

City of Hinckley, Minnesota AUGUST 2025 UPDATE  
 Projects, Debt & Revenue Allocation Worksheet

1,226,472 2026 LEVY  
 7.02% increase

Baseline		Cap. Outlay				
General Fund	-	Other	63,803	<< 2026 Fire Fund Levy Only	Liquor	- over \$150K in 2025
General Fund	-	New (2026+)	8.5%	<< Annual Increase	Water	- over \$55K in 2025
Sewer Fund	50,000	New (2026+)			Sewer	- over \$40K in 2025
Water Fund	35,000	New (2026+)				
Liquor Fund	5,000	New (2026+)				
			2026 >>	78,296	<< Added PW Position (including benefits - NET after removal of PT position)	
			Gen	50%		
			Water	25%		
			Sewer	25%		

Graph Options						
	yes	< prevent rate reductions? (yes,no)	5	Population Growth/Year		
	125,000	< value of "typical" homestead for impact	2	Households/Year		
	5,000	< typical water usage per month				
	950,000	< value of business for impact				
2020 - 2025 varies	3%	< market value inflation factor	1.0%	Water 2026	-	LGA Changes (increase) 2026+
	3%	< construction inflation factor	1.0%	Water 2027+	-	Offsets
	3%	< Spending Increase % (GF, Water, Sewer)	2.0%	Sewer 2026+	-	Net Increase in Levy
	3%	< Tax Base Growth Assumption	2.50%	Liquor Store 2026+		

Projects & Debt

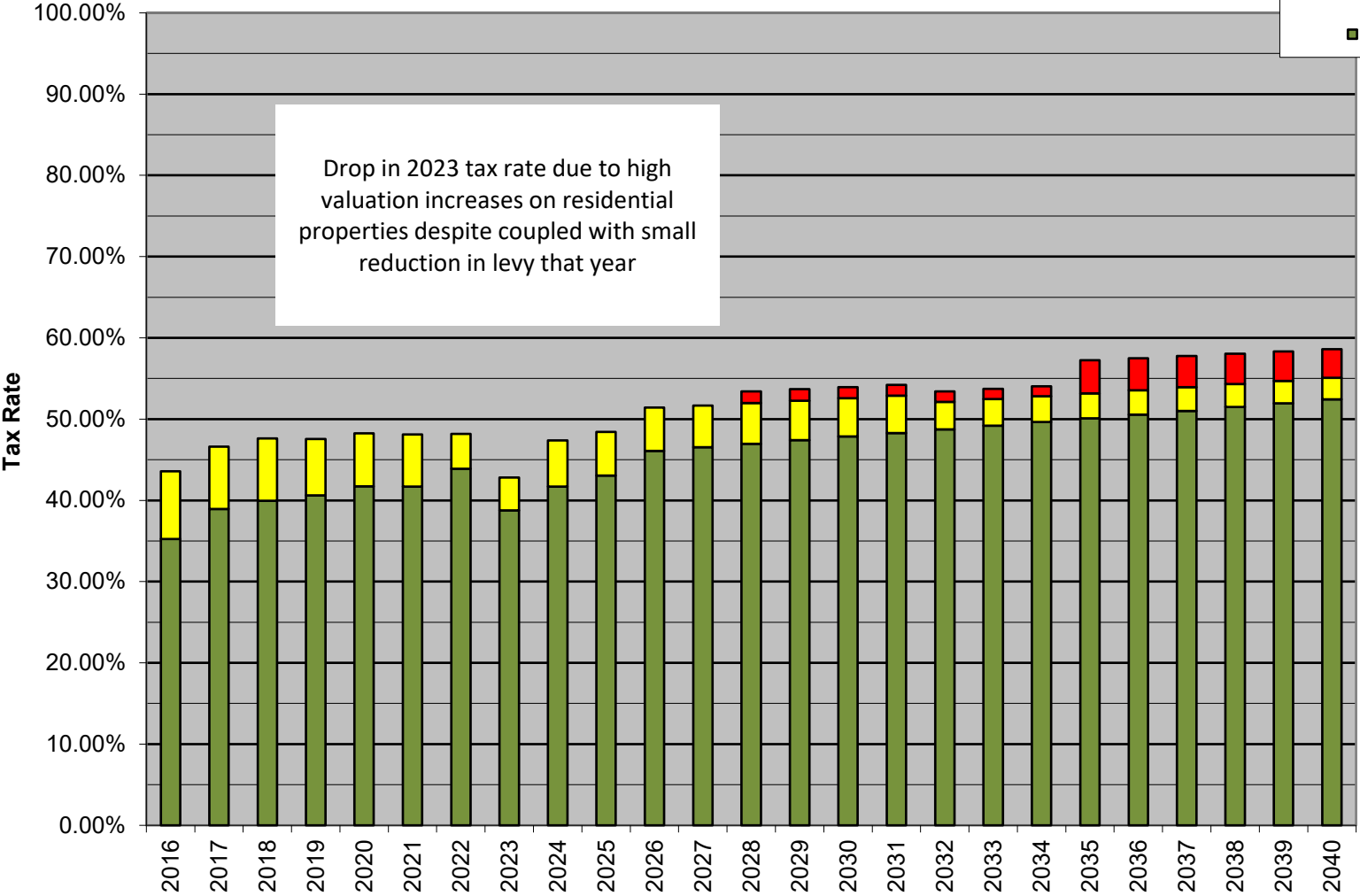
# Project	Sewer Phase 1	Sewer - PFA Phase 2	Generic Road	Housing Development	Grass Rig	Pumper 1	Pumper 2 (used)	liquor lot / security	liquor siding bar	
Est Year 2025 Cost	1,805,000	2,735,000	3,000,000	1,000,000	45,000	1,200,000	600,000	300,000	400,000	-
NET Financed (Inflation Less Cash)	859,150	1,464,616	3,182,700	-	-	1,565,728	636,540	-	-	-
Type Bond	GO	GO	GO	Cash	Cash	GO	GO	Cash	Cash	GO
Term	20	20	10	10	10	20	20	10	10	10
Rate	5.00%	2.00%	4.00%	4.00%	4.00%	4.50%	4.50%	4.00%	4.00%	4.00%
Bond Pymt	68,940	89,571	392,398	-	-	120,367	48,935	-	-	-
Yr Built	2026	2033	2027	2026	2025	2034	2027	2026	2026	0

Repayment Sources

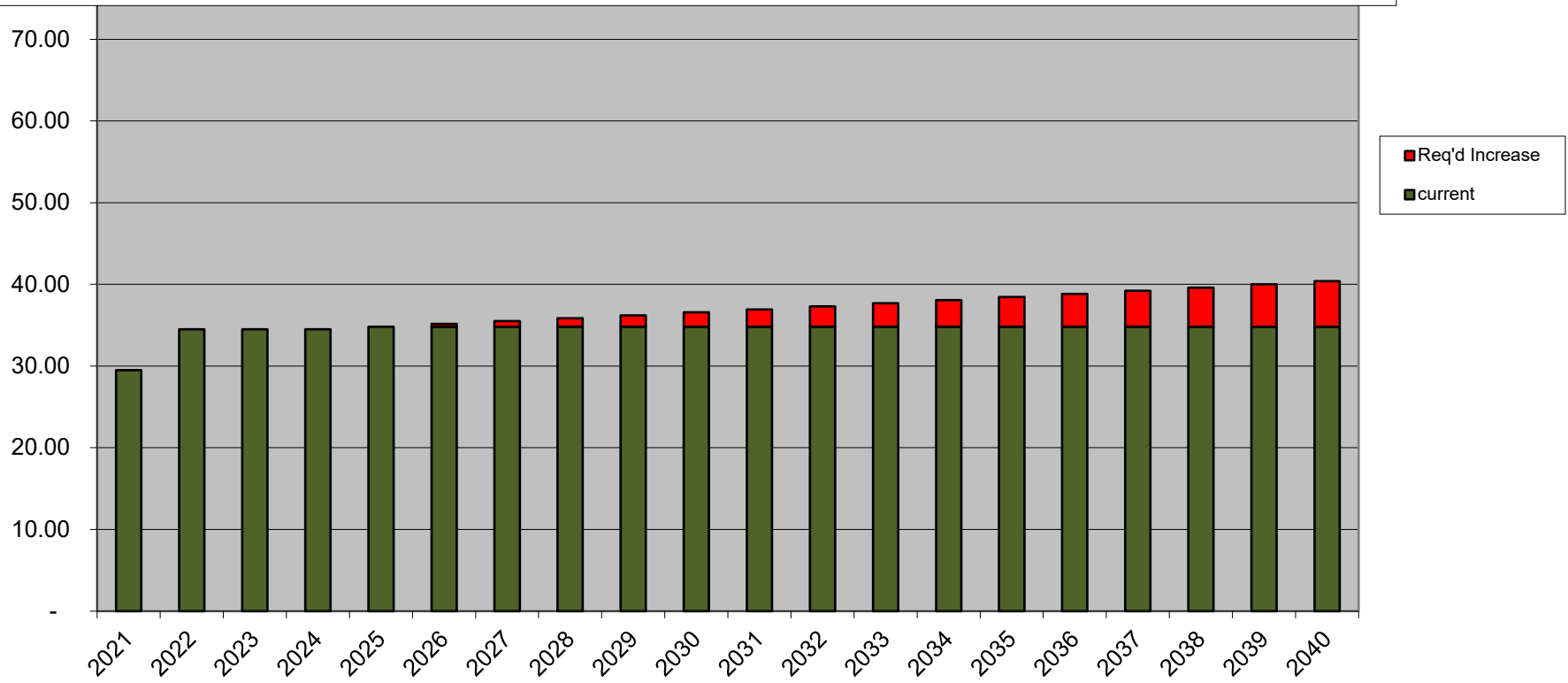
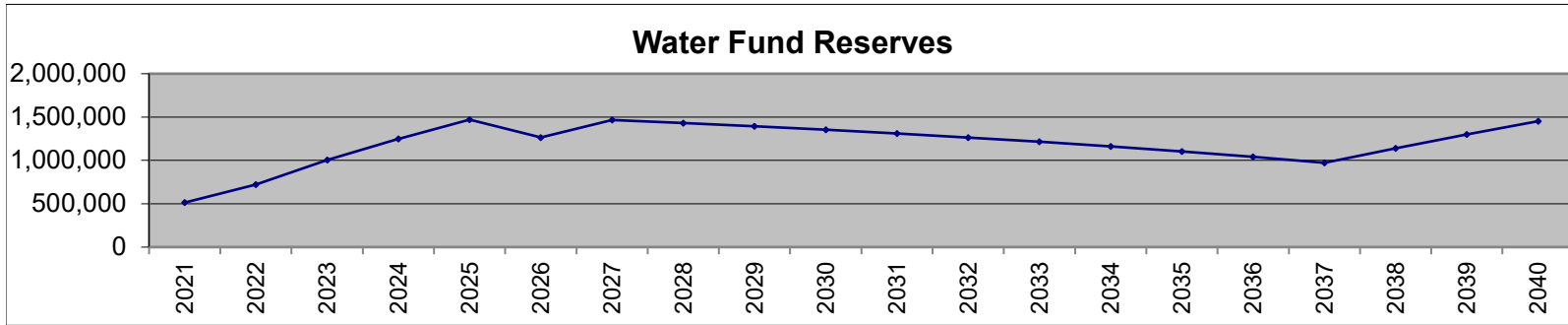
	Capital Reserves	Liquor Funds	Grants / Other	Fire Funds	Water Fund	Sewer Fund	Other Funds (Fire, etc.)	NET Assmts	Liquor Fund	Sewer Rates/Fees	Water Rates/Fees	Tax Levies
CASH	-	-	-	-	-	-	-	-	-	-	-	-
	-	-	-	-	-	-	-	-	-	-	-	-
	-	-	-	-	-	-	-	-	-	-	-	-
	-	-	-	45,000	-	-	-	-	-	-	-	-
	-	-	-	-	410,000	-	-	-	-	-	-	-
	1,000,000	2,000,000	-	-	620,000	-	-	-	-	-	-	-
DEBT	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
	0%	0%	0%	0%	0%	0%	0%	25%	25%	0%	0%	0%
	100%	100%	40%	60%	0%	0%	0%	0%	0%	0%	0%	0%
	0%	0%	60%	40%	0%	0%	0%	0%	0%	0%	0%	0%
	0%	0%	0%	0%	100%	75%	100%	75%	100%	100%	100%	100%
	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%

# Tax Rate Projections

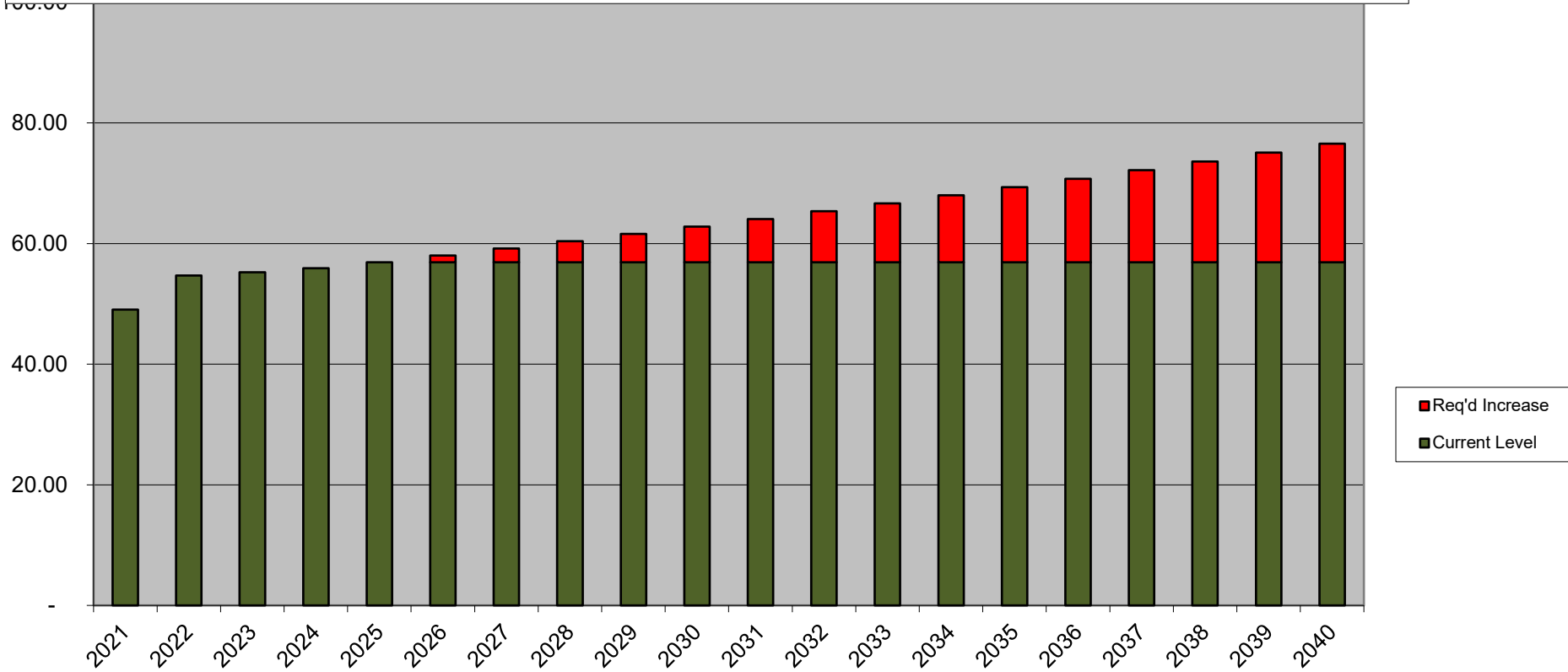
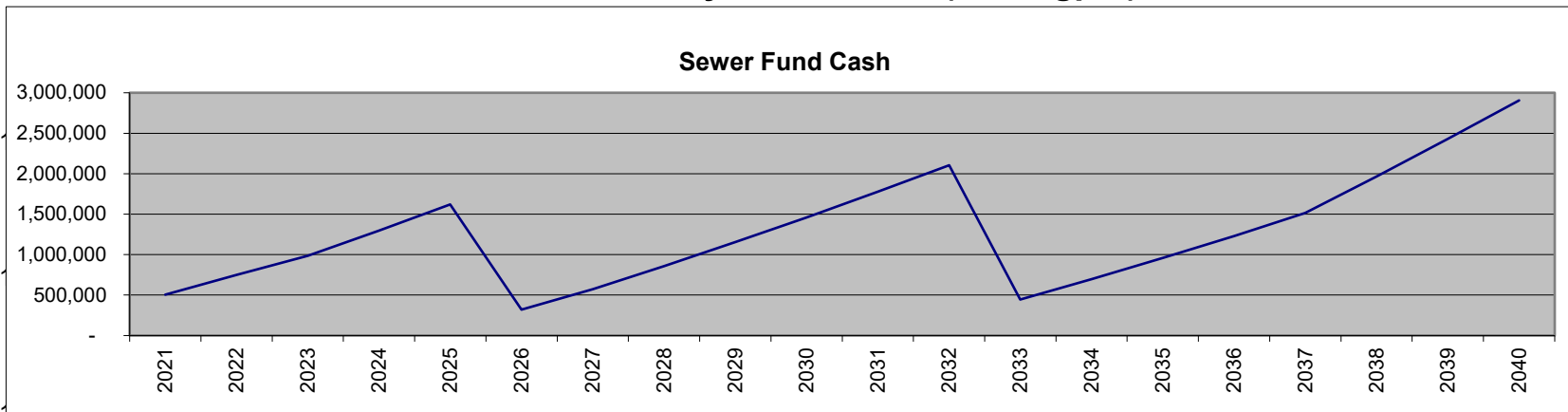
- New D/S Rate
- Exist D/S Rate
- OperatingRate



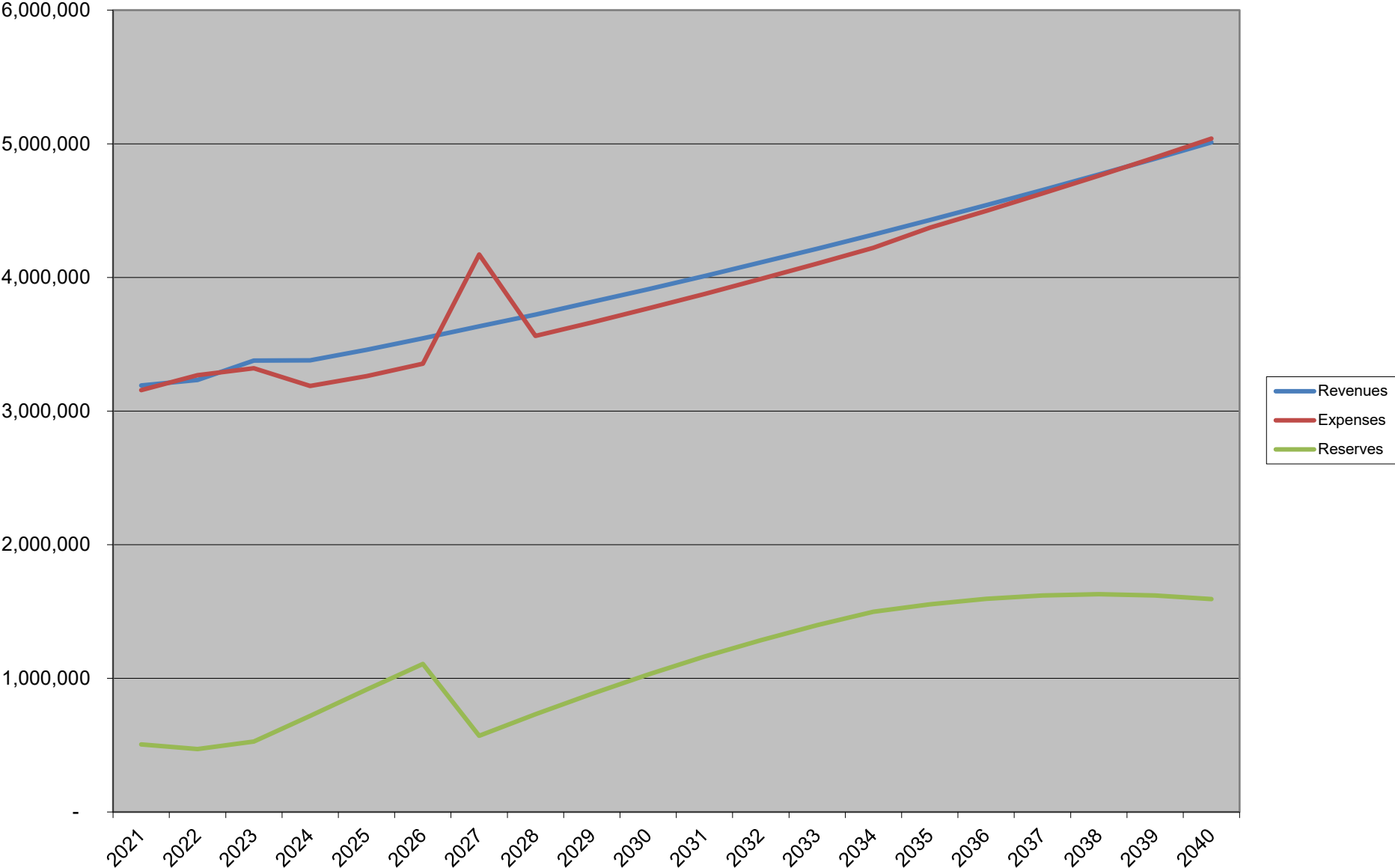
## Monthly Water Bill ~ (5,000 gpm)



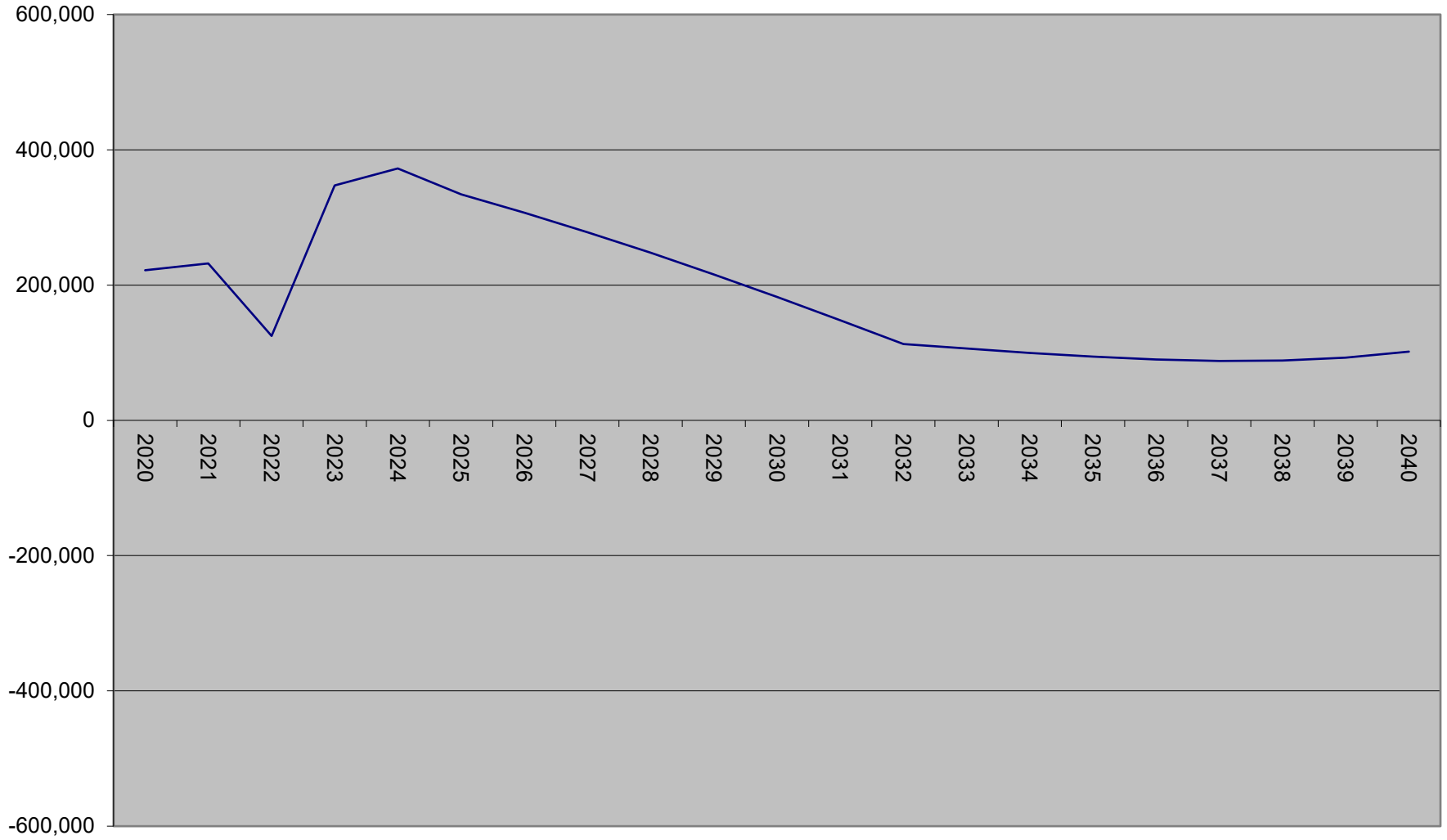
# Monthly Sewer Bill ~ (5,000 gpm)



# LIQUOR STORE



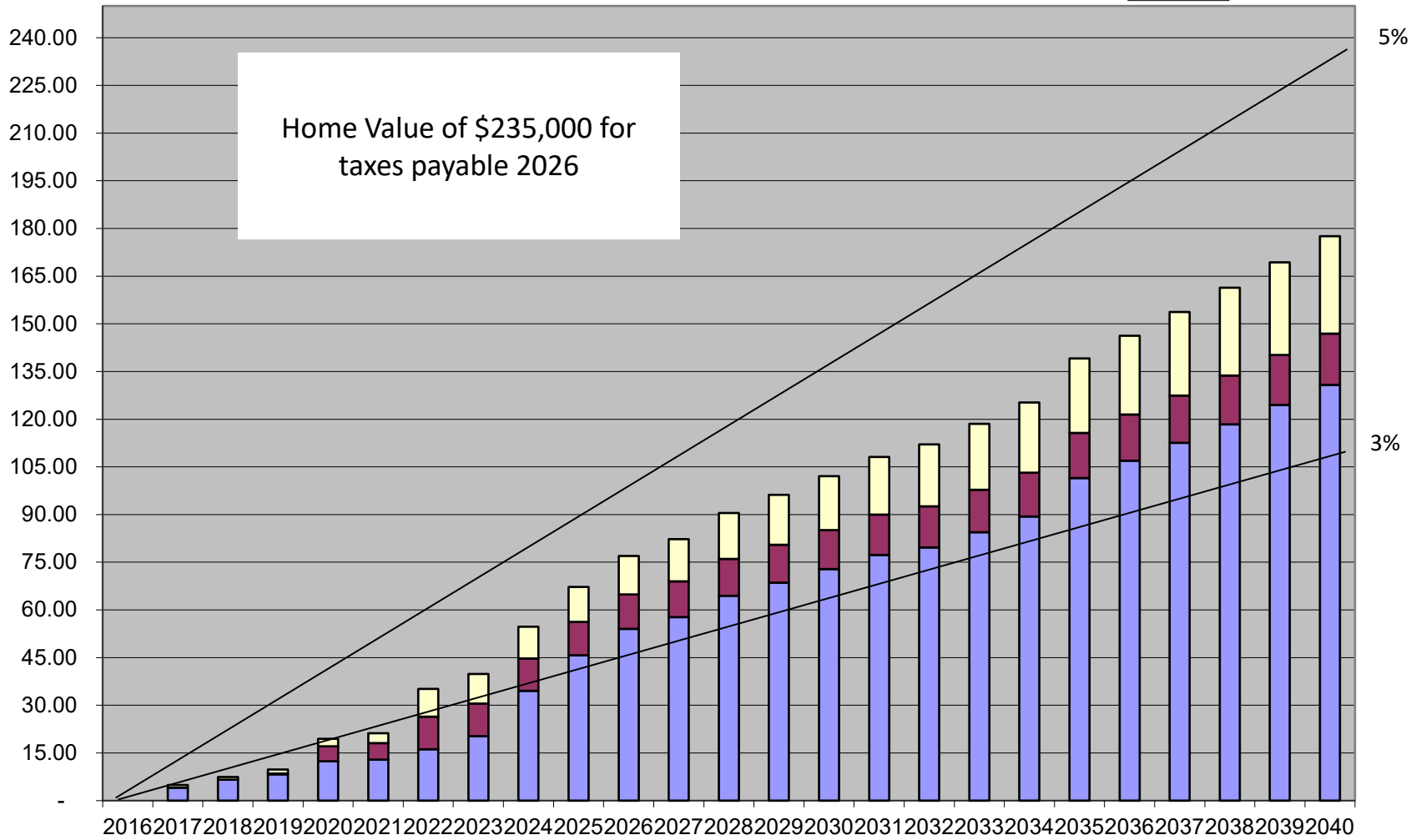
### Fire Fund Equipment Reserves



**MONTHLY Cost Increase above 2016 levels  
(Typical Value Home, MV inflation, 5K water user)**

**RESIDENTIAL**

- Sewer
- Water
- Taxes



# Debt per Capita

