



Annual Comprehensive Financial Report

FISCAL YEAR ENDED DECEMBER 31, 2022

Prepared by the Finance Department

City of Mora, Minnesota

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Mora, MN 55051-1588

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ANNUAL COMPREHENSIVE

FINANCIAL REPORT

OF THE

**CITY OF MORA,
MINNESOTA**

For the Fiscal Year Ended

December 31, 2022

Prepared by

THE FINANCE DEPARTMENT

Natasha Segelstrom, Administrative Services Director

CITY OF MORA
101 Lake Street South
Mora, Minnesota 55051

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City of Mora

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**City of Mora
Elected and Appointed Officials
December 31, 2022**

	<u>Term Expires</u>
Mayor Alan Skramstad	December 31, 2022
Council Members	
Jody Anderson	December 31, 2024
Kyle Shepard	December 31, 2024
Jake Mathison	December 31, 2022
Sadie Broekemeier	December 31, 2024
City Administrator Glenn Anderson	Appointed
Administrative Services Director Natasha Segelstrom	Appointed
Public Utilities Commission Chair Greg Ardner	December 31, 2024
Public Utilities Commissioners	
Brett Baldwin	December 31, 2025
Ryan Christianson	December 31, 2023
Dave Chmiel	December 31, 2023
Alan Skramstad (Council Representative)	December 31, 2022
Public Utilities General Manager Glenn Anderson	Appointed
Public Works Director Joseph Kohlgraf	Appointed
City Attorney (Civil) Joel Jamnik, Campbell Knutson	Appointed
City Attorney (Prosecutions) Barb McFadden, Kanabec County	Appointed



CITY OF MORA MORA MUNICIPAL UTILITIES

101 Lake Street South
Mora, MN 55051-1588

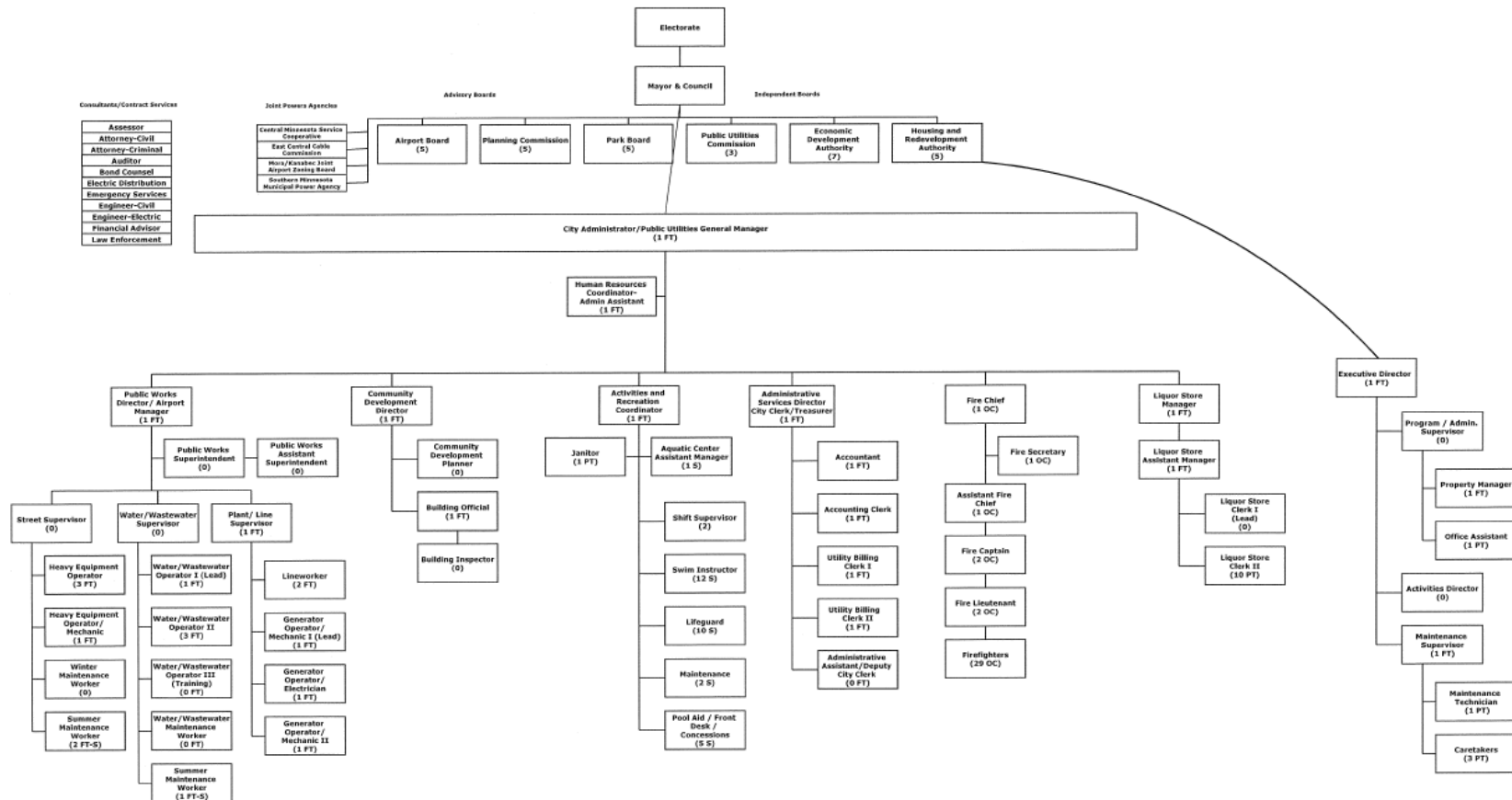
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Number indicates positions authorized
FT = Full-Time
PT = Part-Time
OC = On-Call
S = Seasonal
- = Staff Liaison
-- = Additional Staff Liaison



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June 20, 2023

To the Honorable Mayor, Members of the City Council and Citizens of the City of Mora:

Minnesota statutes require that each city issue an annual report on its financial position and activity prepared in conjunction with accounting principles generally accepted in the United States of America. The Annual Comprehensive Financial Report (Annual Report) of the City of Mora, Kanabec County, Minnesota for the fiscal year ended December 31, 2022, is hereby submitted.

The City of Mora's management is responsible for the accuracy, the completeness, and the fairness of this report. I believe the report is accurate in all material aspects. It is presented in a manner designed to fairly set forth the financial position and the results of operations of the City. The report includes all disclosures necessary to enable the reader to gain the maximum understanding of the city's financial condition.

The Annual Report consists of three sections: introductory, financial, and statistical. The introductory section includes this transmittal letter, the government's organizational chart, and a list of principal officials. The financial section includes the independent auditor's report, management's discussion and analysis, financial statements, and financial schedules. The statistical section includes selected financial and demographic information, generally presented on a multi-year basis.

For a discussion of the financial information, please refer to the management's discussion and analysis.

General Information

The City of Mora is a municipal corporation, incorporated May 19, 1882. It operates as an optional Plan A statutory city (fourth class) under authority of Minnesota Statutes, Chapter 412. This option utilizes a strong council/weak mayor form of government. The city conducts biennial elections of a mayor and four council members to staggered four-year terms. The council and the public utilities commission hire a city administrator/public utilities general manager to handle the day-to-day affairs of the city and utility. The Administrative Services Director, who acts as clerk-treasurer, is responsible for the city and utility accounting and financial reporting system.

Mora, the county seat of Kanabec County, is located approximately 65 miles north of Minneapolis and St. Paul at the intersection of Minnesota Highways No. 65 and 23. The city has a population of 3,665 according to the 2020 U.S. Census Department's report. The city covers an area of 5.47 square miles.

Local Economy

In 2022, the local economy continued to show steady signs of improvement. Many construction jobs lost during the recession of 2008-2010 have slowly returned, and employment in the service and retail sectors remains steady. Unemployment improved to 7.50% in December 2022.

A very good indicator of the improving local economy is the new construction of ten (10) single-family homes, and two (2) new commercial buildings in 2022. Overall, with a valuation of building permits estimated at \$6,540,224 in 2022, it is safe to say that the economy in Mora seems to be stable.

First-year property tax delinquency continues to be lower than the ten-year average by approximately .15%. Tax capacity values increased by an impressive 15.76%.

Accounting System and Internal Controls

This report, with its accompanying financial statements and statistical tables, was prepared in conformance with governmental accounting and financial reporting principles developed by the Governmental Accounting Standards Board.

Specific funds account for all financial transactions of the city. The city's accounting records are maintained on the accrual or the modified accrual basis, as appropriate. The notes to the financial statements (Note 1) present a summary of the significant accounting policies.

In developing and evaluating the city's accounting system, internal controls are evaluated. The city's internal accounting controls adequately safeguard the assets and provide proper recording of all financial transactions. Because of inherent limitations, no set of control procedures can absolutely assure that all issues, including fraud, have been eliminated or detected. Inherent limitations exist through the possibilities of faulty judgments, errors, circumvention, collusion, and management override.

Budgetary Control

Beginning in 1990, all cities, counties, and school districts in Minnesota were required to comply with a Truth-in-Taxation process in accordance with the 1989 Special Session Tax Bill. In 2009 and subsequent years, the Truth-in-Taxation requirements allowed public input on the budget and levy to be taken during a regular city council meeting. The council formally accepted public input regarding the 2022 budget at its meeting on December 7, 2021.

Formal budgeting is used as a management control device for the General Fund, debt service funds, enterprise funds and certain special revenue funds and capital project funds. In addition to formal budgeting, the City maintains budgetary controls in order to ensure compliance with the annual budget approved by the City Council, including monthly reviews by department heads and quarterly reviews by the governing body. Expenditures may not exceed budgeted appropriations on a fund level without City Council approval.

Reporting Entity and Its Services

This report contains the financial information relating to all funds of the City of Mora and its component units. The City of Mora provides a full range of municipal services including fire protection, building inspection, streets, storm water drainage, electricity, water, wastewater treatment, parks, recreation, cemetery, liquor sales, municipal airport, public improvements, economic development, and general administrative services. There are two component units of the City of Mora: the Economic Development

Authority of Mora (discretely-presented component unit), and the Housing and Redevelopment Authority of Mora (discretely-presented component unit).

General Government Functions

The General Fund is used to account for all financial transactions not included in another fund. The General Fund includes expenditures for public safety, streets, culture, recreation, airport, and administration.

Property Taxes Levies and Collections

Table 8 of the statistical section of this report shows property tax levies and collections for the past ten years. Property tax levies were allocated as follows:

	2022	2021	2020	2019	2018	2017	2016
General Fund	\$761,400	\$761,400	\$587,933	\$517,063	\$442,988	\$336,815	\$322,514
Debt Service Funds	\$433,119	\$315,235	\$301,509	\$291,522	\$320,801	\$344,722	\$338,000
Total Levy	\$1,194,519	\$1,076,635	\$889,442	\$808,585	\$763,789	\$681,537	\$660,514

Tax Abatements

The City of Mora has entered into three Tax Increment Financing (TIF) agreements, which fall under the tax abatement disclosure guidelines under the Government Accounting Standards Board (GASB) Statement No. 77. Each TIF agreement is accounted for in its own fund, and was created to facilitate development and housing projects that likely would not have happened without the TIF agreement. The Community Development Director is responsible for monitoring compliance with the abatement agreements.

Debt Administration

In 2022, Standard & Poor's (S&P) issued a rating report of our bond rating and affirmed the City's rating of A+/Stable. S&P cited the City's strong management, strong budgetary performance, very strong budgetary flexibility, very strong liquidity, weak debt and contingent liability profile, and weak economy as support for the rating. In 2022, Moody's issued a rating report for our bond rating, and upgraded the City's general obligation unlimited tax (GOULT) rating to A2 from A3. Moody's cited the City's healthy operating reserves and liquidity. Under state law, the general obligation debt is subject to a legal limitation as shown in the statistical section.

Long-Term Financial Planning

The city council periodically reviews and updates the city's street reconstruction, capital improvement, and fire vehicle replacement plans. The city staff prepares a debt service fund payment schedule which shows the impact of financing on future debt service tax levies.

Independent Audit

Minnesota statutes require an annual audit by the state auditor or an independent certified public accountant. The city selected the CPA firm of BerganKDV to complete the audit for 2022. The auditor's

opinion is included in this report. The independent auditor concluded, based upon the audit, that there was a reasonable basis for rendering an unmodified opinion that the City of Mora's financial statements for the year ended December 31, 2022, are fairly presented in conformity with accounting principles generally accepted in the United States of America.

Acknowledgments

The finance department staff contributed significantly to this report. I wish to thank Natasha Segelstrom, Kelly Christianson, Kelly Erickson, and Mandi Yoder for their assistance and for their dedication to the City of Mora. I also thank the mayor, the city council members, and the public utilities commissioners for handling the financial operations of the city in a responsible and progressive manner.

Respectfully submitted,

CITY OF MORA



Glenn Anderson
City Administrator / Public Utilities General Manager

Independent Auditor's Report

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

Report on the Audit of the Financial Statements

Opinions

We have audited the accompanying financial statements of the governmental activities, the business-type activities, the discretely presented component units, each major fund, and the aggregate remaining fund information of the City of Mora, Minnesota, as of and for the year ended December 31, 2022, and the related notes to the basic financial statements, which collectively comprise the City's basic financial statements as listed in the Table of Contents.

In our opinion, based on our audit and the report of other auditors, the accompanying financial statements present fairly, in all material respects, the respective financial position of the governmental activities, the business-type activities, the discretely presented component units, each major fund, and the aggregate remaining fund information of the City of Mora, Minnesota, as of December 31, 2022, and the respective changes in financial position and, where applicable, cash flows thereof, and the budgetary comparison for the General Fund for the year then ended in accordance with accounting principles generally accepted in the United States of America.

We did not audit the financial statements of the Housing and Redevelopment Authority of Mora, discretely presented component unit column. Those statements were audited by other auditors whose report thereon has been furnished to us, and our opinion expressed herein, insofar as it relates to the amounts included for the Housing and Redevelopment Authority of Mora, is based solely upon the report of other auditors.

Basis for Opinions

We conducted our audit in accordance with auditing standards generally accepted in the United States of America (GAAS) and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of City of Mora and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

Emphasis of Matter – Implementation of GASB 87

The City of Mora has adopted new accounting guidance, Governmental Accounting Standards Board (GASB) Statement No. 87, *Leases*. Our opinion is not modified with respect to this matter.

Responsibilities of Management for the Financial Statements

The City of Mora's management is responsible for the preparation and fair presentation of the financial statements in accordance with accounting principles generally accepted in the United States of America, and for the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about City of Mora's ability to continue as a going concern for one year beyond the financial statement date, including any currently known information that may raise substantial doubt shortly thereafter.

Auditor's Responsibilities for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinions. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with GAAS and *Government Auditing Standards* will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements.

In performing an audit in accordance with GAAS and *Government Auditing Standards*, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the financial statements.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of City of Mora's internal control. Accordingly, no such opinion is expressed.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.
- Conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about City of Mora's ability to continue as a going concern for a reasonable period of time.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit, significant audit findings, and certain internal control–related matters that we identified during the audit.

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that the Management's Discussion and Analysis, which follows this report letter, and Required Supplementary information as listed in the Table of Contents be presented to supplement the basic financial statements. Such information is the responsibility of management and, although not a part of the basic financial statements, is required by 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.

Supplementary Information

Our audit was conducted for the purpose of forming opinions on the financial statements that collectively comprise the City of Mora's basic financial statements. The supplementary information identified in the Table of Contents is presented for purposes of additional analysis and is not a required part of the basic financial statements.

Such information is the responsibility of management and was derived from and relates directly to the underlying accounting and other records used to prepare the basic financial statements. The information has been subjected to the auditing procedures applied in the audit of the basic financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the basic financial statements or to the basic financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America. In our opinion, the supplementary information is fairly stated, in all material respects, in relation to the basic financial statements as a whole.

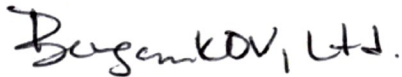
Other Information

Management is responsible for the other information included in the Annual Comprehensive Financial Report. The other information comprises the introductory and statistical sections but does not include the basic financial statements and our auditor's report thereon. Our opinions on the basic financial statements do not cover the other information, and we do not express an opinion or any form of assurance thereon.

In connection with our audit of the basic financial statements, our responsibility is to read the other information and consider whether a material inconsistency exists between the other information and the basic financial statements, or the other information otherwise appears to be materially misstated. If, based on the work performed, we conclude that an uncorrected material misstatement of the other information exists, we are required to describe it in our report.

Other Reporting Required by *Government Auditing Standards*

In accordance with *Government Auditing Standards*, we have also issued our report dated June 13, 2023, on our consideration of the City of Mora'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 Mora's internal control over financial reporting and compliance.



St. Cloud, Minnesota
June 13, 2023

City of Mora Management's Discussion and Analysis

This section of the annual financial statements of the City of Mora, Minnesota (the "City") presents a discussion and analysis of the City's financial performance during the year ending December 31, 2022. Please read it in conjunction with the financial statements, which follow this section.

FINANCIAL HIGHLIGHTS

- The assets and deferred outflows of resources of the City exceeded the liabilities and deferred inflows of resources by \$42,693,440. Of this amount \$19,190,452 may be used to meet the government's ongoing obligations to citizens and creditors in accordance with the City's fund designation and fiscal policies.
- The City's total net position increased by \$1,122,124.
- The City's governmental funds reported combined ending fund balances of \$4,488,884. Of this total amount, \$914,789 is unassigned and available for spending at the City's discretion.
- At the end of the current year, unassigned fund balance for the General Fund was \$2,143,607, or 80.0%, of total General Fund expenditures.

OVERVIEW OF THE FINANCIAL STATEMENTS

This annual report consists of a series of financial statements. The Statement of Net Position and the Statement of Activities provide information about the activities of the City as a whole and present a longer-term view of the City's finances. Fund financial statements are presented after the Statement of Activities. Fund financial statements report the City's operations in more detail than the government-wide statements by providing information about the City's funds. The Notes to Financial Statements provide information that is essential to a full understanding of the data provided in the government-wide and fund financial statements. This report also contains other supplementary information in addition to the basic financial statements.

Statement of Net Position and Statement of Activities

Our analysis of the City begins with the Statement of Net Position and the Statement of Activities. One of the most important questions asked about the City's finances is, "Is the City as a whole better or worse off as a result of the year's activities?" The Statement of Net Position and Statement of Activities both report information about the City as a whole and about its activities in a way that helps answer this question. These Statements include all assets, deferred outflows of resources, liabilities, and deferred inflows of resources using the accrual basis of accounting, which is similar to the accounting used by most private-sector companies. All of the current years' revenues and expenses are taken into account regardless of when cash is received or paid.

The government-wide financial statements includes information for not only the City (known as the primary government), but also legally separate entities for which the City is financially accountable (discretely presented component units).

These two statements report the City's net position and changes in them. You can think of the City's net position, the difference between assets and deferred outflows or resources and liabilities and deferred inflows of resources, as one way to measure the City's financial health or financial position. Over time, increases or decreases in the City's net position are one indicator of whether the City's financial health is improving or deteriorating. You will need to consider other nonfinancial factors, however, to assess the overall health of the City.

City of Mora Management's Discussion and Analysis

OVERVIEW OF THE FINANCIAL STATEMENTS (CONTINUED)

Fund Financial Statements

Our analysis of the City's major funds begins with the fund financial statements and provides detailed information about the most significant funds, not the City as a whole. Some funds are required to be established by law and by bond covenants. However, the City Council establishes other funds to help it control and manage money for particular purposes or to show that it is meeting legal responsibilities for using certain taxes, grants, or other money. The City's two kinds of funds, governmental, and proprietary, use different approaches.

Governmental Funds – Most of the City's basic services are reported in governmental funds. Governmental funds focus on how money flows into and out of those funds and the balances left at year-end that are available for spending. These funds are reported using an accounting method called modified accrual accounting, which measures cash and all other financial assets that can readily be converted to cash. The governmental fund statements provide a detailed short-term view of the City's general government operations and the basic services it provides. Governmental fund information helps the reader of the statements determine whether there are more or fewer financial resources that can be spent in the near future to finance the City's programs. We describe the relationship (or differences) between governmental activities (reported in the Statement of Net Position and the Statement of Activities) and governmental funds in reconciliations after the financial statements.

The basic governmental fund financial statements can be found on pages 24-33 of this report.

Proprietary Funds – When the City charges customers for the services it provides – whether to outside customers or to other units of the City – these services are generally reported in proprietary funds. Proprietary funds are reported in the same way that all activities are reported in the Statement of Net Position and the Statement of Activities. In fact, the City's enterprise funds are the same as the business-type activities we report in the government-wide statements but provide more detail and additional information, such as cash flows for proprietary funds.

The basic proprietary fund financial statements can be found on pages 34-39 of this report.

Notes to 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 Financial Statements can be found on pages 41-73 of this report.

Comparative Data

Certain comparative information between the current (2022) and prior year (2021) is required to be presented in the Management Discussion and Analysis (MD&A). This section will discuss and analyze significant differences between the two years.

City of Mora

Management's Discussion and Analysis

GOVERNMENT-WIDE FINANCIAL ANALYSIS

The City's net position increased during 2022 by \$1,122,124. Our analysis below focuses on the net position (Table 1) and changes in net position (Table 2) of the City's governmental and business-type activities.

Table 1
Statement of Net Position

	Governmental Activities		Primary Government Business-Type Activities		Total	
	2022	2021	2022	2021	2022	2021
Assets						
Current and other assets	\$ 7,231,260	\$ 5,766,436	\$ 17,124,052	\$ 16,259,886	\$ 24,355,312	\$ 22,026,322
Capital assets	14,745,331	14,491,341	14,293,349	14,265,732	29,038,680	28,757,073
Total assets	21,976,591	20,257,777	31,417,401	30,525,618	53,393,992	50,783,395
Deferred Outflows of Resources						
Related to pensions	279,900	343,486	318,409	429,146	598,309	772,632
Related to OPEB	7,894	9,291	10,601	13,818	18,495	23,109
Total deferred outflows of resources	287,794	352,777	329,010	442,964	616,804	795,741
 Total assets and deferred outflows of resources	<u>\$ 22,264,385</u>	<u>\$ 20,610,554</u>	<u>\$ 31,746,411</u>	<u>\$ 30,968,582</u>	<u>\$ 54,010,796</u>	<u>\$ 51,579,136</u>
Liabilities						
Noncurrent liabilities outstanding	\$ 4,279,408	\$ 2,798,990	\$ 4,773,050	\$ 4,403,451	\$ 9,052,458	\$ 7,202,441
Other liabilities	1,015,859	936,179	1,123,520	951,032	2,139,379	1,887,211
Total liabilities	5,295,267	3,735,169	5,896,570	5,354,483	11,191,837	9,089,652
Deferred Inflows of Resources						
Related to pensions	102,085	377,952	23,434	540,216	125,519	918,168
Net Position						
Net investment in capital assets	11,208,333	11,848,070	10,401,837	10,265,440	21,610,170	22,113,510
Restricted	1,892,818	1,439,741	-	-	1,892,818	1,439,741
Unrestricted	3,765,882	3,209,622	15,424,570	14,808,443	19,190,452	18,018,065
Total net position	16,867,033	16,497,433	25,826,407	25,073,883	42,693,440	41,571,316
 Total liabilities, deferred inflows of resources, and net position	<u>\$ 22,264,385</u>	<u>\$ 20,610,554</u>	<u>\$ 31,746,411</u>	<u>\$ 30,968,582</u>	<u>\$ 54,010,796</u>	<u>\$ 51,579,136</u>

Governmental Activities

Net position of the City's governmental activities increased by \$369,600 or 2.24%. The increase was mainly due to an increase in unrestricted state aids, an increase in property tax revenue, and an increase in tax increments. Unrestricted net position, the part of net position that can be used to finance day-to-day operations without constraints established by debt covenants, legislation or other legal requirement, was \$3,765,882 at December 31, 2022.

City of Mora
Management's Discussion and Analysis

GOVERNMENT-WIDE FINANCIAL ANALYSIS (CONTINUED)

Governmental Activities (Continued)

The following table indicates the changes in net position for the City's governmental and business-type activities:

Table 2
Statement of Activities

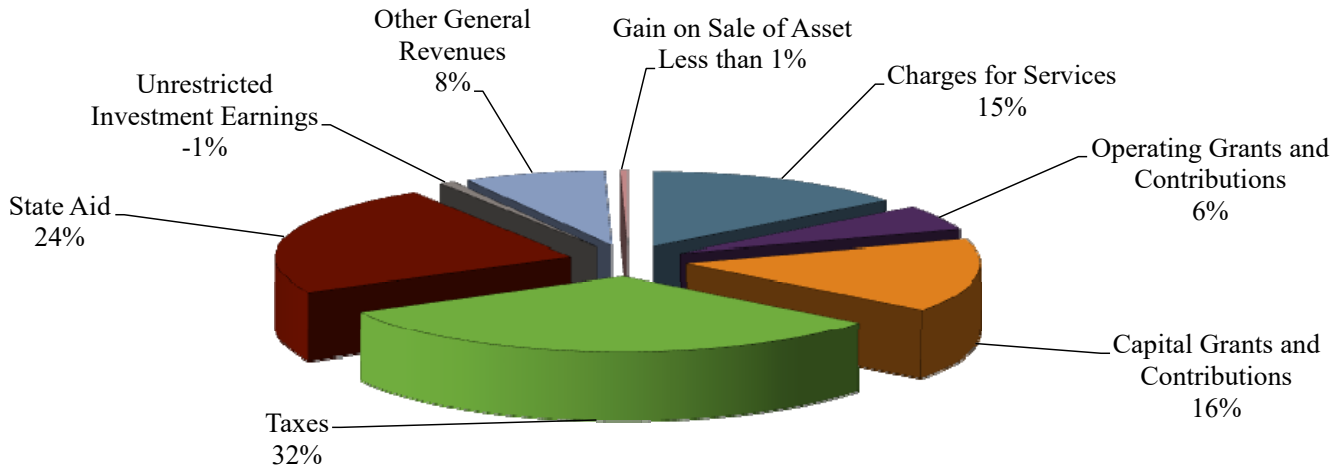
	Primary Government					
	Governmental Activities		Business-Type Activities		Total	
	2022	2021	2022	2021	2022	2021
Revenues						
Program revenues						
Charges for services	\$ 629,275	\$ 609,119	\$ 12,872,853	\$ 12,984,521	\$ 13,502,128	\$ 13,593,640
Operating grants and contributions	235,683	252,604	993	54	236,676	252,658
Capital grants and contributions	666,685	737,731	40,500	158,989	707,185	896,720
General revenues						
Property taxes and tax increments	1,389,166	1,176,811	-	-	1,389,166	1,176,811
Unrestricted state aids	1,029,285	1,011,751	-	-	1,029,285	1,011,751
Unrestricted investment earnings	(33,381)	27,570	(282,951)	35,853	(316,332)	63,423
Other General Revenue	336,976	330,899	-	-	336,976	330,899
Gain on sale of assets	17,000	9,835	-	26,650	17,000	36,485
Total revenues	<u>4,270,689</u>	<u>4,156,320</u>	<u>12,631,395</u>	<u>13,206,067</u>	<u>16,902,084</u>	<u>17,362,387</u>
Expenses						
General government	694,258	612,606	-	-	694,258	612,606
Public safety	989,552	989,589	-	-	989,552	989,589
Public works	1,537,838	1,244,194	-	-	1,537,838	1,244,194
Culture and recreation	528,094	522,541	-	-	528,094	522,541
Economic development	234,292	144,736	-	-	234,292	144,736
Cemetery	47,446	36,494	-	-	47,446	36,494
Capital projects	-	-	-	-	-	-
Interest on long-term debt	164,191	91,992	-	-	164,191	91,992
Liquor	-	-	3,938,074	3,887,365	3,938,074	3,887,365
Electric	-	-	5,572,267	5,724,227	5,572,267	5,724,227
Water	-	-	843,668	736,400	843,668	736,400
Wastewater	-	-	1,169,885	946,873	1,169,885	946,873
Storm water	-	-	60,395	42,257	60,395	42,257
Total expenses	<u>4,195,671</u>	<u>3,642,152</u>	<u>11,584,289</u>	<u>11,337,122</u>	<u>15,779,960</u>	<u>14,979,274</u>
Excess of revenues over expenses	75,018	514,168	1,047,106	1,868,945	1,122,124	2,383,113
Transfers	294,582	339,177	(294,582)	(339,177)	-	-
Change in net position	369,600	853,345	752,524	1,529,768	1,122,124	2,383,113
Net position - beginning	16,497,433	15,703,876	25,073,883	23,544,115	41,571,316	39,247,991
Prior period adjustment	-	(59,788)	-	-	-	(59,788)
Net position - beginning, as restated	16,497,433	15,644,088	25,073,883	23,544,115	41,571,316	39,188,203
Net position - ending	<u>\$ 16,867,033</u>	<u>\$ 16,497,433</u>	<u>\$ 25,826,407</u>	<u>\$ 25,073,883</u>	<u>\$ 42,693,440</u>	<u>\$ 41,571,316</u>

City of Mora
Management's Discussion and Analysis

GOVERNMENT-WIDE FINANCIAL ANALYSIS (CONTINUED)

Governmental Activities (Continued)

Revenues – The following chart visually illustrates the City's revenue by source for its governmental activities.



Revenues by Source – Governmental Activities

Revenues for the City's governmental activities increased by (\$114,369), or (2.8%). The major component of this decrease is explained as follows:

- Property taxes and tax increments increase (\$212,355) due to an increase in the levy.

Expenses for the City's governmental activities increased by \$553,519, or 15.2%. The major components of this increase are explained as follows:

- General Government expenses increased by \$81,652, or 13.3%, primarily due to cost of living increase, product increases as a direct result of the COVID-19 pandemic.
- Public Works expenses increased \$293,644 due to North Grove Street Improvement Project.

Business-Type Activities

The net position of the City's business-type activities increased by \$752,524, or 3.00%. Unrestricted net position increased by \$616,127 or 4.16%.

Revenues for the City's business-type activities decreased by (\$574,672), or (4.35)%, from the prior year. The decrease was primarily due to a decrease in unrestricted investment earnings, as well as a reduction in capital grants and contributions.

Expenses for the City's business-type activities increased by \$247,167, or 2.18%, from the prior year. The increase was primarily due to larger cost of goods sold expenses in the liquor fund.

City of Mora Management's Discussion and Analysis

FINANCIAL ANALYSIS OF THE CITY'S FUNDS

Governmental Funds

The focus of the City of Mora'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'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 Mora's governmental funds reported combined ending fund balances of \$4,488,884. Of this total, \$914,789 constitutes unassigned fund balance. The remainder of fund balance \$3,574,095 is not available for new spending because it is either 1) nonspendable \$150,095 2) restricted \$1,112,282, 3) committed \$45,353, or 4) assigned \$2,266,365.

Activity in the City's major funds is discussed below:

General Fund – The General Fund is the chief operating fund of the City. As a measure of the General Fund's liquidity, it may be useful to compare fund balance to total fund expenditures. Unassigned fund balance represents 80.0% of total 2022 expenditures. In 2022, the General Fund fund balance increased by \$32,581.

Grove and Wood Street Improvements Fund – This fund accounts for all costs related to the Grove and Wood street improvement project. In 2022, fund balance increased by \$22,445 mainly due to special assessment revenue collected.

Parker Capital Project Fund - This fund accounts for costs related to the Parker capital improvement projects. In 2022, fund balance increased by \$9,805 due to special assessment revenue collected.

North Grove Street Improvement Fund – This fund accounts for costs related to the North Grove improvement projects. In 2022, fund balance increased by \$240,652 due to bond proceeds received.

Proprietary Funds

The City's proprietary funds provide the same type of information found in the government-wide financial statements, but in more detail. At the end of the year, the unrestricted net position of the enterprise funds amount to \$15,424,570. Activity is discussed below:

Liquor Fund - The increase of \$186,629 in net position is primarily due continued gross profit.

Electric Fund – The increase of \$654,853 due to an increase in operating income.

Water Fund – The decrease of (\$24,703) in net position is due to operating loss and increased pension expenses.

Sewer Fund – The decrease in net position of (\$124,731) is due to an operating loss and increase in pension expenses.

Storm Water Fund – The increase of (\$60,476) is due to the North Grove Street Improvement.

City of Mora
Management's Discussion and Analysis

GENERAL FUND BUDGETARY HIGHLIGHTS

The City amended the General Fund budget in 2022. Overall, actual revenues, expenditures, and other financing sources (uses) resulted in an increase in fund balance of \$32,581.

General Fund Budget Report				
	Original Budget	Final Budget	Actual	Variance Favorable (Unfavorable)
Revenues	\$ 2,440,030	\$ 2,486,230	\$ 2,677,782	\$ 191,552
Expenditures	(3,119,058)	(2,844,258)	(2,680,837)	163,421
Other financing sources (uses)	473,320	134,017	35,636	(98,381)
Net change	\$ (205,708)	\$ (224,011)	\$ 32,581	\$ 256,592
Fund balance:				
January 1, 2022			<u>2,137,602</u>	
December 31, 2022			<u>\$ 2,170,183</u>	

Significant variances from budget to actual in the year 2022 are described below and on the following page.

Revenues

- Forfeited Tax revenues were about \$20,000 as of December 31, 2022.
- Culture and Recreation had a \$44,250 increase in Mora Aquatic Center swim fees and concessions.
- Airport Fuel sales had an increase of \$44,000 in Airport Fuel Sales.
- Received \$48,000 in Federal Airport Grant.
- Investment income revenues were almost \$63,000 loss, due to the market position as of December 31, 2022.

Expenditures

- Culture and Recreation expenditures were approximately \$15,000 under budget.
- There was an increase in professional services for engineering in response to Cooperative Agreements the entered into with the Minnesota Department of Transportation and for professional services related to Human Resources.
- Public Works expenditures were under budget due to less street repairs than anticipated.
- Airport professional services were approximately \$48,000 due to no projects at the airport during 2022.
- Public Safety expenditures were almost \$39,000 under budget, due to law enforcement invoices. being less than expected.

City of Mora Management's Discussion and Analysis

CAPITAL ASSET AND DEBT ADMINISTRATION

Capital Assets

At the end of 2022, the City had \$29,038,680 invested in a broad range of capital assets, net of accumulated depreciation. Refer to Note 4, Capital Assets, of the basic financial statements for a schedule showing the City's capital asset activity. This amount represents a net increase (including additions and deductions) of approximately \$281,607.

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

- North Grove Street Reconstruction Project
- Toro Groundmaster Lawn Mower
- Snake River Bridge Trail Lighting
- John Deere Tractor Backhoe
- Tractor Backhoe Bucket
- Wastewater Treatmentment Airator Blower

City of Mora's Capital Assets (Net of Depreciation)

	Governmental Activities	Business-Type Activities	Total
Land	\$ 1,455,973	\$ 356,036	\$ 1,812,009
Construction in progress	23,974	2,718	26,692
Land improvements	3,710,847	6,145,008	9,855,855
Buildings	1,847,885	6,661,136	8,509,021
Infrastructure	7,058,603	494,858	7,553,461
Machinery, Equipment, Vehicles	648,049	633,593	1,281,642
	<u>\$ 14,745,331</u>	<u>\$ 14,293,349</u>	<u>\$ 29,038,680</u>
Total	<u>\$ 14,745,331</u>	<u>\$ 14,293,349</u>	<u>\$ 29,038,680</u>

Long-Term Debt

At year-end the City had \$7,579,000 in bonds outstanding.

During 2022, \$1,575,000 in debt was added for the North Grove Street Improvemnet Poject and \$587,000 debt was retired. Refer to Note 6 of the basic financial statements for a schedule showing the City's long-term debt activity.

The City improved a G.O. bond rating of "A3" from Moody's Investor's Service to an "A2" rating in September and an "A+/Stable" rating from Standard and Poor's (S&P), which are considered to be good ratings in the market.

City of Mora Management's Discussion and Analysis

ECONOMIC FACTORS AND NEXT YEAR'S BUDGET

The City's elected officials considered many factors when adopting the 2023 budget and when setting the 2023 rates and fees that will be charged for the business-type activities. The major factors accounted for when adopting the General Fund budget were:

- A 3.0% contractual cost-of-living (COLA) increase for employees, based on a previously approved collective bargaining agreement.
- The 2023 budget includes a property tax levy of \$1,504,099 which is 25.92% greater than the 2022 levy.
- The final city tax rate for taxes payable in 2023 is 46.79%.
- Kanabec County has an unemployment rate as of December 2022 of 7.5%. This compares with unemployment rates of 3.2% for the State of Minnesota and 3.3% for the United States.

FACTORS BEARING ON THE CITY'S FUTURE

City Council

- The City Council adopted a long range Capital Improvement Street Plan to assist with future street projects and infrastructure improvements throughout the city.
- The Mora Area Fire Department was granted funds for the purchase of cold water extrication equipment.
- The City Council entered a cooperative agreement with the Minnesota Department of Transportation for the Snake River Bridge reconstruction on Highway 65.
- During the November 2022 general election, council member Jake Mathison was elected as Mayor and Dave Youngquist was elected as council member.
- City Council approved a Local Partnership Program through MnDOT for a dedicated left turn lane on Trunk Highway 65 and 9th Street Intersection in response to new Mora High School Construction.
- The Oakwood Cemetery Road was resurfaced throughout parts of its grounds providing improving accessibility and extending the useful life of the roads..
- The North Grove Street Improvement project and water and sewer infrastructure was completed.
- Kirsten Faurie was hired Community Development Director a vital role in economic development within the community.
- City Council approved an application for a MnDOT Transportation Alternatives grant to install a walking trail along Wood Street.
- City Council approved an application for a Minnesota DNR grant to construct a playground at the Fox Run Development.
- City Council approve a Financial Management Plan from Ehlers Financial Advisors for a long-range financial management plan this will accompany the Capital Improvement Street Plan.
- In response to the COVID-19 pandemic, the City was granted funding from the federal government through the Coronavirus Relief Act (CRF). The City Council dedicated the American Rescue Plan Act funds to assist with the construction of the Snake River Bridge trail connection which aligned with the Comprehensive Plan bike trails.

**City of Mora
Management's Discussion and Analysis**

FACTORS BEARING ON THE CITY'S FUTURE (CONTINUED)

Economic Development Authority

- The City has been working closely with the EDA for future housing development and to provide developer tours throughout the city for prime real estate locations.
- The EDA rehabilitation grant funds through the Small Cities Development Program expires September 30, 2023 but may be extended if projects are ongoing to include rehabilitation of owner-occupied single family homes and rental housing.

CONTACT INFORMATION

This annual report is designed to provide a general overview of the City of Mora, Minnesota finances for citizens, customers and others. Questions concerning any of the information contained in this report and requests for additional information should be addressed to Glenn Anderson, City Administrator, City of Mora, 101 Lake Street South, Mora, Minnesota 55051, or by phone at (320) 679-1511.

BASIC FINANCIAL STATEMENTS

City of Mora
Statement of Net Position
December 31, 2022

	Primary Government			Component Units	
	Governmental Activities	Business-Type Activities	Total	Housing and Redevelopment Authority	Economic Development Authority
Assets					
Cash and investments (including cash equivalents)	\$ 6,294,833	\$ 13,842,153	\$ 20,136,986	\$ 589,777	\$ 84,001
Restricted cash	250,000	-	250,000	374,825	-
Receivables					
Taxes receivable	43,925	-	43,925	-	-
Accounts receivable	32,079	894,965	927,044	67,885	-
Interest receivable	7,143	49,994	57,137	-	-
Special assessments receivable	1,382,509	78,269	1,460,778	-	-
Due from other governments	19,211	125,681	144,892	-	-
Advance to component unit	127,200	-	127,200	-	-
Advance to primary government	-	-	-	-	258
Internal balances	(1,525,204)	1,525,204	-	-	-
Inventory	-	607,786	607,786	-	-
Prepaid items	26,576	-	26,576	6,025	-
Other assets	-	-	-	212,378	-
Net pension asset - fire relief association	572,988	-	572,988	-	-
Capital assets not being depreciated					
Land	1,455,973	356,036	1,812,009	292,829	-
Construction in progress	23,974	2,718	26,692	-	-
Capital assets being depreciated					
Improvements other than buildings	13,375,840	15,973,387	29,349,227	-	-
Buildings and improvements	3,528,671	11,218,824	14,747,495	7,387,851	-
Land improvements	7,762,674	-	7,762,674	-	-
Infrastructure	-	836,959	836,959	-	-
Machinery and equipment	3,968,010	3,475,777	7,443,787	523,444	-
Less accumulated depreciation	(15,369,811)	(17,570,352)	(32,940,163)	(4,902,143)	-
Total assets	<u>21,976,591</u>	<u>31,417,401</u>	<u>53,393,992</u>	<u>4,552,871</u>	<u>84,259</u>
Deferred Outflows of Resources					
Deferred outflows of resources related to pensions	279,900	318,409	598,309	-	-
Deferred outflows of resources related to OPEB	7,894	10,601	18,495	-	-
Total deferred outflows of resources	<u>287,794</u>	<u>329,010</u>	<u>616,804</u>	<u>-</u>	<u>-</u>
Total assets and deferred outflows of resources	<u>\$ 22,264,385</u>	<u>\$ 31,746,411</u>	<u>\$ 54,010,796</u>	<u>\$ 4,552,871</u>	<u>\$ 84,259</u>
Liabilities					
Accounts payable	\$ 299,421	\$ 582,883	\$ 882,304	\$ 47,627	\$ -
Contracts payable	-	2,718	2,718	-	-
Due to other governments	-	75,301	75,301	-	-
Salaries and benefits payable	30,416	23,975	54,391	296,234	289
Deposits payable	24,470	53,590	78,060	-	-
Unearned revenue	388,389	-	388,389	-	-
Interest payable	53,704	28,224	81,928	-	-
Advance from component unit	258	-	258	-	-
Bond principal payable, net of premiums					
Payable within one year	196,550	318,450	515,000	158,737	-
Payable after one year	3,555,395	3,573,062	7,128,457	3,887,324	-
Compensated absences payable					
Payable within one year	22,651	38,379	61,030	35,330	-
Payable after one year	19,053	32,283	51,336	-	-
Total OPEB liability					
Payable after one year	75,881	101,897	177,778	-	-
Net pension liability					
Payable after one year	629,079	1,065,808	1,694,887	-	-
Total liabilities	<u>5,295,267</u>	<u>5,896,570</u>	<u>11,191,837</u>	<u>4,425,252</u>	<u>289</u>
Deferred Inflows of Resources					
Deferred inflows of resources related to pensions	102,085	23,434	125,519	-	-
Net Position					
Net investment in capital assets	11,208,333	10,401,837	21,610,170	(531,701)	-
Restricted for					
Debt service	1,507,363	-	1,507,363	355,630	-
Tax increment	15,912	-	15,912	-	-
Economic Development	100,904	-	100,904	-	83,970
Housing assistance	-	-	-	19,195	-
Perpetual Care	123,542	-	123,542	-	-
Other purposes	145,097	-	145,097	-	-
Unrestricted	3,765,882	15,424,570	19,190,452	284,495	-
Total net position	<u>16,867,033</u>	<u>25,826,407</u>	<u>42,693,440</u>	<u>127,619</u>	<u>83,970</u>
Total liabilities, deferred inflows of resources, and net position	<u>\$ 22,264,385</u>	<u>\$ 31,746,411</u>	<u>\$ 54,010,796</u>	<u>\$ 4,552,871</u>	<u>\$ 84,259</u>

See notes to basic financial statements.

City of Mora
Statement of Activities
Year Ended December 31, 2022

Functions/Programs	Program Revenues				Net (Expense) Revenue and Changes in Net Position			Component Units	
	Expenses	Charges for Services	Operating Grants and Contributions	Capital Grants and Contributions	Primary Government			Housing and Redevelopment Authority	Economic Development Authority
					Governmental Activities	Business-Type Activities	Total		
Primary Government									
Governmental activities									
General government	\$ 694,258	\$ 37,590	\$ 7,121	\$ -	\$ (649,547)	\$ -	\$ (649,547)	\$ -	\$ -
Public safety	989,552	198,341	223,662	-	(567,549)	-	(567,549)	-	-
Public works	1,537,838	134,409	-	538,081	(865,348)	-	(865,348)	-	-
Culture and recreation	528,094	196,770	-	18,069	(313,255)	-	(313,255)	-	-
Economic development	234,292	-	4,900	110,535	(118,857)	-	(118,857)	-	-
Cemetery	47,446	62,165	-	-	14,719	-	14,719	-	-
Interest on long-term debt	164,191	-	-	-	(164,191)	-	(164,191)	-	-
Total governmental activities	<u>4,195,671</u>	<u>629,275</u>	<u>235,683</u>	<u>666,685</u>	<u>(2,664,028)</u>	<u>-</u>	<u>(2,664,028)</u>	<u>-</u>	<u>-</u>
Business-type activities									
Liquor	3,938,074	4,423,051	-	-	-	484,977	484,977	-	-
Electric	5,572,267	6,401,551	-	-	-	829,284	829,284	-	-
Water	843,668	834,251	-	16,950	-	7,533	7,533	-	-
Wastewater	1,169,885	1,092,326	930	23,550	-	(53,079)	(53,079)	-	-
Storm water	60,395	121,674	63	-	-	61,342	61,342	-	-
Total business-type activities	<u>11,584,289</u>	<u>12,872,853</u>	<u>993</u>	<u>40,500</u>	<u>-</u>	<u>1,330,057</u>	<u>1,330,057</u>	<u>-</u>	<u>-</u>
Total primary government	<u>\$ 15,779,960</u>	<u>\$ 13,502,128</u>	<u>\$ 236,676</u>	<u>\$ 707,185</u>	<u>(2,664,028)</u>	<u>1,330,057</u>	<u>(1,333,971)</u>	<u>-</u>	<u>-</u>
Component Units									
Housing and Redevelopment Authority	<u>\$ 3,172,038</u>	<u>\$ 1,458,469</u>	<u>\$ 1,107,001</u>	<u>\$ 752</u>	-	-	-	(605,816)	-
Economic Development Authority	<u>\$ 26,557</u>	<u>\$ 5</u>	<u>\$ 40,000</u>	<u>\$ -</u>	-	-	-	-	13,448
General revenues									
Property taxes					1,209,477	-	1,209,477	-	-
Tax increment					179,689	-	179,689	-	-
Unrestricted state aids					1,029,285	-	1,029,285	-	-
Unrestricted investment earnings					(33,381)	(282,951)	(316,332)	357	44
Other general revenue					336,976	-	336,976	717,196	-
Gain on sale of asset					17,000	-	17,000	-	-
Transfers					294,582	(294,582)	-	-	-
Total general revenues and transfers					<u>3,033,628</u>	<u>(577,533)</u>	<u>2,456,095</u>	<u>717,553</u>	<u>44</u>
Change in net position					369,600	752,524	1,122,124	111,737	13,492
Net position - beginning					16,497,433	25,073,883	41,571,316	15,882	70,478
Net position - ending					<u>\$ 16,867,033</u>	<u>\$ 25,826,407</u>	<u>\$ 42,693,440</u>	<u>\$ 127,619</u>	<u>\$ 83,970</u>

See notes to basic financial statements.

City of Mora
Balance Sheet - Governmental Funds
December 31, 2022

		Capital Project	
		Grove and Wood Street Improvements	Parker Capital Project
	General Fund (101)	(453)	(446)
Assets			
Cash and investments	\$ 2,151,855	\$ 137,717	\$ -
Restricted cash	-	-	-
Taxes receivable	28,095	-	-
Special assessments receivable	11,600	229,300	320,258
Accounts receivable	16,672	1	-
Interest receivable	7,143	-	-
Due from other governments	8,109	-	-
Advance to component unit	127,200	-	-
Advance to other funds	57,260	-	-
Prepaid items	26,576	-	-
Total assets	<u>\$ 2,434,510</u>	<u>\$ 367,018</u>	<u>\$ 320,258</u>
Liabilities			
Accounts payable	\$ 40,640	\$ -	\$ -
Escrows payable	24,470	-	-
Due to other funds	-	-	249,788
Salaries and benefits payable	30,324	-	-
Unearned revenue	-	-	-
Advances from other funds	129,198	429,943	-
Advances from component unit	-	-	-
Total liabilities	<u>224,632</u>	<u>429,943</u>	<u>249,788</u>
Deferred Inflows of Resources			
Unavailable revenue - taxes	28,095	-	-
Unavailable revenue - special assessments	11,600	229,300	320,258
Total deferred inflows of resources	<u>39,695</u>	<u>229,300</u>	<u>320,258</u>
Fund Balances			
Nonspendable	26,576	-	-
Restricted	-	-	-
Committed	-	-	-
Assigned	-	-	-
Unassigned	2,143,607	(292,225)	(249,788)
Total fund balances	<u>2,170,183</u>	<u>(292,225)</u>	<u>(249,788)</u>
Total liabilities, deferred inflows of resources, and fund balances	<u>\$ 2,434,510</u>	<u>\$ 367,018</u>	<u>\$ 320,258</u>

Capital Project		
North Grove Street Improvements (456)	Nonmajor Governmental Funds	Total
\$ 214,947	\$ 3,790,314	\$ 6,294,833
-	250,000	250,000
-	15,830	43,925
-	821,351	1,382,509
-	15,406	32,079
-	-	7,143
-	11,102	19,211
-	-	127,200
-	-	57,260
-	-	26,576
<u>\$ 214,947</u>	<u>\$ 4,904,003</u>	<u>\$ 8,240,736</u>
\$ -	\$ 258,781	\$ 299,421
-	-	24,470
-	539,320	789,108
-	92	30,416
-	388,389	388,389
-	234,215	793,356
-	258	258
-	1,421,055	2,325,418
-	15,830	43,925
-	821,351	1,382,509
-	837,181	1,426,434
-	123,519	150,095
-	1,112,282	1,112,282
-	45,353	45,353
214,947	2,051,418	2,266,365
-	(686,805)	914,789
<u>214,947</u>	<u>2,645,767</u>	<u>4,488,884</u>
<u>\$ 214,947</u>	<u>\$ 4,904,003</u>	<u>\$ 8,240,736</u>

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City of Mora
Reconciliation of the Balance Sheet to
the Statement of Net Position - Governmental Funds
December 31, 2022

Total fund balances - governmental funds	\$ 4,488,884
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.	
Capital assets	30,115,142
Less accumulated depreciation	(15,369,811)
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:	
Bond principal payable, net of premiums	(3,751,945)
Compensated absences payable	(41,704)
Total OPEB liability	(75,881)
Net pension liability	(629,079)
Deferred outflows of resources and deferred inflows of resources are created as a result of various differences related to pensions and OPEB that are not recognized in the governmental funds.	
Deferred outflows of resources related to pensions	279,900
Deferred inflows of resources related to pensions	(102,085)
Deferred outflows of resources related to OPEB	7,894
Net pension assets created through non-employer contributions to defined benefit pension plans are not recognized in the governmental funds.	
	572,988
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.	
Property taxes	43,925
Revenues in the Statement of Activities that do not provide current financial resources are not reported as revenues in the funds.	
Deferred special assessments	1,382,509
Governmental funds do not report a liability for accrued interest until due and payable.	(53,704)
Total net position - governmental activities	<u>\$ 16,867,033</u>

City of Mora
Statement of Revenues, Expenditures, and
Changes in Fund Balances - Governmental Funds
Year Ended December 31, 2022

		Capital Project	
	General Fund	Grove and	Parker Capital
	(101)	Wood Street	Project (446)
		Improvements	
		(453)	
Revenues			
Taxes	\$ 609,444	\$ -	\$ -
Tax increments	24,543	-	-
Special assessments	4,043	26,889	9,805
Licenses and permits	79,706	-	-
Intergovernmental	1,284,192	-	-
Charges for services	677,287	-	-
Fines and forfeitures	10,165	-	-
Miscellaneous			
Investment income	(36,661)	98	-
Contributions and donations	16,325	-	-
Other	8,738	-	-
Total revenues	<u>2,677,782</u>	<u>26,987</u>	<u>9,805</u>
Expenditures			
Current			
General government	646,977	-	-
Public safety	807,955	-	-
Public works	657,880	-	-
Culture and recreation	441,216	-	-
Housing and economic development	-	-	-
Cemetery	-	-	-
Debt service			
Principal	-	-	-
Interest and other charges	-	4,542	-
Capital outlay			
General government	7,656	-	-
Public safety	-	-	-
Public works	93,907	-	-
Culture and recreation	25,246	-	-
Cemetery	-	-	-
Total expenditures	<u>2,680,837</u>	<u>4,542</u>	<u>-</u>
Excess (deficiency) of revenues over (under) expenditures	<u>(3,055)</u>	<u>22,445</u>	<u>9,805</u>
Other Financing Sources (Uses)			
Proceeds from sale of capital asset	17,000	-	-
Bond issuance	-	-	-
Bond premium	-	-	-
Transfers in	315,400	-	-
Transfers out	(301,875)	-	-
Insurance recoveries	5,111	-	-
Total other financing sources (uses)	<u>35,636</u>	<u>-</u>	<u>-</u>
Net change in fund balances	32,581	22,445	9,805
Fund Balances			
Beginning of year	<u>2,137,602</u>	<u>(314,670)</u>	<u>(259,593)</u>
End of year	<u>\$ 2,170,183</u>	<u>\$ (292,225)</u>	<u>\$ (249,788)</u>

See notes to basic financial statements.

<u>Capital Project</u>		
<u>North Grove Street Improvements (456)</u>	<u>Nonmajor Governmental Funds</u>	<u>Total</u>
\$ -	\$ 590,217	\$ 1,199,661
-	155,146	179,689
-	95,066	135,803
-	-	79,706
-	110,849	1,395,041
-	92,085	769,372
-	-	10,165
-	3,182	(33,381)
-	97,822	114,147
-	114,644	123,382
-	1,259,011	3,973,585
-	-	646,977
-	148,132	956,087
248,004	49,067	954,951
-	-	441,216
-	232,945	232,945
-	36,269	36,269
-	272,054	272,054
64,801	77,623	146,966
-	-	7,656
-	31,148	31,148
802,649	17,323	913,879
-	-	25,246
-	45,668	45,668
1,115,454	910,229	4,711,062
(1,115,454)	348,782	(737,477)
-	-	17,000
1,370,000	-	1,370,000
14,711	-	14,711
-	406,549	721,949
(28,605)	(96,887)	(427,367)
-	-	5,111
1,356,106	309,662	1,701,404
240,652	658,444	963,927
(25,705)	1,987,323	3,524,957
\$ 214,947	\$ 2,645,767	\$ 4,488,884

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City of Mora
Reconciliation of the Statement of Revenues,
Expenditures, and Changes in Fund Balances to
the Statement of Activities - Governmental Funds
Year Ended December 31, 2022

Net change in fund balances - governmental funds	\$ 963,927
Amounts reported for governmental activities in the Statement of Activities are different because:	
Governmental funds report capital outlays 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	1,028,443
Depreciation expense	(774,453)
Compensated absences are recognized as paid in the governmental funds, but recognized as the expense is incurred in the Statement of Activities.	(11,559)
Net OPEB obligations are recognized as paid in the governmental funds but recognized as the expense is incurred in the Statement of Activities.	(4,602)
Principal payments on long-term debt are recognized as expenditures in the governmental funds, but is an increase in the net position in the Statement of Activities.	272,054
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, 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.	(21,208)
Bonds premiums are recognized when the debt is issued in the governmental funds but amortized over the life of the debt in the Statement of Activities.	3,983
Proceeds from long-term debt and bond premiums are recognized as other financing sources in the governmental funds, but as a decrease in net position in the Statement of Activities.	
Bonds payable	(1,370,000)
Premium on bonds payable	(14,711)
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.	25,498
Revenues in the Statement of Activities that do not provide current financial resources are not reported as revenues in the funds.	
Special assessments	262,412
Delinquent property taxes receivable 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.	9,816
Change in net position - governmental activities	<u>\$ 369,600</u>

City of Mora
Statement of Revenues, Expenditures, and
Changes in Fund Balance -
Budget and Actual - General Fund
Year Ended December 31, 2022

	Budgeted Amounts		Actual Amounts	Variance with Final Budget - Over (Under)
	Original	Final		
Revenues				
Taxes	\$ 596,150	\$ 596,150	\$ 609,444	\$ 13,294
Tax increments	12,000	12,000	24,543	12,543
Special assessments	-	-	4,043	4,043
Licenses and permits	72,075	72,075	79,706	7,631
Intergovernmental	1,164,168	1,210,368	1,284,192	73,824
Charges for services	547,658	547,658	677,287	129,629
Fines and forfeitures	12,000	12,000	10,165	(1,835)
Miscellaneous revenues				
Investment income	14,079	14,079	(36,661)	(50,740)
Contributions and donations	10,600	10,600	16,325	5,725
Other	11,300	11,300	8,738	(2,562)
Total revenues	<u>2,440,030</u>	<u>2,486,230</u>	<u>2,677,782</u>	<u>191,552</u>
Expenditures				
Current				
General government				
General	15,660	53,660	54,872	1,212
Council	36,379	36,379	34,121	(2,258)
Administration	107,086	107,086	161,248	54,162
Elections	4,250	4,250	3,550	(700)
Finance	171,836	171,836	129,715	(42,121)
Legal	33,240	33,240	32,490	(750)
Personnel	27,900	27,900	46,161	18,261
Planning and zoning	116,153	116,153	86,357	(29,796)
City hall building	63,542	63,542	77,056	13,514
Library building	32,464	32,464	21,407	(11,057)
Total general government	<u>608,510</u>	<u>646,510</u>	<u>646,977</u>	<u>467</u>
Public safety				
Building inspection	101,313	101,313	96,266	(5,047)
Police protection	682,161	682,161	643,514	(38,647)
Fire protection	58,000	58,000	68,175	10,175
Total public safety	<u>841,474</u>	<u>841,474</u>	<u>807,955</u>	<u>(33,519)</u>
Public works				
Street department	481,842	481,842	412,427	(69,415)
Street lighting	31,000	31,000	26,653	(4,347)
Airport	218,591	218,591	190,649	(27,942)
Garage	26,637	26,637	28,151	1,514
Total public works	<u>758,070</u>	<u>758,070</u>	<u>657,880</u>	<u>(100,190)</u>
Culture and recreation				
Swimming pool	293,408	293,408	313,274	19,866
Park areas	163,466	163,466	127,942	(35,524)
Total culture and recreation	<u>456,874</u>	<u>456,874</u>	<u>441,216</u>	<u>(15,658)</u>
Capital outlay				
General government	12,000	12,000	7,656	(4,344)
Public safety	4,000	4,000	-	(4,000)
Public works	310,130	84,130	93,907	9,777
Culture and recreation	128,000	41,200	25,246	(15,954)
Total capital outlay	<u>454,130</u>	<u>141,330</u>	<u>126,809</u>	<u>(14,521)</u>
Total expenditures	<u>3,119,058</u>	<u>2,844,258</u>	<u>2,680,837</u>	<u>(163,421)</u>
Excess of revenues over (under) expenditures	<u>(679,028)</u>	<u>(358,028)</u>	<u>(3,055)</u>	<u>354,973</u>

See notes to basic financial statements.

City of Mora
Statement of Revenues, Expenditures, and
Changes in Fund Balance -
Budget and Actual - General Fund
Year Ended December 31, 2022

	Budgeted Amounts		Actual	Variance with Final Budget -
	Original	Final		
Other Financing Sources (Uses)				
Proceeds from sale of capital asset	\$ -	\$ -	\$ 17,000	\$ 17,000
Transfers in	674,995	430,782	315,400	(115,382)
Transfers out	(201,675)	(301,875)	(301,875)	-
Insurance recoveries	-	5,110	5,111	1
Total other financing sources (uses)	<u>473,320</u>	<u>134,017</u>	<u>35,636</u>	<u>(98,381)</u>
Net change in fund balance	<u>\$ (205,708)</u>	<u>\$ (224,011)</u>	32,581	<u>\$ 256,592</u>
Fund Balance				
Beginning of year			<u>2,137,602</u>	
End of year			<u>\$ 2,170,183</u>	

City of Mora
Statement of Net Position - Proprietary Funds
December 31, 2022

	Liquor (609)	Electric Utility (651)	Water (652)	Wastewater (653)
Assets				
Current assets				
Cash and investments (including cash equivalents)	\$ 823,052	\$ 8,449,969	\$ 1,192,441	\$ 3,219,475
Special assessments receivable	-	-	78,269	-
Accounts receivable	44,616	616,748	123,611	100,177
Interest receivable	-	33,381	5,165	11,448
Due from other funds	-	378,387	160,933	249,788
Due from other governments	881	-	48,000	76,800
Inventory	415,019	181,722	11,045	-
Total current assets	1,283,568	9,660,207	1,619,464	3,657,688
Noncurrent assets				
Advance to other funds	-	1,677,520	-	-
Capital assets not being depreciated				
Land	126,230	61,714	17,580	150,512
Construction in progress	-	2,718	-	-
Capital assets being depreciated				
Improvements other than buildings	27,280	2,876,778	7,512,671	5,556,658
Buildings and improvements	1,469,962	1,380,077	693,053	7,675,732
Machinery and equipment	231,708	2,254,289	206,677	783,103
Infrastructure	-	-	-	-
Total capital assets	1,855,180	6,575,576	8,429,981	14,166,005
Less accumulated depreciation	(758,805)	(4,502,503)	(4,961,943)	(6,978,100)
Net capital assets	1,096,375	2,073,073	3,468,038	7,187,905
Total noncurrent assets	1,096,375	3,750,593	3,468,038	7,187,905
Total assets	2,379,943	13,410,800	5,087,502	10,845,593
Deferred Outflows of Resources				
Deferred outflows of resources related to pensions	54,421	62,552	73,987	125,464
Deferred outflows of resources related to OPEB	2,508	4,138	1,695	2,170
Total deferred outflows of resources	56,929	66,690	75,682	127,634
Total assets and deferred outflows of resources	\$ 2,436,872	\$ 13,477,490	\$ 5,163,184	\$ 10,973,227
Liabilities				
Current liabilities				
Accounts payable	\$ 53,673	\$ 503,857	\$ 13,170	\$ 12,183
Contracts payable	-	2,718	-	-
Due to other governments	46,179	28,067	1,055	-
Salaries and benefits payable	5,879	8,134	4,337	5,583
Interest payable	-	-	7,442	11,204
Compensated absences due within one year	4,108	15,594	7,335	10,408
Bonds payable due within one year	-	-	102,842	181,658
Total current liabilities	109,839	558,370	136,181	221,036
Noncurrent liabilities				
Customer meter deposits	-	53,340	250	-
Compensated absences	7,563	28,710	13,505	19,164
Less compensated absences due within one year	(4,108)	(15,594)	(7,335)	(10,408)
Advance from other funds	700,000	-	123,129	118,295
Net pension liability	182,164	209,379	247,655	419,965
Revenue bonds payable	-	-	831,792	2,375,938
Less bonds payable due within one year	-	-	(102,842)	(181,658)
Total OPEB liability	24,105	39,774	16,294	20,861
Total noncurrent liabilities	909,724	315,609	1,122,448	2,762,157
Total liabilities	1,019,563	873,979	1,258,629	2,983,193
Deferred Inflows of Resources				
Deferred inflows of resources related to pensions	4,005	4,604	5,445	9,234
Net Position				
Net investment in capital assets	1,096,375	2,073,073	2,636,246	4,811,967
Unrestricted	316,929	10,525,834	1,262,864	3,168,833
Total net position	1,413,304	12,598,907	3,899,110	7,980,800
Total liabilities, deferred inflows of resources, and net position	\$ 2,436,872	\$ 13,477,490	\$ 5,163,184	\$ 10,973,227

See notes to basic financial statements.

Storm Water Utility (220)	Total
\$ 157,216	\$ 13,842,153
-	78,269
9,813	894,965
-	49,994
-	789,108
-	125,681
-	607,786
<u>167,029</u>	<u>16,387,956</u>
-	1,677,520
-	356,036
-	2,718
-	15,973,387
-	11,218,824
-	3,475,777
<u>836,959</u>	<u>836,959</u>
<u>836,959</u>	<u>31,863,701</u>
<u>(369,001)</u>	<u>(17,570,352)</u>
<u>467,958</u>	<u>14,293,349</u>
<u>467,958</u>	<u>15,970,869</u>
<u>634,987</u>	<u>32,358,825</u>
1,985	318,409
90	10,601
<u>2,075</u>	<u>329,010</u>
<u>\$ 637,062</u>	<u>\$ 32,687,835</u>
\$ -	\$ 582,883
-	2,718
-	75,301
42	23,975
9,578	28,224
934	38,379
<u>33,950</u>	<u>318,450</u>
<u>44,504</u>	<u>1,069,930</u>
-	53,590
1,720	70,662
(934)	(38,379)
-	941,424
6,645	1,065,808
683,782	3,891,512
(33,950)	(318,450)
863	101,897
<u>658,126</u>	<u>5,768,064</u>
<u>702,630</u>	<u>6,837,994</u>
146	23,434
(215,824)	10,401,837
<u>150,110</u>	<u>15,424,570</u>
<u>(65,714)</u>	<u>25,826,407</u>
<u>\$ 637,062</u>	<u>\$ 32,687,835</u>

City of Mora
Statement of Revenues, Expenses, and Changes
in Fund Net Position - Proprietary Funds
Year Ended December 31, 2022

	Liquor (609)	Electric Utility (651)	Water (652)	Wastewater (653)
Sales and Cost of Sales				
Sales	\$ 4,414,942	\$ -	\$ -	\$ -
Cost of sales	<u>3,300,852</u>	<u>-</u>	<u>-</u>	<u>-</u>
Gross profit	<u>1,114,090</u>	<u>-</u>	<u>-</u>	<u>-</u>
Operating revenues				
User charges	-	5,442,204	812,745	1,067,349
Other	<u>40</u>	<u>959,347</u>	<u>3,181</u>	<u>4,304</u>
Total operating revenues	<u>40</u>	<u>6,401,551</u>	<u>815,926</u>	<u>1,071,653</u>
Operating expenses				
Employee salaries and benefits	306,119	429,913	308,281	448,642
Supplies	41,817	29,205	86,772	80,375
Repairs and maintenance	-	-	-	-
Professional services	3,060	15,361	40,425	29,437
Utilities	27,291	16,968	26,154	64,563
Depreciation	61,431	206,655	337,134	475,286
Insurance	-	-	-	-
Purchased power	-	4,194,737	-	-
Miscellaneous	<u>171,504</u>	<u>677,828</u>	<u>26,287</u>	<u>43,779</u>
Total operating expenses	<u>611,222</u>	<u>5,570,667</u>	<u>825,053</u>	<u>1,142,082</u>
Operating income (loss)	<u>502,908</u>	<u>830,884</u>	<u>(9,127)</u>	<u>(70,429)</u>
Nonoperating revenues (expenses)				
Investment income	2,652	(181,849)	(32,236)	(71,652)
Miscellaneous	8,069	-	18,325	21,603
Interest expense	<u>(26,000)</u>	<u>(1,600)</u>	<u>(18,615)</u>	<u>(27,803)</u>
Total nonoperating revenues (expenses)	<u>(15,279)</u>	<u>(183,449)</u>	<u>(32,526)</u>	<u>(77,852)</u>
Income before transfers	487,629	647,435	(41,653)	(148,281)
Capital contributions - availability charges	-	-	16,950	23,550
Transfers in	-	7,418	-	-
Transfers out	<u>(301,000)</u>	<u>-</u>	<u>-</u>	<u>-</u>
Change in net position	186,629	654,853	(24,703)	(124,731)
Net position				
Beginning of year	<u>1,226,675</u>	<u>11,944,054</u>	<u>3,923,813</u>	<u>8,105,531</u>
End of year	<u>\$ 1,413,304</u>	<u>\$ 12,598,907</u>	<u>\$ 3,899,110</u>	<u>\$ 7,980,800</u>

Storm Water Utility (220)	Total
\$ -	\$ 4,414,942
-	3,300,852
-	1,114,090
120,164	7,442,462
1,573	968,445
121,737	8,410,907
8,989	1,501,944
6,656	244,825
87	87
633	88,916
238	135,214
13,450	1,093,956
1,138	1,138
-	4,194,737
11,475	930,873
42,666	8,191,690
79,071	1,333,307
134	(282,951)
-	47,997
(17,729)	(91,747)
(17,595)	(326,701)
61,476	1,006,606
-	40,500
-	7,418
(1,000)	(302,000)
60,476	752,524
(126,190)	25,073,883
\$ (65,714)	\$ 25,826,407

City of Mora
Statement of Cash Flows - Proprietary Funds
Year Ended December 31, 2022

	Liquor (609)	Electric Utility (651)	Water (652)	Wastewater (653)
Cash Flows - Operating Activities				
Receipts from customers and users	\$ 4,405,369	\$ 6,412,670	\$ 861,114	\$ 1,101,157
Payments to suppliers	(3,530,289)	(4,755,937)	(179,393)	(216,922)
Payments to employees	(325,500)	(549,484)	(238,503)	(282,954)
Net cash flows - operating activities	<u>549,580</u>	<u>1,107,249</u>	<u>443,218</u>	<u>601,281</u>
Cash Flows - Noncapital				
Financing Activities				
Payments received for interfund loans	-	97,023	10,720	9,805
Payments made for interfund loans	(100,000)	-	(9,203)	(8,842)
Transfer from other funds	-	7,418	-	-
Transfer to other funds	(301,000)	-	-	-
Net cash flows - noncapital financing activities	<u>(401,000)</u>	<u>104,441</u>	<u>1,517</u>	<u>963</u>
Cash Flows - Capital and Related				
Financing Activities				
Availability charges	-	-	16,950	23,550
Principal paid on long-term debt	-	-	(101,842)	(179,658)
Interest and issuance costs paid on long-term debt	(26,000)	(1,598)	(19,692)	(28,795)
Bond proceeds including premium	-	-	-	-
Acquisition of capital assets	-	(70,367)	(495,118)	(351,090)
Net cash flows - capital and related financing activities	<u>(26,000)</u>	<u>(71,965)</u>	<u>(599,702)</u>	<u>(535,993)</u>
Cash Flows - Investing Activities				
Interest and dividends received	<u>2,652</u>	<u>(193,868)</u>	<u>(34,234)</u>	<u>(76,001)</u>
Net change in cash and cash equivalents	125,232	945,857	(189,201)	(9,750)
Cash and Cash Equivalents				
January 1	<u>697,820</u>	<u>7,504,112</u>	<u>1,381,642</u>	<u>3,229,225</u>
December 31	<u>\$ 823,052</u>	<u>\$ 8,449,969</u>	<u>\$ 1,192,441</u>	<u>\$ 3,219,475</u>
Reconciliation of Operating Income to				
Net Cash Flows - Operating Activities				
Operating income (loss)	\$ 502,908	\$ 830,884	\$ (9,127)	\$ (70,429)
Adjustments to reconcile operating income to net cash flows - operating activities				
Miscellaneous income (expense)	8,069	-	18,325	21,603
Depreciation expense	61,431	206,655	337,134	475,286
Accounts receivable	(17,251)	(129,270)	1,256	6,141
Special assessments receivable	-	-	(2,669)	-
Due from other governments	(431)	140,389	28,276	1,760
Inventory	2,386	42,004	(681)	-
Accounts payable	8,500	127,360	683	1,232
Due to other governments	3,349	4,798	193	-
Salaries payable	1,395	2,292	1,976	2,170
Deposits payable	-	4,000	50	-
Compensated absences payable	915	2,533	2,699	4,090
Net pension liability	(24,432)	(122,469)	65,440	162,563
Net OPEB obligation	2,741	(1,927)	(337)	(3,135)
Total adjustments	<u>46,672</u>	<u>276,365</u>	<u>452,345</u>	<u>671,710</u>
Net cash flows - operating activities	<u>\$ 549,580</u>	<u>\$ 1,107,249</u>	<u>\$ 443,218</u>	<u>\$ 601,281</u>

See notes to basic financial statements.

Storm Water Utility (220)	Total
\$ 122,846	\$ 12,903,156
(20,241)	(8,702,782)
(9,034)	(1,405,475)
<u>93,571</u>	<u>2,794,899</u>

-	117,548
-	(118,045)
-	7,418
(1,000)	(302,000)
<u>(1,000)</u>	<u>(295,079)</u>

-	40,500
(33,446)	(314,946)
(13,077)	(89,162)
205,000	205,000
<u>(205,000)</u>	<u>(1,121,575)</u>
<u>(46,523)</u>	<u>(1,280,183)</u>

<u>134</u>	<u>(301,317)</u>
------------	------------------

46,182 918,320

<u>111,034</u>	<u>12,923,833</u>
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<u>\$ 157,216</u>	<u>\$ 13,842,153</u>
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\$ 79,071 \$ 1,333,307

-	47,997
13,450	1,093,956
1,109	(138,015)
-	(2,669)
-	169,994
-	43,709
(14)	137,761
-	8,340
14	7,847
-	4,050
332	10,569
(81)	81,021
(310)	(2,968)
<u>14,500</u>	<u>1,461,592</u>
<u>\$ 93,571</u>	<u>\$ 2,794,899</u>

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City of Mora
Notes to Basic Financial Statements

NOTE 1 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

A. Reporting Entity

The City of Mora (the "City") is a statutory city governed by an elected mayor and four council members. The accompanying financial statements present the government entities for which the City is considered to be financially accountable.

The financial statements present the City and its component units. The City includes all funds, account groups, organizations, institutions, agencies, departments, and offices that are not legally separate from such. Component units are legally separate organizations for which the elected officials of the City are financially accountable and are included within the basic financial statements of the City because of the significance of their operational or financial relationships with the City.

The City is considered financially accountable for a component unit if it appoints a voting majority of the organization's governing body and it is able to impose its will on the organization by significantly influencing the programs, projects, activities, or level of services performed or provided by the organization, or there is a potential for the organization to provide specific financial benefits to or impose specific financial burdens on, the City.

As a result of applying the component unit definition criteria above, certain organizations have been defined and are presented in this report as follows:

Discretely Presented Component Units – Entails reporting the component unit financial data in a column separate from the financial data of the City.

For the category above, the specific entities are identified as follows:

1. Component Units

The Mora Economic Development Authority (EDA) meets the criteria to be included as a discretely presented component unit. The members of the governing board of the Mora EDA are appointed by the City Council. Management of the City has operational responsibility for the EDA and a financial benefit/burden relationship exists between the City and EDA. Separate financial statements are not prepared for the Mora EDA.

The Housing and Redevelopment Authority of Mora (HRA) was formed by the City and operates under a completely separate Board of Directors appointed by the City. The HRA manages 43 low rent public housing units, 78 section 8 housing choice vouchers and 30 assisted living units, and 24 rural rental units of which, for financial reporting purposes, includes all the activities relevant to its operations. The HRA meets the criteria to be included as a discretely presented component unit due to the HRA's outstanding debt expected to be paid entirely with resources of the City. The HRA has a March 31 reporting date, therefore the information presented within the government-wide statements is from its March 31, 2022, separately issued financial statements. These separately issued financial statements can be obtained from the City.

City of Mora
Notes to Basic Financial Statements

NOTE 1 – 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 City. 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 segment is offset by program revenues. Direct expenses are those that are clearly identifiable with a specific function or segment. 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 segment and 2) grants and contributions that are restricted to meeting the operational or capital requirements of a particular function or segment. Taxes and other items are not included among program revenues; instead, they are properly reported 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 revenues to be available if they are collected within 60 days of the end of the current period, except expenditure driven grant revenue is considered available if it is collected within 1 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.

Property taxes, franchise fees, licenses, 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.

City of Mora
Notes to Basic Financial Statements

NOTE 1 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

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

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 City, except those required to be accounted for in another fund.

Grove and Wood Street Improvements Capital Projects Fund – This fund accounts for the costs related to the Grove and Wood street improvement projects.

Parker Capital Projects Fund – This fund accounts for costs related to Parker capital improvement projects.

North Grove Street Improvements Capital Projects Fund – This fund accounts for costs related to North Grove capital improvement projects.

Major Proprietary Funds:

Liquor Enterprise Fund – This fund accounts for the operations of the City liquor store.

Electric Utility Enterprise Fund – This fund accounts for the operation of the City owned electric utility system.

Water Enterprise Fund – This fund accounts for the operations of the City's water utility system.

Wastewater Enterprise Fund – This fund accounts for the operations of the City's waste water treatment plant.

Storm Water Utility Enterprise Fund – This fund accounts for the operations of the City's storm water system.

As a general rule, the effect of interfund activity has been eliminated from the government-wide financial statements. Exceptions to this general rule are interfund services provided and used such as utility costs, which are not eliminated in the process of consolidation as elimination of these charges would distort the direct costs and program revenues reported for the various functions concerned.

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 City's 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.

City of Mora
Notes to Basic Financial Statements

NOTE 1 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

D. Assets, Deferred Outflows of Resources, Liabilities, Deferred Inflows of Resources, and Net Position or Fund Balance

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.

Minnesota Statutes 118A outlines types of investments allowed, which includes 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. If an investment in the 4M Term Series is withdrawn prior to the maturity date of the Series, seven days' notice of redemption is required, and a penalty will likely be assessed.

2. Restricted Cash

Cash is restricted in accordance with the 2019 HRA bond documents and the Housing Revenue Agreement between the City and the Mora HRA.

3. Receivables and Payables

All trade and property tax receivables are shown at a gross amount since both are assessable to the property taxes and are collectible upon the sale of the property.

The City levies its property tax for the subsequent year during the month of December. December 28 is the last day the City can certify a tax levy to the County Auditor for collection the following year. Such taxes become a lien on January 1 and are recorded as receivables by the City at that date. The property tax is recorded as revenue when it becomes measurable and available. Kanabec County is the collecting agency for the levy and remits the collections to the City three times a year. The tax levy notice is mailed in March with the first half of the payment due on May 15 and the second half due on October 15. Taxes not collected as of December 31 each year are shown as delinquent taxes receivable.

City of Mora
Notes to Basic Financial Statements

NOTE 1 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

D. Assets, Deferred Outflows of Resources, Liabilities, Deferred Inflows of Resources, and Net Position or Fund Balance

3. Receivables and Payables (Continued)

The County Auditor prepares the tax list for all taxable property in the City, applying the applicable tax rate to the tax capacity of individual properties, to arrive at the actual tax for each property. The County Auditor also collects all special assessments, except for certain prepayments paid directly to the City.

The County Auditor submits the list of taxes and special assessments to be collected on each parcel of property to the County Treasurer in January of each year.

4. Inventory and Prepaid Items

Certain payments to vendors reflect costs applicable to future accounting periods and are recorded as prepaid items in the fund level and government-wide statements. Prepaid items are recorded as an expenditure at the time of consumption.

Inventory is valued at cost using the first in, first out (FIFO) method. Inventories are recorded as expenses when consumed rather than when purchased.

5. Capital Assets

Capital assets, which include land, land improvements, buildings and improvements, equipment, improvements other than buildings, infrastructure, and construction in progress are reported in the applicable governmental or the business-type activities columns in the government-wide financial statements. Capital Assets are defined by the City as real or personal property that has an estimated useful life greater than one year and a value equal to or greater than the Cities capitalization threshold of \$5,000 for machinery and equipment and \$25,000 for other assets. Such assets are recorded at historical cost or estimated historical cost if purchased or constructed. Donated capital assets are recorded at acquisition value at the date of donation. Infrastructure assets acquired prior to the implementation of GASB Statement No. 34 have been reported at actual or estimated historical cost.

The costs of normal maintenance and repairs that do not add to the value of the asset or materially extend assets lives are not capitalized.

Property, plant, and equipment of the City are depreciated using the straight line method over the following estimated useful lives:

Assets	Years
Infrastructure	20-50
Buildings and improvements other than buildings	10-30
Machinery and equipment	5-20

City of Mora
Notes to Basic Financial Statements

NOTE 1 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

D. Assets, Deferred Outflows of Resources, Liabilities, Deferred Inflows of Resources, and Net Position or Fund Balance

6. 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 assets that applies to a future period(s) and so will not be recognized as an outflow of resources (expense/expenditure) until that time. The City presents deferred outflows of resources on the Statements 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 assets that applies to a future period(s) and so will not be recognized as an inflow of resources (revenue) until that time. 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: 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 Statements of Net Position for deferred inflows of resources related to pensions for various estimate differences that will be amortized and recognized over future years.

7. Compensated Absences

City employees earn vacation time based on years of City service with a maximum accumulation of 1½ times the applicable vacation leave. The City compensates employees, upon termination or retirement, for all unused vacation.

Sick leave accrues at one day per month up to a maximum of 100 days paid at full pay. Upon retirement, full-time employees will be paid severance pay as follows:

- After 10 years of service, 10% of unused sick leave
- After 15 years of service, 15% of unused sick leave
- After 20 years of service, 25% of unused sick leave
- After 25 years of service, 50% of unused sick leave

Vested or accumulated sick leave for governmental funds that is not expected to be liquidated with expendable available financial resources is recorded in the governmental activities in the Statement of Net Position. Vested or accumulated vacation and sick leave in the proprietary fund is recorded in that fund.

8. Other Post-Employment Benefits

The City will provide insurance coverage in the City's group medical hospitalization insurance plan for those municipal employees who terminate employment with the City receiving a retirement or disability benefit or are eligible to receive a benefit from PERA.

City of Mora
Notes to Basic Financial Statements

NOTE 1 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

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

9. 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.

10. Long-Term Obligations

In the government-wide financial statements, and proprietary fund types in the fund financial statements, long-term debt, and other long-term obligations are reported as liabilities in the applicable governmental activities, business-type activities, or proprietary fund type Statement of Net Position. Bond premiums and discounts are deferred and amortized over the life of the bonds using the straight line method. 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.

11. Fund Balance

a. Classification

In the fund financial statements, governmental funds report fund classifications that comprise a hierarchy based primarily on the extent to which the City is bound to honor constraints on the specific purpose for which amounts in those funds can be spent.

- **Nonspendable Fund Balance** – These are amounts that cannot be spent because they are not in spendable form, such as inventories and prepaid items.
- **Restricted Fund Balance** – These are amounts that are restricted to specific purposes either by a) constraints placed on the use of resources by creditors, grantors, contributors, or laws or regulations of other governments or b) imposed by law through enabling legislation.

City of Mora
Notes to Basic Financial Statements

NOTE 1 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

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

11. Fund Balance (Continued)

a. Classification (Continued)

- **Committed Fund Balance** – These are amounts that can only be used for specific purposes pursuant to constraints imposed by resolution of the City Council (highest level of decision making authority) and that remain committed unless modified or removed by the City Council by subsequent resolution.
- **Assigned Fund Balance** – These are amounts that are constrained by the City's intent to be used for specific purposes but are neither restricted nor committed and include remaining amounts (except for negative balances) that are reported in governmental funds, other than the General Fund, that are not classified as nonspendable, restricted or committed. Assignments are made by the City Administrator.
- **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, the City will use restricted resources, and then use unrestricted resources as they are needed. When committed, assigned, and unassigned resources are available for use, the City will use resources in the following order: committed, assigned, and unassigned.

b. Minimum Fund Balance

The City's adopted fund balance policy states the City is to maintain a General Fund unassigned fund balance of 40% - 50% of the annual operating expenditures, excluding transfers and capital outlay, in the General Fund.

12. Net Position

Net position represents the difference between assets and deferred outflows of resources; and liabilities and deferred inflows of resources in the government-wide financial statements. Net investment in capital assets consists of capital assets, net of accumulated depreciation, reduced by the outstanding balance of any long-term debt used to build or acquire the capital assets. Net position is reported as restricted in the government-wide financial statements when there are limitations on their use through external restrictions imposed by creditors, grantors, or laws or regulations of other governments.

City of Mora
Notes to Basic Financial Statements

NOTE 1 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

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 revenues and expenditures/expenses during the reporting period. Actual results could differ from those estimates.

F. Budgetary Information

1. In August of each year, City staff submits to the City Council, a proposed operating budget for the year commencing the following January 1. The operating budget includes proposed expenditures and the means of financing them for the upcoming year.
2. Public hearings are conducted to obtain taxpayer comments.
3. The budget is legally enacted through passage of a resolution after obtaining taxpayer comments.
4. Budgets are adopted on a basis consistent with accounting principles generally accepted in the United States of America.
5. Annual appropriated budgets are adopted during the year for the City's General Fund as well as the Fire Special Revenue Fund, Cemetery Special Revenue Fund, RED Revolving Loan Special Revenue Fund, MIC Loan Special Revenue Fund, Small Cities Development Program Special Revenue Fund, COVID-19 Emergency Assistance Special Revenue Fund, Small Cities Development Program 2020-2022 Special Revenue Fund, Future Fire Equipment Capital Project Fund, Future Improvements Capital Project Fund, 2008-2011 Street Reconstruction Debt Service Fund, HRA Eastwood Debt Service Fund, 2015B Wood and Grove Debt Service Fund, Series 2015C Refunding Debt Service Fund, Series 2017A Refunding Debt Service Fund, Perpetual Care Permanent Fund, Liquor Fund, Electric Utility Fund, Water Fund, Wastewater Fund, and Storm Water Utility Fund.
6. Budgeted amounts are as originally adopted or as amended by the City Council. Individual amendments were not material in relation to the original amounts budgeted. Budgeted expenditure appropriations lapse at year-end.

Encumbrances outstanding at year-end expire and outstanding purchase orders are canceled and not reported in the financial statements.

City of Mora
Notes to Basic Financial Statements

NOTE 2 – STEWARDSHIP, COMPLIANCE, AND ACCOUNTABILITY

A. Deficit Fund Balances

The following funds had deficit fund balances at December 31, 2022:

Grove and Wood Street Improvements Capital Project Fund	\$ 292,225
Parker Capital Project Fund	249,788
Cemetery Special Revenue Fund	12,945
TIF No. 1-11 KSB Special Revenue Fund	145,471
Small Cities Development Program 2020-2022 Special Revenue Fund	258
Downtown Feed Mill Redevelopment Capital Project Fund	30,660
Airport Kastenbauer House Capital Project Fund	97,389
Crosswind/Yank Property Capital Project Fund	19,912
2012 7th and Grove Street Improvements Capital Project Fund	313,936
Snake River Trail Capital Project Fund	43,997
Hwy 65 & 9th St Intersection Capital Project Fund	22,237

NOTE 3 – DEPOSITS AND INVESTMENTS

Cash balances of the City's funds and the Economic Development Authority Component Unit 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 Risk – 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 District's deposits be collateralized as required by *Minnesota Statutes* for an amount exceeding FDIC coverage. As of December 31, 2022, the City's bank balance of \$12,267,342 was not exposed to custodial credit risk because it was insured and fully collateralized with securities held by the pledging financial institution's trust department or agent and in the City's name. The book balance as of December 31, 2022, was \$11,630,336 for deposits.

B. Investments

Investment Type	Fair Value	Investment Maturities			
		Less than One Year	1-2 Years	2-5 Years	Greater than 5 Years
Brokered Certificates of Deposit	\$ 8,017,226	\$ 1,710,403	\$ 2,462,339	\$ 3,234,304	\$ 610,180
Term Series	500,000	500,000	-	-	-
Government Securities	133,933	118	-	133,815	-
Brokered Money Markets	186,655	186,655	-	-	-
Total	<u>\$ 8,837,814</u>	<u>\$ 2,397,176</u>	<u>\$ 2,462,339</u>	<u>\$ 3,368,119</u>	<u>\$ 610,180</u>

City of Mora
Notes to Basic Financial Statements

NOTE 3 – DEPOSITS AND INVESTMENTS (CONTINUED)

B. Investments (Continued)

Concentration of Credit Risk: The City's investment policy states the City will diversify its investment according to type and maturity.

Credit Risk: The City's investment policy limits investments to those specified in *Minnesota Statutes*. As of December 31, 2022, the FHLB Bonds are rated AAA by Moody's. The City's other investments are not rated.

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 policy indicates they structure their investment portfolio so that securities mature to meet cash requirements for ongoing operations, thereby reducing the need to sell securities on the open market before maturity. No more than 50% of the total investments should extend beyond five years and in no circumstance should any extend beyond ten years without the direct approval of the City Council.

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 through SIPC insurance.

The City has the following recurring fair value measurements as of December 31, 2022:

- Investments of \$8,651,159 are valued using a matrix pricing model (Level 2 inputs)

Summary of cash deposits and investments as of December 31, 2022, were as follows:

Petty Cash	\$ 2,837
Deposits	11,630,336
Investments	<u>8,837,814</u>
Total	<u><u>\$ 20,470,987</u></u>

Deposits and investments are presented in the December 31, 2022, basic financial statements as follows:

Statement of Net Position	
Cash and investments - Primary Government	\$ 20,136,986
Cash and investments - Economic Development Authority	84,001
Restricted cash	<u>250,000</u>
Total	<u><u>\$ 20,470,987</u></u>

City of Mora
Notes to Basic Financial Statements

NOTE 4 – CAPITAL ASSETS

Capital asset activity for the year ended December 31, 2022, was as follows:

	Beginning Balance	Increases	Decreases	Ending Balance
Governmental activities				
Capital assets not being depreciated				
Land	\$ 1,455,973	\$ -	\$ -	\$ 1,455,973
Construction in progress	-	23,974	-	23,974
Total capital assets not being depreciated	1,455,973	23,974	-	1,479,947
Capital assets being depreciated				
Land improvements	7,759,031	3,643	-	7,762,674
Buildings and improvements	3,528,671	-	-	3,528,671
Improvements other than buildings	12,519,983	855,857	-	13,375,840
Machinery and equipment	3,865,018	144,969	(41,977)	3,968,010
Total capital assets being depreciated	27,672,703	1,004,469	(41,977)	28,635,195
Less accumulated depreciation for				
Land Improvements	(3,867,008)	(184,819)	-	(4,051,827)
Buildings and improvements	(1,620,077)	(60,709)	-	(1,680,786)
Improvements other than buildings	(5,943,470)	(373,767)	-	(6,317,237)
Machinery and equipment	(3,206,780)	(155,158)	41,977	(3,319,961)
Total accumulated depreciation	(14,637,335)	(774,453)	41,977	(15,369,811)
Total capital assets being depreciated, net	13,035,368	230,016	-	13,265,384
Governmental activities capital assets, net	\$ 14,491,341	\$ 253,990	\$ -	\$ 14,745,331

City of Mora
Notes to Basic Financial Statements

NOTE 4 – CAPITAL ASSETS (CONTINUED)

	Beginning Balance	Increases	Decreases	Ending Balance
Business-type activities				
Capital assets not being depreciated				
Land	\$ 356,036	\$ -	\$ -	\$ 356,036
Construction in progress	2,718	-	-	2,718
Total capital assets not being depreciated	358,754	-	-	358,754
Capital assets being depreciated				
Buildings	11,218,824	-	-	11,218,824
Other Improvements	15,163,396	809,991	-	15,973,387
Machinery and equipment	3,369,193	106,584	-	3,475,777
Infrastructure	631,959	205,000	-	836,959
Total capital assets being depreciated	30,383,372	1,121,575	-	31,504,947
Less accumulated depreciation for				
Buildings	(4,160,389)	(397,299)	-	(4,557,688)
Other Improvements	(9,269,248)	(559,131)	-	(9,828,379)
Machinery and equipment	(2,704,658)	(137,526)	-	(2,842,184)
Infrastructure	(342,101)	-	-	(342,101)
Total accumulated depreciation	(16,476,396)	(1,093,956)	-	(17,570,352)
Total capital assets being depreciated, net	13,906,976	27,619	-	13,934,595
Business-type activities capital assets, net	<u>\$ 14,265,730</u>	<u>\$ 27,619</u>	<u>\$ -</u>	<u>\$ 14,293,349</u>

Depreciation expense was charged to functions/programs of the City as follows:

Governmental activities	
General government	\$ 19,601
Public safety	102,247
Public works	563,235
Culture and recreation	81,426
Cemetery	7,944
Total depreciation expense - governmental activities	<u>\$ 774,453</u>

City of Mora
Notes to Basic Financial Statements

NOTE 4 – CAPITAL ASSETS (CONTINUED)

Business-type activities	
Water	\$ 337,134
Wastewater	475,286
Electric Utility	206,655
Liquor	61,431
Storm Water Utility	<u>13,450</u>
 Total depreciation expense - business-type activities	 <u><u>\$ 1,093,956</u></u>

NOTE 5 – INTERFUND ACTIVITY

A. Transfers

Transfers during the year ended December 31, 2022, were as follows:

	Transfers In			
	General Fund	Nonmajor Governmental Funds	Electric Utility Fund	Total
Transfers out				
General Fund	\$ -	\$ 301,875	\$ -	\$ 301,875
North Grove Stree Improvements Fund	-	28,605	-	28,605
Nonmajor governmental funds	13,400	76,069	7,418	96,887
Liquor Fund	301,000	-	-	301,000
Storm Water Utility Fund	<u>1,000</u>	<u>-</u>	<u>-</u>	<u>1,000</u>
 Total	 <u><u>\$ 315,400</u></u>	 <u><u>\$ 406,549</u></u>	 <u><u>\$ 7,418</u></u>	 <u><u>\$ 729,367</u></u>

Transfers from the General Fund, nonmajor governmental funds, Liquor Fund, and Storm Water Utility Fund were completed to fund various programs in accordance with budgetary authorization. Transfers from the Liquor Fund were completed to reduce property tax rates.

B. Due To/From Other Funds

At December 31, 2022, \$249,788, and \$539,320, was due from the Parker Capital Project Fund and the nonmajor governmental funds, respectively, to the Electric Utility Fund (\$378,387), Water Fund (\$160,933), and Wastewater Fund (\$249,788) to cover temporary cash deficits.

City of Mora
Notes to Basic Financial Statements

NOTE 5 – INTERFUND ACTIVITY (CONTINUED)

C. Advance To/From Other Funds and Component Units

Fund	Advance to Other Funds	Advance from Other Funds
General	\$ 57,260	\$ 129,198
Grove and Wood Street improvements	-	429,943
Nonmajor governmental funds	-	234,215
Electric Utility	1,677,520	-
Liquor	-	700,000
Water	-	123,129
Wastewater	-	118,295
Total	<u>\$ 1,734,780</u>	<u>\$ 1,734,780</u>

The amounts advanced to the funds above represent interfund loans to temporarily fund projects.

The amount advanced to the nonmajor funds from the component unit was to cover temporary cash deficits.

On March 11, 2021, the City advanced \$129,198 to the HRA for cash flow needs. Monthly payments to repay this advance are scheduled through 2029. The outstanding balance on December 31, 2022, was \$127,200. The corresponding payable is \$129,198 and is presented as long-term obligations in the HRA audit report. Since the HRA discretely presented component unit's reporting year end is March 31, 2022, the related payable does not equal the amount reported on the City's financial statements.

NOTE 6 – LONG-TERM DEBT

A. General Obligation Bonds

The City issues General Obligation (G.O.) bonds to provide funds for the acquisition and construction of major capital facilities. General obligation bonds have been issued for both governmental and business-type activities.

The City has issued bonds where the City pledges income derived from the acquired or constructed assets to pay debt service. Revenue bonds have been issued for business-type activities to both expand existing facilities and construct additional facilities.

City of Mora
Notes to Basic Financial Statements

NOTE 6 – LONG-TERM DEBT (CONTINUED)

B. Components of Long-Term Liabilities

	<u>Issued Date</u>	<u>Interest Rate</u>	<u>Original Issue</u>	<u>Final Maturity</u>	<u>Principal Outstanding</u>
Long- Term Liabilities					
Governmental activities					
2015B G.O. Bonds	08/13/15	1.3%-4.0%	\$ 1,385,000	02/01/36	\$ 815,000
2015C G.O. Refunding Bonds	08/13/15	2.5%-3.0%	1,223,909	02/01/28	576,526
2017A G.O. Bonds	08/24/17	3.0%-3.1%	1,325,000	02/01/38	937,608
2022A G.O. Bonds	07/07/22	2.8%-4.0%	1,575,000	02/01/43	1,370,000
Premium on bonds payable					52,811
Compensated absences					41,704
Total governmental activities					<u>3,793,649</u>
Business-Type Activities					
2010 G.O. PFA Water Revenue Note from direct borrowing	08/01/10	1.90%	1,565,220	08/20/30	693,000
2015B G.O. Bonds	08/13/15	1.3%-4.0%	1,385,000	02/01/36	235,000
2015C G.O. Refunding Bonds	08/13/15	2.5%-3.0%	606,091	02/01/28	298,474
2015 G.O. PFA Sewer Revenue Note from direct borrowing	05/21/15	1.90%	3,257,315	08/20/35	2,261,000
2017A G.O. Bonds	08/24/17	3.0%-3.1%	1,325,000	02/01/38	187,392
2022A G.O. Bonds	07/07/22	2.8%-4.0%	1,575,000	02/01/43	205,000
Premium on bonds payable					11,577
Compensated absences					70,662
Total business-type activities					<u>3,962,105</u>
Total all long-term liabilities					<u>\$ 7,755,754</u>

The General Fund and Enterprise Funds typically liquidates the liability related to compensated absences.

C. Minimum Debt Payments

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

Year Ending December 31,	Governmental Activities			Business-Type Activities					
	G.O. Bonds			G.O. Bonds			Notes from Direct Borrowing		
	Principal	Interest	Total	Principal	Interest	Total	Principal	Interest	Total
2023	\$ 196,550	122,085.00	\$ 318,635	\$ 73,450	\$ 28,578	\$ 102,028	\$ 245,000	\$ 35,514	\$ 280,514
2024	254,530	112,701.00	367,231	85,470	26,046	111,516	248,000	32,365	280,365
2025	254,032	105,600.00	359,632	85,968	23,810	109,778	251,000	29,170	280,170
2026	256,997	98,270.00	355,267	93,003	21,356	114,359	255,000	25,936	280,936
2027	264,788	90,776.00	355,564	95,213	18,532	113,745	257,000	22,645	279,645
2028-2032	908,967	362,693	1,271,660	216,032	68,181	284,213	1,150,000	64,095	1,214,095
2033-2037	953,270	201,646	1,154,916	201,730	32,811	234,541	548,000	10,990	558,990
2038-2042	515,000	64,106	579,106	60,000	9,600	69,600			
2043	95,000	1,900	96,900	15,000	300	15,300			
Total	<u>\$ 3,699,134</u>	<u>\$ 1,159,777</u>	<u>\$ 4,858,911</u>	<u>\$ 925,866</u>	<u>\$ 229,214</u>	<u>\$ 1,155,080</u>	<u>\$ 2,954,000</u>	<u>\$ 220,715</u>	<u>\$ 3,174,715</u>

City of Mora
Notes to Basic Financial Statements

NOTE 6 – LONG-TERM DEBT (CONTINUED)

D. Changes in Long-Term Liabilities

Long-term liability activity for the year ended December 31, 2022, was as follows:

	Beginning Balance	Additions	Reductions	Ending Balance	Due Within One Year
Governmental activities					
G.O. bonds payable	\$ 2,601,188	\$ 1,370,000	\$ 272,054	\$ 3,699,134	\$ 196,550
Premium on bonds payable	42,083	14,711	3,983	52,811	-
Total G.O bonds payable	<u>2,643,271</u>	<u>1,384,711</u>	<u>276,037</u>	<u>3,751,945</u>	<u>196,550</u>
Compensated absences	<u>30,145</u>	<u>44,213</u>	<u>32,654</u>	<u>41,704</u>	<u>22,651</u>
Total governmental activities	<u>2,673,416</u>	<u>1,428,924</u>	<u>308,691</u>	<u>3,793,649</u>	<u>219,201</u>
Business-type activities					
G.O. bonds payable	793,812	205,000	72,946	925,866	73,450
Note from direct borrowing					
G.O. PFA revenue notes payable	3,196,000	-	242,000	2,954,000	245,000
Premium on bonds payable	10,480	2,048	951	11,577	-
Total bonds payable	<u>4,000,292</u>	<u>207,048</u>	<u>315,897</u>	<u>3,891,443</u>	<u>318,450</u>
Compensated absences	<u>60,093</u>	<u>81,718</u>	<u>71,149</u>	<u>70,662</u>	<u>38,379</u>
Total business-type activities	<u>4,060,385</u>	<u>288,766</u>	<u>387,046</u>	<u>3,962,105</u>	<u>356,829</u>
Total long-term liabilities	<u><u>\$ 6,733,801</u></u>	<u><u>\$ 1,717,690</u></u>	<u><u>\$ 695,737</u></u>	<u><u>\$ 7,755,754</u></u>	<u><u>\$ 576,030</u></u>

City of Mora
Notes to Basic Financial Statements

NOTE 7 – FUND BALANCES/NET POSITION

A. Fund Balance Classifications

Fund balances are classified as shown below to reflect the limitations and restrictions of the respective funds.

	General Fund	Grove and Wood Street Improvements	Parker Capital Project	North Grove Street Improvements	Nonmajor Governmental Funds	Total
Nonspendable						
Perpetual care	\$ -	\$ -	\$ -	\$ -	\$ 123,519	\$ 123,519
Prepaid items	26,576	-	-	-	-	26,576
Total nonspendable	<u>26,576</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>123,519</u>	<u>150,095</u>
Restricted						
RED Loan Program	-	-	-	-	100,904	100,904
Debt service	-	-	-	-	850,346	850,346
MIC loan	-	-	-	-	80,781	80,781
Tax increment	-	-	-	-	15,912	15,912
Small cities development program	-	-	-	-	54,788	54,788
COVID-19 emergency assistance	-	-	-	-	9,528	9,528
Perpetual care	-	-	-	-	23	23
Total restricted	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>1,112,282</u>	<u>1,112,282</u>
Committed						
Fire	-	-	-	-	45,353	45,353
Assigned						
North Grove Street Improvement	-	-	-	412,298	-	412,298
Future fire equipment	-	-	-	-	962,040	962,040
Future improvements	-	-	-	-	1,075,382	1,075,382
Howe Avenue Reconstruction	-	-	-	-	3,737	3,737
9th and Wood Street Improvements	-	-	-	-	10,259	10,259
Total assigned	<u>-</u>	<u>-</u>	<u>-</u>	<u>412,298</u>	<u>2,051,418</u>	<u>2,463,716</u>
Unassigned	<u>2,143,607</u>	<u>(292,225)</u>	<u>(249,788)</u>	<u>-</u>	<u>(686,805)</u>	<u>914,789</u>
Total fund balance	<u>\$ 2,170,183</u>	<u>\$ (292,225)</u>	<u>\$ (249,788)</u>	<u>\$ 412,298</u>	<u>\$ 2,645,767</u>	<u>\$ 4,686,235</u>

B. Net Position

Restricted net position is comprised of the total restricted fund balance in the governmental funds plus the effects of the conversion to the government-wide net position.

NOTE 8 – RISK MANAGEMENT

The City purchases commercial insurance coverage with other cities in the state through the League of Minnesota Cities Insurance Trust (LMCIT), which is a public entity risk pool currently operating as a common risk management and insurance program. The City pays an annual premium to LMCIT for its insurance coverage. LMCIT is self-sustaining through commercial companies for excess claims. The City is covered through the pool for any claims incurred but unreported, however, retains risk for the deductible portion of its insurance policies. The amount of these deductibles is considered immaterial to the financial statements.

There were no significant reductions in insurance from the previous year or settlements in excess of insurance coverage for any of the past three years.

City of Mora
Notes to Basic Financial Statements

NOTE 8 – RISK MANAGEMENT (CONTINUED)

The City's workers' compensation insurance policy is retrospectively rated. With this type of policy, final premiums are determined after loss experience is known. The amount of premium adjustment for 2022 is estimated to be immaterial based on workers' compensation rates and salaries for the year.

At December 31, 2022, there were no other claims liabilities reported based on the requirements of GASB Statement No. 10, which requires a liability for claims be reported if information prior to the issuance of the financial statements indicates that it is probable that a liability has been incurred at the date of the financial statements and the amount of the loss can be reasonably estimated.

NOTE 9 – PENSION PLANS

The City participates in various pension plans. Total pension expense for the year ended December 31, 2022, was \$342,618. The components of pension expense are noted in the following plan summaries.

The General Fund, Liquor Fund, Electric Utility Fund, Water Fund, Wastewater Fund, and Storm Water Utility Fund typically liquidate the liability related to the 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.

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.

City of Mora
Notes to Basic Financial Statements

NOTE 9 – PENSION PLANS (CONTINUED)

Public Employees' Retirement Association (Continued)

B. Benefits Provided

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 a 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.

Benefit increases are provided to benefit recipients each January. The postretirement increase is equal to 50% of the cost-of-living adjustment (COLA) announced by the SSA, with a minimum increase of at least 1% and a maximum of 1.5%. Recipients that have been receiving the annuity or benefit for at least a full year as of the June 30 before the effective date of the increase will receive the full increase. Recipients receiving the annuity or benefit for at least one month but less than a full year as of the June 30 before the effective date of the increase will receive a 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.

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 2022 and the City was required to contribute 7.5% for Coordinated Plan members. The City's contributions to the General Employees Fund for the year ended December 31, 2022, were \$127,793. The City's contributions were equal to the required contributions as set by state statute.

City of Mora
Notes to Basic Financial Statements

NOTE 9 – PENSION PLANS (CONTINUED)

Public Employees' Retirement Association (Continued)

D. Pension Costs

General Employees Fund Pension Costs

At December 31, 2022, the City reported a liability of \$1,694,887 for its proportionate share of the General Employees Fund's 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 \$49,853.

The net pension liability was measured as of June 30, 2022, 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, 2021, through June 30, 2022, relative to the total employer contributions received from all of PERA's participating employers. The City's proportionate share was 0.0214%, at the end of the measurement period and 0.0215% for the beginning of the period.

City's proportionate share of the net pension liability	\$ 1,694,887
State of Minnesota's proportionate share of the net pension liability associated with the City	<u>49,853</u>
Total	<u><u>\$ 1,744,740</u></u>

For the year ended December 31, 2022, the City recognized pension expense of \$266,693 for its proportionate share of General Employees Plan's pension expense. Included in the amount, the City recognized \$7,449 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 Mora
Notes to Basic Financial Statements

NOTE 9 – PENSION PLANS (CONTINUED)

Public Employees' Retirement Association (Continued)

D. Pension Costs (Continued)

General Employees Fund Pension Costs (Continued)

At December 31, 2022, the City reported its proportionate share of 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	\$ 14,157	\$ 18,220
Changes in actuarial assumptions	385,322	7,055
Net collective difference between projected and actual investment earnings	27,767	-
Changes in proportion	15,204	11,990
Contributions paid to PERA subsequent to the measurement date	63,897	-
	<u>\$ 506,347</u>	<u>\$ 37,265</u>
Total		

The \$63,897 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, 2023. 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
2023	\$ 156,570
2024	148,223
2025	(52,885)
2026	153,277
	<u>153,277</u>
Total	<u>\$ 405,185</u>

City of Mora
Notes to Basic Financial Statements

NOTE 9 – PENSION PLANS (CONTINUED)

Public Employees' Retirement Association (Continued)

E. Long-Term Expected Return on Investment

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:

<u>Asset Class</u>	<u>Target Allocation</u>	<u>Long-Term</u>
Domestic equity	33.5 %	5.10 %
International equity	16.5	5.30
Fixed income	25.0	0.75
Private markets	25.0	5.90
Total	<u>100.0 %</u>	

F. Actuarial Methods and Assumptions

The total pension liability in the June 30, 2022, actuarial valuation was determined using an individual entry-age normal actuarial cost method. The long-term rate of return on pension plan investments used in the determination of the total liability is 6.5%. This assumption is based on a review of inflation and investments return assumptions from a number of national investment consulting firms. The review provided a range of return investment return rates deemed to be reasonable by the actuary. An investment return of 6.5% was deemed to be within that range of reasonableness for financial reporting purposes.

Inflation is assumed to be 2.25% for the General Employees Plan. Benefit increases after retirement are assumed to be 1.25% for the General Employees.

Salary growth assumptions in the General Employees Plan range in annual increments from 10.25% after one year of service to 3.0% after 27 years of service.

Mortality rates for the General Employees Plan are based on the Pub-2010 General Employee Mortality Table. The tables are adjusted slightly to fit PERA's experience.

Actuarial assumptions for the General Employees Plan are reviewed every four years. The most recent four-year experience study for 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.

City of Mora
Notes to Basic Financial Statements

NOTE 9 – PENSION PLANS (CONTINUED)

Public Employees' Retirement Association (Continued)

F. Actuarial Methods and Assumptions (Continued)

The following changes in actuarial assumptions and plan provisions occurred in 2022:

General Employees Fund

Changes in Actuarial Assumptions

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

Changes in Plan Provisions

- There have been no changes since the previous valuation.

G. Discount Rate

The discount rate for the General Employees Plan used to measure the total pension liability in 2022 was 6.5%. 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 was 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.

H. 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 (5.5%)	Current Discount Rate (6.5%)	1% Increase in Discount Rate (7.5%)
City's proportionate share of the General Employees Fund net pension liability	\$ 2,677,163	\$ 1,694,887	\$ 889,269

I. 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.

City of Mora
Notes to Basic Financial Statements

NOTE 9 – PENSION PLANS (CONTINUED)

Defined Benefit Pension Plan – Volunteer Firefighter's Relief Association

A. Plan Description

The City of Mora's Fire Department Relief Association is the administrator of a single employer defined benefit pension plan established to provide benefits for members of the City of Mora Fire Department.

The Association issues a publicly available financial report that includes financial statements and required supplementary information. That report may be obtained by writing to Mora Fire Relief Association, 101 Lake Street South, Mora, MN 55051.

B. Benefits Provided

Volunteer firefighters of the City are members of the Mora Fire Department Relief Association. Full retirement benefits are payable to members who have reached age 50 and have completed 20 years of service in the amount of \$2,500 per year of service in a lump sum. Partial benefits are payable to members who have reached 50 and have completed ten years of service. Disability benefits and widow and children's survivor benefits are also payable to members, or their beneficiaries based upon requirements set forth in the bylaws. These benefit provisions and all other requirements are consistent with enabling state statutes.

C. Members Covered by Benefit Terms

As of the December 31, 2020, actuarial valuation date, the following members were covered by the benefit terms:

Inactive members entitled to but not yet receiving benefits	3
Active members	29
	<hr/>
Total	32
	<hr/> <hr/>

D. Contributions

Minnesota Statutes Chapter 424A.092 specifies minimum support rates required on an annual basis. The minimum support rates from the municipality and from State aid are determined as the amount required to meet the normal cost plus amortizing any existing prior service costs over a ten year period. The City's obligation is the financial requirement for the year less state aids. Any additional payments by the City shall be used to amortize the unfunded liability of the relief association. The Association is comprised of volunteers; therefore, there are no payroll expenditures (i.e., there are no covered payroll percentage calculations). During the year ended December 31, 2022, the City recognized as revenue and as an expenditure an on behalf payment of \$68,175 made by the State of Minnesota for the Relief Association.

E. Net Pension Liability

The City's net pension liability was measured as of December 31, 2021, and the total pension liability used to calculate the net pension liability was determined by an actuarial valuation as of December 31, 2020.

City of Mora
Notes to Basic Financial Statements

NOTE 9 – PENSION PLANS (CONTINUED)

Defined Benefit Pension Plan – Volunteer Firefighter's Relief Association (Continued)

E. Net Pension Liability (Continued)

The total pension liability in the December 31, 2020, actuarial valuation was determined using the following actuarial assumptions, applied to all periods included in the measurement:

Discount rate	5.00%
Inflation	2.25 % Per Year
Investment rate of return	5.00%
Mortality	Healthy Pre-Retirement - RP-2014 employee generational mortality table projected with mortality improvement scale MP-2019, from base year 2006 Healthy Post-Retirement - RP-2014 annuitant generational mortality table projected with mortality improvement scale MP-2019 from base year 2006. Male rates are adjusted by a factor of 0.96.

The value of death benefits is similar to the value of the retirement pension. Because of low retirement ages, the plan assumes no pre-retirement mortality. Post-retirement mortality does not apply as the benefit structure and form of payment do not reflect lifetime benefits.

The long-term return on assets has been set based on the plan's target investment allocation along with long-term return expectations by asset class. When there is sufficient historical evidence of market outperformance, historical average returns may be considered. Best estimates of arithmetic real rates of return for each major asset class included in the pension plan's target asset allocation as of the measurement date are summarized below.

<u>Asset class</u>	<u>Target Allocation</u>	<u>Long-Term Expected Real Rate of Return</u>
Cash	25.0%	-0.33%
Fixed Income	12.5%	1.00%
Equities	62.5%	14.14%
Total	<u>100%</u>	

The discount rate used to measure the total pension liability was 5.00%. Assets were projected using expected benefit payments and expected asset returns. Expected benefit payments by year were discounted using the expected asset return assumption for years in which the assets were sufficient to pay all benefit payments. Any remaining benefit payments after the trust fund is exhausted are discounted at the municipal bond rate. The equivalent single rate is the discount rate.

City of Mora
Notes to Basic Financial Statements

NOTE 9 – PENSION PLANS (CONTINUED)

Defined Benefit Pension Plan – Volunteer Firefighter's Relief Association (Continued)

F. Changes in the Net Pension Liability

	Increase (Decrease)		
	Total Pension Liability (a)	Plan Fiduciary Net Position (b)	Net Pension Liability (a) - (b)
Balances at December 31, 2020	\$ 560,236	\$ 1,031,144	\$ (470,908)
Changes for the year			
Service cost	33,841	-	33,841
Interest cost	28,429	-	28,429
Difference between expected and actual experience	-	-	-
Changes in assumptions	-	-	-
State and municipal contributions	-	66,051	(66,051)
Net investment income	-	103,309	(103,309)
Benefit payments	(51,000)	(51,000)	-
Administrative expense	-	(5,010)	5,010
Net changes	11,270	113,350	(102,080)
Balances at December 31, 2021	\$ 571,506	\$ 1,144,494	\$ (572,988)

Sensitivity of the net pension liability to changes in the discount rate. The following presents the net pension liability of the City, calculated using the discount rate of 5.0%, as well as what the City's net pension liability would be if it were calculated using a discount rate that is 1-percentage-point lower (4.0%) or 1-percentage-point higher (6.0%) than the current rate:

	1% Decrease in Discount Rate 4.00%	Current Discount Rate 5.00%	1% Increase in Discount Rate 6.00%
Net pension asset	\$ 550,922	\$ 572,988	\$ 594,475

Pension plan fiduciary net position. Detailed information about the pension plan's fiduciary net position is available in the separately issued relief association financial report.

City of Mora
Notes to Basic Financial Statements

NOTE 9 – PENSION PLANS (CONTINUED)

Defined Benefit Pension Plan – Volunteer Firefighter's Relief Association (Continued)

G. Pension Expense and Deferred Outflows of Resources and Deferred Inflows of Resources Related to Pensions

For the year ended December 31, 2022, the City recognized pension expense of \$75,925. At December 31, 2022, the City reported 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 liability	\$ 16,289	\$ -
Difference between projected and actual investment earnings	-	88,254
Changes in assumptions	7,498	-
Contributions paid to Association subsequent to the measurement date	68,175	-
	<u>91,962</u>	<u>-</u>
Total	<u>\$ 91,962</u>	<u>\$ 88,254</u>

The \$68,175 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, 2023. 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,	
2022	\$ (21,242)
2023	(30,461)
2024	(17,365)
2025	(7,294)
2026	2,973
Thereafter	8,922
Total	<u>\$ (64,467)</u>

H. Payable to Pension Plan

At December 31, 2022, the City reported a payable of \$0 for the outstanding amount of contributions to the pension plan required for the year ended December 31, 2022.

City of Mora
Notes to Basic Financial Statements

NOTE 10 – 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 coverage. No assets are acculturated in a trust. A separate report is not issued for this plan.

B. Benefits Provided

Retirees and their spouses can participate in the health care plan at the same premium rate as City employees. Retirees and their spouses are responsible for 100% of these rates. This results in the retirees receiving an implicit rate subsidy.

C. Contributions

Retirees and their spouses 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 PEIP. The required contributions are based on projected pay-as-you-go financing requirements. For 2022, the City contributed \$18,495 to the plan.

D. Members

As of the December 31, 2020, valuation date, the following were covered by the benefit terms:

Total retirees	3
Total active employees	<u>21</u>
Total	<u><u>24</u></u>

E. Actuarial Assumptions

The total OPEB liability, measured as of December 31, 2021, was determined by an actuarial valuation as of December 31, 2020, 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

Inflation	2.25%
Healthcare cost trend increases	Rate 6.3% for 2021, gradually decreasing over several decades to an ultimate rate of 3.8% in 2075 and later years.
Mortality assumption	Pub-2010 General mortality tables with projected mortality improvements based on scale MP-2019, and other adjustments.

The discount rate used to measure the total OPEB liability was 1.84% based on Fidelity 20-Year Municipal GO AA Index.

City of Mora
Notes to Basic Financial Statements

NOTE 10 – POST EMPLOYMENT HEALTH CARE PLAN (CONTINUED)

F. Total OPEB Liability

The City's total OPEB liability of \$177,778 was measured as of December 31, 2021, and was determined by an actuarial valuation as of December 31, 2020.

Changes in the total OPEB liability are as follows:

	Total OPEB Liability
Balances at January 1, 2021	<u>\$ 180,758</u>
Changes for the year	
Service cost	14,366
Interest	3,671
Changes of assumptions	2,092
Employer contributions	<u>(23,109)</u>
Net changes	<u>(2,980)</u>
Balances at December 31, 2021	<u><u>\$ 177,778</u></u>

Changes of assumptions and other inputs reflect a change in the discount rate from 2.00% at the December 31, 2020, measurement date to 1.84% at the December 31, 2021, measurement date.

The General Fund and Liquor, Electric Utility, Water, Wastewater, and Storm Water Utility funds typically liquidate the Liability related to OPEB.

G. OPEB Liability Sensitivity

The following presents the City's total OPEB liability calculated using the discount rate of 1.84% as well as the liability measured using 1% lower and 1% higher than the current discount rate.

Total OPEB Liability		
1% decrease (0.84%)	Current (1.84%)	1% increase (2.84%)
\$ 191,239	\$ 177,778	\$ 165,011

City of Mora
Notes to Basic Financial Statements

NOTE 10 – POST EMPLOYMENT HEALTH CARE PLAN (CONTINUED)

G. OPEB Liability Sensitivity (Continued)

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% lower and 1% higher than the current healthcare cost trend rates.

Total OPEB Liability		
1% decrease (5.3% decreasing to 2.8%)	Current (6.3% decreasing to 3.8%)	1% increase (7.3% decreasing to 4.8%)
\$ 157,937	\$ 177,778	\$ 200,965

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

For the year ended December 31, 2022, the City recognized OPEB expense of \$1,635. At December 31, 2022, 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
Contributions made subsequent to the measurement date	\$ 18,495	\$ -

The \$18,495 reported as deferred outflows of resources related to OPEB resulting from City contributions subsequent to the measurement date will be recognized as a reduction of the total OPEB liability in the year ended December 31, 2023.

NOTE 11 – CONTRACT COMMITMENTS AND CONTINGENCIES

A. Electric Utility Commitment

The Public Utilities Commission purchases power from Southern Minnesota Municipal Power Agency (SMMPA) under a power sales contract which extends to April 1, 2050. Under the terms of the contract, the Commission is obligated to buy all the electrical power and energy needed to operate the electric utilities through the term of the contract. In addition, on January 1, 1995, the Public Utilities Commission entered into a Capacity Purchase Agreement with SMMPA, whereby SMMPA is entitled to the exclusive use of the net electric generating capability of the Diesel Generating Facilities and the electric energy associated therewith. The agreement can be cancelled by either party upon a five year notice. Under the terms of the agreement, SMMPA is responsible for all costs associated with operations, maintenance, repairs, and liabilities of operating Diesel Generating Facilities.

City of Mora
Notes to Basic Financial Statements

NOTE 12 – TAX INCREMENT FINANCING

The City has entered into three Tax Increment Financing agreements which meet the criteria for disclosure under *Governmental Accounting Standards Board Statement No. 77 Tax Abatement Disclosures*. The City's authority to enter into these agreements comes from *Minnesota Statute 469*. The City entered into these agreements for the purpose of economic development.

Under each agreement, the City and developer agree on an amount of development costs to be reimbursed to the developer by the City through tax revenues from the additional taxable value of the property generated by the development (tax increment). A "pay-as-you-go" note is established for this amount, on which the City makes payments for a fixed period of time with available tax increment revenue after deducting for certain administrative costs.

During the year ended December 31, 2022, the City generated \$155,146 in tax increment revenue and made \$112,964 in payments to developers.

NOTE 13 – HOUSING REVENUE AGREEMENT

The City entered into a Housing Revenue Agreement with the HRA of the City of Mora on October 15, 2019. The HRA undertook a housing development project granted under *Minnesota Statutes*, 469.001 to 469.047 which was financed by the HRA's issuance of \$3,000,000 Housing Revenue Bonds, Series 2009B. The HRA refunded these bonds with the issuance of \$3,095,000 Housing Development Refunding Bonds, Series 2019A in November 2019, which was issued with the City's pledge of its full faith and credit and taxing power. The revenues of the housing project are pledged to pay this debt and the HRA makes payments to the City, which then makes the respective semi-annual bond payments. The final payment on the 2019A bond is due on January 1, 2040.

NOTE 14 – NEW STANDARDS ISSUED BUT NOT YET IMPLEMENTED

GASB Statement No. 96, *Subscription-Based Information Technology Arrangements* establishes that a Subscription-Based Information Technology Arrangement (SBITA) results in a right-to-use subscription asset and a corresponding liability. Under this statement, a governmental entity generally should recognize a right-to-use subscription asset – an intangible asset – and a corresponding subscription liability. This statement will be effective for the year ending December 31, 2023.

**REQUIRED SUPPLEMENTARY INFORMATION
OTHER THAN MANAGEMENT'S DISCUSSION AND ANALYSIS**

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

	December 31, 2019	December 31, 2020	December 31, 2021	December 31, 2022
Total OPEB Liability				
Service cost	\$ 6,280	\$ 6,226	\$ 7,758	\$ 14,366
Interest	4,531	4,836	3,738	3,671
Differenced between expected and actual experience	-	-	(11,995)	-
Changes of assumptions	(3,224)	7,939	60,798	2,092
Benefit payments	(13,601)	(14,539)	(15,395)	(23,109)
Net change in total OPEB liability	(6,014)	4,462	44,904	(2,980)
Beginning of year	137,406	131,392	135,854	180,758
End of year	<u>\$ 131,392</u>	<u>\$ 135,854</u>	<u>\$ 180,758</u>	<u>\$ 177,778</u>
Covered-employee payroll	\$ 1,311,357	\$ 1,742,912	\$ 1,562,618	\$ 1,773,301
Total OPEB liability as a percentage of covered-employee payroll	10.02%	7.79%	11.57%	10.03%

City of Mora
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 (Percentage) 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 Associated with the City	City's Proportionate Share of the Net Pension Liability and the State's Proportionate Share of the Net Pension Liability Associated with the City	City's Covered Payroll	City's Proportionate Share of the Net Pension Liability (Asset) as a Percentage of its Covered Payroll	Plan Fiduciary Net Position as a Percentage of the Total Pension Liability
2015	0.0205%	\$ 1,062,416	\$ -	\$ 1,062,416	\$ 1,183,280	89.79%	78.19%
2016	0.0199%	1,615,781	21,145	1,636,926	1,234,320	130.90%	68.91%
2017	0.0199%	1,270,403	15,977	1,286,380	1,282,213	99.08%	75.90%
2018	0.0189%	1,048,495	34,357	1,082,852	1,267,373	82.73%	79.53%
2019	0.0208%	1,149,985	35,665	1,185,650	1,470,187	78.22%	80.23%
2020	0.0219%	1,313,005	40,533	1,353,538	1,564,053	83.95%	79.06%
2021	0.0215%	918,146	27,967	946,113	1,544,947	59.43%	87.00%
2022	0.0214%	1,694,887	49,853	1,744,740	1,604,560	105.63%	76.67%

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

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

<u>Year Ending December 31,</u>	<u>Statutorily Required Contribution</u>	<u>Contributions in Relation to the Statutorily Required Contributions</u>	<u>Contribution Deficiency (Excess)</u>	<u>City's Covered Payroll</u>	<u>Contributions as a Percentage of Covered Payroll</u>
2015	\$ 93,262	\$ 93,262	\$ -	\$ 1,243,493	7.50%
2016	93,128	93,128	-	1,241,707	7.50%
2017	94,439	94,439	-	1,259,187	7.50%
2018	102,603	102,603	-	1,368,040	7.50%
2019	114,409	114,409	-	1,525,453	7.50%
2020	118,483	118,483	-	1,579,773	7.50%
2021	116,008	116,008	-	1,546,773	7.50%
2022	127,793	127,793	-	1,703,907	7.50%

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

City of Mora
Schedule of Changes in Net Pension Liability
and Related Ratios - Mora Fire Department Relief Association

	Measurement Date December 31, 2018	Measurement Date December 31, 2019	Measurement Date December 31, 2020	Measurement Date December 31, 2021
Total Pension Liability (TPL)				
Service cost	\$ 25,455	\$ 26,091	\$ 33,048	\$ 33,841
Interest costs	21,395	23,888	28,794	28,429
Differenced between expected and actual experience	-	-	20,361	-
Changes of assumptions	-	-	9,372	-
Change of benefit terms	-	83,266	-	-
Benefit payments	-	-	(93,500)	(51,000)
Net change in total pension liability	46,850	133,245	(1,925)	11,270
Beginning of year	382,066	428,916	562,161	560,236
End of year	<u>\$ 428,916</u>	<u>\$ 562,161</u>	<u>\$ 560,236</u>	<u>\$ 571,506</u>
Plan Fiduciary Net Pension (FNP)				
State and municipal contributions	\$ 57,478	\$ 61,770	\$ 63,346	\$ 66,051
Donations and other income contributions	-	10	-	-
Net investment income	(5,856)	108,266	96,626	103,309
Benefit payments	-	-	(93,500)	(51,000)
Administrative expense	(3,840)	(4,134)	(5,525)	(5,010)
Net change in plan fiduciary net position	47,782	165,912	60,947	113,350
Beginning of year	756,503	804,285	970,197	1,031,144
End of year	<u>\$ 804,285</u>	<u>\$ 970,197</u>	<u>\$ 1,031,144</u>	<u>\$ 1,144,494</u>
Net Pension Liability (NPL)	<u>\$ (375,369)</u>	<u>\$ (408,036)</u>	<u>\$ (470,908)</u>	<u>\$ (572,988)</u>
FNP as a percentage of the TPL	187.52%	172.58%	184.06%	200.26%

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

City of Mora
Schedule of City Contributions -
Mora Fire Department Relief Association

	December 31, 2018	December 31, 2019	December 31, 2020	December 31, 2021	December 31, 2022
City					
Statutorily determined contribution (SDC)	\$ -	\$ -	\$ -	\$ -	\$ -
Actual contribution	-	-	-	-	-
Contribution deficiency (excess)	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>
State Pass Through 2% Aid	<u>\$ 57,478</u>	<u>\$ 58,770</u>	<u>\$ 62,346</u>	<u>\$ 65,061</u>	<u>\$ 68,175</u>

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

City of Mora
Notes to Required Supplementary Information

General Employees Fund

2022 Changes

Changes in Actuarial Assumptions

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

Changes in Plan Provisions

- There have been no changes since the prior valuation.

2021 Changes

Changes in Actuarial Assumptions

- The investment return and single discount rates were changed from 7.5% to 6.5% for financial reporting purposes.
- The mortality improvement scale was changed from scale MP-2019 to scale MP-2020.

Changes in Plan Provisions

- There have been no changes since the prior valuation.

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.

City of Mora
Notes to Required Supplementary Information

General Employees Fund (Continued)

2019 Changes

Changes in Actuarial Assumptions

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

Changes in Plan Provisions

- The employer supplemental contribution was changed prospectively, decreasing from \$31.0 million to \$21.0 million per year. The State's special funding contribution was changed prospectively, requiring \$16.0 million due per year through 2031.

2018 Changes

Changes in Actuarial Assumptions

- The mortality projection scale was changed from MP-2015 to MP-2017.
- The assumed benefit increase was changed from 1.0% 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 1.0% 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.

City of Mora
Notes to Required Supplementary Information

General Employees Fund (Continued)

2016 Changes

Changes in Actuarial Assumptions

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

City of Mora
Notes to Required Supplementary Information

Mora Fire Relief Association

2022 Changes

Changes in Plan Provisions

- There have been no changes since the prior valuation

Changes in Economic Assumptions

- There have been no changes since the prior valuation

Changes in Demographic and Other Assumptions

- There have been no changes since the prior valuation

2021 Changes

Changes in Plan Provisions

- There have been no changes since the prior valuation

Changes in Economic Assumptions

- There have been no changes since the prior valuation

Changes in Demographic and Other Assumptions

- There have been no changes since the prior valuation

2020 Changes

Changes in Plan Provisions

- The lump sum benefit multiplier increased from \$2,000 to \$2,500 effective January 1, 2020, and approved October 2019

Changes in Economic Assumptions

- There have been no changes since the prior valuation

Changes in Demographic and Other Assumptions

- There have been no changes since the prior valuation

City of Mora
Notes to Required Supplementary Information

Other Post-Employment Benefits

2022 Changes

Changes in Plan Provisions

- There have been no changes since the prior valuation

Changes in Economic Assumptions

- The discount rate was changed from 2.00 % to 1.84%

Changes in Demographic and Other Assumptions

- There have been no changes since the prior valuation

2021 Changes

Changes in Plan Provisions

- The percent of future retirees currently electing coverage assumed to elect coverage at retirement changed from 67% to 75%
- Assumed retirement age was updated from age 63 to age 62

Changes in Economic Assumptions

- The discount rate was changed from 2.75 % to 2.00%
- The inflation rate was changed from 2.50% to 2.25%

Changes in Demographic and Other Assumptions

- There have been no changes since the prior valuation

2020 Changes

Changes in Plan Provisions

- There have been no changes since the prior valuation.

Changes in Economic Assumptions

- The discount rate was changed from 3.71% to 2.75%

Changes in Demographic and Other Assumptions

- There have been no changes since the prior valuation

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SUPPLEMENTARY INFORMATION

City of Mora Fund Descriptions

Special Revenue Funds

Fire Fund - To account for the revenues and expenditures related to the activities of the Mora Area Fire Department.

Cemetery Fund - To account for revenues and expenditures related to the cemetery.

RED Loan Program - To account for funds acquired and loaned to local businesses for economic development.

MIC Loan Fund - To account for funds acquired and loaned to local business for economic development.

TIF 2-2 Intrepid Fund - To account for revenues and expenditures, including tax increments received and distributed for Intrepid's Senior Housing project.

TIF 1-11 KSB Fund - To account for revenues and expenditures, including tax increments received and distributed for Kanabec State Bank's building project and for Highway 23 improvements.

Small Cities Development Program - To account for the revenue and expenditures associated with the City Development Program.

COVID-19 Emergency Assistance Fund - To account for the revenue and expenditures associated with the COVID-19 pandemic.

TIF 1-15 Maysa Fund - To account for revenues and expenditures, including tax increments received and distributed for Maysa building project.

Small Cities Development Program 2020-2022 - to account for the revenue and expenditures associated with the City Development Program for the years 2020 through 2022.

American Rescue Plan Fund - To account for revenues and expenditures associated with the American Rescue Plan

Capital Project Funds

Future Fire Equipment Fund - To establish a fund for future purchases of firefighting equipment.

Future Improvements Fund - To establish a fund for future purchases of capital assets.

Howe Avenue Reconstruction Fund - To account for revenues and expenditures related to the 2008 water and sewer project.

Downtown Feed Mill Redevelopment Fund - To account for revenue and expenditures related to the feed mill acquisition and demolition project.

City of Mora Fund Descriptions

Capital Project Funds (Continued)

Airport Kastenbauer House Fund - To account for revenue and expenditures related to the purchase of a house and 2 acres for future airport expansion.

Crosswind/Yank Property Fund - To account for revenues and expenditures related to the runway project.

2012 7th and Grove Street Improvements Fund - To account for revenues and expenditures related to improvements.

9th and Wood Street Improvements Fund - To account for revenues and expenditures related to the project.

Snake River Trail Capital Project Fund - To account for revenues and expenditures related to the project.

Hwy 65 & 9th St Intersection Capital Project Fund - To account for revenues and expenditures related to the project.

Debt Service Funds

Fire Station 2003 Fund - To account for revenues and expenditures, including tax collections and bond payments for the 2003 Fire Station bonds.

2008-2011 Street Reconstruction Fund - To account for revenues and expenditures, including tax collections and bond payments for the 2008-2010 Street Reconstruction bonds.

HRA Eastwood Fund - To account for revenues and expenditures, including tax collections and bond payments for the HRA Eastwood bonds.

2015B Wood and Grove Fund - To account for revenues and expenditures, including tax collections and bond payments for Wood and Grove.

2015C Refunding Fund - To account for revenues and expenditures, including tax collections and bond payments for the refunding.

2017A Refunding Fund - To account for revenues and expenditures, including tax collections and bond payments for the refunding.

2022A Bond Fund – To account for revenues and expenditures, including tax collections and bond payments for the 2022A Bond.

Permanent Fund

Perpetual Care Fund - To care for the ongoing operations of the City Cemetery.

City of Mora
Combining Balance Sheet -
Nonmajor Governmental Funds
December 31, 2022

	Special Revenue			
	Fire (222)	Cemetery (225)	RED Loan Program (230)	MIC Loan (232)
Assets				
Cash and investments	\$ 36,206	\$ 77	\$ 100,904	\$ 80,781
Restricted cash	-	-	-	-
Taxes receivable	-	-	-	-
Special assessments receivable	5,201	-	-	-
Accounts receivable	15,388	-	-	-
Due from other governments	-	-	-	-
Total assets	<u>\$ 56,795</u>	<u>\$ 77</u>	<u>\$ 100,904</u>	<u>\$ 80,781</u>
Liabilities				
Accounts payable	\$ 6,199	\$ -	\$ -	\$ -
Due to other funds	-	12,972	-	-
Advances from other funds	-	-	-	-
Advances from component unit	-	-	-	-
Salaries and benefits payable	42	50	-	-
Unearned revenue	-	-	-	-
Total liabilities	<u>6,241</u>	<u>13,022</u>	<u>-</u>	<u>-</u>
Deferred Inflows of Resources				
Unavailable revenue - taxes	-	-	-	-
Unavailable revenue - special assessments	5,201	-	-	-
Total deferred inflows of resources	<u>5,201</u>	<u>-</u>	<u>-</u>	<u>-</u>
Fund Balances				
Nonspendable	-	-	-	-
Restricted	-	-	100,904	80,781
Committed	45,353	-	-	-
Assigned	-	-	-	-
Unassigned	-	(12,945)	-	-
Total fund balances	<u>45,353</u>	<u>(12,945)</u>	<u>100,904</u>	<u>80,781</u>
Total liabilities, deferred inflows of resources, and fund balances	<u>\$ 56,795</u>	<u>\$ 77</u>	<u>\$ 100,904</u>	<u>\$ 80,781</u>

(Continued)

Special Revenue					
TIF 2-2 Intrepid (237)	TIF 1-11 KSB (248)	Small Cities Development Program (270)	COVID-19 Emergency Assistance (231)	TIF 1-15 Mysa (252)	Small Cities Development Program 2020- 2022 (271)
\$ 13,657	\$ 88,744	\$ 54,788	\$ 9,528	\$ 2,255	\$ -
-	-	-	-	-	-
-	-	-	-	-	-
-	-	-	-	-	-
-	-	-	-	-	-
-	-	-	-	-	-
<u>\$ 13,657</u>	<u>\$ 88,744</u>	<u>\$ 54,788</u>	<u>\$ 9,528</u>	<u>\$ 2,255</u>	<u>\$ -</u>
\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
-	-	-	-	-	-
-	234,215	-	-	-	-
-	-	-	-	-	258
-	-	-	-	-	-
-	-	-	-	-	-
<u>-</u>	<u>234,215</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>258</u>
-	-	-	-	-	-
-	-	-	-	-	-
<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
-	-	-	-	-	-
13,657	-	54,788	9,528	2,255	-
-	-	-	-	-	-
-	-	-	-	-	-
-	(145,471)	-	-	-	(258)
<u>13,657</u>	<u>(145,471)</u>	<u>54,788</u>	<u>9,528</u>	<u>2,255</u>	<u>(258)</u>
<u>\$ 13,657</u>	<u>\$ 88,744</u>	<u>\$ 54,788</u>	<u>\$ 9,528</u>	<u>\$ 2,255</u>	<u>\$ -</u>

City of Mora
Combining Balance Sheet -
Nonmajor Governmental Funds
December 31, 2022

	<u>Special Revenue</u>	<u>Capital Projects</u>		
	American Rescue Plan (290)	Future Fire Equipment (407)	Future Improvements (409)	Howe Avenue Reconstruction (439)
Assets				
Cash and investments	\$ 388,389	\$ 962,040	\$ 1,073,199	\$ 3,737
Restricted cash	-	-	-	-
Taxes receivable	-	-	-	-
Special assessments receivable	-	-	-	121,259
Accounts receivable	-	-	-	-
Due from other governments	-	-	2,183	-
	<u>-</u>	<u>-</u>	<u>2,183</u>	<u>-</u>
Total assets	<u>\$ 388,389</u>	<u>\$ 962,040</u>	<u>\$ 1,075,382</u>	<u>\$ 124,996</u>
Liabilities				
Accounts payable	\$ -	\$ -	\$ -	\$ -
Due to other funds	-	-	-	-
Advances from other funds	-	-	-	-
Advances from component unit	-	-	-	-
Salaries and benefits payable	-	-	-	-
Unearned revenue	388,389	-	-	-
Total liabilities	<u>388,389</u>	<u>-</u>	<u>-</u>	<u>-</u>
Deferred Inflows of Resources				
Unavailable revenue - taxes	-	-	-	-
Unavailable revenue - special assessments	-	-	-	121,259
Total deferred inflows of resources	<u>-</u>	<u>-</u>	<u>-</u>	<u>121,259</u>
Fund Balances				
Nonspendable	-	-	-	-
Restricted	-	-	-	-
Committed	-	-	-	-
Assigned	-	962,040	1,075,382	3,737
Unassigned	-	-	-	-
Total fund balances	<u>-</u>	<u>962,040</u>	<u>1,075,382</u>	<u>3,737</u>
Total liabilities, deferred inflows of resources, and fund balances	<u>\$ 388,389</u>	<u>\$ 962,040</u>	<u>\$ 1,075,382</u>	<u>\$ 124,996</u>

(Continued)

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City of Mora
Combining Balance Sheet -
Nonmajor Governmental Funds
December 31, 2022

	Capital Projects	Debt Service		
		2008-2011		
	Hwy 65 & 9th St Intersection (458)	Fire Station 2003 (525)	Street Reconstruction (530)	HRA Eastwood (531)
Assets				
Cash and investments	\$ -	\$ 51,612	\$ 93,703	\$ 207,015
Restricted cash	-	-	-	250,000
Taxes receivable	-	743	1,858	3,883
Special assessments receivable	-	-	-	-
Accounts receivable	-	-	18	-
Due from other governments	-	-	-	2,532
Total assets	<u>\$ -</u>	<u>\$ 52,355</u>	<u>\$ 95,579</u>	<u>\$ 463,430</u>
Liabilities				
Accounts payable	\$ 1,783	\$ -	\$ -	\$ 250,799
Due to other funds	20,454	-	-	-
Advances from other funds	-	-	-	-
Advances from component unit	-	-	-	-
Salaries and benefits payable	-	-	-	-
Unearned revenue	-	-	-	-
Total liabilities	<u>22,237</u>	<u>-</u>	<u>-</u>	<u>250,799</u>
Deferred Inflows of Resources				
Unavailable revenue - taxes	-	743	1,858	3,883
Unavailable revenue - special assessments	-	-	-	-
Total deferred inflows of resources	<u>-</u>	<u>743</u>	<u>1,858</u>	<u>3,883</u>
Fund Balances				
Nonspendable	-	-	-	-
Restricted	-	51,612	93,721	208,748
Committed	-	-	-	-
Assigned	-	-	-	-
Unassigned	(22,237)	-	-	-
Total fund balances	<u>(22,237)</u>	<u>51,612</u>	<u>93,721</u>	<u>208,748</u>
Total liabilities, deferred inflows of resources, and fund balances	<u>\$ -</u>	<u>\$ 52,355</u>	<u>\$ 95,579</u>	<u>\$ 463,430</u>

(Concluded)

Debt Service				Permenant	Total Nonmajor Governmental Funds
2015B Wood and Grove (532)	2015C Refunding (533)	2017A Refunding (535)	2022A Bond (536)	Perpetual Care (301)	
\$ 60,770	\$ 252,004	\$ 124,801	\$ 52,303	\$ 123,542	\$ 3,790,314
-	-	-	-	-	250,000
2,849	4,468	2,029	-	-	15,830
-	259,945	105,212	329,734	-	821,351
-	-	-	-	-	15,406
1,060	4,420	907	-	-	11,102
<u>\$ 64,679</u>	<u>\$ 520,837</u>	<u>\$ 232,949</u>	<u>\$ 382,037</u>	<u>\$ 123,542</u>	<u>\$ 4,904,003</u>
\$ -	\$ -	\$ -	\$ -	\$ -	\$ 258,781
-	-	-	-	-	539,320
-	-	-	-	-	234,215
-	-	-	-	-	258
-	-	-	-	-	92
-	-	-	-	-	388,389
-	-	-	-	-	1,421,055
2,849	4,468	2,029	-	-	15,830
-	259,945	105,212	329,734	-	821,351
<u>2,849</u>	<u>264,413</u>	<u>107,241</u>	<u>329,734</u>	<u>-</u>	<u>837,181</u>
-	-	-	-	123,519	123,519
61,830	256,424	125,708	52,303	23	1,112,282
-	-	-	-	-	45,353
-	-	-	-	-	2,051,418
-	-	-	-	-	(686,805)
<u>61,830</u>	<u>256,424</u>	<u>125,708</u>	<u>52,303</u>	<u>123,542</u>	<u>2,645,767</u>
<u>\$ 64,679</u>	<u>\$ 520,837</u>	<u>\$ 232,949</u>	<u>\$ 382,037</u>	<u>\$ 123,542</u>	<u>\$ 4,904,003</u>

City of Mora
Combining Statement of Revenues, Expenditures, and Changes
in Fund Balances - Nonmajor Governmental Funds
Year Ended December 31, 2022

	Special Revenue			
	Fire (222)	Cemetery (225)	RED Loan Program (230)	MIC Loan (232)
Revenues				
Taxes	\$ -	\$ -	\$ -	\$ -
Tax increments	-	-	-	-
Special assessments	550	-	-	-
Intergovernmental	3,220	-	-	-
Charges for services	30,700	61,385	-	-
Miscellaneous				
Investment income	2,060	150	35	20
Contributions and donations	1,164	20	-	-
Other	106,058	780	-	-
Total revenues	<u>143,752</u>	<u>62,335</u>	<u>35</u>	<u>20</u>
Expenditures				
Current				
Public safety	148,132	-	-	-
Public works	-	-	-	-
Housing and economic development	-	-	-	-
Cemetery	-	36,269	-	-
Debt service				
Principal	-	-	-	-
Interest and other charges	-	-	-	-
Capital outlay				
Public safety	31,148	-	-	-
Public works	-	-	-	-
Cemetery	-	45,668	-	-
Total expenditures	<u>179,280</u>	<u>81,937</u>	<u>-</u>	<u>-</u>
Excess (deficiency) of revenues over (under) expenditures	<u>(35,528)</u>	<u>(19,602)</u>	<u>35</u>	<u>20</u>
Other Financing Sources (Uses)				
Transfers in	45,938	69	-	76,000
Transfers out	(5,000)	(6,000)	-	-
Total other financing sources (uses)	<u>40,938</u>	<u>(5,931)</u>	<u>-</u>	<u>76,000</u>
Net change in fund balances	5,410	(25,533)	35	76,020
Fund Balances				
Beginning of year	<u>39,943</u>	<u>12,588</u>	<u>100,869</u>	<u>4,761</u>
End of year	<u>\$ 45,353</u>	<u>\$ (12,945)</u>	<u>\$ 100,904</u>	<u>\$ 80,781</u>

(Continued)

Special Revenue				
TIF 2-2 Intrepid (237)	TIF 1-11 KSB (248)	Small Cities Development Program (270)	COVID-19 Emergency Assistance (231)	TIF 1-15 Mysel (252)
\$ -	\$ -	\$ -	\$ -	\$ -
79,030	53,039	-	-	23,077
-	-	-	-	-
-	-	-	-	-
-	-	-	-	-
-	-	-	-	-
-	-	-	-	-
-	-	2,906	4,900	-
79,030	53,039	2,906	4,900	23,077
-	-	-	-	-
-	-	-	-	-
75,079	17,116	12,122	230	20,769
-	-	-	-	-
-	-	-	-	-
-	-	-	-	-
-	-	-	-	-
-	-	-	-	-
75,079	17,116	12,122	230	20,769
3,951	35,923	(9,216)	4,670	2,308
-	-	-	-	-
-	(9,818)	-	(76,000)	-
-	(9,818)	-	(76,000)	-
3,951	26,105	(9,216)	(71,330)	2,308
9,706	(171,576)	64,004	80,858	(53)
\$ 13,657	\$ (145,471)	\$ 54,788	\$ 9,528	\$ 2,255

City of Mora
Combining Statement of Revenues, Expenditures, and Changes
in Fund Balances - Nonmajor Governmental Funds
Year Ended December 31, 2022

	Special Revenue		Capital Projects	
	Small Cities Development Program 2020- 2022 (271)	American Rescue Plan (290)	Future Fire Equipment (407)	Future Improvements (409)
Revenues				
Taxes	\$ -	\$ -	\$ -	\$ 164,810
Tax increments	-	-	-	-
Special assessments	-	-	-	-
Intergovernmental	107,629	-	-	-
Charges for services	-	-	-	-
Miscellaneous				
Investment income	-	-	279	298
Contributions and donations	-	-	96,638	-
Other	-	-	-	-
Total revenues	<u>107,629</u>	<u>-</u>	<u>96,917</u>	<u>165,108</u>
Expenditures				
Current				
Public safety	-	-	-	-
Public works	-	-	-	-
Housing and economic development	107,629	-	-	-
Cemetery	-	-	-	-
Debt service				
Principal	-	-	-	-
Interest and other charges	-	-	-	-
Capital outlay				
Public safety	-	-	-	-
Public works	-	-	-	-
Cemetery	-	-	-	-
Total expenditures	<u>107,629</u>	<u>-</u>	<u>-</u>	<u>-</u>
Excess (deficiency) of revenues over (under) expenditures	<u>-</u>	<u>-</u>	<u>96,917</u>	<u>165,108</u>
Other Financing Sources (Uses)				
Transfers in	-	-	43,362	212,575
Transfers out	-	-	-	-
Total other financing sources (uses)	<u>-</u>	<u>-</u>	<u>43,362</u>	<u>212,575</u>
Net change in fund balances	-	-	140,279	377,683
Fund Balances				
Beginning of year, as restated	<u>(258)</u>	<u>-</u>	<u>821,761</u>	<u>697,699</u>
End of year	<u>\$ (258)</u>	<u>\$ -</u>	<u>\$ 962,040</u>	<u>\$ 1,075,382</u>

(Continued)

Capital Projects				
Howe Avenue Reconstruction (439)	Downtown Feed Mill Redevelopment (440)	Airport Kastenbauer House (442)	Crosswind/Yank Property (444)	2012 7th and Grove Street Improvements (451)
\$ -	\$ -	\$ -	\$ -	\$ -
-	-	-	-	-
14,518	-	-	-	-
-	-	-	-	-
-	-	-	-	-
-	-	-	-	-
-	-	-	-	-
-	-	-	-	-
-	-	-	-	-
14,518	-	-	-	-
-	-	-	-	-
-	-	-	-	-
-	-	-	-	-
-	-	-	-	-
-	-	-	-	-
-	-	-	-	-
-	-	-	-	-
-	156	-	-	-
-	-	-	-	-
-	156	-	-	-
14,518	(156)	-	-	-
-	-	-	-	-
-	-	-	-	-
-	-	-	-	-
14,518	(156)	-	-	-
(10,781)	(30,504)	(97,389)	(19,912)	(313,936)
\$ 3,737	\$ (30,660)	\$ (97,389)	\$ (19,912)	\$ (313,936)

City of Mora
Combining Statement of Revenues, Expenditures, and Changes
in Fund Balances - Nonmajor Governmental Funds
Year Ended December 31, 2022

	Capital Projects			Debt Service
	9th and Wood Street Improvements (455)	Snake River Trail (457)	Hwy 65 & 9th St Intersection (458)	Fire Station 2003 (525)
Revenues				
Taxes	\$ -	\$ -	\$ -	\$ 1
Tax increments	-	-	-	-
Special assessments	-	-	-	-
Intergovernmental	-	-	-	-
Charges for services	-	-	-	-
Miscellaneous				
Investment income	8	-	-	-
Contributions and donations	-	-	-	-
Other	-	-	-	-
Total revenues	<u>8</u>	<u>-</u>	<u>-</u>	<u>1</u>
Expenditures				
Current				
Public safety	-	-	-	-
Public works	-	26,830	22,237	-
Housing and economic development	-	-	-	-
Cemetery	-	-	-	-
Debt service				
Principal	-	-	-	-
Interest and other charges	-	-	-	-
Capital outlay				
Public safety	-	-	-	-
Public works	-	17,167	-	-
Cemetery	-	-	-	-
Total expenditures	<u>-</u>	<u>43,997</u>	<u>22,237</u>	<u>-</u>
Excess (deficiency) of revenues over (under) expenditures	<u>8</u>	<u>(43,997)</u>	<u>(22,237)</u>	<u>1</u>
Other Financing Sources (Uses)				
Transfers in	-	-	-	-
Transfers out	-	-	-	-
Total other financing sources (uses)	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
Net change in fund balances	8	(43,997)	(22,237)	1
Fund Balances				
Beginning of year	<u>10,251</u>	<u>-</u>	<u>-</u>	<u>51,611</u>
End of year	<u>\$ 10,259</u>	<u>\$ (43,997)</u>	<u>\$ (22,237)</u>	<u>\$ 51,612</u>

(Continued)

Debt Service					
2008-2011 Street Reconstruction (530)	HRA Eastwood (531)	2015B Wood and Grove (532)	2015C Refunding (533)	2017A Refunding (535)	2022A Bond (536)
\$ 972	\$ 190,662	\$ 79,434	\$ 87,909	\$ 66,429	\$ -
-	-	-	-	-	-
-	-	-	40,490	15,810	23,698
-	-	-	-	-	-
-	-	-	-	-	-
-	240	-	-	-	-
-	-	-	-	-	-
-	-	-	-	-	-
972	190,902	79,434	128,399	82,239	23,698
-	-	-	-	-	-
-	-	-	-	-	-
-	-	-	-	-	-
-	-	-	-	-	-
80,000	-	45,000	101,877	45,177	-
1,279	-	27,888	17,374	31,082	-
-	-	-	-	-	-
-	-	-	-	-	-
-	-	-	-	-	-
81,279	-	72,888	119,251	76,259	-
(80,307)	190,902	6,546	9,148	5,980	23,698
-	-	-	-	-	28,605
-	-	-	-	-	-
-	-	-	-	-	28,605
(80,307)	190,902	6,546	9,148	5,980	52,303
174,028	17,846	55,284	247,276	119,728	-
\$ 93,721	\$ 208,748	\$ 61,830	\$ 256,424	\$ 125,708	\$ 52,303

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City of Mora
Combining Statement of Revenues, Expenditures, and Changes
in Fund Balances - Nonmajor Governmental Funds
Year Ended December 31, 2022

(Concluded)

	<u>Permanent Fund</u>	
	Perpetual Care (301)	Total Nonmajor Governmental Funds
Revenues		
Taxes	\$ -	\$ 590,217
Tax increments	-	155,146
Special assessments	-	95,066
Intergovernmental	-	110,849
Charges for services	-	92,085
Miscellaneous		
Investment income	92	3,182
Contributions and donations	-	97,822
Other	-	114,644
Total revenues	<u>92</u>	<u>1,259,011</u>
Expenditures		
Current		
Public safety	-	148,132
Public works	-	49,067
Housing and economic development	-	232,945
Cemetery		36,269
Debt service		
Principal	-	272,054
Interest and other charges	-	77,623
Capital outlay		
Public safety	-	31,148
Public works	-	17,323
Cemetery	-	45,668
Total expenditures	<u>-</u>	<u>910,229</u>
Excess (deficiency) of revenues over (under) expenditures	<u>92</u>	<u>348,782</u>
Other Financing Sources (Uses)		
Transfers in	-	406,549
Transfers out	(69)	(96,887)
Total other financing sources (uses)	<u>(69)</u>	<u>309,662</u>
Net change in fund balances	23	658,444
Fund Balances		
Beginning of year	<u>123,519</u>	<u>1,987,323</u>
End of year	<u>\$ 123,542</u>	<u>\$ 2,645,767</u>

City of Mora
Schedule of Revenues, Expenditures, and
Changes in Fund Balance -
Budget and Actual - Fire Special Revenue Fund
Year Ended December 31, 2022

	Budgeted Amounts <u>Original and Final</u>	Actual Amounts	Variance with Final Budget - Over (Under)
Revenues			
Special assessments	\$ -	\$ 550	\$ 550
Intergovernmental	6,000	3,220	(2,780)
Charges for services	40,000	30,700	(9,300)
Miscellaneous			
Investment income	370	2,060	1,690
Contributions and donations	-	1,164	1,164
Other	102,375	106,058	3,683
Total revenues	<u>148,745</u>	<u>143,752</u>	<u>(4,993)</u>
Expenditures			
Current			
Public safety	182,926	148,132	(34,794)
Capital outlay			
Public safety	7,500	31,148	23,648
Total expenditures	<u>190,426</u>	<u>179,280</u>	<u>(11,146)</u>
Excess of revenues over (under) expenditures	(41,681)	(35,528)	6,153
Other Financing Sources (Uses)			
Transfers in	61,338	45,938	(15,400)
Transfers out	(15,336)	(5,000)	10,336
Total other financing sources (Uses)	<u>46,002</u>	<u>40,938</u>	<u>(5,064)</u>
Net change in fund balance	<u>\$ 4,321</u>	5,410	<u>\$ 1,089</u>
Fund Balance			
Beginning of year		<u>39,943</u>	
End of year		<u>\$ 45,353</u>	

City of Mora
Schedule of Revenues, Expenditures, and
Changes in Fund Balance -
Budget and Actual - Cemetery Special Revenue Fund
Year Ended December 31, 2022

	Budgeted Amounts <u>Original and Final</u>	Actual Amounts <u></u>	Variance with Final Budget - Over (Under) <u></u>
Revenues			
Charges for services	\$ 47,200	\$ 61,385	\$ 14,185
Miscellaneous			
Investment income	17	150	133
Contributions and donations	-	20	20
Other	-	780	780
Total revenues	<u>47,217</u>	<u>62,335</u>	<u>15,118</u>
Expenditures			
Current			
Cemetery	33,391	36,269	2,878
Capital outlay			
Cemetery	52,000	45,668	(6,332)
Total expenditures	<u>85,391</u>	<u>81,937</u>	<u>(3,454)</u>
Excess of revenues over (under) expenditures	(38,174)	(19,602)	18,572
Other Financing Sources (Uses)			
Transfers In	7,900	69	(7,831)
Transfers out	(20,427)	(6,000)	14,427
Total Other Financing Sources (Uses)	<u>(12,527)</u>	<u>(5,931)</u>	<u>6,596</u>
Net change in fund balance	<u>\$ (50,701)</u>	(25,533)	<u>\$ 25,168</u>
Fund Balance			
Beginning of year		<u>12,588</u>	
End of year		<u>\$ (12,945)</u>	

City of Mora
Schedule of Revenues, Expenditures, and
Changes in Fund Balance -
Budget and Actual - RED Loan Program Special Revenue Fund
Year Ended December 31, 2022

	Budgeted Amounts <u>Original and Final</u>	Actual Amounts <u></u>	Variance with Final Budget - Over (Under) <u></u>
Revenues			
Miscellaneous			
Investment income	\$ 20	\$ 35	\$ 15
Net change in fund balance	<u>\$ 20</u>	35	<u>\$ 15</u>
Fund Balance			
Beginning of year		<u>100,869</u>	
End of year		<u>\$ 100,904</u>	

City of Mora
Schedule of Revenues, Expenditures, and
Changes in Fund Balance -
Budget and Actual - MIC Loan Special Revenue Fund
Year Ended December 31, 2022

	Budgeted Amounts <u>Original and Final</u>	Actual Amounts <u></u>	Variance with Final Budget - Over (Under) <u></u>
Revenues			
Miscellaneous			
Investment income	\$ 50	\$ 20	\$ (30)
Other Financing Sources			
Transfers in	-	76,000	76,000
Net change in fund balance	\$ 50	76,020	\$ 75,970
Fund Balance			
Beginning of year		4,761	
End of year		\$ 80,781	

City of Mora
Schedule of Revenues, Expenditures, and
Changes in Fund Balance -
Budget and Actual - Small Cities Development Program Special Revenue Fund
Year Ended December 31, 2022

	Budgeted Amounts <u>Original and Final</u>	Actual Amounts <u></u>	Variance with Final Budget - Over (Under) <u></u>
Revenues			
Other	\$ -	\$ 2,906	\$ 2,906
Expenditures			
Current			
Economic development	<u>184</u>	<u>12,122</u>	<u>11,938</u>
Excess of revenues			
Over (under) expenditures	<u>(184)</u>	<u>(9,216)</u>	<u>(9,032)</u>
Net change in fund balance	<u>\$ (184)</u>	<u>(9,216)</u>	<u>\$ (9,032)</u>
Fund Balance			
Beginning of year		<u>64,004</u>	
End of year		<u>\$ 54,788</u>	

City of Mora
Schedule of Revenues, Expenditures, and
Changes in Fund Balance -
Budget and Actual - Covid-19 Emergency Assistance Special Revenue Fund
Year Ended December 31, 2022

	Budgeted Amounts <u>Original and Final</u>	Actual Amounts <u></u>	Variance with Final Budget - Over (Under) <u></u>
Revenues			
Other	\$ -	\$ 4,900	\$ 4,900
Expenditures			
Current			
Economic development	<u>230</u>	<u>230</u>	<u>-</u>
Excess of revenues Over (under) expenditures	<u>(230)</u>	<u>4,670</u>	<u>4,900</u>
Other Financing Sources			
Transfers out	<u>-</u>	<u>(76,000)</u>	<u>(76,000)</u>
Net change in fund balance	<u><u>\$ (230)</u></u>	<u>(71,330)</u>	<u><u>\$ (71,100)</u></u>
Fund Balance			
Beginning of year		<u>80,858</u>	
End of year		<u><u>\$ 9,528</u></u>	

City of Mora
Schedule of Revenues, Expenditures, and
Changes in Fund Balance -
Budget and Actual - Small Cities Development Program 2020-2022 Special Revenue Fund
Year Ended December 31, 2022

	<u>Budgeted Amounts</u> Original and Final	<u>Actual Amounts</u>	<u>Variance with Final Budget - Over (Under)</u>
Revenues			
Intergovernmental	\$ -	\$ 107,629	\$ 107,629
Expenditures			
Current			
Economic development	\$ 3,000	\$ 107,629	\$ 104,629
Excess of revenues			
Over (under) expenditures	(3,000)	-	3,000
Net change in fund balance	<u>\$ (3,000)</u>	-	<u>\$ 3,000</u>
Fund Balance			
Beginning of year		(258)	
End of year		<u>\$ (258)</u>	

City of Mora
Schedule of Revenues, Expenditures, and Changes in
Fund Balance - Budget and Actual -
Future Fire Equipment Capital Project Fund
Year Ended December 31, 2022

	Budgeted Amounts <u>Original and Final</u>	Actual Amounts <u></u>	Variance with Final Budget - Over (Under) <u></u>
Revenues			
Miscellaneous			
Investment income	\$ 230	\$ 279	\$ 49
Contributions and donations	96,638	96,638	-
Total revenues	<u>96,868</u>	<u>96,917</u>	<u>49</u>
Other Financing Sources (Uses)			
Transfers in	43,362	43,362	-
Transfers out	<u>(15,400)</u>	<u>-</u>	<u>15,400</u>
Total other financing sources (uses)	<u>27,962</u>	<u>43,362</u>	<u>15,400</u>
 Net change in fund balance	 <u><u>\$ 124,830</u></u>	 <u>140,279</u>	 <u><u>\$ 15,449</u></u>
Fund Balance			
Beginning of year		<u>821,761</u>	
End of year		<u><u>\$ 962,040</u></u>	

City of Mora
Schedule of Revenues, Expenditures, and Changes in
Fund Balance - Budget and Actual -
Future Improvements Capital Project Fund
Year Ended December 31, 2022

	Budgeted Amounts		Actual Amounts	Variance with Final Budget - Over (Under)
	Original	Final		
Revenues				
Taxes	\$ 167,400	\$ 167,400	\$ 164,810	\$ (2,590)
Miscellaneous				
Investment income	200	200	298	98
Total revenues	<u>167,600</u>	<u>167,600</u>	<u>165,108</u>	<u>(2,492)</u>
Other Financing Sources (Uses)				
Transfers in	92,375	120,200	212,575	92,375
Transfers out	<u>(172,813)</u>	<u>(21,800)</u>	<u>-</u>	<u>21,800</u>
Total other financing sources (uses)	<u>(80,438)</u>	<u>98,400</u>	<u>212,575</u>	<u>114,175</u>
Net change in fund balance	<u>\$ 87,162</u>	<u>\$ 266,000</u>	<u>377,683</u>	<u>\$ 111,683</u>
Fund Balance				
Beginning of year			<u>697,699</u>	
End of year			<u>\$ 1,075,382</u>	

City of Mora
Schedule of Revenues, Expenditures, and
Changes in Fund Balance -
Budget and Actual - 2008-2011 Street Reconstruction Debt Service Fund
Year Ended December 31, 2022

	Budgeted Amounts		Variance with Final Budget - Over (Under)
	Original and Final	Actual Amounts	
Revenues			
Taxes	\$ -	\$ 972	\$ 972
Expenditures			
Debt service			
Principal	80,000	80,000	-
Interest and other charges	1,830	1,279	(551)
Total expenditures	<u>81,830</u>	<u>81,279</u>	<u>(551)</u>
Net change in fund balance	<u>\$ (81,830)</u>	(80,307)	<u>\$ 1,523</u>
Fund Balance			
Beginning of year		<u>174,028</u>	
End of year		<u>\$ 93,721</u>	

City of Mora
Schedule of Revenues, Expenditures, and
Changes in Fund Balance -
Budget and Actual - HRA Eastwood Debt Service Fund
Year Ended December 31, 2022

	<u>Budgeted Amounts</u>		<u>Actual</u>	<u>Variance with</u>
	<u>Original</u>	<u>Final</u>	<u>Amounts</u>	<u>Final Budget -</u>
				<u>Over (Under)</u>
Revenues				
Taxes	<u>\$ 195,743</u>	<u>\$ 195,743</u>	<u>\$ 190,662</u>	<u>\$ (5,081)</u>
Expenditures				
Debt service				
Principal	125,000	-	-	-
Interest and other charges	<u>72,145</u>	<u>-</u>	<u>-</u>	<u>-</u>
Total expenditures	<u>197,145</u>	<u>-</u>	<u>-</u>	<u>-</u>
Net change in fund balance	<u>\$ (1,402)</u>	<u>\$ 195,743</u>	190,902	<u>\$ (4,841)</u>
Fund Balance				
Beginning of year			<u>17,846</u>	
End of year			<u>\$ 208,748</u>	

City of Mora
Schedule of Revenues, Expenditures, and
Changes in Fund Balance -
Budget and Actual - Series 2015B Wood and Grove Debt Service Fund
Year Ended December 31, 2022

	Budgeted Amounts		Variance with Final Budget - Over (Under)
	Original and Final	Actual Amounts	
Revenues			
Taxes	\$ 80,667	\$ 79,434	\$ (1,233)
Expenditures			
Debt service			
Principal	45,000	45,000	-
Interest and other charges	27,940	27,888	(52)
Total expenditures	<u>72,940</u>	<u>72,888</u>	<u>(52)</u>
Net change in fund balance	<u>\$ 7,727</u>	6,546	<u>\$ (1,181)</u>
Fund Balance			
Beginning of year		<u>55,284</u>	
End of year		<u>\$ 61,830</u>	

City of Mora
Schedule of Revenues, Expenditures, and
Changes in Fund Balance -
Budget and Actual - Series 2015C Refunding Debt Service Fund
Year Ended December 31, 2022

	Budgeted Amounts		Variance with Final Budget - Over (Under)
	Original and Final	Actual Amounts	
Revenues			
Taxes	\$ 89,180	\$ 87,909	\$ (1,271)
Special assessments	36,380	40,490	4,110
Total revenues	<u>125,560</u>	<u>128,399</u>	<u>2,839</u>
Expenditures			
Debt service			
Principal	101,890	101,877	(13)
Interest and other charges	17,425	17,374	(51)
Total expenditures	<u>119,315</u>	<u>119,251</u>	<u>(64)</u>
Net change in fund balance	<u>\$ 6,245</u>	9,148	<u>\$ 2,903</u>
Fund Balance			
Beginning of year		<u>247,276</u>	
End of year		<u>\$ 256,424</u>	

City of Mora
Schedule of Revenues, Expenditures, and
Changes in Fund Balance -
Budget and Actual - Series 2017A Refunding Debt Service Fund
Year Ended December 31, 2022

	Budgeted Amounts		Variance with Final Budget - Over (Under)
	Original and Final	Actual Amounts	
Revenues			
Taxes	\$ 67,529	\$ 66,429	\$ (1,100)
Special assessments	10,360	15,810	5,450
Total revenues	<u>77,889</u>	<u>82,239</u>	<u>4,350</u>
Expenditures			
Debt service			
Principal	45,180	45,177	(3)
Interest and other charges	31,885	31,082	(803)
Total expenditures	<u>77,065</u>	<u>76,259</u>	<u>(806)</u>
Net change in fund balance	<u>\$ 824</u>	5,980	<u>\$ 5,156</u>
Fund Balance			
Beginning of year		<u>119,728</u>	
End of year		<u>\$ 125,708</u>	

City of Mora
Schedule of Revenues, Expenditures, and
Changes in Fund Balance -
Budget and Actual - Perpetual Care Permanent Fund
Year Ended December 31, 2022

	Budgeted Amounts <u>Original and Final</u>	Actual Amounts <u></u>	Variance with Final Budget - Over (Under) <u></u>
Revenues			
Investment income	\$ 60	\$ 92	\$ 32
Excess of revenues			
Over (under) expenditures	<u>60</u>	<u>92</u>	<u>32</u>
Other Financing Sources			
Transfers out	<u>-</u>	<u>(69)</u>	<u>(69)</u>
Net change in fund balance	<u>\$ 60</u>	<u>23</u>	<u>\$ (37)</u>
Fund Balance			
Beginning of year		<u>123,519</u>	
End of year		<u>\$ 123,542</u>	

STATISTICAL SECTION

City of Mora Statistical Section

This part of the City of Mora's comprehensive annual financial report presents detailed information to assist the reader in understanding the preceding financial statements and reports in the context of the City's overall financial health. The statistical section is designed to complement the comprehensive annual financial report by providing an historical analysis of financial indicators.

CONTENTS

Financial Trend Data

These schedules contain trend information to illustrate how the City of Mora's financial performance has changed over time. They include an analysis of revenues and expenses and changes in net position for governmental activities and business-type activities.

Table 1	Net Position by Component
Table 2	Changes in Net Position
Table 3	Fund Balances of Governmental Funds
Table 4	Changes in Fund Balances of Governmental Funds

Revenue Capacity Data

These schedules contain historical information about the City of Mora's most significant local revenue source, property taxes. Information contained within these schedules includes an illustration of how the City's tax capacity and tax rates have changed over time. Also included is a more comprehensive look at how tax rates of overlapping governments have changed over time.

Table 5	Taxable Assessed Value of Taxable Property
Table 6	Direct and Overlapping Property Tax Rates
Table 7	Principal Property Taxpayers
Table 8	Property Tax Levies and Collections

Debt Capacity Data

These schedules present information designed to help the reader assess the affordability of the City of Mora's current level of outstanding debt and the City's ability to issue additional debt in the future.

Table 9	Ratios of Outstanding Debt by Type
Table 10	Ratios of General Bonded Debt Outstanding
Table 11	Direct and Overlapping Governmental Activities Debt
Table 12	Legal Debt Margin Information
Table 13	Pledged Revenue Coverage

**City of Mora
Statistical Section**

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Demographic and Economic Information

These schedules provide demographic and economic indicators to illustrate the overall environment in which the City of Mora's financial activities take place.

Table 14 Demographic and Economic Statistics

Table 15 Principal Employers

Operating Indicators

These schedules contain information about City services and capital assets to assist the reader in understanding how the information contained within the City of Mora's comprehensive annual financial report relates to the services the City provides and the activities it performs.

Table 16 Full-Time City Government Employees by Function

Table 17 Operating Indicators by Function

Table 18 Capital Asset Statistics by Function

City of Mora
Net Position by Component
Last Ten Fiscal Years
Unaudited

	2013	2014	2015	2016
Governmental Activities				
Net investment in capital assets	\$ 9,531,383	\$ 9,888,253	\$ 10,344,435	\$ 10,710,096
Restricted	605,922	927,431	1,038,255	589,285
Unrestricted	<u>(495,696)</u>	<u>(227,352)</u>	<u>(883,484)</u>	<u>(841,935)</u>
Total governmental activities net position	<u>\$ 9,641,609</u>	<u>\$ 10,588,332</u>	<u>\$ 10,499,206</u>	<u>\$ 10,457,446</u>
Business-Type Activities				
Net investment in capital assets	\$ 8,335,737	\$ 8,458,679	\$ 11,359,753	\$ 12,050,343
Restricted	660,481	661,206	661,968	36,812
Unrestricted	<u>7,692,579</u>	<u>7,593,374</u>	<u>7,336,418</u>	<u>9,142,290</u>
Total business-type activities net position	<u>\$ 16,688,797</u>	<u>\$ 16,713,259</u>	<u>\$ 19,358,139</u>	<u>\$ 21,229,445</u>
Primary Government				
Net investment in capital assets	\$ 17,867,120	\$ 18,346,932	\$ 21,704,188	\$ 22,760,439
Restricted	1,266,403	1,588,637	1,700,223	626,097
Unrestricted	<u>7,196,883</u>	<u>7,366,022</u>	<u>6,452,934</u>	<u>8,300,355</u>
Total primary government net position	<u>\$ 26,330,406</u>	<u>\$ 27,301,591</u>	<u>\$ 29,857,345</u>	<u>\$ 31,686,891</u>

Note: In 2012, the City implemented GASB Statement No. 63, which retitled Net Assets as Net Position.

Table 1

2017	2018	2019	2020	2021	2022
\$ 11,556,594	\$ 11,611,079	\$ 11,730,600	\$ 11,678,848	\$ 11,848,070	\$ 11,208,333
764,168	841,797	1,456,706	1,472,905	1,439,741	1,892,818
(650,772)	(243,619)	1,991,400	2,552,123	3,209,622	3,765,882
<u>\$ 11,669,990</u>	<u>\$ 12,209,257</u>	<u>\$ 15,178,706</u>	<u>\$ 15,703,876</u>	<u>\$ 16,497,433</u>	<u>\$ 16,867,033</u>
\$ 11,515,650	\$ 11,589,424	\$ 10,855,383	\$ 10,527,549	\$ 10,265,440	\$ 10,401,837
1,356,930	1,357,082	-	-	-	-
8,953,874	8,827,765	11,601,659	13,016,566	14,808,443	15,424,570
<u>\$ 21,826,454</u>	<u>\$ 21,774,271</u>	<u>\$ 22,457,042</u>	<u>\$ 23,544,115</u>	<u>\$ 25,073,883</u>	<u>\$ 25,826,407</u>
\$ 23,072,244	\$ 23,200,503	\$ 22,585,983	\$ 22,206,397	\$ 22,113,510	\$ 21,610,170
2,121,098	2,198,879	1,456,706	1,472,905	1,439,741	1,892,818
8,303,102	8,584,146	13,593,059	15,568,689	18,018,065	19,190,452
<u>\$ 33,496,444</u>	<u>\$ 33,983,528</u>	<u>\$ 37,635,748</u>	<u>\$ 39,247,991</u>	<u>\$ 41,571,316</u>	<u>\$ 42,693,440</u>

City of Mora
Changes in Net Position
Last Ten Fiscal Years
Unaudited

	2013	2014	2015	2016
Expenses				
Governmental activities				
General government	\$ 572,569	\$ 666,550	\$ 636,825	\$ 524,732
Public safety	1,053,981	963,669	992,749	990,412
Public works	853,953	897,477	832,453	899,069
Culture and recreation	261,623	321,358	322,420	410,756
Economic development	131,300	125,539	117,556	676,903
Cemetery	50,104	72,779	73,064	70,931
Capital projects	173,267	136,302	375,513	83,907
Interest and fiscal charges	89,537	80,859	84,388	83,034
Total governmental activities expenses	<u>3,186,334</u>	<u>3,264,533</u>	<u>3,434,968</u>	<u>3,739,744</u>
Business-type activities				
Liquor	2,542,384	2,603,292	2,751,495	2,845,219
Electric	5,177,296	5,110,192	5,139,160	5,233,142
Water	582,613	659,693	591,704	594,067
Wastewater	732,007	730,607	860,989	732,519
Storm water	-	-	-	-
Total business-type activities expenses	<u>9,034,300</u>	<u>9,103,784</u>	<u>9,343,348</u>	<u>9,404,947</u>
Total primary government expenses	<u>\$ 12,220,634</u>	<u>\$ 12,368,317</u>	<u>\$ 12,778,316</u>	<u>\$ 13,144,691</u>
Program Revenues				
Governmental activities				
Charges for services				
General government	\$ 434,079	\$ 456,628	\$ 492,582	\$ 353,641
Public safety	45,266	178,886	239,819	239,448
Public works	62,077	48,019	47,941	112,263
Culture and recreation	112,515	155,458	167,364	157,762
Economic development	-	-	-	-
Cemetery	39,500	44,175	45,335	62,600
Capital projects	-	-	10,400	8,400
Operating grants and contributions	1,051,443	1,057,562	1,125,972	1,285,474
Capital grants and contributions	-	-	161,878	150,209
Total government activities program revenues	<u>1,744,880</u>	<u>1,940,728</u>	<u>2,291,291</u>	<u>2,369,797</u>
Business-type activities				
Charges for services				
Liquor	2,805,744	2,883,872	3,072,768	3,197,563
Electric	5,416,970	5,381,694	5,469,025	5,618,004
Water	581,412	625,425	669,507	680,043
Wastewater	912,171	829,454	3,337,175	1,993,661
Storm water	-	-	-	-
Operating grants and contributions	-	-	-	-
Capital grants and contributions	-	-	-	-
Total business-type activities program revenues	<u>9,716,297</u>	<u>9,720,445</u>	<u>12,548,475</u>	<u>11,489,271</u>
Total primary government program revenues	<u>\$ 11,461,177</u>	<u>\$ 11,661,173</u>	<u>\$ 14,839,766</u>	<u>\$ 13,859,068</u>

Source: City of Mora, audited financial statements.

Table 2 (Continued)

2017	2018	2019	2020	2021	2022
\$ 549,250	\$ 573,960	\$ 474,247	\$ 627,901	\$ 612,606	\$ 694,258
679,097	868,520	1,006,076	1,151,488	989,589	989,552
647,172	1,218,149	1,295,146	1,188,951	1,244,194	1,537,838
364,861	325,858	407,854	280,603	522,541	528,094
500,669	267,417	96,951	162,786	144,736	234,292
39,845	47,538	27,885	54,796	36,494	47,446
811,872	449,426	-	-	-	-
115,890	112,847	98,063	89,676	91,992	164,191
<u>3,708,656</u>	<u>3,863,715</u>	<u>3,406,222</u>	<u>3,556,201</u>	<u>3,642,152</u>	<u>4,195,671</u>
2,848,151	3,098,021	3,052,355	3,845,195	3,887,365	3,938,074
5,380,104	5,730,054	5,144,174	4,954,573	5,724,227	5,572,267
610,671	749,392	726,154	712,296	736,400	843,668
979,108	1,139,110	1,145,180	1,056,454	946,873	1,169,885
-	-	82,242	52,031	42,257	60,395
<u>9,818,034</u>	<u>10,716,577</u>	<u>10,150,105</u>	<u>10,620,549</u>	<u>11,337,122</u>	<u>11,584,289</u>
<u>\$ 13,526,690</u>	<u>\$ 14,580,292</u>	<u>\$ 13,556,327</u>	<u>\$ 14,176,750</u>	<u>\$ 14,979,274</u>	<u>\$ 15,779,960</u>
\$ 328,958	\$ 329,748	\$ 38,153	\$ 29,695	\$ 41,793	\$ 37,590
326,855	246,978	244,073	189,778	182,335	198,341
120,301	145,707	75,568	61,936	113,574	134,409
147,141	154,861	145,745	1,277	192,137	196,770
-	-	1,144	1,144	-	-
48,510	56,655	71,315	54,750	79,280	62,165
910	-	-	-	-	-
1,557,087	1,276,675	208,793	538,192	252,604	235,683
805,216	34,024	1,262,210	519,032	737,731	666,685
<u>3,334,978</u>	<u>2,244,648</u>	<u>2,047,001</u>	<u>1,395,804</u>	<u>1,599,454</u>	<u>1,531,643</u>
3,193,135	3,283,903	3,407,656	4,446,608	4,450,583	4,423,051
5,480,407	5,719,120	5,850,513	5,333,279	6,418,928	6,401,551
734,543	768,010	742,756	782,430	871,072	834,251
1,144,778	1,101,131	1,028,004	1,032,854	1,125,700	1,092,326
-	-	99,496	101,910	118,238	121,674
-	-	-	-	54	993
-	-	324,452	53,461	158,989	40,500
<u>10,552,863</u>	<u>10,872,164</u>	<u>11,452,877</u>	<u>11,750,542</u>	<u>13,143,564</u>	<u>12,914,346</u>
<u>\$ 13,887,841</u>	<u>\$ 13,116,812</u>	<u>\$ 13,499,878</u>	<u>\$ 13,146,346</u>	<u>\$ 14,743,018</u>	<u>\$ 14,445,989</u>

City of Mora
Changes in Net Position
Last Ten Fiscal Years
Unaudited

	2013	2014	2015	2016
Program Revenues				
Net (expense)/revenue				
Governmental activities	\$ (1,441,454)	\$ (1,323,805)	\$ (1,143,677)	\$ (1,369,947)
Business-type activities	681,997	616,661	3,205,127	2,084,324
	<u>681,997</u>	<u>616,661</u>	<u>3,205,127</u>	<u>2,084,324</u>
Total primary government net expense	<u>\$ (759,457)</u>	<u>\$ (707,144)</u>	<u>\$ 2,061,450</u>	<u>\$ 714,377</u>
General Revenues and Other				
Changes in Net Position				
Governmental activities				
General revenues				
Property taxes	\$ 605,942	\$ 625,105	\$ 623,338	\$ 653,211
Special assessments	780	-	198,346	121,236
Tax increment	121,599	131,854	123,271	118,742
Unrestricted state aid	-	-	-	-
Unrestricted investment earnings	82,746	53,802	36,900	53,105
Other general revenue	266,107	738,566	421,101	20,259
Gain on sale of assets	-	1,200	-	68,002
Transfers	270,000	720,001	694,440	293,633
Total governmental activities	<u>1,347,174</u>	<u>2,270,528</u>	<u>2,097,396</u>	<u>1,328,188</u>
Business-type activities				
General revenues				
Unrestricted investment earnings	\$ 109,317	\$ 137,802	\$ 134,193	\$ 150,528
Gain on sale of assets	-	-	-	-
Transfers	(270,000)	(730,001)	(694,440)	(363,546)
Total business-type activities	<u>(160,683)</u>	<u>(592,199)</u>	<u>(560,247)</u>	<u>(213,018)</u>
Total primary government	<u>\$ 1,186,491</u>	<u>\$ 1,678,329</u>	<u>\$ 1,537,149</u>	<u>\$ 1,115,170</u>
Change in net position				
Governmental activities	\$ (94,280)	\$ 946,723	\$ 953,719	\$ (41,759)
Business-type activities	521,314	24,462	2,644,880	1,871,306
Total primary government	<u>\$ 427,034</u>	<u>\$ 971,185</u>	<u>\$ 3,598,599</u>	<u>\$ 1,829,547</u>

Note: In 2012, the City implemented GASB Statement No. 63, which retitled Net Assets as Net Position.

Table 2 (Concluded)

2017	2018	2019	2020	2021	2022
\$ (373,678)	\$ (1,619,067)	\$ (1,359,221)	\$ (2,160,397)	\$ (2,042,698)	\$ (2,664,028)
734,829	155,587	1,302,772	1,129,993	1,806,442	1,330,057
<u>\$ 361,151</u>	<u>\$ (1,463,480)</u>	<u>\$ (56,449)</u>	<u>\$ (1,030,404)</u>	<u>\$ (236,256)</u>	<u>\$ (1,333,971)</u>
\$ 697,963	\$ 815,950	\$ 830,963	\$ 892,255	\$ 1,006,348	\$ 1,209,477
376,534	144,541	-	-	-	-
112,999	114,454	107,743	134,395	170,463	179,689
-	-	930,998	994,224	1,011,751	1,029,285
30,113	31,411	79,453	63,594	27,570	(33,381)
65,963	737,668	308,721	304,777	330,899	336,976
71,964	9,500	6,212	10,000	9,835	17,000
230,686	304,810	352,755	286,322	339,177	294,582
<u>1,586,222</u>	<u>2,158,334</u>	<u>2,616,845</u>	<u>2,685,567</u>	<u>2,896,043</u>	<u>3,033,628</u>
\$ 137,745	\$ 146,893	\$ 299,301	\$ 242,902	\$ 35,853	\$ (282,951)
-	-	911	500	26,650	-
(275,565)	(354,663)	(352,755)	(286,322)	(339,177)	(294,582)
<u>(137,820)</u>	<u>(207,770)</u>	<u>(52,543)</u>	<u>(42,920)</u>	<u>(276,674)</u>	<u>(577,533)</u>
<u>\$ 1,448,402</u>	<u>\$ 1,950,564</u>	<u>\$ 2,564,302</u>	<u>\$ 2,642,647</u>	<u>\$ 2,619,369</u>	<u>\$ 2,456,095</u>
\$ 1,212,544	\$ 539,267	\$ 1,257,624	\$ 525,170	\$ 853,345	\$ 369,600
597,009	(52,183)	1,250,229	1,087,073	1,529,768	752,524
<u>\$ 1,809,553</u>	<u>\$ 487,084</u>	<u>\$ 2,507,853</u>	<u>\$ 1,612,243</u>	<u>\$ 2,383,113</u>	<u>\$ 1,122,124</u>

City of Mora
Fund Balances of Governmental Funds
Last Ten Fiscal Years
Unaudited

	Fiscal Year			
	2013	2014	2015	2016
General Fund				
Nonspendable	\$ 31,684	\$ 37,227	\$ 361,186	\$ -
Unassigned	1,144,303	1,115,324	1,290,128	1,158,986
Total general fund	<u>\$ 1,175,987</u>	<u>\$ 1,152,551</u>	<u>\$ 1,651,314</u>	<u>\$ 1,158,986</u>
All Other Governmental Funds				
Nonspendable	\$ 10,366	\$ 10,226	\$ 9,827	\$ -
Restricted	380,947	671,315	330,233	390,319
Committed	-	-	-	-
Assigned	304,790	46,890	123,519	123,636
Unassigned, reported in				
Special revenue funds	(1,715,355)	(1,184,176)	(446,334)	(721,800)
Capital projects funds	-	-	-	-
Total all other governmental funds	<u>\$ (1,019,252)</u>	<u>\$ (455,745)</u>	<u>\$ 17,245</u>	<u>\$ (207,845)</u>

Note: The City implemented GASB Statement No. 54 in 2011, resulting in a change in fund balance classifications.

Table 3

Fiscal Year					
2017	2018	2019	2020	2021	2022
\$ -	\$ -	\$ -	\$ 29,279	\$ 25,219	\$ 26,576
1,115,118	1,126,538	1,525,168	1,866,866	2,112,383	2,143,607
<u>\$ 1,115,118</u>	<u>\$ 1,126,538</u>	<u>\$ 1,525,168</u>	<u>\$ 1,896,145</u>	<u>\$ 2,137,602</u>	<u>\$ 2,170,183</u>
\$ -	\$ -	\$ -	\$ 123,519	\$ 123,519	\$ 123,519
640,136	717,266	1,027,509	933,740	938,559	1,112,282
-	-	-	14,296	39,943	45,353
124,032	124,531	1,216,610	1,248,182	1,529,711	2,266,365
(744,068)	(176,064)	(214,889)	(189,550)	(171,887)	(158,674)
<u>-</u>	<u>(558,096)</u>	<u>(1,312,720)</u>	<u>(1,107,755)</u>	<u>(1,072,490)</u>	<u>(1,070,144)</u>
<u>\$ 20,100</u>	<u>\$ 107,637</u>	<u>\$ 716,510</u>	<u>\$ 1,022,432</u>	<u>\$ 1,387,355</u>	<u>\$ 2,318,701</u>

City of Mora
Changes in Fund Balances of Governmental Funds
Last Ten Fiscal Years
Unaudited

	Fiscal Year			
	2013	2014	2015	2016
Revenues				
Property taxes	\$ 605,942	\$ 625,105	\$ 623,338	\$ 663,581
Tax increments	121,599	131,854	123,271	108,372
Licenses and permits	40,788	31,748	70,300	100,290
Special assessments	(12,939)	45,594	198,346	103,157
Intergovernmental	1,051,443	1,056,661	1,283,162	1,651,715
Charges for services	693,437	664,426	753,030	688,885
Fines and forfeits	23,208	18,488	21,227	18,452
Interest income	38,246	53,802	36,900	69,535
Contributions and donations	-	-	-	-
Miscellaneous revenue	215,830	162,255	584,673	284,210
Total revenues	<u>2,777,554</u>	<u>2,789,933</u>	<u>3,694,247</u>	<u>3,688,197</u>
Expenditures				
General government	439,181	484,267	489,714	499,528
Public safety	942,906	859,463	879,060	890,992
Public works	450,577	519,045	419,584	494,872
Culture and recreation	244,085	315,873	316,436	344,588
Housing and economic development	119,608	114,571	105,590	676,903
Cemetery	44,258	56,325	55,113	65,416
Capital outlay	173,267	136,302	2,238,898	667,486
Miscellaneous	159,185	192,447	261,536	448,210
Debt service				
Principal	195,500	259,475	1,944,504	192,500
Interest	95,843	32,095	34,583	93,753
Total expenditures	<u>2,864,410</u>	<u>2,969,863</u>	<u>6,745,018</u>	<u>4,374,248</u>
Excess (deficiency) of revenues over (under) expenditures	(86,856)	(179,930)	(3,050,771)	(686,051)
Other Financing Sources (Uses)				
Proceeds from sale of capital assets	-	-	-	-
Transfers in	489,275	1,372,153	1,593,712	1,022,822
Transfers out	(219,275)	(652,152)	(899,272)	(729,189)
Insurance recoveries	-	-	-	-
Miscellaenous	-	-	-	-
Bond issuance and bond premium/discount	44,500	-	3,003,084	-
Total other financing sources (uses)	<u>314,500</u>	<u>720,001</u>	<u>3,697,524</u>	<u>293,633</u>
Net change in fund balances	<u>\$ 227,644</u>	<u>\$ 540,071</u>	<u>\$ 646,753</u>	<u>\$ (392,418)</u>
Debt service as a percentage of noncapital expenditures	10.8%	10.3%	43.9%	7.7%

Source: City of Mora, audited financial statements.

Table 4

Fiscal Year					
2017	2018	2019	2020	2021	2022
\$ 710,951	\$ 828,075	\$ 811,165	\$ 890,337	\$ 1,067,388	\$ 1,199,661
101,010	102,328	107,743	134,395	170,463	179,689
160,333	143,624	110,729	60,021	59,140	79,706
376,520	75,527	124,675	115,581	117,194	135,803
2,287,145	1,226,965	1,808,464	1,771,595	1,612,041	1,395,041
665,774	713,216	655,525	464,606	781,509	769,372
16,535	15,121	15,798	12,285	10,280	10,165
23,711	18,748	79,453	63,594	27,570	(33,381)
-	9,500	105,752	141,264	206,347	114,147
310,194	252,684	123,712	153,424	143,864	123,382
4,652,173	3,385,788	3,943,016	3,807,102	4,195,796	3,973,585
580,989	530,517	483,499	578,190	609,141	646,977
965,431	939,538	962,396	965,140	937,734	956,087
1,039,319	1,058,502	824,458	681,864	718,917	954,951
300,443	319,069	357,429	218,929	442,333	441,216
500,669	154,570	99,444	162,319	146,988	232,945
33,833	27,172	27,685	48,794	31,814	36,269
2,259,304	224,871	349,625	457,715	639,358	1,023,597
66,556	5,798	-	-	-	-
231,000	211,000	229,990	259,525	264,047	272,054
84,579	120,604	103,925	95,999	98,457	146,966
6,062,123	3,591,641	3,438,451	3,468,475	3,888,789	4,711,062
(1,409,950)	(205,853)	504,565	338,627	307,007	(737,477)
-	-	6,212	10,000	12,808	17,000
1,124,511	743,432	853,157	778,378	723,437	721,949
(893,825)	(438,622)	(500,402)	(492,056)	(384,260)	(427,367)
-	-	77,604	41,950	7,176	5,111
38,341	79,439	-	-	-	-
1,325,000	-	-	-	-	1,384,711
1,594,027	384,249	436,571	338,272	359,161	1,701,404
\$ 184,077	\$ 178,396	\$ 941,136	\$ 676,899	\$ 666,168	\$ 963,927
8.3%	9.8%	10.8%	11.8%	11.2%	11.4%

City of Mora, MN
Taxable Assessed Value of Taxable Property
Last Ten Fiscal Years

Table 5

<u>Fiscal Year</u>	<u>Residential Property</u>	<u>Commercial Property</u>	<u>Industrial Property</u>	<u>Other Taxable Property</u>	<u>Total Estimated Market Value</u>	<u>Total Tax Capacity of Taxable Property</u>	<u>Total Direct Tax Rate as a Per Cent of Tax Capacity</u>
2013	\$ 110,442,700	\$ 31,430,600	\$ 8,247,400	\$ 4,777,000	\$ 154,897,700	\$ 1,551,770	38.459
2014	105,824,200	31,227,500	8,648,600	4,288,341	149,988,641	1,572,709	39.054
2015	119,502,400	30,956,300	8,506,000	3,187,129	162,151,829	1,704,137	40.268
2016	119,776,300	29,256,300	7,564,000	3,082,045	159,678,645	1,666,106	40.049
2017	130,143,700	33,107,700	7,690,000	2,168,100	173,109,500	1,843,056	42.344
2018	148,086,300	36,936,600	7,860,300	1,581,600	194,464,800	2,104,139	42.727
2019	160,337,000	40,951,800	9,234,700	1,512,800	212,036,300	2,337,141	39.351
2020	166,160,000	51,219,500	10,892,400	1,451,100	229,723,000	2,664,948	39.304
2021	176,778,800	46,158,800	11,361,100	1,532,500	235,831,200	2,666,662	42.012
2022	213,899,300	46,186,700	11,566,700	1,906,400	273,559,100	3,086,950	46.787

Figures from:

Kanabec County Assessor - MNDOR PRISM 3: County Mini Summary Report

Kanabec County Assessor - MNDOR PRISM 3: County AA Summary Report

Kanabec County Auditor Treasurer - FINAL Kanabec County Pay Rates

City of Mora, MN
Direct and Overlapping Property Tax Rates
as a Percentage of Net Tax Capacity
Last Ten Fiscal Years

Table 6

Fiscal Year	Direct City Rates			Overlapping Rates			Total Direct and Overlapping Rates	
	General Fund	Debt Service	Total City Tax Rate	School	County	Region (ECRDC)	Region (KCEDA)	Total Tax Rate
2013	20.560	17.899	38.459	19.410	103.078	0.226		161.173
2014	23.861	15.193	39.054	19.697	111.355	0.257		170.363
2015	22.216	18.052	40.268	7.216	104.869	0.235		152.588
2016	20.619	19.430	40.049	26.106	100.155	0.229		166.539
2017	20.927	21.417	42.344	27.979	100.815	0.234	1.661	173.033
2018	24.781	17.946	42.727	28.106	96.536	0.218	1.496	169.083
2019	25.164	14.187	39.351	27.060	93.131	0.212	1.386	161.140
2020	25.981	13.323	39.304	25.464	92.419	0.201	1.361	158.749
2021	29.711	12.301	42.012	50.843	89.715	0.192	1.310	184.072
2022	29.823	16.964	46.787	49.562	86.771	0.179	1.241	183.299

Figures from Kanabec County Auditor: FINAL Kanabec County Pay ***** Rates

**City of Mora, MN
Principal Property Tax Payers
Current Year and Nine Years Ago**

Table 7

Taxpayer	2022			2013		
	Net Taxable Tax Capacity	Rank	Percentage of Total Net City Tax Capacity	Net Taxable Tax Capacity	Rank	Percentage of Total Net City Tax Capacity
Engineered Polymers Corp.	\$ 107,100	1	3.47%	\$ 68,540	1	4.42%
Recovering Hope Treatment Center (RHTC LLC)	75,929	2	2.46%			
Birchwood Investment Prop LLC (FKA Gorham Housing Partners LLP)	54,262	3	1.76%	39,931	3	2.57%
First Citizens Bank (FKA Kanabec State Bank)	46,052	4	1.49%	43,198	2	2.78%
Coborn's Inc.	41,625	5	1.35%	30,896	6	1.99%
Minmor, LLC (FKA Fingerhut)	41,160	6	1.33%	31,272	5	2.02%
Spire Credit Union (FKA Greater MN Credit Union)	33,926	7	1.10%	36,348	4	2.34%
Kwik Trip, Inc.	32,040	8	1.04%			
Daniel G Kamin Mora LLC (Shopko)	22,148	9	0.72%	15,298	10	0.99%
Ashapuri Maa LLC (AmericInn Hotel)	<u>20,942</u>	10	<u>0.68%</u>	18,362	9	1.18%
Neighborhood National Bank (FKA Peoples National Bank)				20,132	7	1.30%
Living Services Foundation				<u>19,356</u>	8	<u>1.25%</u>
 Total	 <u>\$ 475,184</u>		 <u>15.39%</u>	 <u>\$ 323,333</u>		 <u>20.84%</u>
Total Net Taxable Tax Capacity	\$ 3,086,950			\$ 1,551,770		

Source: Data from the Kanabec County Assessor

**City of Mora, MN
Property Tax Levies and Collections*
Last Ten Fiscal Years**

Table 8

Fiscal Year	General Fund Levy	Debt Service Levy	Taxes Levied for Fiscal Year	Collected within the Fiscal Year of the Levy		Collections in Subsequent Years	Total Collections to Date		Outstanding Delinquent Taxes
				Amount	Percentage of Levy		Amount	Percentage of Levy	
2013	\$ 319,051	\$ 277,752	\$ 596,803	\$ 573,151	96.04%	\$ 23,481	\$ 596,632	99.97%	\$ 171
2014	298,775	287,802	586,577	575,120	98.05%	11,241	586,361	99.96%	216
2015	339,794	276,112	615,906	609,110	98.90%	6,450	615,561	99.94%	346
2016	322,514	338,000	660,514	645,242	97.69%	15,151	660,393	99.98%	121
2017	336,815	344,722	681,537	668,219	98.05%	13,318	681,537	100.00%	-
2018	442,988	320,801	763,789	754,367	98.77%	8,868	763,235	99.93%	554
2019	517,063	291,522	808,585	797,797	98.67%	9,659	807,455	99.86%	1,130
2020	587,933	301,509	889,442	878,018	98.72%	9,440	887,457	99.78%	1,985
2021	761,400	315,235	1,076,635	1,058,336	98.30%	12,238	1,070,573	99.44%	6,062
2022	761,400	433,119	1,194,519	1,172,121	98.12%	-	1,172,121	98.12%	22,398

*Mobile home taxes not included, because MH taxes are not levied.

City of Mora, MN
Ratios of Outstanding Debt by Type
Last Ten Fiscal Years

Table 9

<u>Fiscal Year</u>	<u>General Obligation Bonds</u>	<u>General Obligation Improvement</u>	<u>Storm Water Bonds</u>	<u>Water Bonds and Notes</u>	<u>Wastewater Bonds and Notes</u>	<u>Total Primary Government</u>	<u>Per Capita</u>
2013	\$ 770,000	\$ 2,220,000	\$ -	\$ 1,361,000	\$ -	\$ 4,351,000	\$ 1,218
2014	665,000	2,085,000	-	1,292,000	-	4,042,000	1,132
2015	1,945,000	1,770,000	-	1,222,000	2,204,366	7,141,366	2,000
2016	1,850,000	1,710,000	-	1,151,000	3,111,367	7,822,367	2,191
2017	1,715,000	2,900,000	-	1,078,000	3,056,957	8,749,957	2,450
2018	1,590,000	2,770,000	-	1,004,000	2,895,958	8,259,958	2,313
2019	1,180,000	1,944,760	567,735	1,129,854	2,898,609	7,720,958	2,162
2020	1,069,247	1,841,587	544,321	1,033,198	2,732,608	7,220,961	2,022
2021	948,631	1,694,641	510,773	933,825	2,555,693	6,643,564	1,813
2022	821,847	2,930,098	683,782	831,792	2,375,938	7,643,457	2,048

* Personal Income figures are not available.

NA = not available

City of Mora, MN
Ratios of General Bonded Debt Outstanding
Last Ten Fiscal Years

Table 10

<u>Fiscal Year</u>	<u>General Obligation Bonds</u>	<u>Amounts Available in Debt Service Funds</u>	<u>Net General Bonded Debt</u>	<u>Taxable Market Value</u>	<u>GO Bond Percentage of Taxable Market Value</u>	<u>Population</u>	<u>Per Capita</u>
2013	\$ 770,000	\$ 186,627	\$ 583,373	\$ 154,897,700	0.38%	3528	\$ 165
2014	665,000	156,038	508,962	149,988,641	0.34%	3523	144
2015	1,945,000	146,833	1,798,167	162,151,829	1.11%	3518	511
2016	1,850,000	179,425	1,670,575	159,678,645	1.05%	3518	475
2017	1,715,000	204,294	1,510,706	169,004,825	0.89%	3504	431
2018	1,590,000	212,121	1,377,879	190,046,055	0.73%	3507	393
2019	1,460,000	219,942	1,240,058	207,264,615	0.60%	3598	345
2020	1,060,000	224,535	835,465	225,249,310	0.37%	3615	231
2021	940,000	226,206	713,794	230,835,805	0.31%	3665	195
2022	3,751,945	850,346	2,290,599	268,860,310	1.08%	3733	614

City of Mora
Direct and Overlapping Governmental Activities Debt

Table 11

Governmental Unit	Direct Debt Outstanding (not including business-type activities)	Overlapping Debt Outstanding	Direct and Overlapping Debt	Taxable Net Tax Capacity	Taxable Net Tax Capacity Within the City's Boundaries	Percentage of Direct and Overlapping Debt Applicable to the City*	City's Estimated Share of Debt
Kanabec County	\$ -	\$ 4,745,000	\$ 4,745,000	\$ 19,140,908	\$ 3,086,950	16.13%	\$ 765,250
Independent School District 332	-	77,900,000	77,900,000	12,852,538	3,086,950	24.02%	18,710,188
Subtotal	-	82,645,000	82,645,000	31,993,446	6,173,900		19,475,438
City of Mora	3,751,945	-	3,751,945	3,086,950	3,086,950	100.00%	3,751,945
Grand Total	<u>\$ 3,751,945</u>	<u>\$ 82,645,000</u>	<u>\$ 86,396,945</u>	<u>\$ 35,080,396</u>	<u>\$ 9,260,850</u>		<u>\$ 23,227,383</u>

Figures from Kanabec County Auditor and Assessor

NOTE: Overlapping governments are those that coincide, at least in part, with the geographic boundaries of the city. The City of Mora lies wholly within the geographic boundaries of Kanabec County and ISD #332. This schedule estimates the portion of the outstanding debt of those overlapping governments that is borne by the residents and businesses of Mora. 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 considered.

* For debt repaid with property taxes, the percentage of overlapping debt applicable is estimated using taxable net tax capacities. Applicable percentages were estimated by determining the portion of another governmental unit's NTC that is within the city's boundaries and dividing that amount by each unit's NTC.

City of Mora, MN
Legal Debt Margin Information
Last Ten Fiscal Years

Table 12

<u>Fiscal Year</u>	<u>Taxable Market Value</u>	<u>Debt Limit 3.00%</u>	<u>Debt Applicable to Limit</u>	<u>Legal Debt Margin</u>	<u>Debt % of Limit</u>
2013	\$ 154,897,700	\$ 4,646,931	\$ 770,000	\$ 3,876,931	16.57%
2014	149,988,641	4,499,659	665,000	3,834,659	14.78%
2015	162,151,829	4,864,555	1,945,000	2,919,555	39.98%
2016	160,962,100	4,828,863	1,850,000	2,978,863	38.31%
2017	169,004,825	5,070,145	1,715,000	3,355,145	33.83%
2018	190,046,055	5,701,382	1,590,000	4,111,382	27.89%
2019	207,264,615	6,217,938	1,460,000	4,757,938	23.48%
2020	225,249,310	6,757,479	1,060,000	5,697,479	15.69%
2021	230,835,805	6,925,074	940,000	5,985,074	13.57%
2022	268,860,310	8,065,809	815,000	7,250,809	10.10%

City of Mora
Pledged-Revenue Coverage
Last Ten Fiscal Years

Table 13

Fiscal Year	Water Revenue Bonds					
	Operating Revenues	Less: Operating Expenses	Net Available Revenue	Principal	Interest	Coverage
2013	\$ 585,937	\$ 582,613	\$ 3,324	\$ 87,446	\$ 39,709	3%
2014	626,049	659,693	-	88,186	38,536	0%
2015	670,645	773,259	-	89,846	36,983	0%
2016	682,339	594,661	87,678	90,846	37,295	68%
2017	745,307	611,606	133,700	93,506	18,205	120%
2018	773,714	651,246	122,469	97,822	26,837	98%
2019	822,238	744,947	77,291	97,182	24,818	63%
2020	761,351	728,535	32,816	98,182	24,378	27%
2021	845,506	715,683	129,823	99,182	20,717	108%
2022	815,926	825,053	-	101,842	18,615	0%

Fiscal Year	Sewer Revenue Bonds					
	Operating Revenues	Less: Operating Expenses	Net Available Revenue	Principal	Interest	Coverage
2013	\$ 923,213	\$ 732,007	\$ 191,206	\$ 15,974	\$ 11,630	693%
2014	836,366	730,607	105,759	16,814	11,268	377%
2015	3,345,883	1,035,318	2,310,564	17,654	10,857	8104%
2016	2,003,611	733,112	1,270,499	58,011	30,788	1431%
2017	1,224,070	980,043	244,028	178,494	37,138	113%
2018	1,110,230	982,930	127,300	181,178	36,167	59%
2019	1,208,536	1,171,633	36,903	179,818	34,063	17%
2020	1,019,247	1,070,370	-	176,234	34,149	0%
2021	1,093,229	916,937	176,292	176,818	29,936	85%
2022	1,071,653	1,142,082	-	179,658	27,803	0%

Fiscal Year	Storm Water Revenue Bonds					
	Operating Revenues	Less: Operating Expenses	Net Available Revenue	Principal	Interest	Coverage
2013						
2014						
2015						
2016						
2017						
2018						
2019	\$ 230,075	\$ 84,655	\$ 145,420	\$ 32,009	\$ 16,509	300%
2020	101,910	56,582	45,328	32,475	16,205	93%
2021	118,292	27,226	91,066	32,954	15,031	190%
2022	121,737	42,666	79,071	33,446	17,729	155%

* Storm Water Fund was converted to an enterprise fund in 2019, therefore that is when the data begins

City of Mora, MN
Demographic and Economic Statistics
Last Ten Calendar Years

Table 14

<u>Year</u>	<u>Population (1)</u>	<u>Total Personal Income</u>	<u>Per Capita Personal Income (1)</u>	<u>School Enrollment (2)</u>	<u>Unemployment Rate- December (3)</u>
2013	3,528	NA	NA	1755	9.80%
2014	3,523	NA	NA	1651	7.70%
2015	3,518	NA	NA	1645	8.10%
2016	3,518	NA	NA	1719	8.10%
2017	3,504	NA	NA	1602	7.30%
2018	3,507	NA	NA	1621	6.90%
2019	3,598	NA	NA	1593	8.80%
2020	3,615	NA	NA	1580	7.60%
2021	3,665	NA	NA	1610	5.30%
2022	3,733	NA	NA	1582	7.50%

NA-not available

(1) MN State Demographer, except 2020 data from US Census

(2) Data from Mora Public Schools

(3) Data from MN Department of Employment and Economic Development

**City of Mora, MN
Principal Employers
Current Year and Nine Years Ago**

Table 15

Employer	2022			2013		
	Employees	Rank	Percent of Total	Employees	Rank	Percent of Total
Welia Health (formerly FirstLight Health System)	589	1	29.4%	375	1	20.5%
Mora Public Schools	354	2	17.7%	319	2	17.4%
Commercial Plastics (formerly Imperial Plastics, formerly EPC)	254	3	12.7%	222	3	12.1%
Kanabec County	217	4	10.8%	219	4	12.0%
St. Clare Living Community (formerly Villa Health Care Center)	125	5	6.2%	147	6	8.0%
Coborns, Inc.	121	6	6.0%	170	5	9.3%
Lakes & Pines Community Action Council	109	7	5.4%	104	8	5.7%
Recovering Hope Treatment Center	82	8	4.1%			0.0%
OlymPak (formerly Miner Group International)	76	9	3.8%	138	7	7.5%
RJ Mechanical	76	10	3.8%	50	10	2.7%
City of Mora *			0.0%	85	9	4.6%
						0.0%
Total	2003		100.0%	1829		100.0%

* City of Mora was eliminated from the survey in 2020 and replaced by Recovering Hope Treatment Center

City of Mora, MN
Full-time Equivalent Employees by Function/Program

Table 16

Full-time Equivalent Employees as of June 30*										
Function/Program	2022	2021	2020	2019	2018	2017	2016	2015	2014	2013
General Government										
Management Services	4	3	3	2	3	3	2	2	2	2
Finance**	4	5	5	5	4	4	4	3	3	3
Planning	0	1	1	1	1	1	1	1	1	1
Building	1	1	1	1	1	1	1	1	1	1
Streets & Parks**	5	4	4	4	5	5	4	5	6	6
Aquatic Center	0	0	0	3	1	1	2	2	1	1
Electric	3	3	3	3	3	3	3	3	3	3
Water/Wastewater**	3	2	4	4	4	4	3	5	5	5
Liquor Store	2	2	2	2	2	2	2	2	2	2
Total	22	21	23	25	24	24	22	24	24	24

*Data from city payroll records

** Information different in this table than was previously recorded. Adjustments were first published with the 2013 annual report, and are corrections to data reported incorrectly in 2012 and earlier.

City of Mora, MN
Operating Indicators by Function/Program
Last Ten Fiscal Years

Table 17

Function/Program	2022	2021	2020	2019	2018	2017	2016	2015	2014	2013	2012
Police-contracted with the sheriff starting March 1, 2010											
Physical arrests	51	91	27	92	76	69	75	59	54	1,252	745
Parking violations	164	163	151	200	186	6	21	356	287	165	165
Traffic violations	1,105	676	454	1,487	1,678	1,969	2,061	1,391	1,303	1,293	913
Fire											
Emergency responses	95	98	92	113	102	103	90	109	70	54	92
Fires extinguished	33	39	64	51	41	44	15	39	29	36	56
Inspections	-	8	7	10	16	-	10	-	9	13	8
Public Works											
Street resurfacing (miles)	0.75	0.37	1.25	0.75	1.00	0.75	2.75	-	-	-	0.25
Potholes repaired	670	410	720	630	405	220	410	305	270	297	135
Library											
Visits	10,975	10,975	6,324	29,856	31,983	37,603	39,517	39,999	37,693	41,619	47,117
Items in collection	18,000	18,000	17,677	16,403	12,460	20,984	21,523	22,490	38,814	32,000	30,000
Total items borrowed	24,916	24,916	19,563	42,194	47,282	51,147	52,460	54,768	56,153	58,486	67,313
Computer Use	3,082	3,082	10,890	25,781	9,540	6,592	6,471	6,576	6,699	5,866	6,170
Water											
Total connections	1,212	1,212	1,229	1,219	1,173	1,165	1,158	1,155	1,168	1,172	1,173
Water-main breaks	3	1	2	1	3	3	3	2	4	0	0

NA-not available

Data from City of Mora department managers

City of Mora, MN
Capital Asset Statistics by Function/Program
Last Ten Fiscal Years

Table 18

	2022	2021	2020	2019	2018	2017	2016	2015	2014	2013
Function/Program										
Law Enforcement-Contracted with Sheriff's Dept Starting in 2010										
Stations	1	1	1	1	1	1	1	1	1	1
Patrol Units	5	5	5	5	5	5	5	5	5	5
Fire Stations	1	1	1	1	1	1	1	1	1	1
Other Public Works										
Streets (miles)	24	24	24	24	24	24	24	24	24	24
Street lights	699	699	699	695	693	690	690	458	458	458
Parks and recreation										
Acreage	28	28	28	28	28	28	28	28	28	28
Playgrounds	4	4	4	4	4	4	4	4	4	4
Baseball/softball fields	3	3	3	3	3	3	3	3	3	3
Walking/biking trails (miles)	5	5	5	5	5	5	5	5	5	5
Water										
Water mains (miles)	18.00	18.00	18.00	18.00	18.00	18.00	18.00	18.00	18.00	18.00
Fire hydrants	285	281	281	281	281	281	281	281	281	281
Storage capacity (gallons)	700,000	700,000	700,000	700,000	700,000	700,000	700,000	700,000	700,000	700,000
Wastewater										
Sanitary sewers (miles)	16.00	16.00	16.00	16.00	16.00	16.00	16.00	16.00	16.00	16.00
Storm sewers (miles)	7.00	7.00	7.00	7.00	7.00	6.87	6.87	6.87	6.87	6.87
Treatment capacity (gallons/day)	825,000	825,000	825,000	825,000	800,000	800,000	800,000	800,000	800,000	800,000