

The Statistical Section provides a broad range of trend data covering key financial indicators from the past ten fiscal years – revenues, expenditures, and tax collections. Demographic information is also provided, as well as information on the City’s debt burden.

CITY OF CHASKA, MINNESOTA

**GENERAL GOVERNMENTAL EXPENDITURES BY FUNCTION (1)
LAST TEN FISCAL YEARS
(UNAUDITED)**

<u>FISCAL YEAR</u>	<u>GENERAL GOVERNMENT</u>	<u>PUBLIC SAFETY</u>	<u>PUBLIC WORKS</u>	<u>RECREATION</u>
1994	\$ 1,402,019	\$ 1,270,666	\$ 893,153	\$ 209,905
1995	1,480,567	1,273,631	889,169	220,331
1996	1,728,833	1,505,849	948,753	228,607
1997	2,028,971	1,600,742	981,276	241,191
1998	2,101,958	1,693,132	1,148,844	232,630
1999	1,996,846	1,762,698	1,227,707	235,226
2000	2,436,521	1,803,820	1,282,159	262,913
2001	2,663,045	2,140,093	1,471,802	298,411
2002	2,693,687	2,309,502	1,545,952	309,595

<u>FISCAL YEAR</u>	<u>GENERAL GOVERNMENT</u>	<u>ECONOMIC DEVELOPMENT</u>	<u>PUBLIC SAFETY</u>	<u>PUBLIC WORKS</u>
2003	(2) 2,354,438	333,887	2,650,273	1,683,281

(1) Includes general, special revenue and debt service funds

(2) Due to the implemetation of GASB 34, function titles have changed

TABLE 1

<u>MISCELLANEOUS</u>	<u>CAPITAL OUTLAY</u>	<u>DEBT SERVICE</u>	<u>TOTAL</u>
\$ 5,269	\$ 627,401	\$ 4,285,979	\$ 8,694,392
26,570	307,851	4,725,991	8,924,110
1,182	483,327	4,253,386	9,149,937
12,047	610,800	7,360,549	12,835,576
5,144	484,013	7,937,177	13,602,898
55,129	4,000,223	8,545,930	17,823,759
121,268	1,457,822	8,945,609	16,310,112
59,844	1,516,588	9,435,334	17,585,117
1,996	1,441,823	9,659,848	17,962,403
<u>PARKS, RECREATION AND ARTS</u>	<u>CAPITAL OUTLAY</u>	<u>DEBT SERVICE</u>	<u>TOTAL</u>
361,690	1,400,947	12,243,361	21,027,877

CITY OF CHASKA, MINNESOTA

**GENERAL GOVERNMENTAL REVENUES BY SOURCE (1)
LAST TEN FISCAL YEARS
(UNAUDITED)**

FISCAL YEAR	TAXES	LICENSES AND PERMITS	INTER- GOVERNMENTAL REVENUES	CHARGES FOR SERVICES
1994	\$ 2,071,965	\$ 421,445	\$ 914,897	\$ 531,824
1995	1,970,026	496,360	941,453	674,330
1996	1,250,823	658,576	1,130,532	702,377
1997	1,371,964	657,014	1,186,715	708,946
1998	2,566,651	627,662	1,573,951	820,013
1999	2,565,823	807,399	1,415,751	779,497
2000	2,917,201	920,629	2,037,887	965,374
2001	3,309,219	1,117,007	2,981,456	890,530
2002	3,552,543	1,149,986	2,395,277	1,094,842
2003	3,971,019	1,237,583	2,477,959	1,265,350

(1) Includes general, special revenue and debt service funds

TABLE 2

<u>FINES AND FORFEITURES</u>	<u>OTHER REVENUE</u>	<u>TOTAL</u>
\$ 28,883	\$ 294,159	\$ 4,263,173
33,252	286,964	4,402,385
35,311	1,210,584	4,988,203
41,962	1,833,793	5,800,394
46,655	1,925,864	7,560,796
56,520	4,799,885	10,424,875
48,924	2,855,618	9,745,633
35,687	1,943,282	10,277,181
60,445	2,404,070	10,657,163
120,025	2,934,344	12,006,280

CITY OF CHASKA, MINNESOTA

PROPERTY TAX LEVIES AND COLLECTIONS (1)
 LAST TEN FISCAL YEARS
 (UNAUDITED)

TAXES PAYABLE YEAR	LEVY FOR CALCULATION OF TAX RATE			LEVY ADJUSTMENT AFTER RATE CALCULATION		COUNTY ADJUSTED NET TAX LEVY	CURRENT TAX COLLECTIONS AND FISCAL DISPARITIES
	CERTIFIED LEVY	CREDITS AND ADJUSTMENTS (2)	COUNTY ADJUSTED TAX LEVY	EXCESS TAX INCREMENT	OTHER		
1994	\$ 1,054,859	\$ -	\$ 1,054,859	\$ 20,950	\$ (56)	\$ 1,075,753	\$ 1,046,746
1995	1,117,442	-	1,117,442	25,563	(9,414)	1,133,591	1,126,790
1996	1,217,719	-	1,217,719	22,228	(3,129)	1,236,818	1,229,397
1997	1,557,901	27,778	1,530,123	35,837	(6,366)	1,559,594	1,523,723
1998	1,621,231	26,948	1,597,283	39,866	(6,237)	1,630,912	1,612,972
1999	1,668,033	49,399	1,618,634	3,220	(5,441)	1,616,431	1,579,138
2000	1,760,099	52,749	1,707,350	1,880	(8,451)	1,700,779	1,682,597
2001	2,042,184	67,038	1,975,146	1,497	(2,511)	1,974,132	1,936,133
2002	2,051,825	164,316	1,887,509	408	(10,928)	1,876,989	1,851,081
2003	2,376,847	150,088	2,226,759	1,197	(15,324)	2,212,632	2,184,066

- (1) Southwest Metro Local Transit Option included 1997 through 2001
Does not include tax increment or mobile home
- (2) Southwest Metro Local Transit Option Feathering Aid included 1997 through 2001
Market Value Credit included beginning 2002
- (3) Includes penalty and interest
- (4) Excludes delinquent tax increment
- (5) Includes five years of delinquent mobile home personal property taxes
Delinquent mobile home taxes are a lien against the individual and not the personal property

TABLE 3

PERCENT OF LEVY COLLECTED TO NET TAX LEVY	DELINQUENT TAX COLLECTIONS (3)	TOTAL TAX COLLECTIONS	PERCENT OF TOTAL TAX COLLECTIONS TO NET TAX LEVY	OUTSTANDING DELINQUENT TAXES (4)	PERCENT OF DELINQUENT TAXES TO NET TAX LEVY	DELINQUENT TAX INCREMENT
97.3%	\$ (6,437)	\$ 1,040,309	96.7%	\$ 111,832	10.4%	N/A
99.4%	10,127	1,136,917	100.3%	107,203	9.5%	N/A
99.4%	8,895	1,238,292	100.1%	23,006	1.9%	N/A
97.7%	17,775	1,541,498	98.8%	55,160	3.5%	157,909
98.9%	10,337	1,623,309	99.5%	27,468	1.7%	220,502
97.7%	12,578	1,591,716	98.5%	40,554	2.5%	311,083
98.9%	33,876	1,716,473	100.9%	44,811	2.6%	81,796
98.1%	42,419	1,978,552	100.2%	52,897	2.7%	104,930
98.6%	(14,065)	1,837,016	97.9%	49,323	2.6%	95,425
98.7%	48,055	2,232,121	100.9%	35,611	1.6%	81,886

CITY OF CHASKA, MINNESOTA

TAX CAPACITY AND ESTIMATED MARKET VALUE OF TAXABLE PROPERTY
 LAST TEN FISCAL YEARS
 (UNAUDITED)

TAXES PAYABLE YEAR	REAL PROPERTY		PERSONAL PROPERTY		FISCAL DISPARITIES	
	TAX CAPACITY VALUE	ESTIMATED ACTUAL VALUE	TAX CAPACITY VALUE	ESTIMATED ACTUAL VALUE	CONTRIBUTION	DISTRIBUTION
1994	\$ 11,359,906	\$ 491,241,900	\$ 161,056	\$ 3,536,000	\$ (2,251,057)	\$ 1,505,579
1995	12,105,614	536,040,600	162,435	3,566,000	(2,319,335)	1,281,342
1996	13,339,823	599,171,500	168,649	3,701,100	(2,403,728)	1,430,802
1997	15,323,038	663,977,900	168,701	3,667,400	(2,581,482)	1,456,711
1998	15,320,428	737,764,900	151,148	3,778,700	(2,953,115)	1,454,653
1999	15,019,395	806,387,700	138,377	3,953,600	(2,689,454)	1,365,901
2000	15,831,388	871,467,600	132,671	3,946,500	(2,822,734)	1,560,689
2001	17,858,363	985,320,700	128,968	3,837,300	(2,898,507)	1,851,658
2002	13,422,185 (2)	1,123,196,900	78,910	3,983,000	(1,887,559)	1,439,269
2003	15,393,773	1,305,587,300	90,406	4,557,800	(1,970,599)	1,696,310

(1) 2003 population not available, 2002 population used

(2) Reduction of 2002 tax capacity was a result of tax rate compression by the state legislature.

Source: Carver County Auditor

TABLE 4

TAX INCREMENT ADJUSTED TO TAX CAPACITY VALUE	TOTAL		PERCENT OF ADJUSTED TAX CAPACITY VALUE TO ESTIMATED ACTUAL VALUE	PER CAPITA VALUATIONS		
	ADJUSTED TAX CAPACITY VALUE	ESTIMATED ACTUAL VALUE		POPULATION	ADJUSTED TAX CAPACITY VALUE	ESTIMATED ACTUAL VALUE
\$ (3,965,233)	\$ 6,810,251	\$ 494,777,900	1.4%	13,721	\$ 496	\$ 36,060
(4,160,438)	7,069,618	539,606,600	1.3%	14,000	505	38,543
(4,504,822)	8,030,724	602,872,600	1.3%	14,239	564	42,340
(5,561,547)	8,805,421	667,645,300	1.3%	14,673	600	45,502
(5,313,030)	8,660,084	741,543,600	1.2%	15,361	564	48,274
(4,370,161)	9,464,058	810,341,300	1.2%	15,801	599	51,284
(4,408,029)	10,293,985	875,414,100	1.2%	17,449	590	50,170
(4,743,474)	12,197,008	989,158,000	1.2%	18,380	664	53,817
(3,006,092)	10,046,713	1,127,179,900	0.9%	18,961	530	59,447
(3,155,099)	12,054,791	1,310,145,100	0.9%	18,961	(1) 636	69,097

CITY OF CHASKA, MINNESOTA

PROPERTY TAX RATES
 DIRECT AND OVERLAPPING GOVERNMENTS
 LAST TEN FISCAL YEARS
 (UNAUDITED)

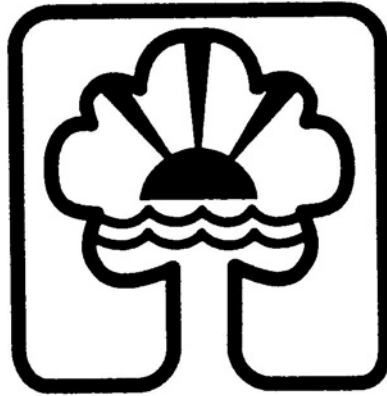
TAXES PAYABLE YEAR	CITY			CITY HOUSING/ ECONOMIC DEVELOPMENT AUTHORITY	COUNTY	COUNTY HOUSING/ DEVELOPMENT AUTHORITY
	URBAN	RURAL	TRANSIT			
(Per \$100 of Assessed Value)						
1994	15.691	10.199	N/A	0.030	44.470	0.573
1995	15.810	N/A	N/A	0.035	47.033	0.915
1996	14.984	N/A	N/A	0.031	47.321	0.860
1997	14.988	N/A	2.257	(2) 0.029	46.606	0.858
1998	15.665	N/A	2.423	0.029	47.336	0.910
1999	14.086	N/A	2.385	0.026	47.593	1.003
2000	14.098	N/A	2.393	0.025	45.744	0.786
2001	14.052	N/A	2.062	0.021	43.105	0.945
2002	19.789	N/A	N/A	0.048	53.336	1.581
2003	19.656	N/A	N/A	0.041	53.137	1.543

(1) Total excludes city rural and watershed #2

(2) Beginning in 1997 through 2001, the City levied under the Local Transit Option

TABLE 5

INDEPENDENT SCHOOL DISTRICT #112	METROPOLITAN COUNCIL	REGIONAL TRANSIT BOARD	LOWER MINNESOTA WATERSHED #1	RILEY WATERSHED #2	MOSQUITO CONTROL	TOTAL (1)
62.883	0.455	2.894	0.244	0.707	0.365	127.605
71.221	0.525	3.103	0.302	0.762	0.370	139.314
71.201	0.759	3.280	0.264	0.864	0.248	138.948
69.138	0.756	1.621	0.253	0.860	0.247	136.753
63.797	0.878	1.722	0.297	0.843	0.285	133.342
62.035	0.876	1.453	0.252	0.880	0.325	130.034
74.237	0.851	1.483	0.268	0.866	0.343	140.228
60.805	0.761	1.115	0.221	0.946	0.304	123.391
29.808	1.365	1.434	0.371	1.608	0.470	108.202
38.436	1.452	1.667	0.338	1.616	0.544	116.814



CHASKA

PRINCIPAL TAXPAYERS
DECEMBER 31, 2003
(UNAUDITED)

	TYPE OF PROPERTY	2002-2003 ESTIMATED ACTUAL VALUE (1)	2002-2003 ESTIMATED NET TAX CAPACITY	PERCENT OF REAL PROPERTY TAX CAPACITY VALUE
IDS Financial Services	Commercial	\$ 26,120,600	\$ 511,814	3.3%
Entegris, Inc.	Industrial	18,231,500	361,630	2.3%
Target Corporation	Commercial	12,856,400	256,378	1.7%
FSI International	Industrial	10,616,100	211,572	1.4%
Lifecore Biomedical, Inc.	Industrial	9,497,300	189,196	1.2%
Cardbeck Chaska Trust	Industrial	9,067,900	179,858	1.2%
Aurora Investment LLC	Comm/Ag NonHstd	9,712,000	176,027	1.1%
Roland A. Stinks	Industrial	8,311,200	165,474	1.1%
Trustee Group Realty PTR VII	Industrial	6,980,400	138,858	0.9%
Hazeltine Gates LLC	Commercial	5,930,700	117,894	0.8%
		<u>\$ 117,324,100</u>	<u>\$ 2,308,701</u>	<u>15.0%</u>

(1) Assessed 2002 values are determined as of January 2, 2002

CITY OF CHASKA, MINNESOTA

**SPECIAL ASSESSMENT LEVIES AND COLLECTIONS
LAST TEN FISCAL YEARS
(UNAUDITED)**

ASSESSMENTS PAYABLE YEAR	CURRENT ASSESSMENT LEVY (1)	CURRENT ASSESSMENTS COLLECTED	PERCENT OF CURRENT COLLECTED TO CURRENT LEVY	DELINQUENT ASSESSMENTS COLLECTED (2)	TOTAL COLLECTED
1994	\$ 1,101,660	\$ 1,076,576	97.7%	\$ 71,045	\$ 1,147,621
1995	1,101,494	1,042,555	94.6%	36,569	1,079,124
1996	818,294	811,192	99.1%	7,618	818,810
1997	853,391	776,787	91.0%	7,577	784,364
1998	1,659,532	1,554,430	93.7%	5,999	1,560,429
1999	1,464,834	1,398,672	95.5%	14,090	1,423,622
2000	1,236,140	1,219,226	98.6%	81,770	1,300,996
2001	1,139,519	1,117,012	98.0%	51,042	1,168,054
2002	1,326,672	1,290,027	97.2%	13,731	1,303,758
2003	1,055,391	1,026,172	97.2%	18,031	1,044,203

(1) Does not include assessments on City property

(2) Does not include penalties and interest

TABLE 7

<u>PERCENT OF TOTAL COLLECTED TO CURRENT LEVY</u>	<u>OUTSTANDING DELINQUENT SPECIAL ASSESSMENTS</u>	<u>PERCENT OF DELINQUENT TO CURRENT LEVY</u>	<u>TOTAL OUTSTANDING ASSESSMENTS (PRINCIPAL)</u>
104.2%	\$ 38,467	3.5%	\$ 3,889,131
98.0%	14,973	1.4%	4,779,085
100.1%	11,073	1.4%	6,528,388
91.9%	66,757	7.8%	8,587,218
94.0%	166,544	10.0%	7,659,798
97.2%	210,232	14.4%	6,375,080
105.2%	68,378	5.5%	7,924,634
102.5%	45,443	4.0%	9,276,008
98.3%	45,703	3.4%	8,237,827
98.9%	50,536	4.8%	7,283,801

**COMPUTATION OF LEGAL DEBT MARGIN
DECEMBER 31, 2003
(UNAUDITED)**

Assessed 2002, Payable 2003 Market Value		<u>\$ 1,310,145,100</u>
Legal Debt Margin:		
Debt Limit, 2% of Market Value (1)		\$ 26,202,902
Debt Applicable to Limitation:		
Total Bonded Debt	\$ 115,877,133	
Less (2):		
G.O. Tax Increment Bonds	44,762,133	
G.O. Special Assessment Bonds	8,275,000	
G.O. Revenue Bonds	15,265,000	
Revenue Bonds	46,815,000	
Debt Service Funds	<u>26,167</u>	
Total Debt Applicable to Limitation		<u>733,833</u>
Legal Debt Margin		<u>\$ 25,469,069</u>
1) M.S.A. Section 475.53		
2) M.S.A. Section 475.51		

RATIO OF NET GENERAL OBLIGATION BONDED DEBT
INCLUDING TAX INCREMENT BONDS
TO NET TAX CAPACITY VALUE AND NET BONDED DEBT PER CAPITA
LAST TEN FISCAL YEARS
(UNAUDITED)

FISCAL YEAR	POPULATION	TAX CAPACITY VALUE (1)	GROSS BONDED DEBT (2)	LESS DEBT SERVICE FUNDS (3)	NET BONDED DEBT	PERCENT OF NET BONDED DEBT TO TAX CAPACITY VALUE	NET BONDED DEBT PER CAPITA
1994	13,721	\$ 6,810,251	\$ 22,850,000	\$ 20,751	\$ 22,829,249	335.2%	\$ 1,664
1995	14,000	7,069,618	35,009,186	45,545	34,963,641	494.6%	2,497
1996	14,239	8,030,724	34,479,821	276,787	34,203,034	425.9%	2,402
1997	14,673	8,805,421	39,434,090	782,864	38,651,226	438.9%	2,634
1998	15,361	8,660,084	40,898,927	651,135	40,247,792	464.8%	2,620
1999	15,801	9,464,053	55,465,966	5,853,563	49,612,403	524.2%	3,140
2000	17,449	10,293,985	52,829,293	683,229	52,146,064	506.6%	2,988
2001	18,380	12,197,008	49,152,374	624,718	48,527,656	397.9%	2,640
2002	18,961	10,046,713	44,228,009	245,474	43,982,535	437.8%	2,320
2003	18,961	(4) 12,054,791	44,762,133	7,711,941	37,050,192	307.3%	1,954

RATIO OF NET GENERAL OBLIGATION BONDED DEBT
EXCLUDING TAX INCREMENT BONDS
TO NET ASSESSED VALUE AND NET BONDED DEBT PER CAPITA
LAST TEN FISCAL YEARS
(UNAUDITED)

FISCAL YEAR	POPULATION	TAX CAPACITY VALUE (1)	GROSS BONDED DEBT (2)	LESS DEBT SERVICE FUNDS (3)	NET BONDED DEBT	PERCENT OF NET BONDED DEBT TO TAX CAPACITY VALUE	NET BONDED DEBT PER CAPITA
1994	13,721	\$ 6,810,251	\$ -	\$ -	\$ -	0.0%	\$ -
1995	14,000	7,069,618	-	-	-	0.0%	-
1996	14,239	8,030,724	-	-	-	0.0%	-
1997	14,673	8,805,421	-	-	-	0.0%	-
1998	15,361	8,660,084	-	-	-	0.0%	-
1999	15,801	9,464,053	-	-	-	0.0%	-
2000	17,449	10,293,985	-	-	-	0.0%	-
2001	18,380	12,197,008	-	-	-	0.0%	-
2002	18,961	10,046,713	-	-	-	0.0%	-
2003	18,961	(4) 12,054,791	-	-	-	0.0%	-

(1) From Table 4

(2) Does not include special assessment (improvement) bonds, revenue bonds and tax increment bonds

(3) Amount available for repayment of general obligation bonds

(4) 2003 population estimated

RATIO OF ANNUAL DEBT SERVICE EXPENDITURES FOR GENERAL
 OBLIGATION BONDED DEBT (1) TO TOTAL GENERAL GOVERNMENTAL EXPENDITURES
 LAST TEN FISCAL YEARS
 (UNAUDITED)

FISCAL YEAR	PRINCIPAL	INTEREST (2)	TOTAL DEBT SERVICE	TOTAL (3) GENERAL EXPENDITURES	PERCENTAGE OF DEBT SERVICE TO GENERAL GOVERNMENTAL EXPENDITURES
1994	\$ 2,820,000	\$ 1,463,624	\$ 4,283,624	\$ 8,694,392	49.3%
1995	2,693,750	1,631,931	4,325,681	8,924,110	48.5%
1996	2,626,250	1,577,737	4,203,987	9,149,937	45.9%
1997	5,315,000	2,042,755	7,357,755	12,835,576	57.3%
1998	5,850,000	2,084,998	7,934,998	13,602,898	58.3%
1999	5,715,000	2,598,120	8,313,120	17,823,759	46.6%
2000	5,965,000	2,979,609	8,944,609	16,310,112	54.8%
2001	(4) 4,755,000	2,059,325	6,814,325	17,585,117	38.8%
2002	6,260,000	2,015,140	8,275,140	17,962,403	46.1%
2003	8,125,000	1,959,782	10,084,782	21,027,877	48.0%

(1) General Obligation Revenue Bonds reported in the enterprise funds have been excluded

(2) Excludes bond issuance and other costs

(3) Includes general, special revenue, and debt service funds

(4) Beginning 2001, principal and interest includes only G. O. pledged debt

COMPUTATION OF DIRECT AND OVERLAPPING BONDED DEBT
 DECEMBER 31, 2003
 (UNAUDITED)

	GROSS DEBT	DEBT SERVICE FUNDS	NET DEBT	PERCENT OF DEBT APPLICABLE TO CITY	NET DEBT APPLICABLE TO CITY
DIRECT DEBT:					
City of Chaska (1)	\$ 67,067,133	\$ 12,068,364	\$ 54,998,769	100.00%	\$ 54,998,769
OVERLAPPING DEBT:					
Carver County	13,060,000	2,746,324	10,313,676	20.68%	2,132,868
Carver County HRA	27,012,949	1,917,735	25,095,214	20.68%	5,189,690
Independent School District #112	118,880,000	34,903,315	83,976,685	38.50%	32,331,024
Metropolitan Council	891,520,429	96,119,118	795,401,311	0.46%	3,658,846
Metropolitan Airports Commission	1,751,651,000	230,691,372	1,520,959,628	0.46%	6,996,414
Total Overlapping Debt	<u>2,802,124,378</u>	<u>366,377,864</u>	<u>2,435,746,514</u>		<u>50,308,842</u>
Total Direct and Overlapping Debt	<u>\$ 2,869,191,511</u>	<u>\$ 378,446,228</u>	<u>\$ 2,490,745,283</u>		<u>\$ 105,307,611</u>

(1) Excluding general obligation and revenue bonds reported in the enterprise funds

CITY OF CHASKA, MINNESOTA

REVENUE BOND COVERAGE
DECEMBER 31, 2003
(UNAUDITED)

FISCAL YEAR	GROSS REVENUE (2)	OPERATING EXPENSES (3)	NET AVAILABLE FOR DEBT SERVICE
DEBT SERVICE FUNDS: LAST TEN FISCAL YEARS			
1994	\$ 144,118	\$ 144,118	\$ -
1995	176,357	699,625	(523,268)
1996	197,184	455,021	(257,837)
1997	290,151	531,426	(241,275)
1998	331,202	612,654	(281,452)
1999	390,528	993,115	(602,587)
2000	952,652	1,129,521	(176,869)
2001	869,740	1,144,464	(274,724)
2002	926,006	1,263,574	(337,568)
2003	1,327,732	2,079,168	(751,436)
ELECTRIC ENTERPRISE FUND: LAST TEN FISCAL YEARS			
1994	\$ 9,576,725	\$ 7,604,868	\$ 1,971,857
1995	10,084,541	7,658,109	2,426,432
1996	11,044,784	7,998,554	3,046,230
1997	11,658,404	8,378,300	3,280,104
1998	12,146,374	10,058,042	2,088,332
1999	12,612,121	11,130,988	1,481,133
2000	13,740,583	11,883,599	1,856,984
2001	14,909,771	13,076,071	1,833,700
2002	15,298,441	13,783,120	1,515,321
2003	16,530,580	15,423,928	1,106,652
WATER ENTERPRISE FUND: LAST TEN FISCAL YEARS			
1994	\$ 497,661	\$ 402,639	\$ 95,022
1995	521,777	406,012	115,765
1996	620,201	405,386	214,815
1997	886,839	586,118	300,721
1998	679,146	454,758	224,388
1999	642,508	530,411	112,097
2000	753,496	580,866	172,630
2001	783,606	672,623	110,983
2002	797,805	647,981	149,824
2003	1,111,975	742,644	369,331
SEWER ENTERPRISE FUND: LAST TEN FISCAL YEARS			
1994	\$ 1,202,081	\$ 1,025,460	\$ 176,621
1995	1,312,715	1,307,704	5,011
1996	1,368,999	1,250,542	118,457
1997	1,428,905	1,298,283	130,622
1998	1,461,969	1,311,533	150,436
1999	1,449,605	1,399,484	50,121
2000	1,547,431	1,300,465	246,966
2001	1,572,016	1,410,926	161,090
2002	1,520,992	1,338,899	182,093
2003	1,598,729	1,527,944	70,785
TURBINE GENERATOR ENTERPRISE FUND: LAST THREE FISCAL YEARS (1)			
2000	\$ 1,570,258	\$ 220,528	\$ 1,349,730
2001	462,969	45,251	417,718
2002	2,641,884	69,400	2,572,484
2003	2,531,995	49,783	2,482,212

(1) First year shown is first year of issuance

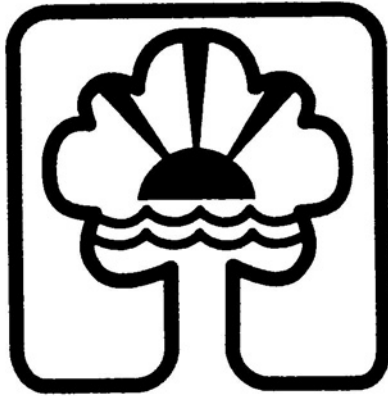
(2) Includes interest revenue

(3) Does not include depreciation or transfers to other funds

(4) Includes principal and interest payment of revenue bonds only

TABLE 12

DEBT SERVICE REQUIREMENTS (4)			
PRINCIPAL	INTEREST	TOTAL	COVERAGE
\$ 65,000	\$ 79,118	\$ 144,118	-
65,000	237,125	302,125	(1.73)
170,000	306,773	476,773	(0.54)
185,000	330,080	515,080	(0.47)
265,000	346,046	611,046	(0.46)
300,000	546,342	846,342	(0.71)
380,000	748,521	1,128,521	(0.16)
415,000	729,464	1,144,464	(0.24)
460,000	800,574	1,260,574	(0.27)
1,320,000	768,042	2,088,042	(0.36)
\$ 175,000	\$ 97,175	\$ 272,175	7.24
175,000	83,175	258,175	9.40
215,000	43,940	258,940	11.76
215,000	26,840	241,840	13.56
200,000	17,700	217,700	9.59
200,000	9,000	209,000	7.09
-	-	-	N/A
-	-	-	N/A
-	-	-	N/A
-	-	-	N/A
\$ 75,000	\$ 85,350	\$ 160,350	0.59
100,000	80,025	180,025	0.64
145,000	68,150	213,150	1.01
145,000	48,064	193,064	1.56
175,000	42,409	217,409	1.03
180,000	35,409	215,409	0.52
200,000	27,759	227,759	0.76
195,000	18,560	213,560	0.52
85,000	10,874	95,874	1.56
35,000	339,134	374,134	0.99
\$ -	\$ 58,207	\$ 58,207	3.03
180,000	38,805	218,805	0.02
190,000	32,775	222,775	0.53
195,000	25,650	220,650	0.59
205,000	17,850	222,850	0.68
210,000	9,240	219,240	0.23
-	-	-	N/A
-	-	-	N/A
-	-	-	N/A
-	-	-	N/A
\$ -	\$ 770,258	\$ 770,258	1.75
-	2,031,773	2,031,773	0.21
505,000	2,029,274	2,534,274	1.02
530,000	2,004,529	2,534,529	0.98



CHASKA

CITY OF CHASKA, MINNESOTA
**DEMOGRAPHIC STATISTICS
 LAST TEN FISCAL YEARS
 (UNAUDITED)**

<u>FISCAL YEAR</u>	<u>POPULATION (1)</u>	<u>NUMBER OF HOUSEHOLDS (1)</u>	<u>PER CAPITA INCOME (2)</u>	<u>K-12 ENROLLMENT (3)</u>	<u>UNEMPLOYMENT RATE (4)</u>
1994	13,721	5,116	24,713	4,641	2.9%
1995	14,000	5,221	26,188	4,561	2.5%
1996	14,239	5,339	27,881	4,831	2.5%
1997	14,673	5,513	31,469	4,992	2.1%
1998	15,361	5,699	34,284	5,418	1.8%
1999	15,801	5,867	36,063	5,764	2.2%
2000	17,449	(5) 6,104	(5) 38,917	6,053	2.1%
2001	18,380	6,514	40,503	6,522	2.8%
2002	18,961	6,888	39,611	7,020	3.7%
2003	18,961	(6) 6,888	(6) 39,611	(6) 7,187	4.2%

(1) Source: Metropolitan Council annual estimate as of April 1st

(2) Source: Minnesota State Demographer, using U.S. Department of Commerce, Bureau of Economic Analysis (BEA) Personal Income, Carver County per capita income

(3) Source: Independent School District #112, St. John's Lutheran, Guardian Angels Catholic, and Southwest Christian High School Enrollment excludes K-5 District #112 buildings not located within the City

(4) Source: Minnesota Department of Employment and Economic Development (Minnesota Workforce Center) Average Annual Unemployment Rate: 1994-2003 Minneapolis and St. Paul, Minnesota and Wisconsin "MSA" (Metropolitan Statistical Area);

(5) Source: Minnesota Planning, U.S. Census Bureau, Census 2000 data

(6) 2003 Data not available, 2002 data used

CITY OF CHASKA, MINNESOTA

**PROPERTY VALUES, CONSTRUCTION AND BANK VALUES
LAST TEN FISCAL YEARS
(UNAUDITED)**

FISCAL YEAR	BANK DEPOSITS (1)	REAL PROPERTY TAX CAPACITY VALUE			COMMERCIAL, INDUSTRIAL AND PUBLIC	
		COMMERCIAL INDUSTRIAL AND PUBLIC (2)	RESIDENTIAL (3)	NUMBER OF PERMITS	MARKET VALUE	
1994	\$ 124,847,259	\$ 6,119,188	\$ 5,240,718	21	\$ 32,842,240	
1995	138,059,293	6,381,009	5,724,605	27	21,070,230	
1996	141,197,720	6,746,511	6,593,312	38	36,421,023	
1997	158,644,000	8,121,094	7,201,944	48	15,760,293	
1998	159,037,692	7,979,805	7,340,623	40	11,663,184	
1999	160,516,293	7,449,757	7,569,638	52	12,293,780	
2000	213,132,318	7,548,451	8,282,937	56	20,587,706	
2001	234,333,039	8,237,343	9,621,020	36	30,601,935	
2002	256,938,000	5,185,676	8,236,509	43	6,049,666	
2003	276,323,000	5,528,730	9,865,043	37	(4) 15,576,817	

- (1) Source: Wells Fargo Bank Minnesota (MidAmerica Bank through October 1998 and Norwest Bank from October 1998 - June 2000), First National Bank Chaska, beginning in 1992 Security Bank Chaska, and beginning in 2000 Community Bank Chaska
- (2) Commercial Industrial and Public includes: agriculture, public utility, railroad operating, all other commercial and industrial, and seasonal/recreational commercial and residential
- (3) Residential includes: homestead (non-agricultural), and non-homestead
- (4) Includes the new Water Treatment Plant at a value of \$12,043,973

TABLE 14

BUILDING PERMIT ACTIVITY					
SINGLE FAMILY HOMES AND SINGLE UNIT TOWNHOMES		APARTMENTS AND MISCELLANEOUS RESIDENTIAL		TOTAL	
NUMBER OF PERMITS	MARKET VALUE	NUMBER OF PERMITS	MARKET VALUE	NUMBER OF PERMITS	MARKET VALUE
127	\$ 18,081,565	264	\$ 1,790,625	412	\$ 52,714,430
111	16,995,651	242	1,895,590	380	39,961,471
134	21,157,539	262	6,878,802	434	64,457,364
161	26,261,278	347	8,869,126	556	50,890,697
165	28,738,570	404	6,919,341	609	47,321,095
194	33,286,262	471	8,172,142	717	53,752,184
186	32,562,839	456	23,839,483	698	76,990,028
184	32,074,115	602	27,407,721	822	90,083,771
307	50,546,215	658	26,588,686	1,008	83,184,567
279	55,303,599	597	26,232,854	913	97,113,270

CITY OF CHASKA, MINNESOTA

**MISCELLANEOUS STATISTICS
DECEMBER 31, 2003
(UNAUDITED)**

Date Founded	1851	
Date of Incorporation	March 3, 1891	
Form of Government	Statutory City (State Statutes Chapter 412) Optional Plan A (State Statutes Chapter 412.541 through 412.591) Council/Administrator (State Statutes Chapter 412.023, Subdivision 5)	
Legislative Class	Third Class (population 10,000 - 20,000)	
Area	14.5 Square Miles (9,300 Acres)	
Miles of Streets	State Trunk Highway	8.05
	County MSA	8.83
	Unbuilt	(2.71)
	County	2.38
	City MSA	15.13
	Unbuilt	(0.43)
	City/Local	71.17
	Total Paved Roads	<u>102.42</u>
Fire Protection:		
Number of Stations	1	
Number of Hydrants:		
City	1,114	
Private	320	
Number of Firefighters	40	
ISO Fire Rating	5 (1-Best, 10-Lowest)	
Police Protection:		
Number of Stations	1	
Number of Police Officers	21	
Electric System:		
Number of Connections (Billed)	7,893	
Number of Substations	2	
Purchased KWH Power Wholesale From		
MMPA	269,891,409 (KWH)	
Total KWH Sales	253,197,953 (KWH)	
Peak KW Demand	57,646 (KW)	

(Continued)

TABLE 15
(Continued)

Water System:

Number of Connections (Billed)	5,294
Number of Wells (Well #4, #5, #6, #7, #8, and #9)	6
Total Water Pumped	1,078,031,000 gallons
Total Water Sold	936,697,000 gallons
System Peak Day	7,900,000 gallons
Average Daily Usage	2,566,000 gallons per day
Total Pumping Capacity	12,168,000 gallons per day
Filtration Capacity	5,184,000 gallons per day
Total Storage Capacity	3,600,000 gallons

Sewer System:

Number of Connections (Billed)	5,186
Total Gallons Treated	654,009,000 gallons
Sewer Service from Treatment Plant at Metropolitan Council Environmental Services	

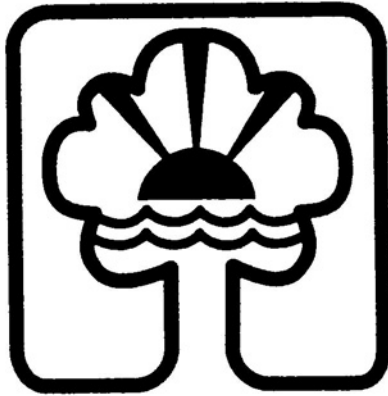
Culture and Recreation:

Number of Parks	20 parks: 925 total acres, 265 acres of maintained areas.
Golf Courses	3 (1-18 hole private; 1-18 hole municipal; 1-9 hole municipal)

Education:

Independent School District #112		
Elementary (K-5)	7 buildings, total enrollment (1)	3,799
Middle School (6-8)	2 buildings, total enrollment	1,849
Freshman Center (9)	1 building, total enrollment	617
Senior High (10-12)	1 building, total enrollment	1,672
Total Independent School District #112		<u>7,937</u>
St. John's Lutheran (K-8)	1 building, total enrollment	223
Guardian Angels Catholic (K-8)	1 building, total enrollment	258
Southwest Christian High School	1 building, total enrollment	184
Total Enrollment		<u>8,602</u>
Less Enrollment in Three Elementary Buildings not Located within the City		<u>(1,415)</u>
Total Enrollment within the City		<u><u>7,187</u></u>

(1) Includes 1,415 students in three buildings not located within the city



CHASKA