,000		09/08/2016	\$4,230,000	
Amount	\$1,965,000	\$3,790,000												
Maturity	08/01	08/01				02/01		02/01						04/01
Calendar Year Ending	Principal	Interest	Principal	Interest	Principal	Interest	Principal	Interest	Principal	Interest	Principal	Interest	Principal	Interest
2022	190,000	7,313	390,000	22,975	515,000	32,085	0	57,218	125,000	0	14,200	0	15,525	
2023	195,000	9,875	295,000	32,300	510,000	42,998			27,150	730,000	20,100			
2024	200,000	5,000	305,000	21,975	495,000	28,305			24,650	305,000	4,575			
2025			315,000	15,875	490,000	13,163			22,100					
2026			320,000	8,000	165,000	2,723			130,000	19,500				
2027									135,000	16,850				
2028									140,000	14,100				
2029									140,000	11,300				
2030									145,000	8,269				
2031									145,000	5,006				
2032									150,000	1,688				
2033														
2034														
2035														
2036														
2037														
2038														
	585,000	22,188	1,625,000	101,125	2,175,000	176,490			1,365,000	164,813		1,035,000	40,200	

- 1) This represents the \$1,965,000 Series 2004B Refunding portion of the \$3,700,000 General Obligation Refunding Bonds, Series 2013B.
- 2) This represents the \$6,870,000 Improvement Refunding portion of the \$7,990,000 Taxable General Obligation Refunding Bonds, Series 2015C.
- 3) This represents the \$1,935,000 Improvement portion of the \$3,765,000 General Obligation Bonds, Series 2016A.
- 4) This represents the \$4,230,000 Series 2007A Refunding and Series 2008A Improvement Refunding portions of the \$5,775,000 General Obligation Refunding Bonds, Series 2016B.

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City of Maplewood, Minnesota
Schedule of Bonded Indebtedness continued
General Obligation Debt Secured by Special Assessments and Taxes
(As of 06/15/2022)

Improvement Bonds 5) Series 2017A			Improvement Refunding Bonds Series 2017B			Improvement Bonds 6) Series 2018A			Improvement Bonds 7) Series 2019A			Improvement Bonds 6) Series 2020B			
Dated Amount	Maturity														
05/11/2017 \$2,155,000	02/01		05/11/2017 \$3,145,000	02/01		06/14/2018 \$4,375,000	02/01		07/18/2019 \$3,380,000	02/01		07/01/2020 \$6,200,000	02/01		
Calendar Year Ending	Principal	Interest	Principal	Interest	Principal	Interest	Principal	Interest	Principal	Interest	Principal	Interest	Principal	Interest	
2022	0	25,050	0	11,150	0	60,450	0	41,875	0	85,050	0	335,000	163,400		
2023	130,000	48,150	595,000	16,350	250,000	115,900	195,000	80,825	345,000	149,800	74,900	360,000	135,700		
2024	135,000	44,175	205,000	8,350	260,000	105,700	200,000	95,100	200,000	84,000	215,000	62,675	370,000	121,100	
2025	140,000	40,050	210,000	3,150	270,000	95,100	200,000	285,000	84,000	295,000	73,875	220,000	56,150	390,000	105,900
2026	145,000	35,775													
2027	145,000	31,425													
2028	150,000	27,000													
2029	155,000	22,425													
2030	160,000	17,700													
2031	165,000	12,825													
2032	170,000	7,800													
2033	175,000	2,625													
2034															
2035															
2036															
2037															
2038															
	1,670,000	315,000	1,010,000	39,000	3,675,000	786,050	3,005,000	594,550	5,880,000	1,157,300					

5) This represents the \$2,155,000 Improvement portion of the \$3,850,000 General Obligation Bonds, Series 2017A.

6) This represents the \$4,375,000 Improvement portion of the \$6,940,000 General Obligation Bonds, Series 2018A

7) This represents the \$3,550,000 Improvement portions of the \$4,700,000 General Obligation Improvement Bonds, Series 2019A.

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City of Maplewood, Minnesota
Schedule of Bonded Indebtedness continued
General Obligation Debt Secured by Special Assessments and Taxes
(As of 06/15/2022)

* Preliminary, subject to change.

8) This represents the \$3,455,000 Improvement Refunding portions of the \$8,090,000 General Obligation Refunding Bonds, Series 2021B.

9) This issue will be paid solely from ad valorem property taxes, with the special assessments collected repaying an internal loan.

City of Maplewood, Minnesota
Schedule of Bonded Indebtedness
General Obligation Debt Secured by State Aids
(As of 06/15/2022)

State-Aid Street Refunding Bonds Series 2012B			State-Aid Refunding Bonds 1) Series 2016B		
Dated Amount	07/01/2012 \$2,505,000		09/08/2016 \$1,545,000		
Maturity	04/01		04/01		
Calendar Year Ending	Principal	Interest	Principal	Interest	Total Principal
2022	0	5,738	0	7,425	0
2023	255,000	8,606	250,000	11,100	505,000
2024	255,000	2,869	245,000	3,675	500,000
	510,000	17,213	495,000	22,200	1,005,000
					Total Interest
					13,163
					19,706
					6,544
					39,413
					Total P & I
					13,163
					524,706
					506,544
					1,044,413
					Principal Outstanding
					1,005,000
					500,000
					0
					% Paid Ending
					.00%
					2022
					50.25%
					2023
					100.00%
					2024

1) This represents the \$1,545,000 State-Aid Refunding portion of the \$5,775,000 General Obligation Refunding Bonds, Series 2016B.

City of Maplewood, Minnesota
Schedule of Bonded Indebtedness
General Obligation Debt Secured by Tax Abatement Revenues
(As of 06/15/2022)

Tax Abatement Bonds 1) Series 2017A			Tax Abatement Bonds 2) Series 2018A			Tax Abatement Bonds 2)		
Dated Amount	05/11/2017 \$1,695,000		06/14/2018 \$2,565,000		02/01			
Calendar Year Ending	Principal	Interest	Principal	Interest	Total Principal	Total Interest	Total P & I	Principal Outstanding
2022	0	16,125	0	35,525	0	51,650	3,235,000	.00%
2023	165,000	29,775	145,000	68,150	310,000	97,925	407,925	9.58%
2024	170,000	24,750	155,000	62,150	325,000	86,900	411,900	19.63%
2025	175,000	19,575	160,000	55,850	335,000	75,425	410,425	2,265,000
2026	180,000	14,250	165,000	49,350	345,000	63,600	408,600	1,920,000
2027	190,000	8,700	170,000	43,500	360,000	52,200	412,200	1,560,000
2028	195,000	2,925	180,000	38,250	375,000	41,175	416,175	1,185,000
2029			185,000	32,775	185,000	32,775	217,775	63,37%
2030			190,000	27,150	190,000	27,150	217,150	2028
2031			195,000	21,375	195,000	21,375	216,375	40.65%
2032			200,000	15,450	200,000	15,450	215,450	51.78%
2033			205,000	9,375	205,000	9,375	214,375	52,000
2034			210,000	3,150	210,000	3,150	213,150	210,000
	1,075,000	116,100	2,160,000	462,050	3,235,000	578,150	3,813,150	93.51%
							0	100.00%
								2034

- 1) This represents the \$1,695,000 Tax Abatement portion of the \$3,850,000 General Obligation Bonds, Series 2017A.
- 2) This represents the \$2,565,000 Tax Abatement portion of the \$6,940,000 General Obligation Bonds, Series 2018A.

City of Maplewood, Minnesota
Schedule of Bonded Indebtedness
General Obligation Debt Secured by Tax Increment Revenues
(As of 06/15/2022)

Tax Increment Bonds (CABS)			Tax Increment Refunding Bonds 1)		
Series 1999B			Series 2021B		
Dated Amount	10/27/1999 \$692,297	02/01	11/18/2021 \$660,000	02/01	
Calendar Year Ending	Principal	Interest	Principal	Interest	Total Principal
2022	0	0	13,915	0	13,915
2023	28,086	76,914	18,675	103,086	95,589
2024			16,350		16,350
2025			13,875		85,000
2026			11,400		80,000
2027			9,000		80,000
2028			6,525		85,000
2029			3,975		85,000
2030			1,350		90,000
	28,086	76,914	660,000	95,065	688,086
					171,979
					860,065
Calendar Year					Principal Outstanding
					688,086
					585,000
					505,000
					420,000
					340,000
					260,000
					175,000
					90,000
					0
					100.00%
					2030

1) This represents the \$660,000 Tax Increment Refunding portion of the \$8,990,000 General Obligation Refunding Bonds, Series 2021B.

City of Maplewood, Minnesota
Schedule of Bonded Indebtedness
General Obligation Debt Secured by Taxes
(As of 06/15/2022)

Street Recon. Bonds & Equipment Certs.				Capital Imp. Plan Bonds & Equipment Certs 1)				Capital Improvement Bonds Series 2016A				CIP Ref Bonds & Equip Ref Certificates 2)							
Dated Amount	07/08/2015 \$1,215,000	02/01		09/08/2016 \$1,830,000	02/01			02/24/2021 \$9,500,000	02/01		11/18/2021 \$3,975,000	02/01							
Calendar Year Ending	Principal	Interest		Principal	Interest			Principal	Interest		Principal	Interest		Total P & I	Principal Outstanding	% Paid	Calendar Year Ending		
2022	0	9,400		9,569	0			76,462	0		186,862	186,862		15,085,000	15,085,000	.00%	2022		
2023	90,000	17,900		85,000	18,288			125,000	180,988		425,000	102,425		725,000	319,600	1,044,600	14,360,000	4.81%	2023
2024	100,000	15,750		85,000	16,588			400,000	173,113		425,000	89,675		1,010,000	295,125	1,305,125	13,350,000	11.50%	2024
2025	100,000	13,250		90,000	14,838			410,000	160,963		325,000	78,425		925,000	267,475	1,192,475	12,425,000	17.63%	2025
2026	100,000	10,500		90,000	13,038			420,000	148,513		330,000	68,600		940,000	240,650	1,180,650	11,485,000	23.88%	2026
2027	55,000	8,175		90,000	11,238			435,000	135,688		340,000	58,550		920,000	213,650	1,133,650	10,565,000	29.96%	2027
2028	60,000	6,450		90,000	9,438			445,000	122,488		350,000	48,200		905,000	186,575	1,131,575	9,620,000	36.23%	2028
2029	60,000	4,650		95,000	7,588			460,000	108,913		360,000	37,350		975,000	158,700	1,133,700	8,645,000	42.69%	2029
2030	60,000	2,850		95,000	5,569			475,000	94,888		375,000	26,525		1,005,000	129,831	1,134,831	7,640,000	49.35%	2030
2031	65,000	975		100,000	3,375			490,000	82,863		385,000	17,050		1,040,000	104,263	1,144,263	6,600,000	56.25%	2031
2032				100,000	1,125			500,000	75,463		160,000	11,600		760,000	88,188	848,188	5,840,000	61.29%	2032
2033								505,000	70,311		165,000	8,350		670,000	78,661	748,661	5,170,000	65.73%	2033
2034								510,000	64,728		165,000	5,050		675,000	69,778	744,778	4,495,000	70.20%	2034
2035								515,000	58,576		170,000	1,700		685,000	60,276	745,276	3,810,000	74.74%	2035
2036								520,000	51,978		170,000	520,000		520,000	51,978	571,978	3,290,000	78.19%	2036
2037								530,000	45,020		170,000	45,020		530,000	45,020	575,020	2,760,000	81.70%	2037
2038								535,000	37,688		170,000	30,001		535,000	37,688	572,688	2,225,000	85.25%	2038
2039								545,000	21,925		170,000	550,000		545,000	545,000	575,001	1,680,000	88.86%	2039
2040								550,000	13,460		170,000	560,000		550,000	21,925	571,925	1,130,000	92.51%	2040
2041								560,000	4,560		170,000	570,000		560,000	13,460	573,460	570,000	96.22%	2041
2042								570,000						570,000	4,560	574,560	0	100.00%	2042
	690,000	89,900		920,000	110,650			9,500,000	1,773,563		3,975,000	630,162		15,085,000	2,604,275	17,689,275			

1) This represents the \$1,830,000 Capital Improvement Plan & Equipment portions of the \$3,765,000 General Obligation Bonds, Series 2016A.

2) This represents the \$2,145,000 CIP Refunding and Equipment Refunding Certificates portions of the \$8,090,000 General Obligation Refunding Bonds, Series 2021B.

City of Maplewood, Minnesota
Schedule of Bonded Indebtedness
General Obligation Debt Secured by Utility Revenues
(As of 06/15/2022)

Utility Refunding Bonds 1)
Series 2015C

Dated	Amount	Interest	Principal	Total Principal	Total Interest	Total P & I	Principal Outstanding	% Paid	Calendar Year Ending
07/08/2015	\$1,120,000	0	6,154	13,588	0	19,741	1,395,000	.00%	2022
		10,958	65,000	26,200	165,000	37,158	202,158	11.83%	2023
		8,111	65,000	24,250	170,000	32,361	202,361	24.01%	2024
		5,040	65,000	22,300	170,000	27,340	197,340	890,000	36.20%
		1,733	70,000	20,275	180,000	22,008	202,008	710,000	49.10%
			70,000	18,175	70,000	18,175	88,175	640,000	54.12%
			75,000	16,000	75,000	16,000	91,000	565,000	59.50%
			75,000	13,750	75,000	13,750	88,750	490,000	64.87%
			75,000	11,500	75,000	11,500	86,500	415,000	70.25%
			80,000	9,375	80,000	9,375	89,375	335,000	75.99%
			80,000	7,375	80,000	7,375	87,375	255,000	81.72%
			85,000	5,313	85,000	5,313	90,313	170,000	87.81%
			85,000	3,188	85,000	3,188	88,188	85,000	93.91%
			85,000	1,063	85,000	1,063	86,063	0	100.00%
420,000	31,995	975,000	192,350	1,395,000	224,345	1,619,345			2035

1) This represents the \$1,120,000 Utility Refunding portion of the \$7,990,000 Taxable General Obligation Refunding Bonds, Series 2015C.

2) This represents the \$1,150,000 Utility portion of the \$4,700,000 General Obligation Improvement Bonds, Series 2019A.

City of Maplewood, Minnesota
Schedule of Bonded Indebtedness
Non-General Obligation Debt Secured by Annual Appropriation
(As of 06/15/2022)

- 1) These issues are not subject to the debt limit.

DEBT LIMIT

The statutory limit on debt of Minnesota municipalities other than school districts or cities of the first class (Minnesota Statutes, Section 475.53, subd. 1) is 3% of the Assessor's Estimated Market Value of all taxable property within its boundaries. "Net debt" (Minnesota Statutes, Section 475.51, subd. 4) is the amount remaining after deducting from gross debt the amount of current revenues which are applicable within the current fiscal year to the payment of any debt and the aggregate principal of the following: (1) obligations issued for improvements payable wholly or partly from special assessments levied against benefitted property (includes the Bonds); (2) warrants or orders having no definite or fixed maturity; (3) obligations payable wholly from the income of revenue producing conveniences; (4) obligations issued to create or maintain a permanent improvement revolving fund; (5) obligations issued to finance any public revenue producing convenience; (6) funds held as sinking funds for payment of principal and interest on debt other than those deductible under Minnesota Statutes, Section 475.51, subd. 4; (7) obligations to repay energy conservation investment loans under Minnesota Statutes, Section 216C.37; (8) obligations issued to pay judgments against the City; and other obligations which are not to be included in computing the net debt of a municipality under the provisions of the law authorizing their issuance.

2021/22 Assessor's Estimated Market Value	\$4,710,263,900
Multiply by 3%	0.03
Statutory Debt Limit	<u>\$141,307,917</u>
Less: Long-Term Debt Outstanding Being Paid Solely from Taxes	(15,085,000)
Unused Debt Limit	<u><u>\$126,222,917</u></u>

OVERLAPPING DEBT¹

Taxing District	2021/22 Adjusted Taxable Net Tax Capacity	% In City	Total G.O. Debt ²	City's Proportionate Share
County of:				
Ramsey	\$736,796,858	7.6201%	\$138,095,000	\$10,522,977
School Districts of:				
I.S.D. No. 622 (North St. Paul-Maplewood-Oakdale)	169,024,691	28.0930%	418,170,000 ³	117,476,498
I.S.D. No. 623 (Roseville Area Schools)	86,649,939	8.8729%	172,320,000 ³	15,289,781
I.S.D. No. 624 (White Bear Lake Area Schools)	165,690,867	0.5866%	375,050,000 ³	2,200,043
Special Districts of:				
Metropolitan Council	5,197,211,231	1.0803%	166,860,000 ⁴	1,802,589
City's Share of Total Overlapping Debt				<u><u>\$147,291,888</u></u>

¹ Overlapping debt is as of the dated date of the Bonds. Only those taxing jurisdictions with general obligation debt outstanding are included in this section. It does **not** include non-general obligation debt, self-supporting general obligation revenue debt, short-term general obligation debt, or general obligation tax/aid anticipation certificates of indebtedness.

² Outstanding debt is based on information in Official Statements obtained on EMMA and the Municipal Advisor's records.

³ Based upon the long term facilities maintenance revenue formula and current statistics, the District anticipates a portion of this debt will be paid by the State of Minnesota.

⁴ The above debt includes all outstanding general obligation debt supported by taxes of the Metropolitan Council. The Council also has general obligation sewer revenue, wastewater revenue, and radio revenue bonds and lease obligations outstanding all of which are supported entirely by revenues and have not been included in the Overlapping Debt or Debt Ratios sections.

DEBT RATIOS

	G.O. Debt	Debt/Economic Market Value \$4,751,311,508	Debt/ Per Capita 42,088 ¹
Direct G.O. Debt Secured By:			
Special Assessments & Taxes*	\$33,505,000		
State Aids	1,005,000		
Tax Abatement Revenues	3,235,000		
Tax Increment Revenues	688,086		
Taxes	15,085,000		
Utility Revenues	1,395,000		
Total General Obligation Debt (includes the Bonds)*	<u>\$54,913,086</u>		
Less: G.O. Debt Paid Entirely from Revenues ²	<u>(1,395,000)</u>		
Tax Supported General Obligation Debt*	\$53,518,086	1.13%	\$1,271.58
City's Share of Total Overlapping Debt	<u>\$147,291,888</u>	<u>3.10%</u>	<u>\$3,499.62</u>
Total*	<u><u>\$200,809,974</u></u>	<u><u>4.23%</u></u>	<u><u>\$4,771.19</u></u>

*Preliminary, subject to change.

DEBT PAYMENT HISTORY

The City has no record of default in the payment of principal and interest on its debt.

FUTURE FINANCING

The City has no current plans for additional financing in the next 12 months.

¹ 2020 U.S. Census population.

² Debt service on the City's general obligation revenue debt is being paid entirely from revenues and therefore is considered self-supporting debt.

TAX RATES, LEVIES AND COLLECTIONS

TAX LEVIES AND COLLECTIONS

Tax Year	Net Tax Levy ¹	Total Collected Following Year	Collected to Date ²	% Collected
2017/18	\$21,383,952	\$21,194,028	\$21,368,804	99.93%
2018/19	21,943,529	21,764,113	21,939,028	99.98%
2019/20	24,283,293	24,067,129	24,219,264	99.74%
2020/21	22,857,063	22,702,581	22,702,581	99.32%
2021/22	24,369,853	In process of collection		

Property taxes are collected in two installments in Minnesota--the first by May 15 and the second by October 15.³ Mobile home taxes are collectible in full by August 31. Minnesota Statutes require that levies (taxes and special assessments) for debt service be at least 105% of the actual debt service requirements to allow for delinquencies.

The spread of COVID-19 and responses taken by the United States government, state governments, local governments and private industries have caused significant disruptions to the national and State economy. See "RISK FACTORS - Impact of the Spread of COVID-19" herein. Certain states have announced extended deadlines for payment of property taxes, although as of this date Minnesota has not taken such measures. The City cannot predict whether and how much payment of property taxes will be impacted. Any delays or reduction in the receipt of property taxes may materially adversely impact the City's finances and payment of debt obligations, including the Bonds.

¹ This reflects the Final Levy Certification of the City after all adjustments have been made.

² Collections are through December 31, 2021.

³ Second half tax payments on agricultural property are due on November 15th of each year.

TAX CAPACITY RATES¹

	2017/18	2018/19	2019/20	2020/21	2021/22
Ramsey County	49.473%	48.565%	48.081%	43.859%	48.066%
Ramsey County Library	4.489%	4.315%	4.221%	3.901%	4.080%
City of Maplewood	45.911%	44.693%	44.646%	41.953%	43.662%
I.S.D. No. 622 (North St. Paul-Maplewood-Oakdale)	30.089%	29.039%	32.504%	31.840%	32.173%
I.S.D. No. 623 (Roseville Area Schools)	34.396%	31.687%	30.668%	31.250%	26.914%
I.S.D. No. 624 (White Bear Lake Area Schools)	23.685%	26.081%	36.777%	37.074%	34.805%
Capitol Region Watershed	2.663%	2.574%	2.946%	2.589%	2.777%
Metro Watershed	3.746%	3.387%	3.248%	2.938%	2.893%
Valley Branch Watershed	2.101%	3.652%	3.019%	3.673%	3.546%
Metropolitan Council	2.153%	2.098%	2.003%	1.809%	1.882%
Metro Mosquito	0.440%	0.423%	0.403%	0.366%	0.381%
Regional Railroad	3.830%	3.886%	3.918%	3.825%	4.054%

Referendum Market Value Rates:

City of Maplewood	0.00725%	0.00657%	0.00633%	N/A	N/A
I.S.D. No. 622 (North St. Paul-Maplewood-Oakdale)	0.19486%	0.18694%	0.18509%	0.16749%	0.15595%
I.S.D. No. 623 (Roseville Area Schools)	0.21951%	0.22529%	0.19816%	0.16876%	0.26937%
I.S.D. No. 624 (White Bear Lake Area Schools)	0.22280%	0.23240%	0.22380%	0.18064%	0.19261%

Source: Tax Levies and Collections and Tax Capacity Rates have been furnished by Ramsey County.

LEVY LIMITS

The State Legislature has periodically imposed limitations on the ability of municipalities to levy property taxes. For taxes levied in 2013, payable in 2014, only, the Legislature imposed a one year levy limit on all counties with a population greater than 5,000, and all cities with a population greater than 2,500. While these limitations have expired, the potential exists for future legislation to limit the ability of local governments to levy property taxes. All previous limitations have not limited the ability to levy for the payment of debt service on bonded indebtedness. For more detailed information about Minnesota levy limits, contact the Minnesota Department of Revenue or Ehlers and Associates.

¹ After reduction for state aids. Does not include the statewide general property tax against commercial/industrial, non-homestead resorts and seasonal recreational residential property.

THE ISSUER

CITY GOVERNMENT

The City was organized as a municipality in 1957. The City operates under a statutory form of government consisting of a five-member City Council of which the Mayor is a voting member. The City Manager and Finance Director are responsible for administrative details and financial records.

EMPLOYEES; PENSIONS; UNIONS

The City currently has 170 full-time, nine (9) part-time, and nine (9) seasonal employees. All full-time and certain part-time employees of the City are covered by defined benefit pension plans administered by the Public Employee Retirement Association of Minnesota (PERA). PERA administers the General Employees Retirement Fund (GERF) and the Public Employees Police and Fire Fund (PEPFF) which are cost-sharing multiple-employer retirement plans. PERA members belong to either the Coordinated Plan or the Basic Plan. Coordinated members are covered by Social Security. See the Notes to Financial Statements in Appendix A for a detailed description of the Plans.

Recognized and Certified Bargaining Units

Bargaining Unit	Expiration Date of Current Contract
AFSCME	December 31, 2021
Fire Fighters	December 31, 2021
Fire Officers	December 31, 2020
LELS	December 31, 2021
MCSA	December 31, 2021
MSA	December 31, 2021
LELS Sergeants	December 31, 2022

Status of Contracts

Contracts which expired on December 31, 2020 and December 31, 2021 are currently in negotiations.

POST EMPLOYMENT BENEFITS

The City has obligations for some post-employment benefits for its employees. Accounting for these obligations is dictated by Governmental Accounting Standards Board Statement No. 75 (GASB 75). The City's most recent actuarial study shows a total OPEB liability of \$2,262,954 as of January 1, 2021. The City has been funding these obligations on a pay-as-you-go basis.

Source: The City's most recent actuarial study.

LITIGATION

There is no litigation threatened or pending questioning the organization or boundaries of the City or the right of any of its officers to their respective offices or in any manner questioning their rights and power to execute and deliver the Bonds or otherwise questioning the validity of the Bonds.

MUNICIPAL BANKRUPTCY

Municipalities are prohibited from filing for bankruptcy under Chapter 11 (reorganization) or Chapter 7 (liquidation) of the U.S. Bankruptcy Code (11 U.S.C. §§ 101-1532) (the "Bankruptcy Code"). Instead, the Bankruptcy Code permits municipalities to file a petition under Chapter 9 of the Bankruptcy Code, but only if certain requirements are met. These requirements include that the municipality must be "specifically authorized" under State law to file for relief under Chapter 9. For these purposes, "State law" may include, without limitation, statutes of general applicability enacted by the State legislature, special legislation applicable to a particular municipality, and/or executive orders issued by an appropriate officer of the State's executive branch.

As of the date hereof, Minnesota Statutes, 471.831, authorizes municipalities to file for bankruptcy relief under Chapter 9 of the Bankruptcy Code. A municipality is defined in United States Code, title 11, section 101, as amended through December 31, 1996, but limited to a county, statutory or home rule charter city, or town; or a housing and redevelopment authority, economic development authority, or rural development financing authority established under Chapter 469, a home rule charter or special law.

FUNDS ON HAND (As of March 31, 2022)

Fund	Total Cash and Investments
General	\$10,526,193
Special Revenue	1,230,138
Debt Service	2,350,265
Capital Projects	21,220,852
Enterprise Funds	6,316,429
Internal Service Funds	2,310,765
Total Funds on Hand	<u>\$43,954,642</u>

ENTERPRISE FUNDS

Revenues available for debt service on the City's enterprise funds have been as follows as of December 31 each year:

	2018	2019	2020
Ambulance Service			
Total Operating Revenues	\$3,140,966	\$3,583,725	\$2,956,113
Less: Operating Expenses	<u>(2,619,653)</u>	<u>(3,054,914)</u>	<u>(3,288,764)</u>
Operating Income	\$521,313	\$528,811	(\$332,651)
Plus: Depreciation	<u>149,751</u>	<u>146,237</u>	<u>208,595</u>
Revenues Available for Debt Service	<u><u>\$671,064</u></u>	<u><u>\$675,048</u></u>	<u><u>(\$124,056)</u></u>
Environmental Utility			
Total Operating Revenues	\$2,996,072	\$3,109,407	\$3,116,993
Less: Operating Expenses	<u>(1,551,229)</u>	<u>(1,779,249)</u>	<u>(1,784,679)</u>
Operating Income	\$1,444,843	\$1,330,158	\$1,332,314
Plus: Depreciation	<u>572,732</u>	<u>592,113</u>	<u>590,956</u>
Revenues Available for Debt Service	<u><u>\$2,017,575</u></u>	<u><u>\$1,922,271</u></u>	<u><u>\$1,923,270</u></u>
Recycling Program			
Total Operating Revenues	\$651,788	\$708,235	\$953,091
Less: Operating Expenses	<u>(659,408)</u>	<u>(692,451)</u>	<u>(978,608)</u>
Operating Income	(\$7,620)	\$15,784	(\$25,517)
Plus: Depreciation	<u>0</u>	<u>0</u>	<u>0</u>
Revenues Available for Debt Service	<u><u>(\$7,620)</u></u>	<u><u>\$15,784</u></u>	<u><u>(\$25,517)</u></u>
Sanitary Sewer			
Total Operating Revenues	\$5,067,050	\$5,198,428	\$5,243,659
Less: Operating Expenses	<u>(4,557,699)</u>	<u>(4,868,090)</u>	<u>(4,989,965)</u>
Operating Income	\$509,351	\$330,338	\$253,694
Plus: Depreciation	<u>402,650</u>	<u>409,259</u>	<u>374,645</u>
Revenues Available for Debt Service	<u><u>\$912,001</u></u>	<u><u>\$739,597</u></u>	<u><u>\$628,339</u></u>
Street Light Utility			
Total Operating Revenues	\$507,812	\$446,107	\$445,405
Less: Operating Expenses	<u>(213,204)</u>	<u>(180,737)</u>	<u>(210,339)</u>
Operating Income	\$294,608	\$265,370	\$235,066
Plus: Depreciation	<u>313</u>	<u>313</u>	<u>312</u>
Revenues Available for Debt Service	<u><u>\$294,921</u></u>	<u><u>\$265,683</u></u>	<u><u>\$235,378</u></u>

SUMMARY GENERAL FUND INFORMATION

Following are summaries of the revenues and expenditures and fund balances for the City's General Fund. These summaries are not purported to be the complete audited financial statements of the City, and potential purchasers should read the included financial statements in their entirety for more complete information concerning the City. Copies of the complete statements are available upon request. Appendix A includes the 2020 audited financial statements.

COMBINED STATEMENT	FISCAL YEAR ENDING DECEMBER 31				
	2018 Audited	2019 Audited	2020 Audited	2021 Adopted Budget ¹	2022 Adopted Budget ²
Revenues					
Property taxes	\$14,854,788	\$15,980,159	\$17,325,338	\$17,076,990	\$18,185,680
Special assessments	325	101	464	157	0
Miscellaneous taxes	0	0	22,184	0	0
Licenses and permits	1,395,228	1,444,503	1,914,037	1,702,577	1,357,000
Intergovernmental	1,845,931	1,456,057	1,646,135	5,907,353	1,288,300
Charges for services	1,162,365	1,106,725	1,339,152	1,321,358	1,174,800
Fine and forfeitures	175,173	163,016	130,099	144,747	150,000
Investment income	88,333	311,788	260,862	-73,522	60,000
Miscellaneous	368,208	61,673	72,984	116,677	101,500
Total Revenues	\$19,890,351	\$20,524,022	\$22,711,255	\$26,196,337	\$22,317,280
Expenditures					
Current:					
Community development	\$1,316,752	\$1,317,755	\$1,415,921	\$1,562,269	\$1,579,250
Administration	1,895,853	1,700,712	1,821,405	1,599,707	1,931,690
Finance	1,206,265	1,276,949	1,416,973	1,600,440	1,663,050
Fire	2,172,095	2,259,575	2,751,888	2,520,127	2,509,320
Legislative	146,020	149,140	152,358	155,992	160,130
Parks and recreation	502,877	524,297	807,151	1,445,444	1,544,270
Police	9,121,873	9,282,587	9,682,542	9,937,606	10,744,400
Public works	3,881,240	3,997,573	4,101,554	3,250,692	3,500,170
Capital outlay	8,015	0	61,169	0	0
Total Expenditures	\$20,250,990	\$20,508,588	\$22,210,961	\$22,072,277	\$23,632,280
Excess of revenues over (under) expenditures	(\$360,639)	\$15,434	\$500,294	\$4,124,060	(\$1,315,000)
Other Financing Sources (Uses)					
Proceeds from sale of capital asset	\$37,107	\$321	\$5,283	\$0	\$0
Transfers in	680,223	1,387,670	3,396,137	1,315,000	1,355,000
Transfers (out)	0	(60,578)	(356,071)	(1,703,833)	0
Total Other Financing Sources (Uses)	717,330	1,327,413	3,045,349	(388,833)	1,355,000
Net changes in Fund Balances	\$356,691	\$1,342,847	\$3,545,643	\$3,735,227	\$40,000
General Fund Balance January 1	\$8,449,546	\$8,806,237	\$10,149,084		
Prior Period Adjustment	0	0	0		
Residual Equity Transfer in (out)	0	0	0		
General Fund Balance December 31	\$8,806,237	\$10,149,084	\$13,694,727		
DETAILS OF DECEMBER 31 FUND BALANCE					
Nonspendable	\$8,884	\$15,173	\$205,180		
Committed	0	0	2,589,246		
Unassigned	8,797,353	10,133,911	10,900,301		
Total	\$8,806,237	\$10,149,084	\$13,694,727		

¹ The 2021 budget was adopted on December 14, 2020.

² The 2022 budget was adopted on December 13, 2021.

GENERAL INFORMATION

LOCATION

The City, with a 2010 U.S. Census population of 38,018 and a 2020 U.S. Census population of 42,088 and comprising an area of 17.99 square miles, is located within the St. Paul-Minneapolis metropolitan area, approximately six miles east of the city of St. Paul.

LARGER EMPLOYERS¹

Larger employers in the City include the following:

Firm	Type of Business/Product	Estimated No. of Employees
3M (<i>Maplewood location only</i>)	Consumer goods manufacturer	12,000
I.S.D. No. 622 (North St. Paul-Maplewood-Oakdale)	Elementary and secondary education	² 1,880
M Health Fairview	Hospital & clinics	973
Cub Foods	Retail grocery	420
Target	Retail store	400
Canvas Health, Inc.	Mental health clinic	³ 300
Ramsey County Care Center	Nursing and convalescent home	240
Costco	Wholesale retailer	200
The City	Municipal government and services	188
Home Depot	Home improvement center	150

Source: *Data Axle Reference Solutions, written and telephone survey (April 2022), and the Minnesota Department of Employment and Economic Development.*

¹ This does not purport to be a comprehensive list and is based on available data obtained through a survey of individual employers, as well as the sources identified above. Some employers do not respond to inquiries for employment data. Estimates provided are accurate as of the date noted and may not reflect changes in the number of employees resulting from the current COVID-19 pandemic. (See "Risk Factors - Impact of the Spread of COVID-19").

² Total number of employees reflects the entire District, including employees outside City limits.

³ Includes two locations in the City.

BUILDING PERMITS

	2018	2019	2020	2021	2022 ¹
<u>New Single Family Homes</u>					
No. of building permits	9	7	13	8	1
Valuation	\$2,640,295	\$1,351,056	\$2,892,472	\$3,018,800	\$1,119,800
<u>New Multiple Family Buildings</u>					
No. of building permits	0	1	0	1	0
Valuation	\$0	\$20,319,000	\$0	\$23,388,807	\$0
<u>New Commercial/Industrial</u>					
No. of building permits	3	2	4	8	2
Valuation	\$4,010,000	\$16,971,000	\$32,019,762	\$46,745,965	\$8,000
<u>All Building Permits</u> <i>(including additions and remodelings)</i>					
No. of building permits	1,401	1,244	2,909	1,434	212
Valuation	\$59,068,736	\$71,077,837	\$32,924,533	\$117,079,222	\$19,414,520

Source: The City.

¹ As of March 31, 2022.

U.S. CENSUS DATA

Population Trend: The City

2010 U.S. Census population	38,018
2020 U.S. Census population	42,088
Percent of Change 2010 - 2020	10.71%

Income and Age Statistics

	The City	Ramsey County	State of Minnesota	United States
2020 per capita income	\$35,769	\$36,598	\$38,881	\$35,384
2020 median household income	\$72,959	\$67,238	\$73,382	\$64,994
2020 median family income	\$94,597	\$89,518	\$92,692	\$80,069
2020 median gross rent	\$1,160	\$1,060	\$1,010	\$1,096
2020 median value owner occupied units	\$230,100	\$239,000	\$235,700	\$229,800
2020 median age	38.4 yrs.	35.2 yrs.	38.1 yrs.	38.2 yrs.
		State of Minnesota	United States	
City % of 2020 per capita income		92.00%		101.09%
City % of 2020 median family income		92.00%		118.14%

Housing Statistics

	The City		
	2010	2020	Percent of Change
All Housing Units	13,758	15,295	11.17%

Source: 2010 and 2020 Census of Population and Housing, and 2020 American Community Survey (Based on a five-year estimate), U.S. Census Bureau (<https://data.census.gov/cedsci>).

EMPLOYMENT/UNEMPLOYMENT DATA

Rates are not compiled for individual communities within counties.

Year	<u>Average Employment</u>		<u>Average Unemployment</u>	
	Ramsey County	Ramsey County	Ramsey County	State of Minnesota
2018	281,072		2.7%	3.0%
2019	283,379		3.0%	3.2%
2020	270,946		6.5%	6.2%
2021	271,719		4.0%	3.4%
2022, March	279,286		2.6%	2.8%

Source: Minnesota Department of Employment and Economic Development.

APPENDIX A

FINANCIAL STATEMENTS

Potential purchasers should read the included financial statements in their entirety for more complete information concerning the City's financial position. Such financial statements have been audited by the Auditor, to the extent and for the periods indicated thereon. The City has not requested or engaged the Auditor to perform, and the Auditor has not performed, any additional examination, assessments, procedures or evaluation with respect to such financial statements since the date thereof or with respect to this Preliminary Official Statement, nor has the City requested that the Auditor consent to the use of such financial statements in this Preliminary Official Statement. Although the inclusion of the financial statements in this Preliminary Official Statement is not intended to demonstrate the fiscal condition of the City since the date of the financial statements, in connection with the issuance of the Bonds, the City represents that there have been no material adverse change in the financial position or results of operations of the City, nor has the City incurred any material liabilities, which would make such financial statements misleading.

Copies of the complete audited financial statements for the past three years and the current budget are available upon request from Ehlers.

COMPREHENSIVE
ANNUAL FINANCIAL REPORT
OF THE CITY COUNCIL OF
MAPLEWOOD, MINNESOTA

Year Ended
December 31, 2020

Melinda Coleman, City Manager

PREPARED BY:
THE FINANCE DEPARTMENT

City of Maplewood
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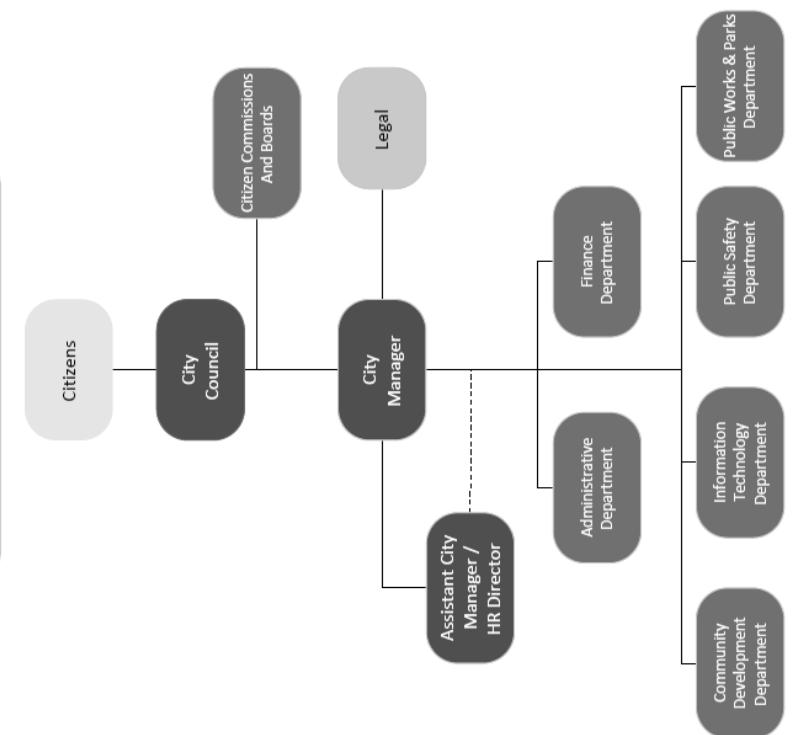
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City of Maplewood
Elected Officials and Administration
December 31, 2020

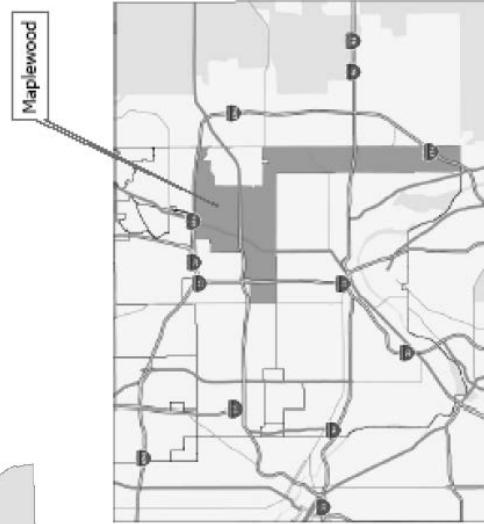
Page	Elected Officials	Position	Term Expires
	Marylee Abrams	Mayor	January 1, 2021
	Kathleen Juenemann	Council Member	January 1, 2023
	Sylvia Neblett	Council Member	January 1, 2021
	Bryan Smith	Council Member	January 1, 2021
	Bill Knutson	Council Member	January 1, 2021
	<hr/>		
	<i>Administration</i>		
	Melinda Coleman	City Manager	
	Mike Sable	Assistant City Manager / Human Resources Director	
	Ellen Paulseth	Finance Director	
	Scott Nadeau	Director of Public Safety	
	Steve Lukin	Fire Chief	
	Steve Love	Director of Public Works	
	Michael Mondor	Emergency Medical Services Chief	
	Mychal Fowlds	Information Technology Director	

City of Maplewood
Organizational Chart
December 31, 2020

City of Maplewood Organizational Chart



City of Maplewood
Location of City
December 31, 2020





June 14, 2021

To the Honorable Mayor, City Council, and Citizens of the City of Maplewood:

State law requires the chief financial officer in cities with a population of more than 2,500 to submit to the state auditor audited financial statements within 180 days after the close of each fiscal year. State law also requires that these statements be submitted to the Mayor and council members within 210 days after the close of each fiscal year. Pursuant to that requirement, the Comprehensive Annual Financial Report of the City of Maplewood for the fiscal year ended December 31, 2020, is submitted herewith.

This report consists of management's representations concerning the finances of the City of Maplewood. 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 has 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 of the financial statements in conformity with Generally Accepted Accounting Principles (GAAP). Because the cost of internal controls should not outweigh their benefits, the 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 financial statements in this report have been audited by BerganKDV, Ltd., 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 Maplewood for the fiscal year ended December 31, 2020, are free of 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 Maplewood's financial statements for the fiscal year ended December 31, 2020, 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.

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

Profile of the Government

The City of Maplewood, incorporated in 1957, is located in Ramsey County, Minnesota, adjacent to the City of St. Paul. The City is comprised of an area of 19.13 square miles. The population of the City according to the 2010 U.S. Census Bureau is 38,018, which is an 8.8% increase over the 2000 Census count of 34,947. The City of Maplewood is empowered to levy a property tax on real estate properties located within its boundaries.

Profile of the Government (Continued)

The City of Maplewood has operated under the council-manager form of government since 1974. Policy-making and legislative authority are vested in a governing council consisting of the mayor and four other members. The governing 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 governing council, for overseeing the day-to-day operations of the 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 and are elected at large. The City of Maplewood provides a full range of services, including police and fire protection, the construction and maintenance of streets and other infrastructure; and recreational activities.

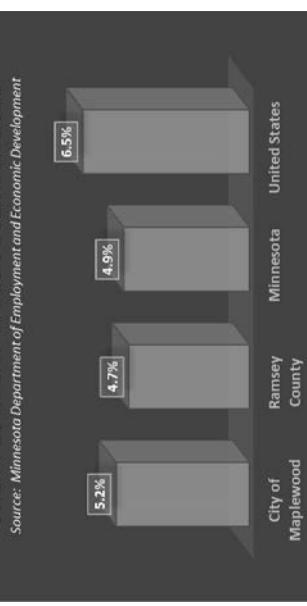
The annual budget serves as the foundation for the City of Maplewood's financial planning and control. Budget-to-actual comparisons are provided in this report for each individual governmental fund for which an appropriated annual budget has been adopted. For the General Fund, this comparison is presented on page 88 as part of the required supplementary information for the governmental funds. For governmental funds, other than the General Fund, with appropriated annual budgets, these comparisons are presented in the governmental fund subsection of this report, starting on page 123.

Factors Affecting Financial Condition

The information presented in the financial statements is best understood when it is considered from the broader perspective of the specific environment within which the City of Maplewood operates. Local economy: The City of Maplewood, along with the rest of the nation, ended 2020 with uncertainties regarding the economy. The region has a varied tax base that adds to the relative stability of the unemployment rate. Local and national unemployment rates have increased over this past year as evidenced by the non-seasonally adjusted unemployment rates listed in the following graph.

UNEMPLOYMENT RATES DECEMBER 2020

Source: Minnesota Department of Employment and Economic Development



Since the 3M Company accounts for nearly 8% of the City's tax base and has more than 10,000 employees at its headquarters complex in Maplewood, its operations have a major effect on the economic climate of the area. 3M will continue to invest in its Maplewood campus and maintain its strong presence in the City. 3M is a diversified manufacturing and technology company that is the largest employer in Minnesota and has operations in more than 60 countries. It is one of 30 stocks that make up the Dow Jones Industrial Average.

Factors Affecting Financial Condition (Continued)

Relevant Financial Policies

Long-term Financial Planning: The 2021-2025 Capital Improvement Plan (CIP) for the City of Maplewood will coordinate the financing and timing of major equipment purchases and construction projects. The CIP was adopted by the City Council in December of 2020.

The Capital Improvement Plan is updated each year, focusing on City needs and goals. Many of the projects scheduled for 2021-2025 will result in the accomplishment of several City goals that are as follows:

1. Redevelopment efforts are reflected by the inclusion of the following projects in the 2021-2025 CIP Plan: 1) Housing Replacement Program; and 2) Gladstone Area Redevelopment (phase III).
2. An analysis of all Maplewood City buildings was recently completed which calls for investment in the city's facilities. The City will utilize local government aid and tax levies over the next five years to complete the items listed in the CIP.
3. Revenues in the Park Development Fund are expected to trend up as the housing market and commercial development recover. Maplewood is nearly fully developed. Park projects in this plan will proceed as Park Availability Charge (PAC) revenue is available.
4. A Parks System Master Plan was completed in 2014, which called for major investment in Maplewood's existing parks. The City will issue Tax Abatement bonds to complete some of items in the plan.
5. The City's ash trees are infected with the Emerald Ash Borer. The City is levying a tax in the amount of \$100,000 per year for the next five years to remove and replace infected ash trees.
6. Annual expenditures of approximately \$600,000 are proposed for the planning period for replacement of vehicles and equipment in the Fleet Management Fund. This investment is necessary to keep maintenance costs to a minimum.
7. A Public Safety Equipment Fund accounts for vehicle and equipment purchases for the Police and Fire Departments. An ongoing levy of over \$1,000,000 per year will be needed for years 2021-2025.
8. Ten major street projects and one bridge replacement are proposed for years 2021-2025, along with several smaller projects. The costs of these projects total more than \$45 million. The City will finance the smaller pavement projects with gas franchise fees and the larger projects with general obligation debt.
9. Five ambulances will be replaced over the five-year planning period. A fire station project was moved from 2020 to 2021, at a cost of \$13,100,000.
10. Financial software will be updated and other technology improvements are planned for the CIP period.



Government Finance Officers Association

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for Excellence
in Financial
Reporting**

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

Report on the Financial Statements
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 Maplewood, Minnesota, as of and for the year ended December 31, 2020, and the related notes to financial statements, which collectively comprise the City's basic financial statements as listed in the Table of Contents.

Management's Responsibility for the Financial Statements

The City of Maplewood's management is responsible for the preparation and fair presentation of these financial statements in accordance with accounting principles generally accepted in the United States of America; this includes 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.

Auditor's Responsibility

Our responsibility is to express opinions on these financial statements based on our audit. 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. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the financial statements are free from material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial statements. The procedures selected depend on the auditor's judgment, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error. In making those risk assessments, the auditor considers internal control relevant to the City's preparation and fair presentation of the financial statements 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's internal control. Accordingly, an audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the financial statements.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

Opinions

In our opinion, the financial statements referred to in the first paragraph present fairly, in all material respects, the respective financial position of the governmental activities, the business-type activities, each major fund, and the aggregate remaining fund information of the City of Maplewood, Minnesota, as of December 31, 2020, 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.

Other Matters

Required Supplementary Information

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

Other Information

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

The combining and individual fund statements and schedules are the responsibility of management and were derived from and relate directly to the underlying accounting and other records used to prepare the basic financial statements. Such 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 fund statements and schedules are fairly stated, in all material respects, in relation to the basic financial statements as a whole.

Other Matters (Continued)

Other Information (Continued)

The introductory section and statistical section have not been subjected to the auditing procedures applied in the audit of the basic financial statements, and accordingly, we do not express an opinion or provide any assurance on them.

Other Reporting Required by Government Auditing Standards

In accordance with *Government Auditing Standards*, we have also issued our report dated May 27, 2021, on our consideration of the City of Maplewood's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements and other matters. The purpose of that report is solely to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the effectiveness of internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the City of Maplewood's internal control over financial reporting and compliance.



Minneapolis, Minnesota

May 27, 2021

City of Maplewood Management's Discussion and Analysis

As management of the City of Maplewood, we offer readers of the City of Maplewood's financial statements this narrative overview and analysis of the financial activities of the City of Maplewood for the fiscal year ended December 31, 2020. We encourage readers to consider the information presented here in conjunction with additional information that we have furnished in our letter of transmittal, located on pages 5-8 of this report.

Financial Highlights

- The assets and deferred outflows of resources of the City of Maplewood exceeded its liabilities and deferred inflows of resources at the close of the most recent fiscal year by \$171,838,937 (net position). Of this amount, \$12,899,473 (unrestricted net position) is available to meet the government's ongoing obligations to citizens and creditors in accordance with the City's fund designations and fiscal policies.
- The City's total net position increased in the current year by \$14,489,046.
- As of the close of the current fiscal year, the City of Maplewood's governmental funds reported combined ending fund balances of \$40,902,680.
- At the end of the current fiscal year, unassigned fund balance for the General Fund was \$10,900,301, or 48% percent of total General Fund revenues.
- The City of Maplewood's long-term liabilities for governmental and business-type activities decreased by \$4,880,458 during the current fiscal year.

Overview of the Financial Statements

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

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

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

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

City of Maplewood Management's Discussion and Analysis

Government-wide financial statements (Continued)

Both of the government-wide financial statements distinguish functions of the City of Maplewood that are principally supported by taxes and intergovernmental revenues (governmental activities) from other functions that are intended to recover all or a significant portion of their costs through user fees and charges (business-type activities). The governmental activities of the City of Maplewood include general government, public safety, public works, parks and recreation, citizen services, and environmental and economic development. The business-type activities of the City of Maplewood include ambulance service, street light utility, and sanitary sewer, environmental utility, and recycling program.

The government-wide financial statements are located on pages 29-30 of this report.

Fund financial statements. A fund is a grouping of related accounts used to maintain control over resources that have been segregated for specific activities or objectives. The City of Maplewood, like other state and local governments, uses fund accounting to ensure and demonstrate compliance with finance-related legal requirements. City of Maplewood funds are divided into three categories:

- governmental funds, proprietary funds, and fiduciary funds.

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

Because the focus of governmental funds is narrower than that of the government-wide financial statements, it is useful to compare the information presented for governmental funds with similar information presented for governmental activities in the government-wide financial statement. By doing so, readers may better understand the long-term impact of the City's near term financial decisions. Both the governmental fund balance sheet and 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 of Maplewood maintains three individual major governmental funds. Information is presented separately in the governmental fund balance sheet and in the governmental fund statement of revenues, expenditures and changes in fund balances for the General Fund, Debt Service Fund and Public Improvement Projects Fund, all of which are considered to be major funds. Data from the other governmental funds are combined into a single, aggregated presentation. Individual fund data for each of these nonmajor governmental funds is provided in the form of combining statements elsewhere in this report.

The City of Maplewood adopts an annual appropriated budget for its general, special revenue, debt service and capital project funds. A budgetary comparison statement is provided for those funds to demonstrate compliance with this budget.

The basic governmental financial statements is located on pages 31-35 of this report.

City of Maplewood Management's Discussion and Analysis

City of Maplewood Management's Discussion and Analysis

Proprietary funds. The City of Maplewood maintains two different types of proprietary funds. Enterprise funds report the same functions presented as business-type activities in the government-wide financial statements. The City of Maplewood uses enterprise funds to account for its ambulance service, environmental utility, recycling program, sanitary sewer, and street light utility operations. Internal service funds are accounting devices used to accumulate and allocate costs internally among the City of Maplewood's various functions. The City of Maplewood uses internal service funds to account for its information technology, employee benefits, fleet management, and risk management. Because these services predominantly benefit governmental rather than business-type functions, they have been included within governmental activities in the government-wide financial statements.

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 ambulance service, environmental utility, recycling program, sanitary sewer, and street light utility operations. All are major funds of the City of Maplewood. Conversely, 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 are located on pages 36-43 of this report.

Fiduciary funds. Fiduciary funds account for resources held for the benefit of parties outside the government. Fiduciary funds are not reflected in the government-wide financial statements because the resources of those funds are not available to support the City of Maplewood's own program. The accounting used for fiduciary funds is similar to that used for proprietary funds.

There are no basic fiduciary fund financial statements included in 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 are located on pages 45-87 of this report.

Other information. The combining statements referred to earlier in connection with non-major governmental funds and internal service funds are presented following the Required Supplementary Information. Combining and individual fund statements and schedules are located on pages 101-175 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 of Maplewood, assets and deferred outflows of resources exceeded liabilities and deferred inflows of resources by \$17,838,937 at the close of the most recent fiscal year.

Government-wide Financial Analysis (Continued)

By far the largest portion of the City of Maplewood's net position, 79.5%, reflects its net investment in capital assets (e.g., infrastructure, land, buildings, vehicles, and equipment) less any related debt used to acquire those assets that is still outstanding. The City of Maplewood uses these capital assets to provide services to citizens; consequently, these assets are not available for future spending. Although the City of Maplewood's investment in its capital assets is reported net of related debt, it should be noted that the resources needed to repay this debt must be provided from other sources, since the capital assets themselves cannot be used to liquidate these liabilities.

City of Maplewood's Net Position

	Governmental Activities		Business-Type Activities		2019	2020	Total	2019
	2020	2019	2020	2019				
Current assets/other	\$ 55,523,362	\$ 42,285,647	\$ 11,435,806	\$ 12,444,160	\$ 66,959,168	\$ 194,541,508	\$ 54,729,807	
Capital assets	158,250,473	152,410,983	36,291,035	35,498,305	367,060	17,685,520	187,209,288	
Total assets	213,773,835	194,696,630	47,726,841	47,942,465			261,500,676	242,639,095
Deferred outflow of resources								
Current liabilities	5,955,676	8,361,369	176,402	134,216	6,132,078	8,495,585		
Noncurrent liabilities	17,318,460	11,832,363	367,060	327,506	17,685,520	121,59,369		
Total liabilities	87,259,099	79,807,584	1,292,638	1,169,877	71,233,277	99,145,098		
Deferred inflows of resources								
Net position	6,746,482	12,226,707	128,538	253,115	6,875,020	12,479,822		
Net Investment in Capital Assets	102,075,171	95,621,886	36,291,035	35,352,375	136,656,206	129,109,261		
Restricted	22,283,258	19,597,720	-	-	22,383,258	19,597,720		
Unrestricted	1,365,501	(41,195,898)	9,823,072	10,973,808	12,899,473	8,642,910		
Total net position	\$ 125,723,930	\$ 111,023,708	\$ 46,326,183	\$ 17,838,937			\$ 157,349,891	

A portion of the City of Maplewood's net position represents resources that are subject to external restrictions on how they may be used. The remaining balance of unrestricted net position, \$12,899,473, is available to meet the City's ongoing obligations to citizens and creditors.

At the end of the current fiscal year, the City of Maplewood is able to report positive balances in all categories of net position for the government as a whole. However, unrestricted net position in governmental activities was \$1,365,501, due to the GASB 68 and GASB 71 requirement to report a total net pension liability of \$14,666,960 and the GASB 75 requirements to report a total OPEB liability of \$2,212,853.

The City of Maplewood's net position increased by \$14,489,046 in 2020, compared to an increase of \$9,148,784 in 2019. Governmental activities increased the City's net position by \$14,700,222, accounting for 100.0% of the total growth in net position. Business-type activities contributed (\$211,176) to the increase. Key elements of this net increase are noted on the following page:

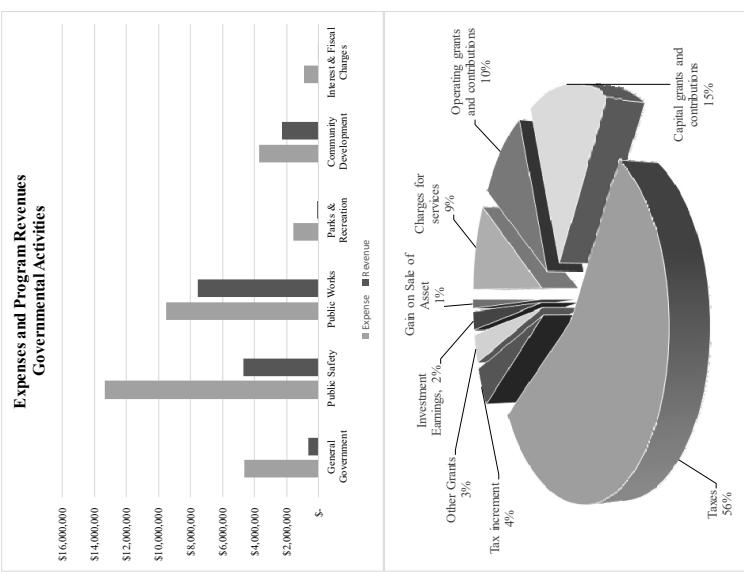
City of Maplewood Management's Discussion and Analysis

City of Maplewood's Changes in Position

	Governmental Activities		Business-Type Activities		Total
	2020	2019	2020	2019	
Revenues					
Program revenues	\$ 4,164,426	\$ 7,798,848	\$ 12,715,261	\$ 13,046,127	\$ 20,844,975
Charges for services	\$ 4,305,911	\$ 1,594,674	\$ 388,020	\$ 121,499	\$ 1,716,173
Operating grants and contributions	6,820,354	5,289,455	1,864,436	383,362	5,672,817
Capital grants and contributions					
General revenues					
General property taxes	23,063,064	21,887,327	-	10,897	21,898,224
Miscellaneous taxes	1,850,359	-	-	-	1,850,359
Tax increment collections	1,967,850	1,798,193	-	-	1,967,850
Grants and contributions not restricted to specific programs					
Unrestricted investment earnings	1,273,111	990,930	-	-	1,273,111
Other	751,462	983,360	116,935	263,662	990,930
Gain on disposal of capital assets	131,428	(1,809,088)	-	-	1,247,022
Total revenues	<u>44,327,965</u>	<u>38,533,699</u>	<u>15,094,652</u>	<u>13,825,547</u>	<u>52,359,246</u>
Expenses					
General government	4,614,903	6,416,641	-	-	4,614,903
Public safety	13,345,320	12,233,054	-	-	13,345,320
Public works	9,509,158	7,256,933	-	-	9,509,158
Parks & recreation	1,565,865	2,162,684	-	-	1,565,865
Community development	3,704,072	2,856,009	-	-	3,704,072
Interest and fiscal charges	920,472	1,599,878	-	-	920,472
Sewer	-	-	4,987,568	4,882,550	4,987,568
Environmental utility	-	-	1,779,350	1,792,145	1,779,350
Recycling program	-	-	979,141	694,261	979,141
Ambulance service	-	-	3,317,440	3,099,247	3,317,440
Street light utility	-	-	210,282	181,910	210,282
Total expenses	<u>33,629,790</u>	<u>32,525,249</u>	<u>11,273,781</u>	<u>10,649,213</u>	<u>43,174,462</u>
Increase (decrease) in net position before transfers	10,668,175	6,008,450	3,820,871	3,176,334	14,489,046
Transfers	4,020,047	3,28,019	(4,032,047)	(3,281,019)	9,184,784
Increase (decrease) in net position	14,700,222	9,289,469	(211,176)	(104,685)	9,184,784
Net position on January 1	111,023,708	101,732,977	46,326,183	46,326,183	148,133,845
Change in accounting principle	-	1,262	-	-	1,262
Net position on January 1 - restated	<u>111,023,708</u>	<u>101,734,239</u>	<u>46,326,183</u>	<u>46,326,183</u>	<u>148,165,107</u>
Net position on December 31	<u>\$ 125,723,930</u>	<u>\$ 111,023,708</u>	<u>\$ 46,115,007</u>	<u>\$ 46,326,183</u>	<u>\$ 171,838,937</u>
					<u>\$ 157,349,891</u>

City of Maplewood Management's Discussion and Analysis

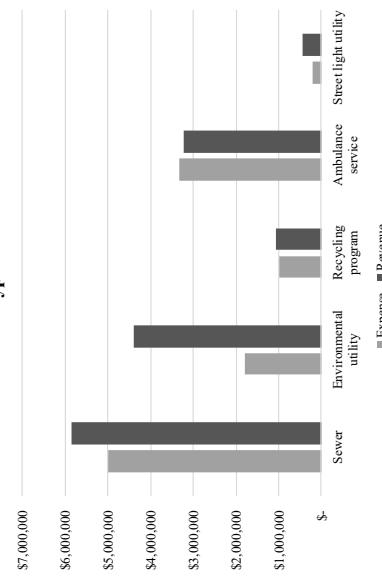
Governmental activities. Overall, governmental revenues increased 15.0%, or \$5,794,266, due to several factors. Property tax revenues increased 5.4%, or \$1,175,737. Operating grants increased 170.0%, or \$2,711,237, primarily due to the receipt of federal CARES Act funding in 2020. Capital grants increased 28.9%, or \$1,530,899, due to an extra street project in 2020. Charges for services decreased 46.6%, or \$3,634,422, due to a reclassification of franchise taxes in 2020 and a large contribution for project expenses in the prior year. The reclassification of franchise taxes resulted in an increase in miscellaneous taxes of \$1,850,359. Expenses for governmental activities increased 3.4%, or \$1,134,541 in 2020, mostly due to inflationary increases. The graphs below provide comparisons of the governmental activities program revenues and expenses.



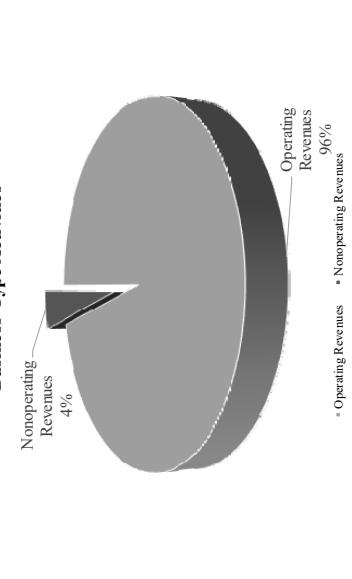
City of Maplewood Management's Discussion and Analysis

Business-type activities. Revenues for business-type activities increased 9.2%, or \$1,269,105 overall, primarily due to increases in capital contributions. Charges for services decreased 2.5%, or \$330,866, primarily due to a decrease in ambulance runs during the Covid-19 crisis. Capital grants and contributions increased 386%, or \$1,481,074, due to an increase in capital contributions to the utility funds. The graphs below show the business-type activities revenue and expense comparisons.

Expenses and Program Revenues Business-Type Activities



Revenue Sources Business-Type Activities



Financial Analysis of the Government's Funds

Governmental funds.

The focus of the City of Maplewood's governmental funds is to provide information on near-term inflows, outflows, and balances of spendable resources. Such information is useful in assessing the City of Maplewood's financing 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 fiscal year.

At the end of the current fiscal year, the City of Maplewood's governmental funds reported combined ending fund balances of \$40,902,880. Approximately 25.3% of this total, or \$10,342,663, constitutes unassigned fund balance. The remainder of the total fund balance, \$30,560,017, is not available for new spending because it is either A) nonspendable (\$231,926 B) restricted (\$21,085,427, C) committed, \$3,807,304, or D) assigned, \$5,435,360, for other purposes.

The fund balance in the General Fund increased by \$3,545,643 in 2020, compared to the 2019 increase of \$1,342,847. From 2019 to 2020, total revenues of the general fund increased 10.7% while total expenditures increased 8.3%. The most significant increase General Fund revenues occurred in property taxes due to an increase in levy. In 2020, General Fund expenditures exceeded revenues by \$500,294 before transfers. Overall, revenues came in at 100.8% of the final budget, primarily due to building permit collections. Expenditures were 95.3% of the final budget, primarily due to cost savings related to temporary vacancies in the police department. The General Fund balance at year-end is \$13,694,727.

The fund balance in the Debt Service Funds increased by \$5,790,005, primarily due to an advance refunding bank placement escrow in the amount of \$5,440,000. The fund balance in the Public Improvement Projects Fund increased in 2020 by \$1,090,842, due primarily to advance collection of revenues related to projects not yet completed.

Proprietary funds. The City of Maplewood's financial statements for proprietary funds provide the same type of information found in the government-wide financial statements, but in more detail. The unrestricted net position in the six proprietary funds totals \$9,163,646. All proprietary funds ended the year with positive unrestricted net position.

The Ambulance Service Fund accounts for customer service charges which are used to finance the operating expenses for ambulance services. Operating revenues and expenses in fiscal year 2020 were \$2,956,113 and \$3,288,764, respectively. In addition there were net non-operating revenues of \$305,060 which, after transfers in, resulted in a decrease in net position of \$27,591.

City of Maplewood
Management's Discussion and Analysis

The Environmental Utility Fund is used to account for the City's storm water management program and projects. These activities are financed by an environmental utility charge that began in October 2003. Financial data for 20199 and 2020 is as follows:

Environmental Utility Fund

	2020	2019
Operating revenues	\$ 3,116,993	\$ 3,109,407
Operating expenses	(1,784,679)	(1,779,249)
Operating income	1,332,314	1,330,158
Add back depreciation	590,956	592,113
Operating income before depreciation	\$ 1,923,270	\$ 1,922,271

Environmental utility charges were increased 3.8% effective January 1, 2014, 3% effective January 1, 2015, 3% effective January 1, 2016, 9% effective January 1, 2017, 5.0% effective January 1, 2018, and 3.8% effective January 1, 2019, to finance higher operating expenses and to build a reserve for storm water system improvements.

The Recycling Program Fund accounts for the use of recycling charges that are levied to finance recycling costs and public education on solid waste reduction and recycling. Operating revenues and expenses for 20199 and 2020 are as follows:

Recycling Fund

	2020	2019
Operating revenues	\$ 953,091	\$ 708,235
Operating expenses	(978,608)	(692,451)
Operating loss/income	(25,517)	15,784
Operating income before depreciation	\$ 628,339	\$ 739,597

The Sanitary Sewer Fund accounts for financing (by user charges) the cost of sewage treatment, system maintenance, and administrative operations. Annually, most of the sewer operating expenses is attributable to sewage treatment services provided by the Metropolitan Council. These charges were \$3,568,922.64 in 2020 and \$3,506,649.96 in 2019. Consequently, the City's sewer utility rates are, in a large part, determined by the Metropolitan Council sewage treatment charges. Financial data for 2019 and 2020 is shown below:

Sewer Fund

	2020	2019
Operating revenues	\$ 5,243,659	\$ 5,198,428
Operating expenses	(4,989,965)	(4,888,090)
Operating income	253,694	330,338
Add back depreciation	374,645	409,259
Operating income before depreciation	\$ 628,339	\$ 739,597

There were amendments to the original budget for the General Fund in 2020. The revenue and expenditure budgets were not increased. The other financing sources (uses) budget increased by \$2,153,213 to total \$3,393,213, because of the transfer in of the CARES Act funding from the Special Revenue Grant Fund. Net changes to the budget resulted in a planned budgeted surplus of \$2,603,213. The actual surplus was \$3,545,643.

City of Maplewood
Management's Discussion and Analysis

The Sanitary Sewer Fund (Continued) - Sewer rates were unchanged in 2016 - 2017, but increased 2.0% in 2018, 5% in 2019, and 3% in 2020.

The Street Light Utility Fund accounts for electric franchise fee revenues used to finance the street light expenses. In fiscal year 2020, operating revenues and expenses in the Street Light Utility Fund were \$445,405 and \$210,339, respectively.

Budgetary Highlights

General Fund

Most general municipal services are accounted for in the City's General Fund. The following is a summary of the transactions:

General Fund Budget Report

	Amended Budget	Actual	Variance Favorable (Unfavorable)
Revenues	\$ 22,526,390	\$ 22,711,255	\$ 184,865
Expenditures	(23,316,390)	(22,210,961)	1,105,429
Other financing sources (uses)	3,393,213	3,045,349	(347,864)
Net change	\$ 2,603,213	\$ 3,545,643	\$ 942,430

Fund balances:

January 1, 2020	10,149,084
December 31, 2020	\$ 13,694,727

General Fund revenues were 100.8% of the final budget, due to higher-than-average building permit collections. Expenditures were 95.3% of the budget, due to savings in all departments. The largest savings occurred in the police department due to temporary position vacancies. The December 31, 2020, fund balance amount exceeded the amount anticipated in the final 2020 budget by \$942,430. At the end of 2020, the unassigned fund balance for the General Fund was \$10,900,301 or 48% of General Fund operating revenues.

There were amendments to the original budget for the General Fund in 2020. The revenue and expenditure budgets were not increased. The other financing sources (uses) budget increased by \$2,153,213 to total \$3,393,213, because of the transfer in of the CARES Act funding from the Special Revenue Grant Fund. Net changes to the budget resulted in a planned budgeted surplus of \$2,603,213. The actual surplus was \$3,545,643.

City of Maplewood
Management's Discussion and Analysis

Capital Asset and Debt Administration

Capital assets. The City of Maplewood's net investment in capital assets for its governmental and business-type activities, as of December 31, 2020, is \$136,656,206 (net of accumulated depreciation). This net investment in capital assets includes land, buildings and structures, infrastructure, construction in progress, equipment, vehicles, and other improvements.

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

- Overall decrease to construction in progress of \$2,223,239.
- Increase in infrastructure, buildings, equipment, vehicles and other improvements totaling \$12,667,420 before depreciation.

City of Maplewood's Capital Assets (Net Of Depreciation)

	Governmental Activities	Business-Type Activities	Total
Infrastructure			
Land	\$ 92,190,171	\$ -	\$ 92,190,171
Buildings and structures	14,954,964	11,624	14,966,588
Equipment	27,504,940	387,273	27,892,213
Vehicles	3,623,384	452,388	4,075,772
Other improvements	3,950,480	519,111	4,469,591
Construction in progress	738,311	34,920,639	35,658,950
	<u>15,288,223</u>	<u>-</u>	<u>15,288,223</u>
Total	\$ 158,250,473	\$ 36,291,035	\$ 194,541,508

Additional information on the City of Maplewood's capital assets is located in Note 4 on pages 60-62 of this report.

Long-term liabilities. The City of Maplewood's long-term liabilities for governmental and business-type activities outstanding on December 31, 2020, were \$65,407,187. The majority of this amount, \$62,472,022, consists of outstanding general obligation (G.O.) bonds and related premiums. The outstanding principal on G.O. bonds increased \$4,893,074 during 2020 due to scheduled payments of \$7,410,373 and new issuances totaling \$12,303,447. Capital leases for governmental and business-type activities payable at year-end totaled \$939,802. In addition, the City has long-term liabilities in the amount of \$1,995,263 for employee benefits. The City of Maplewood maintains an AA+ credit rating from Standard & Poor's Ratings Services.

State statutes limit the amount of general obligation debt a Minnesota city may issue to 3% of total estimated market value. The current debt limitation for the City of Maplewood is \$131,760,690. Only \$6,300,000 of the City's outstanding debt is included in the statutory limitation as the other debt is either wholly or partially financed by revenues other than a general tax levy.

City of Maplewood
Management's Discussion and Analysis

Long-term liabilities. (Continued) Additional information on the City of Maplewood's long-term debt is located in Notes 6 and 7 on pages 62-65 of this report.

Economic Factors and Next Year's Budget and Rates

- Maplewood had an average annual unemployment rate at the end of 2020 of 5.2%. This compares with unemployment rates of 4.7% for Ramsey County, 4.9 percent for the State of Minnesota and 6.5 percent for the United States.
- The City's local tax capacity will increase by 6.5% for property taxes payable in 2021.
- City population is expected to increase 2.5% in 2021.
- Many factors were considered in preparing the City's budget for the 2021 fiscal year. The City's adopted 2021 budget includes a property tax levy of \$23,217,730, which is 0.0% greater than the 2020 levy.

Requests for information. This financial report is designed to provide a general overview of the City of Maplewood's finances for all those with an interest in the government's finances. Questions concerning any of the information provided in this report or requests for additional financial information should be addressed to the Finance Director, 1830 County Road B East, Maplewood, MN 55109.

City of Maplewood
Statement of Net Position
December 31, 2020

	Governmental Activities	Business-Type Activities	Total
Assets			
Cash and investments (including cash equivalents)	\$ 45,723,457	\$ 5,771,565	\$ 51,195,022
Receivables	545,501	2,487,139	3,032,640
Accounts receivable	84,249	1,145	85,704
Interest receivable	-	-	879,552
Taxes receivable	878,401	1,151	7,793,279
Special assessments receivable	-	-	100,000
Notes receivable	7,702,279	-	-
Internal balances	1,000,000	-	-
Due from other governments	(1,564,798)	1,564,798	-
Inventory	1,564,255	1,284,435	1,450,668
Prepaid items	129,691	-	129,691
Assets held for resale	50,010	305,555	806,465
Capital assets not being depreciated	1,476,147	-	1,476,147
Land not being depreciated	14,954,964	11,624	14,966,588
Construction in progress	15,288,223	-	15,288,223
Capital assets net of accumulated depreciation	-	-	-
Vehicles	3,050,480	519,111	4,469,591
Buildings and structures	27,945,940	387,723	27,892,213
Furniture and equipment	3,625,384	452,388	4,078,772
Improvements other than buildings	-	-	-
Infrastructure	34,920,639	-	34,920,639
Total assets	92,190,171	-	92,190,171
	213,775,835	47,726,841	261,500,676
Deferred Outflows of Resources			
Deferred outflows of resources related to city pensions	\$ 5,499,309	70,800	\$ 5,570,109
Deferred outflows of resources related to OPEB	456,367	105,602	561,969
Total deferred outflows of resources	5,955,676	176,402	6,132,078
Total assets and deferred outflows of resources	\$ 219,729,511	\$ 47,903,343	\$ 267,632,754
Liabilities			
Accounts and contracts payable	\$ 2,397,764	\$ 180,774	\$ 2,578,538
Interest payable	694,236	423	694,659
Salaries and benefits payable	751,143	123,617	874,760
Due to other governments	134,102	15,724	149,826
Deposits payable	952,143	-	952,143
Unearned revenue	89,233	-	89,233
Bonds payable, net	12,019,354	-	12,019,354
Payable within one year	\$0,452,668	-	\$0,452,668
Payable after one year	-	-	-
Capital lease payable	186,002	46,522	232,524
Payable within one year	707,278	-	707,278
Payable after one year	-	-	-
Compensated absences payable	-	-	-
Payable within one year	94,483	-	94,483
Payable after one year	1,900,880	-	1,900,880
Net pension liability	14,666,960	780,932	15,447,552
Payout after one year	-	-	-
Total OPEB liability	212,883	51,2046	214,089
Payout after one year	-	-	-
Total liabilities	\$ 259,099	\$ 1,659,098	\$ 86,918,797
Deferred Inflows of Resources			
Deferred inflows of resources related to city pensions	\$ 6,407,298	\$ 5,1893	\$ 6,459,191
Deferred inflows of resources related to OPEB	331,225	16,655	407,770
Total deferred inflows of resources	6,746,482	128,38	6,875,020
Net Position			
Net investment in capital assets	102,075,171	36,291,035	138,636,206
Restricted for:			
Economic development	189,717	-	189,717
Debt service	15,18,576	-	15,18,576
Tax increment	1,572,168	-	1,572,168
Park development	1,655,218	-	1,655,218
Capital projects	3,547,579	-	3,547,579
Unrestricted	1,165,501	9,823,572	12,899,473
Total net position	125,723,930	46,15,007	171,838,937
	\$ 219,729,511	\$ 47,903,343	\$ 267,632,754

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See notes to financial statements.

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BASIC FINANCIAL STATEMENTS

City of Maplewood
Balance Sheet - Governmental Funds
December 31, 2020

	Debt Service			Capital Projects		Nonmajor Governmental Funds	Total Governmental Funds
	General	Debt Service Funds	Public Improvement Projects Fund	General Funds	Projects Fund		
Assets							
Cash and investments	\$ 14,477,647	\$ 13,914,632	\$ 4,147,750	\$ 10,014,857	\$ 42,554,886		
Accrued interest receivable	31,825	16,910	9,510	19,834	78,079		
Due from other governments	88,387	-	-	54,140	142,727		
Accounts receivable	76,257	-	-	469,244	545,501		
Notes receivable	-	-	-	100,000	100,000		
Due from other funds	-	-	-	456,335	456,335		
Property taxes receivable	658,050	-	178,389	-	41,962	878,401	
Special assessments receivable	396	7,388,136	-	-	404,747	7,793,279	
Prepaid items	205,180	-	-	-	26,746	231,926	
Assets held for resale	-	-	-	-	1,476,147	1,476,147	
Total assets	\$ 15,537,942	\$ 21,498,067	\$ 4,157,260	\$ 13,064,012	\$ 54,257,281		
Liabilities							
Accounts payable	\$ 353,060	\$ 822	\$ 214,169	\$ 1,106,027	\$ 1,674,078		
Contracts payable	-	-	672,151	15,000	687,151		
Deposits payable	624,340	-	-	327,803	952,143		
Due to other governments	100,328	4,433	-	-	2,115	106,876	
Salaries and benefits payable	439,965	-	-	-	11,505	451,470	
Business-type activities	(92,247)	-	-	-	-	456,335	
Ambulance service	269,080	-	(92,247)	-	-	904,472	
Environmental utility	1,202,858	-	269,080	-	-	89,233	
Recycling program	890	-	90,907	-	-	-	
Sewer	116,057	-	858,762	-	-	-	
Street light utility	601,578	-	215,123	-	-	-	
Total business-type activities	1,864,136	-	3,693,936	-	-	-	
Total liabilities	\$ 1,606,926	\$ 5,255	\$ 886,320	\$ 2,821,257	\$ 5,321,758		
Deferred Inflows of Resources							
Unavailable revenue	236,289	7,372,067	-	-	424,487	8,032,843	
- taxes and assessments	-	-	-	-	-	-	
Fund Balances							
Nonspendable	205,180	-	3,270,940	-	26,746	231,926	
Restricted	-	14,120,745	-	-	3,693,742	21,085,427	
Committed	2,589,246	-	-	-	1,218,058	3,807,304	
Assigned	-	-	-	-	5,435,360	5,435,360	
Unassigned	10,900,301	-	-	-	(557,638)	10,342,663	
Total fund balances	13,694,727	14,120,745	3,270,940	9,816,268	40,902,680		
Total liabilities, deferred inflows of resources, and fund balances	\$ 15,537,942	\$ 21,498,067	\$ 4,157,260	\$ 13,064,012	\$ 54,257,281		

See notes to financial statements.

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See notes to financial statements.

City of Maplewood
Reconciliation of the Balance Sheet to
the Statement of Net Position - Governmental Funds
December 31, 2020

City of Maplewood
Statement of Revenues, Expenditures, and
Changes in Fund Balances - Governmental Funds
Year Ended December 31, 2020

Total fund balances - governmental funds	\$ 40,902,680			
Amounts reported for governmental activities in the Statement of Net Position are different because:				
Capital assets used in governmental activities are not current financial resources and therefore are not reported as assets in governmental funds, are not reported as assets in governmental funds.				
Cost of capital assets	229,037,422			
Less accumulated depreciation	(73,524,642)			
Long-term liabilities, including bonds payable, are not due and payable in the current period and, therefore, are not reported as liabilities in the funds.				
Long-term liabilities at year-end consist of:				
Bonds payable	(60,657,165)			
Unamortized bond premium and discount	(1,814,857)			
Capital lease payable	(893,280)			
Total OPEB liability	(2,212,853)			
Net pension liability	(14,666,960)			
Delinquent receivables will be collected in subsequent years, but are not available soon enough to pay for the current period's expenditures and, therefore, are deferred in the funds.				
Taxes	317,097			
Special assessments	39,251			
Deferred outflows of resources and deferred inflows of resources are created as a result of various differences related to pensions that are not recognized in the governmental funds.				
Deferred inflows of resources related to city pensions	(6,407,298)			
Deferred inflows of resources related to OPEB	(331,225)			
Deferred outflows of resources related to city pensions	5,499,309			
Deferred outflows of resources related to OPEB	456,367			
Revenues in the Statement of Activities that do not provide current financial resources are not reported as revenues in the funds.				
Deferred special assessments	7,668,626			
Governmental funds do not report a liability for accrued interest due and payable.	(694,236)			
Internal Service Funds are used by management to charge the costs of insurance and capital equipment to individual funds. The assets and liabilities of the Internal Service Funds are included in governmental activities in the Statement of Net Position.	3,005,784			
Total net position - governmental activities	\$ 125,723,930			

	Debt Service	Capital Projects		
	General	Public	Nonmajor	Total
	Funds	Improvement Projects Fund	Governmental Funds	Governmental Funds
Revenues				
General property taxes	\$ 17,325,338	\$ 4,636,227	\$ 1,041,104	\$ 23,003,169
Tax increment collections	-	-	1,967,850	1,967,850
Miscellaneous taxes	22,184	-	-	22,184
Licenses and permits	1,914,037	-	19,947	1,893,159
Intergovernmental	1,646,135	885,310	4,181,058	1,571,989
Special assessments	464	2,116,726	-	2,501,586
Charges for services	1,339,152	-	48,934	1,387,086
Fines and forfeitures	130,099	-	26,827	156,926
Investment income	260,862	107,707	136,174	192,257
Miscellaneous	-	-	-	697,000
Contributions and donations	4,625	-	-	4,000
Rent	1,665	-	-	91,033
Other	66,694	-	-	92,698
Total revenues	<u>22,111,255</u>	<u>7,746,470</u>	<u>1,800,133</u>	<u>37,691</u>
				1,905,518
				10,263,272
				43,517,790
Expenditures				
Current				
Community development	1,415,921	-	-	968,543
Administration	1,821,405	15,220	-	1,836,670
Finance	1,416,973	-	-	1,432,993
Fire	2,751,888	-	-	2,984,981
Legislative	152,358	-	-	15,588
Parks and recreation	807,151	-	-	814,152
Police	9,982,542	-	-	6,524
Public works	4,101,534	-	-	9,689,066
Debt service	-	-	221,830	4,323,404
Principal retirement	6,749,899	-	-	6,749,899
TIF developer payments	-	-	1,351,343	1,351,343
Interest and other charges	1,810,195	-	-	1,810,195
Capital outlay	-	-	-	-
Administration	-	-	-	545,033
Police	-	-	-	484,641
Fire	13,451	-	-	13,451
Parks and recreation	15,886	-	-	15,886
Public works	31,832	-	-	31,832
Total expenditures	<u>22,110,961</u>	<u>8,575,614</u>	<u>12,027,712</u>	<u>43,539,185</u>
Excess of revenues over (under) expenditures	500,294	(829,144)	(9,229,919)	5,723,087
Other Financing Sources (uses)				
Issuance of bonds	-	6,202,225	-	6,202,225
Issuance of refunding bonds	-	5,477,775	-	5,477,775
Premium on debt issued	3,396,137	623,447	-	623,447
Transfers in	1,035,079	(356,071)	11,958,390	18,734,095
Transfers out	5,283	(6,720,277)	(1,037,639)	(14,703,048)
Total other financing sources (uses)	<u>3,045,349</u>	<u>6,619,491</u>	<u>10,920,761</u>	<u>42,086,621</u>
Net change in fund balances	3,545,643	5,790,005	1,690,842	1,514,435
Fund Balances				
Beginning of year	10,149,084	8,330,740	1,580,098	8,301,833
End of year	<u>\$ 13,694,727</u>	<u>\$ 14,120,745</u>	<u>\$ 3,270,940</u>	<u>\$ 9,816,268</u>
				\$ 40,902,680

See notes to financial statements.

City of Maplewood
**Reconciliation of the Statement of Revenues,
 Expenditures, and Changes in Fund Balances to
 the Statement of Activities - Governmental Fund**

Year Ended December 31, 2020

City of Maplewood
Statement of Net Position - Proprietary Funds
 December 31, 2020

Net change in fund balances - governmental funds
 Amounts reported for governmental activities in the Statement of Activities are different because:

Capital outlays are reported in governmental funds as expenditures. However, in the Statement of Activities, the cost of those assets is allocated over the estimated useful lives as depreciation expense.

Capital outlays

Depreciation expense

Loss on disposal

Unfunded OPEB obligations are recognized as paid in the governmental funds but recognized as the expense is incurred in the Statement of Activities.

Governmental funds recognize pension contributions as expenditures at the time of payment in the funds; whereas the Statement of Activities factors in items related to pensions on a full accrual perspective.

Pension expense

Principal payments on long-term debt are recognized as expenditures in the governmental funds but have no impact on net position in the Statement of Activities.

Bonds payable

Capital lease payable

Governmental funds report the effects of bond premiums and discounts when debt is first issued, whereas these amounts are deferred and amortized in the Statement of Activities.

Interest on long-term debt in the Statement of Activities differs from the amount reported in the governmental funds because interest is recognized as an expenditure in the funds when it is due and, thus, requires 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.

Proceeds from long-term debt are recognized as an other financing source in the governmental funds but have no impact on net position in the Statement of Activities.

Certain receivables will be collected in subsequent years, but are not available soon enough to pay for the current period's expenditures and, therefore, are deferred in the funds.

Property taxes delinquent

Special assessments delinquent

Special assessments deferred

Internal Service Funds are used by management to charge the costs of insurance and capital equipment to individual funds. The net revenue of certain activities of Internal Service Funds is reported with governmental activities in the government-wide financial statements.

Change in net position - governmental activities

\$ 12,540,925

		Business-Type Activities	
		606	604
		Ambulance Service	Environmental Utility
Assets			
Current assets			
Cash and cash equivalents	\$ 1,166,033	\$ 1,104,342	
Accrued interest receivable	2,402	1,996	
Due from other governments	-	405,884	
Accounts receivable - net	2,331,844	686	
Advance due from other funds	-	-	
Property taxes receivable	-	1,151	
Inventory	-	-	
Prepaid items	-	-	
Total current assets	\$ 3,501,430	\$ 1,512,408	
Noncurrent assets			
Capital assets	1,913,640	36,558,910	
Structures, vehicles, and equipment	(1,054,041)	(12,593,688)	
Less allowance for depreciation	859,596	23,965,402	
Net capital assets	4,361,036	25,497,710	
Total assets	\$ 4,420,735	\$ 25,527,578	
Liabilities			
Current liabilities			
Accounts payable	\$ 19,627	\$ 2,111	
Due to other governments	13,070	-	
Interest payable	423	-	
Salaries payable	83,874	19,555	
Employee benefits payable - current portion	-	-	
Capital lease payable - current portion	46,522	-	
Total current liabilities	\$ 163,516	\$ 21,266	
Noncurrent liabilities			
Employee benefits payable - noncurrent portion	-	-	
Total other post employment benefits (OPEB) liability	318,615	96,015	
Net pension liability	-	331,483	
Less amount due within one year	-	-	
Total noncurrent liabilities	318,615	427,498	
Total liabilities	\$ 482,131	\$ 448,764	
Deferred inflows of Resources			
Deferred inflow of resources related to OPEB	47,691	14,372	
Deferred inflow of resources related to pensions	-	22,037	
Total deferred inflows of resources	\$ 47,691	\$ 36,409	
Net Position			
Net investment in capital assets	856,506	23,965,302	
Unrestricted	3,037,317	1,977,103	
Total net position	\$ 3,894,913	\$ 25,942,405	
Total liabilities, deferred inflows of resources, and net position	\$ 4,420,735	\$ 25,527,578	

See notes to financial statements.

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City of Maplewood
Statement of Revenues, Expenses, and Changes
in Fund Net Position - Proprietary Funds
Year Ended December 31, 2020

<p>Adjustment to reflect the consolidation of internal service fund activities related to enterprise funds</p>	<p>Net position of business-type activities</p>
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Adjustment to reflect the consolidation of internal service fund activities related to enterprise funds	Net position of business-type activities
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See notes to financial statements

**City of Maplewood
Statement of Cash Flows - Proprietary Funds
Year Ended December 31, 2020**

Change in net position reported above adjustment to reflect the consolidation of internal service fund activities
Fund activities related to enterprise funds
Change in net position of business-type activities

City of Maplewood
Statement of Cash Flows - Proprietary Funds
Year Ended December 31, 2020

Business-Type Activities - Enterprise Funds					
	601 Sanitary Sewer	607 Street Light Utility	Total	Governmental Activities - Internal Service Funds	
605 Recycling Program	\$ 929,051 - (839,127) 199	\$ 2,111,855 (3,774,360) 681,380	\$ 445,003 (208,078) - 33,911	\$ 12,533,067 (342,000) (3,929,738) 33,911	\$ - 8,683,730 (5,718,592) (7,231,863) 43,833 398,538
113,063 (55,000)	1,093 (800,265)	- (25,000)	- (2,146,447)	370 384,126 - 10,000	\$ - 13,698 - 13,698
58,063	(799,172)	(25,000)	(1,761,951)	13,698	
-	-	-	(99,408) (2,889) (102,802) (1,885,600) 10,000	- - - - 122,556	
-	(27,677) (436,617)	- -	- -	- -	
-	(464,294)	-	(2,080,699)	(695,798)	
6,377	47,745	20,363	125,205	57,122	
64,639	(534,341)	232,288	(1,140,797)	(226,440)	
210,047	2,826,991	701,566	6,912,362	3,095,011	
\$ 274,686	\$ 2,292,650	\$ 933,854	\$ 5,771,565	\$ 2,868,571	

Business-Type Activities - Enterprise Funds					
	606 Ambulance Service	604 Environmental Utility			
Reconciliation of Operating Income (Loss) to Net Cash Flows - Operating Activities					
Operating income (loss)					\$ (332,651)
Adjustments to reconcile operating income (loss) to net cash flows - operating activities					\$ 1,332,314
Depreciation					208,595
Pension expense					(114,946)
Accounts receivable					189
Due from other governments					(11,439)
Prepaid items					-
Inventory					(4,751)
Accounts payable					34,183
Salaries payable					8,769
Due to other governments					(1,767)
OPEB expense					(41,437)
Employee benefits payable					(6,838)
Total adjustments					-
Net cash flows - operating activities					\$ 163,190
Noncash Capital and Related Financing Activities					\$ 495,291
Capital contributions					\$ (169,461)
					\$ 1,827,695
					\$ (169,461)
					\$ 1,262,858
					\$ -

See notes to financial statements.

City of Maplewood
Notes to Financial Statements

(Continued)

NOTE 1 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

The financial statements of the City of Maplewood, Minnesota have been prepared in conformity with accounting principles generally accepted in the United States of America as applied to governmental units by GASB. The following is a summary of the significant accounting policies.

A. Financial Reporting Entity

The criteria used to determine the financial reporting entity were in conformity with GASB Statement No. 14, *The Financial Reporting Entity*. In accordance with Statement No. 14 for financial reporting purposes, the City's financial statements include all funds, departments, agencies, boards, commissions, and other organizations over which the City is considered to be financially accountable.

The City is financially accountable if:

1. It appoints a voting majority of an organization's body and is able to impose its will on that organization or the potential for the organization to provide specific financial benefits to, or impose specific financial burdens, on the City; or,
2. An organization is fiscally dependent on the City.

As a result of applying the criteria of Statement No. 14 the City has one blended component unit.

Blended Component Unit

During 2009, the City adopted Ordinance No. 891 establishing the Maplewood Area Economic Development Authority, an entity legally separate from the City. Although legally separate, the EDA is reported as if it were part of the primary government because it provides services exclusively for the City. In addition, the Authority consists of the Mayor and members of the City Council. The City Manager acts as Director and ex-officio member. Separate financial statements for the Authority are not prepared and the City has operational responsibility for the EDA.

The following provide an advisory function and have been included as part of the primary government:

- Heritage Preservation Commission
- Police Civil Service Commission
- Community Design Review Board
- Planning Commission
- Parks and Recreation Commission
- Environmental and Natural Resources Commission
- Housing and Economic Development Commission
- Human Rights Commission

The above commissions, board, and authority were created by the City to carry out specific advisory functions with members appointed by the City Council. All funding for these advisory bodies is derived from the City.

Business-Type Activities - Enterprise Funds						
		601 Sanitary Sewer	607 Street Light Utility	Total	Governmental Activities - Internal Service Funds	
605 Recycling Program	\$ (25,517)	\$ 253,694	\$ 235,066	\$ 1,462,906	\$ (230,204)	
3,428	374,645	312	1,174,508	420,142	-	
4,406	43,674	-	(38,012)	-	(110,352)	
(28,446)	2,100	(8)	(110,352)	-	(37,931)	(4,082)
-	(8,045)	(394)	-	-	(8,045)	(36,342)
44,498	-	-	-	-	-	(23,588)
1,709	224	2,486	41,439	4,062	54,159	171,944
(249)	9,498	-	-	-	(2,556)	(42,687)
370	5,583	(537)	-	40,532	-	
	-	-	-	-	139,253	
	<u>25,716</u>	<u>427,666</u>	<u>-</u>	<u>1,189</u>	<u>-</u>	<u>1,113,742</u>
						<u>628,742</u>
	<u>\$ 199</u>	<u>\$ 681,380</u>	<u>\$ 236,925</u>	<u>\$ 2,576,648</u>	<u>\$ 398,538</u>	
	<u>\$ -</u>	<u>\$ 601,578</u>	<u>\$ -</u>	<u>\$ 1,864,436</u>	<u>\$ -</u>	

NOTE I – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

B. Government-Wide and Fund Financial Statements

The government-wide financial statements (i.e., the Statement of Net Position and the Statement of Activities) report information on all activities of the primary government and its component unit. 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 are offset by program revenues. Direct expenses are those that are clearly identifiable with a specific function or business-type activity. Interest on general long-term debt is considered an indirect expense and is reported separately in the Statement of Activities. 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. Internally dedicated revenues are reported as general revenues rather than program 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 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.

NOTE I – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

C. Measurement Focus, Basis of Accounting, and Financial Statement Presentation (Continued)

C. Measurement Focus, Basis of Accounting, and Financial Statement Presentation (Continued)
Property taxes, licenses, special assessments, intergovernmental revenues, charges for services, and interest associated with the current period are all considered to be susceptible to accrual and so have been recognized as revenues of the current period. Only the portion of special assessments receivable due within the current 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.

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.

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 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 are fully offset by deferred inflows because they are not available to finance current expenditures.

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.

NOTE I – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

C. Measurement Focus, Basis of Accounting, and Financial Statement Presentation (Continued)

Special Assessment Revenue Recognition (Continued)

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. Proceeds of sales from tax forfeit properties 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. All remaining delinquent and deferred assessments receivable in governmental funds are offset by deferred inflows.

Description of Funds:

Major Governmental Funds:

General Fund – This 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.

Debt Service Fund – This fund accounts for the accumulation of resources for, and the payment of, general and special assessment long-term debt principal, interest, and fiscal agents' fees.

Public Improvement Projects Fund – This fund accounts for financial resources to be used to finance public works construction projects that are financed wholly or partially by special assessments levied against properties that benefit from the public improvements.

Major Proprietary Funds:

Ambulance Service Fund – This fund accounts for customer service charges that are used to finance emergency medical services.

Environmental Utility Fund – This fund accounts for revenues and expenses related to the administration, planning, implementation, and maintenance of the storm water management program.

NOTE I – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

C. Measurement Focus, Basis of Accounting, and Financial Statement Presentation (Continued)

Description of Funds (Continued):

Major Proprietary Funds (Continued):

Recycling Program Fund – This fund accounts for recycling charges that are levied to finance recycling costs and public education on solid waste reduction and recycling.

Sanitary Sewer Fund – This fund accounts for customer sewer charges which are used to finance sewer system operating expenses.

Street Light Utility Fund – This fund accounts for water surcharges on St. Paul water utility bills that will be used to finance future water system improvements that cannot be financed by special assessments.

Additional Fund Types:

Special Revenue Funds – Used to account for the proceeds of specific revenue sources (other than major capital resources) that are restricted to expenditures for specified purposes.

Capital Projects Funds – Used to account for financial resources to be used for the acquisition or construction of major capital facilities or major purchases of equipment (other than those financed by Proprietary Funds).

Internal Service Funds – Used to account for information technology, employee benefits, dental insurance, risk management, and fleet management services provided by one department to other departments of the City.

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.

NOTE I – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

C. Measurement Focus, Basis of Accounting, and Financial Statement Presentation (Continued)
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 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.

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

D. Assets, Liabilities, Deferred Outflows/Inflows of Resources, and Net Position or Equity

1. Deposits and Investments

Cash and investments include balances from all funds that are combined and invested to the extent available in various securities as authorized by state law. Earnings from the pooled investments are allocated to the individual funds based on the average of month-end cash and investment balances.

The City's cash and cash equivalents are considered to be cash on hand, demand deposits and short-term investments with original maturities of three months or less from the date of acquisition.

2. Receivables and Payables

All trade and property tax receivables are shown net of an allowance for uncollectibles. At December 31, 2020, an allowance of \$360,000 was recorded in the Ambulance Service Fund.

Special deferred assessments are not currently collectible due to the City's policy of granting temporary deferrals of assessments for trunk sewer and water lines until lateral permits connection. Special deferred assessments also include temporary deferrals granted under *Minnesota Statutes* for senior citizens and green acres. The amount due from the County represents special assessments collected by the County but not yet transmitted to the City.

During the course of operations, numerous transactions occur between individual funds for goods provided or services rendered. These receivables and payables are classified as "due from other funds" or "due to other funds" on the balance sheet and are expected to be eliminated in 2020.

Long-term interfund loans, if any, are classified as "advances to/from other funds." Any residual balances outstanding between the governmental activities and business-type activities are reported in the government-wide financial statements as "internal balances."

3. Inventory, Land Held for Resale, and Prepaid Items

Inventory of materials and supplies has been valued at cost using the first-in, first-out (FIFO) method. Inventory maintained by the City is in its Internal Service Fund for the fleet maintenance.

Land was acquired by the City for subsequent resale for redevelopment purposes. Land held for resale is reported as an asset at lower of cost or estimated realizable value in the fund that acquired it.

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.

Minnesota Statutes authorize the City to invest in obligations of the U.S. Treasury, agencies and instrumentalities, shares of investment companies whose only investments are in the aforementioned securities, obligations of the State of Minnesota or its municipalities, bankers' acceptances, future contracts, repurchase and reverse repurchase agreements, and commercial paper of the highest quality with a maturity of no longer than 270 days and in the Minnesota Municipal Investment Pool. Certain investments for the City are reported at fair value as disclosed in Note 3. The City categorizes its fair value measurements within the fair value hierarchy established by generally accepted accounting principles. The Hierarchy is based on the valuation inputs used to measure the fair value of the asset. Level 1 inputs are quoted prices in active markets for identical assets; Level 2 inputs are significant other observable inputs; Level 3 inputs are significant unobservable inputs.

In accordance with GASB Statement No. 79, the Minnesota Municipal Investment Pool securities are valued at amortized cost, which approximates fair value. There are no restrictions or limitations on withdrawals from the 4M Liquid Asset Fund. Investments in the 4M Plus must be deposited for a minimum of 14 calendar days. Withdrawals prior to the 14-day restriction period will be subject to a penalty equal to seven days' interest on the amount withdrawn. 7 days' notice of redemption is required for withdrawals of investments in the 4M Term Series withdrawn prior to the maturity date of that series. A penalty could be assessed as necessary to recoup the Series for any charges, losses, and other costs attributable to the early redemption.

NOTE I – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

D. Assets, Liabilities, Deferred Outflows/Inflows of Resources, and Net Position or Equity (Continued)

2. Receivables and Payables

All trade and property tax receivables are shown net of an allowance for uncollectibles. At December 31, 2020, an allowance of \$360,000 was recorded in the Ambulance Service Fund.

Special deferred assessments are not currently collectible due to the City's policy of granting temporary deferrals of assessments for trunk sewer and water lines until lateral permits connection. Special deferred assessments also include temporary deferrals granted under *Minnesota Statutes* for senior citizens and green acres. The amount due from the County represents special assessments collected by the County but not yet transmitted to the City.

During the course of operations, numerous transactions occur between individual funds for goods provided or services rendered. These receivables and payables are classified as "due from other funds" or "due to other funds" on the balance sheet and are expected to be eliminated in 2020.

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3. Inventory, Land Held for Resale, and Prepaid Items

Inventory of materials and supplies has been valued at cost using the first-in, first-out (FIFO) method. Inventory maintained by the City is in its Internal Service Fund for the fleet maintenance.

Land was acquired by the City for subsequent resale for redevelopment purposes. Land held for resale is reported as an asset at lower of cost or estimated realizable value in the fund that acquired it.

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.

NOTE I – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

**D. Assets, Liabilities, Deferred Outflows/Inflows of Resources, and Net Position or Equity
(Continued)**

4. Capital Assets

Capital assets, which include property, plant, equipment, and infrastructure assets (e.g., roads, bridges, sidewalks, and similar items), 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 of at least two years and an initial individual cost meeting the following thresholds:

Assets	Threshold
Land and land improvements	Always capitalize
Easements	\$50,000
Building and building improvements	\$50,000
Construction in progress	Always capitalize
Infrastructure	\$100,000
Machinery and Equipment	\$10,000
Intangible Assets	\$50,000
Capital Leases	\$10,000

Capital assets may also include groups of assets which were acquired at the same time for one location, where individual asset items are less than the capitalization limit, but when all assets of that group are added together the dollar amount far exceeds the capitalization limit (i.e., furniture and MCC equipment).

Assets are valued at historical cost or estimated historical cost if purchased or constructed. Donated capital assets are valued at acquisition value at the date of donation. The construction of sewer mains is generally financed by the Capital Project Funds. When construction has been completed and special assessments levied, these sewer mains are capitalized in the Enterprise Fund.

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 51, in the case of initial capitalization of intangible assets, the City chose not to retroactively report permanent easements. The City had already accounted for temporary easements and computer software at historical cost and therefore retroactive reporting was not necessary. The amounts of these assets are not material to the financial statements and therefore, have not been reported separately from other capital assets. The City acquired no intangible assets for the year ending December 31, 2020.

NOTE I – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

**D. Assets, Liabilities, Deferred Outflows/Inflows of Resources, and Net Position or Equity
(Continued)**

4. Capital Assets (Continued)

Depreciation has been charged on assets using the straight-line method over the estimated useful lives of the various assets as follows:

Assets	Years
Building and building improvements	15-30
Infrastructure including easements	25-50
Equipment and vehicles	3-30

No depreciation is taken in the year of acquisition and a full year of depreciation is taken in the year of retirement.

5. 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 represents a consumption of net position that applies to a future period(s) and so will not be recognized as an inflow of resources (revenue) until that time. The City has two items that qualify for reporting in this category. The City presents deferred outflows of resources on the Statement of Net Position for deferred outflows of resources related to pensions and OPEB for various estimate differences that will be amortized and recognized over future years.

In addition to liabilities, the statement of financial position and fund financial statements will sometimes report a separate section for deferred inflows of resources. This separate financial statement element represents an acquisition of net position that applies to a future period(s) and so will not be recognized as an inflow of resources (revenue) until that time. The City has two items that qualify for reporting in this category. The City presents deferred inflows of resources on the Governmental Fund Balance Sheet as unavailable revenue. The governmental funds report unavailable revenues from two sources: property taxes and special assessments. These amounts are deferred and recognized as an inflow of resources in the period that the amounts become available. The City presents deferred inflows of resources on the Statement of Net Position for deferred inflows of resources related to pensions and OPEB for various estimate differences that will be amortized and recognized over future years.

6. Compensated Absences

All employee benefits including compensated absences are recorded in the Employee Benefits (Internal Service) Fund. The cost of employee benefits is charged to all governmental and proprietary funds as they are accrued. Consequently, the liability for compensated absences is recorded in the Employee Benefits (Internal Service) Fund. See Note 5 for further information on employee benefits.

NOTE I – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

D. Assets, Liabilities, Deferred Outflows/Inflows of Resources, and Net Position or Equity (Continued)

7. Pensions

For purposes of measuring the net pension liability, deferred outflows/inflows of resources, and pension expense, information about the fiduciary net position of the Public Employees Retirement Association (PERA) and the relief association and additions to deductions from PERA's and the relief association's fiduciary net position have been determined on the same basis as they are reported by PERA and the relief association 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.

8. 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 bond. Bonds payable are reported net of the applicable bond premium or discount.

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

9. Fund Equity

a. Classification

In the fund financial statements, fund balance is divided into five classifications based primarily on the extent to which the City is bound to observe constraints imposed upon the use of resources reported in governmental funds. These classifications are as follows:

b. Minimum Fund Balance

The City's unassigned fund balance in the General Fund shall be maintained at a minimum level of 40%, with a desired level of 50%, of annual General Fund operating expenditures.

- Nonspendable Fund Balance – These are amounts that cannot be spent because they are not in spendable form.
- Restricted Fund Balance – These are amounts that consist of amounts related to externally imposed constraints established by creditors, grantors, or contributors; or constraints imposed by state statutory provisions.

NOTE I – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

D. Assets, Liabilities, Deferred Outflows/Inflows of Resources, and Net Position or Equity (Continued)

9. Fund Equity (Continued)

a. Classification (Continued)

- Committed Fund Balance – These are 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 the City Council removes or changes the specified use by taking the same type of action it employed to previously commit those amounts.

- Assigned Fund Balance – These are amounts intended to be used by the City for specific purposes but do not meet the criteria to be classified as restricted or committed. In governmental funds other than the General Fund, assigned fund balance represents the remaining amount that is not restricted or committed. In the General Fund, assigned amounts represent intended uses established by the governing body itself or by an official to which the governing body delegates the authority. Pursuant to City Council Resolution, the City's Finance Manager/Director, Asst. City Manager and/or City Manager is authorized to establish assignments of fund balance.

- Unassigned Fund Balance – These are residual amounts in the General Fund not reported in any other classification. The General Fund is the only fund that can report a positive unassigned fund balance. Other funds would report a negative unassigned fund balance should the total of nonspendable, restricted, and committed fund balances exceed the total net resources of that fund.

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

When unrestricted resources are available for use it is the City's policy to use resources in the following order: committed, assigned, and unassigned.

b. Minimum Fund Balance

The City's unassigned fund balance in the General Fund shall be maintained at a minimum level of 40%, with a desired level of 50%, of annual General Fund operating expenditures.

- Net Position
In the government-wide financial statements, net position represents the difference between assets and deferred outflows of resources; and liabilities and deferred inflows of resources. Net position is displayed in three components:

NOTE 1 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

**D. Assets, Liabilities, Deferred Outflows/Inflows of Resources, and Net Position or Equity
(Continued)**

10. Net Position (Continued)

Net Investment in Capital Assets – Consists of capital assets, net of accumulated depreciation, reduced by any outstanding debt attributable to acquire the capital assets.

Restricted Net Position – Consists 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.

Unrestricted Net Position – All other net position that do not meet the definition of "restricted" or "net investment in capital assets".

There is a reclassification of \$1,865,000 between net investment in capital assets and unrestricted net position on the total column in the Statement of Net Position to recognize the portion of debt attributable to capital assets donated from governmental activities to business-type activities.

11. Interfund Transactions

Interfund services provided and used are accounted for as revenues, expenditures, or expenses. 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.

E. Use of Estimates

The preparation of financial statements in conformity with accounting principles generally accepted in the United States of America requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities and disclosure of contingent assets and liabilities at the date of the financial statements. Estimates also affect the reported amounts of revenue and expenditures/expense during the reporting period. Actual results could differ from those estimates.

F. Budgetary Information

The City legally adopts annual budgets for the General Fund. The City also adopts annual budgets for the Special Revenue, Debt Service, and Capital Projects Funds which are prepared on the modified accrual basis of accounting, except for the Legacy Village Park Development, and Tax Increment Economic Development District 1-14. Budgets were not adopted for these funds in 2020, and therefore, individual budget schedules are not presented. The budgets adopted for the Special Revenue and Capital Projects Funds indicate the amount that can be expended by fund based upon detailed budget estimates for individual expenditure accounts. The General Fund budget is by department and the budget for Debt Service Fund is adopted as totals for all bond issues. Budgets are also adopted as needed to calculate user charges for the Enterprise and Internal Service Funds and to determine debt service tax levies.

NOTE 1 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

F. Budgetary Information (Continued)

The City Manager may approve the transfer of budget amounts between accounts within a department's budget. City Council approval is required for any increase in a department's budget. Therefore, the legal level of budgetary control is at the department level in funds that have a budget.

NOTE 2 – STEWARDSHIP, COMPLIANCE, AND ACCOUNTABILITY

A. Deficit Fund Equity

At December 31, 2020, individual funds with deficit fund balances are as follows:

	Fund	Fund
	Fund	Fund
Capital Projects Funds	\$ (251,137)	
Public Safety Training Facility Fund	(127,870)	
Tax Increment Economic Development District 1-11	(162,292)	
Tax Increment District 1-13	(16,339)	
Tax Increment District 1-14		
Internal Service Fund		
Employee Benefits		
	(584,719)	

NOTE 3 – DEPOSITS AND INVESTMENTS

Cash balances of the City's funds are combined (pooled) and invested to the extent available in various investments authorized by *Minnesota Statutes*. Each fund's portion of this pool (or pools) is displayed in the financial statements as "cash and cash equivalents" or "investments". For purposes of identifying risk of investing public funds, the balances and related restrictions are summarized as follows.

A. Deposits

Custodial Credit Risks – Deposits: This is the risk that in the event of a bank failure, the City's deposits may not be returned to it. The City has a policy that requires the City's deposits be collateralized as required by *Minnesota Statutes* for an amount exceeding FDIC, SAIF, BIF, or FCUA coverage. As of December 31, 2020, the City's bank balance was \$0 and not exposed to custodial credit risk. The book balance as of December 31, 2020, was \$0 for deposits.

City of Maplewood
Notes to Financial Statements

City of Maplewood
Notes to Financial Statements

NOTE 3 – DEPOSITS AND INVESTMENTS (CONTINUED)

B. Investments

Pooled Investment Type	Fair Value	Investment Maturities (In Years)		
		Less Than 1	1 - 5	6 - 10
External Investment Pool -4M Fund	\$ 18,985,814	\$ 18,985,814	\$ -	\$ -
Brokered Money Market Funds	5,882,579	5,882,579	\$ -	\$ -
Long-term bonds	13,227,810	2,906,851	9,096,995	413,984
U.S. Agencies	800,132	\$ -	800,132	\$ -
Brokered certificates of deposit	12,066,003	5,239,598	6,544,099	282,306
Total	\$ 50,962,338	\$ 33,014,822	\$ 17,251,226	\$ 69,290

Non-Pooled Investment Type	Fair Value	Investment Maturities (In Years)		
		Less Than 1	1 - 5	6 - 10
Brokered Money Market Funds	\$ 204,031	\$ 204,031	\$ -	\$ -

Concentration of Credit Risk: The City's investment policy states the City will diversify its investment portfolio to eliminate the risk of loss resulting from over concentration of assets in a specific issuer, or a specific class of maturities. As of December 31, 2020, the City's investments follow the guidelines stated in its investment policy.

Credit Risk: The City's investment policy limits investments to those specified in the above statutes. As of December 31, 2020, the FFCB and FHLMC bonds were rated AA+ by Standard and Poor's (S&P) and Aaa by Moody's Investors Services, while municipal bonds were rated A to AAA by S&P and A1 to Aaa by Moody's Investors Services. Brokered certificates of deposit, money market mutual funds, and U.S. Treasury notes and bonds are unrated.

Interest Rate Risk: This is the risk that market values of securities in a portfolio would decrease due to changes in market value interest rates. The City's objective relating to interest rate risk is to mitigate declines in market value of investments due to changes in interest rates. The policy states the "prudent investor" standard of judgment should be used by those making investment decisions. The policy calls for diversity in type and maturity in order to achieve market rate of return and prevent loss.

Custodial Credit Risk – Investments: For an investment, this is the risk in the event of the failure of the counterparty the City will not be able to recover the value of its investments or collateral securities that are in the possession of an outside party. The City's policy states all investments must be fully insured and registered in the name of the City. Some City Securities held by the City's broker-dealer are not registered to the City, but are held in an insured account. The account is insured up to \$500,000 SIPC insurance and the broker-dealer provides an additional aggregate insurance policy for all of its customers as a group, not individually. It is unknown what portion of this policy is applicable to the City's portfolio.

NOTE 3 – DEPOSITS AND INVESTMENTS (CONTINUED)

B. Investments (Continued)

The City has the following recurring fair value measurements as of December 31, 2020:

• \$6,086,610 of investments are valued using a quoted market prices (Level 1 inputs)
• \$26,093,945 of investments are valued using a matrix pricing model (Level 2 inputs)
Summary of cash deposits and investments as of December 31, 2020, were as follows:
Petty cash and other cash on hand
Investments (Note 3.B.)
Total deposits and investments

Deposits and investments are presented in the December 31, 2020, basic financial statements as follows:

Statement of Net Position
Cash and investments

\$ 51,195,022

City of Maplewood
Notes to Financial Statements

NOTE 4 – CAPITAL ASSETS

Capital asset activity for the year ended December 31, 2020, was as follows:

	Beginning Balance	Increases	Decreases	Ending Balance
Governmental activities				
Capital assets, not being depreciated				
Land	\$ 14,954,964	\$ -	\$ 14,954,964	
Construction in progress	17,511,462	12,652,159	(14,875,398)	15,288,223
Total capital assets, not being depreciated	<u>32,466,426</u>	<u>12,652,159</u>	<u>(14,875,398)</u>	<u>30,243,187</u>
Capital assets, being depreciated				
Buildings	40,890,003	1,965,556	-	42,855,559
Equipment	8,803,944	482,338	(37,388)	9,248,894
Vehicles	8,318,815	435,994	(402,106)	8,352,703
Other improvements	1,397,812	-	-	1,397,812
Infrastructure	133,969,852	10,223,026	-	144,192,878
Total capital assets, being depreciated	<u>193,380,426</u>	<u>13,106,914</u>	<u>(439,494)</u>	<u>206,047,846</u>
Less accumulated depreciation for				
Buildings	14,436,190	914,429	-	15,350,619
Equipment	5,112,097	550,124	(36,711)	5,623,510
Vehicles	4,164,070	631,029	(392,876)	4,402,223
Other improvements	6,19,570	39,931	-	659,301
Infrastructure	49,103,942	2,898,765	-	52,002,707
Total capital assets being depreciated - net	<u>73,435,869</u>	<u>5,034,278</u>	<u>(429,587)</u>	<u>78,040,560</u>
Governmental activities capital assets - net	<u>119,944,557</u>	<u>8,072,636</u>	<u>(9,907)</u>	<u>128,007,286</u>
Governmental activities capital assets - net	<u>\$ 152,410,983</u>	<u>\$ 20,724,795</u>	<u>\$ (14,885,305)</u>	<u>\$ 158,250,473</u>

NOTE 4 – CAPITAL ASSETS (CONTINUED)

Capital asset activity for the year ended December 31, 2020, was as follows:

	Beginning Balance	Increases	Decreases	Ending Balance
Business-type activities				
Capital assets, not being depreciated				
Land	\$ 11,624	\$ -	\$ -	\$ 11,624
Capital assets, being depreciated				
Buildings	60,1,949	-	-	60,1,949
Improvements other than buildings	58,373,370	1,864,436	-	60,237,806
Equipment	1,026,481	102,802	-	1,129,283
Vehicles	1,166,735	-	-	1,166,735
Total capital assets, being depreciated	<u>61,168,535</u>	<u>1,867,238</u>	<u>-</u>	<u>63,135,773</u>
Less accumulated depreciation for				
Buildings	20,501,5	9,661	-	214,676
Improvements other than buildings	24,372,177	944,990	-	25,317,167
Equipment	59,4,207	82,688	-	67,6,895
Vehicles	510,455	137,169	-	647,524
Total accumulated depreciation	<u>25,681,854</u>	<u>1,174,508</u>	<u>-</u>	<u>26,856,362</u>
Total capital assets being depreciated - net	<u>35,486,681</u>	<u>792,730</u>	<u>-</u>	<u>36,279,411</u>
Business-type activities capital assets - net	<u>\$ 35,498,305</u>	<u>\$ 792,730</u>	<u>\$ -</u>	<u>\$ 36,291,035</u>
Depreciation expense was charged to functions/programs of the City as follows:				
Governmental activities				
General government	\$ 634,287			
Public safety	607,058			
Public works	2,723,257			
Parks and recreation	626,110			
Citizen services	21,933			
Community development	1,491			
Information technology	50,675			
Fleet management	3,69,467			
Total depreciation expense - governmental activities	<u>\$ 5,034,278</u>			

City of Maplewood
Notes to Financial Statements

City of Maplewood
Notes to Financial Statements

NOTE 4 – CAPITAL ASSETS (CONTINUED)

Business-type activities	\$ 208,595
Ambulance services	590,956
Environmental utility	
Sanitary sewer	374,645
Street light utility	312
Total depreciation expense - business-type activities	<u>\$ 1,174,508</u>

NOTE 5 – EMPLOYEE BENEFITS PAYABLE

The Employee Benefits (Internal Service) Fund accounts for employee fringe benefit expenses and provides a reserve to finance accumulated leave benefits and severance pay. The liabilities included in this report are the portion of accrued vacation, annual leave, sick leave, and compensatory time off hours that are payable as severance pay. These employee benefits were as listed below.

Vacation and annual leave	\$ 1,644,126
Sick leave	209,605
Compensatory time off	80,544
Accrued taxes and benefits	61,088
Total	\$ 1,905,363

Vacation, annual leave, and compensatory time off are payable when used or upon termination of employment. Sick leave is payable when used and in some cases upon termination of employment. Also, in some cases, sick leave can be converted to deferred compensation or vacation. For sworn police officers, sick leave is payable upon retirement or termination under satisfactory conditions after at least ten years of service at a rate of 50% times accumulated sick leave up to 300 days. Employees hired after May 19, 1978, receive no severance pay if their position is covered by the A.F.S.C.M.E. or Metro Supervisory Association union contracts. All other employees are eligible to receive severance pay for sick leave upon termination at a rate of 50% times accumulated sick leave with a maximum allowance of 50 days' pay.

NOTE 6 – LONG-TERM DEBT

A. Governmental Activities

During 2020, the amount of the City's long-term liabilities changed as follows:

	Balance 12/31/19	Additions	Deductions	Balance 12/31/20	Due Within One Year
G.O. Bonds	\$ 55,545,195	\$ 11,680,000	\$ (6,568,030)	\$ 60,657,165	\$ 12,019,354
Premium	2,033,753	623,447	(802,343)	1,814,857	-
Capital leases payable	1,075,149	-	(181,869)	893,280	186,002
Employee benefits	1,896,110	439,486	(300,233)	1,993,363	94,483
Total governmental activities	<u>\$ 60,510,207</u>	<u>\$ 12,742,933</u>	<u>\$ (7,892,475)</u>	<u>\$ 65,360,665</u>	<u>\$ 12,299,839</u>

NOTE 6 – LONG-TERM DEBT (CONTINUED)

A. Governmental Activities (Continued)

Principal and interest payments on the general obligation bonds are financed by the Debt Service Fund. The bonds are payable from special assessments, to be levied and collected for local improvement, from general property taxes, and from state street aid. The general credit of the City is obligated only to the extent that liens foreclosed against properties involved in special assessment districts are insufficient to retire outstanding bonds. Employee benefits payable will be financed by an internal service fund. It is not practicable to determine the specific year for payment of employee benefits payable.

In November 2020, the City issued \$5,480,000 G.O. Improvement Refunding Bonds, Series 2020A for the refunding of G.O. Improvement Bonds 2011A. The refunding was done to take advantage of lower interest rates. The refunding resulted in a decrease in future debt service payments of \$442,239. The net present value cash flow savings from the transaction was \$442,239. The refunding transaction will occur on February 1, 2021.

A summary of outstanding G.O. Bonds at December 31, 2020, is as follows:

	Average Interest Rates	Year Issued	Year of Maturity	Original Issue 12/31/20	Payable 12/31/20
Tax increment	5.68 %	1999	2023	\$ 692,297	\$ 97,165
Improvement	3.50	2011	2032	10,000,000	5,950,000
Improvement	2.13	2012	2028	5,780,000	1,650,000
State aid/street refunding	2.08	2012	2024	2,505,000	1,045,000
Improvement, CIP, and refunding	2.76	2013	2031	6,180,000	3,705,000
Refunding	2.21	2013	2024	3,700,000	1,025,000
Improvement, CIP, TIF, equipment certification	3.28	2014	2035	7,745,000	5,840,000
Refunding	2.63	2015	2036	3,790,000	2,000,000
Tax abatement refunding	2.62	2015	2031	1,215,000	870,000
Refunding	2.54	2015	2027	7,990,000	3,865,000
Improvement, CIP, equipment certification	2.09	2016	2032	3,765,000	2,905,000
Refunding	3.00	2016	2024	5,775,000	3,460,000
Improvement, tax abatement	3.00	2017	2033	3,850,000	3,310,000
Improvement refunding	2.00	2017	2025	3,145,000	2,195,000
Improvement	3.40	2018	2034	4,375,000	4,150,000
Improvement, tax abatement	3.40	2018	2034	2,565,000	2,435,000
Improvement	2.83	2019	2035	4,475,000	4,475,000
Refunding	1.95	2020	2032	5,480,000	5,480,000
Improvement	3.00	2020	2036	6,200,000	6,200,000
Total bonds payable				\$ 89,227,297	\$ 60,657,165

City of Maplewood
Notes to Financial Statements

NOTE 6 – LONG-TERM DEBT (CONTINUED)

A. Governmental Activities (Continued)

All long-term bonded indebtedness outstanding at December 31, 2020, is backed by the full faith and credit of the City, including special assessments and water revenue bond issues. Delinquent assessments receivable at December 31, 2020, were \$39,251.

Long-term bonded indebtedness listed above were issued to finance acquisition and construction of capital facilities/equipment or to refinance (refund) previous bond issues.

The scheduled annual principal and interest payments on the City's indebtedness as of December 31, 2020, are the following:

Year Ending December 31,	Principal	Interest	Total
2021	\$ 12,019,354	\$ 1,636,036	\$ 13,655,390
2022	6,309,724	1,357,416	7,667,140
2023	6,078,087	1,183,327	7,261,414
2024	5,330,000	941,275	6,271,275
2025	4,290,000	800,599	5,090,599
2026-2030	16,840,000	2,361,723	19,201,723
2031-2035	9,300,000	544,079	9,844,079
2036	490,000	4,900	494,900
Total	\$ 60,657,165	\$ 8,829,355	\$ 69,486,520

B. Business-Type Activities

During 2020, the amount of the City's long-term liabilities changed as follows:

	Balance 12/31/19	Additions	Deductions	Balance 12/31/20	Due Within One Year
Capital leases payable	\$ 145,930	\$ -	\$ (99,408)	\$ 46,522	\$ 46,522

NOTE 7 – CAPITAL LEASE OBLIGATIONS

Governmental Activities

On March 15, 2017, the City entered into a lease purchase agreement for one fire pumper truck. The capital lease obligation totaled \$657,177. The capital lease includes annual principal and interest payments totaling \$93,883 through March 15, 2023. The book value of the pumper truck was \$443,974 at December 31, 2020.

On October 30, 2019, the City entered into a lease purchase agreement for one fire pumper truck. The capital lease obligation totaled \$786,993. The capital lease includes annual principal and interest payments totaling \$112,428 through October 20, 2026. The book value of the pumper truck was \$611,924 at December 31, 2020.

City of Maplewood
Notes to Financial Statements

NOTE 6 – LONG-TERM DEBT (CONTINUED)

A. Governmental Activities (Continued)

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

Bond Issue	Use of Proceeds	Type	Revenue Pledged		Remaining Principal and Interest as of Dec 31	Term of Debt Service in Years	Current Year Revenue Received
			Percent of Total Debt Service	Debt service as % of Revenue Received			
1990/91 Tax Increment 2011A Improvement	TIF district financing	Tax increment	100.0%	n/a	2012-2022	\$ 149,997	\$ 150,500
2012A Improvement	Infrastructure improvements	Special assessments	41	6,082,356	2011-2030	\$ 717,287	46,375
2013A Refunding	Infrastructure improvements	Special assessments	28	17,745,562	2013-2027	\$ 657,537	28,617
2014A Improvement/TIF	Infrastructure improvements	Special assessments	100	1,089,975	2014-2031	\$ 304,975	282,623
2014B Refunding	Infrastructure improvements	Special assessments	37	1,080,125	2014-2024	\$ 464,225	87,970
2015A Refunding	Infrastructure improvements	Special assessments	13	1,080,125	2016-2030	\$ 652,937	45,720
2016-2026	Tax increment	Special assessments	16	0	2016-2030	"	116,908
2016-2026	Tax Abatement	Special assessments	9	0	2016-2026	\$ 229,500	962
2016-2026	Infrastructure improvements	Special assessments	75	n/a	2016-2031	\$ 440,550	81,951
2016-2026	Tax increment	Special assessments	75	n/a	2016-2031	\$ 991,700	67,400
2016-2027	Infrastructure improvements	Special assessments	30	n/a	2016-2027	\$ 4,219,386	289,131
2016-2027	Tax increment	Special assessments	30	n/a	2016-2027	\$ 3,264,169	38,663
2016-2025	Infrastructure improvements	Special assessments	30	n/a	2016-2025	\$ 3,649,600	1,078,200
2016-2025	Tax increment	Special assessments	40	n/a	2016-2025	\$ 3,881,650	113,094
2016-2025	Infrastructure improvements	Special assessments	13	n/a	2016-2025	\$ 586,000	13,005
2016-2025	Tax increment	Special assessments	26	n/a	2016-2025	\$ 815,125	23,275
2016-2028	Infrastructure improvements	Special assessments	36	n/a	2016-2028	\$ 1,443,212	130,317
2016-2028	Tax increment	Special assessments	39	n/a	2016-2028	\$ 1,720,367	195,361
2016-2029	Infrastructure improvements	Special assessments	36	n/a	2016-2029	\$ 2,046,892	-
							\$ 1,01,050
							\$ 67,400
							\$ 289,131
							\$ 38,663
							\$ 1,078,200
							\$ 113,094
							\$ 23,275
							\$ 130,317
							\$ 195,361
							\$ -
							\$ 1,01,050
							\$ 67,400
							\$ 289,131
							\$ 38,663
							\$ 1,078,200
							\$ 113,094
							\$ 23,275
							\$ 130,317
							\$ 195,361
							\$ -
							\$ 1,01,050
							\$ 67,400
							\$ 289,131
							\$ 38,663
							\$ 1,078,200
							\$ 113,094
							\$ 23,275
							\$ 130,317
							\$ 195,361
							\$ -
							\$ 1,01,050
							\$ 67,400
							\$ 289,131
							\$ 38,663
							\$ 1,078,200
							\$ 113,094
							\$ 23,275
							\$ 130,317
							\$ 195,361
							\$ -
							\$ 1,01,050
							\$ 67,400
							\$ 289,131
							\$ 38,663
							\$ 1,078,200
							\$ 113,094
							\$ 23,275
							\$ 130,317
							\$ 195,361
							\$ -
							\$ 1,01,050
							\$ 67,400
							\$ 289,131
							\$ 38,663
							\$ 1,078,200
							\$ 113,094
							\$ 23,275
							\$ 130,317
							\$ 195,361
							\$ -
							\$ 1,01,050
							\$ 67,400
							\$ 289,131
							\$ 38,663
							\$ 1,078,200
							\$ 113,094
							\$ 23,275
							\$ 130,317
							\$ 195,361
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							\$ 1,01,050
							\$ 67,400
							\$ 289,131
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							\$ 23,275
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							\$ 195,361
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							\$ 1,01,050
							\$ 67,400
							\$ 289,131
							\$ 38,663
							\$ 1,078,200
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							\$ 23,275
							\$ 130,317
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							\$ 1,01,050
							\$ 67,400
							\$ 289,131
							\$ 38,663
							\$ 1,078,200
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							\$ 1,01,050
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							\$ 67,400
							\$ 289,131
							\$ 38,663
							\$ 1,078,200
							\$ 113,094
							\$ 23,275
							\$ 130,317
							\$ 195,361
							\$ -
							\$ 1,01,050
							\$ 67,400
							\$ 289,131
							\$ 38,663
							\$ 1,078,200
							\$ 113,094
							\$ 23,275

City of Maplewood
Notes to Financial Statements

NOTE 7 – CAPITAL LEASE OBLIGATIONS (CONTINUED)

Governmental Activities (Continued)

The future minimum lease obligations and the net present value of these minimum lease payments are listed below.

Year Ending December 31,	Total
2021	\$ 206,310
2022	206,310
2023	206,310
2024	112,428
2025	112,427
2026	112,427
Total minimum lease payments	<u>956,212</u>
Less amount representing interest	<u>(62,932)</u>
	<u><u>\$ 893,280</u></u>

Present value of net minimum lease payments

Business-Type Activities

On October 14, 2016, the City entered into a lease purchase agreement for ambulance equipment. The capital lease obligation totaled \$271,631. The capital lease includes annual principal and interest payments totaling \$107,356 on October 14, 2017, and \$54,758 on October 14, 2018, 2019, and 2020. The book value of the ambulance equipment was \$148,092 at December 31, 2020.

On July 31, 2017, the City entered into a lease purchase agreement for one ambulance. The capital lease obligation totaled \$237,692. The capital lease includes annual principal and interest payments totaling \$47,538 through July 31, 2021. The book value of the ambulance was \$113,916 at December 31, 2020.

Year Ending
December 31,

Total
\$ 47,538
<u><u>(1,016)</u></u>
<u><u>\$ 46,522</u></u>

Present value of net minimum lease payments

NOTE 8 – TAX INCREMENT DISTRICTS

The City is the administering authority for the following Tax Increment Districts.

The following table reflects values as of December 31, 2020:

	Housing District 1-4	Housing District 1-5	Housing District 1-6	Housing District 1-7
Year established	1994	1994	1995	2005
Duration of district	12/31/2020	12/31/2020	12/31/2023	12/31/2031
Tax capacity				
Original	\$ 44,155	\$ 44,292	\$ 9,025	\$ 1,314
Current			145,140	20,437
Captured - retained	<u>\$ 43,700</u>	<u>\$ 43,952</u>	<u>\$ 136,115</u>	<u>\$ 19,123</u>
Year established	2005	2011	2011	2011
Duration of district	12/31/2030	12/31/2038	12/31/2041	12/31/2041
Tax capacity				
Original	\$ 9,697	\$ 20,000	\$ 2,409,372	
Current	92,734	186,834	1,986,563	
Captured - retained	<u>\$ 83,037</u>	<u>\$ 166,834</u>	<u>\$ (422,809)</u>	

The City issued tax increment bonds in the amount of \$5,185,000 in 2002, \$692,297 in 1999, \$8,190,000 in 1993, \$1,735,000 in 1989, and \$2,490,000 in 1986 for the above tax increment financing districts. These bonds were not allocated among the above districts.

City of Maplewood
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City of Maplewood
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NOTE 9 – FUND BALANCE DETAIL

At December 31, 2020, a summary of the governmental fund balance classifications are as follows:

	General Fund	Debt Service	Public Improvement Projects Fund	Nonmajor Governmental Funds	Total
Nonspendable Prepaid items	\$ 205,180	\$ -	\$ -	\$ 26,746	\$ 231,926
Restricted for Debt service	-	14,120,745	-	-	14,120,745
Economic development	-	-	-	189,717	189,717
TIF districts	-	-	-	1,572,168	1,572,168
Park development	-	-	-	1,655,218	1,655,218
Community center improvements	-	-	-	276,639	276,639
Public improvement projects	-	-	3,270,940	-	3,270,940
Total restricted	-	14,120,745	3,270,940	3,693,742	21,085,427
Committed to Charitable gambling	-	-	-	33,260	33,260
Public safety	2,589,246	-	-	2,589,246	2,589,246
Police services	-	-	-	55,011	55,011
Tree preservation	-	-	-	79,510	79,510
Cable television	-	-	-	1,008,427	1,008,427
Fire training facility - operations	-	-	-	41,850	41,850
Total committed	2,589,246	-	-	1,218,058	3,807,304
Assigned to Building replacement	-	-	34,344	34,344	
Capital projects	-	-	190,726	190,726	
Fire stations	-	-	1,942,527	1,942,527	
Police vehicles and equipment	-	-	110,438	110,438	
Right-of-way	-	-	113,137	113,137	
Streets	-	-	2,431,709	2,431,709	
WAC districts	-	-	612,479	612,479	
Total assigned	10,900,301	-	5,455,360	5,455,360	
Unassigned	\$ 13,694,727	\$ 14,120,745	\$ 3,270,940	\$ 9,816,268	\$ 40,902,680
Total fund balance	<u>\$ 13,694,727</u>	<u>\$ 14,120,745</u>	<u>\$ 3,270,940</u>	<u>\$ 9,816,268</u>	<u>\$ 40,902,680</u>

NOTE 10 – INTERFUND ASSETS/LIABILITIES

The City has the following due to/from other fund balances at December 31, 2020:

	Due To Other Funds	Due From Other Funds	Due To Other Funds
Major Funds	\$ 456,335	\$ 456,335	\$ 456,335
Nonmajor Governmental Funds			
Due to/from other funds represent temporary balances due to reclassifications of funds with internally reported negative cash balances which will be eliminated with a combination of tax levies, bond proceeds, and other operating revenues.			
There is also an advance due to the Sanitary Sewer Fund from Nonmajor Governmental Funds which represents an interfund loan related to the purchase of land. The amount of the advance is \$904,472 and carries an interest rate of 3.0% until the loan is satisfied.			

NOTE 11 – TRANSFERS

	Transfers In	Transfers In	Transfers In	Transfers In
	General	Service	Debt	Public
			Improvement	Improvement
			Projects Fund	Governmental Funds
				Total
Transfers out				
General	\$ -	\$ -	\$ -	\$ 356,071
Debt Service	-	-	6,720,277	-
Public Improvement Projects	-	-	-	1,037,629
Nonmajor Governmental Funds	2,776,137	515,433	2,346,612	\$ 356,071
Environmental Utility	160,000	334,528	2,170,637	6,720,277
Sanitary Sewer	380,000	136,018	720,864	-
Recycling	55,000	-	-	2,715,165
Street Light Utility	25,000	-	-	1,236,882
Total	\$ 3,396,137	\$ 1,035,979	\$ 11,958,390	\$ 2,343,589
	<u>\$ 3,396,137</u>	<u>\$ 1,035,979</u>	<u>\$ 11,958,390</u>	<u>\$ 18,734,095</u>

City of Maplewood
Notes to Financial Statements

NOTE 11 – TRANSFERS (CONTINUED)

Interfund transfers allow the City to allocate financial resources to the funds that receive benefit from services provided by another fund, or to establish or close out funds. All of the City's 2020 transfers fell under that category and are considered routine and consistent with previous practice.

Transfers from Debt Service Funds, into the Public Improvement Projects Fund were planned as part of the capital project financing and PIP budgets.

Nonmajor governmental funds transferred to the General Fund and Nonmajor Governmental Funds to cover CARES grant eligible expenditures.

NOTE 12 – 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; employment practices; injuries to employees; auto liability and physical damage; land use claims; and natural disasters.

Workers compensation coverage is provided through a pooled self-insurance program through the League of Minnesota Cities Insurance Trust (LMCIT). The City pays an annual premium to LMCIT based on estimated payroll and is subject to audit for the actual payroll during the policy term. The LMCIT reinsurance its workers' compensation through the Workers Compensation Reinsurance Association (WCRA) as required by law. The City can select from a number of deductible options per occurrence to lower its premium costs. An experience modification factor is applied to the policy based on loss experience from the prior three years of each policy term. The premium is adjusted either up or down based on the experience modification factor. The LMCIT may also apply a premium discount to the policy which is subjective. The amount of premium adjustment, if any, is considered immaterial and not recorded until received or paid.

Property and casualty insurance coverage is provided through a pooled self-insurance program through the LMCIT. The City pays an annual premium to the LMCIT based on reported exposures for the new policy term. The policy has a package modification factor based on claims experience from the past three years prior to the policy term, and the City receives a premium adjustment for its deductible and aggregate choices. The LMCIT uses various reinsurers for excess liability coverage needs and higher limit requirements based on contractual agreements. The City is subject to supplemental assessments if deemed necessary by the LMCIT. For property and casualty coverage, each occurrence deductible is \$50,000 with an annual aggregate deductible of \$200,000 (if the aggregate is reached, the deductible is \$1,000 per loss). Settlements have not exceeded coverages for each of the past three years.

The City carries commercial insurance for all other risks of loss, including life, employee health, and accident insurance.

City of Maplewood
Notes to Financial Statements

NOTE 13 – PENSION PLANS

The City participates in various pension plans. Total pension expense for the year ended December 31, 2020, was \$1,764,972. The components of pension expense are noted in the following plan summaries.

The General Fund and Environmental Utility, Recycling Program, and Sanitary Sewer Funds typically liquidate the liability related to pensions.

Public Employees' Retirement Association

A. Plan Description

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

General Employees Retirement Plan

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

Public Employees Police and Fire Plan

The Police and Fire Plan, originally established for police officers and firefighters not covered by a local relief association, now covers all police officers and firefighters hired since 1980. Effective July 1, 1999, the Police and Fire Plan also covers police officers and firefighters belonging to a local relief association that elected to merge with and transfer assets and administration to PERA.

B. Benefits Provided

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

General Employees Plan Benefits

General Employees Plan benefits are based on a member's highest average salary for any 5 successive years of allowable service, age, and years of credit at termination of service. Two methods are used to compute benefits for PERA's Coordinated Plan members. Members hired prior to July 1, 1989, receive the higher of Method 1 or Method 2 formulas. Only Method 2 is used for members hired after June 30, 1989. Under Method 1, the accrual rate for Coordinated members is 1.2% for each of the first 10 years of service and 1.7% for each additional year. Under Method 2, the accrual rate for Coordinated members is 1.7% for all years of service. For members hired prior to July 1, 1989, a full annuity is available when age plus years of service equal 90 and normal retirement age is 65. For members hired on or after July 1, 1989, normal retirement age is the age for unreduced Social Security benefits capped at 66.

City of Maplewood
Notes to Financial Statements

City of Maplewood
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NOTE 13 – PENSION PLANS (CONTINUED)

Public Employees' Retirement Association (Continued)

B. Benefits Provided (Continued)

General Employees Plan Benefits (Continued)

Benefit increases are provided to benefit recipients each January. Beginning in 2019, 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%. 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. For recipients receiving the annuity or benefit for at least one month but less than a full year as of the June 30 before the effective date of the increase will receive a reduced prorated increase. For members retiring on January 1, 2024, or later, the increase will be delayed until normal retirement age (age 65 if hired prior to July 1, 1989, or age 66 for individuals hired on or after July 1, 1989). Members retiring under Rule of 90 are exempt from the delay to normal retirement.

Police and Fire Plan Benefits

Benefits for the Police and Fire Plan members first hired after June 30, 2010, but before July 1, 2014, vest on a prorated basis from 50% after five years up to 100% after 10 years of credited service. Benefits for Police and Fire Plan members first hired after June 30, 2014, vest on a prorated basis from 50% after 10 years up to 100% after 20 years of credited service. The annuity accrual rate is 3% of average salary for each year of service. For Police and Fire Plan members who were first hired prior to July 1, 1989, a full annuity is available when age plus years of service equal at least 90.

Benefit increases are provided to benefit recipients each January. Beginning in 2019, the postretirement increase was 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. For 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 reduced prorated increase.

C. Contributions

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

General Employees Fund Contributions

Coordinated Plan members were required to contribute 6.5% of their annual covered salary in fiscal year 2020 and the City was required to contribute 7.2% for Coordinated Plan members. The City's contributions to the General Employees Fund for the year ended December 31, 2020, were \$557,727. The City's contributions were equal to the required contributions as set by state statute.

NOTE 13 – PENSION PLANS (CONTINUED)

Public Employees' Retirement Association (Continued)

C. Contributions (Continued)

Police and Fire Fund Contributions

Police and Fire member's contribution rates increased from 11.3% of pay to 11.8% and employer rates increased from 16.95% to 17.7% on January 1, 2020. The City's contributions to the Police and Fire Fund for the year ended December 31, 2020, were \$1,414,302. The City's contributions were equal to the required contributions as set by state statute.

D. Pension Costs

General Employees Fund Pension Costs

At December 31, 2020, the City reported a liability of \$5,977,471 for its proportionate share of the General Employees Funds 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 \$1,84,370. The net pension liability was measured as of June 30, 2020, 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, 2019, through June 30, 2020, relative to the total employer contributions received from all of PERA's participating employers. The City's proportionate share was 0.0997% at the end of the measurement period and 0.0968% for the beginning of the period.

City's proportionate share of the net pension liability

State of Minnesota's proportionate share of the net pension liability associated with the City	<u>\$ 6,161,841</u>
Total	<u><u>\$ 6,161,841</u></u>

For the year ended December 31, 2020, the City recognized pension expense of \$146,543 for its proportionate share of General Employees Plan's pension expense. Included in this amount, the City recognized \$16,046 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.

City of Maplewood
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NOTE 13 – PENSION PLANS (CONTINUED)

Public Employees' Retirement Association (Continued)

D. Pension Costs (Continued)

General Employees Fund Pension Costs (Continued)

At December 31, 2020, the City reported its proportionate share of the General Employees Plan's deferred outflows of resources and deferred inflows of resources related to pensions from the following sources:

	Deferred Outflows of Resources	Deferred Inflows of Resources
Differences between expected and actual economic experience	\$ 52,951	\$ 22,615
Changes in actuarial assumptions	-	219,078
Net collective difference between projected and actual investment earnings	90,093	-
Changes in proportion	130,252	155,681
Contributions paid to PERA subsequent to the measurement date	<u>278,864</u>	<u>-</u>
Total	\$ 542,160	\$ 397,374

The \$278,864 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, 2021. Other amounts reported as deferred outflows and deferred inflows of resources related to pensions will be recognized in pension expense as follows:

Year Ending December 31,	Pension Expense Amount
2021	\$ (444,130)
2022	12,163
2023	153,471
2024	144,418
Total	\$ (134,978)

At December 31, 2020, the City reported a liability of \$9,470,081 for its proportionate share of the Police and Fire Fund's net pension liability. The net pension liability was measured as of June 30, 2020, 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, 2019, through June 30, 2020, relative to the total employer contributions received from all of PERA's participating employers. At June 30, 2020, the City's proportionate share was 0.7234% at the end of the measurement period and 0.7310% for the beginning of the period.

The State of Minnesota also contributed \$13.5 million to the Police and Fire Fund in the plan fiscal year ended June 30, 2020. The contribution consisted of \$4.5 million in direct state aid that does not meet the definition of a special funding situation and \$9 million in fire state aid that does not meet the definition of a special funding situation. The \$4.5 million direct state aid was paid on October 1, 2019. 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 fire 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.

As a result, the State of Minnesota is included as a non-employer contributing entity in the Police and Fire Retirement Plan Schedule of Employer Allocations and Schedule of Pension Amounts by Employer, Current Reporting Period Only (pension allocation schedules) for the \$4.5 million in direct state aid. Police and Fire Plan employers need to recognize their proportionate share of the State of Minnesota's pension expense (and grant revenue) under GASB 68 special funding situation accounting and financial reporting requirements. For the year ended December 31, 2020, the City recognized pension expense of \$1,308,527 for its proportionate share of the Police and Fire Plan's pension expense. Included in this amount, the City recognized \$69,106 as pension expense (and grant revenue) for its proportionate share of the State of Minnesota's contribution of \$4.5 million to the Police and Fire Fund. 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 \$9 million in fire state aid. The City also recognized \$224,619 for the year ended December 31, 2020, as revenue and an offsetting reduction of the net pension liability for its proportionate share of the State of Minnesota's on-behalf contributions to the Police and Fire Fund.

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NOTE 13 – PENSION PLANS (CONTINUED)

Public Employees' Retirement Association (Continued)

D. Pension Costs (Continued)

Police and Fire Fund Pension Costs (Continued)

At December 31, 2020, the City reported its proportionate share of the Police and Fire Plan's 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	\$ 410,463	\$ 411,243
Changes in actuarial assumptions	2,902,133	5,543,382
Net collective difference between projected and actual investment earnings	389,499	-
Changes in proportion	618,703	107,193
Contributions paid to PERA subsequent to the measurement date	<u>707,151</u>	<u>-</u>
Total	<u>\$ 5,027,949</u>	<u>\$ 6,061,818</u>

The \$707,151 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, 2021. Other amounts reported as deferred outflows and inflows of resources related to pensions will be recognized in pension expense as follows:

Year Ending December 31,	Pension Expense Amount
2021	\$ (504,548)
2022	(2,235,918)
2023	507,900
2024	498,317
2025	(6,771)
Total	<u>\$ (1,741,020)</u>

NOTE 13 – PENSION PLANS (CONTINUED)

Public Employees' Retirement Association (Continued)

E. Actuarial Assumptions

The total pension liability in the June 30, 2020, actuarial valuation was determined using an individual entity-age normal actuarial cost method and the following actuarial assumptions:

	General Employees Fund	Police and Fire Fund
Inflation	2.25 %	2.50 %
Salary increase	3.00 %	3.25 %
Investment rate of return	7.50 %	7.50 %

Salary increases were based on a service-related table. Mortality rates for active members, retirees, survivors, and disability rates for all plans were based on RP 2014 tables for males or females, as appropriate, with slight adjustments to fit PERA's experience. Cost of living benefit increases after retirement for retirees are assumed to be 1.25% per year for the General Employees Plan and 1.0% per year for the Police and Fire Plan.

Actuarial assumptions used in the June 30, 2020, valuation were based on the results of actuarial experience studies. The most recent four-year experience study in the General Employees Plan was completed in 2019. The assumption changes were adopted by the Board and became effective with the July 1, 2020, actuarial valuation. The most recent four-year experience study for Police and Fire Plan was completed in 2020. The recommended assumptions for that plan was adopted by the Board and will be effective with the July 1, 2021, actuarial valuation if approved by the Legislature.

The following changes in actuarial assumptions occurred in 2020:

General Employees Fund	Changes in Actuarial Assumptions:
	• The price inflation assumption was decreased from 2.5% to 2.25%.
	• The payroll growth assumption was decreased from 3.25% to 3.0%.
	• Assumed salary increase rates were changed as recommended in the June 30, 2019, experience study. The net effect is assumed rates that average 0.25% less than previous rates.
	• Assumed rates of retirement were changed as recommended in the June 30, 2019, experience study. The changes result in more unreduced (normal) retirements and slightly fewer Rule of 90 and early retirements.
	• Assumed rates of termination were changed as recommended in the June 30, 2019, experience study. The new rates are based on service and are generally lower than the previous rates for years 2-5 and slightly higher thereafter.
	• Assumed rates of disability were changed as recommended in the June 30, 2019, experience study. The change results in fewer predicted disability retirements for males and females.

City of Maplewood
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NOTE 13 – PENSION PLANS (CONTINUED)

Public Employees' Retirement Association (Continued)

E. Actuarial Assumptions (Continued)

Changes in Actuarial Assumptions: (Continued)

- The base mortality table for healthy annuitants and employees was changed from the RP-2014 table to the Pub-2010 General Mortality table, with adjustments. The base mortality table for disabled annuitants was changed from the RP-2014 disabled annuitant mortality table to the Pub-2010 General/Teacher disabled annuitant mortality table, with adjustments.
- The mortality improvement scale was changed from Scale MP-2018 to Scale MP-2019.
- The assumed spouse age difference was changed from two years older for females to one year older.
- The assumed number of married male new retirees electing the 100% Joint and Survivor option changed from 35% to 45%. The assumed number of married female new retirees electing the 100% Joint and 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% thereafter. Augmentation was eliminated for privatizations occurring after June 30, 2020.

Police and Fire Fund

Changes in Actuarial Assumptions:

- The mortality projection scale was changed from MP-2018 to MP-2019.
- Changes in Plan Provisions:
 - There have been no changes since the prior valuation.

NOTE 13 – PENSION PLANS (CONTINUED)

Public Employees' Retirement Association (Continued)

E. Actuarial Assumptions (Continued)

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 stocks	35.5 %	5.10 %
International stocks	17.5	5.30
Bonds (fixed income)	20.0	0.75
Alternative assets (private markets)	25.0	5.90
Cash	2.0	0.00
Total		<u>100 %</u>

F. Discount Rate

The discount rate used to measure the total pension liability in 2020 was 7.5%. The projection of cash flows used to determine the discount rate assumed that contributions from Plan members and employers will be made at rates set in *Minnesota Statutes*. Based on these assumptions, the fiduciary net positions of the General Employees Fund and the Police and Fire Fund 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.

City of Maplewood
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NOTE 13 – PENSION PLANS (CONTINUED)

Public Employees' Retirement Association (Continued)

G. Pension Liability Sensitivity

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

	1% Decrease in Discount Rate (6.5%)	1% Increase in Discount Rate (7.5%)	1% Increase in Discount Rate (8.5%)
City's proportionate share of the General Employees Fund net pension liability	\$ 9,579,812	\$ 5,977,471	\$ 3,005,828

City's proportionate share of the Police and Fire Fund net pension liability (asset)

	1% Decrease in Discount Rate (6.5%)	1% Increase in Discount Rate (7.5%)	1% Increase in Discount Rate (8.5%)
City's proportionate share of the Police and Fire Fund net pension liability (asset)	\$ 18,939,893	\$ 9,470,081	\$ 1,635,471

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 on the Internet at www.mnpera.org.

Deferred Compensation

The majority of City employees during 2020 received supplemental pension benefits, which consist of City contributions to deferred compensation plan. The City's contribution rates during 2020 were 6% of regular gross pay for the City Manager, 3% to 4% of regular gross pay for supervisory employees and \$110 to \$200 per month for all other employees. The cost of these supplemental pension benefits in 2020 was \$306,496.

NOTE 14 – POST EMPLOYMENT HEALTH CARE PLAN

A. Plan Description

The City's defined benefit OPEB plan provides a single-employer defined benefit health care plan to eligible retirees. The plan offers medical and dental coverage. Medical coverage is administered by Medica. Dental coverage is administered by Delta Dental. It is the City's policy to periodically review its medical and dental coverage and to obtain requests for proposals in order to provide the most favorable benefits and premiums for City employees and retirees. No assets are accumulated in a trust.

NOTE 14 – POST EMPLOYMENT HEALTH CARE PLAN (CONTINUED)

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. Eligibility for benefits is the earlier of age 50 and 3 years of service for firefighter and police, age 55 and 3 years of service for other activities, or age 65.

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 years of age, Medicare becomes the primary insurer and the City's plan becomes secondary.

C. Contributions

Retirees contribute to the health care plan at the same rate as City employees. This results in the retirees receiving an implicit rate subsidy. Contribution requirements are established by the City, based on the contract terms with Medica and Delta Dental. The required contributions are based on projected pay-as-you-go financing requirements. For the year 2020, the City contributed \$0 to the plan.

D. Members

As of January 1, 2019, the following were covered by the benefit terms:

Inactive employees or beneficiaries currently receiving benefits	4
Active employees	150
Total	154

City of Maplewood
Notes to Financial Statements

City of Maplewood
Notes to Financial Statements

NOTE 14 – POST EMPLOYMENT HEALTH CARE PLAN (CONTINUED)

E. Actuarial Assumptions

The total OPEB liability was determined by an actuarial valuation as of January 1, 2019, using the following actuarial assumptions, applied to all periods included in the measurement, unless otherwise specified:

Key Methods and Assumptions Used in Valuation of Total OPEB Liability

Salary increases	3.00%, including inflation
Inflation	2.50%
Healthcare cost trend increases	6.25% initially, in 2020 grading to 5.00% over 5 years

Mortality assumption	RP-2014 Mortality Tables (Blue Collar for Public Safety, White Collar for Others) with MP-2018 Generational Improvement Scale

The actuarial assumptions used in the January 1, 2019, valuation was based on the results of an actuarial experience study for the period January 1, 2018 – December 31, 2018.

The discount rate used to measure the total OPEB liability was 2.9% based on the estimated yield of 20-year municipal bonds.

NOTE 14 – POST EMPLOYMENT HEALTH CARE PLAN (CONTINUED)

F. Total OPEB Liability
The City's total OPEB liability of \$2,724,899 was measured as of January 1, 2020, and was determined by an actuarial valuation as of January 1, 2019.

Changes in the total OPEB liability are as follows:

	Total OPEB Liability
	\$ 2,397,358
Changes at January 1, 2020	
Changes for the year	
Service cost	144,214
Interest	95,006
Assumption changes	171,925
Benefit payments	(83,604)
Net changes	327,541
Balances at December 31, 2020	\$ 2,724,899

Changes of assumptions and other inputs reflect a change in the discount rate from 3.8% in 2019 to 2.9% in 2020.

The General Fund, and Ambulance Service, Environmental Utility, Recycling Program, and Sanitary Sewer business-type activities enterprise funds typically liquidate the liability related to OPEB.

City of Maplewood
Notes to Financial Statements

NOTE 14 – POST EMPLOYMENT HEALTH CARE PLAN (CONTINUED)

G. OPEB Liability Sensitivity

The following presents the City's total OPEB liability calculated using the discount rate of 2.9% as well as the liability measured using 1 percentage lower and 1 percentage higher than the current discount rate.

Total OPEB Liability		
	Current (2.9%)	1% increase (3.9%)
\$ 2,957,813	\$ 2,724,899	\$ 2,509,657

The following 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 percentage lower and 1 percentage higher than the current healthcare cost trend rates.

Total OPEB Liability		
	Current (6.25% decreasing to 5.0%)	1% increase (7.25% decreasing to 6.0%)
\$ 2,415,607	\$ 2,724,899	\$ 3,090,008

H. OPEB Expense, Deferred Outflows of Resources, and Deferred Inflows of Resources Related to OPEB

For the year ended December 31, 2020 the City recognized OPEB expense of \$137,648. At December 31, 2020, the City reported deferred outflows of resources and deferred inflows of resources related to OPEB from the following sources:

	Deferred Outflows of Resources	Deferred Inflows of Resources
Assumption changes	\$ 218,536	\$ 407,870
Liability losses	253,349	-
Employer contributions made after the measurement date	90,084	-
Total	\$ 561,969	\$ 407,870

City of Maplewood
Notes to Financial Statements

NOTE 14 – POST EMPLOYMENT HEALTH CARE PLAN (CONTINUED)

H. OPEB Expense, Deferred Outflows of Resources, and Deferred Inflows of Resources Related to OPEB (Continued)

The \$90,084 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, 2021. Other amounts reported as deferred outflows of resources and deferred inflows of resources related to OPEB will be recognized in OPEB expense as follows:

	Year Ending December 31,	Total
\$ 8,512	2021	\$ 8,512
8,512	2022	8,512
8,512	2023	8,512
8,512	2024	8,512
8,512	2025	8,512
	Thereafter	21,455
		\$ 64,015

NOTE 15 – CONTRACT COMMITMENTS

The City has entered into numerous construction contracts with outstanding commitments of \$1,297,082 as of December 31, 2020.

NOTE 16 – CONTINGENCIES

A. Litigation

The City is a defendant in various lawsuits. The likelihood of loss is unknown, however, losses up to \$1,000,000 will be covered by the City's insurance carrier, less a \$50,000 deductible. The resolution of these matters should not have a material adverse effect on the financial condition of the City.

B. 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, 2020.

City of Maplewood
Notes to Financial Statements

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NOTE 16 – CONTINGENCIES (CONTINUED)

C. Tax Increment Districts

The City's tax increment districts are subject to review by the State of Minnesota Office of the State Auditor (OSA). Any disallowed claims or misuse of tax increments could become a liability of the applicable fund. Management has indicated that they are not aware of any instances of noncompliance which would have a material effect on the financial statements.

D. Other Contingencies

On March 13, 2020, a national emergency was declared for the COVID-19 outbreak in the United States of America. This event affects the economy and financial markets. The extent of the impact on the City may be both direct and indirect and will vary based on the duration of the outbreak and various other factors. An estimate of the financial effect on the City's financial statements at December 31, 2019, cannot be determined at this time.

NOTE 17 – COMMERCIAL DEVELOPMENT REVENUE NOTES/BONDS

From time to time, the City has issued Commercial Development Revenue Notes/Bonds in accordance with the Minnesota Municipal Industrial Development Act. These obligations are issued to provide financial assistance to private-sector entities for the acquisition and construction of industrial and commercial facilities deemed to be in the public interest. The obligations are secured by the property financed and are payable solely from payments received on the underlying mortgage loans. Upon repayment of the obligations, ownership of the acquired facilities transfers to the private-sector entity served by the debt issuance. Neither the City, the State nor any political subdivision is obligated in any manner for repayment of the obligations. Accordingly, the bonds are not reported as liabilities in the accompanying financial statements.

There were 17 series of notes/bonds outstanding, with an aggregate principal amount payable of \$43,425,175 on December 31, 2020.

NOTE 18 – DEFERRED AD VALOREM TAX LEVIES – BONDED DEBT

General obligation bond issues sold by the City are financed by ad valorem tax levies and special assessment bond issues in addition to special assessments levied against the benefiting properties. When a bond issue to be financed partially or completely by ad valorem tax levies is sold, specific annual amounts of such tax levies are stated in the bond resolution and the County Auditor is notified and instructed to levy these taxes over the appropriate years. The future tax levies are subject to cancellation when and if the City has provided alternative sources of financing. The City Council is required to levy any additional taxes found necessary for full payment of principal and interest.

These future scheduled tax levies are not shown as assets in the accompanying financial statements at December 31, 2020.

NOTE 19 – NEW STANDARDS ISSUED BUT NOT YET IMPLEMENTED

C. Leases

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

D. Other

GASB Statement No. 89, Accounting for Interest Cost Incurred Before the End of a Construction Period enhances the relevance and comparability of information about capital assets and the cost of borrowing for a reporting period and simplifies accounting for interest cost incurred before the end of a construction period. This statement will be effective for the year ending December 31, 2021.

City of Maplewood
Schedule of Revenues, Expenditures, and
Changes in Fund Balances -
Budget and Actual - General Fund
Year Ended December 31, 2020

	Budgeted Amounts		Variance with Final Budget - Over (Under)
	Original	Final	Actual Amounts
Revenues			
General property taxes	\$ 17,481,000	\$ 17,481,000	\$ 17,325,338
Miscellaneous taxes	-	-	22,184
Licenses and permits	1,328,000	1,598,000	1,914,037
Special assessments	-	-	464
Intergovernmental			
Local government aid	209,920	209,920	209,920
Fire aid	201,000	201,000	211,785
Police aid	585,100	585,100	622,597
Federal grants	40,000	40,000	76,788
Other grants and aids	521,090	521,090	525,045
Total intergovernmental revenue	1,557,110	1,557,110	1,646,135
Charges for services			
General government	754,900	754,900	498,318
Public safety	56,800	56,800	22,041
Public works	5,500	5,500	563
Parks and recreation	397,550	397,550	108,938
Community development	61,530	345,300	709,292
Total charges for services	1,830,050	1,560,050	1,339,152
Fines and forfeits	166,000	166,000	130,099
Investment income	87,560	87,560	260,862
Miscellaneous			
Contributions and donations	-	-	4,625
Rent	1,400	1,400	1,665
Other	75,270	75,270	66,694
Total miscellaneous	76,670	76,670	72,984
Total revenues	22,526,390	22,526,390	22,711,255
Expenditures			
General government			
Administration	1,889,880	1,889,880	1,821,405
Finance	1,375,520	1,375,520	1,416,973
Legislative	157,730	157,700	152,358
Total general government	3,423,130	3,423,100	3,390,736
Public safety			
Police	10,238,620	10,238,620	9,682,542
Fire	2,486,050	2,486,050	2,751,888
Fire capital outlay	-	-	13,451
Total public safety	12,724,670	12,724,670	12,447,881

REQUIRED SUPPLEMENTARY INFORMATION

City of Maplewood
Schedule of Revenues, Expenditures, and
Changes in Fund Balances -
Budget and Actual - General Fund
Year Ended December 31, 2020

	Budgeted Amounts	Actual Amounts	Variance with Final Budget - Over (Under)
	Original	Final	
Expenditures (Continued)			
Public works			
Administration	\$ 321,180	\$ 321,180	\$ 333,241 \$ 12,061
Streets and alleys	938,920	938,920	901,124 (37,796)
Engineering	652,810	652,810	635,386 (17,424)
Snow and ice removal	800,650	800,650	685,371 (115,279)
Transit operations	1,033,800	1,033,800	981,578 (52,222)
Building operations	623,570	623,570	564,854 (60,516)
Building operations capital outlay			
Total public works	<u><u>\$ 4,372,730</u></u>	<u><u>\$ 4,372,730</u></u>	<u><u>\$ 4,133,386 (239,344)</u></u>
Parks and recreation			
Park administration	292,570	292,600	189,488 (103,112)
Park maintenance	292,840	292,840	185,791 (107,049)
Park maintenance capital outlay	-	-	15,886 (15,886)
Recreation program	728,610	728,610	431,872 (296,738)
Total parks and recreation	<u><u>\$ 1,314,020</u></u>	<u><u>\$ 1,314,050</u></u>	<u><u>\$ 823,037 (491,013)</u></u>
Community development			
Total expenditures	<u><u>\$ 1,481,840</u></u>	<u><u>\$ 1,481,840</u></u>	<u><u>\$ 1,415,921 (65,919)</u></u>
Excess of revenues over (under) expenditures	<u><u>(790,000)</u></u>	<u><u>(\$ 790,000)</u></u>	<u><u>500,294 1,290,294</u></u>

Other Financing Sources (uses)

Transfers in	1,240,000	3,393,213	3,396,137 2,924
Transfers out	-	-	(356,071) (5,283) 5,283
Proceeds from sale of capital asset	-	-	
Total other financing sources (uses)	<u><u>\$ 1,240,000</u></u>	<u><u>\$ 3,393,213</u></u>	<u><u>\$ 3,045,349 (347,864)</u></u>
Net change in fund balances	<u><u>\$ 450,000</u></u>	<u><u>\$ 2,603,213</u></u>	<u><u>\$ 3,545,643 \$ 942,430</u></u>

Fund Balances	
Beginning of year	<u><u>\$ 10,149,084</u></u>
End of year	<u><u>\$ 13,694,227</u></u>

City of Maplewood
Schedule of Changes in Total OPEB Liability
and Related Ratios

	12/31/17	12/31/18	12/31/19	12/31/20
Total OPEB Liability	\$ 143,525	\$ 161,353	\$ 118,889	\$ 144,214
Service cost	80,865	87,160	83,798	95,006
Interest	-	-	316,687	-
Differences between expected and actual experience	-	-	(509,828) (64,744)	171,925
Changes of assumptions	(105,010)	(47,549)	(296,670) (55,208)	(83,604) 327,541
Benefit payments	<u><u>119,380</u></u>	<u><u>2,036,516</u></u>	<u><u>2,155,896</u></u>	<u><u>2,452,566</u></u>
Net change in total OPEB liability	<u><u>\$ 215,5896</u></u>	<u><u>\$ 2,452,566</u></u>	<u><u>\$ 2,397,358</u></u>	<u><u>\$ 2,724,899</u></u>
Beginning of year				
End of year				
Covered payroll	\$ 11,439,056	\$ 11,782,228	\$ 12,260,663	\$ 12,623,483
Total OPEB liability as a percentage of covered payroll	18.83%	20.82%	19.55%	21.58%

Note: Schedule is intended to show ten year trend. Additional years will be reported as they become available.

City of Maplewood
Schedule of City's Proportionate Share
of Net Pension Liability
General Employees Retirement Fund
Last Ten Years

For Fiscal Year Ended June 30,	City's Proportionate Share of the Net Pension Liability (Asset)	City's Proportionate Share (Amount) of the Net Pension Liability (Asset)	State's Proportionate Share (Amount) of the Net Pension Liability (Asset)	City's Proportionate Share (Amount) of the Net Pension Liability (Asset)	City's Proportionate Share (Amount) of the Net Pension Liability (Asset)	City's Proportionate Share (Amount) of the Net Pension Liability (Asset)	City's Proportionate Share (Amount) of the Net Pension Liability (Asset)
2015	0.1134%	\$ 5,876,977	\$ 113,115	\$ 5,876,977	\$ 6,532,187	\$ 89,69%	78.19%
2016	0.1067%	8,663,511	130,89%	8,663,511	8,776,626	6,618,947	68.91%
2017	0.1033%	6,722,283	84,525	6,722,283	6,806,308	6,783,507	75.90%
2018	0.0985%	5,464,376	179,363	5,464,376	5,643,739	6,622,947	82.51%
2019	0.0988%	5,351,855	166,326	5,351,855	5,518,181	6,849,787	78.13%
2020	0.0997%	5,977,471	184,370	5,977,471	6,161,841	7,108,613	84.09%

Note: Schedule is intended to show ten year trend. Additional years will be reported as they become available.

Schedule of City's Proportionate Share
of Net Pension Liability
Public Employees Police and Fire Retirement Fund
Last Ten Years

For Fiscal Year Ended June 30,	City's Proportionate Share of the Net Pension Liability (Asset)	City's Proportionate Share (Amount) of the Net Pension Liability (Asset)	State's Proportionate Share (Amount) of the Net Pension Liability (Asset)	City's Proportionate Share (Amount) of the Net Pension Liability (Asset)	City's Proportionate Share (Amount) of the Net Pension Liability (Asset)	City's Proportionate Share (Amount) of the Net Pension Liability (Asset)	City's Proportionate Share (Amount) of the Net Pension Liability (Asset)
2015	0.6780%	\$ 7,703,667	N/A	\$ 7,703,667	\$ 6,041,580	127.51%	86.61%
2016	0.6570%	26,366,553	N/A	26,366,553	6,329,895	416.54%	63.88%
2017	0.6720%	9,012,320	N/A	9,012,320	6,902,148	130.57%	85.43%
2018	0.6734%	7,138,282	N/A	7,138,282	7,118,302	100.28%	88.44%
2019	0.7310%	7,683,549	N/A	7,683,549	7,710,896	99.65%	89.26%
2020	0.7234%	9,470,081	224,619	9,494,700	8,163,365	118.76%	87.19%

Note: Schedule is intended to show ten year trend. Additional years will be reported as they become available.

See notes to required supplementary information.

City of Maplewood
Schedule of City Contributions
General Employees Retirement Fund
Last Ten Years

Fiscal Year Ending December 31.,	Statutorily Required Contribution	Contributions in Relation to the Statutorily Required Contribution	Contribution Deficiency (Excess)	City's Covered Payroll	Contributions as a Percentage of Covered Payroll
2015	\$ 49,414	\$ 49,414	\$ -	\$ 6,552,187	7.5%
2016	504,776	504,776	\$ -	6,730,347	7.5%
2017	481,830	481,830	\$ -	6,424,400	7.5%
2018	511,996	511,996	\$ -	6,826,613	7.5%
2019	520,443	520,443	\$ -	6,939,240	7.5%
2020	557,727	557,727	\$ -	7,436,360	7.5%

Schedule of City Contributions
Public Employees Police and Fire Retirement Fund
Last Ten Years

Fiscal Year Ending December 31.,	Statutorily Required Contribution	Contributions in Relation to the Statutorily Required Contribution	Contribution Deficiency (Excess)	City's Covered Payroll	Contributions as a Percentage of Covered Payroll
2015	\$ 978,736	\$ 978,736	\$ -	\$ 6,041,580	16.20%
2016	1,051,846	1,051,846	\$ -	6,492,877	16.20%
2017	1,113,654	1,113,654	\$ -	6,874,407	16.20%
2018	1,191,914	1,191,914	\$ -	7,357,494	16.20%
2019	1,357,690	1,357,690	\$ -	8,096,971	16.95%
2020	1,414,302	1,414,302	\$ -	7,990,407	17.70%

Note: Schedule is intended to show ten year trend. Additional years will be reported as they become available.

City of Maplewood
Notes to Required Supplementary Information

BUDGETS

The General Fund and Special Revenue Fund 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 department level for all funds.

GENERAL EMPLOYEES FUND

2020 Changes

Changes in Actuarial Assumptions

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

- The assumed number of married male new retirees electing the 100% Joint and Survivor option changed from 35% to 45%. The assumed number of married female new retirees electing the 100% Joint and 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% thereafter. 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.
- 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.

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%.

City of Maplewood
Notes to Required Supplementary Information

GENERAL EMPLOYEES FUND (CONTINUED)

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 1.0% per year through 2044 and 2.5% per year thereafter to 1.25% per year.

Changes in Plan Provisions

- The augmentation adjustment in early retirement factors is eliminated over a five-year period starting July 1, 2019, resulting in actuarial equivalence after June 30, 2024.
- Interest credited on member contributions decreased from 4.00% to 3.00%, beginning July 1, 2018.
- Deferred augmentation was changed to 0.00%, effective January 1, 2019. Augmentation that has already accrued for deferred members will still apply.
- Contribution stabilizer provisions were repealed.
- Postretirement benefit increases were changed from 1.00% per year with a provision to increase to 2.50% upon attainment of 90.00% funding ratio to 50.00% of the Social Security Cost of Living Adjustment, not less than 1.00% and not more than 1.50%, beginning January 1, 2019.
- For retirements on or after January 1, 2024, the first benefit increase is delayed until the retiree reaches normal retirement age; does not apply to Rule of 90 retirees, disability benefit recipients, or survivors.
- Actuarial equivalent factors were updated to reflect revised mortality and interest assumptions.

2017 Changes

Changes in Actuarial Assumptions

- The CSA loads were changed from 0.8% for active members and 60% for vested and non-vested deferred members. The revised CSA loads are now 0.0% for active member liability, 15% for vested deferred member liability and 3% for non-vested deferred member liability.
- The assumed post-retirement benefit increase rate was changed from 1.0% per year for all years to 1.10% per year through 2044 and 2.5% per year thereafter.

Changes in Plan Provisions

- The State's contribution for the Minneapolis Employees Retirement Fund equals \$16,000,000 in 2017 and 2018, and \$6,000,000 thereafter.
- The Employer Supplemental Contribution for the Minneapolis Employees Retirement Fund changed from \$21,000,000 to \$31,000,000 in calendar years 2019 to 2031. The State's contribution changed from \$16,000,000 to \$6,000,000 in calendar years 2019 to 2031.

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%.

City of Maplewood
Notes to Required Supplementary Information

City of Maplewood
Notes to Required Supplementary Information

GENERAL EMPLOYEES FUND (CONTINUED)

2016 Changes (Continued)

Changes in Actuarial Assumptions (Continued)

- Other assumptions were changed pursuant to the experience study dated June 30, 2015. The assumed future salary increases, payroll growth, the inflation was decreased by 0.25% to 3.25% for payroll growth and 2.50% for inflation.
- Changes in Plan Provisions
- There have been no changes since the prior valuation.

2015 Changes

Changes in Actuarial Assumptions

- The assumed post-retirement benefit increase rate was changed from 1.0% per year through 2030 and 2.5% per year thereafter to 1.0% per year through 2035 and 2.5% per year thereafter.

Changes in Plan Provisions

- On January 1, 2015, the Minneapolis Employees Retirement Fund was merged into the General Employees Fund, which increased the total pension liability by \$1.1 billion and increased the fiduciary plan net position by \$892 million. Upon consolidation, state and employer contributions were revised; the State's contribution of \$6.0 million, which meets the special funding situation definition, was due September 2015.

POLICE AND FIRE FUND

2020 Changes

Changes in Actuarial Assumptions

- The mortality projection scale was changed from MP-2018 to MP-2019.
- Changes in Plan Provisions
- There have been no changes since the prior valuation.

2019 Changes

Changes in Actuarial Assumptions

- The mortality projection scale was changed from MP-2017 to MP-2018.
- Changes in 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.
- Changes in Plan Provisions
- Postretirement benefit increases were changed to 1.00% for all years, with no trigger.
- An end date of July 1, 2048, was added to the existing \$9.0 million state contribution.
- New annual state aid will equal \$4.5 million in fiscal years 2019 and 2020, and \$9.0 million thereafter until the plan reaches 100% funding, or July 1, 2048, if earlier.
- Member contributions were changed from 10.80% to 11.30% of pay, effective January 1, 2019, and 11.80% of pay, effective January 1, 2020.
- Employer contributions were changed from 16.20% to 16.95% of pay, effective January 1, 2019, and 17.70% of pay, effective January 1, 2020.
- Interest credited on member contributions decreased from 4.00% to 3.00%, beginning July 1, 2018.
- Deferred augmentation was changed to 0.00%, effective January 1, 2019. Augmentation that has already accrued for deferred members will still apply.
- Actuarial equivalent factors were updated to reflect revised mortality and interest assumptions.

2017 Changes

Changes in Actuarial Assumptions

- Assumed salary increases were changed as recommended in the June 30, 2016, experience study.
- The net effect is proposed rates that average 0.34% lower than the previous rates.
- Assumed rates of retirement were changed, resulting in fewer retirements.
- The CSA load was 30% for vested and non-vested deferred members. The CSA has been changed to 33% for vested members and 2% 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.

City of Maplewood
Notes to Required Supplementary Information

City of Maplewood
Notes to Required Supplementary Information

POLICE AND FIRE FUND (CONTINUED)

2017 Changes (Continued)

Changes in Actuarial Assumptions (Continued)

- Assumed termination rates were decreased to 3% 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% to 60%.
- 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% for all years to 1% per year through 2064 and 2.5% thereafter.
- The single discount rate was changed from 5.6% per annum to 7.5% per annum.
- There have been no changes since the prior valuation.

POST EMPLOYMENT HEALTHCARE PLAN

2020 Changes

Changes in Actuarial Assumptions

- The discount rate was changed from 3.80% to 2.9% at January 1, 2020.
- 2019 Changes**
- Changes in Actuarial Assumptions
- The discount rate was changed from 3.30% to 3.80% at January 1, 2019.
 - The retiree plan participation percentage was changed from 75% to 60%.
 - The retirement and withdrawal tables for Police and Fire Personnel were updated.
 - The health care trend rates were changed to better anticipate short term and long term medical increases.
 - The mortality tables were updated from the RP-2014 White Collar Mortality Tables with MP-2016 Generational Improvement Scale (with Blue Collar adjustment for Police and Fire Personnel) to the RP-2014 White Collar Mortality Tables with MP-2018 Generational Improvement Scale (with Blue Collar adjustment for Police and Fire Personnel).

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 single discount rate changed from 7.9% to 5.60%.
- 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.

Changes in Plan Provisions

- There have been no changes since the prior valuation.

2015 Changes

Changes in Actuarial Assumptions

- The assumed post-retirement benefit increase rate was changed from 1.0% per year through 2030 and 2.5% per year thereafter to 1.0% per year through 2037 and 2.5% per year thereafter.
- Changes in Plan Provisions
- The post-retirement benefit increase to be paid after attainment of the 90% funding threshold was changed, from inflation up to 2.5%, to a fixed rate of 2.5%.

City of Maplewood
Nonmajor Governmental Funds

Special Revenue Funds

Special Revenue Funds are used to account for the proceeds of specific revenue sources that are legally restricted or committed to expenditures for specified purposes.

Capital Projects Funds

The Capital Project Funds account for financial resources to be used for the acquisition or construction of major capital facilities (other than those financed by proprietary funds).

SUPPLEMENTARY INFORMATION

City of Maplewood
Combining Balance Sheet -
Nonmajor Governmental Funds
December 31, 2020

	Special Revenue	Capital Projects	Total Nonmajor Governmental Funds	Total Nonmajor Governmental Funds
Assets				
Cash and investments	\$ 12,64,040	\$ 8,750,817	\$ 10,014,857	
Accrued interest receivable	2,404	17,430	19,834	
Due from other governments	5,857	48,283	54,140	
Accounts receivable	150,379	318,865	469,244	
Due from other funds	-	456,335	456,335	
Property taxes receivable				
Delinquent	1,552	12,415	13,967	
Due from Ramsey County	2,785	25,210	27,995	
Special assessments receivable	-	11	11	
Delinquent	-	403,509	403,509	
Special deferred - county	-	1,227	1,227	
Due from Ramsey County	-	100,000	100,000	
Notes receivable	26,746	-	26,746	
Prepaid items	1,000,447	475,700	1,476,147	
Land held for resale				
Total assets	<u>\$ 2,454,210</u>	<u>\$ 10,609,802</u>	<u>\$ 13,064,012</u>	
Liabilities				
Accounts payable	\$ 3,622	\$ 1,102,405	\$ 1,106,027	
Due to other governments	1,774	341	2,115	
Contracts payable	-	15,000	15,000	
Deposits payable	92,129	235,674	327,803	
Salaries and benefits payable	9,140	2,365	11,505	
Due to other funds	-	456,335	456,335	
Advance payable	904,472	-	904,472	
Total liabilities	<u>1,011,137</u>	<u>1,812,120</u>	<u>2,833,257</u>	
Deferred Inflows of Resources				
Unavailable revenue - taxes and assessments				
Fund Balances				
Nonspendable	26,746	-	26,746	
Restricted	189,717	3,504,025	3,693,742	
Committed	1,218,058	-	1,218,058	
Assigned	-	5,435,360	5,435,360	
Unassigned		(557,638)	(557,638)	
Total fund balances	<u>1,434,521</u>	<u>8,381,747</u>	<u>9,816,268</u>	
Total liabilities, deferred inflows of resources, and fund balances	<u>\$ 2,454,210</u>	<u>\$ 10,609,802</u>	<u>\$ 13,064,012</u>	
Net change in fund balances				
Fund Balances				
Beginning of year				
End of year				

	Special Revenue	Capital Projects	Total Nonmajor Governmental Funds
	\$ 118,486	\$ 922,618	\$ 1,041,104
General property taxes		1,967,850	1,967,850
Tax increment collections		597,084	1,231,091
Miscellaneous taxes		-	1,828,175
Licenses and permits		-	19,947
Intergovernmental		3,097,067	4,181,058
Special assessments		-	384,396
Charges for services		2,200	485,734
Fines and forfeitures		26,827	-
Investment income		24,375	167,882
Miscellaneous		-	192,257
Contributions and donations		-	4,000
Rent		-	83,074
Other		-	7,959
Total revenues		16,373	91,033
	<u>\$ 3,965,486</u>	<u>6,296,786</u>	<u>10,262,272</u>

	Fund Balances	Beginning of year	End of year
Beginning of year			
End of year			

City of Maplewood
Nonmajor Special Revenue Funds

The Special Revenue Funds account for the proceeds of specific revenue sources that are restricted to expenditures for specific purposes. The City of Maplewood had the following Special Revenue Funds:

Charitable Gambling Tax Fund

Accounts for the use of charitable gambling tax revenue. This tax became effective September 10, 1990, and is assessed at a rate of 10% of the net receipts that charitable organizations receive from lawful gambling. The tax revenue cannot be expended for general municipal purposes but must be earmarked for charitable purposes.

Maplewood Area EDA Fund

Accounts for funds to be used for development within the City.

Police Services Fund

Accounts for money that is legally restricted for police services. Most of the fund revenues are from confiscated money that is split between the City, County, and State.

Recreation Programs Fund

Accounts for revenues and expenditures related to recreation programs.

Tree Preservation Fund

Accounts for the accumulation of funds charged to developers to be used to plant trees within the City.

Federal Grants Fund

Accounts for revenues and expenditures related to grants awarded through the Federal government.

Cable Television Fund

Accounts for Cable TV franchise fees and related expenditures.

Fire Training Facility - Operations

Accounts for revenue and expenditures related to fire training facility operations.

City of Maplewood
Combining Balance Sheet -
Nonmajor Special Revenue Funds
December 31, 2020

	Special Revenue		
Assets			
Cash and investments	\$ 35,530	\$ 91,202	\$ 147,040
Accrued interest receivable	-	-	268
Due from other governments	-	-	79,343
Accounts receivable	-	-	167
Property taxes receivable	-	1,552	-
Delinquent	-	2,785	-
Due from Ramsey County	-	-	-
Prepaid items	-	-	-
Land held for resale	-	1,000,447	-
	\$ 35,530	\$ 1,095,986	\$ 147,308
Total assets			\$ 79,510
Liabilities			
Accounts payable	\$ 2,270	\$ -	\$ 92,129
Deposits payable	-	245	168
Due to other governments	-	-	-
Salaries payable	-	-	-
Advance payable	-	904,472	-
Total liabilities	\$ 2,270	\$ 904,717	\$ 92,297
			-
Deferred Inflows of Resources			
Unavailable revenue - taxes and assessments	-	1,552	-
			-
Fund Balances			
Nonspendable	-	189,717	-
Restricted	-	-	-
Committed	-	-	-
Total fund balances	\$ 33,260	\$ 189,717	\$ 55,011
	\$ 33,260	\$ 189,717	\$ 55,011
Total liabilities, deferred inflows of resources, and fund balances	\$ 35,530	\$ 1,095,986	\$ 147,308
			\$ 79,510

City of Maplewood
Combining Statement of Revenues, Expenditures, and Changes in Fund Balances -
Nominal Special Revenue Funds
Year Ended December 31, 2020

Special Revenue							Special Revenue		
				205 Charitable Gambling Tax	280 Maplewood Area EDA	208 Police Services	206 Recreation Programs		
Revenues									
Taxes				\$ 27,018	\$ 118,486	\$ -	\$ -	\$ -	\$ -
General property taxes				-	29,905	-	-	-	-
Miscellaneous taxes				-	-	-	-	-	-
Intergovernmental				-	-	-	-	-	-
Charges for services				-	-	-	-	-	-
Fines and forfeitures				-	-	-	-	-	-
Investment income				-	-	-	-	-	-
Miscellaneous				-	-	-	-	-	-
Rent				-	-	-	-	-	-
Other				-	400	-	-	-	-
Total revenues				<u>27,018</u>	<u>148,881</u>	<u>-</u>	<u>29,581</u>	<u>-</u>	<u>-</u>
Expenditures									
Current									
Administration				-	-	-	-	-	-
Community development				-	956,639	-	-	-	-
Fire				-	-	-	-	-	-
Legislative				15,558	-	-	-	-	-
Parks and recreation				-	-	-	-	-	1
Public works				-	-	-	-	-	-
Capital outlay				-	-	-	-	-	-
Police				-	-	-	-	-	-
Total expenditures				<u>15,558</u>	<u>956,639</u>	<u>-</u>	<u>8,405</u>	<u>-</u>	<u>8,405</u>
Excess of revenues over (under) expenditures				11,460	(897,788)	21,176	(1)		
Other Financing Sources (Uses)									
Transfers in				-	913,889	-	-	356,071	(2,924)
Transfers out				-	913,889	-	-	353,147	-
Total other financing sources (uses)				<u>11,460</u>	<u>106,101</u>	<u>21,176</u>	<u>353,146</u>		
Net change in fund balances									
Fund Balances									
Beginning of year				\$ 21,800	\$ 83,616	\$ 33,835	\$ (353,146)		
End of year				<u>\$ 33,260</u>	<u>\$ 189,717</u>	<u>\$ 55,011</u>	<u>\$ -</u>		

City of Maplewood
Nonmajor Capital Projects Funds

The Capital Projects Funds account for financial resources to be used for the acquisition or construction of major capital facilities other than those financed by proprietary funds. The City of Maplewood had the following Capital Project Funds:

General Building Replacement Fund

Established to account for expenditures for building replacement.

Community Center Building Improvements Fund

Established to account for expenditures related to the maintenance and capital needs of the Community Center.

Capital Improvement Projects Fund

Established to finance major capital outlay expenditures that individually cost in excess of \$50,000 and that cannot be easily financed by alternative sources. Property taxes are levied periodically for this fund.

Police Vehicles and Equipment Fund

Established to account for expenditures for police vehicles and equipment.

Fire Station Fund

Established in 2011 to account for revenues and expenditures related to maintaining and/or constructing buildings related to fire.

Legacy Village Park Development Fund

Established in 2004 with the issuance of tax abatement bonds. The fund will be used to account for park development costs in the Legacy Village development.

Park Development Fund

Accounts for the use of park availability charges, grants, and tax revenues which are dedicated for the acquisition and improvement of City parks. Park availability charges are levied against all new building constructed.

Public Safety Training Facility Fund

Established in 2010 to account for the costs associated with a future Fire Training Facility for the east metro.

Street Use Revitalization Fund

Accounts for revenues from gas utility franchise fees that have been set aside by the City Council to fund mill-and-overlay and street reclamation projects.

Right-of-Way Fund

Accounts for the accumulation of funds received for degradation of City streets and right-of-ways. The funds are used for repairs.

Special Revenue					
219 Tree Preservation Fund	299 Federal Grants	222 Cable Television	211 Fire Training Facility - Operations	Total	
\$ -	\$ -	\$ 570,066	\$ -	\$ 118,486	
-	3,067,102	-	-	597,084	
-	-	2,200	-	3,097,067	
-	-	-	-	2,200	
1,790	-	19,598	233	26,827	
-	-	-	233	24,375	
1,680	-	-	83,074	83,074	
<u>17,470</u>	<u>3,067,102</u>	<u>592,069</u>	<u>83,375</u>	<u>3,095,346</u>	
-	-	520,782	-	520,782	
-	-	-	48,611	48,611	
-	-	-	-	15,558	
14,760	-	-	-	1	
			-	14,760	
14,760	-	520,782	48,611	8,405	
			-	1,564,756	
2,710	3,067,102	71,307	34,764	2,400,730	
-	-	-	1	1,269,961	
-	(3,067,102)	-	-	(36,000)	
-	(3,067,102)	-	1	(36,000)	
2,710	-	71,308	(1,236)	564,665	
76,800	-	957,867	49,084	869,856	
\$ 79,510	\$ -	\$ 1,029,175	\$ 47,848	\$ 1,434,521	

City of Maplewood
Nonmajor Capital Projects Funds

Tax Increment Funds
 Accounts for the expenditures financed by the tax increment revenue from ten tax increment districts.

Water Availability Charge Fund – North St. Paul District

Accounts for the receipt of water availability charge revenues collected in the North St. Paul Water Service District. Disbursements are made from this fund to finance unassessed water system improvements.

Water Availability Charge Fund – St. Paul District

Accounts for the receipt of water availability charge revenues collected in the St. Paul Water Service District. Disbursements are made from this fund to finance unassessed water system improvements.

	Capital Projects		
	401 General Building Replacement Fund	402 Community Center Building Improvements	405 Capital Projects
Assets			
Cash and investments	\$ 334,801	\$ 271,033	\$ 414,684
Accounts receivable	-	-	-
Interest receivable	705	569	871
Due from other governments	-	-	-
Due from other funds	-	-	-
Property taxes receivable	-	-	-
Delinquent	1,892	3,110	3,052
Due From Ramsey County	4,196	5,037	4,745
Special assessments receivable	-	-	-
Delinquent	-	-	-
Special deferred - county	-	-	-
Due from Ramsey County	-	-	-
Notes receivable	-	-	-
Assets held for resale	-	-	-
Total assets	\$ 341,594	\$ 279,749	\$ 423,352
Liabilities			
Due to other funds	\$ -	\$ -	\$ -
Accounts payable	290,358	-	-
Due to other governments	-	-	-
Contracts payable	-	-	-
Salaries and benefits payable	15,000	-	-
Deposits payable	-	-	-
Total liabilities	305,358	-	229,574
Deferred Inflows of Resources			
Unavailable revenue - taxes and assessments	1,892	3,110	3,052
			4,383
Fund Balances			
Restricted	-	276,639	-
Assigned	34,344	-	190,726
Unassigned	-	-	110,438
Total fund balances	34,344	276,639	190,726
Total liabilities, deferred inflows of resources, and fund balances	\$ 341,594	\$ 279,749	\$ 423,352
			\$ 114,821

City of Maplewood
Combining Balance Sheet -
Nonmajor Capital Projects Funds
December 31, 2020

Capital Projects									
Capital Projects									
432 Fire Station Fund	\$ 2,053,637	433 Legacy Village Park Development	\$ 11,992	\$ 1,685,522	\$ 1,685,522	\$ 1,188,344	\$ 111,380	\$ 128,629	\$ 197,536
4,313	-	25	-	3,540	-	3,089,631	1,323	-	-
-	-	-	-	-	-	1,481	234	1,893	383
-	-	-	-	-	-	200	-	-	421
-	-	-	(22)	-	-	456,335	-	-	-
-	-	6	-	-	-	-	-	-	-
-	-	-	-	-	-	11	-	-	-
-	-	-	-	-	-	403,509	-	-	-
-	-	-	-	-	-	1,227	-	-	-
-	-	-	-	-	-	-	-	100,000	-
-	-	-	-	-	-	475,700	-	-	-
\$ 2,057,950	\$ 12,017	\$ 1,689,046	\$ -	\$ 2,835,570	\$ 113,137	\$ -	\$ 229,012	\$ 197,957	\$ -
-	-	-	(22)	-	-	403,520	-	-	-
-	-	-	-	-	-	-	-	-	-
5,917	5,917	1,649,301	-	-	-	2,431,709	113,137	-	-
1,942,527	-	-	-	-	(251,137)	-	-	-	-
1,942,527	5,917	1,649,301	-	-	(251,137)	2,431,709	113,137	-	-
\$ 2,057,950	\$ 12,017	\$ 1,689,046	\$ -	\$ 2,835,570	\$ 113,137	\$ -	\$ 229,012	\$ 197,957	\$ -

**City of Maplewood
Combining Balance Sheet -
Nonmajor Capital Projects Funds
December 31, 2020**

(Continued)

Capital Projects										
451 Tax Increment Econ. Development Total										
407 Water Availability Charge St. Paul District										
Assets										
Cash and investments	\$	525,337	\$	-	\$	8,750,817				
Accounts receivable		-				318,865				
Interest receivable		1,048				17,430				
Due from other governments		46,368				48,283				
Due from other funds		-				436,335				
Property taxes receivable		-				-				
Delinquent		-				-				
Due from Ramsey County		-				-				
Special assessments receivable		-				-				
Delinquent		-				-				
Special deferred - county		-				-				
Due from Ramsey County		-				-				
Notes receivable		-				-				
Assets held for resale		-				-				
Total assets	\$	572,753	\$	-	\$	10,609,802				
Liabilities										
Due to other funds	\$	-	\$	15,819	\$	456,335				
Accounts payable		-		520		1,102,405				
Due to other governments		-		-		341				
Contracts payable		-		-		15,000				
Salaries and benefits payable		2,365		-		2,365				
Deposits payable		-		-		235,674				
Total liabilities	\$	2,365	\$	16,339	\$	1,812,120				
Deferred Inflows of Resources										
Unavailable revenue - taxes and assessments		-		-		415,935				
Fund Balances										
Restricted	\$	-	\$	-	\$	3,504,025				
Assigned		570,388		-		5,435,360				
Unassigned		-		(16,339)		(537,638)				
Total fund balances	\$	570,388	\$	(16,339)	\$	8,381,747				
Total liabilities, deferred inflows of resources, and fund balances	\$	572,753	\$	-	\$	10,609,802				

City of Maplewood
Combining Statement of Revenues, Expenditures, and Changes in Fund Balances -
Nonmajor Capital Projects Funds
Year Ended December 31, 2020

Capital Projects						
401 General Building Replacement Fund	402 Community Center Building Improvements	405 Capital Improvement Projects	406 Police Vehicles & Equipment	433 Legacy Village Park Development	403 Park Development	440 Public Safety Training Facility Fund
\$ 194,578	\$ 201,212	\$ 201,528	\$ 325,289	\$ -	\$ 11	\$ -
-	-	-	-	-	-	-
General property taxes						
Tax increment collections						
Miscellaneous taxes						
Intergovernmental						
Special assessments						
Licenses and permits						
Charges for services						
Park availability charges						
Water availability charges						
Connection charges						
Investment income						
Miscellaneous						
Contributions and donations						
Rent						
Other						
Total revenues						
201,107	207,121	210,777	334,710	45,550	264	92,812

Expenditures

Current						
Community development						
Administration						
Fire						
Parks and recreation						
Police						
Public works						
Debt service						
TIF developer payments						
Capital outlay						
Administration						
Parks and recreation						
Police						
Total expenditures						
545,033	24,748	84,989	476,236	182,582	-	29,192
Excess of revenues over (under) expenditures						
(343,926)	175,373	125,788	(148,050)	(136,932)	264	63,620

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Capital Projects						
401 General Building Replacement Fund	402 Community Center Building Improvements	405 Capital Improvement Projects	406 Police Vehicles & Equipment	433 Legacy Village Park Development	403 Park Development	440 Right-of-Way
\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
General property taxes						
Tax increment collections						
Miscellaneous taxes						
Intergovernmental						
Special assessments						
Licenses and permits						
Charges for services						
Park availability charges						
Water availability charges						
Connection charges						
Investment income						
Miscellaneous						
Contributions and donations						
Rent						
Other						
Total revenues						
201,107	207,121	210,777	334,710	45,550	264	92,812
Expenditures						
Current						
Community development						
Administration						
Fire						
Parks and recreation						
Police						
Public works						
Debt service						
TIF developer payments						
Capital outlay						
Administration						
Parks and recreation						
Police						
Total expenditures						
545,033	31,748	84,989	482,760	182,582	-	29,192
Excess of revenues over (under) expenditures						
(343,926)	175,373	125,788	(148,050)	(136,932)	264	63,620
Other Financing Sources (Uses)						
Proceeds from sale of capital asset						
Transfers in						
Transfers out						
Total other financing sources (uses)						
Net change in fund balances						
Fund Balances						
Beginning of year						
End of year						

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City of Maplewood
Combining Statement of Revenues, Expenditures, and Changes in Fund Balances -
Nominal Capital Projects Funds
Year Ended December 31, 2020

(Continued)

Capital Projects									
448 Tax Increment Econ. Development District 1-12	416 Tax Increment Housing 1-4	417 Tax Increment Housing 1-5	418 Tax Increment Housing 1-6	428 Tax Increment Housing 1-7	429 Tax Increment Housing 1-8	441 Tax Increment Housing 1-10	449 Tax Increment District 1-13	408 Water Availability Charge North St. Paul District	407 Water Availability Charge St. Paul District
\$ 1,002,980	\$ 58,319	\$ 58,657	\$ 183,867	\$ 22,199	\$ 96,395	\$ 217,420	\$ 325,634	\$ -	\$ -
General property taxes	-	-	-	-	-	-	-	-	-
Tax increment collections	-	-	-	-	-	-	-	-	-
Miscellaneous taxes	-	-	-	-	-	-	-	-	-
Intergovernmental	-	-	-	-	-	-	-	-	-
Special assessments	-	-	-	-	-	-	-	-	-
Licenses and permits	-	-	-	-	-	-	-	-	-
Charges for services	-	-	-	-	-	-	-	-	-
Park availability charges	-	-	-	-	-	-	-	-	-
Water availability charges	-	-	-	-	-	-	-	-	-
Connection charges	-	-	-	-	-	-	-	-	-
Investment income	15,517	4,176	4,143	10,311	760	2,137	1,638	-	-
Miscellaneous	-	-	-	-	-	-	-	-	-
Contributions and donations	-	-	-	-	-	-	-	-	-
Rent	-	-	-	-	-	-	-	-	-
Other	-	-	-	-	-	-	-	-	-
Total revenues	<u>1,018,497</u>	<u>62,495</u>	<u>62,800</u>	<u>194,178</u>	<u>22,959</u>	<u>98,532</u>	<u>219,058</u>	<u>325,634</u>	<u>12,627</u>
Expenditures									
Current									
Community development	11,904	-	11,018	9,403	2,666	-	1,150	2,571	4,478
Administration	-	-	-	-	-	-	-	-	-
Fire	-	-	-	-	-	-	-	-	-
Parks and recreation	-	-	-	-	-	-	-	-	-
Police	-	-	-	-	-	-	-	-	-
Public works	-	-	-	-	-	-	-	-	-
Debt service	802,384	-	-	-	20,867	86,756	195,678	245,658	115,086
TIF developer payments	-	-	-	-	-	-	-	-	-
Capital outlay	-	-	-	-	-	-	-	-	-
Administration	-	-	-	-	-	-	-	-	-
Parks and recreation	-	-	-	-	-	-	-	-	-
Police	-	-	-	-	-	-	-	-	-
Total expenditures	<u>814,288</u>	<u>11,018</u>	<u>9,403</u>	<u>2,666</u>	<u>21,130</u>	<u>87,906</u>	<u>198,249</u>	<u>250,156</u>	<u>1,476</u>
Excess of revenues over (under) expenditures	204,209	51,477	53,397	191,512	1,829	10,626	20,809	75,498	11,151
Other Financing Sources (Uses)									
Proceeds from sale of capital asset	-	-	-	-	-	-	-	-	-
Transfers in	-	-	-	-	-	-	-	-	-
Transfers out	-	-	-	-	-	-	-	-	-
Total other financing sources (uses)	<u>(100,225)</u>	<u>(23,478)</u>	<u>(19,114)</u>	<u>(107,909)</u>	<u>-</u>	<u>(60,000)</u>	<u>(67,400)</u>	<u>-</u>	<u>(940,753)</u>
Net change in fund balances	103,984	27,999	34,283	83,603	1,829	10,626	(39,191)	8,098	11,151
Fund Balances									
Beginning of year	<u>398,258</u>	<u>199,657</u>	<u>162,318</u>	<u>436,234</u>	<u>3,466</u>	<u>83,358</u>	<u>65,744</u>	<u>(170,390)</u>	<u>30,940</u>
End of year	<u>\$ 502,242</u>	<u>\$ 227,656</u>	<u>\$ 196,601</u>	<u>\$ 519,837</u>	<u>\$ 5,295</u>	<u>\$ 93,984</u>	<u>\$ 26,553</u>	<u>\$ (162,292)</u>	<u>\$ 42,091</u>

City of Maplewood
Combining Statement of Revenues, Expenditures, and Changes in Fund Balances -
Nominal Capital Projects Funds
Year Ended December 31, 2020

(Continued)

City of Maplewood
Schedule of Revenues, Expenditures, and Changes
in Fund Balance - Budget and Actual -
Special Revenue Fund - Charitable Gambling Tax
Year Ended December 31, 2020

		2020		Variance with Final Budget - Over (Under)
	Total	Original Budget	Final Budget	Actual Amounts
Revenues				
Charitable gambling taxes	\$ 922,618	\$ 25,000	\$ 25,000	\$ 27,018
Tax increment collections	1,967,850			
Miscellaneous taxes	1,231,091			
Intergovernmental	1,083,391			
Special assessments	384,396			
Licenses and permits	19,947			
Charges for services	31,860			
Park availability charges	419,389			
Water availability charges	34,485			
Connection charges	167,882			
Investment income	4,000			
Miscellaneous	7,959			
Contributions and donations	21,318			
Rent				
Other				
Total revenues	<u>6,296,786</u>			
Expenditures				
Current				
Community development	11,904			
Administration	47,888			
Fire	182,482			
Parks and recreation	7,000			
Police	6,524			
Public works	207,090			
Debt service				
TIF developer payments	1,351,343			
Capital outlay				
Administration	545,033			
Parks and recreation	138,929			
Police	476,236			
Total expenditures	<u>2,974,429</u>			
Excess of revenues over (under) expenditures	3,322,357			
Other Financing Sources (Uses)				
Proceeds from sale of capital asset	35,830			
Transfers in	1,073,628			
Transfers out	(3,482,045)			
Total other financing sources (uses)	<u>(2,372,387)</u>			
Net change in fund balances	949,770			
Fund Balances				
Beginning of year	<u>7,431,977</u>			
End of year	<u>\$ 8,381,747</u>			

City of Maplewood
Schedule of Revenues, Expenditures, and Changes
in Fund Balances - Budget and Actual -
Special Revenue Fund - Maplewood Area EDA
Year Ended December 31, 2020

	2020			Variance with Final Budget - Over/(Under)	
	Original Budget	Final Budget	Actual	Original Budget	Final Budget
Revenues					
Property taxes	\$ 120,000	\$ 120,000	\$ 118,486	\$ (1,514)	
Intergovernmental	-	-	29,965	29,965	
Other	-	-	400	400	
Total revenues	<u>\$ 120,000</u>	<u>\$ 120,000</u>	<u>\$ 148,851</u>	<u>\$ 29,851</u>	
Expenditures					
Current					
Police	10,000	10,000	-	(10,000)	
Capital outlay	-	-	-	-	
Police	-	-	-	-	
Total expenditures	<u>\$ 10,000</u>	<u>\$ 10,000</u>	<u>\$ 8,405</u>	<u>\$ 8,405</u>	
Excess of revenues over (under) expenditures					
Other Financing Sources (uses)					
Transfers in	81,500	(832,389)	(807,788)	24,601	
Net change in fund balances	<u>\$ 81,500</u>	<u>\$ 81,500</u>	<u>\$ 106,101</u>	<u>\$ 24,601</u>	
Fund Balances					
Beginning of year					
End of year					

	2020			Variance With Final Budget - Over/(Under)	
	Original Budget	Final Budget	Actual	Original Amounts	Final Budget - Over/(Under)
Revenues					
Fines and forfeitures	\$ 500	\$ 500	\$ 26,827	\$ 11,827	\$ 2,254
Investment income	15,500	15,500	2,754	2,754	
Total revenues	<u>\$ 15,500</u>	<u>\$ 15,500</u>	<u>\$ 29,581</u>	<u>\$ 14,081</u>	
Expenditures					
Current					
Police	10,000	10,000	-	-	
Capital outlay	-	-	-	-	
Police	-	-	-	-	
Total expenditures	<u>\$ 10,000</u>	<u>\$ 10,000</u>	<u>\$ 8,405</u>	<u>\$ 8,405</u>	
Excess of revenues over expenditures					
Fund Balances					
Beginning of year					
End of year					

City of Maplewood
**Schedule of Revenues, Expenditures, and Changes
 in Fund Balances - Budget and Actual -
 Special Revenue Fund - Recreation Programs**
Year Ended December 31, 2020

	2020			Variance with Final Budget - Over (Under)
	Original Budget	Final Budget	Actual Amounts	
Revenues				
Investment income	\$ 1,000	\$ 1,000	\$ 1,790	\$ 790
Miscellaneous	5,000	5,000	15,680	10,680
Total revenues	<u>6,000</u>	<u>6,000</u>	<u>17,470</u>	<u>11,470</u>
Expenditures				
Current	15,000	15,000	14,760	(240)
Public works				
Excess of revenues over (under) expenditures				
	\$ (1)	\$ (1)	\$ (1)	
Other Financing Sources (uses)				
Transfers in	400,000	400,000	356,071	(43,929)
Transfers out	-	-	(2,924)	(2,924)
Total other financing sources (uses)	<u>400,000</u>	<u>400,000</u>	<u>353,147</u>	<u>(46,853)</u>
Fund Balances				
Beginning of year	\$ 400,000	\$ 400,000	\$ 353,146	\$ (46,854)
End of year			(353,146)	
		\$ -	\$ 76,800	
Net Change in Fund Balances				
Beginning of year				
End of year				

City of Maplewood
**Schedule of Revenues, Expenditures, and Changes
 in Fund Balances - Budget and Actual -
 Special Revenue Fund - Federal Grants**
Year Ended December 31, 2020

						2020	Variance with Final Budget - Over (Under)		
						Original Budget	Final Budget	Actual Amounts	Variance with Final Budget - Over (Under)
Revenues						\$ 650,000	\$ 650,000	\$ 570,066	\$ (79,934)
Intergovernmental						10,000	10,000	2,200	(7,800)
Excess of revenues over expenditures						5,000	5,000	19,598	14,598
						2,000	2,000	225	(1,775)
Total revenues						<u>667,000</u>	<u>667,000</u>	<u>592,089</u>	<u>(74,911)</u>
Expenditures									
Current						655,560	655,560	520,782	(134,778)
Administration									
Excess of revenues over expenditures						11,440	11,440	71,307	59,867
Other Financing Sources (Uses)									
Transfers out									
Net Change in Fund Balances									
Fund Balances									
Beginning of year									
End of year									
Net Change in Fund Balances									
Fund Balances									
Beginning of year									
End of year									
Net Change in Fund Balances									

City of Maplewood
Schedule of Revenues, Expenditures, and Changes
in Fund Balances - Budget and Actual -
Special Revenue Fund - Fire Training Facility - Operations
Year Ended December 31, 2020

				2020	Variance with Final Budget - Over (Under)	Actual Amounts	Original Budget	Final Budget	Original Budget	Final Budget	Actual Amounts	Variance with Final Budget - Over (Under)
Revenues												
Investment income	\$ 1,000	\$ 1,000	\$ 233	\$ (767)								
Rent	\$ 74,000	\$ 74,000	\$ 83,074	\$ 9,074								
Miscellaneous	1,000	1,000	68	(932)								
Total revenues	\$ 76,000	\$ 76,000	\$ 83,375	\$ 7,375								
Expenditures												
Current												
Fire	78,280	78,280	48,611	(29,669)								
Excess of revenues over (under) expenditures	(2,280)	(2,280)	34,764	37,044								
Other Financing Sources (uses)												
Transfers out												
Net change in fund balances	\$ (38,280)	\$ (38,280)	\$ (1,236)	\$ 37,044								
Fund Balances												
Beginning of year												
End of year												

				2020	Variance with Final Budget - Over (Under)	Actual Amounts	Original Budget	Final Budget	Original Budget	Final Budget	Actual Amounts	Variance with Final Budget - Over (Under)
Revenues												
General property taxes												
Special assessments												
Intergovernmental												
Investment income												
Total revenues	\$ 76,000	\$ 76,000	\$ 83,375	\$ 7,375								
Expenditures												
Current												
Finance												
Debt service												
Principal repayment												
Interest and other charges												
Total expenditures												
Excess of revenues (under) expenditures												
Other Financing Sources (Uses)												
Issue of debt												
Issuance of refunding debt												
Premium on debt issued												
Transfers in												
Transfers out												
Total other financing sources (uses)												
Net change in fund balances												
Fund Balances												
Beginning of year												
End of year												

City of Maplewood
Schedule of Revenues, Expenditures, and
Changes in Fund Balances - Budget and Actual -
Public Improvement Projects Fund
Year Ended December 31, 2020

						2020	Variance with Final Budget - Over/(Under)
	Original Budget	Final Budget	Actual Amounts	Final Budget	Actual Amounts		
Revenues							
Intergovernmental	\$ 2,795,160	\$ 5,151,785	\$ 861,486	\$ (4,290,299)			\$ 194,578
Investment income	-	-	136,174	136,174			\$ (5,422)
Miscellaneous	-	-	1,800,133	1,800,133			-
Total revenues	<u>2,795,160</u>	<u>5,151,785</u>	<u>2,797,793</u>	<u>(2,353,992)</u>			<u>6,529</u>
Expenditures							
Capital outlay							
Public works	13,297,500	16,928,900	12,027,712	(4,901,188)			
Excess of revenues over (under) expenditures	(10,502,340)	(11,777,115)	(9,229,919)	2,547,196			<u>(343,926)</u>
Other Financing Sources (uses)							<u><u>(135,426)</u></u>
Issuance of debt							
Transfers in	11,110,440	12,385,215	11,958,390	-			
Transfers out	-	-	(1,057,629)	(426,825)			
Total other financing sources (uses)	<u>11,110,440</u>	<u>12,385,215</u>	<u>10,920,761</u>	<u>(1,464,454)</u>			<u>378,270</u>
Fund Balances							
Beginning of year	\$ 608,100	<u>\$ 608,100</u>	1,690,842	<u>\$ 1,082,742</u>			<u>\$ 34,344</u>
Net change in fund balances							
End of year							

						2020	Variance with Final Budget - Over/(Under)
	Original Budget	Final Budget	Actual Amounts	Final Budget	Actual Amounts		
Revenues							
General property taxes	\$ 200,000	\$ 200,000	\$ 194,578				\$ (5,422)
Intergovernmental	-	-	-				-
Investment income	1,500	1,500	6,529				5,029
Total revenues	<u>201,500</u>	<u>201,500</u>	<u>201,107</u>				<u>(393)</u>
Expenditures							
Capital outlay							
Administration	410,000	410,000	545,033				135,033
Excess of revenues over (under) expenditures							
	\$ (208,500)	\$ (208,500)					
Fund Balances							
Beginning of year							
End of year							

City of Maplewood
Schedule of Revenues, Expenditures, and Changes
in Fund Balances - Budget and Actual -
Capital Projects Fund - Community Center Building Improvements
Year Ended December 31, 2020

						2020
	Original Budget	Final Budget	Actual Amounts	Variance with Final Budget - Over (Under)	Actual Amounts	Variance with Final Budget - Over (Under)
Revenues						
General property taxes	\$ 204,000	\$ 204,000	\$ 201,212	\$ (2,788)	\$ 201,528	\$ 1,528
Investment income	10,000	10,000	4,359	(5,641)	9,249	4,249
Other	-	-	1,350	1,350	-	-
Total revenues	214,000	214,000	207,121	(6,879)	205,000	5,777
Expenditures						
Capital outlay						
Parks and recreation						
Current	7,000	7,000	7,000	-	201,500	201,500
Park and recreation	204,000	204,000	24,748	(179,252)	84,989	(116,511)
Capital outlay	211,000	211,000	31,748	(179,252)	125,788	122,288
Park and recreation						
Total expenditures	3,000	\$ 3,000	175,373	\$ 172,373	64,938	64,938
Excess of revenues over expenditures						
Fund Balances						
Beginning of year	101,266					
End of year	\$ 276,639				\$ 190,726	

City of Maplewood
Schedule of Revenues, Expenditures, and Changes
in Fund Balances - Budget and Actual -
Capital Projects Fund - Police Vehicles and Equipment
Year Ended December 31, 2020

	2020			Variance with Final Budget - Over (Under)
	Original Budget	Final Budget	Actual Amounts	Original Budget
Revenues				
Property taxes	\$ 330,000	\$ 330,000	\$ 325,289	\$ (4,711)
Investment income	-	-	1,065	1,065
Contributions and donations	-	-	4,000	4,000
Miscellaneous	-	-	3,756	3,756
Total revenues	\$ 330,000	\$ 330,000	\$ 334,710	\$ 4,710
Expenditures				
Current	-	-	6,524	6,524
Police	230,000	230,000	476,236	246,236
Capital outlay	230,000	230,000	482,760	252,760
Total expenditures	\$ 230,000	\$ 230,000	\$ 959,000	\$ 499,000
Excess of revenues over (under) expenditures	100,000	100,000	(148,050)	(248,050)
Other Financing Sources (Uses)				
Net change in fund balances				
Proceeds from sale of capital asset				
Transfers out				
Total other financing sources				
Net change in fund balances				
Fund Balances				
Beginning of year				
End of year				

	2020			Variance with Final Budget - Over (Under)
	Original Budget	Final Budget	Actual Amounts	Original Budget
Revenues				
Investment income	\$ 35,000	\$ 35,000	\$ 45,550	\$ 10,550
Expenditures				
Current	-	-	-	-
Fire	-	-	182,482	182,482
Capital outlay	-	-	-	-
Fire	-	-	-	-
Total expenditures	\$ 1,700,000	\$ 1,700,000	\$ 1,700,000	\$ 1,700,000
Excess of revenues over (under) expenditures	(1,665,000)	(1,665,000)	(136,932)	1,528,068
Other Financing Sources (Uses)				
Transfers In				
Net change in fund balances				
Fund Balances				
Beginning of year				
End of year				

City of Maplewood
Schedule of Revenues, Expenditures, and Changes
in Fund Balances - Budget and Actual -
Capital Projects Fund - Park Development
Year Ended December 31, 2020

	2020			Variance with Final Budget - Over (Under)
	Original Budget	Final Budget	Actual Amounts	
Revenues				
General property taxes	\$ -	\$ -	\$ 11	\$ 11
Charges for services	205,000	205,000	31,860	(173,140)
Park availability charges	40,000	40,000	36,970	(3,030)
Investment income	2,000	2,000	23,971	21,971
Miscellaneous				
Total revenues	247,000	247,000	92,812	(154,188)
Expenditures				
Capital outlay	1,200,000	1,200,000	29,192	(1,170,808)
Parks and recreation				
Total expenditures	1,200,000	1,200,000	29,192	(1,170,808)
Excess of revenues over (under) expenditures	\$ (953,000)	\$ (953,000)	\$ 63,620	\$ 1,016,620
Fund Balances				
Beginning of year				1,585,681
End of year				\$ 1,649,301

City of Maplewood
Schedule of Revenues, Expenditures, and Changes
in Fund Balances - Budget and Actual -
Capital Projects Fund - Public Safety Training Facility Fund
Year Ended December 31, 2020

	2020			Variance with Final Budget - Over (Under)
	Original Budget	Final Budget	Actual Amounts	
Other Financing Sources (Uses)				
Transfers in				
Net change in fund balances	\$ 36,000	\$ 36,000	\$ 36,000	\$ 36,000
Fund Balances				
Beginning of year				(287,137)
End of year				\$ (251,157)

City of Maplewood
Schedule of Revenues, Expenditures, and Changes
in Fund Balances - Budget and Actual -
Capital Projects Fund - Street Use Revitalization Fund
Year Ended December 31, 2020

				2020	Variance with Final Budget - Over (Under)		
	Original Budget	Final Budget	Actual Amounts	Original Budget	Final Budget	Actual Amounts	Variance with Final Budget - Over (Under)
Revenues							
Miscellaneous taxes	\$ 1,080,000	\$ 1,080,000	\$ 1,231,091	\$ 1,091	\$ 1,000	\$ 1,000	\$ 2,475
Special assessments	-	-	384,396	384,396	12,000	12,000	19,947
Intergovernmental	892,850	892,850	1,083,991	191,141			7,947
Investment income	15,000	15,000	10,914	(4,086)			
Total revenues	<u>1,987,850</u>	<u>1,987,850</u>	<u>2,710,992</u>	<u>722,542</u>			<u>9,422</u>
Expenditures							
Current	80,000	80,000	90,528	10,528			90,715
Public Works							
Excess of revenues over expenditures	1,907,850	1,907,850	2,619,864	712,014			
Other Financing Sources (Uses)							
Transfers in							
Transfers out							
Total other financing sources (uses)	<u>(2,036,300)</u>	<u>(2,036,300)</u>	<u>-</u>	<u>1,037,628</u>	<u>1,037,628</u>		
Net change in fund balances	<u><u>(2,036,300)</u></u>	<u><u>(2,036,300)</u></u>	<u><u>-</u></u>	<u><u>(2,069,284)</u></u>	<u><u>(2,069,284)</u></u>	<u><u>(32,984)</u></u>	
Net change in fund balances							
Fund Balances							
Beginning of year							
End of year				843,501			
				<u><u>\$ 2,431,709</u></u>			

City of Maplewood
Schedule of Revenues, Expenditures, and Changes
in Fund Balances - Budget and Actual -
Capital Projects Fund - Right-of-Way
Year Ended December 31, 2020

				2020	Variance with Final Budget - Over (Under)		
	Original Budget	Final Budget	Actual Amounts	Original Budget	Final Budget	Actual Amounts	Variance with Final Budget - Over (Under)
Revenues							
Investment income				\$ 1,000	\$ 1,000	\$ 1,000	\$ 2,475
Licenses and permits				12,000	12,000	12,000	19,947
Total revenues	<u>13,000</u>	<u>13,000</u>	<u>13,000</u>	<u>22,422</u>	<u>22,422</u>	<u>22,422</u>	<u>9,422</u>
Fund Balances							
Beginning of year							
End of year				<u><u>\$ 113,137</u></u>			
				<u><u>\$ 113,137</u></u>			

City of Maplewood
Schedule of Revenues, Expenditures, and Changes
in Fund Balances - Budget and Actual -
Capital Projects Fund - Tax Increment Economic Development District 1-11
Year Ended December 31, 2020

				2020	Variance with Final Budget - Over (Under)	
	Original Budget	Final Budget	Actual Amounts	Original Budget	Final Budget	
Revenues				\$ 1,000,000	\$ 1,002,980	\$ 2,980
Tax increments				20,000	20,000	
Investment income					15,517	(4,483)
Total revenues				1,020,000	1,020,000	(1,503)
 Expenditures						
Current						
Administration				5,000	5,000	(5,000)
Community development				-	-	11,904
Debt service						11,904
TIF developer payments				800,000	800,000	2,384
Total expenditures				805,000	805,000	9,288
 Excess of revenues over (under) expenditures				215,000	215,000	(10,791)
 Other Financing Sources (Uses)						
Transfers out				(100,230)	(100,230)	(100,235) ⁵
 Fund Balances						
Beginning of year				\$ 114,770	\$ 114,770	\$ (10,786)
End of year						398,258

City of Maplewood
Schedule of Revenues, Expenditures, and Changes
in Fund Balances - Budget and Actual -
Capital Projects Fund - Tax Increment Economic Development District 1-12
Year Ended December 31, 2020

				2020	Variance with Final Budget - Over (Under)	
	Original Budget	Final Budget	Actual Amounts	Original Budget	Final Budget	
Revenues				\$ 1,000,000	\$ 1,002,980	\$ 2,980
Tax increments				20,000	20,000	
Investment income					15,517	(4,483)
Total revenues				1,020,000	1,020,000	(1,503)
 Expenditures						
Current						
Administration				5,000	5,000	(5,000)
Community development				-	-	11,904
Debt service						11,904
TIF developer payments				800,000	800,000	2,384
Total expenditures				805,000	805,000	9,288
 Excess of revenues over (under) expenditures				215,000	215,000	(10,791)
 Other Financing Sources (Uses)						
Transfers out				(100,230)	(100,230)	(100,235) ⁵
 Fund Balances						
Beginning of year				\$ 114,770	\$ 114,770	\$ (10,786)
End of year						398,258

City of Maplewood
Schedule of Revenues, Expenditures, and Changes
in Fund Balances - Budget and Actual -
Capital Projects Fund - Tax Increment Housing 1-4
Year Ended December 31, 2020

2020					
	Original Budget	Final Budget	Actual Amounts	Variance with Final Budget - Over (Under)	
Revenues					
Tax increments	\$ 90,000	\$ 90,000	\$ 58,319	\$ (31,681)	
Investment income	2,000	2,000	4,176	2,176	
Total revenues	<u>92,000</u>	<u>92,000</u>	<u>62,395</u>	<u>(29,506)</u>	
Expenditures					
Current Administration	5,000	5,000	11,018	6,018	
Excess of revenues over (under) expenditures	87,000	87,000	51,477	(35,523)	
Other Financing Sources (Uses)					
Transfers out	<u>(23,180)</u>	<u>(23,180)</u>	<u>(23,78)</u>	<u>2</u>	
Net change in fund balances	<u>\$ 63,520</u>	<u>\$ 63,520</u>	<u>27,999</u>	<u>\$ (35,521)</u>	
Fund Balances					
Beginning of year			199,657		
End of year			<u>\$ 227,656</u>		

2020					
	Original Budget	Final Budget	Actual Amounts	Variance with Final Budget - Over (Under)	
Revenues					
Tax increments	\$ 70,000	\$ 70,000	\$ 58,657	\$ (11,343)	
Investment income	1,000	1,000	4,143	3,143	
Total revenues	<u>71,000</u>	<u>71,000</u>	<u>62,800</u>	<u>(8,200)</u>	
Expenditures					
Current Administration	5,000	5,000	9,403	4,403	
Excess of revenues over (under) expenditures	66,000	66,000	53,397	(12,603)	
Other Financing Sources (Uses)					
Transfers out	<u>(19,110)</u>	<u>(19,110)</u>	<u>(19,114)</u>	<u>(4)</u>	
Net change in fund balances	<u>\$ 46,890</u>	<u>\$ 46,890</u>	<u>34,283</u>	<u>\$ (12,607)</u>	
Fund Balances					
Beginning of year			162,318		
End of year			<u>\$ 196,601</u>		

City of Maplewood
Schedule of Revenues, Expenditures, and Changes
In Fund Balances - Budget And Actual -
Capital Projects Fund - Tax Increment Housing 1-6
Year Ended December 31, 2020

2020					
	Original Budget	Final Budget	Actual Amounts	Variance with Final Budget - Over (Under)	
Revenues					
Tax increments	\$ 175,000	\$ 175,000	\$ 183,867	\$ 8,867	
Investment income	4,000	4,000	10,311	6,311	
Total revenues	<u>179,000</u>	<u>179,000</u>	<u>194,178</u>	<u>15,178</u>	
Expenditures					
Current Administration	5,000	5,000	2,666	(2,334)	
Debt service	174,000	174,000	191,512	17,512	
TIF developer payments					
Total expenditures					
Excess of revenues over (under) expenditures					
Other Financing Sources (uses)					
Transfers out	(107,910)	(107,910)	(107,909)	1	
Net change in fund balances	<u>\$ 66,090</u>	<u>\$ 66,090</u>	<u>83,603</u>	<u>\$ 17,513</u>	
Fund Balances					
Beginning of year					
End of year					

City of Maplewood
Schedule of Revenues, Expenditures, and Changes
In Fund Balances - Budget And Actual -
Capital Projects Fund - Tax Increment Housing 1-7
Year Ended December 31, 2020

2020					
	Original Budget	Final Budget	Actual Amounts	Variance with Final Budget - Over (Under)	
Revenues					
Tax increments	\$ 26,000	\$ 26,000	\$ 22,199	\$ (3,801)	
Investment income	100	100	760	660	
Total revenues	<u>26,100</u>	<u>26,100</u>	<u>22,959</u>	<u>(3,141)</u>	
Expenditures					
Current Administration	1,000	1,000	263	(737)	
Debt service	21,000	21,000	20,867	(133)	
TIF developer payments					
Total expenditures	<u>22,000</u>	<u>22,000</u>	<u>21,130</u>	<u>(870)</u>	
Excess of revenues over (under) expenditures					
Fund Balances					
Beginning of year					
End of year					

City of Maplewood
Schedule of Revenues, Expenditures, and Changes
in Fund Balances - Budget and Actual -
Capital Projects Fund - Tax Increment Housing 1-8
Year Ended December 31, 2020

						2020	Variance with Final Budget - Over (Under)
	Original Budget	Final Budget	Actual Amounts	Original Budget	Final Budget	Actual Amounts	
Revenues							
Tax increments	\$ 90,000	\$ 90,000	\$ 96,395	\$ 6,395	\$ 200,000	\$ 200,000	\$ 217,420
Investment income	2,000	2,000	2,137	137	2,000	2,000	1,638
Total revenues	<u>92,000</u>	<u>92,000</u>	<u>98,532</u>	<u>6,532</u>	<u>202,000</u>	<u>202,000</u>	<u>219,058</u>
Expenditures							
Current							
Administration	2,500	2,500	1,150	(1,350)	5,000	5,000	2,571
Debt service							(2,429)
TIF developer payments							
Total expenditures	<u>84,000</u>	<u>84,000</u>	<u>86,756</u>	<u>2,756</u>	<u>195,000</u>	<u>195,000</u>	<u>195,678</u>
Excess of revenues over expenditures	<u>86,500</u>	<u>86,500</u>	<u>87,906</u>	<u>1,406</u>	<u>200,000</u>	<u>200,000</u>	<u>198,249</u>
Other Financing Sources (Uses)							
Transfers Out							(67,51)
Net change in fund balances							
Fund Balances							
Beginning of year							
End of year							

						2020	Variance with Final Budget - Over (Under)
	Original Budget	Final Budget	Actual Amounts	Original Budget	Final Budget	Actual Amounts	
Revenues							
Tax increments	\$ 90,000	\$ 90,000	\$ 96,395	\$ 6,395	\$ 200,000	\$ 200,000	\$ 17,420
Investment income	2,000	2,000	2,137	137	2,000	2,000	(362)
Total revenues	<u>92,000</u>	<u>92,000</u>	<u>98,532</u>	<u>6,532</u>	<u>202,000</u>	<u>202,000</u>	<u>17,058</u>
Expenditures							
Current							
Administration	2,500	2,500	1,150	(1,350)	5,000	5,000	2,571
Debt service							(2,429)
TIF developer payments							
Total expenditures	<u>84,000</u>	<u>84,000</u>	<u>86,756</u>	<u>2,756</u>	<u>195,000</u>	<u>195,000</u>	<u>195,678</u>
Excess of revenues over expenditures	<u>86,500</u>	<u>86,500</u>	<u>87,906</u>	<u>1,406</u>	<u>200,000</u>	<u>200,000</u>	<u>198,249</u>
Other Financing Sources (Uses)							
Transfers Out							(1,751)
Net change in fund balances							
Fund Balances							
Beginning of year							
End of year							

City of Maplewood
Schedule of Revenues, Expenditures, and Changes
in Fund Balances - Budget and Actual -
Capital Projects Fund - Tax Increment Housing 1-13
Year Ended December 31, 2020

						2020	Variance with Final Budget - Over (Under)
	Original Budget	Final Budget	Actual Amounts	Original Budget	Final Budget	Actual Amounts	Variance with Final Budget - Over (Under)
Revenues							
Tax increments	\$ 115,000	\$ 115,000	\$ 325,634	\$ 210,634	\$ -	\$ -	\$ 870 \$ 870
Expenditures							
Current							
Administration	500	500	4,478	3,978			
Debt service	92,000	92,000	245,658	153,658			
TIF developer payments	92,500	92,500	250,136	157,636			
Total expenditures							
Excess of revenues over expenditures	22,500	22,500	75,498	52,998			
Other Financing Uses							
Transfers out	(67,400)	(67,400)	(67,400)	(67,400)			
Net change in fund balances							
Fund Balances							
Beginning of year							
End of year							

						2020	Variance with Final Budget - Over (Under)
	Original Budget	Final Budget	Actual Amounts	Original Budget	Final Budget	Actual Amounts	Variance with Final Budget - Over (Under)
Revenues							
Investment income							
Utility billings							
Total revenues							
Expenditures							
Current							
Public works							
Excess of revenues over expenditures							
Fund Balances							
Beginning of year							
End of year							

City of Maplewood
Schedule of Revenues, Expenditures, and Changes
in Fund Balances - Budget and Actual -
Capital Projects Fund - Water Availability Charge St. Paul District

Year Ended December 31, 2020

	2020			Variance with Final Budget - Over (Under)
	Original Budget	Final Budget	Actual Amounts	
Revenues				
Charges for services	\$ 410,000	\$ 410,000	\$ 407,632	\$ (2,368)
Utility billings	15,000	15,000	34,485	19,485
Connection charges				
Investment income	20,000	20,000	10,355	(9,645)
Total revenues	<u>445,000</u>	<u>445,000</u>	<u>452,472</u>	<u>7,472</u>
Expenditures				
Current				
Public works	108,620	108,620	115,086	6,466
Excess of revenues over expenditures	336,380	336,380	337,386	1,006
Other Financing Uses				
Transfers out	(459,840)	(459,840)	(940,753)	(480,913)
Net change in fund balances	<u><u>\$ (123,960)</u></u>	<u><u>\$ (123,960)</u></u>	<u><u>\$ (69,367)</u></u>	<u><u>\$ (470,907)</u></u>
Fund Balances				
Beginning of year				1,173,755
End of year				<u><u>\$ 570,388</u></u>

Net change in fund balances

Fund Balances				
Beginning of year				1,173,755
End of year				<u><u>\$ 570,388</u></u>

City of Maplewood
Internal Service Funds

An Internal Service Fund is defined as a fund to account for the financing of goods or services provided by one department to other departments of the City, or to other governmental units, on a cost-reimbursement basis. The City of Maplewood had the following Internal Service Funds:

Information Technology Fund

Accounts for the maintenance, repairs, and operation of the City's computer hardware and software. These operating expenses are used as a basis to charge departments for the use of the data processing system.

Employee Benefits Fund

Accounts for employee fringe benefit expenses and provides a reserve to finance accumulated leave benefits and severance pay. These operating expenses are used as a basis to determine amounts to be charged to departments for leave, retirement, and insurance benefits. The charges are levied as a percentage of employees' gross pay.

Dental Insurance Fund

Accounts for employee dental benefit expenses. These operating expenses are used as a basis to determine amounts to be charged to departments for insurance benefits. The charges are levied as a percentage of employees' gross pay.

Fleet Management Fund

Accounts for the operating expenses of all City vehicles and major pieces of equipment (except for public safety vehicles). These operating expenses are used as a basis to establish rental rates that are charged to the departments using the vehicles.

Risk Management Fund

Accounts for the general insurance and risk management expenses and provides a reserve to finance premiums, claims, and deductibles. These operating expenses are used as a basis to determine amounts to be charged to departments for general insurance and risk management. The charges are levied as a percentage of the departments' cost for annual insurance premiums.

City of Maplewood
Statement of Net Position - Internal Service Funds
December 31, 2020

	703 Information Technology	701 Employee Benefits	704 Dental Insurance	702 Fleet Management	705 Risk Management	Total
Assets						
Current assets						
Cash and cash equivalents	\$ 244,212	\$ 1,488,787	\$ 109,695	\$ 226,996	\$ 798,881	\$ 2,868,571
Accrued interest receivable	490	3,266	230	550	1,634	6,170
Due from other governments	-	13,698	-	-	-	13,698
Inventory	-	-	-	129,691	-	129,691
Prepaid items	-	-	-	-	-	-
Total current assets	<u>\$ 248,703</u>	<u>\$ 1,708,042</u>	<u>\$ 109,925</u>	<u>\$ 357,237</u>	<u>\$ 863,307</u>	<u>\$ 3,237,214</u>
Noncurrent assets						
Capital assets						
Structures, vehicles, and equipment	882,311	-	-	6,371,300	-	7,253,611
Less accumulated depreciation	(604,155)	-	-	(3,711,403)	-	(4,515,918)
Net capital assets	<u>\$ 77,796</u>	<u>-</u>	<u>-</u>	<u>\$ 2,659,897</u>	<u>-</u>	<u>\$ 2,737,693</u>
Total assets	<u>\$ 326,499</u>	<u>\$ 1,708,042</u>	<u>\$ 109,925</u>	<u>\$ 3,017,134</u>	<u>\$ 863,307</u>	<u>\$ 6,024,907</u>
Liabilities						
Current liabilities						
Accounts payable	\$ 3,002	\$ 2,490	\$ -	\$ 31,043	\$ -	\$ 36,535
Due to other governments	9,355	15,091	-	2,780	-	27,226
Salaries payable	10,373	279,817	-	9,483	-	299,673
Employee benefits payable - current portion	-	94,483	-	-	-	94,483
Total current liabilities	<u>\$ 22,730</u>	<u>\$ 391,881</u>	<u>-</u>	<u>\$ 43,306</u>	<u>-</u>	<u>\$ 457,917</u>
Noncurrent liabilities						
Employee benefits payable - noncurrent portion	-	1,900,880	-	-	-	1,900,880
Total liabilities	<u>\$ 22,730</u>	<u>\$ 2,292,761</u>	<u>-</u>	<u>\$ 43,306</u>	<u>-</u>	<u>\$ 2,338,797</u>
Net Position						
Net investment in capital assets	77,796	-	-	2,659,897	-	2,737,693
Unrestricted	225,973	(584,719)	-	313,931	\$ 863,307	928,417
Total net position	<u>\$ 303,769</u>	<u>(384,719)</u>	<u>-</u>	<u>\$ 2,973,828</u>	<u>\$ 863,307</u>	<u>\$ 3,666,110</u>
Total liabilities and net position	<u>\$ 326,499</u>	<u>\$ 1,708,042</u>	<u>\$ 109,925</u>	<u>\$ 3,017,134</u>	<u>\$ 863,307</u>	<u>\$ 6,024,907</u>

City of Maplewood
Statement of Revenues, Expenses, and Changes
in Fund Net Position - Internal Service Funds
Year Ended December 31, 2020

	703 Information Technology	701 Employee Benefits	704 Dental Insurance	702 Fleet Management	705 Risk Management	Total
Operating Revenues						
Charges for services	\$ 954,000	\$ 6,372,308	\$ 123,724	\$ 976,000	\$ 261,780	\$ 8,667,812
Other sales and services	2,356	-	-	19,948	21,529	43,833
Total operating revenues	<u>956,356</u>	<u>6,372,308</u>	<u>123,724</u>	<u>995,948</u>	<u>283,309</u>	<u>8,711,645</u>
Operating Expenses						
Personnel services	431,062	6,617,247	118,085	350,179	-	7,516,573
Materials and supplies	38,897	-	-	162,055	256,757	457,709
Contractual services	351,012	46,434	-	163,979	-	567,425
Depreciation	50,675	-	-	369,467	-	420,142
Total operating expenses	<u>877,646</u>	<u>6,665,681</u>	<u>118,085</u>	<u>1,045,680</u>	<u>256,757</u>	<u>8,961,849</u>
Operating loss	78,710	(291,373)	5,639	(49,732)	26,552	(230,204)
Nonoperating Revenues						
Investment income	3,586	29,407	2,421	1,301	17,747	54,462
Intergovernmental	-	13,698	-	-	-	13,698
Gain (loss) on disposal of capital assets	1,596	-	-	111,730	-	113,326
Total nonoperating revenues	<u>5,182</u>	<u>43,105</u>	<u>2,421</u>	<u>113,031</u>	<u>17,747</u>	<u>181,486</u>
Change in net position:						
Beginning of year	83,892	(248,268)	8,060	63,299	44,299	(48,718)
End of year	<u>219,877</u>	<u>(336,451)</u>	<u>101,865</u>	<u>2,910,539</u>	<u>819,008</u>	<u>3,714,828</u>
	<u>\$ 303,769</u>	<u>\$ (584,719)</u>	<u>\$ 109,925</u>	<u>\$ 2,973,828</u>	<u>\$ 863,307</u>	<u>\$ 3,666,110</u>

City of Maplewood
Statement of Cash Flows - Internal Service Funds
Year Ended December 31, 2020

		Internal Service Funds			Internal Service Funds		
		703	704 Dental Insurance	702 Fleet Management	705 Risk Management	Total	
Cash Flows - Operating Activities							
Interest services provided and used		\$ 123,724	\$ 976,039	\$ 261,780	\$ 8,683,740		
Payments to suppliers for goods and services		(38,534)	(325,577)	(262,611)	(1,097,162)		
Payments to employees for services		(426,049)	(6,342,341)	(345,388)	(7,231,863)		
Other operating revenues		2,356	-	19,948	21,539		
Net cash flows - operating activities		<u>59,867</u>	<u>(12,688)</u>	<u>5,639</u>	<u>20,698</u>	<u>398,538</u>	
Cash Flows - Noncapital							
Intergovernmental receipts		-	-	-	-	-	13,698
Cash Flows - Capital and Related Financing Activities							
Cash Flows - Capital and Related Financing Activities							
Acquisition of capital assets		-	-	(818,354)	-	(818,354)	
Proceeds from sale of capital assets		1,596	-	120,960	-	122,556	
Net cash flows - capital and related financing activities		<u>1,596</u>	<u>-</u>	<u>(697,394)</u>	<u>-</u>	<u>(695,798)</u>	
Cash Flows - Investing Activities							
Investment income		3,607	30,300	2,454	18,281	57,122	
Net change in cash and cash equivalents		65,070	31,310	8,119	(369,918)	38,979	(226,440)
Cash and Cash Equivalents							
Beginning of year		179,142	1,457,477	101,576	596,914	759,902	3,095,011
End of year		<u>\$ 244,212</u>	<u>\$ 1,488,787</u>	<u>\$ 109,695</u>	<u>\$ 236,996</u>	<u>\$ 798,881</u>	<u>\$ 2,868,571</u>

City of Maplewood
Statement of Cash Flows - Internal Service Funds
Year Ended December 31, 2020

(Continued)

		Internal Service Funds			Internal Service Funds		
		703	704 Dental Insurance	702 Fleet Management	705 Risk Management	Total	
Reconciliation of Operating Loss to Net Cash Flows -							
Operating Activities							
Adjustments to reconcile operating loss to net cash flows -							
operating activities							
Depreciation		50,675	-	-	369,467	-	420,142
Due from other governments		-	(4,121)	-	39	-	(4,082)
Repaid items		(4,001)	(26,487)	-	(5,854)	-	(36,342)
Inventory		-	-	-	(23,548)	-	(23,548)
Accounts payable		(20,747)	15	-	24,794	-	4,062
Salaries payable		5,013	162,140	-	4,791	-	171,944
Due to other governments		(49,783)	7,985	-	(789)	-	(42,987)
Employee benefits payable		-	139,253	-	-	-	139,253
Total adjustments		(18,843)	278,685	-	374,754	(5,854)	628,742
Net cash flows - operating activities		<u>\$ 59,867</u>	<u>\$ (12,689)</u>	<u>\$ 325,022</u>	<u>\$ 20,698</u>	<u>\$ 398,538</u>	

City of Maplewood
Combining Balance Sheet -
Debt Service Funds
December 31, 2020

	Debt Service			Debt Service			Debt Service		
	336 G.O. Tax Increment Bonds 2011A	364 G.O. Refunding Bonds 2011A	365 G.O. Improvement Bonds 2012A	366 G.O. State Aid Street Refunding Bonds 2012B	367 G.O. Improvement Refunding Bonds 2013A	368 G.O. Refunding Bonds 2013B	369 G.O. Improvement/CIP/TIF/Equip Certificate Bonds 2014A	370 G.O. Tax Abatement Refunding Bonds 2014B	372 G.O. Improvement/TIF/Equipment Bonds 2015A
Assets									
Cash and investments									
Accrued interest receivable									
Due from other funds									
Property taxes receivable									
Delinquent									
Due from Ramsey County									
Special assessment receivable									
Delinquent									
Deferred									
Due from Ramsey County									
Total assets	\$ 22,599	\$ 6,005,506	\$ 29,847	\$ 124,966	\$ 184,622	\$ 147,155	\$ 561,971	\$ 115,768	\$ 437,778
Liabilities									
Due to other funds									
Accounts payable									
Due to other governments									
Total liabilities									
Deferred Inflows of Resources									
Unavailable revenue - taxes and assessments									
Total liabilities, deferred inflows of resources, and fund balances	\$ 22,647	\$ 7,926,449	\$ 242,224	\$ 125,228	\$ 501,965	\$ 41,039	\$ 791,847	\$ 116,773	\$ 985,300
Fund Balances									
Restricted									
Unassigned									
Total fund balances									
Total liabilities, deferred inflows of resources, and fund balances	\$ 22,647	\$ 7,926,449	\$ 242,224	\$ 125,228	\$ 501,965	\$ 41,039	\$ 791,847	\$ 116,773	\$ 985,300

City of Maplewood
Combining Balance Sheet -
Debt Service Funds
December 31, 2020

(Continued)

	Debt Service									
Assets										
Cash and investments										
Due from other funds										
Property taxes receivable										
Delinquent										
Due from Ramsey County	3,856	5,511	-	3,117			8,862	5,409	-	2,370
Special assessment receivable	6,703	8,807	-	5,892			13,642	10,126	-	5,333
Deferred										
Due from Ramsey County	216,661	41,179	-	2,295			5,506	2,708	-	1,311
Due from Ramsey County	54	368,101	-	558,839			206,121	696,468	-	838,468
Total assets		3,620	-	676			1,195	1,048	-	1,844
Liabilities										
Due to other funds										
Accounts payable										
Due to other governments										
Total liabilities		341	-	341			341	341	-	341
Deferred Inflows of Resources										
Unavailable revenue - taxes and assessments										
Total deferred inflows of resources		216,970	-	377,191	-	550,640	217,693	695,287	-	825,959
Fund Balances										
Restricted										
Unassigned										
Total fund balances		985,255	-	897,331	-	375,583	654,003	589,467	-	864,325
Total liabilities, deferred inflows of resources, and fund balances		985,255	-	897,331	-	375,583	654,003	589,467	-	864,325

379 G.O.
Refunding
Bonds 201/B

380 G.O.
Improvement
Bonds 201/A

381 Capital
Lease Purchase
- 2019 Fine
Truck

382 G.O.
Improvement
Bonds 201/A

383 G.O.
Refunding
Bonds 202/A

384 G.O.
Improvement
Bonds 202/B

Reconciliation
to the Basic
Financial
Statements

Total

379 G.O.
Refunding
Bonds 201/A

380 G.O.
Improvement
Bonds 201/A

381 Capital
Lease Purchase
- 2019 Fine
Truck

382 G.O.
Improvement
Bonds 201/A

383 G.O.
Refunding
Bonds 202/A

384 G.O.
Improvement
Bonds 202/B

Reconciliation
to the Basic
Financial
Statements

Total

City of Maplewood
Combining Schedule of Revenues, Expenditures, and Changes in Fund Balances -
Debt Service Funds
Year Ended December 31, 2020

		Debt Service		Debt Service	
		366 G.O. State Aid Street Refunding Bonds 2013B	\$ 365 G.O. Improvement Bonds 2012A	367 G.O. Improvement Refunding Bonds 2013A	369 G.O. Improvement/C IP/TIF/Equip Certificate Bonds 2014A
Revenues					
Taxes		\$ 280,240	\$ 87,851	\$ 441,820	\$ 286,193
Current		(3,713)	(126)	(6,519)	(7,174)
Delinquent		251,747	70,805	87,948	20,722
Special assessments		2,143	1,645	22	2,916
Current collections		7,353	5,693	-	13
Delinquent collections		732	473	-	11,512
Prepayments on deferred		-	281,060	2,441	48
Penalties		385	80,799	-	-
Intergovernmental		385	(1,235)	2,677	853
Investment income		619,301	446,166	525,948	305,951
Total revenues		<u>385</u>	<u>619,301</u>	<u>525,948</u>	<u>305,951</u>
Expenditures					
Current		268	6,078	846	578
Contractual services		48,030	505,000	40,000	430,000
Debt service		102,420	245,063	109,038	34,725
Principal retirement		150,718	756,141	59,884	465,303
Interest and other charges					
Total expenditures					
Excess of revenues over (under) expenditures		(150,333)	(136,840)	(212,450)	1,756
Other Financing Sources (Uses)					
Issuance of debt		-	-	-	-
Premium on debt issued		-	-	-	-
Issuance of refunding bonds		5,477,775	-	-	-
Transfers in		150,501	199,400	-	116,908
Transfers out		-	-	-	-
Total other financing sources (uses)		150,501	5,677,175	-	116,908
Net change in fund balances		168	5,540,335	(212,450)	1,756
Fund Balances					
Beginning of year		22,479	487,299	244,644	123,472
End of year		\$ 22,647	\$ 6,027,634	\$ 32,194	\$ 125,228

		Debt Service		Debt Service	
		366 G.O. State Aid Street Refunding Bonds 2013B	\$ 365 G.O. Improvement Bonds 2012A	367 G.O. Improvement Refunding Bonds 2013A	369 G.O. Improvement/C IP/TIF/Equip Certificate Bonds 2014A
Revenues					
Taxes		\$ 280,240	\$ 87,851	\$ 441,820	\$ 286,193
Current		(3,713)	(126)	(6,519)	(7,174)
Delinquent		251,747	70,805	87,948	20,722
Special assessments		2,143	1,645	22	2,916
Current collections		7,353	5,693	-	13
Delinquent collections		732	473	-	11,512
Prepayments on deferred		-	281,060	2,441	48
Penalties		385	80,799	-	-
Intergovernmental		385	(1,235)	2,677	853
Investment income		619,301	446,166	525,948	305,951
Total revenues		<u>385</u>	<u>619,301</u>	<u>525,948</u>	<u>305,951</u>
Expenditures					
Current		268	6,078	846	578
Contractual services		48,030	505,000	40,000	430,000
Debt service		102,420	245,063	109,038	34,725
Principal retirement		150,718	756,141	59,884	465,303
Interest and other charges					
Total expenditures					
Excess of revenues over (under) expenditures		(150,333)	(136,840)	(212,450)	1,756
Other Financing Sources (Uses)					
Issuance of debt		-	-	-	-
Premium on debt issued		-	-	-	-
Issuance of refunding bonds		5,477,775	-	-	-
Transfers in		150,501	199,400	-	116,908
Transfers out		-	-	-	-
Total other financing sources (uses)		150,501	5,677,175	-	116,908
Net change in fund balances		168	5,540,335	(212,450)	1,756
Fund Balances					
Beginning of year		22,479	487,299	244,644	123,472
End of year		\$ 22,647	\$ 6,027,634	\$ 32,194	\$ 125,228

City of Maplewood
Combining Schedule of Revenues, Expenditures, and Changes in Fund Balances -
Debt Service Funds
Year Ended December 31, 2020

(Continued)

Debt Service									
Debt Service									
Revenues									
Taxes	\$ 289,482	\$ 364,979	\$ 375 G.O. Improvement Refunding Bonds - 2016A	\$ 377 Lease Purchase - Pumper Truck - 2017	\$ 378 G.O. Improvement Bonds - 2017A	\$ 379 G.O. Refunding Bonds - 2017B	\$ 551,538 (11,847)	\$ 269,935	\$ 465,773 (2,311)
Current									
Delinquent									
Special assessments	55,103	147,360	-	-	71,59	69,818	95,125	-	136,686
Current collections									
Delinquent collections									
Prepayments on deferred	3,547	8,171	-	-	41,853	6,806	35,550	-	-
Penalties	12	2,063	-	-	173	934	525	-	58,515
Intergovernmental	-	299,275	-	-	-	-	-	-	160
Investment income	-	-	-	-	-	-	-	-	-
Total revenues	<u>343,898</u>	<u>819,318</u>	<u>364,979</u>	<u>375 G.O. Improvement Refunding Bonds - 2016A</u>	<u>377 Lease Purchase - Pumper Truck - 2017</u>	<u>378 G.O. Improvement Bonds - 2017A</u>	<u>551,538 (11,847)</u>	<u>269,935</u>	<u>465,773 (2,311)</u>
Expenditures									
Current									
Contractual services	846	846	-	-	846	846	-	-	-
Debt service	300,000	960,000	85,821	275,000	580,000	355,000	96,048	-	-
Principal retirement	63,388	118,650	8,062	103,875	52,250	238,621	16,380	131,638	-
Interest and other charges	-	1,079,496	93,883	379,721	633,096	533,621	112,428	131,638	-
Total expenditures	<u>364,234</u>	<u>1,079,496</u>	<u>93,883</u>	<u>379,721</u>	<u>633,096</u>	<u>533,621</u>	<u>112,428</u>	<u>131,638</u>	<u>-</u>
Excess of revenues over									
Excess of revenues over	(20,336)	(260,178)	(93,883)	2,488	(12,785)	12,937	(112,428)	311,042	(268)
Other Financing Sources (Uses)									
Issuance of debt	-	-	-	-	-	-	-	2,225	6,200,000
Premium on debt issued	-	-	-	-	-	-	-	-	62,447
Issuance of refunding bonds	-	-	-	-	-	-	-	-	62,447
Transfers in	-	203,726	93,882	1,460	90,241	-	-	-	-
Transfers out	-	203,725	93,882	1,460	(1,459)	-	-	-	-
Total other financing sources (uses)	<u>(20,336)</u>	<u>(56,453)</u>	<u>(1)</u>	<u>3,948</u>	<u>75,997</u>	<u>12,937</u>	<u>(112,428)</u>	<u>311,042</u>	<u>(268)</u>
Net change in fund balances									
Fund Balances									
Beginning of year	<u>1,005,591</u>	<u>953,784</u>	<u>375,584</u>	<u>650,055</u>	<u>513,470</u>	<u>1,103,155</u>	<u>-</u>	<u>533,283</u>	<u>-</u>
End of year	<u>\$ 985,255</u>	<u>\$ 897,331</u>	<u>\$ 375,583</u>	<u>\$ 654,003</u>	<u>\$ 589,467</u>	<u>\$ 1,116,092</u>	<u>\$ (12,428)</u>	<u>\$ 864,325</u>	<u>\$ 1,957</u>

STATISTICAL SECTION (UNAUDITED)

This part of the City of Maplewood, Minnesota's Comprehensive Annual Financial Report presents details information as a context for understanding what the information in the financial statements, note disclosures, and required supplementary information says about the City of Maplewood, Minnesota's overall financial health.

Contents	Pages
Financial Trends	180
These tables contain trend information to help the reader understand how the City's financial performance and well-being have changed over time.	
Revenue Capacity	190
These tables present information to help the reader assess the City's most significant local revenue source, the property tax.	
Debt Capacity	194
These tables present information to help the reader assess the affordability of the City's current levels of outstanding debt and the City's ability to issue additional debt in the future.	
Demographic and Economic Information	201
These tables offer demographic and economic indicators to help the reader understand the environment within which the City's financial activities take place.	
Operation Information	204
These tables contain service and infrastructure data to help the reader understand how the information in the City's financial report relates to the services the City provides and activities it performs.	
Sources: Unless otherwise noted, the information in these tables is derived from the comprehensive financial reports for the relevant year.	

STATISTICAL SECTION

City of Maplewood, Minnesota
Net Position by Component
Last Ten Fiscal Years
(Accrual Basis of Accounting)

	Fiscal Year				
	2011	2012	2013	2014	Fiscal Year
Governmental activities					
Net investment in capital assets	\$ 48,376,801	\$ 59,121,245	\$ 57,935,219	\$ 59,682,937	
Restricted	24,747,537	24,401,299	21,122,360	21,015,047	
Unrestricted	2,522,583	1,581,528	2,388,297	(1,356,678)	
Total governmental activities net position	<u>\$ 75,646,921</u>	<u>\$ 84,904,072</u>	<u>\$ 81,445,876</u>	<u>\$ 79,341,306</u>	
Business-type activities					
Net investment in capital assets	\$ 40,934,738	\$ 39,976,384	\$ 43,822,751	\$ 45,758,367	
Restricted	425,332	1,592,345	3,326,459	5,141,932	
Total business-type activities net position	<u>\$ 41,360,070</u>	<u>\$ 41,569,329</u>	<u>\$ 47,149,210</u>	<u>\$ 50,900,319</u>	
Primary government					
Net investment in capital assets	\$ 83,606,539	\$ 93,758,229	\$ 96,767,970	\$ 100,811,304	
Restricted	24,747,537	24,401,299	21,122,360	21,015,047	
Unrestricted	8,562,915	8,313,873	10,704,756	8,415,274	
Total primary government net position	<u>\$ 117,006,991</u>	<u>\$ 126,473,401</u>	<u>\$ 128,595,086</u>	<u>\$ 130,241,625</u>	

	Fiscal Year				
	2015	2016	2017	2018	Fiscal Year
Governmental activities					
Net investment in capital assets	\$ 69,155,245	\$ 71,120,862	\$ 76,463,530	\$ 95,621,886	\$ 102,075,171
Restricted	5,037,370	18,349,350	17,694,840	19,597,720	22,285,258
Unrestricted	(530,832)	(10,274,362)	(9,151,812)	(4,576,065)	(4,195,898)
Total governmental activities net position	<u>\$ 73,661,783</u>	<u>\$ 79,196,350</u>	<u>\$ 85,066,558</u>	<u>\$ 101,732,977</u>	<u>\$ 125,723,930</u>
Business-type activities					
Net investment in capital assets	\$ 45,499,281	\$ 44,578,697	\$ 44,324,509	\$ 35,867,590	\$ 35,352,375
Restricted	4,683,477	6,223,906	9,254,757	10,563,278	10,973,808
Total business-type activities net position	<u>\$ 50,182,758</u>	<u>\$ 50,802,603</u>	<u>\$ 52,579,266</u>	<u>\$ 46,430,868</u>	<u>\$ 46,115,007</u>
Primary government					
Net investment in capital assets	\$ 109,679,526	\$ 111,844,559	\$ 117,568,039	\$ 119,109,211	\$ 136,656,206
Restricted	5,037,370	18,349,350	17,694,840	20,244,517	19,597,720
Unrestricted	9,127,645	(195,456)	3,322,945	8,097,213	8,642,910
Total primary government net position	<u>\$ 123,844,541</u>	<u>\$ 129,998,953</u>	<u>\$ 138,585,824</u>	<u>\$ 148,163,845</u>	<u>\$ 157,349,891</u>

Table 2

City of Maplewood, Minnesota
Changes in Net Position
Last Ten Fiscal Years
(Accrual Basis of Accounting)

Fiscal Year	Expenses			
	2011	2012	2013	2014
Governmental activities				
General government	\$ 3,348,454	\$ 2,619,335	\$ 2,805,854	\$ 2,216,431
Public safety	9,792,441	9,971,417	10,394,181	10,380,553
Public works	7,720,129	5,837,544	26,348,211	16,216,181
Parks and recreation	1,378,457	1,456,386	1,195,210	1,641,752
Community development	-	-	-	-
Citizen services	-	-	-	-
Environmental & economic development	-	-	-	-
Interest and fiscal changes	1,069,692	1,104,431	1,468,430	1,171,431
Total governmental activities expenses	2,971,990	2,971,255	2,738,110	2,798,638
Business-type activities	<u>27,348,174</u>	<u>25,506,460</u>	<u>46,011,995</u>	<u>35,688,681</u>
Ambulance service	2,439,483	2,255,505	2,332,824	2,425,360
Community center	2,891,063	2,543,136	2,559,714	2,567,293
Environmental utility	1,621,375	1,885,520	1,726,072	1,993,197
Recycling program	599,304	562,491	518,474	631,886
Sewer	4,260,740	3,876,021	4,087,577	4,275,888
Street light utility	195,575	269,349	225,637	224,197
Total business-type activities expenses	<u>12,007,540</u>	<u>11,306,022</u>	<u>11,450,598</u>	<u>12,117,391</u>
Total primary government expenses	<u>\$ 39,355,714</u>	<u>\$ 36,812,482</u>	<u>\$ 57,462,593</u>	<u>\$ 47,806,072</u>
Program revenues				
Governmental activities				
Charges for services	\$ 93,150	\$ 178,770	\$ 247,580	\$ 165,136
General government	761,444	830,745	720,520	638,449
Public safety	2,683,681	2,519,442	2,862,765	2,633,305
Public works	527,215	526,111	494,839	469,708
Parks and recreation	-	-	-	-
Recreation programs	-	-	-	-
Community development	-	-	-	-
Citizen services	517,949	593,771	602,814	674,687
Environmental & economic development	1,388,142	1,903,873	1,632,615	2,963,129
Operating grants and contributions	986,174	1,287,082	1,051,021	829,838
Capital grants and contributions	8,708,066	6,944,561	23,014,332	8,024,056
Total governmental activities	<u>15,665,821</u>	<u>14,784,355</u>	<u>30,626,786</u>	<u>16,398,328</u>
Business-type activities				
Charges for services	1,727,410	2,170,536	2,384,187	2,456,823
Ambulance service	1,810,973	1,874,655	1,920,051	1,860,417
Community center	1,899,393	2,103,052	2,248,676	2,447,669
Environmental utility	414,197	439,860	559,177	549,248
Recycling program	4,805,156	5,075,864	5,260,764	5,206,275
Sewer	286,356	287,636	294,811	476,269
Street light utility	207,291	208,393	213,779	238,297
Operating grants and contributions				
Capital grants and contributions				
Total business-type activities	<u>13,480,9</u>	<u>13,035,22</u>	<u>12,157,80</u>	<u>12,224,11</u>

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City of Maplewood, Minnesota
Changes in Net Position
Last Ten Fiscal Years
(Accrual Basis of Accounting)

Table 2
 Continued

	2011	2012	Fiscal Year	2014
Net (expense) revenue				
Governmental activities	\$ (1,682,353)	\$ (0,722,105)	\$ (15,385,209)	\$ (19,290,353)
Business-type activities	(721,955)	853,974	1,510,847	1,117,607
Total primary government net (expense) revenue	(12,404,308)	(9,868,131)	(13,874,362)	(18,172,746)
General revenues and other changes in net position				
General governmental activities				
General property taxes	16,249,875	17,004,421	17,241,967	17,165,842
Miscellaneous taxes	-	-	-	-
Tax increment collections	572,160	656,910	623,512	964,327
Unrestricted grants and contributions	17,487	5,259	5,697	536,167
Investment earnings	62,931	86,446	34,675	81,451
Miscellaneous	39,065	18,767	18,893	5,078
Gain (loss) on disposal of capital assets	(2,543,558)	607,000	(3,052,497)	(1,666,318)
Transfers	-	1,600,453	-	-
Special Items	-	-	-	-
Total governmental activities	14,397,960	9,979,256	14,872,247	17,086,547
Business-type activities				
Property taxes	329,570	798,945	897,433	958,516
Unrestricted grants and contributions	(2,447)	(1,066)	1,812	8,668
Investment earnings	-	-	-	-
Miscellaneous	-	-	-	-
Gain (loss) on disposal of capital assets	2,543,558	(1,600,453)	3,052,497	1,666,318
Transfers	2,870,681	(802,574)	3,951,742	2,633,302
Total business-type activities	\$ 17,268,641	\$ 19,176,682	\$ 18,823,989	\$ 19,720,049
Change in net position				
Governmental activities	\$ 2,715,607	\$ 9,257,151	\$ (512,962)	\$ (2,203,806)
Business-type activities	2,148,726	51,400	5,462,589	3,751,109
Total primary government	\$ 4,864,333	\$ 9,308,551	\$ 4,949,627	\$ 1,547,303

	2015	2016	Fiscal Year	2017	2018	2019	2020
Net (expense) revenue							
Governmental activities	\$ (16,069,928)	\$ (16,349,130)	\$ (16,448,464)	\$ (19,077,798)	\$ (17,842,272)	\$ (18,369,099)	
Business-type activities	860,337	660,398	2,538,030	4,507,902	2,901,775	3,693,936	
Total primary government	(15,209,591)	(15,688,142)	(13,910,434)	(14,569,396)	(14,940,497)	(14,675,163)	
General revenues and other changes in net position							
General governmental activities							
General property taxes	17,986,130	18,756,112	19,717,481	20,545,229	21,887,327	23,063,064	
Miscellaneous taxes	-	-	-	-	-	1,850,559	
Tax increment collections	876,656	1,455,687	1,598,300	1,783,323	1,798,193	-	
Unrestricted grants and contributions	632,576	692,501	737,219	977,656	990,930	1,273,111	
Investment earnings	110,747	98,467	211,797	415,772	983,360	751,462	
Miscellaneous	-	-	-	-	-	-	
Gain (loss) on disposal of capital assets	1,182,518	880,930	542,301	2,790,983	3,281,019	131,428	
Transfers	-	-	-	-	-	4,032,047	
Special Items	-	-	-	-	-	(1,869,088)	
Total governmental activities	20,788,627	21,883,697	22,807,098	26,540,471	27,131,741	33,069,321	
Business-type activities							
Property taxes	824,147	799,409	788,751	288,755	10,897	-	
Unrestricted grants and contributions	-	22,836	40,378	37,862	109,674	263,662	116,935
Investment earnings	-	-	-	-	-	-	
Miscellaneous	-	-	-	-	-	-	
Gain (loss) on disposal of capital assets	(1,182,518)	(880,930)	(542,301)	(2,790,983)	(3,281,019)	(4,032,047)	
Transfers	(33,011)	(41,143)	(284,312)	(2,392,554)	(3,006,460)	(3,905,122)	
Total business-type activities	\$ 20,454,616	\$ 21,842,554	\$ 23,091,410	\$ 24,147,917	\$ 24,125,281	\$ 29,164,209	
Change in net position							
Governmental activities	\$ 4,718,699	\$ 5,534,567	\$ 6,358,634	\$ 7,462,673	\$ 9,289,469	\$ 14,700,222	
Business-type activities	526,326	619,845	2,822,342	2,115,348	(104,685)	(21,176)	
Total primary government	\$ 5,245,025	\$ 6,154,412	\$ 9,180,976	\$ 9,578,021	\$ 9,184,784	\$ 14,489,046	

City of Maplewood, Minnesota
Fund Balances - Governmental Funds
Last Ten Fiscal Years
(Modified Accrual Basis of Accounting)

	Fiscal Year				
	2011	2012	2013	2014	2015
General Fund					
Nonspendable	\$ 248	\$ -	\$ -	\$ -	\$ -
Committed	-	-	-	-	-
Assigned	435,950	983,590	344,985	101,720	84,230
Unassigned	7,509,129	7,447,826	7,682,259	8,262,402	7,622,399
Total general fund	<u>\$ 7,945,327</u>	<u>\$ 8,431,416</u>	<u>\$ 8,027,244</u>	<u>\$ 8,264,322</u>	<u>\$ 7,706,529</u>
All other governmental funds					
Nonspendable	\$ 10	\$ 607,000	\$ 860,400	\$ 703,200	\$ 703,200
Restricted	10,308,689	12,390,120	15,203,036	16,518,571	11,126,339
Committed	222,211	189,108	173,901	155,212	117,398
Assigned	3,324,969	4,651,496	5,975,685	3,625,784	4,395,394
Unassigned	(1,386,433)	3,209,393	(6,448,228)	(8,918,312)	(9,193,276)
Total all other governmental funds	<u>\$ 12,469,446</u>	<u>\$ 21,047,117</u>	<u>\$ 15,764,794</u>	<u>\$ 12,084,455</u>	<u>\$ 7,149,355</u>

	Fiscal Year				
	2016	2017	2018	2019	2020
General Fund					
Nonspendable	\$ 1,187	\$ -	\$ -	\$ 8,884	\$ 15,173
Committed	-	-	-	-	-
Assigned	102,808	7,500,075	8,449,546	8,297,353	10,133,911
Unassigned	-	-	-	-	-
Total general fund	<u>\$ 7,604,070</u>	<u>\$ 8,449,546</u>	<u>\$ 8,806,237</u>	<u>\$ 10,149,084</u>	<u>\$ 13,594,227</u>

Table 3

City of Maplewood, Minnesota
Changes in Fund Balances - Governmental Funds
Last Ten Fiscal Years

Table 4

	Fiscal Year				Fiscal Year					
	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020
Revenues										
General property taxes	\$ 16,695,875	\$ 17,046,634	\$ 17,270,276	\$ 17,275,364	\$ 17,949,228	\$ 18,761,397	\$ 19,711,663	\$ 20,464,816	\$ 21,869,106	\$ 23,003,169
Tax increment collections	572,160	656,910	323,512	1,264,327	876,656	1,455,687	1,598,300	1,783,732	1,798,193	1,967,850
Miscellaneous taxes	-	-	-	-	-	1,332,887	1,412,757	1,925,320	1,850,359	
Special assessments	3,066,915	3,242,514	2,870,138	2,932,609	2,393,168	2,848,898	2,603,358	2,404,276	2,235,687	2,501,586
Licenses and permits	1,162,478	1,503,225	1,287,544	2,275,634	1,366,702	1,445,812	1,808,463	1,424,391	1,456,694	1,933,984
Intergovernmental	532,865	538,1871	23,137,092	7,123,565	8,607,607	5,347,424	4,213,838	4,098,579	5,972,768	5,753,989
Charges for services	4,479,130	4,546,296	4,711,257	4,854,962	4,113,823	4,253,329	2,963,286	2,177,370	2,119,956	1,827,086
Fines and forfeits	276,427	28,439	298,427	297,444	239,430	199,872	210,218	178,651	171,169	156,926
Investment earnings	57,390	77,263	30,728	69,903	91,356	67,309	195,037	368,959	871,023	697,000
Miscellaneous	386,780	535,372	373,260	301,384	664,148	301,286	373,966	496,051	2,066,394	2,005,841
Total revenues	<u>32,090,020</u>	<u>33,509,724</u>	<u>30,272,234</u>	<u>36,584,192</u>	<u>36,252,118</u>	<u>36,014,201</u>	<u>35,090,886</u>	<u>35,737,102</u>	<u>40,486,310</u>	<u>43,517,790</u>
Expenditures										
Current										
General government	2,237,591	2,323,128	2,554,781	1,780,621	2,051,546	2,061,127	2,281,406	4,110,980	3,778,021	3,990,484
Public safety	9,579,622	9,915,491	9,967,363	10,642,774	10,354,728	10,917,454	11,367,167	11,646,708	12,672,047	
Public works	3,149,545	2,983,788	3,130,872	3,841,444	3,574,148	3,730,286	3,751,303	3,922,439	4,228,135	4,323,404
Parks and recreation	1,108,069	1,176,513	1,156,241	1,317,243	1,328,339	1,419,805	1,588,382	1,334,112	1,242,347	814,152
Citizen services	1,052,495	1,089,961	1,155,443	1,169,665	1,051,480	1,726,419	-	-	-	-
Environmental & economic development	1,067,328	1,573,404	1,194,907	1,254,968	1,135,658	1,357,791	1,337,244	-	-	-
Community development	-	-	-	-	-	-	-	-	-	-
Miscellaneous	100,981	80,696	84,294	77,015	71,612	78,748	-	-	-	-
Capital outlay	15,477,220	14,763,101	27,355,504	18,446,159	12,725,904	3,880,696	4,430,577	9,378,460	13,331,018	13,257,484
Debt service										
Principal	10,955,000	6,825,000	7,552,458	9,674,672	23,855,537	11,186,101	10,261,702	12,956,279	8,530,204	6,749,899
Interest	2,926,357	2,898,433	2,997,047	2,789,288	2,810,928	2,170,212	2,288,924	1,978,648	1,857,978	1,810,195
TIF developer payments	205,738	170,422	61,193	248,456	84,516	82,876	115,276	367,298	3,245,988	1,351,343
Other	104,680	167,509	184,923	178,290	197,294	161,166	-	-	-	-
Total expenditures	<u>47,785,036</u>	<u>43,631,577</u>	<u>57,343,134</u>	<u>50,745,204</u>	<u>59,791,26</u>	<u>37,713,216</u>	<u>38,658,687</u>	<u>47,162,122</u>	<u>49,361,350</u>	<u>47,353,472</u>
Revenues over (under) expenditures	<u>(15,695,016)</u>	<u>(10,121,853)</u>	<u>(7,070,920)</u>	<u>(14,161,012)</u>	<u>(22,927,008)</u>	<u>(14,699,015)</u>	<u>(3,567,801)</u>	<u>(1,579,110)</u>	<u>(8,875,040)</u>	<u>(3,835,682)</u>
Other financing sources (uses)										
Transfers in	2,764,422	4,798,961	3,470,350	6,788,976	18,970,264	10,037,437	6,936,790	1,928,497	10,778,125	18,734,095
Transfers out	(1,751,581)	(3,233,698)	(1,816,125)	(5,351,412)	(16,757,403)	(9,043,044)	(6,394,489)	(1,37,514)	(7,497,106)	(14,702,048)
Issuance of bonds	10,000,000	8,285,000	5,775,000	7,745,000	1,215,000	3,765,000	3,850,000	4,475,000	6,202,225	
Issuance of refunding bonds	-	-	4,105,000	1,255,000	11,780,000	5,775,000	3,145,000	-	-	5,477,775
Premium (discount) on bonds issued	301,355	246,761	283,323	369,279	324,377	619,378	298,464	211,601	204,444	623,447
Proceeds from capital leases	59,822	657,173	444,451	10,908	65,679	615,000	-	72,290	70,000	-
Sale of capital assets										
Total other financing sources (uses)	<u>11,374,018</u>	<u>10,754,197</u>	<u>12,261,999</u>	<u>10,817,751</u>	<u>17,334,115</u>	<u>11,219,450</u>	<u>8,572,634</u>	<u>10,044,874</u>	<u>8,736,074</u>	<u>16,376,607</u>
Net change in fund balance	<u>\$ (4,320,998)</u>	<u>\$ 632,344</u>	<u>\$ 5,191,079</u>	<u>\$ (3,343,261)</u>	<u>\$ (5,592,893)</u>	<u>\$ 9,520,435</u>	<u>\$ 5,004,833</u>	<u>\$ (1,564,236)</u>	<u>\$ (138,966)</u>	<u>\$ 12,540,925</u>
Debt service as a percentage of noncapital expenditures	29.0%	33.1%	24.6%	36.5%	86.0%	44.6%	37.0%	28.4%	23.2%	
Debt service as percentage of total expenditures	29.0%	22.3%	18.4%	24.6%	45.1%	35.4%	32.4%	21.0%	18.1%	

**City of Maplewood, Minnesota Taxable Property
Tax Capacity Value and Estimated Market Value of Taxable Property
Last Ten Fiscal Years**

Table 5

Fiscal Year Ended December 31	Real Property	All Other	Total Tax Capacity	Less TIF & Fiscal Disparity Contribution	Adjusted Tax Capacity Value	Total Direct Tax Rate	Taxable Market Value	Tax Capacity as a Percent of TMV	Fiscal Year	City Direct Rates	Overlapping Rates*
2011	\$ 44,767,816	\$ 488,531	\$ 45,256,347	\$ 1,742,611	\$ 43,513,736	39.050	\$ 3,517,546,900	1.29%	2011	30.220	8,830
2012	40,924,525	528,933	41,453,118	1,707,551	39,882,567	44.056	3,468,106,000	1.31%	2012	33.672	10,384
2013	38,133,717	570,443	38,704,160	1,556,988	37,147,172	48.659	2,908,432,100	1.33%	2013	37.331	11,328
2014	38,459,635	575,514	39,015,149	2039,569	36,995,640	48.378	2,934,075,100	1.33%	2014	36.214	12,164
2015	41,469,903	596,184	42,066,087	1,996,379	40,099,708	46.353	3,422,412,200	1.30%	2015	34.655	11,698
2016	41,702,693	619,800	42,412,493	2,112,153	40,303,340	48.807	3,306,844,300	1.29%	2016	37.336	11,171
2017	44,082,824	657,631	44,720,455	1,575,900	43,144,555	47.248	3,482,235,400	1.28%	2017	36.597	10,651
2018	46,265,241	691,918	47,507,159	1,549,433	45,957,726	45.911	3,707,872,500	1.28%	2018	35.911	10,000
2019	49,369,866	665,104	50,434,970	1,748,334	48,686,636	44,693	3,962,659,100	1.27%	2019	35.123	9,570
2020	52,318,100	676,662	52,994,762	1,614,288	51,389,474	44,646	4,218,073,900	1.26%	2020	36.069	8,577

Source: Ramsey County Department of Property Records and Revenue

Table 6

Fiscal Year Ended December 31	Direct and Overlapping Property Tax Rates			Overlapping Rates*		
	Total Direct Rate	Debt Service Rate	Basic Rate	School District ISD #23	School District ISD #24	Other Districts
2011	30.220	8,830	39,050	27,785	14,566	22,521
2012	33.672	10,384	44,056	28,337	17,065	26,102
2013	37.331	11,328	48,659	32,552	15,464	28,622
2014	36.214	12,164	48,578	37,643	16,251	28,562
2015	34.655	11,698	46,553	35,664	17,880	26,660
2016	37.336	11,171	48,507	35,469	20,958	26,236
2017	36.597	10,651	47,248	33,582	18,894	23,476
2018	35.911	10,000	45,911	30,089	34,396	23,685
2019	35.123	9,570	44,693	29,039	3,167	26,081
2020	36.069	8,577	44,646	32,504	30,668	36,777

Source: Ramsey County Department of Property Records and Revenue

*Overlapping rates are those of local and county governments that apply to property owners within the City. Not all overlapping rates apply to all City property owners. For example, although the county property tax rates apply to all City property owners, Other Districts rates apply only to the approximately one-third of City property owners whose property is located within that District's geographic boundaries. A property owner will be assessed one school district tax based on the school district the property is located in.

City of Maplewood, Minnesota
Principal Property Taxpayers
Current Year and Ten Years Ago

Table 7

Taxpayer	2020			2010			Percentage of Total City Net Tax Capacity	Rank	Percentage of Total City Net Tax Capacity	Rank	Percentage of Total City Net Tax Capacity
	Net Tax Capacity	Rank	Percentage of Total City Net Tax Capacity	Fiscal Year Ended December 31,	Amount	Fiscal Year For The Fiscal Year					
3M Company	\$ 3,687,201	1	6.96%	\$ 4,543,435	1	9.45%					
Maplewood Mall Associates	1,412,686	2	2.67%	1,713,472	2	3.56%					
Xcel Energy	1,276,196	3	2.41%	772,616	3	1.61%					
Birch Run LLC	532,902	4	1.01%	537,850	4	1.12%					
Hazelwood Medical Building	392,834	5	0.74%			0.00%					
Costco Wholesale Corp	318,698	6	0.60%	376,102	5	0.78%					
Regent at Maplewood LLC	286,899	7	0.56%			0.00%					
TCA Real Estate LLC	294,336	8	0.56%			0.00%					
Maplewood 2007 LLC	279,250	9	0.53%	284,318	7	0.59%					
JNI Edgerton LLC	273,012	10	0.52%			0.00%					
WB Exchange Point LLC	-		0.00%	309,250	6	0.64%					
The May Dept Stores Co.	-		0.00%	197,250	10	0.41%					
St. Paul Business Center Investor	-		0.00%	266,250	8	0.55%					
Menard Inc & Corporate Acct	-		0.00%	199,250	9	0.41%					
Wells Fargo Properties Inc.	-		0.00%			0.00%					
Total	<u>\$ 8,764,014</u>		<u>16.56%</u>	<u>\$ 9,199,793</u>		<u>19.12%</u>					
Total All Property	<u>\$ 52,994,762</u>		<u>16.56%</u>	<u>\$ 48,069,735</u>		<u>19.12%</u>					

Source: Official Statement for 2011 and 2021 bond issues.

City of Maplewood, Minnesota
Property Tax Levies and Collections
Last Ten Fiscal Years

Table 8

Taxpayer	Fiscal Year Ended December 31,			Taxes Levied For The Fiscal Year	Collected Within The Fiscal Year of the Levy	Collections and Cancellations in Subsequent Years	Total Collections to Date	Percentage of Levy
	2011	2012	2013					
3M Company	\$ 17,503,454	\$ 16,589,003			94.78%	\$ 91,451	\$ 17,503,454	100.00%
Maplewood Mall Associates		17,853,523	17,007,859		98.62%	245,664	17,853,523	100.00%
Xcel Energy			18,528,400	18,257,828	98.54%		18,528,400	100.00%
Birch Run LLC						270,572		
Hazelwood Medical Building								
Costco Wholesale Corp		18,528,400	18,412,262		99.37%	116,138	18,528,400	100.00%
Regent at Maplewood LLC		18,991,610	18,820,864		99.10%	160,545	18,991,409	99.95%
TCA Real Estate LLC			19,751,270	19,626,614	99.37%	113,937	19,740,551	99.95%
Maplewood 2007 LLC								
JNI Edgerton LLC								
WB Exchange Point LLC								
The May Dept Stores Co.								
St. Paul Business Center Investor								
Menard Inc & Corporate Acct								
Wells Fargo Properties Inc.								
Total						-	23,001,136	99.07%

Sources: Ramsey County Department of Property Records and Revenue

City of Maplewood, Minnesota
Ratios of Outstanding Debt by Type
Last Ten Fiscal Years

Fiscal Year	Government and Business-Type Activities							
	General Obligation Debt	G.O. Improvement Bonds	G.O. Tax Increment Bonds	G.O. Tax Abatement Bonds	Utility/State Aid Revenue Bonds	\$ 13,445,000		
\$ 3,940,000	\$ 55,606,209	\$ 2,082,297	\$ 3,465,000					
3,355,000	57,250,090	1,767,297	3,080,000	14,745,000				
8,240,000	56,288,795	1,244,839	2,695,000	14,275,000				
9,245,000	54,374,316	1,885,167	3,565,000	13,285,000				
8,430,000	50,433,908	1,439,631	1,255,000	10,250,000				
9,580,000	52,439,929	1,378,529	980,000	6,185,000				
10,081,609	49,973,018	1,315,691	715,000	5,381,843				
8,873,286	45,323,197	1,260,037	4,260,000	1,831,580				
8,577,248	42,333,063	1,207,320	4,110,000	1,351,317				
6,170,000	50,324,857	952,165	3,980,000	1,045,000				

Note: Personal income data is not available, therefore total debt outstanding as a percentage of personal income cannot be presented. Instead, outstanding debt as a percentage of tax capacity and outstanding debt per capita data is presented.

	Government and Business-Type Activities							
	Notes Payable	Capital Leases	Governmental Activities	Total Government	Primary Government	Total	Percentage of Tax Capacity	Total
	\$ 1,011,689	\$ -	\$ 79,530,195	\$ 79,530,195	\$ 79,530,195	\$ 79,530,195	175.78%	\$ 2,073
	1,011,689	-	81,209,076	81,209,076	81,209,076	81,209,076	195.91%	2,078.82
	567,078	-	83,310,712	83,310,712	83,310,712	83,310,712	215.25%	2,138.91
	467,842	-	82,822,325	82,822,325	82,822,325	82,822,325	212.17%	2,109.32
	368,606	-	72,177,145	72,177,145	72,177,145	72,177,145	171.46%	1,816.14
	-	-	70,563,458	70,563,458	70,563,458	70,563,458	166.37%	1,753.43
	-	-	860,387	860,387	860,387	860,387	152.79%	1,704.61
	-	-	682,566	682,566	682,566	682,566	130.99%	1,528.63
	-	-	1,221,080	1,221,080	1,221,080	1,221,080	116.59%	1,408.79
	-	-	939,802	939,802	939,802	939,802	119.66%	1,519.28

Table 9

City of Maplewood, Minnesota
Ratios of General Bonded Debt Outstanding
Last Ten Fiscal Years

Table 10

Fiscal Year	General Obligation Debt	Percentage of Estimated Market Value	Per Capita
2011	\$ 3,940,000	0.11%	\$ 103
2012	3,355,000	0.10%	85.88
2013	8,240,000	0.26%	211.55
2014	9,245,000	0.29%	235.45
2015	8,450,000	0.24%	212.12
2016	9,580,000	0.27%	238.05
2017	10,081,609	0.27%	251.51
2018	8,873,286	0.23%	217.96
2019	8,577,248	0.21%	205.50
2020	6,170,000	0.14%	147.83

Source: Metropolitan Council, Census Bureau and Ramsey County Department of Property Records and Revenue

City of Maplewood, Minnesota
Direct and Overlapping Governmental Activities Debt
December 31, 2020

Table 11

Governmental Unit	Gross Debt Outstanding	Estimated Percentage Applicable	Estimated City Share of Overlapping Debt
Debt repaid with property taxes	\$ 117,010,000	7.7440%	\$ 9,061,254
Ramsey County School Districts:			
Maplewood-No. St. Paul School District #622	355,625,000	40.1937%	142,938,846
Roseville School District #623	166,005,000	8.6704%	14,393,298
White Bear Lake School District #624	298,760,000	0.9677%	2,891,101
Other Debt			
Metropolitan Council	226,485,000	1.1228%	2,542,974
Subtotal - overlapping debt			
City direct debt*	62,472,022	100.0000%	62,472,022
Total direct and overlapping debt			\$ 234,299,495

Source: Ramsey County

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

* Includes amortized premiums and discounts, does not include capital leases

**City of Maplewood, Minnesota
Legal Debt Margin Information
Last Ten Fiscal Years**

Legal Debt Margin Calculation for Fiscal Year 2020

Estimated market value of taxable property	<u>\$ 4,392,023,000</u>
Debt limit (3% of market value)	<u>131,760,690</u>
Less amount of debt applicable to debt limit	<u>(6,300,000)</u>
Legal debt margin	<u>\$ 125,460,690</u>

	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020
Debt limit	\$ 105,526,407	\$ 95,043,204	\$ 87,252,963	\$ 88,022,253	\$ 97,272,366	\$ 98,905,329	\$ 110,644,980	\$ 117,193,629	\$ 124,514,316	\$ 131,760,690
Total net debt applicable to limit	<u>3,940,000</u>	<u>3,355,000</u>	<u>8,690,000</u>	<u>9,635,000</u>	<u>9,970,000</u>	<u>11,180,000</u>	<u>10,415,000</u>	<u>9,705,000</u>	<u>8,410,000</u>	<u>6,300,000</u>
Legal debt margin	<u>\$ 101,586,407</u>	<u>\$ 91,688,204</u>	<u>\$ 78,562,963</u>	<u>\$ 78,387,253</u>	<u>\$ 87,302,366</u>	<u>\$ 87,725,329</u>	<u>\$ 100,229,980</u>	<u>\$ 107,488,629</u>	<u>\$ 116,043,16</u>	<u>\$ 125,460,690</u>
Total net debt applicable to the limit as a percentage of debt limit	3.88%	3.66%	11.06%	12.29%	11.42%	12.74%	10.39%	9.03%	7.24%	5.02%

Source: Ramsey County and 2021A Official Statement

Table 12

**City of Maplewood, Minnesota
Demographic and Economic Statistics
Last Ten Fiscal Years**

Table 14

Fiscal Year	Population	Per Capita Personal Income		Unemployment Rate
		Median Household Income	Per Capita Personal Income	
2011	38,741	\$ 54,065	\$ 28,932	5.70%
2012	39,065	\$ 56,430	\$ 28,834	2.40%
2013	38,950	\$ 59,141	\$ 29,350	4.30%
2014	39,265	\$ 60,323	\$ 29,864	3.70%
2015	39,742	\$ 62,527	\$ 30,137	3.50%
2016	40,243	\$ 63,367	\$ 31,520	3.80%
2017	40,084	\$ 63,941	\$ 32,687	3.10%
2018	40,710	\$ 66,758	\$ 33,392	2.90%
2019	41,738	\$ 70,484	\$ 33,849	3.40%
2020	42,200	\$ 70,500	\$ 33,850	5.20%

Tax Increment Bonds						
Fiscal Year	Improvement Bonds		Tax Increment Bonds		Debt Service	
	Principal	Interest	Coverage	Interest	Principal	Interest
2011	\$ 3,042,082	\$ 4,255,000	2,022,099	0.48	\$ 572,519	\$ 71,095
2012	3,231,573	4,355,000	2,069,745	0.50	636,910	24,650
2013	2,845,931	5,125,000	1,990,854	0.40	333,511	\$22,458
2014	2,880,223	5,535,000	1,893,919	0.39	1,264,327	429,672
2015	2,882,324	4,905,000	1,881,276	0.35	876,656	445,537
2016	2,828,892	5,760,000	2,789,759	0.33	1,455,687	61,101
2017	2,601,049	5,795,000	1,199,502	0.37	1,598,300	82,820
2018	2,404,273	5,815,000	668,346	0.37	1,735,304	104,227
2019	2,236,523	5,220,000	1,116,806	0.35	1,798,93	121,288
2020	2,501,914	4,270,000	1,099,283	0.47	1,967,850	118,030

Source: Population and income estimates provided by the Metropolitan Council and City. Unemployment data provided by the Minnesota Department of Employment and Economic Development.

Note: Unemployment rate information is as of December 31 of each year.

City Of Maplewood, Minnesota
Full-time Budgeted City Government Employees By Function/program
Last Ten Fiscal Years

Function/Program	Full-Time Budgeted Employees as of December 31,			
	2011	2012	2013	2014
General government:				
Administration	3.40	3.40	3.50	3.50
Finance	5.00	5.00	5.00	4.50
Information technology	5.50	6.50	6.70	5.70
Citizen services	6.90	7.00	7.00	7.00
Public Safety:				
Fire	20.00	18.80	18.30	18.55
Police	59.00	57.20	56.70	57.70
Community development and parks				
Community development	23.55	24.70	25.70	24.70
Parks and recreation	0.00	0.00	0.00	0.00
Public works				
Total	162.00	157.00	156.00	154.75

Employer	2010				Percentage of Total City Employment (1)	Employment (1)	Employees	Rank	Employees	Rank	Percentage of Total City Employment (1)
	Employees	Rank	Employees	Rank							
3M Corporation - Maplewood location	12,000	1	62,11%	10,000	1	\$2.24%					
Independent School Dist 622	1,829	2	9.47%	1,500	3	7.38%					
HealthEast Care System/St. John's Hospital	973	3	5.04%	1,600	2	8.36%					
Target	550	4	2.85%			0.00%					
First Student Charter	400	5	2.07%			0.00%					
Ciba Foods	350	6	1.81%			0.00%					
Canvas Health	300	7	1.55%			0.00%					
Ramsey County Care Center	240	8	1.24%			0.00%					
Costco	200	9	1.04%			0.00%					
City of Maplewood	186	10	0.96%			0.00%					
Mendota	-	-	0.00%			0.00%					
Volunteers of America - Maplewood Campus	-	-	0.00%			0.00%					
Macy's	-	-	0.00%			0.00%					
Sears Reebuck & Co	-	-	0.00%			0.00%					
Total	17,028		88.13%	14,930		77.99%					

Sources: MN Employment and Economic Development, Metropolitan Council and Official Statement for 2020 and 2010 bond issues.

(1) Average Annual City Employment is 19,321 for 2020 and 19,144 for 2010.

City of Maplewood, Minnesota
Operating Indicators by Function/Program
Last Ten Fiscal Years

Table 16

	Full-Time Budgeted Employees as of December 31,				
	2015	2016	2017	2018	2019
4.10	4.60	6.60	12.00	12.00	12.00
4.42	4.00	4.00	8.00	7.00	7.00
3.00	3.00	3.00	3.00	3.00	3.00
7.00	7.00	8.00	0.00	0.00	0.00
18.00	20.00	21.00	21.00	30.00	31.70
55.33	57.40	58.00	60.00	60.00	61.10
22.65	20.75	21.75	15.75	0.00	0.00
0.00	0.00	0.00	0.00	10.45	12.45
0.00	0.00	0.00	0.00	5.30	5.30
36.25	36.25	36.25	36.25	36.25	36.25
150.75	153.00	158.60	156.00	164.00	168.80

Function/Program	Fiscal Year				
	2011	2012	2013	2014	
Police					
Physical arrests	1,820	1,880	2,510	2,642	
Parking violations	1,404	1,103	442	603	
Traffic violations	6,866	8,202	5,292	5,396	
Felony offenses	2,310	2,593	2,895	2,462	
Gross misdemeanor offenses	1,459	1,982	1,762	1,814	
Minor miscellaneous offenses	-	-	-	-	
Fire					
Emergency responses	4,083	4,184	4,631	4,858	
Fires extinguished	83	52	67	69	
Inspections	365	400	625	669	
Building inspection					
Residential permits	2,564	2,174	2,204	2,353	
New residential permits	n/a	n/a	n/a	n/a	
Commercial permits	525	639	672	704	
New commercial permits	n/a	n/a	n/a	n/a	
Other permits	n/a	n/a	n/a	n/a	
Total permits	3,089	2,813	2,876	3,117	
Other public works					
Street resurfacing/reconstruction (miles)	3.8	6.9	5.0	2.2	
Potholes repaired (tons of material used)	734	645	590	560	
Spot paving (tons of materials used)	n/a	n/a	n/a	n/a	
Parks and recreation					
Number of games (field rentals)	214	235	219	208	
Community center admissions	328,500	259,146	271,000	256,442	
Water: (Maintained by St. Paul Regional Water Services)					
New connections	n/a	n/a	n/a	n/a	
Water mains breaks	n/a	n/a	n/a	n/a	
Average daily consumption (thousands of gallons)	n/a	n/a	n/a	n/a	
Peak daily consumption (thousands of gallons)	n/a	n/a	n/a	n/a	
Wastewater: (Maintained by Met Council Environmental Services)					
Average daily sewage treatment (thousands of gallons)	n/a	n/a	n/a	n/a	

Sources: Various City departments.
Note: Indicators are not available for the general government function
N/A: Information not available.

City of Maplewood, Minnesota
Capital Asset Statistics by Function/Program
Last Ten Fiscal Years

Table 17

	Fiscal Year					
	2015	2016	2017	2018	2019	
1,076	919	630	904	822	553	
1,393	887	682	868	568	260	
2,395	1,920	1,207	1,196	1,512	607	
675	577	666	n/a	n/a	n/a	
210	427	417	n/a	n/a	n/a	
2,821	5,065	4,520	n/a	n/a	n/a	
5,077	5,351	5,940	6,032	6,183	6,503	
96	98	91	101	101	109	
777	650	666	430	500	n/a	
2,212	2,352	2,448	n/a	n/a	n/a	
n/a	n/a	n/a	9	7	13	
663	632	776	n/a	n/a	n/a	
n/a	n/a	n/a	3	2	4	
n/a	n/a	n/a	3,234	3,091	3,086	
2,875	2,984	3,224	3,246	3,100	3,103	
0.8	3.1	3.4	4.0	5.6	5.8	
603	1,460	1,875	1,402	2,422	812	
n/a	n/a	n/a	n/a	n/a	1,465	
214	211	644	669	651	-	
240,648	235,023	n/a	n/a	n/a	n/a	

	2015	2016	2017	2018	2019	2020
Police stations						
Fire stations						
Public works						
Streets (miles) - State						
Streets (miles) - County						
Streets (miles) - City						
Streets (miles) - Total						
Streetlights (Maintained by Excel Energy effective 2000)						
Traffic signals (Maintained by Ramsey County)						
Parks and recreation						
Acreage (not including Open Space)						
Playgrounds						
Baseball/softball diamonds						
Soccer/football fields						
Community centers						
Water (Maintained by St. Paul Regional Water Services)						
Water mains (miles)						
Fire hydrants						
Storage capacity (thousands of gallons)						
Wastewater						
Sanitary sewers (miles)						
Storm sewers (miles)						
Met. Council Environmental Services)						
Treatment capacity (thousands of gallons) (Met. Co. Env. Servs.)						

Sources: Various City departments.

Note: No capital asset indicators are available for the general government function.

City of Maplewood, Minnesota
Miscellaneous Statistical Facts
Last Ten Fiscal Years

Table 18

	Fiscal Year					
	2015	2016	2017	2018	2019	2020
1	1	1	1	1	1	1
3	3	3	3	3	3	3
13.2	13.2	13.2	13.2	13.2	13.2	13.2
31.8	31.8	31.8	31.8	31.8	31.8	31.8
135.0	135.0	135.0	135.0	135.0	135.0	135.0
179.9	179.9	179.9	179.9	179.9	179.9	179.9
n/a	n/a	n/a	n/a	n/a	n/a	n/a
n/a	n/a	n/a	n/a	n/a	n/a	n/a
552	552	552	552	552	552	552
38	38	38	38	38	38	38
32	32	28	28	28	28	28
8	8	8	8	8	8	8
1	1	1	1	1	1	1
n/a	n/a	n/a	n/a	n/a	n/a	n/a
n/a	n/a	n/a	n/a	n/a	n/a	n/a
n/a	n/a	n/a	n/a	n/a	n/a	n/a
155.0	155.0	155.0	155.0	155.0	155.0	155.0
n/a	n/a	n/a	n/a	n/a	n/a	n/a
n/a	n/a	n/a	n/a	n/a	n/a	n/a

	Date of incorporation		Area of city	February 26, 1957	June 18, 1968	19.13 square miles	Fiscal Year
Sewer system							
Lift stations							
Miles of sewer mains							
Fire protection							
Number of stations							
Number of paid-per-call employees							
Number of full-time employees							
Police protection							
Number of stations							
Number of full-time police officers							
Number of part-time police officers							
Number of volunteers							
Recreation							
Parks (developed - acres)							
Number of parks and playgrounds							
Open space (acres)							
Number of open space sites							
Employees							
Full time (including fire and police protection)							
Part time and temporary (including fire protection)							

Sources: Various City departments.

Table 19

	Fiscal Year				
	2015	2016	2017	2018	2019
1550	9	9	9	9	9
1550	155.0	155.0	155.0	155.0	155.0
39	3	3	3	3	3
18	22	26	0	0	0
21	21	18	30	27	31
1	1	1	1	1	1
51	52	52	54	56	56
-	-	-	-	-	-
30	30	27	27	27	27
552	552	552	552	552	552
38	38	38	38	38	38
378	378	347	347	347	347
14	14	14	14	14	14
150	151	152	156	159	169
176	176	90	14	14	11

APPENDIX B

FORM OF LEGAL OPINION

(See following pages)



Offices in 150 South Fifth Street, Suite 700
Minneapolis Minneapolis, MN 55402
 (612) 337-9300 telephone
Saint Paul (612) 337-9310 fax
 www.kennedy-graven.com
St. Cloud Affirmative Action, Equal Opportunity Employer

\$ _____
City of Maplewood, Minnesota
General Obligation Improvement Bonds
Series 2022A

We have acted as bond counsel to the City of Maplewood, Minnesota (the "Issuer") in connection with the issuance of its General Obligation Improvement Bonds, Series 2022A (the "Bonds"), originally dated June [], 2022, and issued in the original aggregate principal amount of \$ _____. In such capacity and for the purpose of rendering this opinion we have examined certified copies of certain proceedings, certifications and other documents, and applicable laws as we have deemed necessary. Regarding questions of fact material to this opinion, we have relied on certified proceedings and other certifications of public officials and other documents furnished to us without undertaking to verify the same by independent investigation. Under existing laws, regulations, rulings and decisions in effect on the date hereof, and based on the foregoing we are of the opinion that:

1. The Bonds have been duly authorized and executed, and are valid and binding general obligations of the Issuer, enforceable in accordance with their terms.

2. The principal of and interest on the Bonds are payable from special assessments levied or to be levied on property specially benefited by local improvements and ad valorem taxes for the Issuer's share of the cost of the improvements, but if necessary for the payment thereof additional ad valorem taxes are required by law to be levied on all taxable property of the Issuer, which taxes are not subject to any limitation as to rate or amount.

3. Interest on the Bonds is excludable from gross income of the recipient for federal income tax purposes and, to the same extent, is excludable from taxable net income of individuals, trusts, and estates for Minnesota income tax purposes, and is not a preference item for purposes of the computation of the federal alternative minimum tax, or the computation of the Minnesota alternative minimum tax imposed on individuals, trusts and estates. However, such interest is subject to Minnesota franchise taxes on corporations (including financial institutions) measured by income. The opinion set forth in this paragraph is subject to the condition that the Issuer comply with all requirements of the Internal Revenue Code of 1986, as amended, that must be satisfied subsequent to the issuance of the Bonds in order that interest thereon be, or continue to be, excludable from gross income for federal income tax purposes and from taxable net income for Minnesota income tax purposes. The Issuer has covenanted to comply with all such requirements. Failure to comply with certain of such requirements may cause interest on the Bonds to be included in gross income for federal income tax purposes and taxable net income for Minnesota income tax purposes retroactively to the date of issuance of the Bonds. We express no opinion regarding tax consequences arising with respect to the Bonds other than as expressly set forth herein.

4. The rights of the owners of the Bonds and the enforceability of the Bonds may be limited by bankruptcy, insolvency, reorganization, moratorium, and other similar laws affecting creditors' rights generally and by equitable principles, whether considered at law or in equity.

We have not been asked and have not undertaken to review the accuracy, completeness or sufficiency of the Official Statement or other offering material relating to the Bonds, and accordingly we express no opinion with respect thereto.

This opinion is given as of the date hereof and we assume no obligation to update, revise, or supplement this opinion to reflect any facts or circumstances that may hereafter come to our attention or any changes in law that may hereafter occur.

Dated June [__], 2022 at Minneapolis, Minnesota.

APPENDIX C

BOOK-ENTRY-ONLY SYSTEM

1. The Depository Trust Company ("DTC"), New York, New York, will act as securities depository for the securities (the "Securities"). The Securities will be issued as fully-registered securities registered in the name of Cede & Co. (DTC's partnership nominee) or such other name as may be requested by an authorized representative of DTC. One fully-registered Security certificate will be issued for [each issue of] the Securities, [each] in the aggregate principal amount of such issue, and will be deposited with DTC. [If, however, the aggregate principal amount of [any] issue exceeds \$500 million, one certificate will be issued with respect to each \$500 million of principal amount, and an additional certificate will be issued with respect to any remaining principal amount of such issue.]
2. DTC, the world's largest securities depository, is a limited-purpose trust company organized under the New York Banking Law, a "banking organization" within the meaning of the New York Banking Law, a member of the Federal Reserve System, a "clearing corporation" within the meaning of the New York Uniform Commercial Code, and a "clearing agency" registered pursuant to the provisions of Section 17A of the Securities Exchange Act of 1934. DTC holds and provides asset servicing for over 3.5 million issues of U.S. and non-U.S. equity issues, corporate and municipal debt issues, and money market instruments (from over 100 countries) that DTC's participants ("Direct Participants") deposit with DTC. DTC also facilitates the post-trade settlement among Direct Participants of sales and other securities transactions in deposited securities, through electronic computerized book-entry transfers and pledges between Direct Participants' accounts. This eliminates the need for physical movement of securities certificates. Direct Participants include both U.S. and non-U.S. securities brokers and dealers, banks, trust companies, clearing corporations, and certain other organizations. DTC is a wholly-owned subsidiary of The Depository Trust & Clearing Corporation ("DTCC"). DTCC is the holding company for DTC, National Securities Clearing Corporation and Fixed Income Clearing Corporation, all of which are registered clearing agencies. DTCC is owned by the users of its regulated subsidiaries. Access to the DTC system is also available to others such as both U.S. and non-U.S. securities brokers and dealers, banks, trust companies, and clearing corporations that clear through or maintain a custodial relationship with a Direct Participant, either directly or indirectly ("Indirect Participants"). DTC has a Standard & Poor's rating of AA+. The DTC Rules applicable to its Participants are on file with the Securities and Exchange Commission. More information about DTC can be found at www.dtcc.com.
3. Purchases of Securities under the DTC system must be made by or through Direct Participants, which will receive a credit for the Securities on DTC's records. The ownership interest of each actual purchaser of each Security ("Beneficial Owner") is in turn to be recorded on the Direct and Indirect Participants' records. Beneficial Owners will not receive written confirmation from DTC of their purchase. Beneficial Owners are, however, expected to receive written confirmations providing details of the transaction, as well as periodic statements of their holdings, from the Direct or Indirect Participant through which the Beneficial Owner entered into the transaction. Transfers of ownership interests in the Securities are to be accomplished by entries made on the books of Direct and Indirect Participants acting on behalf of Beneficial Owners. Beneficial Owners will not receive certificates representing their ownership interests in Securities, except in the event that use of the book-entry system for the Securities is discontinued.
4. To facilitate subsequent transfers, all Securities deposited by Direct Participants with DTC are registered in the name of DTC's partnership nominee, Cede & Co., or such other name as may be requested by an authorized representative of DTC. The deposit of Securities with DTC and their registration in the name of Cede & Co. or such other DTC nominee do not effect any change in beneficial ownership. DTC has no knowledge of the actual Beneficial Owners of the Securities; DTC's records reflect only the identity of the Direct Participants to whose accounts such Securities are credited, which may or may not be the Beneficial Owners. The Direct and Indirect Participants will remain responsible for keeping account of their holdings on behalf of their customers.

5. Conveyance of notices and other communications by DTC to Direct Participants, by Direct Participants to Indirect Participants, and by Direct Participants and Indirect Participants to Beneficial Owners will be governed by arrangements among them, subject to any statutory or regulatory requirements as may be in effect from time to time. [Beneficial Owners of Securities may wish to take certain steps to augment the transmission to them of notices of significant events with respect to the Securities, such as redemptions, tenders, defaults, and proposed amendments to the Security documents. For example, Beneficial Owners of Securities may wish to ascertain that the nominee holding the Securities for their benefit has agreed to obtain and transmit notices to Beneficial Owners. In the alternative, Beneficial Owners may wish to provide their names and addresses to the registrar and request that copies of notices be provided directly to them.]
6. Redemption notices shall be sent to DTC. If less than all of the Securities within an issue are being redeemed, DTC's practice is to determine by lot the amount of the interest of each Direct Participant in such issue to be redeemed.
7. Neither DTC nor Cede & Co. (nor any other DTC nominee) will consent or vote with respect to Securities unless authorized by a Direct Participant in accordance with DTC's MMI Procedures. Under its usual procedures, DTC mails an Omnibus Proxy to City as soon as possible after the record date. The Omnibus Proxy assigns Cede & Co.'s consenting or voting rights to those Direct Participants to whose accounts Securities are credited on the record date (identified in a listing attached to the Omnibus Proxy).
8. Redemption proceeds, distributions, and dividend payments on the Securities will be made to Cede & Co., or such other nominee as may be requested by an authorized representative of DTC. DTC's practice is to credit Direct Participants' accounts upon DTC's receipt of funds and corresponding detail information from the City or Agent, on payable date in accordance with their respective holdings shown on DTC's records. Payments by Participants to Beneficial Owners will be governed by standing instructions and customary practices, as is the case with securities held for the accounts of customers in bearer form or registered in "street name," and will be the responsibility of such Participant and not of DTC, Agent, or the City, subject to any statutory or regulatory requirements as may be in effect from time to time. Payment of redemption proceeds, distributions, and dividend payments to Cede & Co. (or such other nominee as may be requested by an authorized representative of DTC) is the responsibility of the City or Agent, disbursement of such payments to Direct Participants will be the responsibility of DTC, and disbursement of such payments to the Beneficial Owners will be the responsibility of Direct and Indirect Participants.
9. A Beneficial Owner shall give notice to elect to have its Securities purchased or tendered, through its Participant, to [Tender/Remarketing] Agent, and shall effect delivery of such Securities by causing the Direct Participant to transfer the Participant's interest in the Securities, on DTC's records, to [Tender/Remarketing] Agent. The requirement for physical delivery of Securities in connection with an optional tender or a mandatory purchase will be deemed satisfied when the ownership rights in the Securities are transferred by Direct Participants on DTC's records and followed by a book-entry credit of tendered Securities to [Tender/Remarketing] Agent's DTC account.
10. DTC may discontinue providing its services as depository with respect to the Securities at any time by giving reasonable notice to the City or Agent. Under such circumstances, in the event that a successor depository is not obtained, Security certificates are required to be printed and delivered.
11. The City may decide to discontinue use of the system of book-entry-only transfers through DTC (or a successor securities depository). In that event, Security certificates will be printed and delivered to DTC.
12. The information in this section concerning DTC and DTC's book-entry system has been obtained from sources that the City believes to be reliable, but the City takes no responsibility for the accuracy thereof.

APPENDIX D

FORM OF CONTINUING DISCLOSURE CERTIFICATE

(See following pages)

\$

City of Maplewood, Minnesota
General Obligation Improvement Bonds
Series 2022A

CONTINUING DISCLOSURE CERTIFICATE

June [__], 2022

This Continuing Disclosure Certificate (the "Disclosure Certificate") is executed and delivered by the City of Maplewood, Minnesota (the "Issuer") in connection with the issuance of its General Obligation Improvement Bonds, Series 2022A (the "Bonds") in the original aggregate principal amount of \$ _____. The Bonds are being issued pursuant to resolutions adopted by the City Council of the Issuer (the "Resolutions"). The Bonds are being delivered to _____. (the "Purchaser") on the date hereof. Pursuant to the Resolutions, the Issuer has covenanted and agreed to provide continuing disclosure of certain financial information and operating data and timely notices of the occurrence of certain events. The Issuer hereby covenants and agrees as follows:

Section 1. Purpose of the Disclosure Certificate. This Disclosure Certificate is being executed and delivered by the Issuer for the benefit of the Holders (as defined herein) of the Bonds in order to provide for the public availability of such information and assist the Participating Underwriter(s) (as defined herein) in complying with the Rule (as defined herein). This Disclosure Certificate, together with the Resolutions, constitutes the written agreement or contract for the benefit of the Holders of the Bonds that is required by the Rule.

Section 2. Definitions. In addition to the defined terms set forth in the Resolutions, which apply to any capitalized term used in this Disclosure Certificate unless otherwise defined in this Section, the following capitalized terms shall have the following meanings:

"Annual Report" means any annual report provided by the Issuer pursuant to, and as described in, Sections 3 and 4 of this Disclosure Certificate.

"Audited Financial Statements" means annual financial statements of the Issuer, prepared in accordance with GAAP as prescribed by GASB.

"Bonds" means the General Obligation Improvement Bonds, Series 2022A, issued by the Issuer in the original aggregate principal amount of \$ _____.

"Disclosure Certificate" means this Continuing Disclosure Certificate.

"EMMA" means the Electronic Municipal Market Access system operated by the MSRB and designated as a nationally recognized municipal securities information repository and the exclusive portal for complying with the continuing disclosure requirements of the Rule.

"Final Official Statement" means the deemed final Official Statement, dated June ___ 2022, which constitutes the final official statement delivered in connection with the Bonds, which is available from the MSRB.

"Financial Obligation" means a (a) debt obligation; (b) derivative instrument entered into in connection with, or pledged as security or a source of payment for, an existing or planned debt obligation;

or (c) guarantee of a Financial Obligation as described in clause (a) or (b). The term “Financial Obligation” shall not include municipal securities as to which a final official statement has been provided to the MSRB consistent with the Rule.

“Fiscal Year” means the fiscal year of the Issuer.

“GAAP” means generally accepted accounting principles for governmental units as prescribed by GASB.

“GASB” means the Governmental Accounting Standards Board.

“Holder” means the person in whose name a Bond is registered or a beneficial owner of such a Bond.

“Issuer” means the City of Maplewood, Minnesota, which is the obligated person with respect to the Bonds.

“Material Event” means any of the events listed in Section 5(a) of this Disclosure Certificate.

“MSRB” means the Municipal Securities Rulemaking Board located at 1300 I Street NW, Suite 1000, Washington, DC 20005.

“Participating Underwriter” means any of the original underwriter(s) of the Bonds (including the Purchaser) required to comply with the Rule in connection with the offering of the Bonds.

“Purchaser” means _____.

“Repository” means EMMA, or any successor thereto designated by the SEC.

“Rule” means SEC Rule 15c2-12(b)(5) promulgated by the SEC under the Securities Exchange Act of 1934, as the same may be amended from time to time, and including written interpretations thereof by the SEC.

“SEC” means the Securities and Exchange Commission, and any successor thereto.

Section 3. Provision of Annual Financial Information and Audited Financial Statements.

(a) The Issuer shall provide to the Repository not later than twelve (12) months after the end of the Fiscal Year commencing with the year that ends December 31, 2021, an Annual Report which is consistent with the requirements of Section 4 of this Disclosure Certificate. The Annual Report may be submitted as a single document or as separate documents comprising a package, and may cross-reference other information as provided in Section 4 of this Disclosure Certificate; provided that the Audited Financial Statements of the Issuer may be submitted separately from the balance of the Annual Report.

(b) If the Issuer is unable or fails to provide to the Repository an Annual Report by the date required in subsection (a), the Issuer shall send a notice of that fact to the Repository and the MSRB.

(c) The Issuer shall determine each year prior to the date for providing the Annual Report the name and address of each Repository.

Section 4. Content of Annual Reports. The Issuer’s Annual Report shall contain or incorporate by reference the following sections of the Final Official Statement:

1. Current Property Valuations
2. Direct Debt
3. Tax Levies and Collections
4. U.S. Census Data/Population Trend
5. Employment/Unemployment Data

In addition to the items listed above, the Annual Report shall include Audited Financial Statements submitted in accordance with Section 3 of this Disclosure Certificate.

Any or all of the items listed above may be incorporated by reference from other documents, including official statements of debt issues of the Issuer or related public entities, which have been submitted to the Repository or the SEC. If the document incorporated by reference is a final official statement, it must also be available from the MSRB. The Issuer shall clearly identify each such other document so incorporated by reference.

Section 5. Reporting of Material Events.

(a) This Section 5 shall govern the giving of notice of the occurrence of any of the following events (“Material Events”) with respect to the Bonds:

1. Principal and interest payment delinquencies;
2. Non-payment related defaults, if material;
3. Unscheduled draws on debt service reserves reflecting financial difficulties;
4. Unscheduled draws on credit enhancements reflecting financial difficulties;
5. Substitution of credit or liquidity providers, or their failure to perform;
6. Adverse tax opinions, the issuance by the Internal Revenue Service of proposed or final determinations of taxability, Notices of Proposed Issue (IRS Form 5701–TEB), or other material notices or determinations with respect to the tax status of the security, or other material events affecting the tax status of the security;
7. Modifications to rights of security holders, if material;
8. Bond calls, if material, and tender offers;
9. Defeasances;
10. Release, substitution, or sale of property securing repayment of the securities, if material;
11. Rating changes;
12. Bankruptcy, insolvency, receivership or similar event of the obligated person;
13. The consummation of a merger, consolidation, or acquisition involving an obligated person or the sale of all or substantially all of the assets of the obligated person, other than in the ordinary course of business, the entry into a definitive agreement to undertake such an

- action or the termination of a definitive agreement relating to any such actions, other than pursuant to its terms, if material;
14. Appointment of a successor or additional trustee or the change of name of a trustee, if material;
 15. Incurrence of a Financial Obligation of the obligated person, if material, or agreement to covenants, events of default, remedies, priority rights, or other similar terms of a Financial Obligation of the obligated person, any of which affect security holders, if material; and
 16. Default, event of acceleration, termination event, modification of terms, or other similar events under the terms of a Financial Obligation of the obligated person, any of which reflect financial difficulties.

(b) The Issuer shall file a notice of such occurrence with the Repository or with the MSRB within ten (10) business days of the occurrence of the Material Event.

(c) Unless otherwise required by law and subject to technical and economic feasibility, the Issuer shall employ such methods of information transmission as shall be requested or recommended by the designated recipients of the Issuer's information.

Section 6. EMMA. The SEC has designated EMMA as a nationally recognized municipal securities information repository and the exclusive portal for complying with the continuing disclosure requirements of the Rule. Until the EMMA system is amended or altered by the MSRB and the SEC, the Issuer shall make all filings required under this Disclosure Certificate solely with EMMA.

Section 7. Termination of Reporting Obligation. The Issuer's obligations under the Resolutions and this Disclosure Certificate shall terminate upon the redemption in full of all Bonds or payment in full of all Bonds.

Section 8. Agent. The Issuer may, from time to time, appoint or engage a dissemination agent to assist it in carrying out its obligations under the Resolutions and this Disclosure Certificate, and may discharge any such agent, with or without appointing a successor dissemination agent.

Section 9. Amendment; Waiver. Notwithstanding any other provision of the Resolutions or this Disclosure Certificate, the Issuer may amend this Disclosure Certificate, and any provision of this Disclosure Certificate may be waived, if such amendment or waiver is supported by an opinion of nationally recognized bond counsel to the effect that such amendment or waiver would not, in and of itself, cause a violation of the Rule. The provisions of the Resolutions requiring continuing disclosure pursuant to the Rule and this Disclosure Certificate, or any provision hereof, shall be null and void in the event that the Issuer delivers to the Repository an opinion of nationally recognized bond counsel to the effect that those portions of the Rule which impose the continuing disclosure requirements of the Resolutions and the execution and delivery of this Disclosure Certificate are invalid, have been repealed retroactively or otherwise do not apply to the Bonds. The provisions of the Resolutions requiring continuing disclosure pursuant to the Rule and this Disclosure Certificate may be amended without the consent of the Holders of the Bonds, but only upon the delivery by the Issuer to the Repository of the proposed amendment and an opinion of nationally recognized bond counsel to the effect that such amendment, and giving effect thereto, will not adversely affect the compliance with the Rule.

Section 10. Additional Information. Nothing in this Disclosure Certificate shall be deemed to prevent the Issuer from disseminating any other information, using the means of dissemination set forth in this

Disclosure Certificate or any other means of communication, or including any other information in any Annual Report or notice of occurrence of a Material Event, in addition to that which is required by this Disclosure Certificate. If the Issuer chooses to include any information in any Annual Report or notice of occurrence of a Material Event in addition to that which is specifically required by this Disclosure Certificate, the Issuer shall have no obligation under this Disclosure Certificate to update such information or include it in any future Annual Report or notice of occurrence of a Material Event.

Section 11. Default. In the event of a failure of the Issuer to comply with any provision of this Disclosure Certificate any Holder of the Bonds may take such actions as may be necessary and appropriate, including seeking mandamus or specific performance by court order, to cause the Issuer to comply with its obligations under the Resolutions and this Disclosure Certificate. A default under this Disclosure Certificate shall not be deemed an event of default with respect to the Bonds and the sole remedy under this Disclosure Certificate in the event of any failure of the Issuer to comply with this Disclosure Certificate shall be an action to compel performance.

Section 12. Beneficiaries. This Disclosure Certificate shall inure solely to the benefit of the Issuer, the Participating Underwriters, and the Holders from time to time of the Bonds, and shall create no rights in any other person or entity.

(The remainder of this page is intentionally left blank.)

IN WITNESS WHEREOF, we have executed this Disclosure Certificate in our official capacities effective as of the date and year first written above.

CITY OF MAPLEWOOD, MINNESOTA

Mayor

City Manager

APPENDIX E

TERMS OF PROPOSAL

\$3,070,000* GENERAL OBLIGATION IMPROVEMENT BONDS, SERIES 2022A CITY OF MAPLEWOOD, MINNESOTA

Proposals for the purchase of \$3,070,000* General Obligation Improvement Bonds, Series 2022A (the "Bonds") of the City of Maplewood, Minnesota (the "City") will be received at the offices of Ehlers and Associates, Inc. ("Ehlers"), 3060 Centre Pointe Drive, Roseville, Minnesota 55113-1105, municipal advisors to the City, until 10:00 A.M., Central Time, and **ELECTRONIC PROPOSALS** will be received via **PARTY**, in the manner described below, until 10:00 A.M. Central Time, on May 23, 2022, at which time they will be opened, read and tabulated. The proposals will be presented to the City Council for consideration for award by resolution at a meeting to be held at 7:00 P.M., Central Time, on the same date. The proposal offering to purchase the Bonds upon the terms specified herein and most favorable to the City will be accepted unless all proposals are rejected.

PURPOSE

The Bonds are being issued pursuant to Minnesota Statutes, Chapters 429 and 475, as amended, by the City for the purpose of financing various public improvements within the City. The Bonds will be general obligations of the City for which its full faith, credit and taxing powers are pledged.

DATES AND MATURITIES

The Bonds will be dated June 15, 2022, will be issued as fully registered Bonds in the denomination of \$5,000 each, or any integral multiple thereof, and will mature on February 1 as follows:

<u>Year</u>	<u>Amount*</u>	<u>Year</u>	<u>Amount*</u>	<u>Year</u>	<u>Amount*</u>
2024	\$170,000	2029	\$190,000	2034	\$215,000
2025	175,000	2030	200,000	2035	225,000
2026	180,000	2031	200,000	2036	235,000
2027	180,000	2032	205,000	2037	240,000
2028	190,000	2033	215,000	2038	250,000

ADJUSTMENT OPTION

* The City reserves the right to increase or decrease the principal amount of the Bonds on the day of sale, in increments of \$5,000 each. Increases or decreases may be made in any maturity. If any principal amounts are adjusted, the purchase price proposed will be adjusted to maintain the same gross spread per \$1,000.

TERM BOND OPTION

Proposals for the Bonds may contain a maturity schedule providing for any combination of serial bonds and term bonds, subject to mandatory redemption, so long as the amount of principal maturing or subject to mandatory redemption in each year conforms to the maturity schedule set forth above. All dates are inclusive.

INTEREST PAYMENT DATES AND RATES

Interest will be payable on February 1 and August 1 of each year, commencing February 1, 2023, to the registered owners of the Bonds appearing of record in the bond register as of the close of business on the 15th day (whether or not a business day) of the immediately preceding month. Interest will be computed upon the basis of a 360-day year of twelve 30-day months and will be rounded pursuant to rules of the Municipal Securities Rulemaking Board. **The rate for any maturity may not be more than 1.00% less than the rate for any preceding maturity. (For example, if a rate of 4.50% is proposed for the 2024 maturity, then the lowest rate that may be proposed for any later maturity is 3.50%.)** All Bonds of the same maturity must bear interest from date of issue until paid at a single, uniform rate. Each rate must be expressed in an integral multiple of 5/100 or 1/8 of 1%.

BOOK-ENTRY-ONLY FORMAT

Unless otherwise specified by the purchaser, the Bonds will be designated in the name of Cede & Co., as nominee for The Depository Trust Company, New York, New York ("DTC"). DTC will act as securities depository for the Bonds, and will be responsible for maintaining a book-entry system for recording the interests of its participants and the transfers of interests between its participants. The participants will be responsible for maintaining records regarding the beneficial interests of the individual purchasers of the Bonds. So long as Cede & Co. is the registered owner of the Bonds, all payments of principal and interest will be made to the depository which, in turn, will be obligated to remit such payments to its participants for subsequent disbursement to the beneficial owners of the Bonds.

PAYING AGENT

The City has selected Bond Trust Services Corporation, Roseville, Minnesota, to act as paying agent (the "Paying Agent"). Bond Trust Services Corporation and Ehlers are affiliate companies. The City will pay the charges for Paying Agent services. The City reserves the right to remove the Paying Agent and to appoint a successor.

OPTIONAL REDEMPTION

At the option of the City, the Bonds maturing on or after February 1, 2032 shall be subject to optional redemption prior to maturity on February 1, 2031 or any date thereafter, at a price of par plus accrued interest to the date of optional redemption.

Redemption may be in whole or in part of the Bonds subject to prepayment. If redemption is in part, the selection of the amounts and maturities of the Bonds to be redeemed shall be at the discretion of the City. If only part of the Bonds having a common maturity date are called for redemption, then the City or Paying Agent, if any, will notify DTC of the particular amount of such maturity to be redeemed. DTC will determine by lot the amount of each participant's interest in such maturity to be redeemed and each participant will then select by lot the beneficial ownership interest in such maturity to be redeemed.

Notice of redemption shall be sent by mail not more than 60 days and not less than 30 days prior to the date fixed for redemption to the registered owner of each Bond to be redeemed at the address shown on the registration books.

DELIVERY

On or about June 15, 2022, the Bonds will be delivered without cost to the winning bidder at DTC. On the day of closing, the City will furnish to the winning bidder the opinion of bond counsel hereinafter described, an arbitrage certification, and certificates verifying that no litigation in any manner questioning the validity of the Bonds is then pending or, to the best knowledge of officers of the City, threatened. Payment for the Bonds must be received by the City at its designated depository on the date of closing in immediately available funds.

LEGAL OPINION

An opinion as to the validity of the Bonds and the exemption from taxation of the interest thereon will be furnished by Kennedy & Graven, Chartered, Minneapolis, Minnesota, Bond Counsel to the City, and will be available at the time of delivery of the Bonds. The legal opinion will state that the Bonds are valid and binding general obligations of the City; provided that the rights of the owners of the Bonds and the enforceability of the Bonds may be limited by bankruptcy, insolvency, reorganization, moratorium, and other similar laws affecting creditors' rights and by equitable principles (which may be applied in either a legal or equitable proceeding). See "FORM OF LEGAL OPINION" found in Appendix B.

SUBMISSION OF PROPOSALS

Proposals must not be for less than \$3,033,160 plus accrued interest on the principal sum of \$3,070,000 from date of original issue of the Bonds to date of delivery. Prior to the time established above for the opening of proposals, interested parties may submit a proposal as follows:

- 1) Electronically to bondsale@ehlers-inc.com; or
- 2) Electronically via **PARITY** in accordance with this Terms of Proposal until 10:00 A.M. Central Time, but no proposal will be received after the time for receiving proposals specified above. To the extent any instructions or directions set forth in **PARITY** conflict with this Terms of Proposal, the terms of this Terms of Proposal shall control. For further information about **PARITY**, potential bidders may contact Ehlers or i-Deal LLC at 1359 Broadway, 2nd Floor, New York, New York 10018, Telephone (212) 849-5021.

Proposals must be submitted to Ehlers via one of the methods described above and must be received prior to the time established above for the opening of proposals. Each proposal must be unconditional except as to legality. Neither the City nor Ehlers shall be responsible for any failure to receive a facsimile submission.

A good faith deposit ("Deposit") in the amount of \$61,400 shall be made by the winning bidder by wire transfer of funds. Such Deposit shall be received by Ehlers no later than two hours after the proposal opening time. Wire transfer instructions will be provided to the winning bidder by Ehlers after the tabulation of proposals. The City reserves the right to award the Bonds to a winning bidder whose wire transfer is initiated but not received by such time provided that such winning bidder's federal wire reference number has been received by such time. In the event the Deposit is not received as provided above, the City may award the Bonds to the bidder submitting the next best proposal provided such bidder agrees to such award. The Deposit will be retained by the City as liquidated damages if the proposal is accepted and the Purchaser fails to comply therewith.

The City and the winning bidder who chooses to so wire the Deposit hereby agree irrevocably that Ehlers shall be the escrow holder of the Deposit wired to such account subject only to these conditions and duties: 1) All income earned thereon shall be retained by the escrow holder as payment for its expenses; 2) If the proposal is not accepted, Ehlers shall, at its expense, promptly return the Deposit amount to the winning bidder; 3) If the proposal is accepted, the Deposit shall be returned to the winning bidder at the closing; 4) Ehlers shall bear all costs of maintaining the escrow account and returning the funds to the winning bidder; 5) Ehlers shall not be an insurer of the Deposit amount and shall have no liability hereunder except if it willfully fails to perform or recklessly disregards, its duties specified herein; and 6) FDIC insurance on deposits within the escrow account shall be limited to \$250,000 per bidder.

No proposal can be withdrawn after the time set for receiving proposals unless the meeting of the City scheduled for award of the Bonds is adjourned, recessed, or continued to another date without award of the Bonds having been made.

AWARD

The Bonds will be awarded to the bidder offering the lowest interest rate to be determined on a True Interest Cost (TIC) basis. The City's computation of the interest rate of each proposal, in accordance with customary practice, will be controlling. In the event of a tie, the sale of the Bonds will be awarded by lot. The City reserves the right to reject any and all proposals and to waive any informality in any proposal.

BOND INSURANCE

If the Bonds are qualified for any bond insurance policy, the purchase of such policy shall be at the sole option and expense of the winning bidder. Any cost for such insurance policy is to be paid by the winning bidder, except that, if the City requested and received a rating on the Bonds from a rating agency, the City will pay that rating fee. Any rating agency fees not requested by the City are the responsibility of the winning bidder.

Failure of the municipal bond insurer to issue the policy after the Bonds are awarded to the winning bidder shall not constitute cause for failure or refusal by the winning bidder to accept delivery of the Bonds.

CUSIP NUMBERS

The City will assume no obligation for the assignment or printing of CUSIP numbers on the Bonds or for the correctness of any numbers printed thereon, but will permit such numbers to be printed at the expense of the winning bidder, if the winning bidder waives any delay in delivery occasioned thereby.

QUALIFIED TAX-EXEMPT OBLIGATIONS

The City will designate the Bonds as "qualified tax-exempt obligations" for purposes of Section 265(b)(3) of the Internal Revenue Code of 1986, as amended.

CONTINUING DISCLOSURE

In order to assist the Underwriters in complying with the provisions of Rule 15c2-12 promulgated by the Securities and Exchange Commission under the Securities Exchange Act of 1934 the City will enter into an undertaking for the benefit of the holders of the Bonds. A description of the details and terms of the undertaking is set forth in Appendix D of the Preliminary Official Statement.

NEW ISSUE PRICING

The winning bidder will be required to provide, in a timely manner, certain information necessary to compute the yield on the Bonds pursuant to the provisions of the Internal Revenue Code of 1986, as amended, and to provide a certificate which will be provided by Bond Counsel upon request.

(a) The winning bidder shall assist the City in establishing the issue price of the Bonds and shall execute and deliver to the City at closing an "issue price" or similar certificate satisfactory to Bond Counsel setting forth the reasonably expected initial offering price to the public or the sales price or prices of the Bonds, together with the supporting pricing wires or equivalent communications. All actions to be taken by the City under this Terms of Proposal to establish the issue price of the Bonds may be taken on behalf of the City by the City's municipal advisor identified herein and any notice or report to be provided to the City may be provided to the City's municipal advisor.

(b) The City intends that the provisions of Treasury Regulation Section 1.148-1(f)(3)(i) (defining "competitive sale" for purposes of establishing the issue price of the Bonds) will apply to the initial sale of the Bonds (the "competitive sale requirements") because:

(1) The City shall disseminate this Terms of Proposal to potential underwriters in a manner that is

- reasonably designed to reach potential investors;
- (2) all bidders shall have an equal opportunity to bid;
 - (3) the City may receive proposals from at least three underwriters of municipal bonds who have established industry reputations for underwriting new issuances of municipal bonds; and
 - (4) the City anticipates awarding the sale of the Bonds to the bidder who submits a firm offer to purchase the Bonds at the highest price (or lowest interest cost), as set forth in this Terms of Proposal.

Any proposal submitted pursuant to this Terms of Proposal shall be considered a firm offer for the purchase of the Bonds, as specified in this proposal.

(c) If all of the requirements of a "competitive sale" are not satisfied, the City shall advise the winning bidder of such fact prior to the time of award of the sale of the Bonds to the winning bidder. In such event, any proposal submitted will not be subject to cancellation or withdrawal and the City agrees to use the rule selected by the winning bidder on its proposal form to determine the issue price for the Bonds. On its proposal form, each bidder must select one of the following two rules for determining the issue price of the Bonds: (1) the first price at which 10% of a maturity of the Bonds (the "10% test") is sold to the public as the issue price of that maturity or (2) the initial offering price to the public as of the sale date as the issue price of each maturity of the Bonds (the "hold-the-offering-price rule").

(d) If all of the requirements of a "competitive sale" are not satisfied and the winning bidder selects the hold-the-offering-price rule, the winning bidder shall (i) confirm that the underwriters have offered or will offer the Bonds to the public on or before the date of award at the offering price or prices (the "initial offering price"), or at the corresponding yield or yields, set forth in the proposal submitted by the winning bidder and (ii) agree, on behalf of the underwriters participating in the purchase of the Bonds, that the underwriters will neither offer nor sell unsold Bonds of any maturity to which the hold-the-offering-price rule shall apply to any person at a price that is higher than the initial offering price to the public during the period starting on the sale date and ending on the earlier of the following:

- (1) the close of the fifth (5th) business day after the sale date; or
- (2) the date on which the underwriters have sold at least 10% of that maturity of the Bonds to the public at a price that is no higher than the initial offering price to the public.

The winning bidder will advise the City promptly after the close of the fifth (5th) business day after the sale whether it has sold 10% of that maturity of the Bonds to the public at a price that is no higher than the initial offering price to the public.

The City acknowledges that in making the representation set forth above, the winning bidder will rely on:

- (i) the agreement of each underwriter to comply with requirements for establishing issue price of the Bonds, including, but not limited to, its agreement to comply with the hold-the-price rule, if applicable to the Bonds, as set forth in an agreement among underwriters and the related pricing wires,
- (ii) in the event a selling group has been created in connection with the initial sale of the Bonds to the public, the agreement of each dealer who is a member of the selling group to comply with the requirements for establishing issue price of the Bonds, including, but not limited to, its agreement to comply with the hold-the-offering-price rule, if applicable to the Bonds, as set forth in a selling group agreement and the related pricing wires, and
- (iii) in the event that an underwriter or dealer who is a member of the selling group is a party to a third-party distribution agreement that was employed in connection with the initial sale of the Bonds to the public, the agreement

of each broker-dealer that is party to such agreement to comply with the requirements for establishing issue price of the Bonds, including, but not limited to, its agreement to comply with the hold-the-offering-price rule, if applicable to the Bonds, as set forth in the third-party distribution agreement and the related pricing wires. The City further acknowledges that each underwriter shall be solely liable for its failure to comply with its agreement regarding the requirements for establishing issue price rule of the Bonds, including, but not limited to, its agreement to comply with the hold-the-offering-price rule, if applicable to the Bonds, and that no underwriter shall be liable for the failure of any other underwriter, or of any dealer who is a member of a selling group, or of any broker-dealer that is a party to a third-party distribution agreement to comply with its corresponding agreement to comply with the requirements for establishing issue price of the Bonds, including, but not limited to, its agreement to comply with the hold-the-offering-price rule as applicable to the Bonds.

(e) If all of the requirements of a "competitive sale" are not satisfied and the winning bidder selects the 10% test, the winning bidder agrees to promptly report to the City, Bond Counsel and Ehlers the prices at which the Bonds have been sold to the public. That reporting obligation shall continue, whether or not the closing date has occurred, until either (i) all Bonds of that maturity have been sold or (ii) the 10% test has been satisfied as to each maturity of the Bonds, provided that, the winning bidder's reporting obligation after the Closing Date may be at reasonable periodic intervals or otherwise upon request of the City or bond counsel.

(f) By submitting a proposal, each bidder confirms that:

(i) any agreement among underwriters, any selling group agreement and each third-party distribution agreement (to which the bidder is a party) relating to the initial sale of the Bonds to the public, together with the related pricing wires, contains or will contain language obligating each underwriter, each dealer who is a member of the selling group, and each broker-dealer that is party to such third-party distribution agreement, as applicable, to:

(A) report the prices at which it sells to the public the unsold Bonds of each maturity allocated to it, whether or not the Closing Date has occurred until either all securities of that maturity allocated to it have been sold or it is notified by the winning bidder that either the 10% test has been satisfied as to the Bonds of that maturity, provided that, the reporting obligation after the Closing Date may be at reasonable periodic intervals or otherwise upon request of the City or bond counsel.

(B) comply with the hold-the-offering-price rule, if applicable, in each case if and for so long as directed by the winning bidder and as set forth in the related pricing wires, and

(ii) any agreement among underwriters or selling group agreement relating to the initial sale of the Bonds to the public, together with the related pricing wires, contains or will contain language obligating each underwriter, each dealer who is a member of the selling group and each broker dealer that is a party to a third-party distribution agreement to be employed in connection with the initial sale of the Bonds to the public to require each broker-dealer that is a party to such third-party distribution agreement to:

(A) to promptly notify the winning bidder of any sales of Bonds that, to its knowledge, are made to a purchaser who is a related party to an underwriter participating in the initial sale of the Bonds to the public (each such term being used as defined below), and

(B) to acknowledge that, unless otherwise advised by the underwriter, dealer or broker-dealer, the winning bidder shall assume that each order submitted by the underwriter, dealer or broker-dealer is a sale to the public.

(g) Sales of any Bonds to any person that is a related party to an underwriter participating in the initial sale of the Bonds to the public (each term being used as defined below) shall not constitute sales to the public for purposes of this Terms of Proposal. Further, for purposes of this Terms of Proposal:

(i) "public" means any person other than an underwriter or a related party,

- (ii) "underwriter" means (A) any person that agrees pursuant to a written contract with the City (or with the lead underwriter to form an underwriting syndicate) to participate in the initial sale of the Bonds to the public and (B) any person that agrees pursuant to a written contract directly or indirectly with a person described in clause (A) to participate in the initial sale of the Bonds to the public (including a member of a selling group or a party to a third-party distribution agreement participating in the initial sale of the Bonds to the public),
- (iii) a purchaser of any of the Bonds is a "related party" to an underwriter if the underwriter and the purchaser are subject, directly or indirectly, to (A) more than 50% common ownership of the voting power or the total value of their stock, if both entities are corporations (including direct ownership by one corporation of another), (B) more than 50% common ownership of their capital interests or profits interests, if both entities are partnerships (including direct ownership by one partnership of another), or (C) more than 50% common ownership of the value of the outstanding stock of the corporation or the capital interests or profit interests of the partnership, as applicable, if one entity is a corporation and the other entity is a partnership (including direct ownership of the applicable stock or interests by one entity of the other), and
- (iv) "sale date" means the date that the Bonds are awarded by the City to the winning bidder.

PRELIMINARY OFFICIAL STATEMENT

Bidders may obtain a copy of the Preliminary Official Statement relating to the Bonds prior to the proposal opening by request from Ehlers at www.ehlers-inc.com by connecting to the Bond Sales link. The Syndicate Manager will be provided with an electronic copy of the Final Official Statement within seven business days of the proposal acceptance. Up to 10 printed copies of the Final Official Statement will be provided upon request. Additional copies of the Final Official Statement will be available at a cost of \$10.00 per copy.

Information for bidders and proposal forms may be obtained from Ehlers at 3060 Centre Pointe Drive, Roseville, Minnesota 55113-1105, Telephone (651) 697-8500.

By Order of the City Council

City of Maplewood, Minnesota

PROPOSAL FORM

The City Council
City of Maplewood, Minnesota (the "City")

May 23, 2022

RE: \$3,070,000* General Obligation Improvement Bonds, Series 2022A (the "Bonds")
DATED: June 15, 2022

For all or none of the above Bonds, in accordance with the Terms of Proposal and terms of the Global Book-Entry System (unless otherwise specified by the Purchaser) as stated in this Official Statement, we will pay you \$_____ (not less than \$3,033,160) plus accrued interest to date of delivery for fully registered Bonds bearing interest rates and maturing in the stated years as follows:

_____	% due	2024	_____	% due	2029	_____	% due	2034
_____	% due	2025	_____	% due	2030	_____	% due	2035
_____	% due	2026	_____	% due	2031	_____	% due	2036
_____	% due	2027	_____	% due	2032	_____	% due	2037
_____	% due	2028	_____	% due	2033	_____	% due	2038

* The City reserves the right to increase or decrease the principal amount of the Bonds on the day of sale, in increments of \$5,000 each. Increases or decreases may be made in any maturity. If any principal amounts are adjusted, the purchase price proposed will be adjusted to maintain the same gross spread per \$1,000.

The rate for any maturity may not be more than 1.00% less than the rate for any preceding maturity. (For example, if a rate of 4.50% is proposed for the 2024 maturity, then the lowest rate that may be proposed for any later maturity is 3.50%.) All Bonds of the same maturity must bear interest from date of issue until paid at a single, uniform rate. Each rate must be expressed in an integral multiple of 5/100 or 1/8 of 1%.

A good faith deposit ("Deposit") in the amount of \$61,400 shall be made by the winning bidder by wire transfer of funds. Such Deposit shall be received by Ehlers no later than two hours after the proposal opening time. Wire transfer instructions will be provided to the winning bidder by Ehlers after the tabulation of proposals. The City reserves the right to award the Bonds to a winning bidder whose wire transfer is initiated but not received by such time provided that such winning bidder's federal wire reference number has been received by such time. In the event the Deposit is not received as provided above, the City may award the Bonds to the bidder submitting the next best proposal provided such bidder agrees to such award. The Deposit will be retained by the City as liquidated damages if the proposal is accepted and the Purchaser fails to comply therewith. We agree to the conditions and duties of Ehlers and Associates, Inc., as escrow holder of the Deposit, pursuant to the Terms of Proposal. This proposal is for prompt acceptance and is conditional upon delivery of said Bonds to The Depository Trust Company, New York, New York, in accordance with the Terms of Proposal. Delivery is anticipated to be on or about June 15, 2022.

This proposal is subject to the City's agreement to enter into a written undertaking to provide continuing disclosure under Rule 15c2-12 promulgated by the Securities and Exchange Commission under the Securities Exchange Act of 1934 as described in the Preliminary Official Statement for the Bonds.

We have received and reviewed the Official Statement, and any addenda thereto, and have submitted our requests for additional information or corrections to the Final Official Statement. As Syndicate Manager, we agree to provide the City with the reoffering price of the Bonds within 24 hours of the proposal acceptance.

This proposal is a firm offer for the purchase of the Bonds identified in the Terms of Proposal, on the terms set forth in this proposal form and the Terms of Proposal, and is not subject to any conditions, except as permitted by the Terms of Proposal.

By submitting this proposal, we confirm that we are an underwriter and have an established industry reputation for underwriting new issuances of municipal bonds. YES: _____ NO: _____.

If the competitive sale requirements are not met, we elect to use either the: _____ 10% test, or the _____ hold-the-offering-price rule to determine the issue price of the Bonds.

Account Manager: _____ By: _____
Account Members: _____

Award will be on a true interest cost basis. According to our computations (the correct computation being controlling in the award), the total dollar interest cost (including any discount or less any premium) computed from June 15, 2022 of the above proposal is \$_____ and the true interest cost (TIC) is _____ %.

The foregoing offer is hereby accepted by and on behalf of the City Council of the City of Maplewood, Minnesota, on May 23, 2022.

By: _____ Title: _____
Title: _____