

# Comprehensive Annual Financial Report



**For the Year Ended June 30, 2019**

**Dakota County  
Community Development Agency**

A component unit of  
Dakota County, Minnesota

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Community Development  
Agency**

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Dakota County, Minnesota**

**Comprehensive Annual Financial Report**

**For the Year Ended  
June 30, 2019**

**Prepared by:  
Finance Department**

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# **Introductory Section**



December 27, 2019

To the Board of Commissioners of the Dakota County Community  
Development Agency and other interested parties:

We are pleased to present the Comprehensive Annual Financial Report (CAFR) for the Dakota County Community Development Agency (CDA) for the fiscal year ended June 30, 2019. This report was intended to meet the CDA's state and federal reporting requirements.

Management assumes full responsibility for the completeness and reliability of the information contained in this report, based upon a comprehensive framework of internal control that has been established for this purpose. Because the cost of internal control should not exceed anticipated benefits, the objective of this framework is to provide reasonable, rather than absolute assurance that the financial statements are free of any material misstatements.

RSM US LLP, a licensed certified public accounting firm has issued an unmodified "clean" opinion on the CDA's financial statements for the year ended June 30, 2019. The independent auditor's report is located at the front of the financial section of this report.

Management's discussion and analysis (MD&A) immediately follows the independent auditor's report and provides a narrative introduction, overview, and analysis of the basic financial statements. The MD&A complements this letter of transmittal and should be read in conjunction with it.

## **Profile of the Government**

The CDA was established as the Dakota County Housing and Redevelopment Authority (HRA) in 1971 pursuant to special Minnesota legislation. The CDA is a special-purpose unit of local government with the express limited purpose of serving the citizens of Dakota County, Minnesota (the County) through the administration of affordable housing and community development programs. Located south of Minneapolis and St. Paul, Dakota County has an area of 587 square miles and includes 13 townships, and 21 full and fractional incorporated municipalities. The 2018 population of the County was 425,423, making it the third most populous county in the State. The County is also one of the seven counties comprising the Twin Cities metropolitan area.

The CDA operates under an eight-member Board of Commissioners. Seven Commissioners represent districts within the County and one is an at-large Commissioner. All CDA Commissioners are appointed by the Board of Commissioners of Dakota County. Once appointed, the Board of Commissioners exercises all oversight responsibilities including but not limited to matters of personnel, management, finance, and budget. The Board is also responsible for the hiring of the CDA's Executive Director, whose responsibility it is to carry out policies established by the Board, overseeing the day-to-day operations of the government, and hiring the heads of the various departments.

The CDA is considered to be a discretely presented component unit of Dakota County, Minnesota, as the Dakota County Board of Commissioners appoints the CDA's Board of Commissioners and the County has a potential financial obligation relating to its general obligation pledge on \$78,250,000 of outstanding housing development bonds issued by the CDA to finance the construction of senior housing developments. These bonds are also secured by the pooled rent receipts of the underlying developments and by other pledged revenue sources, including the CDA's property tax levy. The County has never incurred a financial obligation on these bond issues and the rents, and other revenue sources that secure these bonds are considered sufficient to meet current and future debt service payments.

Various potential component units were evaluated to determine whether they should be reported in the CDA's financial report. A component unit was considered part of the CDA's reporting entity when it was concluded that the CDA was financially accountable for the entity or the nature and significance of the relationship between the CDA and the entity was such that exclusion would cause the CDA's financial statements to be misleading or incomplete. The CDA has one blended component unit, the Dakota County Workforce Housing LLC which was created in 2012. The CDA is the sole member and governing body of the LLC. The CDA is also the general partner and the managing agent in several limited partnerships that were created to construct and operate family housing townhome developments. These partnerships are presented as discretely presented component units. Separate financial statements for these discretely presented component units can be obtained by contacting the Finance Director of the Dakota County Community Development Agency, 1228 Town Centre Drive, Eagan, Minnesota 55123.

### Budgetary Controls

The CDA Board of Commissioners adopts an annual operating budget at the program level. The annual operating budget includes all programs and related activities other than those that account for certain Federal and State grants that have grant periods that do not coincide with the CDA's fiscal year or that run across multiple fiscal years. Those programs and related activities include the CDBG, HOME, MHFA, Weatherization, NSP, Homeownership Counseling and ESG grants. For these excluded programs, the program budget and grant contract provide the necessary control over the expenditure of these funds.

### **Factors Affecting Financial Condition**

Federal Funding. Federal funding is, and has been the CDA's single largest revenue source. Most of this funding is from a small number of on-going affordable housing and community development programs that are funded by the U.S. Department of Housing and Urban Development (HUD). For the fiscal year ended June 30, 2019, federal funding increased by \$1,314,000 to \$26,953,577 or approximately 42 percent of all CDA operating revenue compared to \$25,639,577 and 42 percent of all CDA revenue for the previous fiscal year ended June 30, 2018.

The largest of these on-going federal programs is the Housing Choice Vouchers program. This program received \$21,006,063 during the fiscal year ended June 30, 2019 which represented 78% of all federal funding received during the year compared to \$20,569,762 and 80% during the fiscal year ended June 30, 2018. The increase in dollars is primarily related to inflationary increases in the rental market.

Representing 42% of all CDA operating revenue, these federal programs have a material impact on the CDA's financial condition. Funding for these programs is significantly affected by Congressional legislation and federal budget deficits.

Senior Housing. Since 1990, the CDA has constructed a total of twenty-nine senior apartment buildings including two mixed-use buildings (residential and commercial combined) in eleven different cities throughout Dakota County. These housing developments provide 1,731 units of locally-financed senior housing in the County. At June 30, 2019, the senior housing program accounted for almost 40 percent of total CDA assets, and 26 percent of total CDA net position. This program has allowed the CDA to expand affordable housing opportunities for seniors in Dakota County while at the same time allowing the CDA to become less dependent on the federal government for funding. With an occupancy rate of over 98% and waiting lists with average wait time of six to eighteen months, and an aging population within the County, there is, and should continue to be, strong demand for senior housing within the County.

### **Long-term Financial Planning / Major Initiatives**

Senior Housing. In 1989, the Board of Commissioners embarked on a plan to develop affordable senior housing throughout Dakota County. This plan, called the Senior Housing Capital Improvement Plan (CIP) detailed the locations of future senior buildings, the order of construction, and the means for financing these developments. The CDA fully implemented the first two phases of this plan with the construction of 1,135 units in 20 buildings throughout the County. In 2008, the CDA began implementation of the third phase of the CIP which called for the development of 10 additional buildings. With the completion of the ninth building in the third phase of the CIP, the Argonne Hills development in the City of Lakeville, the CDA has completed

596 units under phase three and increased the total number of units developed to 1,731. The CDA does not have any near-term plans for constructing additional senior housing and is considering adding a workforce housing development for singles as the tenth building under phase three.

Public Housing. The CDA has 323 units of Public Housing of which 64 are scattered site single family and 56 are scattered site duplexes (28 duplex properties). The CDA has applied to HUD for Section 18 Demolition/Disposal of the scattered site and duplex properties to reposition our affordable housing portfolio in order to create a more financially sustainable model to meet our mission. Our long-term plan is, to the extent necessary, replace these properties with more unit concentrated townhome developments which is more financially sustainable.

Dakota County Workforce Housing LLC. In 2012, the Board of Commissioners established the Dakota County Workforce Housing LLC (LLC) for the purpose of owning and operating multiple townhome projects that had been developed through various limited partnerships. The LLC is reported as a blended component unit of the CDA. Since 2012, as partnerships have been dissolved, all the assets, liabilities and net position had been transferred to the LLC. During the prior fiscal year, the Hastings Marketplace Family Housing Limited Partnership became the tenth partnership to be dissolved and merged into the LLC. The CDA anticipates that the Burnsville HOC Family Housing Limited Partnership and the Eagan Cedar Family Housing Limited Partnership will be dissolved and merged into the LLC in the fiscal year ending June 30, 2020.

Discretely Presented Component Units. At June 30, 2019, the CDA has developed 847 units of family housing at twenty-six townhome developments owned by twenty-five different partnerships with private investors utilizing the federal low-income housing tax credit program. Ten of these partnerships representing ten townhome developments and 296 units have been dissolved and merged into the Dakota County Workforce Housing LLC. The CDA is the General Partner and Managing Agent in sixteen townhome developments owned by fifteen partnerships representing a total of 551 units.

## **Awards and Acknowledgements**

The Government Finance Officers Association of the United States and Canada (GFOA) awarded a Certificate of Achievement for Excellence in Financial Reporting to the CDA for its comprehensive annual financial report for the fiscal year ended June 30, 2018. This was the seventeenth consecutive year that the CDA has received this prestigious award. In order to be awarded a Certificate of Achievement, a government must publish an easily readable and efficiently organized comprehensive annual financial report. This report must satisfy both generally accepted accounting principles and applicable legal requirements.

A Certificate of Achievement is valid for a period of one year only. We believe that our current comprehensive annual financial report continues to meet the Certificate of Achievement Program's requirements and we are submitting it to the GFOA to determine its eligibility for another certificate.

The preparation of this report would not have been possible without the efficient and dedicated service of the entire staff of the Finance department. We wish to thank all government departments for their assistance in providing the data necessary to prepare this report. Credit also is due to the Board of Commissioners for their unfailing support for maintaining the highest standards of professionalism in the management of the CDA's finances.

Respectfully submitted,



Tony Schertler  
Executive Director





Government Finance Officers Association

**Certificate of  
Achievement  
for Excellence  
in Financial  
Reporting**

Presented to

**Dakota County Community  
Development Agency, Minnesota**

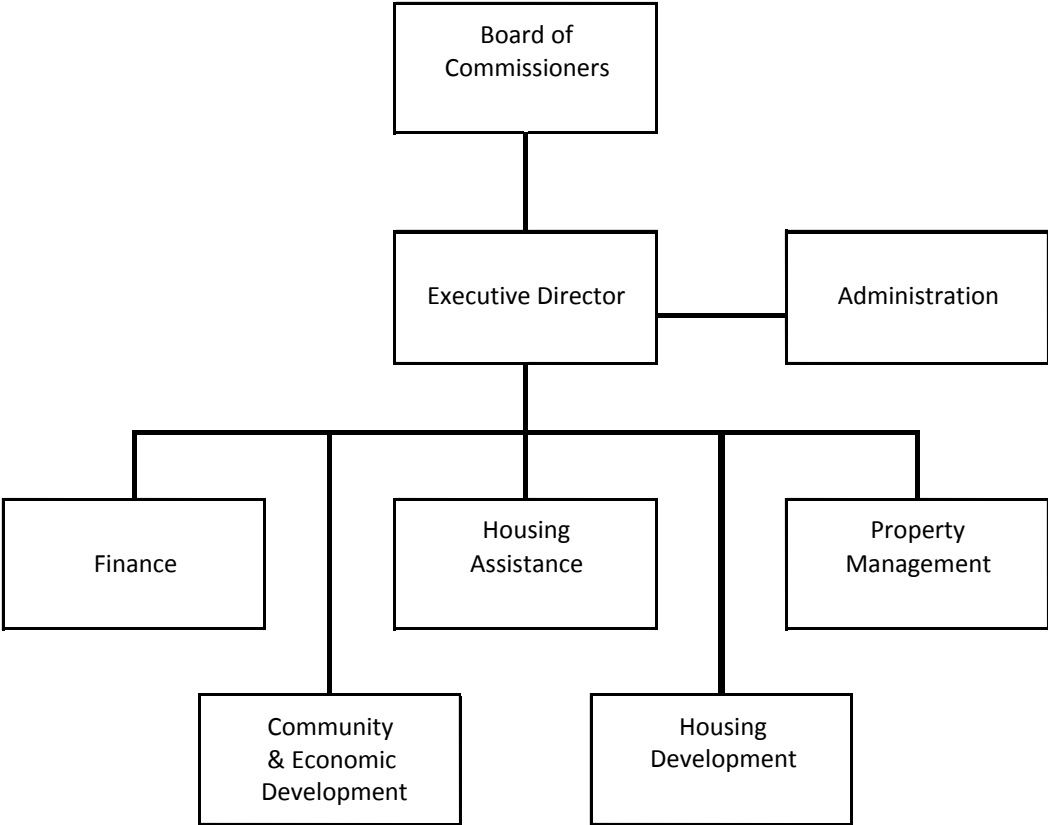
For its Comprehensive Annual  
Financial Report  
for the Fiscal Year Ended

**June 30, 2018**

*Christopher P. Morill*

Executive Director/CEO

# Organizational Chart



## List of Appointed Officials

### Board of Commissioners June 30, 2019

<u>Name</u>	<u>District</u>	<u>Term Expires</u>
Mike Slavik	District 1	January 2021
Kathleen Gaylord	District 2	January 2022
Thomas A. Egan	District 3	January 2022
Joe Atkins	District 4	January 2020
Liz Workman	District 5	January 2020
Mary Liz Holberg	District 6	January 2020
Chris Gerlach	District 7	January 2021
Tina Cummings	At Large	January 2020

## **Financial Section**





RSM US LLP

## Independent Auditor's Report

To the Board of Commissioners  
Dakota County Community Development Agency

### Report on the Financial Statements

We have audited the accompanying financial statements of the business-type activities and the aggregate discretely presented component units of Dakota County Community Development Agency (the Agency), a component unit of Dakota County, Minnesota, as of and for the year ended June 30, 2019, and the related notes to the financial statements, which collectively comprise the Agency's basic financial statements as listed in the table of contents.

### Management's Responsibility for the Financial Statements

Management is responsible for the preparation and fair presentation of these financial statements in accordance with accounting principles generally accepted in the United States of America; this includes the design, implementation and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

### Auditor's Responsibility

Our responsibility is to express an opinion on these financial statements based on our audit. We did not audit the financial statements of the aggregate discretely presented component units as of and for the year ended December 31, 2018. Those statements were audited by other auditors whose reports thereon have been furnished to us, and our opinions, insofar as it relates to the amounts included for such component units, is based solely on the reports of the other auditors. We conducted our audit in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the financial statements are free from material misstatement. The financial statements of the discretely presented component units were not audited in accordance with *Government Auditing Standards*.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial statements. The procedures selected depend on the auditor's judgment, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error. In making those risk assessments, the auditor considers internal control relevant to the entity's preparation and fair presentation of the financial statements in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the entity's internal control. Accordingly, we express no such opinion. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the financial statements.

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

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## **Opinions**

In our opinion, based on our audit and the reports of other auditors, the financial statements referred to above present fairly, in all material respects, the financial position of the business-type activities and the aggregate discretely presented component units of Dakota County Community Development Agency, a component unit of Dakota County, Minnesota, as of June 30, 2019, and the respective changes in financial position and its cash flows for the year then ended in accordance with accounting principles generally accepted in the United States of America.

## **Other Matters**

### ***Required Supplementary Information***

Accounting principles generally accepted in the United States of America require that the management's discussion and analysis, as listed in the table of contents, be presented to supplement the basic financial statements. Such information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board, who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

### ***Other Information***

Our audit was conducted for the purpose of forming an opinion on the financial statements that collectively comprise the Agency's basic financial statements. The combining financial data schedules as listed in the table of contents, and other information, such as the introductory and statistical sections, are presented for the purposes of additional analysis and are not a required part of the basic financial statements.

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

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

### ***Other Reporting Required by Government Auditing Standards***

In accordance with *Government Auditing Standards*, we have also issued our report dated December 27, 2019, on our consideration of the Agency's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, 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 the Agency's 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 Agency's internal control over financial reporting and compliance.

***RSM US LLP***

Minneapolis, Minnesota  
December 27, 2019

## Management's Discussion and Analysis

As management of the Dakota County Community Development Agency, (CDA) a component unit of Dakota County, Minnesota, we offer readers of the CDA's financial statements this narrative overview and analysis of the financial activities of the government for the fiscal year ended June 30, 2019.

We encourage readers to consider the information presented here in conjunction with the additional information that we have furnished in our letter of transmittal, which can be found on pages 3-5 of this report.

### Financial Highlights

- The assets and deferred outflows of resources of the CDA exceeded its liabilities and deferred inflows at the close of the most recent fiscal year by \$294,217,305 (net position). This net position is comprised of the following components:
  - \$97,768,709 (net investment in capital assets) represents the CDA's investments in land, structures, and equipment, less any capital related debt and is not available for future spending.
  - \$71,968,446 (restricted) is restricted as to use by grant agreements, contracts, and laws and regulations, and can only be used for specific purposes.
  - \$124,480,150 (unrestricted) may be used to meet the CDA's ongoing obligations to citizens and creditors.
- The CDA's total net position increased by \$10,909,358. This increase is due to strong operating results including, the use of one-time revenues and grants, taxes and tax increment to invest in long-term assets or reduce long-term debt rather than making fiscal period expenses. Included in the increase in net position is:
  - \$2,945,549 of notes receivable funded by grant and tax revenues, and
  - \$3,360,000 of long-term debt that was retired using current year tax revenues.
- The CDA's total outstanding long-term debt decreased by \$3,660,853 during the current fiscal year. \$3,360,000 of this decrease related to scheduled bond retirements using current year tax revenues. These bonds were used to finance the construction of senior housing developments.
- Total operating revenue increased by \$3,260,695. Most of this increase is related to higher rental income in the CDA's housing developments and the timing of grant draws and other one-time revenues.
- Capital contributions are primarily related to the dissolution of limited partnerships (discretely presented component units) and the transfer of their assets, liabilities and net position transferred to the Dakota County Workforce Housing LLC (blended component unit). No partnerships were merged into the LLC in the current year whereas the Hastings Marketplace Family Housing Limited Partnership was merged in the prior year.



## **Overview of the Financial Statements**

This discussion and analysis is intended to serve as an introduction to the CDA's basic financial statements. The CDA's basic financial statements are comprised of two components: 1) the basic financial statements, and 2) notes to the financial statements that provide additional disclosure of some of the information in the basic financial statements.

The statement of net position presents financial information on the CDA's assets, liabilities, and deferred inflows/outflows of resources, with the difference reported as net position. Assets and liabilities are presented in order of liquidity and are classified as "current" (convertible to cash within one year) and "noncurrent". Over time, increases or decreases in net position may serve as a useful indicator of whether the financial position of the CDA is improving or deteriorating.

The statement of revenues, expenses, and changes in net position shows how the CDA's net position changed during the year. All changes in net position are reported as soon as the underlying event giving rise to the change occurs, regardless of the timing of related cash flows. Therefore, revenues and expenses are reported for some items that will only result in cash flows in future years.

The statement of cash flows reports how the CDA's cash was used in, and provided by, its operating, noncapital financing, capital and related financing, and investing activities during the periods reported. The net of these activities is added to the beginning year cash balance to reconcile to the cash balances at June 30, 2019. The CDA uses the direct method of presenting cash flows, which includes a reconciliation of operating activities to operating income. These statements provide answers to the questions as where did cash come from, how was cash used, and what was the change in cash during the year.

The notes to the basic financial statements provide financial statement disclosures that are an integral part of the basic financial statements. Such disclosures are essential to a comprehensive understanding of the information provided in the basic financial statements.

## **Financial Analysis**

### ***Net Position***

The total assets of the CDA at June 30, 2019 and 2018 were \$404,925,286 and \$396,618,557, respectively. Current and other assets include cash, investments, receivables including notes receivable, restricted assets and prepaid items. Restricted assets of \$16,377,873 includes \$5,760,434 of debt proceeds held by trustees and \$9,316,671 in reserves required by various debt agreements.

Total liabilities of the CDA at June 30, 2019 and 2018, which are segregated between current and noncurrent portions, amounted to \$99,982,995 and \$103,404,164, respectively. Current liabilities primarily include accounts payable, security deposits, accrued interest payable and the current portion of long-term debt. A liability is considered to be current if it is due within one year. Long-term liabilities primarily include notes and bonds payable and deferred interest on these obligations. Liabilities decreased primarily due to the retirement of housing development bonds.

Net position represents the equity of the CDA after liabilities are subtracted from assets. Net position is divided into three major categories. The first category, invested in capital assets, shows the CDA's equity in land, land improvements, buildings and furniture and equipment, net of related outstanding debt. The

second category, restricted net position, has external limitations on the way these assets can be used. The last category, unrestricted net position, is available to be used for any lawful and prudent CDA purpose.

The total net position of the CDA increased by \$10,909,358 during the year ended June 30, 2019. This increase indicates that the CDA's financial position improved during the current year. This increase was primarily due to strong operating results including, the use of one-time revenues and grants, taxes and tax increment to invest in long-term assets or reduce long-term debt rather than making fiscal period expenses. Included in the increase in net position is \$2,945,549 of notes receivable funded by grant and tax revenues, and \$3,360,000 of long-term debt that was retired using current year tax revenues.

### **Condensed Statement of Net Position**

	June 30	
	2019	2018
Current and other assets	\$ 221,495,256	\$ 209,076,209
Capital assets	183,430,030	187,542,348
Total assets	<u>404,925,286</u>	<u>396,618,557</u>
Deferred outflows of resources	<u>37,708</u>	<u>86,169</u>
Long-term liabilities outstanding	90,074,286	93,732,636
Other liabilities	9,908,709	9,671,528
Total liabilities	<u>99,982,995</u>	<u>103,404,164</u>
Deferred inflows of resources	<u>10,762,694</u>	<u>9,992,615</u>
Net position:		
Net investment in capital assets	97,768,709	98,375,590
Restricted	71,968,446	66,967,555
Unrestricted	<u>124,480,150</u>	<u>117,964,802</u>
Total net position	<u>\$ 294,217,305</u>	<u>\$ 283,307,947</u>

### **Revenues, Expenses, and Changes in Net Position**

Total operating revenue increased by \$3,260,695. Most of this increase related to higher rental income in the CDA's housing developments and the timing of grant draws in the HUD-funded CDBG and HOME programs and certain one-time revenues that were received in the prior fiscal year. Operating expenses were only slightly higher year over year. Capital contributions in 2018 are primarily related to the dissolution of limited partnerships (discretely presented component units) and the transfer of their assets, liabilities and net position transferred to the Dakota County Workforce Housing LLC (blended component unit). In the current year, no partnerships were merged into the LLC. In the prior year, the Hastings Marketplace Family Housing Limited Partnership was merged into the LLC.

## Condensed Statement of Revenues, Expenses, and Changes in Net Position

	June 30	
	2019	2018
Operating revenues:		
Total tenant rental	\$ 19,506,696	\$ 18,921,016
Operating subsidies and grants	28,488,699	26,584,439
Taxes and tax increments	9,532,762	9,125,928
Other	6,539,874	6,175,953
Total operating revenues	<u>64,068,031</u>	<u>60,807,336</u>
Operating expenses:		
Administrative	8,482,269	8,040,592
Tenant services	200,567	149,598
Utilities	1,694,485	1,915,125
Ordinary maintenance	5,788,842	5,451,803
General expense	8,665,611	7,740,659
Nonroutine maintenance	1,012,674	1,238,418
Housing assistance payments	20,126,405	20,230,211
Depreciation	6,320,814	6,345,145
Total operating expenses	<u>52,291,667</u>	<u>51,111,551</u>
Operating income (loss)	11,776,364	9,695,785
Nonoperating revenues (expenses):		
Investment earnings	2,559,754	1,325,113
Interest expense	(3,264,941)	(3,370,134)
Gain (loss) on disposal of capital assets	(161,819)	(503,784)
Total nonoperating revenues (expenses)	<u>(867,006)</u>	<u>(2,548,805)</u>
Income (loss) before contributions	10,909,358	7,146,980
Capital contributions	-	1,251,114
Change in net position	<u>10,909,358</u>	<u>8,398,094</u>
Total net position - beginning	<u>283,307,947</u>	<u>274,909,853</u>
Total net position - ending	<u>\$ 294,217,305</u>	<u>\$ 283,307,947</u>

### Capital Assets and Debt Administration

**Capital assets.** The CDA's investment in capital assets as of June 30, 2019, amounts to \$183,430,030 (net of accumulated depreciation). This investment in capital assets includes land, land improvements, buildings, furniture and equipment, and construction projects in progress. The CDA did not initiate the construction of any new buildings during the fiscal year and the decrease during the current year is primarily related to depreciation expense.

The table on the following page presents the CDA's capital assets, net of accumulated depreciation, at June 30, 2019 and 2018:

	June 30	
	2019	2018
Land	\$ 32,470,223	\$ 32,388,517
Land improvements	1,409,171	1,557,175
Building	148,702,147	152,406,953
Furniture and equipment	848,489	1,189,703
Construction in progress	-	-
Total capital assets, net	<u>\$ 183,430,030</u>	<u>\$ 187,542,348</u>

Additional information on the CDA's capital assets can be found in Note 2 on page 39 of this report.

**Long-term debt.** At the end of the fiscal year, the CDA had debt outstanding of \$92,059,462. All the bonds payable are comprised of debt obligations that are backed by the full faith and credit of Dakota County, Minnesota. At June 30, 2019, the County had a Aaa bond rating from Moody's Investor Services and AA+ from Standard & Poor's. These bonds are also secured by the pooled gross rent receipts and other operating revenues of the underlying senior housing developments and by pledged tax levy and tax increment revenues.

Major debt events during the fiscal year include the following:

- \$3,360,000 of bond principal was retired during the fiscal year in the Common Bond Fund.

	June 30	
	2019	2018
Notes payable	\$ 11,225,021	\$ 11,227,704
Bonds payable	80,834,441	84,492,611
Total debt outstanding	<u>\$ 92,059,462</u>	<u>\$ 95,720,315</u>

Additional information regarding the CDA's long-term debt can be found in Note 2 beginning on page 39 of this report.

### **Economic Factors and Next Year's Budgets**

Federal appropriation levels will continue to have a major impact on the Authority's economic position. The CDA received \$26,953,577 in federal funding for the fiscal year ended June 30, 2019. Funding for the CDA's federal programs is significantly affected by Congressional legislation and the federal budget deficits. If cuts to federal funding are enacted, it may be necessary to further reduce costs and/or services.

### **Requests for Information**

This financial report is designed to provide a general overview of the CDA's finances for all those with an interest in the government's finances. Questions concerning any of the information provided in this report or requests for additional information should be addressed to the Finance Director of the Dakota County Community Development Agency, 1228 Town Centre Drive, Eagan, Minnesota 55123.



## **Basic Financial Statements**



**Dakota County Community Development Agency**  
**Statement of Net Position**  
**June 30, 2019**

	Primary Government	Discretely Presented Component Units
<b>Assets and Deferred Outflows of Resources</b>		
Current assets:		
Cash and cash equivalents	\$ 88,186,266	\$ 1,805,811
Investments	29,407,287	-
Accounts receivable - tenants	74,351	35,300
Accounts receivable - other	396,781	71,561
Taxes receivable	5,030,478	-
Due from other governments	6,819,014	7,421
Interest receivable - investments	119,167	-
Notes and mortgages receivable, current portion	3,288,606	-
Prepaid items	818,968	241,759
Restricted cash and cash equivalents	11,377,873	11,993,041
Restricted investments	5,000,000	-
Total current assets	150,518,791	14,154,893
Noncurrent assets:		
Accrued interest receivable - notes and mortgages receivable	2,239,622	-
Notes and mortgages receivable, net of allowance for loan losses	60,465,080	-
Investments in component units	7,903,033	-
Other assets	368,730	364,944
Capital assets not being depreciated:		
Land	32,470,223	12,382,448
Construction in progress	-	3,155,294
Capital assets (net of accumulated depreciation):		
Land improvements	1,409,171	2,625,951
Buildings	148,702,147	62,970,397
Furniture and equipment	848,489	149,737
Total noncurrent assets	254,406,495	81,648,771
Total assets	404,925,286	95,803,664
Deferred outflow of resources	37,708	-
Total assets and deferred outflows of resources	\$ 404,962,994	\$ 95,803,664

The notes to the financial statements are an integral part of this statement.



**Dakota County Community Development Agency**  
**Statement of Net Position**  
**June 30, 2019**

	Primary Government	Discretely Presented Component Units
<b>Liabilities, Deferred Inflows of Resources and Net Position</b>		
Current liabilities:		
Accounts payable	\$ 1,374,197	\$ 105,685
Accrued payroll and benefits	294,403	-
Other current liabilities	125,070	253,840
Security deposits payable	1,516,205	360,510
Due to other governments	541,780	221,070
Accrued interest payable	1,688,710	-
Accrued compensated absences	512,408	-
Current portion of long-term debt	3,682,710	122,159
Unearned revenue	173,226	39,830
Total current liabilities	9,908,709	1,103,094
Noncurrent liabilities		
Accrued compensated absences	501,755	-
Accrued interest payable	1,195,779	1,463,168
Notes payable, net of current portion	11,002,311	27,338,665
Bonds payable	77,374,441	-
Total noncurrent liabilities	90,074,286	28,801,833
Total liabilities	99,982,995	29,904,927
Deferred inflow of resources		
Total liabilities and deferred inflows of resources	10,762,694	-
	110,745,689	29,904,927
Net position:		
Net investment in capital assets	97,768,709	53,823,000
Restricted for loans	42,528,645	-
Restricted for capital projects	16,017,318	11,626,136
Restricted for federal grants	1,571,977	-
Restricted for tax increment	7,625,903	-
Restricted for HOPE program	4,224,603	-
Unrestricted	124,480,150	449,601
Total net position	294,217,305	65,898,737
Total liabilities, deferred inflows of resources and net position	\$ 404,962,994	\$ 95,803,664

The notes to the financial statements are an integral part of this statement.

**Dakota County Community Development Agency**  
**Statement of Revenues, Expenses, and Changes in Net Position**  
**Year Ended June 30, 2019**

	Primary Government	Discretely Presented Component Units
Operating revenues:		
Dwelling rents	\$ 19,506,696	\$ 4,779,260
Operating subsidies and grants	28,488,699	-
Taxes and tax increments	9,532,762	-
Other	6,539,874	155,223
Total revenues	64,068,031	4,934,483
Operating expenses:		
Administrative	8,482,269	889,740
Tenant services	200,567	-
Utilities	1,694,485	278,474
Ordinary maintenance and operation	5,788,842	1,164,058
General expense	8,665,611	1,099,000
Nonroutine maintenance	1,012,674	208,382
Housing assistance payments	20,126,405	-
Depreciation	6,320,814	2,404,785
Total operating expenses	52,291,667	6,044,439
Operating income (loss)	11,776,364	(1,109,956)
Nonoperating revenues (expenses):		
Investment earnings	2,559,754	2,428
Interest expense	(3,264,941)	(517,520)
Amortization expense	-	(48,391)
Gain (loss) on disposal of capital assets	(161,819)	-
Total nonoperating revenues (expenses)	(867,006)	(563,483)
Income (loss) before contributions	10,909,358	(1,673,439)
Capital contributions	-	672,357
Change in net position	10,909,358	(1,001,082)
Total net position - beginning	283,307,947	66,899,819
Total net position - ending	\$ 294,217,305	\$ 65,898,737

The notes to the financial statements are an integral part of this statement.

**Dakota County Community Development Agency**  
**Statement of Cash Flows**  
**Year Ended June 30, 2019**

	<u>Primary Government</u>
Cash flows From operating activities:	
Cash received from tenants and other revenue	\$ 64,467,718
Cash payments to employees	(7,978,399)
Other payments for operations	<u>(37,787,624)</u>
Net cash provided (used) by operating activities	18,701,695
 Cash flows from capital and related financing activities:	
Acquisition and construction of capital assets	(2,078,636)
Principal paid on capital debt	(3,362,683)
Interest paid on capital debt	<u>(3,521,425)</u>
Net cash provided (used) by capital and related financing activities	(8,962,744)
 Cash flows from investing activities:	
Disbursement of notes receivable	(5,203,369)
Sale of investments	(983,151)
Investment in partnerships	168
Interest received	<u>1,956,759</u>
Net cash provided (used) by investing activities	<u>(4,229,593)</u>
Net increase (decrease) in cash and cash equivalents	5,509,358
Cash and cash equivalents, beginning of year	<u>82,676,908</u>
Cash and cash equivalents, end of year	<u><u>\$ 88,186,266</u></u>

The notes to the financial statements are an integral part of this statement.

**Dakota County Community Development Agency**  
**Statement of Cash Flows**  
**Year Ended June 30, 2019**

	Primary Government
Reconciliation of operating income (loss) to net cash provided (used) by operating activities:	
Operating income (loss)	\$ 11,776,364
Adjustments to reconcile operating income (loss) to net cash provided (used) by operating activities:	
Depreciation expense	6,320,814
Change in accounts receivable	(327,289)
Change in prepaid expenses	(50,684)
Change in accounts payable	142,020
Change in compensated absences	68,713
Change in due to other governments	44,781
Change in unearned revenue	726,976
Total adjustments	6,925,331
Net cash provided (used) by operating activities	\$ 18,701,695

The notes to the financial statements are an integral part of this statement.



# Notes to the Financial Statements

June 30, 2019

## Note 1. Summary of Significant Accounting Policies

The basic financial statements of the Dakota County Community Development Agency (CDA) have been prepared in conformity with U.S. generally accepted accounting principles (GAAP) as applied to governmental units. The Governmental Accounting Standards Board (GASB) is the accepted standard-setting body for establishing governmental accounting and financial reporting principles. The following is a summary of the significant accounting policies of the CDA.

### A. Primary Government

The Dakota County Community Development Agency (CDA) is a local unit of government that was created in 1971 by a special act of the Minnesota State Legislature, Minnesota Statute 383D.41. The CDA was originally named the Dakota County Housing and Redevelopment Authority (HRA), with all the powers and duties under of a housing and redevelopment authority. In 1999, Statute 383D.41 was revised to allow the HRA to assume certain economic development authority powers granted by Dakota County, Minnesota (County). After December 31, 1999, the HRA became known as the CDA. The CDA is governed by an eight-member Board of Commissioners which are appointed by the County's Board of Commissioners. The CDA is not financially dependent on the County but the County has provided its general obligation pledge on CDA bond issues that are used to finance the construction of senior housing developments. The County includes the CDA as a discretely presented component unit in its financial statements.

### B. Component Units

Component units are classified as either blended component units or discretely presented component units.

Blended Component Unit. The CDA established a legally separate entity, the Dakota County CDA Workforce Housing LLC (LLC) in 2012 with the CDA being the sole member and governing body for the purpose of owning and operating multiple workforce housing townhome projects that were developed by the CDA through various limited partnerships. As of June 30, 2019, ten limited partnerships have been dissolved and the assets, liabilities and net position transferred to the LLC. These transfers were treated as mergers in accordance with GASB Statement No. 69, Government Combinations and Disposals of Government Operations. There were no mergers recorded in the fiscal year ended June 30, 2019.

Discretely Presented Component Units. The CDA is the general partner and managing agent in several legally separate limited partnerships that were formed to construct and operate workforce housing townhome developments throughout Dakota County and financed, in part, with low-income housing tax credits. Contributions and distributions, if any, are recorded as direct adjustments to the investment in partnerships on the statement of net position. Any income or loss from the operation of these limited partnerships is also recorded as a direct adjustment to the investment in partnerships based on the CDA's ownership percentage, which is .01%. As general partner and managing agent, the CDA possesses essentially all authority over day-to-day operations. The CDA is also financially accountable for the limited

partnerships as it is obligated to fund operating deficits pursuant to the limited partnership agreements and provide a guaranty of the tax credits as described in Note 1.D. The CDA also has several outstanding loans to the limited partnerships. At June 30, 2019, following entities were considered discretely presented component units:

- Burnsville HOC Family Housing Limited Partnership was formed in 2001 to construct and operate a 34-unit residential townhome development known as Heart of the City Family Townhomes located in Burnsville, Minnesota. The development was placed in 2003. Annual profits, losses, tax credits and available cash flow are allocated 99.99% to the Limited Partner and .01% to the General Partner. Profits and losses arising from capital transactions are allocated as set forth in the Partnership Agreement.
- Eagan Cedar Family Housing Limited Partnership was formed in 2001 to construct and operate a 34-unit residential townhome development known as Erin Place Townhomes, located in Eagan, Minnesota. The development was completed in 2004. Annual profits, losses, tax credits and available cash from operations are allocated 99.99% to the Limited Partner and .01% to the General Partner. Profits and losses arising from capital transactions are allocated as set forth in the Partnership Agreement.
- Lakeville Downtown Family Housing Limited Partnership was formed in 2001 to construct and operates a 40-unit residential townhome development, known as Prairie Crossing, located in Lakeville, Minnesota. The development was completed in 2005. In general, income, losses, tax credits and available cash from operations, other than from the sale of the Project, are allocated 99.99% to the Limited Partner and .01% to the General Partner. A detailed description of the allocations can be found in the Partnership Agreement.
- Lafayette Family Housing Limited Partnership was formed in 2003 to construct and operate a 30-unit residential townhome development known as Lafayette Townhomes located in Inver Grove Heights, Minnesota. The development was completed in 2006. Annual profit, losses, tax credits and available cash from operations are allocated 99.99% to the Limited Partner and .01% to the General Partner. Profits and losses arising from capital transactions are allocated as set forth in the Partnership Agreement.
- Hastings West Village Family Housing Limited Partnership was formed in 2004 to construct and operate a 21-unit residential townhome complex known as West Village Townhomes located in Hastings, Minnesota. The development was completed in June 2007. Annual profits, losses, tax credits and available cash flow are allocated 99.99% to the Limited Partner and .01% to the General Partner. Profits and losses arising from capital transactions are allocated as set forth in the Partnership Agreement.
- Rosemount Family Housing Limited Partnership was formed in 1999 to construct and operate a 32-unit residential townhome development, known as Carbury Hills, located in Rosemount, Minnesota. The development was completed in 2008. Annual profits, losses, tax credits and available cash from operations are allocated 99.99% to the Limited Partner and .01% to the General Partner. Profits and losses arising from capital transactions are allocated as set forth in the Partnership Agreement.

- Twin Ponds Family Housing Limited Partnership was formed in 2006 to construct and operate a 25-unit residential townhome development, known as Twin Ponds Family Townhomes, located in Farmington, Minnesota. The development was completed in 2009. Annual profits, losses, tax credits and available cash flow are allocated 99.99% to the Limited Partner and .01% to the General Partner. Profits and losses arising from capital transactions are allocated as set forth in the Partnership Agreement.
- The Meadowlark Family Housing Limited Partnership was formed in 2004 to construct and operate a 40-unit townhome development, known as Meadowlark Family Townhomes, located in Lakeville, Minnesota. The development was completed in 2010. Annual profits, losses, tax credits and available cash flow are allocated 99.99% to the Limited Partner and .01% to the General Partner. Profits and losses arising from capital transactions are allocated as set forth in the Partnership Agreement.
- Apple Valley East Family Housing Limited Partnership was formed in 2009 to construct and operate a 45-unit townhome development known as the Quarry View Townhomes, located in Apple Valley, Minnesota. The development was placed in service in 2011. Annual profits, losses, tax credits and available cash flow are allocated 99.99% to the Limited Partner and .01% to the General Partner. Profits and losses arising from capital transactions are allocated as set forth in the Partnership Agreement.
- Twin Ponds Phase II Family Housing Limited Partnership was formed in 2008 to construct and operates a 26-unit townhome development known as Twin Ponds Phase II Family Townhomes, located in Farmington, Minnesota. The development was placed in service in 2012. Annual profits, losses, tax credits and available cash flow are allocated 99.99% to the Limited Partner and .01% to the General Partner. Profits and losses arising from capital transactions are allocated as set forth in the Partnership Agreement.
- Eagan Northwood Family Housing Limited Partnership was formed in 2008 to construct and operate a 47-unit townhome development known as Northwood Family Townhomes, located in Eagan, Minnesota. The development was completed in 2013. Annual profits, losses, tax credits and available cash flow are allocated 99.99% to the Limited Partner and .01% to the General Partner. Profits and losses arising from capital transactions are allocated as set forth in the Partnership Agreement.
- Inver Hills and Riverview Ridge Family Housing Limited Partnership was formed to construct and operate a 27-unit townhome development known as Riverview Ridge Family Townhomes located in Eagan, Minnesota and a 24-unit townhome complex known as Inver Hills Family Townhomes located in Inver Grove Heights, Minnesota. Both developments were placed in service in 2014. Annual profits, losses, tax credits and available cash flow, other than from the sale of the Project, are allocated 99.99% to the Limited Partner and .01% to the General Partner. Profits and losses arising from capital transactions are allocated as set forth in the Partnership Agreement.



- Lakeshore Workforce Housing Limited Partnership was formed in 2013 to construct and operate a 50-unit townhome development known as Lakeshore Townhomes located in Eagan, Minnesota. The development was completed in 2015. Annual profits, losses, tax credits and available cash flow, other than from the sale of the Project, are allocated 99.99% to the Limited Partner and .01% to the General Partner. Profits and losses arising from capital transactions are allocated as set forth in the Partnership Agreement.
- Keystone Crossing Workforce Housing Limited Partnership was formed in 2015 to construct and operate a 36-unit townhome development known as Keystone Crossing located in Lakeville, Minnesota. The development was completed in 2017. Annual profits, losses, tax credits and available cashflow are allocated 99.99% to the Limited Partner and .01% to the General Partner. Profits and losses arising from capital transactions are allocated as set forth in the Partnership Agreement.
- Rosemount II Limited Partnership was formed in 2016 to construct and operate a 40-unit townhome development known as Prestwick Townhomes in Rosemount, Minnesota. The development was completed in 2019. Annual profits, losses, tax credits and available cashflow are allocated 99.99% to the Limited Partner and .01% to the General Partner. Profits and losses arising from capital transactions are allocated as set forth in the Partnership Agreement.

All discretely presented component units have a December 31<sup>st</sup> year-end. The discretely presented component unit financial statements included in the CAFR are for the fiscal year ended December 31, 2018. Separate financial statements for each limited partnership can be obtained by contacting the Finance Director of the Dakota County Community Development Agency, 1228 Town Centre Drive, Eagan, Minnesota 55123.

### **C. Basis of Presentation**

The financial statements report information of the CDA (primary government) and its discretely presented component units. For financial reporting purposes, the CDA reports all its operations and activities as a single business activity reported in a single enterprise fund.

### **D. Basis of Presentation and Measurement Focus and Basis of Accounting**

The CDA's financial statements are accounted for using the *economic resources measurement focus* and the *accrual basis of accounting*. 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 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.

Dwelling rents and other charges for services, the current portion of special assessments and interest associated with the current fiscal period are all considered to be susceptible to accrual and so have been recognized as revenues of the current fiscal period. Expenditure-driven grants are recognized as revenue when the qualifying expenditures have been incurred and all other eligibility requirements have been met.

## **E. Assets, Liabilities, Deferred Outflows/inflows of Resources, and Net Position**

### **1. Deposits and investments**

The CDA'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 that are not specifically restricted as to use.

The CDA's investment policy requires compliance with State statutes which allow investment in obligations guaranteed by the U.S. Treasury or its agencies, mutual funds, general obligations of state and local governments, bankers' acceptances, commercial paper, repurchase agreements, guaranteed investment contracts, and the Minnesota Municipal Money Market Fund (4M Fund) which is an external investment pool not registered with the Securities and Exchange Commission (SEC) that follows the same regulatory rules of the SEC under rule 2a7. Oversight of the 4M Fund is provided by the Board of Directors of the League of Minnesota Cities and investments are restricted to those authorized by Minnesota State Statutes. All investments except money-market funds and the Minnesota Municipal Money Market Fund (4M Fund) are reported at fair value based on quoted market prices. Money-market funds are reported at amortized cost.

### **2. Prepaid items**

Certain payments to vendors reflect costs applicable to future accounting periods and are recorded as prepaid items.

### **3. Restricted assets**

Certain proceeds of the CDA's bond issues, as well as certain resources set aside for their repayment and certain resources limited by applicable bond and loan agreements are classified as restricted assets on the statement of net position. Restricted assets also include certain escrow accounts and amounts restricted by grant and other external agreements. For the purpose of the statement of cash flows, restricted cash equivalents are treated the same as investments.

### **4. Capital assets**

Capital assets are defined by the government as assets with an initial, individual cost of more than \$5,000 and an estimated useful life of two or more years. Such assets are reported at historical cost or estimated historical cost if purchased or constructed. Donated assets are reported at their acquisition value at the date of donation. Land and construction in progress are not depreciated. The other capital assets of the government are depreciated using the straight-line method over the following estimated useful lives:

Land improvements	15 Years
Buildings and improvements	10-40 Years
Furniture and equipment	3-10 Years

### **5. Investment in Component Units**

The initial equity interest in component units is reported at cost. Contributions and distributions, if any, and the CDA's share of any income or loss from operations are recorded as direct adjustments to investment in component units on the statement of net position.

## **6. Deferred Outflows/inflows of Resources**

In addition to assets, the statement of net position will sometimes report a separate section for deferred outflows of resources. This separate financial statement element, deferred outflows of resources, represents a consumption of net position that applies to a future period(s) and so will not be recognized as an outflow of resources (expenses/expenditures) until then. The CDA has only one type of item that qualifies for reporting in this category, it is the deferred charge on refunding reported in the statement of net position. A deferred charge on refunding results from the difference in the carrying value of refunded debt and its reacquisition price. This amount is deferred and amortized over the shorter of the life of the refunded or refunding debt.

In addition to liabilities, the statement of net position will sometimes report a separate section for deferred inflows of resources. This separate financial statement element, deferred inflows of resources, represents an acquisition of net position that applies to a future period(s) and so will not be recognized as an inflow of resources (revenue) until that time. The CDA has only one type of item, which qualifies for reporting in this category, it is the amount of property taxes and special assessments levied in the current year to be used to finance the subsequent year's budget.

## **7. Classification of Net Position**

Net position is classified into the following categories:

Net investment in capital assets – the amount of net position representing capital assets net of accumulated depreciation and reduced by outstanding debt attributed to the acquisition, construction, or improvement of the assets.

Restricted net position – the amount of net position for which external restrictions have been imposed by creditors, grantors, contributors, or laws or regulations or other governments and restrictions imposed by law through constitutional provisions or enabling legislation.

Unrestricted net position – the amount of net position that does not meet the definition of restricted or net investment in capital assets.

## **8. Net Position Flow Assumption**

Sometimes the government will fund outlays for a particular purpose from both restricted (e.g. restricted bond or grant proceeds) and unrestricted resources. In order to calculate the amounts to report as restricted – net position and unrestricted – net position in the basic financial statements, a flow assumption must be made about the order in which the resources are considered to be applied. It is the CDA's policy to consider restricted – net position to have been depleted before unrestricted – net position is applied.

## **F. Revenues and Expenditures/Expenses**

### **1. Property Taxes**

The property tax levy is certified in December of each year to finance the budgeted expenditures of the subsequent fiscal year beginning on July 1st. The levy becomes a lien on January 1 on property values assessed as of the prior year. The tax levy is divided into two billings: the first half is due May

15th and the second half is due on October 15th. No allowance for uncollectible taxes has been provided because such amounts are not expected to be material. Taxes which remain unpaid by property owners at December 31 are considered delinquent. The County bills the property taxes and remits these funds to the CDA in July and December of each year. Because taxes are levied for subsequent periods, such amounts are reported as a deferred inflow of resources

## **2. Compensated Absences**

Under the CDA's personnel policy, employees are granted flex leave ranging between 20 to 28 days per year based on length of service. Flex leave may be accumulated and up to 1,000 hours carried over from one calendar year to the next. Unused flex leave is paid to employees upon termination. Flex leave is accrued as earned.

## **3. Operating and Nonoperating Revenues and Expenses**

Operating revenues and expenses generally result from providing services and producing and delivering goods in connection with the proprietary fund's principal ongoing operations. The principal operating revenues of the CDA are charges to customers for services, grant and tax revenue. Operating expenses include the cost of sales and services, administrative expenses, housing assistance payments and depreciation on capital assets. All revenues and expenses not meeting this definition are reported as nonoperating revenues and expenses.

## **4. Use of Estimates**

The preparation of financial statements in conformity with Generally Accepted Accounting Principles (GAAP) require management to make estimates and assumptions that affect the reported amounts of assets, deferred outflows, liabilities and deferred inflows, and the disclosure of contingent assets and liabilities, at the date of the financial statements, and the required amounts of revenue and expenses reported in the reporting period. Actual results could differ from these estimates.

## Note 2. Detailed Notes

### A. Deposits and Investments

A reconciliation of the CDA's total deposits, cash on hand, and investments to the basic financial statements is as follows:

Cash and cash equivalents	\$ 88,186,266
Investments	29,407,287
Restricted cash and cash equivalents	11,377,873
Restricted investments	<u>5,000,000</u>
Total cash, cash equivalents and investments	<u>\$ 133,971,426</u>
Deposits	\$ 6,959,234
Petty cash	250
Investments	<u>127,011,942</u>
Total deposits and investments	<u>\$ 133,971,426</u>

*Custodial Credit Risk – Deposits.* In the case of deposits, this is the risk that in the event of a bank failure, the CDA's deposits may not be returned to it. The CDA follows Minnesota state statutes which require that all deposits including certificates of deposit with financial institutions be collateralized in an amount equal to 110 percent of the deposits in excess of FDIC insurance. At year end, all CDA's deposits were adequately protected by pledged collateral and federal-depository insurance.

### B. Investments

As of June 30, 2019, the CDA had the following investments:

Investment Type	Carrying Amount/ Fair Value	Investment Maturities (in Years)		
		Less Than 1	1-5	More than 5
U.S. Government Agencies:				
Federal Home Loan Mortgage Corp.	\$ 7,980,600	\$ -	\$ 7,980,600	\$ -
Federal National Mortgage Assoc.	450,778	-	-	450,778
Money market funds	49,858,179	49,858,179	-	-
Local government investment pool	68,722,385	68,722,385	-	-
	<u>\$ 127,011,942</u>	<u>\$ 118,580,564</u>	<u>\$ 7,980,600</u>	<u>\$ 450,778</u>

*Interest Rate Risk.* Interest rate risk is the risk that changes in market interest rates will adversely affect the fair value of an investment. Generally, the fair values of investments with longer maturities are more sensitive to changes in market interest rates. In accordance with its investment policy, the CDA manages its exposure to declines in fair values by limiting non-bond reserve investment maturities to five years or less. The mortgage backed securities held by the CDA have maturities exceeding five years and were

obtained through the Board-approved defeasance of several single-family bond issues and are expected to be held until maturity.

*Credit Risk.* Generally, credit risk is the risk that an insurer of an investment will not fulfill its obligation to the holder of the investment. This is measured by the assignment of a rating by a nationally recognized statistical rating organization. The CDA's investment policy places no restrictions on credit risk other than requiring compliance with state Law. State Law does not limit investments in securities of U.S. Government Agencies including mortgage backed securities by credit quality. The local government investment pool and money market mutual funds are unrated. However, investments held by the local government investment pool do conform to state restrictions and the investments in money market mutual funds comply with state requirements for being rated in one of the highest two categories by a NRSRO. The money market funds include commercial paper investments which comply with state requirements to be rated in the highest quality category by two nationally recognized rating agencies and having maturities of 270 days or less.

*Concentration of Credit Risk.* The CDA places no limit on the amount that may be invested in any one issuer. At June 30, 2019, the CDA had more than five percent of its total investments with the U.S. Treasury, Federal Home Loan Bank, Federal Home Loan Mortgage Association, money market funds and the local government investment pool.

*Custodial Credit Risk – Investments.* For an investment, this is the risk that, in the event of the failure of the counterparty, the CDA will not be able to recover the value of its investments or collateral securities that are in the possession of an outside party. At June 30, 2019, all investments are held by counterparties, are insured or registered, and are not exposed to custodial risk.

*Fair value reporting.* The CDA's investments that are not recorded at amortized cost are recorded at fair value as of June 30, 2019. GASB Statement No. 72, *Fair Value Measurement and Application*, defines fair value as the price that would be received to sell an asset between market participants at the measure date. This statement establishes a hierarchy of valuation inputs based on the extent to which the inputs are observable in the market place.

A financial instrument's level within the fair value hierarchy is based on the lowest level of any input that is significant to the fair value measurement. The following describes the hierarchy of inputs used to measure fair value and primary valuation methodologies used for financial instruments measured at fair value on a recurring basis:

- Level 1: Investments whose values are based on quoted prices (unadjusted) for identical assets (liabilities) in active markets that a government can access at measurement date.
- Level 2: Investments with inputs, other than quoted prices included within Level 1, that are observable for an asset (liability), either directly or indirectly.
- Level 3: Investments classified as Level 3 have unobservable inputs for an asset (liability) and may require a degree of professional judgment.

At June 30, 2019, of the U.S. Government Agencies totaling \$8,431,378 were classified as level 2 by a third party using either bid evaluations or a matrix-based pricing technique. Bid evaluations are typically based on market quotations, yields, maturities, call features and ratings. Matrix pricing is used to value

securities based on the securities' relationship to benchmark quoted prices. Money market funds and a local government investment pool of \$49,858,179 and \$68,722,385, respectively, were not subject to leveling as these investments were carried at amortized cost.

### C. Notes Receivable

The CDA has issued various notes to individuals, businesses, not-for-profits, governmental units and discretely presented component units. These notes are generally secured by liens on real and personal property and allowances for uncollectible loans are generally not recorded as such amounts are not expected to be material.

Notes receivable at June 30, 2019 consist of the following:

Loan Description	Loan Balance
Homebuyer loans	\$ 3,664,156
Homeowner rehab loans - deferred	15,666,352
Component unit loans:	
Bridge	2,776,505
First mortgage	5,038,274
Other	14,868,775
Revolving	<u>11,570</u>
	22,695,124
Multifamily loans:	
Deferred	12,818,235
Installment	<u>8,603,029</u>
	21,421,264
Tenants	33,629
Supportive housing	251,093
Commercial	<u>22,068</u>
	<u>\$ 63,753,686</u>
Current portion	\$ 3,288,606
Noncurrent portion	<u>60,465,080</u>
	<u>\$ 63,753,686</u>

*Homebuyer Loans.* Homebuyer loans assist qualified homebuyers in purchasing residential properties. The loan proceeds may be used for required down payment, closing costs or to buy down the first mortgage principal. Loans are repaid, without interest, when the home is sold, refinanced, or reach the end of the 30-year first mortgage term.

*Homeowner Rehabilitation Loans.* Homeowner rehabilitation loans are made to assist qualified homeowners in making eligible repairs to their homes. Deferred loans are no interest loans with principal payable upon the sale or transfer of the property.

*Discretely Presented Component Unit (DPCU) Loans.* The CDA has provided various forms of financing to several limited partnership projects that are considered discretely presented component units. These loans have varying terms which are summarized as follows:

- \$2,776,505 in a construction bridge loan at 6.75 percent interest with principal and interest due when the Limited Partner capital contribution is received.
- \$5,038,274 in first mortgage loans at interest rates ranging from 6 to 7 percent interest with principal and interest payable monthly.
- \$14,868,775 in loans at interest rates ranging from 0 to 8 percent interest with interest paid annually or interest and principal deferred until maturity.
- \$11,570 of unsecured revolving loans to finance the development and construction of new family townhome projects. The interest rates on these loans range from 0 to 7 percent with payment of principal and interest generally deferred until the partnership is able to secure permanent financing for the project.

The maturities on partnership loans range between 20 to 30 years except for bridge and revolving loans with no penalty for prepayment. Loans are secured by liens on the underlying property and all loans other than first mortgage loans are subordinated to other loans that exist on these partnership projects.

*Tenants.* The CDA enters into tenant repayment agreements for rent and other charges. These loans are zero percent interest with principal paid monthly.

*Multifamily Loans.* Multifamily loans provide financing for the acquisition, development and rehabilitation of affordable multifamily housing. Deferred loans are 0 to 4.91 percent interest loans with principal and interest payable upon the sale, transfer, refinancing or change in use of the property or the maturity date of the loan whichever comes first. Loan maturities range from 15 to 50 years depending on the source of funds. Installment loans consist of one 6.50 percent interest loan with principal and interest payable monthly and a final maturity of 2026 with the outstanding principal due in full upon the sale, transfer or refinancing of the property.

*Supportive Housing.* The CDA has provided two loans to support the construction of supportive housing units in Apple Valley, Minnesota. These mortgage loans are secured by the underlying real estate and have the following terms:

- \$103,493 at 6.5 percent with semi-annual payments of interest and principal through February, 2022
- \$147,600 at 1 percent interest with the payment of principal and interest deferred for 30 years from date of occupancy or 50 years if recertified for continued use

*Commercial.* The CDA has entered into a loan with a commercial lease tenant. The loan is 4.0 percent interest with monthly payments of interest and principal through September 30, 2028.



#### D. Investment in Component Units

As explained in Note 1.B., the CDA is the general partner and managing agent in several family housing limited partnerships (FHLP) that were formed to construct and operate family housing townhome complexes within Dakota County. These partnerships were financed, in part, using federal low-income housing tax credits which place certain restrictions on rental rates and require tenants to qualify for occupancy based on income levels. The CDA's investment in these partnerships are accounted for as equity investments. Capital contributions and distributions, if any, are recorded as direct adjustments to the investment in limited partnerships on the statement of net position. Any income or loss from the operation of these limited partnerships is also recorded as a direct adjustment to the investment in discretely presented component units based on the CDA's ownership percentage.

Additional information on each of these limited partnerships is provided as follows:

	Year		Beginning			Allocation of	Ending
	Built	Units	Balance	Additions	Reductions		
Burnsville HOC FHLP	2003	34	221,177	-	-	(10)	221,167
Eagan Cedar FHLP	2004	34	489,094	-	-	(7)	489,087
Lakeville Downtown FHLP	2005	40	470,870	-	-	(6)	470,864
Lafayette FHLP	2006	30	934,772	-	-	(13)	934,759
Hastings West Village FHLP	2007	21	346,166	-	-	(14)	346,152
Rosemount FHLP	2008	32	753,586	-	-	(18)	753,568
Twin Ponds FHLP	2009	25	563,135	-	-	(9)	563,126
Meadowlark FHLP	2010	40	320,614	-	-	(9)	320,605
Apple Valley East FHLP	2011	45	1,384,433	-	-	(10)	1,384,423
Twin Ponds II FHLP	2012	26	355,787	-	-	(7)	355,780
Eagan Northwood FHLP	2013	47	376,675	-	-	(9)	376,666
Inver Hills/Riverview Rdg FHLP	2014	51	744,322	-	-	(17)	744,305
Lakeshore WHLP	2015	50	63,547	-	-	(19)	63,528
Keystone Commons WHLP	2016	36	686,051	-	-	(20)	686,031
Rosemount II LP	2019	40	192,972	-	-	-	192,972
		<u>551</u>	<u>\$ 7,903,201</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ (168)</u>	<u>\$ 7,903,033</u>

As General Partner, the CDA has an obligation to provide funds for any development and operating deficits that may occur up to the following amounts in these discretely presented component units:

Keystone Crossing WHLP	\$ 128,373
Rosemount II LP	<u>872,464</u>
	<u>\$ 1,000,837</u>

Generally, these operating deficit obligations lapse three years after the lease up of the property. A guaranty of housing tax credits of up to \$28,450,531 is also provided to these discretely presented component units.

## E. Capital Assets

Capital asset activity for the year ended June 30, 2019 was as follows:

	Beginning Balance	Increases	Decreases	Ending Balance
Capital assets, not being depreciated:				
Land	\$ 32,388,517	\$ 243,980	\$ 162,274	\$ 32,470,223
Construction in progress	-	-	-	-
Total capital assets, not being depreciated	32,388,517	243,980	162,274	32,470,223
Capital assets, being depreciated:				
Land improvements	6,522,994	39,771	-	6,562,765
Buildings	229,932,271	2,238,251	364,483	231,806,039
Furniture and equipment	9,058,896	16,126	10,362	9,064,660
Total capital assets, being depreciated	245,514,161	2,294,148	374,845	247,433,464
Less accumulated depreciation for:				
Land improvements	(4,965,819)	(187,775)	-	(5,153,594)
Buildings	(77,525,318)	(5,775,699)	(197,125)	(83,103,892)
Furniture and equipment	(7,869,193)	(357,340)	(10,362)	(8,216,171)
Total accumulated depreciation	(90,360,330)	(6,320,814)	(207,487)	(96,473,657)
Total capital assets, being depreciated, net	155,153,831	(4,026,666)	167,358	150,959,807
Total capital assets, net	<u>\$ 187,542,348</u>	<u>\$ (3,782,686)</u>	<u>\$ 329,632</u>	<u>\$ 183,430,030</u>

The cost and accumulated depreciation of capital assets relating to operating leases is \$956,692 and \$437,982 respectively for a carrying value of \$518,710.

## Construction Commitments

At June 30, 2019, the CDA had \$13,248 remaining on a \$395,900 commitment for a senior housing development.

## F. Long-term Debt

### Changes in Long-term Liabilities

	Beginning Balance	Additions	Reductions	Ending Balance	Due Within One Year
Compensated absences	\$ 945,450	\$ 687,898	\$ (619,187)	\$ 1,014,161	\$ 512,408
Notes payable	11,227,704	-	(2,683)	11,225,021	222,710
Bonds payable	81,610,000	-	(3,360,000)	78,250,000	3,460,000
Plus deferred amounts:					
For issuance premiums	2,882,611	-	(298,170)	2,584,441	-
Total bonds payable	84,492,611	-	(3,658,170)	80,834,441	3,460,000
	<u>\$ 96,665,765</u>	<u>\$ 687,898</u>	<u>\$ (4,280,040)</u>	<u>\$ 93,073,623</u>	<u>\$ 4,195,118</u>

## Notes Payable

The composition of notes payable is as follows:

<u>Note Description</u>	Amount
Housing Resources Performance Pilot Loan payable to the Minnesota Housing Finance Agency. This non-interest bearing note is dated December 21, 2006 and it provided financing for a \$600,000 note receivable dated September 14, 2007 to the Rosemount Family Housing Limited Partnership. This note receivable requires 1% simple interest on the unpaid balance with accrued interest and principal due in one lump sum on September 1, 2043.	\$600,000
Publicly Owned Housing Program (POHP) note payable to the Minnesota Housing Finance Agency (MHFA). MHFA provided funds in the form of an interest free, deferred loan for a term of twenty years. There is no amortization requirement on the POHP loan. The loan will be forgiven on the twenty-first (21 <sup>st</sup> ) anniversary from the effective date of June, 2009. The purpose of the loan was to provide financing for the construction of a 25-unit youth housing development.	3,523,380
Ending Long-term Homelessness Initiative Fund (ELHIF) note payable to the MHFA. The loan is for a term of thirty years with zero percent (0%) interest per year. The principal is due and payable in one lump sum on June 1, 2039. The purpose of the loan was to provide financing for the construction of a 25-unit youth housing development.	697,649
Publicly Owned Housing Program (POHP) note payable to the Minnesota Housing Finance Agency (MHFA). MHFA provided funds in the form of an interest free, deferred loan for a term of twenty years. There is no amortization requirement on the POHP loan. The loan will be forgiven on the twenty-first (21 <sup>st</sup> ) anniversary from the effective date of February, 2018. The purpose of the loan was to provide financing for the exterior improvements of public housing units in Apple Valley and Hastings.	466,000
Dakota County Workforce Housing LLC, note payable to the Family Housing Fund. The loan is for a term of 30 years with simple interest of one percent (1%) on the unpaid principal amount until the maturity date of December 14, 2025. The loan was initially made to the Eagan Family Housing Limited Partnership, to provide financing for a portion of construction. Upon dissolution in 2012, the liabilities of the partnership were transferred to the LLC.	315,000
Dakota County Workforce Housing LLC, Low Income Large Family note payable to MHFA. The loan is for a term of 30 years with interest of one percent (1%) per year accruing on the unpaid amount. The principal and all accrued interest shall be due and payable in one lump sum on December 14, 2025. The loan was initially made to the Eagan Family Housing Limited	456,000

Partnership, to provide financing for a portion of the construction. Upon dissolution in 2012, the liabilities of the partnership were transferred to the LLC.

Dakota County Workforce Housing LLC, note payable to the Family Housing Fund. The loan is for a term of 30 years with simple interest of one percent (1%) on the unpaid principal amount until the maturity date of January 4, 2025. The loan was initially made to the Inver Grove Heights Family Housing Limited Partnership, to provide financing for a portion of the construction. Upon dissolution in 2012, the liabilities of the partnership were transferred to the LLC. 125,000

Dakota County Workforce Housing LLC, Low Income Large Family note payable to MHFA. The loan is for a term of 30 years with interest of one percent (1%) per year accruing on the unpaid amount. The principal and all accrued interest shall be due and payable in one lump sum on January 4, 2025. The loan was initially made to the Inver Grove Heights Family Housing Limited Partnership, to provide financing for a portion of the construction. Upon dissolution in 2012, the liabilities of the partnership were transferred to the LLC. 360,000

Dakota County Workforce Housing LLC, note payable to the Family Housing Fund. The loan is for a term of 30 years with simple interest of one percent (1%) on the unpaid principal amount until the maturity date of June 18, 2023. The loan was initially made to the Apple Valley Family Housing Limited Partnership, to provide financing for a portion of the construction. Upon dissolution in 2013, the liabilities of the partnership were transferred to the LLC. 170,000

Dakota County Workforce Housing LLC, Low Income Large Family note payable to MHFA. The loan is for a term of 30 years with interest of one percent (1%) per year accruing on the unpaid amount. The principal and all accrued interest shall be due and payable in one lump sum on June 18, 2023. The loan was initially made to the Apple Valley Family Housing Limited Partnership, to provide financing for a portion of the construction. Upon dissolution in 2013, the liabilities of the partnership were transferred to the LLC. 360,000

Dakota County Workforce Housing LLC, Low Income Large Family note payable to MHFA. The loan is for a term of 30 years with interest of one percent (1%) per year accruing on the unpaid amount. The principal and all accrued interest shall be due and payable in one lump sum on February 25, 2027. The loan was initially made to the Hastings Family Housing Limited Partnership, to provide financing for a portion of the construction. Upon dissolution in 2013, the liabilities of the partnership were transferred to the LLC. 396,000

<p>Dakota County Workforce Housing LLC, note payable to the Family Housing Fund. The loan is simple interest of one percent (1%) on the unpaid principal amount until the maturity date of October 1, 2029. The loan was initially made to the Hastings Family Housing Limited Partnership, to provide financing for a portion of the construction. Upon dissolution in 2013, the liabilities of the partnership were transferred to the LLC.</p>	<p>175,000</p>
<p>Dakota County Workforce Housing LLC, Affordable Rental Investment Fund note payable to MHFA. The loan is for a term of 30 years with interest of one percent (1%) per year accruing on the unpaid amount. The principal and all accrued interest shall be due and payable in one lump sum on February 25, 2027. The loan was initially made to the Hastings Family Housing Limited Partnership, to provide financing for a portion of the construction. Upon dissolution in 2013, the liabilities of the partnership were transferred to the LLC.</p>	<p>210,480</p>
<p>Dakota County Workforce Housing LLC, Affordable Rental Investment Fund note payable to MHFA. The loan is for a term of 30 years with interest of one percent (1%) per year accruing on the unpaid amount. The principal and all accrued interest shall be due and payable in one lump sum on June 26, 2019. The CDA and MHFA are negotiating an extension of this maturity date. The loan was initially made to the Lakeville Family Housing Limited Partnership, to provide financing for a portion of the construction. Upon dissolution in 2013, the liabilities of the partnership were transferred to the LLC.</p>	<p>220,000</p>
<p>Dakota County Workforce Housing LLC, note payable to the Family Housing Fund. The loan is for a term of 30 years with simple interest of one percent (1%) on the unpaid principal amount until the maturity date of June 26, 2028. The loan was initially made to the Lakeville Family Housing Limited Partnership, to provide financing for a portion of the construction. Upon dissolution in 2013, the liabilities of the partnership were transferred to the LLC.</p>	<p>280,000</p>
<p>Dakota County Workforce Housing LLC, note payable to Family Housing Fund. The loan is for a term of 30 years with interest of one percent (1%) per year accruing on the unpaid amount. Annual payment of \$2,790 with balance of principal and interest due and payable on September 25, 2021. The loan was initially made to the Burnsville Family Housing Limited Partnership, to provide financing for a portion of the construction. Upon dissolution in 2014, the liabilities of the partnership were transferred to the LLC.</p>	<p>7,968</p>

<p>Dakota County Workforce Housing LLC, Low Income Large Family note payable to MHFA. The loan is for a term of 30 years with interest of one percent (1%) per year accruing on the unpaid amount. The principal and all accrued interest shall be due and payable in one lump sum on September 1, 2022. The loan was initially made to the Burnsville Family Housing Limited Partnership, to provide financing for a portion of the construction. Upon dissolution in 2014, the liabilities of the partnership were transferred to the LLC.</p>	<p>360,000</p>
<p>Dakota County Workforce Housing LLC, note payable to the Family Housing Fund. The loan is for a term of 30 years with simple interest of one percent (1%) on the unpaid principal amount until the maturity date of May 27, 2029. The loan was initially made to the Chasewood Family Housing Limited Partnership, to provide financing for a portion of the construction. Upon dissolution in 2014, the liabilities of the partnership were transferred to the LLC.</p>	<p>290,000</p>
<p>Dakota County Workforce Housing LLC, Affordable Rental Investment Fund note payable to MHFA. The loan is for a term of 30 years with simple interest of one percent (1%) on the unpaid principal amount until the maturity date of May 27, 2029. The loan was initially made to the Chasewood Family Housing Limited Partnership, to provide financing for a portion of the construction. Upon dissolution in 2014, the liabilities of the partnership were transferred to the LLC.</p>	<p>319,591</p>
<p>Dakota County Workforce Housing LLC, note payable to the Family Housing Fund. The loan is for a term of 30 years with simple interest of one percent (1%) on the unpaid principal amount until the maturity date of October 26, 2030. The loan was initially made to the Lakeville Family Housing Limited Partnership 2, to provide financing for a portion of the construction. Upon dissolution in 2016, the liabilities of the partnership were transferred to the LLC.</p>	<p>230,000</p>
<p>Dakota County Workforce Housing LLC, note payable to the MHFA ARIF Fund. The loan is for a term of 30 years with simple interest of one percent (1%) on the unpaid principal amount until the maturity date of October 26, 2030. The loan was initially made to the Lakeville Family Housing Limited Partnership 2, to provide financing for a portion of the construction. Upon dissolution in 2016, the liabilities of the partnership were transferred to the LLC.</p>	<p>555,000</p>
<p>Dakota County Workforce Housing LLC, note payable to the Family Housing Fund. The loan is for a term of 30 years with simple interest of one percent (1%) on the unpaid principal amount until the maturity date of January 24, 2031. The loan was initially made to the Mendota Heights Family Housing Limited Partnership, to provide financing for a portion of the construction.</p>	<p>230,000</p>

Upon dissolution in 2016, the liabilities of the partnership were transferred to the LLC.

Dakota County Workforce Housing LLC, note payable to the MHFA ARIF Fund. The loan is for a term of 30 years with simple interest of one percent (1%) on the unpaid principal amount until the maturity date of January 24, 2031. The loan was initially made to the Mendota Heights Family Housing Limited Partnership, to provide financing for a portion of the construction. Upon dissolution in 2016, the liabilities of the partnership were transferred to the LLC. 358,427

Dakota County Workforce Housing LLC, note payable to the Family Housing Fund. The loan is for a term of 30 years with zero percent interest (0%). The principal is due and payable at the maturity date of September 6, 2032. The loan was initially made to the Hastings Marketplace Family Housing Limited Partnership, to provide financing for a portion of the construction. Upon dissolution in 2018, the liabilities of the partnership were transferred to the LLC. 300,000

\$219,526 Dakota County Workforce Housing LLC, note payable to the MHFA ARIF Fund. The loan is for a term of 30 years with simple interest of one percent (1%) on the unpaid principal amount until the maturity date of January 27, 2033. The loan was initially made to the Hastings Marketplace Family Housing Limited Partnership, to provide financing for a portion of the construction. Upon dissolution in 2018, the liabilities of the partnership were transferred to the LLC. 219,526

Total notes payable \$11,225,021

The annual principal and interest maturities for notes payable for fiscal years subsequent to June 30, 2019 are as follows:

	Principal	Interest	Total
2020	\$ 222,710	\$ 46,235	\$ 268,945
2021	2,737	32	2,769
2022	2,520	6	2,526
2023	890,000	280,715	1,170,715
2024	360,000	102,485	462,485
2025-2029	2,392,071	718,443	3,110,514
2030-2034	5,591,333	477,481	6,068,814
2035-2039	1,163,650	-	1,163,650
2040-2044	600,000	-	600,000
	<u>\$ 11,225,021</u>	<u>\$ 1,625,397</u>	<u>\$ 12,850,418</u>

## Housing Development Bonds

The CDA issues housing development bonds to finance the acquisition and construction of senior housing developments. These bonds are limited obligations of the government but are secured by the pledge of the full faith and credit and power of Dakota County, Minnesota to levy direct general ad valorem taxes. These bonds are secured by and payable from the pooled gross rent receipts and other operating revenues related to the operation of housing developments financed by these bonds and an annual pledge of \$5,600,000 from the CDA's tax levy. Housing development bonds are issued as serial bonds.

Bonds currently outstanding are as follows:

Description of Bond	Issue Date	Maturity Date	Interest Rate	Original Amount	Outstanding June 30
2010 Housing Development Bonds	07/21/10	01/01/40	2.00 - 6.00%	46,160,000	\$ 29,415,000
2013 Housing Development Bonds	12/18/13	01/01/27	2.00 - 2.85%	7,630,000	6,730,000
2015A Housing Development Bonds	05/27/15	01/01/42	3.00 - 5.00%	21,745,000	21,545,000
2015B Housing Development Bonds	05/27/15	01/01/35	3.00 - 5.00%	24,025,000	20,560,000
Subtotal					78,250,000
Less current maturities					(3,460,000)
Total					<u>\$ 74,790,000</u>

The annual principal and interest maturities for the Housing Development Bonds by fiscal year are as follows:

	Principal	Interest	Total
2020	\$ 3,460,000	\$ 3,377,418	\$ 6,837,418
2021	3,490,000	3,237,670	6,727,670
2022	3,670,000	3,096,194	6,766,194
2023	3,755,000	2,936,495	6,691,495
2024	3,750,000	2,773,193	6,523,193
2025-2029	18,535,000	11,544,299	30,079,299
2030-2034	19,300,000	7,584,857	26,884,857
2035-2039	14,690,000	3,469,963	18,159,963
2040-2042	7,600,000	632,906	8,232,906
	<u>\$ 78,250,000</u>	<u>\$ 38,652,995</u>	<u>\$ 116,902,995</u>

Pledged Revenue – the CDA has pledged as security for the \$78,250,000 of outstanding Housing Development bonds, a portion of its annual tax levy (special benefit tax) that is levied pursuant to Minnesota Statutes, Section 469.033, Subd. 6. These bonds were used to finance the acquisition and construction of senior housing developments. The CDA is currently committed, to the extent it is within its power to do so, to levy and collect \$5,600,000 for the payment and debt service on these bonds. The total principal and interest remaining on this debt is \$116,902,995 with annual requirements ranging from



\$6,837,418 in 2020 to \$2,704,000 in the final year. The tax levy has averaged over \$7 million per year for the last ten years and the amount of tax proceeds pledged towards Housing Development bond debt service is \$5,600,000. For the current year, \$5,600,000 of tax levy was paid on the debt service for the bonds.

**G. Restricted Assets**

The balances of restricted asset accounts are as follows:

	Total
Debt proceeds held by trustees	\$ 5,760,434
Reserves required by debt agreements	9,316,671
CDBG Revolving loan funds	402,579
Tax increment replacement reserve	8,636
Proceeds from captial projects	447,450
Security deposit reserve	227,328
HAP reserve	115,085
FSS escrow	99,690
	<u>\$ 16,377,873</u>

### Note 3. Blended Component Unit

The condensed financial statements for the Dakota County CDA Workforce Housing LLC are as follows:

#### CONDENSED STATEMENT OF NET POSITION

Assets:	
Cash and investments	\$ 5,720,976
Receivables	20,234
Capital assets, net	22,074,476
Other	<u>139,032</u>
Total assets	<u>27,954,718</u>
Liabilities:	
Current liabilities	635,908
Long-term liabilities	<u>10,730,475</u>
Total liabilities	<u>11,366,383</u>
Net position:	
Net investment in capital assets	16,136,484
Restricted	1,106,303
Unrestricted	<u>(654,452)</u>
Total net position	<u>\$ 16,588,335</u>

#### CONDENSED STATEMENT OF REVENUES, EXPENSES, AND CHANGES IN NET POSITION

Operating revenues	\$ 3,009,938
Depreciation expense	(827,584)
Other operating expense	<u>(2,328,665)</u>
Operating income (loss)	<u>(146,311)</u>
Nonoperating revenues (expenses):	
Investment income	34,820
Interest expense	(165,683)
Gain (loss) on disposal of capital assets	<u>(44,393)</u>
Total nonoperating revenues (expenses)	<u>(175,256)</u>
Income (loss) before contributions	(321,567)
Capital contributions / transfers	<u>455,019</u>
Change in net position	133,452
Beginning net position	<u>16,454,883</u>
Ending net position	<u>\$ 16,588,335</u>

#### CONDENSED STATEMENT OF CASH FLOWS

Net cash provided (used) by:	
Operating activities	\$ 1,001,786
Noncapital financing activities	-
Capital and related financing activities	(230,213)
Investing activities	<u>52,820</u>
Net increase (decrease)	824,393
Beginning cash and cash equivalents	<u>3,572,041</u>
Ending cash and cash equivalents	<u>\$ 4,396,434</u>

#### Note 4. Segment Information

Condensed financial statements relating to the CDA's senior housing program which is financed with housing development bonds is as follows:

##### CONDENSED STATEMENT OF NET POSITION

Assets:	
Cash and investments	\$ 30,054,047
Receivables	109,710
Capital assets, net	131,699,025
Other	430,819
Total assets	<u>162,293,601</u>
Liabilities:	
Current liabilities	7,204,028
Long-term liabilities	77,374,441
Total liabilities	<u>84,578,469</u>
Net position:	
Net investment in capital assets	56,662,724
Restricted	13,910,399
Unrestricted	7,142,009
Total net position	<u>\$ 77,715,132</u>

##### CONDENSED STATEMENT OF REVENUES, EXPENSES, AND CHANGES IN NET POSITION

Operating revenues	\$ 16,175,271
Depreciation expense	(4,343,881)
Other operating expense	(10,154,531)
Operating income (loss)	<u>1,676,859</u>
Nonoperating revenues (expenses):	
Investment income	179,072
Interest expense	(3,208,359)
Gain (loss) on disposal of capital assets	(122,966)
Total nonoperating revenues (expenses)	<u>(3,152,253)</u>
Income (loss) before contributions	(1,475,394)
Capital contributions / internal transfers	5,600,000
Change in net position	4,124,606
Beginning net position	<u>73,590,526</u>
Ending net position	<u>\$ 77,715,132</u>

##### CONDENSED STATEMENT OF CASH FLOWS

Net cash provided (used) by:	
Operating activities	\$ 5,847,167
Capital and related financing activities	(2,480,706)
Investing activities	(2,678,595)
Net increase (decrease)	687,866
Beginning cash and cash equivalents	<u>5,395,379</u>
Ending cash and cash equivalents	<u>\$ 6,083,245</u>

## **Note 5. Other Information**

### **A. Risk Management**

The CDA is exposed to various risks of loss related to torts; theft of, damage to, and destruction of assets; errors or omissions; general liability; workers' compensation and unemployment claims for which the government carries commercial insurance. The CDA has not reduced insurance coverage in the past year and settled claims have not exceeded commercial insurance coverage in any of the three preceding years.

### **B. Contingent Liabilities**

Amounts received or receivable from grant agencies are subject to audit and adjustment by grantor agencies, principally the federal government. Any disallowed claims, including amounts already collected, may constitute a liability of the applicable funds. The amount, if any, of expenditures that may be disallowed by the grantor cannot be determined at this time, although the CDA expects such amounts, if any, to be immaterial.

### **C. Conduit Debt**

The CDA has issued certain limited-obligation revenue bonds, including: 1) mortgage revenue bonds issued to provide funding for first time homebuyer loans; 2) multifamily housing revenue bonds issued to provide funds to finance specific multifamily rental housing projects; 3) industrial development revenue bonds issued to assist manufacturing companies in financing new facilities, structural improvements and expansions, and new equipment; 4) essential function bonds to finance facilities used by the general public; and 5) 501(c)3 bonds issued to finance specific rental housing projects developed by nonprofit organizations. This debt is secured by the property financed and is payable solely from payments received on the underlying loans. The CDA is not obligated in any manner for repayment of this debt and accordingly, it is not reported as liabilities in the accompanying financial statements. The aggregate amount of all outstanding conduit debt obligations at June 30, 2019 was \$181,996,064.

### **D. Employee Retirement Plan**

The CDA provides a defined contribution plan to all full-time, non-limited term and exempt employees through participation in the Housing Agency Retirement Trust Plan, a nonprofit trust serving housing and redevelopment agencies that is governed by a board of trustees and utilizing a private sector third party administrator. In a defined contribution plan, benefits depend solely on amounts contributed to the plan plus investment earnings. All part-time, non-exempt and limited term employees participate in social security.

Employees are required to contribute 12.7% of their annual base salary, and the CDA matches the 12.7% contribution. Plan participants become vested at 20 percent per year after the first year of participation. Plan provisions and contribution requirements are established and may be amended by the CDA's Board of Commissioners. Employer and employee contributions to the plan during the year were \$721,510 each.

### **E. Accounting Standards not yet Adopted**

GASB Statement No. 84, *Fiduciary Activities*, will be effective for the CDA beginning with its fiscal year ending June 30, 2020 financial statements.

GASB Statement No. 87, *Leases*, will be effective for the CDA beginning with its fiscal year ending June 30, 2021 financial statements.

GASB Statement No. 89, *Accounting for Interest Cost Incurred before the End of a Construction Period*, will be effective for the CDA beginning with its fiscal year ending June 30, 2021 financial statements.

GASB Statement No. 90, *Majority Equity Interests—an amendment of GASB Statements No. 14 and No. 61*, will be effective for the CDA beginning with its fiscal year ending June 30, 2020 financial statements.

GASB Statement No. 91, *Conduit Debt Obligations*, will be effective for the CDA beginning with its fiscal year ending June 30, 2022.

#### **F. Subsequent Events**

On September 17, 2019, the U.S. Department of Housing and Urban Development approved the CDA's application pursuant to Section 18 of the Housing Act of 1937 to dispose of 120 units of Public Housing. The disposition will result in these units being transferred to a wholly-owned LLC where they will be subject to HUD-imposed use restrictions requiring these 120 units be operated as affordable and reserved for families at or below 80 percent of area median income (AMI) for a period of not less than 30 years.

### **Note 6. Discretely Presented Component Units**

#### **A. Condensed Financial Statements**

The condensed financial statements of the discretely presented component units described in Note 1 is provided on the following pages. These financial statements are as of and for the fiscal year ended December 31, 2018.

Discretely Presented Component Units – Condensed Financial Statements

	Burnsville HOC FHLP	Eagan Cedar FHLP	Lakeville Downtown FHLP	Lafayette FHLP
<b>CONDENSED STATEMENT OF NET POSITION</b>				
Assets:				
Cash and investments	\$ 1,016,089	\$ 1,280,103	\$ 1,148,792	\$ 566,740
Receivables	4,386	4,317	3,503	258
Capital assets, net	3,629,349	3,323,555	3,985,852	3,787,625
Other	25,298	22,377	24,526	31,479
Total assets	4,675,122	4,630,352	5,162,673	4,386,102
Liabilities:				
Current liabilities	85,908	75,930	79,674	71,078
Long-term liabilities	2,574,446	1,884,825	2,067,669	1,695,963
Total liabilities	2,660,354	1,960,755	2,147,343	1,767,041
Net position:				
Net investment in capital assets	1,169,046	1,549,338	2,054,389	2,140,879
Restricted	908,374	1,093,692	987,341	468,020
Unrestricted	(62,652)	26,567	(26,400)	10,162
Total net position	\$ 2,014,768	\$ 2,669,597	\$ 3,015,330	\$ 2,619,061
<b>CONDENSED STATEMENT OF REVENUES, EXPENSES, AND CHANGES IN NET POSITION</b>				
Operating revenues	\$ 344,334	\$ 336,379	\$ 389,546	\$ 298,675
Depreciation expense	(134,465)	(118,325)	(155,892)	(110,671)
Other operating expense	(258,841)	(248,381)	(253,084)	(287,372)
Operating income (loss)	(48,972)	(30,327)	(19,430)	(99,368)
Nonoperating revenues (expenses):				
Investment income	196	234	200	106
Interest expense	(53,441)	(36,787)	(40,777)	(25,089)
Amortization expense	(416)	(187)	(234)	(722)
Total nonoperating revenues (expenses)	(53,661)	(36,740)	(40,811)	(25,705)
Capital contributions	-	-	-	-
Change in net position	(102,633)	(67,067)	(60,241)	(125,073)
Beginning net position	2,117,401	2,736,664	3,075,571	2,744,134
Ending net position	\$ 2,014,768	\$ 2,669,597	\$ 3,015,330	\$ 2,619,061

## Discretely Presented Component Units – Condensed Financial Statements

	Hastings			
	West Village	Rosemount	Twin Ponds	Meadowlark
	FHLP	FHLP	FHLP	FHLP
<b>CONDENSED STATEMENT OF NET POSITION</b>				
Assets:				
Cash and investments	\$ 326,556	\$ 806,134	\$ 703,961	\$ 1,235,814
Receivables	1,830	3,796	3,979	(573)
Capital assets, net	2,668,682	4,789,989	3,128,353	4,887,864
Other	22,979	25,803	34,431	62,429
Total assets	<u>3,020,047</u>	<u>5,625,722</u>	<u>3,870,724</u>	<u>6,185,534</u>
Liabilities:				
Current liabilities	39,370	58,910	48,572	72,104
Long-term liabilities	1,163,291	1,963,521	1,667,573	2,200,142
Total liabilities	<u>1,202,661</u>	<u>2,022,431</u>	<u>1,716,145</u>	<u>2,272,246</u>
Net position:				
Net investment in capital assets	1,580,185	2,974,510	1,591,622	2,836,008
Restricted	261,408	676,921	591,159	1,063,317
Unrestricted	(24,207)	(48,140)	(28,202)	13,963
Total net position	<u>\$ 1,817,386</u>	<u>\$ 3,603,291</u>	<u>\$ 2,154,579</u>	<u>\$ 3,913,288</u>
<b>CONDENSED STATEMENT OF REVENUES, EXPENSES, AND CHANGES IN NET POSITION</b>				
Operating revenues	\$ 190,966	\$ 301,607	\$ 231,679	\$ 375,460
Depreciation expense	(92,870)	(140,928)	(102,968)	(168,826)
Other operating expense	(218,065)	(304,803)	(185,936)	(248,002)
Operating income (loss)	<u>(119,969)</u>	<u>(144,124)</u>	<u>(57,225)</u>	<u>(41,368)</u>
Nonoperating revenues (expenses):				
Investment income	61	155	118	217
Interest expense	(14,938)	(33,015)	(25,521)	(38,728)
Amortization expense	(634)	(1,591)	(3,446)	(7,531)
Total nonoperating revenues (expenses)	<u>(15,511)</u>	<u>(34,451)</u>	<u>(28,849)</u>	<u>(46,042)</u>
Capital contributions	-	-	-	-
Change in net position	<u>(135,480)</u>	<u>(178,575)</u>	<u>(86,074)</u>	<u>(87,410)</u>
Beginning net position	1,952,866	3,781,866	2,240,653	4,000,698
Ending net position	<u>\$ 1,817,386</u>	<u>\$ 3,603,291</u>	<u>\$ 2,154,579</u>	<u>\$ 3,913,288</u>

## Discretely Presented Component Units – Condensed Financial Statements

	Apple Valley East FHLP	Twin Ponds II FHLP	Inver Hills & Riverview Ridge FHLP	Eagan Northwood FHLP
<b>CONDENSED STATEMENT OF NET POSITION</b>				
Assets:				
Cash and investments	\$ 1,243,277	\$ 634,230	\$ 1,898,438	\$ 1,443,369
Receivables	3,590	8,641	3,787	995
Capital assets, net	6,566,064	3,727,728	9,475,147	8,198,550
Other	49,914	28,557	78,944	55,069
Total assets	<u>7,862,845</u>	<u>4,399,156</u>	<u>11,456,316</u>	<u>9,697,983</u>
Liabilities:				
Current liabilities	89,330	49,753	94,066	90,266
Long-term liabilities	2,329,653	1,132,161	2,586,907	1,154,574
Total liabilities	<u>2,418,983</u>	<u>1,181,914</u>	<u>2,680,973</u>	<u>1,244,840</u>
Net position:				
Net investment in capital assets	4,366,460	2,647,329	6,976,506	7,087,045
Restricted	1,060,478	529,697	1,706,509	1,164,830
Unrestricted	16,924	40,216	92,328	201,268
Total net position	<u>\$ 5,443,862</u>	<u>\$ 3,217,242</u>	<u>\$ 8,775,343</u>	<u>\$ 8,453,143</u>
<b>CONDENSED STATEMENT OF REVENUES, EXPENSES, AND CHANGES IN NET POSITION</b>				
Operating revenues	\$ 427,464	\$ 247,302	\$ 495,056	\$ 456,978
Depreciation expense	(171,169)	(105,025)	(311,202)	(220,229)
Other operating expense	(305,278)	(187,729)	(321,935)	(287,089)
Operating income (loss)	<u>(48,983)</u>	<u>(45,452)</u>	<u>(138,081)</u>	<u>(50,340)</u>
Nonoperating revenues (expenses):				
Investment income	229	102	349	234
Interest expense	(50,948)	(27,161)	(30,251)	(30,709)
Amortization expense	(5,437)	(3,013)	(6,858)	(5,618)
Total nonoperating revenues (expenses)	<u>(56,156)</u>	<u>(30,072)</u>	<u>(36,760)</u>	<u>(36,093)</u>
Capital contributions				
Change in net position	(105,139)	(75,524)	(174,841)	(86,433)
Beginning net position	5,549,001	3,292,766	8,950,184	8,539,576
Ending net position	<u>\$ 5,443,862</u>	<u>\$ 3,217,242</u>	<u>\$ 8,775,343</u>	<u>\$ 8,453,143</u>



## Discretely Presented Component Units – Condensed Financial Statements

	Lakeshore WHLP	Keystone WHLP	Rosemount II LP	Total Discretely Presented Component Units
<b>CONDENSED STATEMENT OF NET POSITION</b>				
Assets:				
Cash and investments	\$ 1,105,081	\$ 389,268	\$ 1,000	13,798,852
Receivables	4,649	1,301	69,823	114,282
Capital assets, net	10,528,345	8,961,078	3,625,646	81,283,827
Other	80,869	64,028	-	606,703
Total assets	11,718,944	9,415,675	3,696,469	95,803,664
Liabilities:				
Current liabilities	98,103	65,459	84,571	1,103,094
Long-term liabilities	2,723,158	1,894,840	1,763,110	28,801,833
Total liabilities	2,821,261	1,960,299	1,847,681	29,904,927
Net position:				
Net investment in capital assets	7,888,184	7,093,109	1,868,390	53,823,000
Restricted	877,338	236,052	1,000	11,626,136
Unrestricted	132,161	126,215	(20,602)	449,601
Total net position	\$ 8,897,683	\$ 7,455,376	\$ 1,848,788	65,898,737
<b>CONDENSED STATEMENT OF REVENUES, EXPENSES, AND CHANGES IN NET POSITION</b>				
Operating revenues	\$ 499,653	\$ 339,384	\$ -	4,934,483
Depreciation expense	(301,705)	(270,510)	-	(2,404,785)
Other operating expense	(315,468)	(217,670)	(1)	(3,639,654)
Operating income (loss)	(117,520)	(148,796)	(1)	(1,109,956)
Nonoperating revenues (expenses):				
Investment income	169	57	1	2,428
Interest expense	(61,309)	(48,846)	-	(517,520)
Amortization expense	(7,473)	(5,231)	-	(48,391)
Total nonoperating revenues (expenses)	(68,613)	(54,020)	1	(563,483)
Capital contributions	-		672,357	672,357
Change in net position	(186,133)	(202,816)	672,357	(1,001,082)
Beginning net position	9,083,816	7,658,192	1,176,431	66,899,819
Ending net position	\$ 8,897,683	\$ 7,455,376	\$ 1,848,788	65,898,737

## B. Deposits

The discretely presented component units maintain its cash in bank deposit accounts. The entire amount of bank balances is covered by federal depository insurance and collateral pledged by the financial institution.

## C. Restricted Cash

Restricted cash is comprised of required security deposit reserves, operating reserves, replacement reserves, and working capital reserves.

## D. Capital Assets

Capital asset activity for the year ended December 31, 2018 was as follows:

	Beginning Balance	Increases	Decreases	Ending Balance
Capital assets, not being depreciated:				
Land	\$ 12,341,344	\$ 475,570	\$ 434,466	\$ 12,382,448
Construction in progress	-	3,155,294	-	3,155,294
Total capital assets, not being depreciated	12,341,344	3,630,864	434,466	15,537,742
Capital assets, being depreciated:				
Land improvements	5,172,484	21,758	201,132	4,993,110
Buildings	82,144,345	37,982	3,539,089	78,643,238
Residential equipment	1,512,166	-	154,823	1,357,343
Furniture and equipment	27,082	-	1,559	25,523
Total capital assets, being depreciated	88,856,077	59,740	3,896,603	85,019,214
Less accumulated depreciation for:				
Land improvements	(2,236,306)	(329,375)	(198,522)	(2,367,159)
Buildings	(14,949,058)	(1,965,239)	(1,241,457)	(15,672,840)
Residential equipment	(1,256,881)	(108,317)	(154,823)	(1,210,375)
Furniture and equipment	(22,460)	(1,854)	(1,559)	(22,755)
Total accumulated depreciation	(18,464,705)	(2,404,785)	(1,596,361)	(19,273,129)
Total capital assets, being depreciated, net	70,391,372	(2,345,045)	2,300,242	65,746,085
Total capital assets, net	<u>\$ 82,732,716</u>	<u>\$ 1,285,819</u>	<u>\$ 2,734,708</u>	<u>\$ 81,283,827</u>

## E. Long-Term Debt

A summary of notes payable is as follows:

Obligation	Interest Rate	Maturity Date	Beginning Balance	Additions	Reductions	Ending Balance	Due Within One Year
<u>Debts of BV HOC FHLF</u>							
CDA	6.75%	2033	685,290	-	47,292	637,998	26,146
MHFA - EDHC	1.00%	2034	500,000	-	-	500,000	-
Family Housing Fund	0.00%	2033	225,000	-	-	225,000	-
MHFA - ARIF	1.00%	2034	200,000	-	-	200,000	-
CDA - HOPE	0.00%	2033	250,000	-	-	250,000	-
CDA - HOME	1.00%	2033	247,305	-	-	247,305	-
CDA - LHIA	0.00%	2033	400,000	-	-	400,000	-
<u>Debts of Eagan Cedar FHLF:</u>							
CDA	7.00%	2034	426,688	-	26,289	400,399	14,586
MHFA - EDHC	1.00%	2034	597,483	-	-	597,483	-
Family Housing Fund	0.00%	2034	300,000	-	-	300,000	-
MHFA - ARIF	1.00%	2034	226,335	-	-	226,335	-
CDA - HOPE	0.00%	2034	250,000	-	-	250,000	-
<u>Debts of Lakeville Downtown FHLF:</u>							
CDA	6.75%	2035	469,512	-	28,230	441,282	15,606
MHFA - EDHC	1.00%	2035	802,181	-	-	802,181	-
Family Housing Fund	1.00%	2035	243,000	-	-	243,000	-
CDA - HOPE	0.00%	2035	250,000	-	-	250,000	-
CDA - LHIA	0.00%	2035	195,000	-	-	195,000	-
<u>Debts of Lafayette FHLF:</u>							
CDA	6.75%	2036	317,705	-	16,859	300,846	9,320
MHFA - EDHC	0.00%	2035	700,000	-	-	700,000	-
Family Housing Fund	0.00%	2035	200,000	-	-	200,000	-
CDA - HOPE	1.00%	2035	250,000	-	-	250,000	-
CDA - LHIA	1.00%	2035	195,900	-	-	195,900	-
<u>Debts of Hastings West Village FHLF:</u>							
CDA	6.00%	2037	146,112	-	7,615	138,497	4,163
CDA - HOPE	1.00%	2037	300,000	-	-	300,000	-
CDA - HOME	1.00%	2037	225,000	-	-	225,000	-
MHFA - EDHC	0.00%	2037	200,000	-	-	200,000	-
CDA - LHIA	1.00%	2037	125,000	-	-	125,000	-
Family Housing Fund	0.00%	2036	100,000	-	-	100,000	-

Obligation	Interest Rate	Maturity Date	Beginning Balance	Additions	Reductions	Ending Balance	Due Within One Year
<u>Debts of Rosemount FHLP:</u>							
CDA	6.75%	2043	294,723	-	8,485	286,238	4,690
CDA - HRPP	1.00%	2043	600,000	-	-	600,000	-
CDA - HOPE	1.00%	2043	500,000	-	-	500,000	-
Family Housing Fund	0.00%	2043	176,000	-	-	176,000	-
CDA - LHIA	1.00%	2043	145,000	-	-	145,000	-
CDA - TIF	1.00%	2043	59,244	-	-	59,244	-
CDA - HOME	1.00%	2043	48,997	-	-	48,997	-
<u>Debts of Twin Ponds FHLP:</u>							
CDA	6.75%	2038	181,320	-	7,098	174,222	3,924
MHFA - HRPP	1.00%	2038	783,000	-	-	783,000	-
CDA - HOPE	1.00%	2038	250,000	-	-	250,000	-
CDA - HOME	1.00%	2038	104,509	-	-	104,509	-
CDA - LHIA	1.00%	2038	225,000	-	-	225,000	-
<u>Debts of Meadowlark FHLP:</u>							
CDA	6.75%	2040	324,693	-	11,979	312,714	6,622
CDA - TCAP	1.00%	2040	425,558	-	-	425,558	-
MHFA - Pilot	1.00%	2040	813,584	-	-	813,584	-
CDA - HOPE	1.00%	2040	500,000	-	-	500,000	-
<u>Debts of Apple Valley East FHLP:</u>							
CDA	6.75%	2041	514,989	-	17,175	497,814	9,495
CDA - TCAP	1.00%	2041	1,701,790	-	-	1,701,790	-
<u>Debts of Twin Ponds II FHLP:</u>							
CDA	6.75%	2042	290,458	-	8,970	281,488	4,959
CDA - TIF	1.00%	2042	298,911	-	-	298,911	-
CDA - HOPE	1.00%	2042	250,000	-	-	250,000	-
CDA - Met Council	0.01%	2042	250,000	-	-	250,000	-
<u>Debts of Eagan Northwood FHLP:</u>							
CDA	6.75%	2044	347,289	-	9,774	337,515	5,403
CDA - HOME	1.00%	2044	273,990	-	-	273,990	-
CDA - HOPE	1.00%	2044	500,000	-	-	500,000	-
<u>Debts of IH&amp;RR FHLP:</u>							
CDA	6.75%	2043	199,373	-	5,188	194,185	2,868
CDA - HOME	1.00%	2043	904,456	-	-	904,456	-
MHFA - Challenge	0.00%	2043	600,000	-	-	600,000	-
CDA - HOPE	1.00%	2043	500,000	-	-	500,000	-
CDA - Met Council	0.01%	2043	300,000	-	-	300,000	-

Obligation	Interest Rate	Maturity Date	Beginning Balance	Additions	Reductions	Ending Balance	Due Within One Year
<u>Debts of Lakeshore WHLP:</u>							
CDA	6.75%	2044	616,971	-	14,810	602,161	8,187
CDA - HOME	1.00%	2044	943,000	-	-	943,000	-
MHFA	1.00%	2044	495,000	-	-	495,000	-
CDA - HOPE	1.00%	2044	400,000	-	-	400,000	-
CDA - LHIA	1.00%	2044	200,000	-	-	200,000	-
<u>Debts of Keystone Crossing WHLP:</u>							
CDA	6.75%	2045	456,458	42,298	5,787	492,969	6,190
CDA - HOPE	1.00%	2045	510,000	-	-	510,000	-
CDA - HOME	1.00%	2045	720,000	-	-	720,000	-
CDA - LHIA	1.00%	2045	145,000	-	-	145,000	-
<u>Debts of Prestwick Place FHLP:</u>							
CDA	6.75%	2048	-	331,137	-	331,137	-
CDA - HOPE	1.00%	2048	-	750,000	-	750,000	-
CDA - HOME	1.00%	2048	-	676,116	-	676,116	-
			<u>\$ 25,876,824</u>	<u>\$ 1,799,551</u>	<u>\$ 215,551</u>	<u>\$ 27,460,824</u>	<u>\$ 122,159</u>

At December 31, 2018, the current portion of notes payable was \$122,159 and the noncurrent portion of notes payable was \$27,338,665.

The future principal payments on notes payable are as follows:

	<u>Principal</u>
2019	\$ 122,159
2020	461,809
2021	139,776
2022	149,518
2023	159,933
Thereafter	<u>26,427,629</u>
	<u>\$ 27,460,824</u>

## Supplementary Information



DAKOTA COUNTY CDA (MN147)

Eagan, MN

Entity Wide Balance Sheet Summary

Submission Type: Audited/Single Audit

Fiscal Year End: 06/30/2019

	Project Total	14.896 PIH Family Self-Sufficiency Program	14.169 Housing Counseling Assistance Program	14.267 Continuum of Care Program	14.228 Community Development Block Grants/State's Program
111 Cash - Unrestricted	\$4,053,528				\$76,237
112 Cash - Restricted - Modernization and Development					
113 Cash - Other Restricted	\$447,450				
114 Cash - Tenant Security Deposits					
115 Cash - Restricted for Payment of Current Liabilities					
100 Total Cash	\$4,500,978	\$0	\$0	\$0	\$76,237
121 Accounts Receivable - PHA Projects					
122 Accounts Receivable - HUD Other Projects	\$124,183	\$2,543	\$33,756	\$19,985	
124 Accounts Receivable - Other Government	\$3,751				
125 Accounts Receivable - Miscellaneous	\$68			\$682	
126 Accounts Receivable - Tenants	\$30,672				
126.1 Allowance for Doubtful Accounts -Tenants	\$0			\$0	
126.2 Allowance for Doubtful Accounts - Other	\$0	\$0	\$0	\$0	
127 Notes, Loans, & Mortgages Receivable - Current	\$33,629				
128 Fraud Recovery				\$2,160	
128.1 Allowance for Doubtful Accounts - Fraud				-\$2,160	
129 Accrued Interest Receivable					
120 Total Receivables, Net of Allowances for Doubtful Accounts	\$192,303	\$2,543	\$33,756	\$20,667	\$0
131 Investments - Unrestricted					
132 Investments - Restricted					
135 Investments - Restricted for Payment of Current Liability					
142 Prepaid Expenses and Other Assets	\$143,485				\$765
143 Inventories					



DAKOTA COUNTY CDA (MN147)

Eagan, MN

Entity Wide Balance Sheet Summary

Submission Type: Audited/Single Audit

Fiscal Year End: 06/30/2019

	Project Total	14.896 PIH Family Self-Sufficiency Program	14.169 Housing Counseling Assistance Program	14.267 Continuum of Care Program	14.228 Community Development Block Grants/State's Program
143.1 Allowance for Obsolete Inventories					
144 Inter Program Due From					
145 Assets Held for Sale					
150 Total Current Assets	\$4,836,766	\$2,543	\$33,756	\$20,667	\$77,002
161 Land	\$4,314,714				\$30,034
162 Buildings	\$30,111,656				\$168,300
163 Furniture, Equipment & Machinery - Dwellings	\$208,391				\$1,050
164 Furniture, Equipment & Machinery - Administration	\$24,682				
165 Leasehold Improvements					
166 Accumulated Depreciation	-\$17,971,862				-\$34,542
167 Construction in Progress					
168 Infrastructure					
160 Total Capital Assets, Net of Accumulated Depreciation	\$16,687,581	\$0	\$0	\$0	\$164,842
171 Notes, Loans and Mortgages Receivable - Non-Current					\$21,800
172 Notes, Loans, & Mortgages Receivable - Non Current - Past					
173 Grants Receivable - Non Current					
174 Other Assets					
176 Investments in Joint Ventures					
180 Total Non-Current Assets	\$16,687,581	\$0	\$0	\$0	\$186,642
200 Deferred Outflow of Resources					
290 Total Assets and Deferred Outflow of Resources	\$21,524,347	\$2,543	\$33,756	\$20,667	\$263,644

DAKOTA COUNTY CDA (MN147)

Eagan, MN

Entity Wide Balance Sheet Summary

Submission Type: Audited/Single Audit

Fiscal Year End: 06/30/2019

	Project Total	14.896 PIH Family Self-Sufficiency Program	14.169 Housing Counseling Assistance Program	14.267 Continuum of Care Program	14.228 Community Development Block Grants/State's Program
311 Bank Overdraft					
312 Accounts Payable <= 90 Days	\$69,839		\$127	\$500	\$7,820
313 Accounts Payable >90 Days Past Due					
321 Accrued Wage/Payroll Taxes Payable	\$6,304	\$944	\$1,565		\$358
322 Accrued Compensated Absences - Current Portion					
324 Accrued Contingency Liability					
325 Accrued Interest Payable					
331 Accounts Payable - HUD PHA Programs				\$376	
332 Account Payable - PHA Projects					
333 Accounts Payable - Other Government	\$97,115				\$600
341 Tenant Security Deposits	\$203,648				\$1,142
342 Unearned Revenue	\$9,811				
343 Current Portion of Long-term Debt - Capital					
344 Current Portion of Long-term Debt - Operating Borrowings					
345 Other Current Liabilities	\$290				
346 Accrued Liabilities - Other					
347 Inter Program - Due To		\$1,599	\$32,064	\$19,791	
348 Loan Liability - Current					
310 Total Current Liabilities	\$387,007	\$2,543	\$33,756	\$20,667	\$9,920
351 Long-term Debt, Net of Current - Capital Projects/Mortgage	\$466,000				
352 Long-term Debt, Net of Current - Operating Borrowings					
353 Non-current Liabilities - Other					
354 Accrued Compensated Absences - Non Current					
355 Loan Liability - Non Current					
356 FASB 5 Liabilities					

DAKOTA COUNTY CDA (MN147)  
 Eagan, MN  
**Entity Wide Balance Sheet Summary**

Submission Type: Audited/Single Audit

Fiscal Year End: 06/30/2019

	Project Total	14.896 PIH Family Self-Sufficiency Program	14.169 Housing Counseling Assistance Program	14.267 Continuum of Care Program	14.228 Community Development Block Grants/State's Program
357 Accrued Pension and OPEB Liabilities					
350 Total Non-Current Liabilities	\$466,000	\$0	\$0	\$0	\$0
300 Total Liabilities	\$853,007	\$2,543	\$33,756	\$20,667	\$9,920
400 Deferred Inflow of Resources					
508.4 Net Investment in Capital Assets	\$16,221,581				\$164,843
511.4 Restricted Net Position	\$447,500				\$88,881
512.4 Unrestricted Net Position	\$4,002,259	\$0	\$0	\$0	\$0
513 Total Equity - Net Assets / Position	\$20,671,340	\$0	\$0	\$0	\$253,724
600 Total Liabilities, Deferred Inflows of Resources and Equity -	\$21,524,347	\$2,543	\$33,756	\$20,667	\$263,644

DAKOTA COUNTY CDA (MN147)

Eagan, MN

Entity Wide Balance Sheet Summary

Submission Type: Audited/Single Audit

Fiscal Year End: 06/30/2019

	14.218 Community Development Block Grants/Entitlement Grants	81.042 Weatherization Assistance for Low-Income Persons	14.871 Housing Choice Vouchers	14.249 Section 8 Moderate Rehabilitation Single Room Occupancy	6.1 Component Unit - Discretely Presented
111 Cash - Unrestricted	\$298,526		\$1,856,359	\$8,916	\$1,805,811
112 Cash - Restricted - Modernization and Development					
113 Cash - Other Restricted	\$402,579		\$115,085		\$11,626,136
114 Cash - Tenant Security Deposits					\$366,905
115 Cash - Restricted for Payment of Current Liabilities			\$99,690		
100 Total Cash	\$701,105	\$0	\$2,071,134	\$8,916	\$13,798,852
121 Accounts Receivable - PHA Projects			\$59,157		
122 Accounts Receivable - HUD Other Projects	\$79,546		\$7,235	\$44	
124 Accounts Receivable - Other Government		\$3,559			\$7,421
125 Accounts Receivable - Miscellaneous					\$71,561
126 Accounts Receivable - Tenants					\$35,300
126.1 Allowance for Doubtful Accounts - Tenants	\$0				\$0
126.2 Allowance for Doubtful Accounts - Other	\$0	\$0	\$0	\$0	\$0
127 Notes, Loans, & Mortgages Receivable - Current	\$0				
128 Fraud Recovery			\$54,634		
128.1 Allowance for Doubtful Accounts - Fraud			-\$54,634		
129 Accrued Interest Receivable					
120 Total Receivables, Net of Allowances for Doubtful Accounts	\$79,546	\$3,559	\$66,392	\$44	\$114,282
131 Investments - Unrestricted					
132 Investments - Restricted					
135 Investments - Restricted for Payment of Current Liability					
142 Prepaid Expenses and Other Assets	\$3,015				\$241,759
143 Inventories					
143.1 Allowance for Obsolete Inventories					

DAKOTA COUNTY CDA (MN147)

Eagan, MN

Entity Wide Balance Sheet Summary

Submission Type: Audited/Single Audit

Fiscal Year End: 06/30/2019

	14.218 Community Development Block Grants/Entitlement Grants	81.042 Weatherization Assistance for Low-Income Persons	14.871 Housing Choice Vouchers	14.249 Section 8 Moderate Rehabilitation Single Room Occupancy	6.1 Component Unit - Discretely Presented
144 Inter Program Due From					
145 Assets Held for Sale					
150 Total Current Assets	\$783,666	\$3,559	\$2,137,526	\$8,960	\$14,154,893
161 Land	\$205,850				\$17,375,558
162 Buildings	\$463,366				\$78,643,238
163 Furniture, Equipment & Machinery - Dwellings					\$1,357,343
164 Furniture, Equipment & Machinery - Administration			\$130,004		\$25,523
165 Leasehold Improvements					
166 Accumulated Depreciation	-\$99,431		-\$128,754		-\$19,273,129
167 Construction in Progress					\$3,155,294
168 Infrastructure					
160 Total Capital Assets, Net of Accumulated Depreciation	\$569,785	\$0	\$1,250	\$0	\$81,283,827
171 Notes, Loans and Mortgages Receivable - Non-Current	\$13,252,643				
172 Notes, Loans, & Mortgages Receivable - Non Current - Past					
173 Grants Receivable - Non Current					
174 Other Assets					\$364,944
176 Investments in Joint Ventures					
180 Total Non-Current Assets	\$13,822,428	\$0	\$1,250	\$0	\$81,648,771
200 Deferred Outflow of Resources					
290 Total Assets and Deferred Outflow of Resources	\$14,606,094	\$3,559	\$2,138,776	\$8,960	\$95,803,664
311 Bank Overdraft					

DAKOTA COUNTY CDA (MN147)

Eagan, MN

Entity Wide Balance Sheet Summary

Submission Type: Audited/Single Audit

Fiscal Year End: 06/30/2019

	14.218 Community Development Block Grants/Entitlement Grants	81.042 Weatherization Assistance for Low-Income Persons	14.871 Housing Choice Vouchers	14.249 Section 8 Moderate Rehabilitation Single Room Occupancy	6.1 Component Unit - Discretely Presented
312 Accounts Payable <= 90 Days	\$86,735	\$1,405	\$20,148		\$105,685
313 Accounts Payable >90 Days Past Due					
321 Accrued Wage/Payroll Taxes Payable	\$13,272				
322 Accrued Compensated Absences - Current Portion					
324 Accrued Contingency Liability					
325 Accrued Interest Payable					
331 Accounts Payable - HUD PHA Programs			\$28,774		
332 Account Payable - PHA Projects			\$26,606		
333 Accounts Payable - Other Government	\$767				\$221,070
341 Tenant Security Deposits	\$2,087				\$360,510
342 Unearned Revenue			\$2		\$39,830
343 Current Portion of Long-term Debt - Capital					\$122,159
344 Current Portion of Long-term Debt - Operating Borrowings					
345 Other Current Liabilities			\$90,733		\$253,840
346 Accrued Liabilities - Other					
347 Inter Program - Due To	\$142,268	\$1,344			
348 Loan Liability - Current					
310 Total Current Liabilities	\$245,129	\$2,749	\$166,263	\$0	\$1,103,094
351 Long-term Debt, Net of Current - Capital Projects/Mortgage					\$28,801,833
352 Long-term Debt, Net of Current - Operating Borrowings					
353 Non-current Liabilities - Other					
354 Accrued Compensated Absences - Non Current					
355 Loan Liability - Non Current					
356 FASB 5 Liabilities					
357 Accrued Pension and OPEB Liabilities					

DAKOTA COUNTY CDA (MN147)

Eagan, MN

Entity Wide Balance Sheet Summary

Submission Type: Audited/Single Audit

Fiscal Year End: 06/30/2019

	14.218 Community Development Block Grants/Entitlement Grants	81.042 Weatherization Assistance for Low-Income Persons	14.871 Housing Choice Vouchers	14.249 Section 8 Moderate Rehabilitation Single Room Occupancy	6.1 Component Unit - Discretely Presented
350 Total Non-Current Liabilities	\$0	\$0	\$0	\$0	\$28,801,833
300 Total Liabilities	\$245,129	\$2,749	\$166,263	\$0	\$29,904,927
400 Deferred Inflow of Resources					
508.4 Net Investment in Capital Assets	\$569,785		\$1,250		\$53,823,000
511.4 Restricted Net Position	\$13,791,180	\$810	\$115,085		\$11,626,136
512.4 Unrestricted Net Position	\$0	\$0	\$1,856,178	\$8,960	\$449,601
513 Total Equity - Net Assets / Position	\$14,360,965	\$810	\$1,972,513	\$8,960	\$65,898,737
600 Total Liabilities, Deferred Inflows of Resources and Equity -	\$14,606,094	\$3,559	\$2,138,776	\$8,960	\$95,803,664

DAKOTA COUNTY CDA (MN147)

Eagan, MN

Entity Wide Balance Sheet Summary

Submission Type: Audited/Single Audit

Fiscal Year End: 06/30/2019

	6.2 Component Unit - Blended	14.231 Emergency Shelter Grants Program	93.568 Low-Income Home Energy Assistance	14.239 HOME Investment Partnerships Program	2 State/Local
111 Cash - Unrestricted	\$4,396,434			\$865,154	\$21,815,470
112 Cash - Restricted - Modernization and Development					
113 Cash - Other Restricted	\$1,106,303				\$8,636
114 Cash - Tenant Security Deposits	\$218,239				
115 Cash - Restricted for Payment of Current Liabilities					
100 Total Cash	\$5,720,976	\$0	\$0	\$865,154	\$21,824,106
121 Accounts Receivable - PHA Projects					
122 Accounts Receivable - HUD Other Projects		\$88,306		\$133,890	
124 Accounts Receivable - Other Government	\$8,865		\$85,220		\$5,596,712
125 Accounts Receivable - Miscellaneous	\$1,772				\$5,238,928
126 Accounts Receivable - Tenants	\$9,597				\$0
126.1 Allowance for Doubtful Accounts - Tenants	\$0				\$0
126.2 Allowance for Doubtful Accounts - Other	\$0	\$0	\$0	\$0	\$0
127 Notes, Loans, & Mortgages Receivable - Current				\$0	\$3,254,977
128 Fraud Recovery					
128.1 Allowance for Doubtful Accounts - Fraud					
129 Accrued Interest Receivable					\$11,520
120 Total Receivables, Net of Allowances for Doubtful Accounts	\$20,234	\$88,306	\$85,220	\$133,890	\$14,102,137
131 Investments - Unrestricted					\$4,450,778
132 Investments - Restricted					
135 Investments - Restricted for Payment of Current Liability					
142 Prepaid Expenses and Other Assets	\$139,032			\$596	\$2,851
143 Inventories					
143.1 Allowance for Obsolete Inventories					



DAKOTA COUNTY CDA (MN147)

Eagan, MN

Entity Wide Balance Sheet Summary

Submission Type: Audited/Single Audit

Fiscal Year End: 06/30/2019

	6.2 Component Unit - Blended	14.231 Emergency Shelter Grants Program	93.568 Low-Income Home Energy Assistance	14.239 HOME Investment Partnerships Program	2 State/Local
144 Inter Program Due From				\$524,966	\$3,736,108
145 Assets Held for Sale					
150 Total Current Assets	\$5,880,242	\$88,306	\$85,220	\$1,524,606	\$44,115,980
161 Land	\$5,720,469				\$5,789,107
162 Buildings	\$32,545,658				
163 Furniture, Equipment & Machinery - Dwellings	\$457,819				
164 Furniture, Equipment & Machinery - Administration	\$44,111				
165 Leasehold Improvements					
166 Accumulated Depreciation	-\$16,693,581				
167 Construction in Progress					
168 Infrastructure					
160 Total Capital Assets, Net of Accumulated Depreciation	\$22,074,476	\$0	\$0	\$0	\$5,789,107
171 Notes, Loans and Mortgages Receivable - Non-Current				\$6,573,664	\$42,834,527
172 Notes, Loans, & Mortgages Receivable - Non Current - Past					
173 Grants Receivable - Non Current					
174 Other Assets					\$368,730
176 Investments in Joint Ventures					\$7,903,033
180 Total Non-Current Assets	\$22,074,476	\$0	\$0	\$6,573,664	\$56,895,397
200 Deferred Outflow of Resources					
290 Total Assets and Deferred Outflow of Resources	\$27,954,718	\$88,306	\$85,220	\$8,098,270	\$101,011,377
311 Bank Overdraft					

DAKOTA COUNTY CDA (MN147)

Eagan, MN

Entity Wide Balance Sheet Summary

Submission Type: Audited/Single Audit

Fiscal Year End: 06/30/2019

	6.2 Component Unit - Blended	14.231 Emergency Shelter Grants Program	93.568 Low-Income Home Energy Assistance	14.239 HOME Investment Partnerships Program	2 State/Local
312 Accounts Payable <= 90 Days	\$98,842	\$87,666	\$20,923	\$148,813	\$246,296
313 Accounts Payable >90 Days Past Due					
321 Accrued Wage/Payroll Taxes Payable	\$5,457		\$6,608	\$3,407	\$17,138
322 Accrued Compensated Absences - Current Portion					
324 Accrued Contingency Liability					
325 Accrued Interest Payable					
331 Accounts Payable - HUD PHA Programs					
332 Account Payable - PHA Projects					
333 Accounts Payable - Other Government	\$66,729				\$1,367
341 Tenant Security Deposits	\$211,617				
342 Unearned Revenue	\$9,752				\$29,187
343 Current Portion of Long-term Debt - Capital	\$222,710				
344 Current Portion of Long-term Debt - Operating Borrowings					
345 Other Current Liabilities	\$20,800				
346 Accrued Liabilities - Other					
347 Inter Program - Due To	\$3,819,415	\$640	\$54,644		\$487,747
348 Loan Liability - Current					
310 Total Current Liabilities	\$4,455,322	\$88,306	\$82,175	\$152,220	\$781,735
351 Long-term Debt, Net of Current - Capital Projects/Mortgage	\$6,911,061				\$600,000
352 Long-term Debt, Net of Current - Operating Borrowings					
353 Non-current Liabilities - Other					
354 Accrued Compensated Absences - Non Current					
355 Loan Liability - Non Current					
356 FASB 5 Liabilities					
357 Accrued Pension and OPEB Liabilities					

DAKOTA COUNTY CDA (MN147)

Eagan, MN

Entity Wide Balance Sheet Summary

Submission Type: Audited/Single Audit

Fiscal Year End: 06/30/2019

	6.2 Component Unit - Blended	14.231 Emergency Shelter Grants Program	93.568 Low-Income Home Energy Assistance	14.239 HOME Investment Partnerships Program	2 State/Local
350 Total Non-Current Liabilities	\$6,911,061	\$0	\$0	\$0	\$600,000
300 Total Liabilities	\$11,366,383	\$88,306	\$82,175	\$152,220	\$1,381,735
400 Deferred Inflow of Resources					\$10,762,694
508.4 Net Investment in Capital Assets	\$16,136,484				\$5,789,107
511.4 Restricted Net Position	\$1,106,303		\$3,045	\$7,946,050	\$34,014,713
512.4 Unrestricted Net Position	-\$654,452	\$0	\$0	\$0	\$49,063,128
513 Total Equity - Net Assets / Position	\$16,588,335	\$0	\$3,045	\$7,946,050	\$88,866,948
600 Total Liabilities, Deferred Inflows of Resources and Equity -	\$27,954,718	\$88,306	\$85,220	\$8,098,270	\$101,011,377

DAKOTA COUNTY CDA (MN147)

Eagan, MN

Entity Wide Balance Sheet Summary

Submission Type: Audited/Single Audit

Fiscal Year End: 06/30/2019

	1 Business Activities	Subtotal	ELIM	Total
111 Cash - Unrestricted	\$54,815,642	\$89,992,077		\$89,992,077
112 Cash - Restricted - Modernization and Development				
113 Cash - Other Restricted	\$8,970,802	\$22,676,991		\$22,676,991
114 Cash - Tenant Security Deposits	\$9,089	\$594,233		\$594,233
115 Cash - Restricted for Payment of Current Liabilities		\$99,690		\$99,690
100 Total Cash	\$63,795,533	\$113,362,991	\$0	\$113,362,991
121 Accounts Receivable - PHA Projects		\$59,157		\$59,157
122 Accounts Receivable - HUD Other Projects		\$489,488		\$489,488
124 Accounts Receivable - Other Government	\$572,262	\$6,277,790		\$6,277,790
125 Accounts Receivable - Miscellaneous	\$185,809	\$5,498,820		\$5,498,820
126 Accounts Receivable - Tenants	\$34,082	\$109,651		\$109,651
126.1 Allowance for Doubtful Accounts - Tenants	\$0	\$0		\$0
126.2 Allowance for Doubtful Accounts - Other	\$0	\$0		\$0
127 Notes, Loans, & Mortgages Receivable - Current		\$3,288,606		\$3,288,606
128 Fraud Recovery		\$56,794		\$56,794
128.1 Allowance for Doubtful Accounts - Fraud		-\$56,794		-\$56,794
129 Accrued Interest Receivable	\$107,647	\$119,167		\$119,167
120 Total Receivables, Net of Allowances for Doubtful Accounts	\$899,800	\$15,842,679	\$0	\$15,842,679
131 Investments - Unrestricted	\$24,956,509	\$29,407,287		\$29,407,287
132 Investments - Restricted	\$5,000,000	\$5,000,000		\$5,000,000
135 Investments - Restricted for Payment of Current Liability				
142 Prepaid Expenses and Other Assets	\$529,224	\$1,060,727		\$1,060,727
143 Inventories				
143.1 Allowance for Obsolete Inventories				

DAKOTA COUNTY CDA (MN147)

Eagan, MN

Entity Wide Balance Sheet Summary

Submission Type: Audited/Single Audit

Fiscal Year End: 06/30/2019

	1 Business Activities	Subtotal	ELIM	Total
144 Inter Program Due From	\$2,805,398	\$7,066,472	-\$7,066,472	\$0
145 Assets Held for Sale				
150 Total Current Assets	\$97,986,464	\$171,740,156	-\$7,066,472	\$164,673,684
161 Land	\$22,972,814	\$56,408,546		\$56,408,546
162 Buildings	\$168,517,059	\$310,449,277		\$310,449,277
163 Furniture, Equipment & Machinery - Dwellings	\$2,855,053	\$4,879,656		\$4,879,656
164 Furniture, Equipment & Machinery - Administration	\$5,343,550	\$5,567,870		\$5,567,870
165 Leasehold Improvements				
166 Accumulated Depreciation	-\$61,545,487	-\$115,746,786		-\$115,746,786
167 Construction in Progress		\$3,155,294		\$3,155,294
168 Infrastructure				
160 Total Capital Assets, Net of Accumulated Depreciation	\$138,142,989	\$264,713,857	\$0	\$264,713,857
171 Notes, Loans and Mortgages Receivable - Non-Current	\$22,068	\$62,704,702		\$62,704,702
172 Notes, Loans, & Mortgages Receivable - Non Current - Past				
173 Grants Receivable - Non Current				
174 Other Assets		\$733,674		\$733,674
176 Investments in Joint Ventures		\$7,903,033		\$7,903,033
180 Total Non-Current Assets	\$138,165,057	\$336,055,266	\$0	\$336,055,266
200 Deferred Outflow of Resources	\$37,708	\$37,708		\$37,708
290 Total Assets and Deferred Outflow of Resources	\$236,189,229	\$507,833,130	-\$7,066,472	\$500,766,658
311 Bank Overdraft				

DAKOTA COUNTY CDA (MN147)

Eagan, MN

Entity Wide Balance Sheet Summary

Submission Type: Audited/Single Audit

Fiscal Year End: 06/30/2019

	1 Business Activities	Subtotal	ELIM	Total
312 Accounts Payable <= 90 Days	\$585,083	\$1,479,882		\$1,479,882
313 Accounts Payable >90 Days Past Due				
321 Accrued Wage/Payroll Taxes Payable	\$239,350	\$294,403		\$294,403
322 Accrued Compensated Absences - Current Portion	\$512,408	\$512,408		\$512,408
324 Accrued Contingency Liability				
325 Accrued Interest Payable	\$1,688,710	\$1,688,710		\$1,688,710
331 Accounts Payable - HUD PHA Programs		\$29,150		\$29,150
332 Account Payable - PHA Projects		\$26,606		\$26,606
333 Accounts Payable - Other Government	\$319,446	\$707,094		\$707,094
341 Tenant Security Deposits	\$1,097,711	\$1,876,715		\$1,876,715
342 Unearned Revenue	\$124,474	\$213,056		\$213,056
343 Current Portion of Long-term Debt - Capital	\$3,460,000	\$3,804,869		\$3,804,869
344 Current Portion of Long-term Debt - Operating Borrowings				
345 Other Current Liabilities	\$13,247	\$378,910		\$378,910
346 Accrued Liabilities - Other				
347 Inter Program - Due To	\$2,506,960	\$7,066,472	-\$7,066,472	\$0
348 Loan Liability - Current				
310 Total Current Liabilities	\$10,547,389	\$18,078,275	-\$7,066,472	\$11,011,803
351 Long-term Debt, Net of Current - Capital Projects/Mortgage	\$81,595,470	\$118,374,364		\$118,374,364
352 Long-term Debt, Net of Current - Operating Borrowings				
353 Non-current Liabilities - Other				
354 Accrued Compensated Absences - Non Current	\$501,755	\$501,755		\$501,755
355 Loan Liability - Non Current				
356 FASB 5 Liabilities				
357 Accrued Pension and OPEB Liabilities				

DAKOTA COUNTY CDA (MN147)  
Eagan, MN  
**Entity Wide Balance Sheet Summary**

Submission Type: Audited/Single Audit

Fiscal Year End: 06/30/2019

	1 Business Activities	Subtotal	ELIM	Total
350 Total Non-Current Liabilities	\$82,097,225	\$118,876,119	\$0	\$118,876,119
300 Total Liabilities	\$92,644,614	\$136,954,394	-\$7,066,472	\$129,887,922
400 Deferred Inflow of Resources		\$10,762,694		\$10,762,694
508.4 Net Investment in Capital Assets	\$58,885,659	\$151,591,709		\$151,591,709
511.4 Restricted Net Position	\$14,454,879	\$83,594,582		\$83,594,582
512.4 Unrestricted Net Position	\$70,204,077	\$124,929,751		\$124,929,751
513 Total Equity - Net Assets / Position	\$143,544,615	\$360,116,042	\$0	\$360,116,042
600 Total Liabilities, Deferred Inflows of Resources and Equity -	\$236,189,229	\$507,833,130	-\$7,066,472	\$500,766,658

DAKOTA COUNTY CDA (MN147)  
Eagan, MN  
**Entity Wide Revenue and Expense Summary**

Submission Type: Audited/Single Audit

Fiscal Year End: 06/30/2019

	Project Total	14.896 PIH Family Self-Sufficiency Program	14.169 Housing Counseling Assistance Program	14.267 Continuum of Care Program	14.228 Community Development Block Grants/State's Program
70300 Net Tenant Rental Revenue	\$2,200,045				\$12,971
70400 Tenant Revenue - Other	\$102,241				
70500 Total Tenant Revenue	\$2,302,286	\$0	\$0	\$0	\$12,971
70600 HUD PHA Operating Grants	\$198,775	\$11,670	\$45,541	\$203,968	
70610 Capital Grants	\$540,568				
70710 Management Fee					
70720 Asset Management Fee					
70730 Book Keeping Fee					
70740 Front Line Service Fee					
70750 Other Fees					
70700 Total Fee Revenue					
70800 Other Government Grants					
71100 Investment Income - Unrestricted	\$93,344				
71200 Mortgage Interest Income					
71300 Proceeds from Disposition of Assets Held for Sale					
71310 Cost of Sale of Assets					
71400 Fraud Recovery					
71500 Other Revenue	\$8,603				
71600 Gain or Loss on Sale of Capital Assets					
72000 Investment Income - Restricted					
70000 Total Revenue	\$3,143,576	\$11,670	\$45,541	\$203,968	\$12,971
91100 Administrative Salaries	\$172,924		\$24,776	\$1,418	\$4,153



DAKOTA COUNTY CDA (MN147)

Eagan, MN

Entity Wide Revenue and Expense Summary

Submission Type: Audited/Single Audit

Fiscal Year End: 06/30/2019

	Project Total	14.896 PIH Family Self-Sufficiency Program	14.169 Housing Counseling Assistance Program	14.267 Continuum of Care Program	14.228 Community Development Block Grants/State's Program
91200 Auditing Fees	\$4,995			\$242	\$14
91300 Management Fee					
91310 Book-keeping Fee					
91400 Advertising and Marketing					
91500 Employee Benefit contributions - Administrative	\$53,186		\$7,230	\$409	\$1,033
91600 Office Expenses	\$267,174		\$13,535	\$2,475	\$2,025
91700 Legal Expense	\$23,100				
91800 Travel	\$8,434				\$1
91810 Allocated Overhead					
91900 Other					
91000 Total Operating - Administrative	\$529,813	\$0	\$45,541	\$4,544	\$7,226
92000 Asset Management Fee					
92100 Tenant Services - Salaries		\$8,227			
92200 Relocation Costs					
92300 Employee Benefit Contributions - Tenant Services		\$3,443			
92400 Tenant Services - Other	\$9,998				
92500 Total Tenant Services	\$9,998	\$11,670	\$0	\$0	\$0
93100 Water	\$152,943				\$742
93200 Electricity	\$18,919				
93300 Gas	\$23,734				
93400 Fuel					
93500 Labor					
93600 Sewer					
93700 Employee Benefit Contributions - Utilities					

**DAKOTA COUNTY CDA (MN147)**  
**Eagan, MN**  
**Entity Wide Revenue and Expense Summary**

Submission Type: Audited/Single Audit

Fiscal Year End: 06/30/2019

	Project Total	14.896 PIH Family Self-Sufficiency Program	14.169 Housing Counseling Assistance Program	14.267 Continuum of Care Program	14.228 Community Development Block Grants/State's Program
93800 Other Utilities Expense					
93000 Total Utilities	\$195,596	\$0	\$0	\$0	\$742
94100 Ordinary Maintenance and Operations - Labor	\$186,035				\$480
94200 Ordinary Maintenance and Operations - Materials and	\$79,083				\$364
94300 Ordinary Maintenance and Operations Contracts	\$748,463				\$9,775
94500 Employee Benefit Contributions - Ordinary Maintenance	\$54,917				\$147
94000 Total Maintenance	\$1,068,498	\$0	\$0	\$0	\$10,766
95100 Protective Services - Labor					
95200 Protective Services - Other Contract Costs					
95300 Protective Services - Other					
95500 Employee Benefit Contributions - Protective Services					
95000 Total Protective Services	\$0	\$0	\$0	\$0	\$0
96110 Property Insurance	\$131,580				\$684
96120 Liability Insurance					
96130 Workmen's Compensation					
96140 All Other Insurance					
96100 Total insurance Premiums	\$131,580	\$0	\$0	\$0	\$684
96200 Other General Expenses	\$34,581				\$30,910
96210 Compensated Absences					
96300 Payments in Lieu of Taxes	\$195,928				\$1,214
96400 Bad debt - Tenant Rents	\$63,165				
96500 Bad debt - Mortgages					

**DAKOTA COUNTY CDA (MN147)**  
**Eagan, MN**  
**Entity Wide Revenue and Expense Summary**

Submission Type: Audited/Single Audit

Fiscal Year End: 06/30/2019

	Project Total	14.896 PIH Family Self-Sufficiency Program	14.169 Housing Counseling Assistance Program	14.267 Continuum of Care Program	14.228 Community Development Block Grants/State's Program
96600 Bad debt - Other					
96800 Severance Expense					
96000 Total Other General Expenses	\$293,674	\$0	\$0	\$0	\$32,124
96710 Interest of Mortgage (or Bonds) Payable					
96720 Interest on Notes Payable (Short and Long Term)					
96730 Amortization of Bond Issue Costs					
96700 Total Interest Expense and Amortization Cost	\$0	\$0	\$0	\$0	\$0
96900 Total Operating Expenses	\$2,229,159	\$11,670	\$45,541	\$4,544	\$51,542
97000 Excess of Operating Revenue over Operating Expenses	\$914,417	\$0	\$0	\$199,424	-\$38,571
97100 Extraordinary Maintenance	\$11,886				
97200 Casualty Losses - Non-capitalized					
97300 Housing Assistance Payments				\$199,424	
97350 HAP Portability-In					
97400 Depreciation Expense	\$792,412				\$5,117
97500 Fraud Losses					
97600 Capital Outlays - Governmental Funds					
97700 Debt Principal Payment - Governmental Funds					
97800 Dwelling Units Rent Expense					
90000 Total Expenses	\$3,033,457	\$11,670	\$45,541	\$203,968	\$56,659
10010 Operating Transfer In					
10020 Operating transfer Out					

DAKOTA COUNTY CDA (MN147)

Eagan, MN

Entity Wide Revenue and Expense Summary

Submission Type: Audited/Single Audit

Fiscal Year End: 06/30/2019

	Project Total	14.896 PIH Family Self-Sufficiency Program	14.169 Housing Counseling Assistance Program	14.267 Continuum of Care Program	14.228 Community Development Block Grants/State's Program
10030 Operating Transfers from/to Primary Government					
10040 Operating Transfers from/to Component Unit					
10050 Proceeds from Notes, Loans and Bonds					
10060 Proceeds from Property Sales					
10070 Extraordinary Items, Net Gain/Loss					
10080 Special Items (Net Gain/Loss)					
10091 Inter Project Excess Cash Transfer In					
10092 Inter Project Excess Cash Transfer Out					
10093 Transfers between Program and Project - In					
10094 Transfers between Project and Program - Out					
10100 Total Other financing Sources (Uses)	\$0	\$0	\$0	\$0	\$0
10000 Excess (Deficiency) of Total Revenue Over (Under) Total	\$110,119	\$0	\$0	\$0	-\$43,688
11020 Required Annual Debt Principal Payments	\$0	\$0	\$0	\$0	\$0
11030 Beginning Equity	\$20,561,221	\$0	\$0	\$0	\$297,412
11040 Prior Period Adjustments, Equity Transfers and Correction	\$0				
11050 Changes in Compensated Absence Balance					
11060 Changes in Contingent Liability Balance					
11070 Changes in Unrecognized Pension Transition Liability					
11080 Changes in Special Term/Severance Benefits Liability					
11090 Changes in Allowance for Doubtful Accounts - Dwelling					
11100 Changes in Allowance for Doubtful Accounts - Other					
11170 Administrative Fee Equity					
11180 Housing Assistance Payments Equity					

DAKOTA COUNTY CDA (MN147)  
 Eagan, MN  
**Entity Wide Revenue and Expense Summary**

Submission Type: Audited/Single Audit

Fiscal Year End: 06/30/2019

	Project Total	14.896 PIH Family Self-Sufficiency Program	14.169 Housing Counseling Assistance Program	14.267 Continuum of Care Program	14.228 Community Development Block Grants/State's Program
11190 Unit Months Available	3849			276	12
11210 Number of Unit Months Leased	3791			276	12
11270 Excess Cash	\$3,677,250				
11610 Land Purchases	\$0				
11620 Building Purchases	\$540,568				
11630 Furniture & Equipment - Dwelling Purchases	\$0				
11640 Furniture & Equipment - Administrative Purchases	\$0				
11650 Leasehold Improvements Purchases	\$0				
11660 Infrastructure Purchases	\$0				
13510 CFFP Debt Service Payments	\$0				
13901 Replacement Housing Factor Funds	\$0				

DAKOTA COUNTY CDA (MN147)

Eagan, MN

Entity Wide Revenue and Expense Summary

Submission Type: Audited/Single Audit

Fiscal Year End: 06/30/2019

	14.218 Community Development Block Grants/Entitlement Grants	81.042 Weatherization Assistance for Low-Income Persons	14.871 Housing Choice Vouchers	14.249 Section 8 Moderate Rehabilitation Single Room Occupancy	6.1 Component Unit - Discretely Presented
70300 Net Tenant Rental Revenue	\$18,918				\$4,779,260
70400 Tenant Revenue - Other					\$146,283
70500 Total Tenant Revenue	\$18,918	\$0	\$0	\$0	\$4,925,543
70600 HUD PHA Operating Grants	\$1,691,494		\$21,006,063	\$18,665	
70610 Capital Grants					
70710 Management Fee					
70720 Asset Management Fee					
70730 Book Keeping Fee					
70740 Front Line Service Fee					
70750 Other Fees					
70700 Total Fee Revenue					
70800 Other Government Grants		\$443,095			
71100 Investment Income - Unrestricted			\$48,365		
71200 Mortgage Interest Income					
71300 Proceeds from Disposition of Assets Held for Sale					
71310 Cost of Sale of Assets					
71400 Fraud Recovery			\$115,164		
71500 Other Revenue	\$50,560	\$7,890	\$1,149,379		\$8,940
71600 Gain or Loss on Sale of Capital Assets					
72000 Investment Income - Restricted					\$2,428
70000 Total Revenue	\$1,760,972	\$450,985	\$22,318,971	\$18,665	\$4,936,911
91100 Administrative Salaries	\$280,814	\$66,453	\$915,394	\$1,397	\$235,884
91200 Auditing Fees	\$2,453		\$26,081	\$13	\$52,500

DAKOTA COUNTY CDA (MN147)

Eagan, MN

Entity Wide Revenue and Expense Summary

Submission Type: Audited/Single Audit

Fiscal Year End: 06/30/2019

	14.218 Community Development Block Grants/Entitlement Grants	81.042 Weatherization Assistance for Low-Income Persons	14.871 Housing Choice Vouchers	14.249 Section 8 Moderate Rehabilitation Single Room Occupancy	6.1 Component Unit - Discretely Presented
91300 Management Fee					
91310 Book-keeping Fee					
91400 Advertising and Marketing					
91500 Employee Benefit contributions - Administrative	\$90,039	\$24,388	\$294,974	\$443	\$79,931
91600 Office Expenses	\$142,467	\$35,100	\$954,724	\$847	\$509,702
91700 Legal Expense	\$999		\$17,198		\$11,723
91800 Travel	\$2,949	\$6,790	\$7,189		
91810 Allocated Overhead					
91900 Other					
91000 Total Operating - Administrative	\$519,721	\$132,731	\$2,215,560	\$2,700	\$889,740
92000 Asset Management Fee					
92100 Tenant Services - Salaries					
92200 Relocation Costs					
92300 Employee Benefit Contributions - Tenant Services					
92400 Tenant Services - Other					
92500 Total Tenant Services	\$0	\$0	\$0	\$0	\$0
93100 Water	\$2,393				\$234,344
93200 Electricity					\$29,402
93300 Gas					\$14,728
93400 Fuel					
93500 Labor					
93600 Sewer					
93700 Employee Benefit Contributions - Utilities					
93800 Other Utilities Expense					

DAKOTA COUNTY CDA (MN147)

Eagan, MN

Entity Wide Revenue and Expense Summary

Submission Type: Audited/Single Audit

Fiscal Year End: 06/30/2019

	14.218 Community Development Block Grants/Entitlement Grants	81.042 Weatherization Assistance for Low- Income Persons	14.871 Housing Choice Vouchers	14.249 Section 8 Moderate Rehabilitation Single Room Occupancy	6.1 Component Unit - Discretely Presented
93000 Total Utilities	\$2,393	\$0	\$0	\$0	\$278,474
94100 Ordinary Maintenance and Operations - Labor	\$1,337				\$213,759
94200 Ordinary Maintenance and Operations - Materials and	\$382				\$109,540
94300 Ordinary Maintenance and Operations Contracts	\$18,433				\$780,318
94500 Employee Benefit Contributions - Ordinary Maintenance	\$524				\$60,440
94000 Total Maintenance	\$20,676	\$0	\$0	\$0	\$1,164,057
95100 Protective Services - Labor					
95200 Protective Services - Other Contract Costs					
95300 Protective Services - Other					
95500 Employee Benefit Contributions - Protective Services					
95000 Total Protective Services	\$0	\$0	\$0	\$0	\$0
96110 Property Insurance	\$2,178				\$212,830
96120 Liability Insurance					
96130 Workmen's Compensation					
96140 All Other Insurance					
96100 Total insurance Premiums	\$2,178	\$0	\$0	\$0	\$212,830
96200 Other General Expenses	\$629,267	\$317,444			\$619,244
96210 Compensated Absences					
96300 Payments in Lieu of Taxes	\$1,733				\$228,931
96400 Bad debt - Tenant Rents					\$37,996
96500 Bad debt - Mortgages	\$53,122				
96600 Bad debt - Other					



**DAKOTA COUNTY CDA (MN147)**  
**Eagan, MN**  
**Entity Wide Revenue and Expense Summary**

Submission Type: Audited/Single Audit

Fiscal Year End: 06/30/2019

	14.218 Community Development Block Grants/Entitlement Grants	81.042 Weatherization Assistance for Low- Income Persons	14.871 Housing Choice Vouchers	14.249 Section 8 Moderate Rehabilitation Single Room Occupancy	6.1 Component Unit - Discretely Presented
96800 Severance Expense					
96000 Total Other General Expenses	\$684,122	\$317,444	\$0	\$0	\$886,171
96710 Interest of Mortgage (or Bonds) Payable					\$565,911
96720 Interest on Notes Payable (Short and Long Term)					
96730 Amortization of Bond Issue Costs					
96700 Total Interest Expense and Amortization Cost	\$0	\$0	\$0	\$0	\$565,911
96900 Total Operating Expenses	\$1,229,090	\$450,175	\$2,215,560	\$2,700	\$3,997,183
97000 Excess of Operating Revenue over Operating Expenses	\$531,882	\$810	\$20,103,411	\$15,965	\$939,728
97100 Extraordinary Maintenance					\$208,382
97200 Casualty Losses - Non-capitalized					
97300 Housing Assistance Payments			\$19,156,175	\$11,233	
97350 HAP Portability-In			\$1,074,938		
97400 Depreciation Expense	\$11,584		\$1,250		\$2,404,785
97500 Fraud Losses					
97600 Capital Outlays - Governmental Funds					
97700 Debt Principal Payment - Governmental Funds					
97800 Dwelling Units Rent Expense					
90000 Total Expenses	\$1,240,674	\$450,175	\$22,447,923	\$13,933	\$6,610,350
10010 Operating Transfer In					
10020 Operating transfer Out			-\$30,801		
10030 Operating Transfers from/to Primary Government					

DAKOTA COUNTY CDA (MN147)

Eagan, MN

Entity Wide Revenue and Expense Summary

Submission Type: Audited/Single Audit

Fiscal Year End: 06/30/2019

	14.218 Community Development Block Grants/Entitlement Grants	81.042 Weatherization Assistance for Low-Income Persons	14.871 Housing Choice Vouchers	14.249 Section 8 Moderate Rehabilitation Single Room Occupancy	6.1 Component Unit - Discretely Presented
10040 Operating Transfers from/to Component Unit					
10050 Proceeds from Notes, Loans and Bonds					
10060 Proceeds from Property Sales					
10070 Extraordinary Items, Net Gain/Loss					
10080 Special Items (Net Gain/Loss)					
10091 Inter Project Excess Cash Transfer In					
10092 Inter Project Excess Cash Transfer Out					
10093 Transfers between Program and Project - In					
10094 Transfers between Project and Program - Out					
10100 Total Other financing Sources (Uses)	\$0	\$0	-\$30,801	\$0	\$0
10000 Excess (Deficiency) of Total Revenue Over (Under) Total	\$520,298	\$810	-\$159,753	\$4,732	-\$1,673,439
11020 Required Annual Debt Principal Payments	\$0	\$0	\$0	\$0	\$122,159
11030 Beginning Equity	\$13,840,667	\$7,045	\$2,132,266	\$4,228	\$66,899,819
11040 Prior Period Adjustments, Equity Transfers and Correction		-\$7,045			\$672,357
11050 Changes in Compensated Absence Balance					
11060 Changes in Contingent Liability Balance					
11070 Changes in Unrecognized Pension Transition Liability					
11080 Changes in Special Term/Severance Benefits Liability					
11090 Changes in Allowance for Doubtful Accounts - Dwelling					
11100 Changes in Allowance for Doubtful Accounts - Other					
11170 Administrative Fee Equity			\$1,857,428		
11180 Housing Assistance Payments Equity			\$115,085		
11190 Unit Months Available	48		31596	48	6132

DAKOTA COUNTY CDA (MN147)

Eagan, MN

Entity Wide Revenue and Expense Summary

Submission Type: Audited/Single Audit

Fiscal Year End: 06/30/2019

	14.218 Community Development Block Grants/Entitlement Grants	81.042 Weatherization Assistance for Low-Income Persons	14.871 Housing Choice Vouchers	14.249 Section 8 Moderate Rehabilitation Single Room Occupancy	6.1 Component Unit - Discretely Presented
11210 Number of Unit Months Leased	48		31255	48	6050
11270 Excess Cash					
11610 Land Purchases					
11620 Building Purchases					
11630 Furniture & Equipment - Dwelling Purchases					
11640 Furniture & Equipment - Administrative Purchases					
11650 Leasehold Improvements Purchases					
11660 Infrastructure Purchases					
13510 CFFP Debt Service Payments					
13901 Replacement Housing Factor Funds					

**DAKOTA COUNTY CDA (MN147)**  
**Eagan, MN**  
**Entity Wide Revenue and Expense Summary**

Submission Type: Audited/Single Audit

Fiscal Year End: 06/30/2019

	6.2 Component Unit - Blended	14.231 Emergency Shelter Grants Program	93.568 Low-Income Home Energy Assistance	14.239 HOME Investment Partnerships Program	2 State/Local
70300 Net Tenant Rental Revenue	\$2,911,570				
70400 Tenant Revenue - Other	\$82,609				\$0
70500 Total Tenant Revenue	\$2,994,179	\$0	\$0	\$0	\$0
70600 HUD PHA Operating Grants		\$260,022		\$2,108,253	
70610 Capital Grants					
70710 Management Fee					
70720 Asset Management Fee					
70730 Book Keeping Fee					
70740 Front Line Service Fee					
70750 Other Fees					
70700 Total Fee Revenue					
70800 Other Government Grants			\$428,632		\$917,415
71100 Investment Income - Unrestricted	\$34,468				\$533,385
71200 Mortgage Interest Income				\$82,206	\$1,024,756
71300 Proceeds from Disposition of Assets Held for Sale					
71310 Cost of Sale of Assets					
71400 Fraud Recovery					\$0
71500 Other Revenue	\$15,760		\$14,240	\$347,988	\$10,498,738
71600 Gain or Loss on Sale of Capital Assets	-\$44,393				\$5,540
72000 Investment Income - Restricted	\$352			\$14,536	
70000 Total Revenue	\$3,000,366	\$260,022	\$442,872	\$2,552,983	\$12,979,834
91100 Administrative Salaries	\$134,373	\$2,665	\$88,817	\$48,099	\$534,041
91200 Auditing Fees	\$7,057	\$191	\$798	\$1,792	\$16,119

**DAKOTA COUNTY CDA (MN147)**  
**Eagan, MN**  
**Entity Wide Revenue and Expense Summary**

Submission Type: Audited/Single Audit

Fiscal Year End: 06/30/2019

	6.2 Component Unit - Blended	14.231 Emergency Shelter Grants Program	93.568 Low-Income Home Energy Assistance	14.239 HOME Investment Partnerships Program	2 State/Local
91300 Management Fee					
91310 Book-keeping Fee					
91400 Advertising and Marketing					
91500 Employee Benefit contributions - Administrative	\$42,853	\$973	\$27,102	\$15,607	\$161,137
91600 Office Expenses	\$370,430	\$1,174	\$30,385	\$49,308	\$393,911
91700 Legal Expense	\$3,288			\$1,381	\$22,282
91800 Travel				\$1,827	\$4,697
91810 Allocated Overhead					
91900 Other					
91000 Total Operating - Administrative	\$558,001	\$5,003	\$147,102	\$118,014	\$1,132,187
92000 Asset Management Fee					
92100 Tenant Services - Salaries					
92200 Relocation Costs					
92300 Employee Benefit Contributions - Tenant Services					
92400 Tenant Services - Other					
92500 Total Tenant Services	\$0	\$0	\$0	\$0	\$0
93100 Water	\$152,872				\$4,669
93200 Electricity	\$15,722				
93300 Gas	\$8,015				
93400 Fuel					
93500 Labor					
93600 Sewer					
93700 Employee Benefit Contributions - Utilities					
93800 Other Utilities Expense					

**DAKOTA COUNTY CDA (MN147)**  
**Eagan, MN**  
**Entity Wide Revenue and Expense Summary**

Submission Type: Audited/Single Audit

Fiscal Year End: 06/30/2019

	6.2 Component Unit - Blended	14.231 Emergency Shelter Grants Program	93.568 Low-Income Home Energy Assistance	14.239 HOME Investment Partnerships Program	2 State/Local
93000 Total Utilities	\$176,609	\$0	\$0	\$0	\$4,669
94100 Ordinary Maintenance and Operations - Labor	\$154,969				
94200 Ordinary Maintenance and Operations - Materials and	\$85,364				
94300 Ordinary Maintenance and Operations Contracts	\$545,589				\$30,552
94500 Employee Benefit Contributions - Ordinary Maintenance	\$47,353				
94000 Total Maintenance	\$833,275	\$0	\$0	\$0	\$30,552
95100 Protective Services - Labor					
95200 Protective Services - Other Contract Costs					
95300 Protective Services - Other					
95500 Employee Benefit Contributions - Protective Services					
95000 Total Protective Services	\$0	\$0	\$0	\$0	\$0
96110 Property Insurance	\$152,232				\$351
96120 Liability Insurance					
96130 Workmen's Compensation					
96140 All Other Insurance					
96100 Total insurance Premiums	\$152,232	\$0	\$0	\$0	\$351
96200 Other General Expenses	\$125,055	\$255,019	\$301,037	\$1,982,014	\$1,882,340
96210 Compensated Absences					
96300 Payments in Lieu of Taxes	\$134,988				
96400 Bad debt - Tenant Rents	\$6,110				
96500 Bad debt - Mortgages					\$53,174
96600 Bad debt - Other					

**DAKOTA COUNTY CDA (MN147)**  
**Eagan, MN**  
**Entity Wide Revenue and Expense Summary**

Submission Type: Audited/Single Audit

Fiscal Year End: 06/30/2019

	6.2 Component Unit - Blended	14.231 Emergency Shelter Grants Program	93.568 Low-Income Home Energy Assistance	14.239 HOME Investment Partnerships Program	2 State/Local
96800 Severance Expense					
96000 Total Other General Expenses	\$266,153	\$255,019	\$301,037	\$1,982,014	\$1,935,514
96710 Interest of Mortgage (or Bonds) Payable	\$165,683				\$17,254
96720 Interest on Notes Payable (Short and Long Term)					
96730 Amortization of Bond Issue Costs					
96700 Total Interest Expense and Amortization Cost	\$165,683	\$0	\$0	\$0	\$17,254
96900 Total Operating Expenses	\$2,151,953	\$260,022	\$448,139	\$2,100,028	\$3,120,527
97000 Excess of Operating Revenue over Operating Expenses	\$848,413	\$0	-\$5,267	\$452,955	\$9,859,307
97100 Extraordinary Maintenance	\$342,396				
97200 Casualty Losses - Non-capitalized					
97300 Housing Assistance Payments					\$759,573
97350 HAP Portability-In					
97400 Depreciation Expense	\$827,584				
97500 Fraud Losses					
97600 Capital Outlays - Governmental Funds					
97700 Debt Principal Payment - Governmental Funds					
97800 Dwelling Units Rent Expense					
90000 Total Expenses	\$3,321,933	\$260,022	\$448,139	\$2,100,028	\$3,880,100
10010 Operating Transfer In	\$455,019				\$1,147,155
10020 Operating transfer Out					-\$7,171,373
10030 Operating Transfers from/to Primary Government					

DAKOTA COUNTY CDA (MN147)

Eagan, MN

Entity Wide Revenue and Expense Summary

Submission Type: Audited/Single Audit

Fiscal Year End: 06/30/2019

	6.2 Component Unit - Blended	14.231 Emergency Shelter Grants Program	93.568 Low-Income Home Energy Assistance	14.239 HOME Investment Partnerships Program	2 State/Local
10040 Operating Transfers from/to Component Unit					
10050 Proceeds from Notes, Loans and Bonds					
10060 Proceeds from Property Sales					
10070 Extraordinary Items, Net Gain/Loss					
10080 Special Items (Net Gain/Loss)					
10091 Inter Project Excess Cash Transfer In					
10092 Inter Project Excess Cash Transfer Out					
10093 Transfers between Program and Project - In					
10094 Transfers between Project and Program - Out					
10100 Total Other financing Sources (Uses)	\$455,019	\$0	\$0	\$0	-\$6,024,218
10000 Excess (Deficiency) of Total Revenue Over (Under) Total	\$133,452	\$0	-\$5,267	\$452,955	\$3,075,516
11020 Required Annual Debt Principal Payments	\$222,710	\$0	\$0	\$0	\$0
11030 Beginning Equity	\$16,454,883	\$0	\$14,478	\$7,493,095	\$85,778,220
11040 Prior Period Adjustments, Equity Transfers and Correction			-\$6,166		\$13,212
11050 Changes in Compensated Absence Balance					
11060 Changes in Contingent Liability Balance					
11070 Changes in Unrecognized Pension Transition Liability					
11080 Changes in Special Term/Severance Benefits Liability					
11090 Changes in Allowance for Doubtful Accounts - Dwelling					
11100 Changes in Allowance for Doubtful Accounts - Other					
11170 Administrative Fee Equity					
11180 Housing Assistance Payments Equity					
11190 Unit Months Available	3552				1104



**DAKOTA COUNTY CDA (MN147)**  
**Eagan, MN**  
**Entity Wide Revenue and Expense Summary**

Submission Type: Audited/Single Audit

Fiscal Year End: 06/30/2019

	6.2 Component Unit - Blended	14.231 Emergency Shelter Grants Program	93.568 Low-Income Home Energy Assistance	14.239 HOME Investment Partnerships Program	2 State/Local
11210 Number of Unit Months Leased	3528				1006
11270 Excess Cash					
11610 Land Purchases					
11620 Building Purchases					
11630 Furniture & Equipment - Dwelling Purchases					
11640 Furniture & Equipment - Administrative Purchases					
11650 Leasehold Improvements Purchases					
11660 Infrastructure Purchases					
13510 CFFP Debt Service Payments					
13901 Replacement Housing Factor Funds					

**DAKOTA COUNTY CDA (MN147)**  
**Eagan, MN**  
**Entity Wide Revenue and Expense Summary**

Submission Type: Audited/Single Audit

Fiscal Year End: 06/30/2019

	1 Business Activities	Subtotal	ELIM	Total
70300 Net Tenant Rental Revenue	\$14,363,192	\$24,285,956		\$24,285,956
70400 Tenant Revenue - Other	\$1,116,342	\$1,447,475		\$1,447,475
70500 Total Tenant Revenue	\$15,479,534	\$25,733,431	\$0	\$25,733,431
70600 HUD PHA Operating Grants		\$25,544,451		\$25,544,451
70610 Capital Grants		\$540,568		\$540,568
70710 Management Fee				
70720 Asset Management Fee				
70730 Book Keeping Fee				
70740 Front Line Service Fee				
70750 Other Fees				
70700 Total Fee Revenue		\$0	\$0	\$0
70800 Other Government Grants	\$614,538	\$2,403,680		\$2,403,680
71100 Investment Income - Unrestricted	\$1,643,608	\$2,353,170		\$2,353,170
71200 Mortgage Interest Income	\$766	\$1,107,728	-\$131,155	\$976,573
71300 Proceeds from Disposition of Assets Held for Sale				
71310 Cost of Sale of Assets				
71400 Fraud Recovery		\$115,164		\$115,164
71500 Other Revenue	\$6,545,903	\$18,648,001	-\$4,959,354	\$13,688,647
71600 Gain or Loss on Sale of Capital Assets	-\$122,966	-\$161,819		-\$161,819
72000 Investment Income - Restricted	\$191,696	\$209,012		\$209,012
70000 Total Revenue	\$24,353,079	\$76,493,386	-\$5,090,509	\$71,402,877
91100 Administrative Salaries	\$2,657,596	\$5,168,804		\$5,168,804
91200 Auditing Fees	\$22,929	\$135,184		\$135,184

**DAKOTA COUNTY CDA (MN147)**  
**Eagan, MN**  
**Entity Wide Revenue and Expense Summary**

Submission Type: Audited/Single Audit

Fiscal Year End: 06/30/2019

	1 Business Activities	Subtotal	ELIM	Total
91300 Management Fee				
91310 Book-keeping Fee				
91400 Advertising and Marketing				
91500 Employee Benefit contributions - Administrative	\$770,326	\$1,569,631		\$1,569,631
91600 Office Expenses	\$4,424,078	\$7,197,335	-\$4,853,386	\$2,343,949
91700 Legal Expense	\$34,481	\$114,452		\$114,452
91800 Travel	\$8,102	\$39,989		\$39,989
91810 Allocated Overhead				
91900 Other				
91000 Total Operating - Administrative	\$7,917,512	\$14,225,395	-\$4,853,386	\$9,372,009
92000 Asset Management Fee				
92100 Tenant Services - Salaries		\$8,227		\$8,227
92200 Relocation Costs				
92300 Employee Benefit Contributions - Tenant Services		\$3,443		\$3,443
92400 Tenant Services - Other	\$178,899	\$188,897		\$188,897
92500 Total Tenant Services	\$178,899	\$200,567	\$0	\$200,567
93100 Water	\$404,180	\$952,143		\$952,143
93200 Electricity	\$527,731	\$591,774		\$591,774
93300 Gas	\$382,565	\$429,042		\$429,042
93400 Fuel				
93500 Labor				
93600 Sewer				
93700 Employee Benefit Contributions - Utilities				
93800 Other Utilities Expense				

**DAKOTA COUNTY CDA (MN147)**  
**Eagan, MN**  
**Entity Wide Revenue and Expense Summary**

Submission Type: Audited/Single Audit

Fiscal Year End: 06/30/2019

	1 Business Activities	Subtotal	ELIM	Total
93000 Total Utilities	\$1,314,476	\$1,972,959	\$0	\$1,972,959
94100 Ordinary Maintenance and Operations - Labor	\$908,391	\$1,464,971		\$1,464,971
94200 Ordinary Maintenance and Operations - Materials and	\$388,130	\$662,863		\$662,863
94300 Ordinary Maintenance and Operations Contracts	\$2,269,886	\$4,403,016		\$4,403,016
94500 Employee Benefit Contributions - Ordinary Maintenance	\$258,669	\$422,050		\$422,050
94000 Total Maintenance	\$3,825,076	\$6,952,900	\$0	\$6,952,900
95100 Protective Services - Labor				
95200 Protective Services - Other Contract Costs				
95300 Protective Services - Other				
95500 Employee Benefit Contributions - Protective Services				
95000 Total Protective Services	\$0	\$0	\$0	\$0
96110 Property Insurance	\$467,066	\$966,921		\$966,921
96120 Liability Insurance				
96130 Workmen's Compensation				
96140 All Other Insurance				
96100 Total insurance Premiums	\$467,066	\$966,921	\$0	\$966,921
96200 Other General Expenses	\$189,757	\$6,366,668	-\$105,968	\$6,260,700
96210 Compensated Absences				
96300 Payments in Lieu of Taxes	\$658,076	\$1,220,870		\$1,220,870
96400 Bad debt - Tenant Rents	\$27,615	\$134,886		\$134,886
96500 Bad debt - Mortgages		\$106,296		\$106,296
96600 Bad debt - Other				

**DAKOTA COUNTY CDA (MN147)**  
**Eagan, MN**  
**Entity Wide Revenue and Expense Summary**

Submission Type: Audited/Single Audit

Fiscal Year End: 06/30/2019

	1 Business Activities	Subtotal	ELIM	Total
96800 Severance Expense				
96000 Total Other General Expenses	\$875,448	\$7,828,720	-\$105,968	\$7,722,752
96710 Interest of Mortgage (or Bonds) Payable	\$3,213,159	\$3,962,007	-\$131,155	\$3,830,852
96720 Interest on Notes Payable (Short and Long Term)				
96730 Amortization of Bond Issue Costs				
96700 Total Interest Expense and Amortization Cost	\$3,213,159	\$3,962,007	-\$131,155	\$3,830,852
96900 Total Operating Expenses	\$17,791,636	\$36,109,469	-\$5,090,509	\$31,018,960
97000 Excess of Operating Revenue over Operating Expenses	\$6,561,443	\$40,383,917	\$0	\$40,383,917
97100 Extraordinary Maintenance	\$658,149	\$1,220,813		\$1,220,813
97200 Casualty Losses - Non-capitalized	\$243	\$243		\$243
97300 Housing Assistance Payments		\$20,126,405		\$20,126,405
97350 HAP Portability-In		\$1,074,938		\$1,074,938
97400 Depreciation Expense	\$4,682,867	\$8,725,599		\$8,725,599
97500 Fraud Losses				
97600 Capital Outlays - Governmental Funds				
97700 Debt Principal Payment - Governmental Funds				
97800 Dwelling Units Rent Expense				
90000 Total Expenses	\$23,132,895	\$67,257,467	-\$5,090,509	\$62,166,958
10010 Operating Transfer In	\$5,600,000	\$7,202,174	-\$7,202,174	\$0
10020 Operating transfer Out		-\$7,202,174	\$7,202,174	\$0
10030 Operating Transfers from/to Primary Government				

**DAKOTA COUNTY CDA (MN147)**  
**Eagan, MN**  
**Entity Wide Revenue and Expense Summary**

Submission Type: Audited/Single Audit

Fiscal Year End: 06/30/2019

	1 Business Activities	Subtotal	ELIM	Total
10040 Operating Transfers from/to Component Unit				
10050 Proceeds from Notes, Loans and Bonds				
10060 Proceeds from Property Sales				
10070 Extraordinary Items, Net Gain/Loss				
10080 Special Items (Net Gain/Loss)				
10091 Inter Project Excess Cash Transfer In				
10092 Inter Project Excess Cash Transfer Out				
10093 Transfers between Program and Project - In				
10094 Transfers between Project and Program - Out				
10100 Total Other financing Sources (Uses)	\$5,600,000	\$0	\$0	\$0
10000 Excess (Deficiency) of Total Revenue Over (Under) Total	\$6,820,184	\$9,235,919	\$0	\$9,235,919
11020 Required Annual Debt Principal Payments	\$3,460,000	\$3,804,869		\$3,804,869
11030 Beginning Equity	\$136,724,432	\$350,207,766		\$350,207,766
11040 Prior Period Adjustments, Equity Transfers and Correction	-\$1	\$672,357		\$672,357
11050 Changes in Compensated Absence Balance				
11060 Changes in Contingent Liability Balance				
11070 Changes in Unrecognized Pension Transition Liability				
11080 Changes in Special Term/Severance Benefits Liability				
11090 Changes in Allowance for Doubtful Accounts - Dwelling				
11100 Changes in Allowance for Doubtful Accounts - Other				
11170 Administrative Fee Equity		\$1,857,428		\$1,857,428
11180 Housing Assistance Payments Equity		\$115,085		\$115,085
11190 Unit Months Available	21072	67689		67689

DAKOTA COUNTY CDA (MN147)  
 Eagan, MN  
**Entity Wide Revenue and Expense Summary**

Submission Type: Audited/Single Audit

Fiscal Year End: 06/30/2019

	1 Business Activities	Subtotal	ELIM	Total
11210 Number of Unit Months Leased	20777	66791		66791
11270 Excess Cash		\$3,677,250		\$3,677,250
11610 Land Purchases		\$0		\$0
11620 Building Purchases		\$540,568		\$540,568
11630 Furniture & Equipment - Dwelling Purchases		\$0		\$0
11640 Furniture & Equipment - Administrative Purchases		\$0		\$0
11650 Leasehold Improvements Purchases		\$0		\$0
11660 Infrastructure Purchases		\$0		\$0
13510 CFFP Debt Service Payments		\$0		\$0
13901 Replacement Housing Factor Funds		\$0		\$0

**Dakota County Community Development Agency**  
**Schedule of Net Position**  
**Combining Schedule - Business Activities**  
**June 30, 2019**

	Senior Housing	Lincoln Place	Real Estate Operations	Internal Service	Total Business Activities
<b>Assets and Deferred Outflows of Resources</b>					
<b>Current assets:</b>					
Cash and cash equivalents	\$ 6,083,245	\$ 63,428	\$ 42,443,596	\$ 6,225,373	\$ 54,815,642
Investments	10,000,000	-	14,956,509	-	24,956,509
Restricted cash and cash equivalents	8,970,802	9,089	-	-	8,979,891
Restricted investments	5,000,000	-	-	-	5,000,000
Accounts receivable - tenants	30,941	3,141	-	-	34,082
Accounts receivable - other	1,735	-	174,119	9,955	185,809
Due from other governments	24,494	544,480	-	3,288	572,262
Interest receivable - investments	30,472	-	77,175	-	107,647
Other current assets	-	-	2,425,328	380,070	2,805,398
Prepaid items	393,111	10,318	-	125,795	529,224
Total current assets	<u>30,534,800</u>	<u>630,456</u>	<u>60,076,727</u>	<u>6,744,481</u>	<u>97,986,464</u>
<b>Noncurrent assets:</b>					
Notes and mortgages receivable, net of allowance for loan losses	22,068	-	-	-	22,068
<b>Capital assets not being depreciated:</b>					
Land	19,077,385	584,353	-	428,622	20,090,360
<b>Capital assets (net of accumulated depreciation):</b>					
Land improvements	800,466	23,401	-	-	823,867
Buildings	111,167,030	2,643,912	-	2,570,924	116,381,866
Furniture and equipment	654,144	7,612	-	185,140	846,896
Total noncurrent assets	<u>131,721,093</u>	<u>3,259,278</u>	<u>-</u>	<u>3,184,686</u>	<u>138,165,057</u>
Total assets	<u>162,255,893</u>	<u>3,889,734</u>	<u>60,076,727</u>	<u>9,929,167</u>	<u>236,151,521</u>
<b>Deferred outflow of resources</b>					
	37,708	-	-	-	37,708
Total assets and deferred outflows of resources	<u>\$ 162,293,601</u>	<u>\$ 3,889,734</u>	<u>\$ 60,076,727</u>	<u>\$ 9,929,167</u>	<u>\$ 236,189,229</u>



**Dakota County Community Development Agency**  
**Schedule of Net Position**  
**Combining Schedule - Business Activities**  
**June 30, 2019**

	Senior Housing	Lincoln Place	Real Estate Operations	Internal Service	Total Business Activities
<b>Liabilities, Deferred Inflows of Resources and Net Position</b>					
<b>Current liabilities:</b>					
Accounts payable	\$ 502,557	\$ 8,362	\$ 30,806	\$ 43,358	\$ 585,083
Accrued payroll and benefits	28,306	661	33,269	177,114	239,350
Other current liabilities	13,197	528,400	(3,000,000)	4,978,610	2,520,207
Security deposits payable	1,084,384	8,327	-	5,000	1,097,711
Due to other governments	318,501	2,902	-	(1,957)	319,446
Accrued interest payable	1,688,710	-	-	-	1,688,710
Accrued compensated absences	-	-	-	512,408	512,408
Current portion of long-term debt	3,460,000	-	-	-	3,460,000
Unearned revenue	108,373	183	-	15,918	124,474
Total current liabilities	<u>7,204,028</u>	<u>548,835</u>	<u>(2,935,925)</u>	<u>5,730,451</u>	<u>10,547,389</u>
<b>Noncurrent liabilities</b>					
Accrued compensated absences	-	-	-	501,755	501,755
Notes payable, net of current portion	-	4,221,029	-	-	4,221,029
Bonds payable	<u>77,374,441</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>77,374,441</u>
Total noncurrent liabilities	<u>77,374,441</u>	<u>4,221,029</u>	<u>-</u>	<u>501,755</u>	<u>82,097,225</u>
Total liabilities	<u>84,578,469</u>	<u>4,769,864</u>	<u>(2,935,925)</u>	<u>6,232,206</u>	<u>92,644,614</u>
<b>Deferred inflow of resources</b>					
Deferred inflow of resources	-	-	-	-	-
Total liabilities and deferred inflows of resources	<u>84,578,469</u>	<u>4,769,864</u>	<u>(2,935,925)</u>	<u>6,232,206</u>	<u>92,644,614</u>
<b>Net position:</b>					
Net investment in capital assets	56,662,724	(961,751)	-	3,184,686	58,885,659
Restricted for capital projects	13,910,399	544,480	-	-	14,454,879
Unrestricted	<u>7,142,009</u>	<u>(462,859)</u>	<u>63,012,652</u>	<u>512,275</u>	<u>70,204,077</u>
Total net position	<u>77,715,132</u>	<u>(880,130)</u>	<u>63,012,652</u>	<u>3,696,961</u>	<u>143,544,615</u>
Total liabilities, deferred inflows of resources and net position	<u>\$ 162,293,601</u>	<u>\$ 3,889,734</u>	<u>\$ 60,076,727</u>	<u>\$ 9,929,167</u>	<u>\$ 236,189,229</u>

**Dakota County Community Development Agency**  
**Schedule of Revenues, Expenses, and Changes in Net Position**  
**Combining Schedule - Business Activities**  
**Year Ended June 30, 2019**

	Senior Housing	Lincoln Place	Real Estate Operations	Internal Service	Total Business Activities
Operating revenues:					
Dwelling rents	\$ 14,218,836	\$ 144,356	\$ -	\$ -	\$ 14,363,192
Operating subsidies and grants	464,538	150,000	-	-	614,538
Other	1,491,897	10,477	4,899,708	2,904,536	9,306,618
Total revenues	<u>16,175,271</u>	<u>304,833</u>	<u>4,899,708</u>	<u>2,904,536</u>	<u>24,284,348</u>
Operating expenses:					
Administrative	3,279,637	53,071	2,088,879	2,495,925	7,917,512
Tenant services	78,898	100,001	-	-	178,899
Utilities	1,226,105	31,624	-	56,747	1,314,476
Ordinary maintenance and operation	3,632,435	78,271	16,157	98,213	3,825,076
General expense	1,097,807	24,677	-	30,273	1,152,757
Nonroutine maintenance	839,649	3,544	1	4,955	848,149
Depreciation	4,343,881	100,199	-	238,787	4,682,867
Total operating expenses	<u>14,498,412</u>	<u>391,387</u>	<u>2,105,037</u>	<u>2,924,900</u>	<u>19,919,736</u>
Operating income (loss)	1,676,859	(86,554)	2,794,671	(20,364)	4,364,612
Nonoperating revenues (expenses):					
Investment earnings	179,072	12,624	-	-	191,696
Interest expense	(3,208,359)	(4,800)	-	-	(3,213,159)
Gain (loss) on disposal of capital assets	(122,966)	-	-	-	(122,966)
Total nonoperating revenues (expenses)	<u>(3,152,253)</u>	<u>7,824</u>	<u>-</u>	<u>-</u>	<u>(3,144,429)</u>
Income (loss) before contributions	(1,475,394)	(78,730)	2,794,671	(20,364)	1,220,183
Capital contributions/internal transfers	5,600,000	-	-	-	5,600,000
Change in net position	4,124,606	(78,730)	2,794,671	(20,364)	6,820,183
Total net position - beginning	73,590,526	(804,901)	60,221,483	3,717,324	136,724,432
Total net position - ending	<u>\$ 77,715,132</u>	<u>\$ (883,631)</u>	<u>\$ 63,016,154</u>	<u>\$ 3,696,960</u>	<u>\$ 143,544,615</u>



## Statistical Section

This part of the Dakota County Community Development Agency's comprehensive annual financial report presents detailed information as a context for understanding what the information in the financial statements, note disclosures, and required supplementary information says about the CDA's overall financial health.

<b><u>Contents</u></b>	<b><u>Page</u></b>
<b>Financial Trends</b>	107
These schedules contain trend information to help the reader understand how the CDA's financial performance and well-being have changed over time.	
<b>Revenue Capacity</b>	109
These schedules contain information to help the reader assess the CDA's most significant local revenue sources, property tax and rental revenues.	
<b>Debt Capacity</b>	114
These schedules present information to help the reader assess the affordability of the CDA's current levels of outstanding debt and the CDA's ability to issue additional debt in the future.	
<b>Demographic and Economic Information</b>	116
These schedules offer demographic and economic indicators to help the reader understand the environment within which the CDA's financial activities take place and to help make comparisons over time.	
<b>Operating Information</b>	118
These schedules contain information about the CDA's operations and resources to help the reader understand how the CDA's financial information relates to the services the CDA provides and the activities it performs.	

Sources: Unless otherwise noted, the information in these schedules is derived from the comprehensive annual financial reports for the relevant year.



**Dakota County Community Development Agency**  
**Net Position by Component**  
**Last Ten Fiscal Years**  
*(accrual basis of accounting)*

Fiscal Year	Invested in Capital Assets	Restricted	Unrestricted	Total
2010	\$ 70,836,500	\$ 49,071,406	\$ 67,220,276	\$ 187,128,182
2011	78,312,202	52,565,562	75,886,912	206,764,676
2012	82,152,316	54,930,480	83,239,572	220,322,368
2013	81,612,927	61,288,925	86,865,611	229,767,463
2014	84,988,917	62,251,756	97,038,422	244,279,095
2015	89,380,592	60,449,437	103,144,207	252,974,236
2016	92,249,133	58,413,028	110,772,169	261,434,330
2017	97,672,468	64,440,381	112,797,004	274,909,853
2018	98,375,590	66,967,555	117,964,802	283,307,947
2019	\$ 97,768,709	\$ 71,968,446	\$ 124,480,150	\$ 294,217,305

**Dakota County Community Development Agency**  
**Changes in Net Position**  
**Last Ten Fiscal Years**  
*(accrual basis of accounting)*

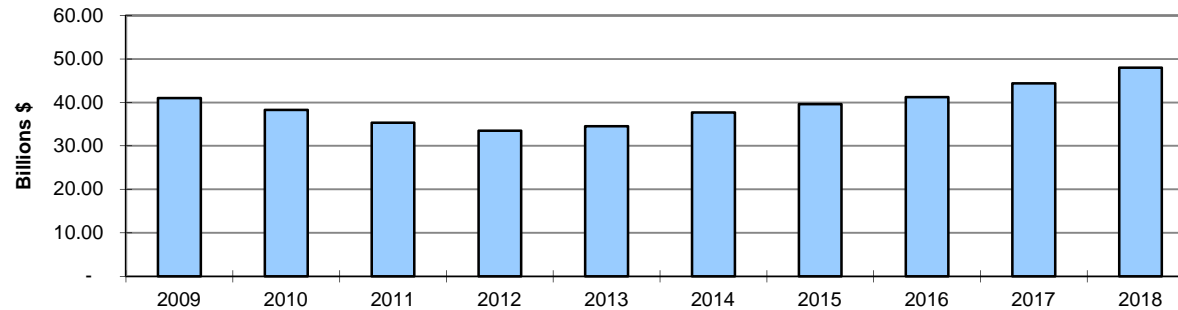
	Fiscal Year Ending									
	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019
<b>Operating revenue:</b>										
Charges for services	\$ 16,064,611	\$ 16,456,038	\$ 16,618,820	\$ 19,204,733	\$ 21,418,622	\$ 22,166,735	\$ 21,527,263	\$ 24,781,740	\$ 18,921,016	\$ 19,506,696
Operating grants and contributions	29,355,549	34,449,663	26,391,926	24,503,052	26,312,388	24,417,358	27,359,700	29,440,325	26,584,439	28,488,699
Taxes and tax increments	11,133,115	10,773,890	8,897,211	8,751,536	7,793,388	8,123,165	8,242,384	8,542,946	9,125,928	9,532,762
Other	-	-	-	-	-	-	-	-	6,175,953	6,539,874
Total operating revenue	56,553,275	61,679,591	51,907,957	52,459,321	55,524,398	54,707,258	57,129,347	62,765,011	60,807,336	64,068,031
<b>Operating expense:</b>										
Administrative	-	-	-	-	-	-	-	-	8,040,592	8,482,269
Tenant services	-	-	-	-	-	-	-	-	149,598	200,567
Utilities	-	-	-	-	-	-	-	-	1,915,125	1,694,485
Ordinary maintenance	-	-	-	-	-	-	-	-	5,451,803	5,788,842
General expense	-	-	-	-	-	-	-	-	7,740,659	8,665,611
Depreciation	-	-	-	-	-	-	-	-	6,345,145	6,320,814
Nonroutine maintenance	-	-	-	-	-	-	-	-	1,238,418	1,012,674
Housing assistance payments	-	-	-	-	-	-	-	-	20,230,211	20,126,405
Governmental activities	12,121,562	11,175,493	6,566,454	9,516,743	9,542,673	9,932,215	9,491,189	9,710,148	-	-
Business activities	30,154,579	31,925,139	32,220,612	36,173,980	36,266,378	38,846,906	40,700,893	44,470,544	-	-
Total operating expense	42,276,141	43,100,632	38,787,066	45,690,723	45,809,051	48,779,121	50,192,082	54,180,692	51,111,551	52,291,667
Operating income (loss)	14,277,134	18,578,959	13,120,891	6,768,598	9,715,347	5,928,137	6,937,265	8,584,319	9,695,785	11,776,364
<b>Nonoperating revenues (expenses):</b>										
Investment earnings	493,547	343,651	316,807	105,064	606,434	526,561	817,637	662,688	1,325,113	2,559,754
Interest expense	-	-	-	-	-	-	-	-	(3,370,134)	(3,264,941)
Gain (loss) on disposal of capital assets	-	-	-	-	-	-	-	-	(503,784)	(161,819)
Total nonoperating revenues (expenses)	493,547	343,651	316,807	105,064	606,434	526,561	817,637	662,688	(2,548,805)	(867,006)
Net gain/loss	14,770,681	18,922,610	13,437,698	6,873,662	10,321,781	6,454,698	7,754,902	9,247,007	7,146,980	10,909,358
Capital contributions	1,041,631	1,142,458	877,276	2,571,433	4,189,851	2,240,443	705,192	4,228,516	1,251,114	-
Change in net position	15,812,312	20,065,068	14,314,974	9,445,095	14,511,632	8,695,141	8,460,094	13,475,523	8,398,094	10,909,358

Note: The CDA elected to change the presentation of its financial statements to a single business activity for the fiscal year ended June 30, 2018. As a result, revenues and expenses may be categorized differently than in prior fiscal years. Prior fiscal years were not restated.

**Dakota County Community Development Agency  
Assessed and Estimated Actual Value of Taxable Property  
Last Ten Calendar Years**

Year Assessed	Real Property		Personal Property		Total		Total Direct Tax Rate**	% of Total Assessed to Total Estimated Market Value
	Assessed * Value	Estimated Market Value	Assessed Value	Estimated Market Value	Assessed Value	Estimated Market Value		
2009	475,008,140	40,648,278,700	6,916,149	358,042,600	481,924,289	41,006,321,300	0.01594	1.2%
2010	442,537,353	37,854,672,500	7,877,537	405,057,500	450,414,890	38,259,730,000	0.01692	1.2%
2011	411,472,047	34,893,431,896	8,111,805	417,754,800	419,583,852	35,311,186,696	0.01718	1.2%
2012	391,453,804	33,032,629,112	8,488,045	436,668,024	399,941,849	33,469,297,136	0.01724	1.2%
2013	402,125,071	34,109,574,007	8,665,752	445,586,670	410,790,823	34,555,160,677	0.01664	1.2%
2014	434,588,066	37,249,751,955	9,073,792	465,663,370	443,661,858	37,715,415,325	0.01650	1.2%
2015	454,661,066	39,093,256,221	9,845,321	504,162,445	464,506,387	39,597,418,666	0.01559	1.2%
2016	471,286,219	40,645,907,860	10,787,023	552,044,681	482,073,242	41,197,952,541	0.01547	1.2%
2017	507,139,039	43,796,489,603	11,400,448	582,982,924	518,539,487	44,379,472,527	0.01548	1.2%
2018	547,666,437	47,405,446,930	11,603,384	593,137,563	559,269,821	47,998,584,493	0.01479	1.2%

**Estimated Market Value-Real and Personal Property**



\* Valuations are determined as of January 1 of the year preceding the tax collection year. Amounts are shown for the year in which taxes are payable.

Assessed value is prior to Fiscal Disparity and Tax Increment District Adjustments.

\*\* This is the Direct Tax Capacity Rate for the Dakota County Community Development Agency



**Dakota County Community Development Agency**  
**Direct and Overlapping Governments**  
**Tax Capacity Rates**  
**Last Ten Calendar Years**

<b>Governments</b>	<b>2009</b>	<b>2010</b>	<b>2011</b>	<b>2012</b>	<b>2013</b>	<b>2014</b>	<b>2015</b>	<b>2016</b>	<b>2017</b>	<b>2018</b>
<b>COUNTY</b>										
Dakota County	0.25821	0.27269	0.29149	0.31426	0.33421	0.33745	0.29633	0.28570	0.28004	0.26580
<b>CITIES</b>										
Apple Valley	0.37086	0.39867	0.42388	0.44110	0.49210	0.47891	0.45274	0.44721	0.44473	0.42475
Burnsville	0.36121	0.38566	0.42598	0.43213	0.47021	0.46670	0.44790	0.46525	0.46557	0.43552
Coates	0.13587	0.16605	0.14343	0.18984	0.22842	0.19507	0.20081	0.17482	0.17490	0.17399
Eagan	0.26886	0.30408	0.33675	0.34553	0.38272	0.38250	0.36525	0.37097	0.37385	0.36378
Farmington	0.44186	0.49274	0.55733	0.63093	0.66821	0.65876	0.61455	0.59239	0.58760	0.57161
Hampton	0.24038	0.32859	0.34774	0.48625	0.47055	0.44221	0.46932	0.42776	0.45342	0.40813
Hastings	0.49732	0.52677	0.55195	0.66083	0.68547	0.66246	0.62581	0.63577	0.62518	0.60864
Inver Grove Heights	0.37878	0.41757	0.43169	0.44883	0.46312	0.46128	0.48131	0.49266	0.51644	0.51112
Lakeville	0.33973	0.36624	0.38250	0.39051	0.41234	0.40696	0.38948	0.38669	0.37510	0.36419
Lilydale	0.44291	0.47297	0.31115	0.35128	0.35556	0.34570	0.32619	0.30133	0.30276	0.28772
Mendota	0.35265	0.38429	0.45860	0.46652	0.47239	0.46518	0.46806	0.49808	0.44384	0.51502
Mendota Heights	0.26165	0.28061	0.29758	0.32057	0.34479	0.34737	0.34964	0.35247	0.37487	0.37826
Miesville	0.23116	0.24904	0.27223	0.33151	0.34670	0.32952	0.32255	0.31950	0.31635	0.30821
New Trier	0.36932	0.44344	0.47895	0.54663	0.56659	0.61658	0.55227	0.52333	0.67619	0.53348
Northfield	0.38536	0.40370	0.43889	0.50947	0.61901	0.59785	0.56750	0.57552	0.55667	0.57164
Randolph	0.15832	0.17773	0.25048	0.30476	0.32743	0.36865	0.26076	0.26284	0.28171	0.24722
Rosemount	0.42323	0.43358	0.44661	0.46994	0.48862	0.47676	0.45152	0.43149	0.41832	0.40961
South St. Paul	0.38532	0.41428	0.48374	0.56466	0.63280	0.60901	0.60405	0.64693	0.63853	0.64041
Sunfish Lake	0.18967	0.18625	0.20671	0.23677	0.27800	0.26775	0.23869	0.25558	0.26178	0.26168
Vermillion	0.37706	0.38845	0.40864	0.48251	0.51193	0.47656	0.47954	0.41978	0.48789	0.41866
West St. Paul	0.44608	0.50873	0.56078	0.62205	0.69447	0.71249	0.70642	0.69795	0.71412	0.69287
<b>TOWNSHIPS</b>										
Castle Rock	0.11484	0.12109	0.13187	0.14779	0.15622	0.14310	0.12364	0.12161	0.12145	0.12259
Douglas	0.18500	0.17439	0.15358	0.20791	0.22376	0.18733	0.18509	0.15701	0.15190	0.22048
Empire	0.26113	0.27764	0.27953	0.30845	0.31746	0.31164	0.29823	0.29445	0.29462	0.29892
Eureka	0.16854	0.17262	0.16951	0.18544	0.16861	0.15362	0.14688	0.13672	0.14463	0.14534
Greenvale	0.14124	0.11828	0.12597	0.12507	0.1922	0.17982	0.18013	0.17263	0.17123	0.16966
Hampton	0.13187	0.12496	0.17815	0.18002	0.17613	0.15415	0.14439	0.14581	0.13322	0.13514
Marshan	0.17435	0.13143	0.13837	0.16292	0.14877	0.13995	0.12860	0.12635	0.16613	0.16708
Nininger	0.12550	0.13430	0.14261	0.15208	0.15121	0.16384	0.16495	0.15829	0.16477	0.15484
Randolph	0.05437	0.05304	0.05576	0.06626	0.07444	0.08004	0.08665	0.08940	0.07345	0.09617
Ravena	0.13014	0.13610	0.13756	0.15104	0.17773	0.20128	0.17452	0.18196	0.18164	0.17242
Sciota	0.16661	0.15830	0.17164	0.17412	0.17239	0.15021	0.13745	0.10887	0.07750	0.11892
Vermillion	0.17147	0.16629	0.17605	0.18664	0.19555	0.17466	0.17214	0.16724	0.16279	0.16282
Waterford	0.09209	0.09456	0.11311	0.13769	0.13640	0.13493	0.11909	0.16816	0.17375	0.28812
<b>SCHOOL DISTRICTS</b>										
6	0.26907	0.26807	0.30681	0.32306	0.35478	0.44522	0.35881	0.36719	0.35868	0.31367
191	0.19842	0.20668	0.21854	0.21881	0.26168	0.25661	0.24554	0.31065	0.27529	0.25759
192	0.49238	0.53452	0.52157	0.55308	0.57226	0.56326	0.53474	0.57584	0.54269	0.52825
194	0.27062	0.27714	0.32138	0.32061	0.33535	0.33048	0.31459	0.35319	0.32914	0.32992
195	0.20022	0.18547	0.20126	0.20823	0.19114	0.18001	0.16685	0.18661	0.17065	0.17509
196	0.21109	0.25391	0.26959	0.28440	0.27956	0.27606	0.23271	0.24317	0.23336	0.21352
197	0.18051	0.18850	0.19692	0.21857	0.24429	0.23863	0.24063	0.22170	0.22295	0.21224
199	0.19303	0.21795	0.24679	0.28363	0.27556	0.33418	0.34864	0.30272	0.28572	0.26680
200	0.16735	0.20206	0.22140	0.25435	0.23932	0.23052	0.20965	0.20938	0.20305	0.20545
252	0.17642	0.18868	0.20850	0.22379	0.24555	0.23940	0.24900	0.28498	0.26310	0.24453
659	0.28549	0.30528	0.34380	0.34166	0.38435	0.36410	0.34064	0.32847	0.30937	0.33150
<b>SPECIAL DISTRICTS</b>										
Watershed M	0.00911	0.00531	0.00266	0.00440	0.00642	0.00748	0.00679	0.00691	0.00745	0.00712
Watershed V	0.00588	0.00566	0.00555	0.00541	0.00543	0.00545	0.00466	0.00449	0.00449	0.00429
Transit District	0.01223	0.01166	0.01215	0.01375	0.01458	0.01377	0.01292	0.01261	0.01215	0.01104
Transit District Lakeville	0.00608	--	--	--	--	--	--	--	--	--
Mosquito Control	0.00474	0.00481	0.00493	0.00553	0.00573	0.00548	0.00518	0.00491	0.00475	0.00443
Metro Council	0.00792	0.00826	0.00829	0.00968	0.01223	0.01015	0.00827	0.00958	0.00878	0.00821
Dakota County CDA	0.01594	0.01692	0.01718	0.01724	0.01664	0.01650	0.01559	0.01547	0.01548	0.01479
Burnsville EDA	0.00566	0.00607	0.00722	0.00806	0.00906	0.00889	0.00860	0.00891	0.00897	0.00955
Hastings HRA	0.01141	0.01510	0.01487	0.01640	0.01428	0.01613	0.01379	0.01551	0.01500	0.01454
Northfield EDA	0.01539	0.01651	0.01761	0.01728	0.01801	0.01716	0.01697	0.01702	0.01638	0.01624
Northfield HRA	0.01251	0.01431	0.01528	0.01844	0.01838	0.01751	0.01732	0.01763	0.01670	0.01655
South St. Paul HRA	0.01686	0.01463	0.01518	0.01618	0.01351	0.01450	0.01468	0.01649	0.01492	0.01453
Light Transit Rail	0.00245	0.00256	0.00389	0.00401	0.00432	0.00403	0.00371	0.00357	0.00342	0.00031

The Tax Capacity Rate is determined by dividing a taxing district's property tax levy amount by the taxing district's total tax capacity.  
Data Source: Dakota County Minnesota 2018 CAFR

**Dakota County Community Development Agency  
Principal Taxpayers  
December 31, 2018 and December 31, 2009**

<u>Name</u>	<u>Type of Business</u>	<u>2018 Tax Capacity Value</u>	<u>% of Total County Tax Capacity</u>
Xcel Energy	Utility	\$ 7,962,834	1.4%
Flint Hills Resources Pine Bend LLC	Industrial	4,004,700	0.7%
Burnsville Center SPE LLC	Commercial	2,156,668	0.4%
Dakota Electric Association	Utility	1,947,222	0.3%
Paragon Outlets Eagan LLC	Commercial	1,799,986	0.3%
Northern Natural Gas Co.	Utility	1,686,094	0.3%
Minnegasco Inc.	Utility	1,482,604	0.3%
West Publishing Co.	Industrial	1,468,666	0.3%
Health Landlord (MN) LLC	Commercial	1,101,590	0.2%
Chicago & NW Trans Co	Rail Road	893,115	0.2%
		<u><u>\$ 24,503,479</u></u>	<u><u>4.4%</u></u>

<u>Name</u>	<u>Type of Business</u>	<u>2009 Tax Capacity Value</u>	<u>% of Total County Tax Capacity</u>
Xcel Energy	Electric Utility	\$ 5,532,331	1.4%
Flint Hills	Refinery	3,451,329	0.9%
Burnsville Minnesota LLC	Burnsville Mall	2,000,000	0.5%
Dakota Electric Association	Electric Utility	1,785,506	0.5%
West Publishing Co.	Book Publishing	1,552,252	0.4%
Northern Natural Gas Co.	Utility	1,289,665	0.3%
BCBS Inc.	Health Care	984,924	0.3%
AMB Property LP	Burnsville Center	897,494	0.2%
Minnegasco Inc.	Natural Gas Utility	841,996	0.2%
Duke Realty LTD Prtnshp	Eagan Commerce Center	818,802	0.2%
		<u><u>\$ 19,154,299</u></u>	<u><u>4.9%</u></u>

Data Source: Dakota County Minnesota 2018 CAFR

**Dakota County Community Development Agency  
Property Tax Levies and Collections  
Last Ten Fiscal Years**

Fiscal Year	Total Tax Levy	Current Collections		Delinquent Collections	Total Collections	% of Current Levy	Outstanding Delinquent Taxes	Total Delinquent Taxes as a % of Current Levy
		Amount	% of Levy					
2010	\$ 7,863,693	\$ 7,741,102	98.44%	\$ 129,942	\$ 7,871,044	100.00%	\$ 117,347	1.49%
2011	7,863,693	7,754,810	98.62%	68,689	7,823,499	99.49%	180,108	2.29%
2012	7,586,169	7,488,677	98.71%	62,319	7,550,996	99.54%	118,485	1.56%
2013	7,078,050	7,006,697	98.99%	28,639	7,035,336	99.40%	98,334	1.39%
2014	6,532,570	6,459,462	98.88%	47,067	6,506,529	99.60%	79,235	1.21%
2015	6,643,476	6,583,225	99.09%	39,529	6,622,754	99.69%	60,219	0.91%
2016	6,829,714	6,774,274	99.19%	10,021	6,784,295	99.33%	58,584	0.86%
2017	7,048,156	6,994,097	99.23%	34,836	7,028,933	99.73%	66,953	0.95%
2018	7,348,023	7,293,830	99.26%	39,365	7,333,195	99.80%	56,360	0.77%
2019	7,624,549	7,293,830	95.66%	-	7,293,830	95.66%	51,359	0.67%

**Dakota County Community Development Agency  
Rental Revenues  
Last Ten Fiscal Years**

Fiscal Year	Common Bond Fund			Public Housing Fund			Workforce Housing LLC			Youth Housing Fund		
	Total Tenant Revenue	Average Units per Mo	Average Revenue per Unit Month	Total Tenant Revenue	Average Units per Mo	Average Revenue per Unit Month	Total Tenant Revenue	Average Units per Mo	Average Revenue per Unit Month	Total Tenant Revenue	Average Units per Mo	Average Revenue per Unit Month
2010	\$ 9,354,689	1,248	\$ 625	\$ 1,669,781	322	\$ 432	\$ -	-	\$ -	\$ 27,967	23	405
2011	10,012,012	1,327	629	1,678,748	323	433	-	-	-	132,644	25	442
2012	10,604,586	1,387	637	1,660,824	323	428	-	-	-	135,209	25	451
2013	11,927,404	1,523	653	1,770,147	323	457	598,550	66	756	132,362	25	441
2014	12,584,225	1,543	680	1,847,462	323	477	1,470,587	166	738	131,458	25	438
2015	12,880,405	1,560	688	1,916,623	323	494	1,967,102	215	762	144,292	25	481
2016	12,061,330	1,614	623	2,052,456	323	530	1,963,078	215	761	146,273	25	488
2017	14,163,831	1,674	705	2,117,841	323	546	2,533,832	246	858	130,705	25	436
2018	14,933,937	1,731	719	2,167,865	323	559	2,878,002	296	810	141,141	25	470
2019	15,326,653	1,731	738	2,302,286	323	594	2,994,179	296	843	152,881	25	510

Note: Rent is determined based on resident income. The Common Bond Fund provides senior housing, the Public Housing Fund provides housing to seniors, families, and individuals with disabilities, the Youth Housing Fund provides supportive housing for young adults and the Workforce Housing LLC provides housing to families. The Youth Housing Fund began operations in April 2010. The Workforce Housing LLC began operations in July 2012.

**Dakota County Community Development Agency  
Ratios of Outstanding Debt by Type  
Last Ten Fiscal Years**

Fiscal Year	Notes Payable	Housing Development Bonds	Capital Fund Loan	Deferred Loans	Total Debt	Debt Ratio
2010	\$ 1,008,400	\$ 53,111,570	\$ 1,118,101	\$ 4,748,253	\$ 59,986,324	57%
2011	1,008,400	73,828,138	946,833	5,040,935	80,824,306	78%
2012	1,008,400	71,175,485	646,840	4,701,029	77,531,754	60%
2013	600,000	69,056,460	-	5,477,029	75,133,489	56%
2014	600,000	73,917,080	-	7,288,509	81,805,589	60%
2015	600,000	119,272,626	-	8,276,643	128,149,269	77%
2016	600,000	110,466,516	-	8,274,039	119,340,555	65%
2017	600,000	107,165,863	-	10,110,835	117,876,698	64%
2018	600,000	84,492,611	-	10,627,704	95,720,315	59%
2019	600,000	80,834,441	-	10,625,021	92,059,462	57%

**Note:** The outstanding debt is specifically related to construction and renovation of housing projects. The personal income of the county residents would not be a meaningful ratio relating to this debt. The ratio shown is to the assets of the funds to which the debt applies.

**Dakota County Community Development Agency  
Pledged-Revenue Coverage  
Housing Development Bonds  
Last Ten Fiscal Years**

Fiscal Year	Gross Revenues	Direct Operating Expenses	Transfers and Contributions	Net Revenue Available for Debt Service	Debt Service Requirements			Coverage
					Principal	Interest	Total	
2010	\$ 9,565,236	\$ 6,370,154	\$ 4,554,818	\$ 7,749,900	\$ 2,685,000	\$ 2,696,954	\$ 5,381,954	1.44
2011	10,337,016	6,477,953	5,650,000	9,509,063	2,515,000	2,923,866	5,438,866	1.75
2012	11,225,113	6,434,435	5,600,000	10,390,678	2,695,000	3,419,994	6,114,994	1.70
2013	12,013,569	7,775,645	5,600,000	9,837,924	2,775,000	3,338,394	6,113,394	1.61
2014	12,826,215	7,500,191	5,600,000	10,926,024	2,715,000	3,359,739	6,074,739	1.80
2015	12,987,167	8,722,803	5,600,000	9,864,364	2,860,000	3,364,794	6,224,794	1.58
2016	13,508,758	8,399,881	5,600,000	10,708,877	8,460,000	4,172,023	12,632,023	0.85
2017	14,203,760	9,100,510	5,600,000	10,703,250	2,970,000	4,668,299	7,638,299	1.40
2018	15,432,612	9,614,724	5,600,000	11,417,888	3,085,000	3,313,646	6,398,646	1.78
2019	16,175,270	10,154,532	5,600,000	11,620,738	3,360,000	3,208,359	6,568,359	1.77

**Note:** Details about the housing development bonds can be found in the notes to the financial statements (Note 3 F). Revenues pledged for debt service include all rents and other operating revenues of the housing developments financed by the bonds plus additional amounts pledged from the Agency's tax levy and tax increment revenues which are included in the transfers and contributions column.

**Dakota County Community Development Agency  
Demographic Statistics  
Last Ten Calendar Years**

<b>Year</b>	<b>Population (1)</b>	<b>Personal Income (1)</b>	<b>Per Capita Income (1)</b>	<b>Median Age (2)</b>	<b>School Enrollment K thru 12 (3)</b>	<b>Annual Average Unemployment Rate (4)</b>
2009	390,478	17,594,416,000	44,374	36.2	79,318	7.3%
2010	397,650	17,970,760,000	45,192	36.7	79,070	7.0%
2011	400,480	18,612,486,000	46,475	37.2	78,513	6.1%
2012	405,088	20,192,381,000	49,847	37.5	77,823	5.2%
2013	408,509	20,706,256,000	50,687	37.4	77,716	4.5%
2014	412,529	21,524,339,000	52,177	36.8	75,226	3.8%
2015	414,686	22,272,614,000	53,710	37.3	75,336	3.3%
2016	417,486	22,951,451,000	54,975	37.6	75,123	3.4%
2017	421,751	24,308,945,000	57,638	37.8	76,323	3.1%
2018	425,423	NA*	NA*	NA*	76,821	2.5%

Data Source: Dakota County Minnesota 2018 CAFR

(1) US Dept Of Commerce, Bureau of Economic Analysis

(2) US Census Bureau; Note: Data for years 2009-2013 have been updated to reflect current data

(3) State Department of Education; Public, Private, & Charter school enrollment.

Note: 2009-2018 data has been updated to reflect Public, Private, & Charter school enrollment. Previously, only Public & Charter school enrollment was reported.

(4) State Department of Employment and Economic Development; Note: data has been updaed for years 2010-2014

\* Information for current year was not available at time of publication

**Dakota County Community Development Agency  
Principal Employers  
Dakota County, Minnesota**

<u>Employer</u>	<u>2018 Employees</u>	<u>Percentage of Total County Employment</u>
Thomson West	7,000	2.92%
Independent School District 196	4,000	1.67%
Blue Cross-Blue Shield of MN	3,816	1.59%
Burnsville Center*	3,000	1.25%
Prime Therapeutics	2,748	1.15%
CHS Incorporated	2,000	0.83%
US Postal Service (Eagan)	2,000	0.83%
Dakota County	1,896	0.79%
UTC Aerospace	1,600	0.67%
Sun Country Airlines*	1,500	0.63%
Total County Employment	239,835	12.33%

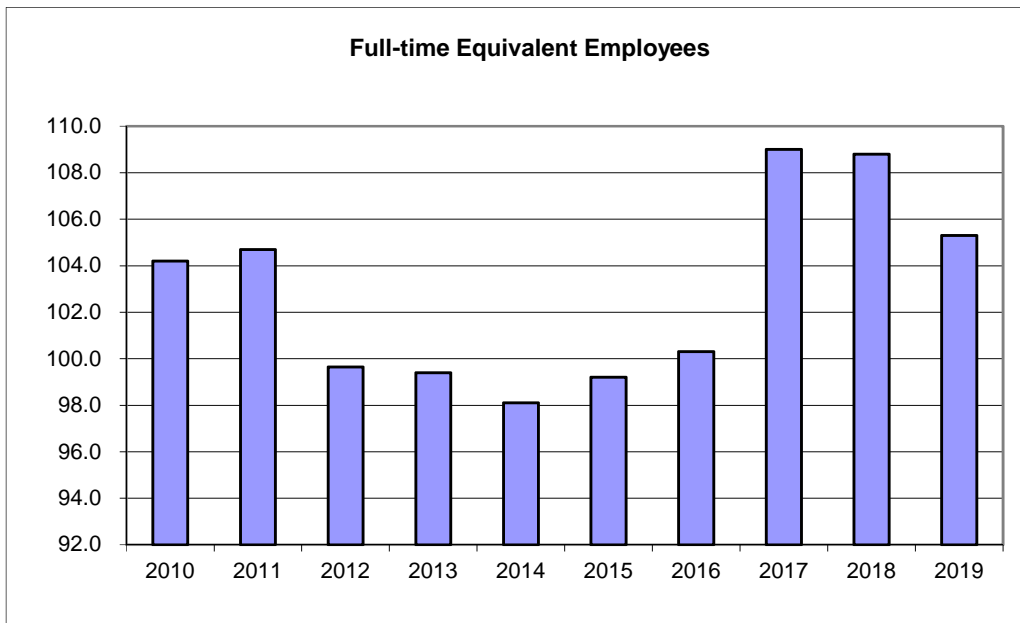
<u>Employer</u>	<u>2009 Employees</u>	<u>Percentage of Total County Employment</u>
Reuters Thomson West	7,000	4.24%
Independent School District 196	4,300	2.60%
Blue Cross-Blue Shield	3,500	2.12%
Northwest/Delta Airlines	2,500	1.51%
Dakota County	1,849	1.12%
Independent School District 191	1,600	0.97%
Independent School District 194	1,596	0.97%
US Postal Service	1,570	0.95%
Sun Country	1,200	0.73%
Flint Hills Resources	1,200	0.73%
Total County Employment	165,262	15.94%

Data Source: Dakota County Minnesota 2018 CAFR, Minnesota Department of Employment and Economic Development



**Dakota County Community Development Agency  
Full-Time Equivalent Employees  
Last Ten Years**

Department	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019
Administration	10.8	10.7	10.0	10.0	9.5	8.0	9.7	11.6	11.7	11.6
Community & Economic Development	13.9	12.2	9.3	9.4	9.6	10.2	9.5	10.7	11.2	11.3
Finance	7.8	8.0	8.0	9.0	9.0	8.8	7.8	8.8	9.0	8.9
Housing Assistance	17.1	17.1	16.4	14.8	14.7	14.5	15.1	16.8	16.0	15.5
Housing Development	8.4	7.5	6.3	4.5	4.8	5.2	5.0	5.9	5.2	5.2
Property Management	46.2	49.2	49.7	51.7	50.5	52.5	53.2	55.2	55.7	52.8
<b>Total</b>	<b>104.2</b>	<b>104.7</b>	<b>99.7</b>	<b>99.4</b>	<b>98.1</b>	<b>99.2</b>	<b>100.3</b>	<b>109.0</b>	<b>108.8</b>	<b>105.3</b>



Data Source: Dakota County CDA Budgets

Note: Full-time equivalents are calculated by dividing the total labor hours by 2,080.

**Dakota County Community Development Agency**  
**Capital Asset Statistics**  
**Last Ten Fiscal Years**

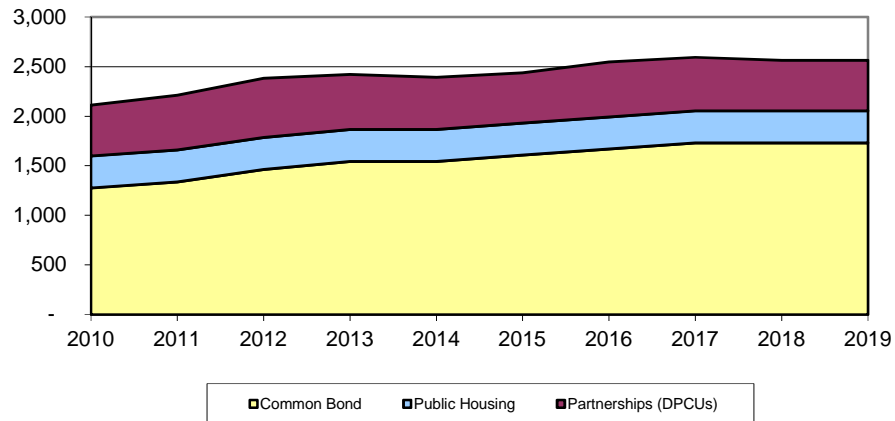
	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019
<b>Common Bond</b>										
Senior Buildings	22	23	25	26	26	27	28	29	29	29
Units Available	1,277	1,337	1,463	1,543	1,543	1,609	1,669	1,731	1,731	1,731
<b>Public Housing</b>										
Senior Building	1	1	1	1	1	1	1	1	1	1
Scattered site units	242	243	243	243	243	243	243	243	243	243
Units Available	322	322	323	323	323	323	323	323	323	323
<b>Youth Housing</b>										
Lincoln Place	1	1	1	1	1	1	1	1	1	1
Units Available	25	25	25	25	25	25	25	25	25	25
<b>Workforce Housing LLC</b>										
Family Townhomes	-	-	-	2	5	7	7	9	10	10
Units Available	-	-	-	66	166	215	215	268	296	296
<b>Governmental</b>										
NSP Fund	-	1	1	2	2	2	2	2	2	2
Units Available	-	4	4	5	5	5	5	5	5	5
Office Building	1	1	1	1	1	1	1	1	1	1
Employees (FTE's)	104	105	100	99	98	99	100	109	109	105

**Dakota County Community Development Agency  
Housing Units Managed  
Last Ten Fiscal Years**

By Fund	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019
Common Bond	1,277	1,337	1,463	1,543	1,543	1,609	1,669	1,731	1,731	1,731
Public Housing	322	323	323	323	323	323	323	323	323	323
Youth Housing	25	25	25	25	25	25	25	25	25	25
Partnerships (DPCUs)	512	552	597	557	528	506	556	539	511	511
Workforce Housing LLC	-	-	-	66	166	215	215	268	296	296
NSP	-	4	4	5	5	5	5	5	5	5
<b>Total Units Managed</b>	<b>2,136</b>	<b>2,241</b>	<b>2,412</b>	<b>2,519</b>	<b>2,590</b>	<b>2,683</b>	<b>2,793</b>	<b>2,891</b>	<b>2,891</b>	<b>2,891</b>

By Location	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019
Apple Valley	227	291	336	336	336	336	336	336	336	336
Burnsville	243	243	243	323	323	323	323	323	323	323
Eagan	374	374	374	374	421	448	498	498	498	498
Farmington	31	31	98	124	124	124	124	124	124	124
Hastings	203	203	203	203	203	203	203	203	203	203
Inver Grove Heights	176	176	176	176	200	266	266	266	266	266
Lakeville	324	365	364	364	364	364	364	462	462	462
Mendota Heights	150	150	150	150	150	150	150	150	150	150
Rosemount	107	107	107	107	107	107	167	167	167	167
South St. Paul	110	110	170	170	170	170	170	170	170	170
West St. Paul	191	191	191	192	192	192	192	192	192	192
<b>Total Units Managed</b>	<b>2,136</b>	<b>2,241</b>	<b>2,412</b>	<b>2,519</b>	<b>2,590</b>	<b>2,683</b>	<b>2,793</b>	<b>2,891</b>	<b>2,891</b>	<b>2,891</b>

**Housing Units Managed**

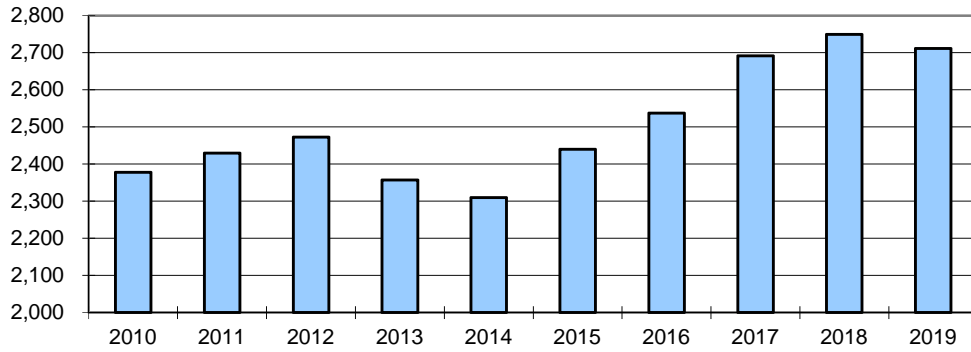


Note: The number of units shown is the number of units available at the end of the fiscal year.

**Dakota County Community Development Agency**  
**Housing Units Assisted**  
**Last Ten Fiscal Years**

Program	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019
Vouchers	2,283	2,361	2,395	2,293	2,238	2,363	2,454	2,605	2,664	2,630
Bridges	58	35	41	35	44	54	54	61	63	60
Continuum of Care/Shelter + C	22	23	26	26	28	23	29	26	23	22
Max 200/SHOP	15	11	11	3	-	-	-	-	-	-
<b>Average Units Assisted Per Month</b>	<b>2,378</b>	<b>2,430</b>	<b>2,473</b>	<b>2,357</b>	<b>2,310</b>	<b>2,440</b>	<b>2,537</b>	<b>2,692</b>	<b>2,750</b>	<b>2,712</b>
<b>Net Port Activity Included in Vouchers</b>										
Port-Ins	301	308	331	387	384	370	307	190	99	131
Port-Outs	(167)	(152)	(156)	(197)	(202)	(237)	(247)	(283)	(315)	(404)
	134	156	175	190	182	133	60	(93)	(216)	(273)

**Average Units Assisted Per Month**



**Dakota County Community Development Agency  
Conduit Debt Outstanding  
Last Ten Calendar Years**

Year	Multi-Family		Total	Single Family	Other	Total
	Apartment Complexes	Assisted Living				
2009	\$ 136,191,885	71,680,272	\$ 207,872,157	140,229,056	21,195,000	\$ 369,296,213
2010	135,414,972	72,893,980	208,308,952	115,249,880	17,450,000	341,008,832
2011	135,109,588	82,441,932	217,551,520	122,061,997	16,810,000	356,423,517
2012	82,760,987	81,725,317	164,486,304	84,064,164	16,440,000	264,990,468
2013	68,064,309	83,868,798	151,933,107	63,701,214	15,850,985	231,485,306
2014	23,082,817	90,283,997	113,366,814	53,083,150	14,948,400	181,398,364
2015	22,767,296	95,735,608	118,502,904	41,225,595	14,130,860	173,859,359
2016	22,432,967	97,830,474	120,263,441	30,478,889	13,628,575	164,370,905
2017	32,943,719	110,625,641	143,569,360	21,786,420	6,286,347	171,642,127
2018	52,424,722	109,123,698	161,548,420	17,714,405	4,851,174	184,113,999

**Conduit Debt Outstanding**

