PRELIMINARY OFFICIAL STATEMENT DATED JULY 20, 2026

NEW ISSUE | **BOOK ENTRY ONLY**
BANK QUALIFIED | **STANDARD & POOR'S RATING "AAA"**

In the opinion of Taft Stettinius & Hollister LLP, Bond Counsel, based on present federal and Minnesota laws, regulations, rulings, and decisions, at the time of the issuance of the Bonds, the interest on the Bonds is excluded from gross income for federal income tax purposes and is excluded, to the same extent, from both gross income and taxable net income for State of Minnesota income tax purposes (other than Minnesota franchise taxes measured by income and imposed on corporations and financial institutions). Interest on the Bonds is not an item of tax preference for purposes of the federal alternative minimum tax imposed on individuals or for purposes of the Minnesota alternative minimum tax applicable to individuals, estates or trusts; however, interest on the Bonds is taken into account in determining "annual adjusted financial statement income" for the purpose of computing the federal alternative minimum tax imposed on certain corporations. No opinion will be expressed by Bond Counsel regarding other state or federal tax consequences. See "Tax Exemption" and "Other Federal and State Tax Considerations" herein for additional information.

CITY OF PRIOR LAKE, MINNESOTA

$5,045,000*

General Obligation Bonds, 2026A

Dated Date: Date of Delivery (Estimated to be August 18, 2026)

Interest Due: Each June 15 and December 15
Commencing June 15, 2027

Maturity*	Amount*	Rate	Yield	Price	Maturity*	Amount*	Rate	Yield	Price
12/15/2027	$425,000	_____	_____%	_____	12/15/2032	$485,000	_____%	_____	_____
12/15/2028	485,000	_____	_____	_____	12/15/2033	505,000	_____	_____	_____
12/15/2029	500,000	_____	_____	_____	12/15/2034	520,000	_____	_____	_____
12/15/2030	510,000	_____	_____	_____	12/15/2035	535,000	_____	_____	_____
12/15/2031	525,000	_____	_____	_____	12/15/2036	555,000	_____	_____	_____

The General Obligation Bonds, 2026A (the "Bonds" or the "Issue") are being issued by the City of Prior Lake, Minnesota (the "City" or the "Issuer"), pursuant to Minnesota Statutes, Chapters 429 and 475, Sections 475.521 and 475.58, Subdivision 3b, as amended. Proceeds of the Bonds will be used to finance the City's 2026 street reconstuction projects, to finance a permanent improvement revolving fund, to finance the City's 2026 facilities improvements and to pay costs associated with issuance of the Bonds. See *Authority and Purpose* herein for additional information.

The Bonds are valid and binding general obligations of the City and are payable from special assessments levied against benefitted properties and ad valorem taxes. The full faith and credit of the City is also pledged to their payment. In the event of any deficiency in the debt service account established for this Issue, the City has validly obligated itself to levy additional ad valorem taxes upon all of the taxable property within the City, without limitation of amount. See *Security/Sources and Uses of Funds* herein for additional information.

The Bonds maturing on December 15, 2035 and thereafter are subject to redemption, in whole or in part, on December 15, 2034 and on any date thereafter at a price of par plus accrued interest.

Principal due with respect to the Bonds is payable annually on December 15, commencing December 15, 2027. Interest due with respect to the Bonds is payable semiannually on June 15 and December 15, commencing June 15, 2027. The Bonds will be registered in the name of Cede & Co., as nominee of The Depository Trust Company, New York, New York. Individual purchases will be made in book-entry form only, in the principal amount of $5,000 or any whole multiple thereof. Purchasers will not receive physical delivery of Bonds. See "Book-Entry System" in *Description of the Bonds* herein for additional information. The Paying Agent/Registrar will be Northland Bond Services, a division of First National Bank of Omaha, Minneapolis, Minnesota.

Proposals: Tuesday, July 28, 2026 at 10:00 A.M., Central Time
Award: Tuesday, July 28, 2026 at 7:00 P.M., Central Time

Bids may contain a maturity schedule providing for any combination of serial or term bonds. All term bonds shall be subject to mandatory sinking fund redemption and must conform to the maturity schedule set forth above at a price of par plus accrued interest. Bids must be for not less than $4,984,460 (98.80%) and accrued interest on the total principal amount of the Bonds. **Bids will not be subject to cancellation – see "Establishment of Issue Price" in the Notice of Sale herein for additional details.** *The rate for any maturity may not be more than 2.00% less than the rate for any preceding maturity.* A Good Faith Deposit (the "Deposit") in the amount of $100,900, in the form of a federal wire transfer payable to the order of the City, will only be required from the apparent winning bidder, and must be received within two hours after the receipt of bids. See Notice of Sale for additional details. Award of the Bonds will be on the basis of True Interest Cost (TIC).

* Preliminary, subject to change.

northland

TABLE OF CONTENTS

Page

The Bonds are offered, subject to prior sale when, as and if accepted by the underwriter(s) named on the front cover of this official statement and subject to an opinion as to validity of the Bonds by Bond Counsel. Subject to applicable securities laws and prevailing market conditions, the underwriter(s) intends, but is not obligated, to effect secondary market trading for the Bonds. Closing Date is estimated to be August 18, 2026.

No person has been authorized to give any information or to make any representations other than those contained in this official statement in connection with the offers made hereby, and if given or made, such information or representations must not be relied upon as having been authorized by the Issuer or the underwriter(s). This official statement does not constitute an offer or solicitation in any jurisdiction in which such offer or solicitation is not authorized, or in which the person makes such offer or solicitation is not qualified to do so, or to any person to whom it is unlawful to make such offer or solicitation.

The information set forth herein has been obtained from the Issuer and other sources which are believed to be reliable, but it is not guaranteed as to accuracy or completeness by, and is not to be construed as a representation by, the underwriter(s). Neither the delivery of this official statement nor any sale hereunder shall under any circumstances create any implication that there has been no change in the affairs of the Issuer since the date hereof.

Within the meaning of Securities and Exchanges Commission Rule 15c2-12, the information included in the preliminary official statement is deemed final by the Issuer as of its date and is accurate and complete in all material respects, except for the omission of the offering price(s), interest rate(s), selling compensation, aggregate principal amount, principal amount per maturity, delivery date, rating(s), other terms of the issue depending on such matters, and the identity of the underwriter(s).

References herein to laws, rules, regulations, resolutions, agreements, reports, and other documents do not purport to be comprehensive or definitive. All references to such documents are qualified in their entirety by reference to the particular document, the full text of which may contain qualifications of and exceptions to statements made herein. Where full texts have not been included as appendices to the Preliminary Official Statement or the Final Official Statement, they will be furnished upon request.

References to website addresses presented herein are for informational purposes only and may be in the form of a hyperlink solely for the reader's convenience. Unless specified otherwise, such websites and the information or links contained therein are not incorporated into, and are not part of, this Official Statement for the purposes of, and as that term is defined in, Securities and Exchange Commission Rule 15c2-12.

The Bonds are considered securities and have not been approved or disapproved by the Securities and Exchange Commission or any state or federal regulatory authority nor has any state or federal regulatory authority confirmed the accuracy or determined the adequacy of this Official Statement. Any representation to the contrary may be a criminal offense. Investors must rely on their own examination of this Official Statement, the security pledged to repay the Bonds, the Issuer and the merits and risks of the investment opportunity.

FORWARD-LOOKING STATEMENTS

This Official Statement, including its appendices, contains statements which should be considered "forward-looking statements," meaning they refer to possible future events or conditions. Such statements are generally identifiable by the words such as "plan," "expect," "estimate," "budget," "may," or similar words. The achievement of certain results or other expectations contained in such forward-looking statements involve known and unknown risks, uncertainties and other factors which may cause a deviation from the actual results, performance or achievements expressed or implied by such forward-looking statements. The Issuer does not expect or intend to update or revise any forward-looking statements contained herein if or when its expectations, or events, conditions, or circumstances on which such statements are based occur.

SUMMARY OF OFFERING

City of Prior Lake, Minnesota
$5,045,000 *
General Obligation Bonds, 2026A
(Book-Entry Only)

AMOUNT -	$5,045,000*
ISSUER -	City of Prior Lake, Minnesota (the "City" or the "Issuer")
AWARD DATE -	July 28, 2026
MUNICIPAL ADVISOR -	Northland Securities, Inc. (the "Municipal Advisor"), 150 South 5th Street, Suite 3300, Minneapolis, Minnesota 55402, telephone: 612-851-5900 or 800-851-2920
TYPE OF ISSUE -	General Obligation Bonds, 2026A (the "Bonds" or the "Issue")
AUTHORITY, PURPOSE & SECURITY -	The General Obligation Bonds, 2026A (the "Bonds") are being issued by the City of Prior Lake, Minnesota (the "City") pursuant to Minnesota Statutes, Chapters 429 and 475, Sections 475.521 and 475.58, Subdivision 3b, as amended. Proceeds of the Bonds will be used to finance the City's 2026 street reconstuction projects, to finance a permanent improvement revolving fund, to finance the City's 2026 facilities improvements and to pay costs associated with issuance of the Bonds. The Bonds are valid and binding general obligations of the City and are payable from special assessments levied against benefitted properties and ad valorem taxes. The full faith and credit of the City is also pledged to their payment. In the event of any deficiency in the debt service account established for this Issue, the City has validly obligated itself to levy additional ad valorem taxes upon all of the taxable property within the City, without limitation of amount. See *Authority and Purpose* as well as *Security/Sources and Uses of Funds* herein for additional information.
DATE OF ISSUE -	Date of Delivery (Estimated to be August 18, 2026)
INTEREST PAID -	Semiannually on each June 15 and December 15, commencing June 15, 2027, to registered owners of the Bonds appearing of record in the bond register as of the close of business on the first day (whether or not a business day) of the calendar month of such interest payment date (the "Record Date").

MATURITIES* -

12/15/27	$425,000	12/15/30	$510,000	12/15/33	$505,000	12/15/35	$535,000
12/15/28	485,000	12/15/31	525,000	12/15/34	520,000	12/15/36	555,000
12/15/29	500,000	12/15/32	485,000				

REDEMPTION -	The Bonds maturing on December 15, 2035 and thereafter are subject to redemption, in whole or in part, on December 15, 2034 and on any date thereafter at a price of par plus accrued interest. See *Description of the Bonds* herein for additional information.
BOOK-ENTRY -	The Bonds will be issued as fully registered and, when issued, will be registered in the name of Cede & Co., as nominee of The Depository Trust Company, New York, New York, to which principal and interest payments will be made. Individual purchases will be made in book-entry form only, in the principal amount of $5,000 or any whole multiple thereof. Purchasers will not receive physical delivery of the Bonds.
PAYING AGENT/REGISTRAR -	Northland Bond Services, a division of First National Bank of Omaha, Minneapolis, Minnesota
TAX DESIGNATIONS -	NOT Private Activity Bonds - The Bonds are not "private activity bonds" as defined in Section 141 of the Internal Revenue Code of 1986, as amended (the "Code"). Bank Qualified Tax-Exempt Obligations - The City will designate the Bonds as "qualified tax-exempt obligations" for purposes of Section 265(b)(3) of the Code.
LEGAL OPINION -	Taft Stettinius & Hollister LLP, Minneapolis, Minnesota ("Bond Counsel")
BOND RATING -	The City received an underlying rating of "AAA" from S&P Global Ratings ("S&P"). See *Bond Rating* herein for additional information.
CLOSING -	Estimated to be August 18, 2026
PRIMARY CONTACTS -	Nicole Klekner, Finance Director, City of Prior Lake, Minnesota 952-447-9842 Tammy Omdal, Managing Director, Northland Securities, Inc., 612-851-4964

---

* Preliminary, subject to change.

CITY OF PRIOR LAKE, MINNESOTA

PRINCIPAL CITY OFFICIALS

Elected Officials	City Council	
Name	*Position*	*Term Expires*
Kirt Briggs	Mayor	12/31/2028
Zach Braid	Council Member	12/31/2028
Ethan Hellier	Council Member	12/31/2028
Kimberly Churchill	Council Member	12/31/2026
Victor Lake	Council Member	12/31/2026

Primary Contacts

Jason Wedel	City Manager
Nicole Klekner	Finance Director
Campbell Knutson, P.A. – David Kendall	Attorney

BOND COUNSEL

Taft Stettinius & Hollister LLP
Minneapolis, Minnesota

MUNICIPAL ADVISOR

Northland Securities, Inc.
Minneapolis, Minnesota

NOTICE OF SALE

$5,045,000*
GENERAL OBLIGATION BONDS, SERIES 2026A

CITY OF PRIOR LAKE, MINNESOTA
(Book-Entry Only)

NOTICE IS HEREBY GIVEN that these Bonds will be offered for sale according to the following terms:

TIME AND PLACE:

Proposals (also referred to herein as "bids") will be opened by the City's Finance Director, or designee, on Tuesday, July 28, 2026, at 10:00 A.M., CT, at the offices of Northland Securities, Inc. (the Issuer's "Municipal Advisor"), 150 South 5th Street, Suite 3300, Minneapolis, Minnesota 55402. Consideration of the Proposals for award of the sale will be by the City Council at its meeting at the City Offices beginning Tuesday, July 28, 2026 at 7:00 P.M., CT.

SUBMISSION OF PROPOSALS

Proposals may be:
a) submitted to the office of Northland Securities, Inc.,
b) emailed to PublicSale@northlandsecurities.com
c) submitted electronically.

Notice is hereby given that electronic proposals will be received via PARITY™, or its successor, in the manner described below, until 10:00 A.M., CT, on Tuesday, July 28, 2026. Proposals may be submitted electronically via PARITY™ or its successor, pursuant to this Notice until 10:00 A.M., CT, but no Proposal will be received after the time for receiving Proposals specified above. To the extent any instructions or directions set forth in PARITY™, or its successor, conflict with this Notice, the terms of this Notice shall control. For further information about PARITY™, or its successor, potential bidders may contact Northland Securities, Inc. or i-Deal® at 1359 Broadway, 2nd floor, New York, NY 10018, telephone 212-849-5021.

Neither the Issuer nor Northland Securities, Inc. assumes any liability if there is a malfunction of PARITY™ or its successor. All bidders are advised that each Proposal shall be deemed to constitute a contract between the bidder and the Issuer to purchase the Bonds regardless of the manner in which the Proposal is submitted.

BOOK-ENTRY SYSTEM

The Bonds will be issued by means of a book-entry system with no physical distribution of bond certificates made to the public. The Bonds will be issued in fully registered form and one bond certificate, representing the aggregate principal amount of the Bonds maturing in each year, will be registered in the name of Cede & Co. as nominee of Depository Trust Company ("DTC"), New York, New York, which will act as securities depository of the Bonds.

Individual purchases of the Bonds may be made in the principal amount of $5,000 or any multiple thereof of a single maturity through book entries made on the books and records of DTC and its participants. Principal and interest are payable by the Issuer through Northland Bond Services, a division of First National Bank of Omaha, Minneapolis, Minnesota (the "Paying Agent/Registrar"), to DTC, or its nominee as registered owner of the Bonds. Transfer of principal and interest payments to participants of DTC will be the responsibility of DTC; transfer of principal and interest payments to beneficial owners by

* The Issuer reserves the right to increase or decrease the principal amount of the Bonds. Any such increase or decrease will be made in multiples of $5,000 and may be made in any maturity. If any maturity is adjusted, the purchase price will also be adjusted to maintain the same gross spread.

participants will be the responsibility of such participants and other nominees of beneficial owners. The successful bidder, as a condition of delivery of the Bonds, will be required to deposit the bond certificates with DTC. The Issuer will pay reasonable and customary charges for the services of the Paying Agent/Registrar.

DATE OF ORIGINAL ISSUE OF BONDS

Date of Delivery (Estimated to be August 18, 2026)

AUTHORITY/PURPOSE/SECURITY

The Bonds are being issued pursuant to Minnesota Statutes, Chapters 429 and 475, and Sections 475.521 and 475.58, Subdivision 3b, as amended. Proceeds will be used to finance the City's 2026 street projects, a permanent improvement revolving fund, and the City's 2026 facilities improvements and to pay costs associated with the issuance of the Bonds. The Bonds are payable from special assessments levied against benefited properties and additionally secured by ad valorem taxes on all taxable property within the City. The full faith and credit of the Issuer is pledged to their payment and the Issuer has validly obligated itself to levy ad valorem taxes in the event of any deficiency in the debt service account established for this issue.

INTEREST PAYMENTS

Interest is due semiannually on each June 15 and December 15, commencing June 15, 2027, to registered owners of the Bonds appearing of record in the Bond Register as of the close of business on the first day (whether or not a business day) of the calendar month of such interest payment date.

MATURITIES

Principal is due annually on December 15, inclusive, in each of the years and amounts as follows:

Year	Amount	Year	Amount
2027	$425,000	2032	$485,000
2028	485,000	2033	505,000
2029	500,000	2034	520,000
2030	510,000	2035	535,000
2031	525,000	2036	555,000

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

INTEREST RATES

All rates must be in integral multiples of 1/20th or 1/8th of 1%. *The rate for any maturity may not be more than 2.00% less than the rate for any preceding maturity*. All Bonds of the same maturity must bear a single uniform rate from date of issue to maturity.

ESTABLISHMENT OF ISSUE PRICE
(HOLD-THE-OFFERING-PRICE RULE MAY APPLY – BIDS NOT CANCELLABLE)

The winning bidder shall assist the Issuer in establishing the issue price of the Bonds and shall execute and deliver to the Issuer at closing an "issue price" or similar certificate setting forth the reasonably expected initial offering price to the public or the sales price or prices of the Bonds, together with the supporting pricing wires or equivalent communications, substantially in the form attached hereto as Exhibit A, with such modifications as may be appropriate or necessary, in the reasonable judgment of the winning bidder, the Issuer and Bond Counsel. All actions to be taken by the Issuer under this Notice of Sale to establish the issue price of the Bonds may be taken on behalf of the Issuer by the Issuer's Municipal Advisor and any notice or report to be provided to the Issuer may be provided to the Issuer's Municipal Advisor.

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

(1) the Issuer shall disseminate this Notice of Sale to potential underwriters in a manner that is reasonably designed to reach potential underwriters;
(2) all bidders shall have an equal opportunity to bid;
(3) the Issuer may receive bids from at least three underwriters of municipal bonds who have established industry reputations for underwriting new issuances of municipal bonds; and
(4) the Issuer anticipates awarding the sale of the Bonds to the bidder who submits a firm offer to purchase the Bonds at the highest price (or lowest cost), as set forth in this Notice of Sale.

Any bid submitted pursuant to this Notice of Sale shall be considered a firm offer for the purchase of the Bonds, as specified in the bid.

In the event that the competitive sale requirements are not satisfied, the Issuer shall promptly so advise the winning bidder. The Issuer may then determine to treat the initial offering price to the public as of the award date of the Bonds as the issue price of each maturity by imposing on the winning bidder the Hold-the-Offering-Price Rule as described in the following paragraph (the "Hold-the-Offering-Price Rule"). Bids will **not** be subject to cancellation in the event that the Issuer determines to apply the Hold-the-Offering-Price Rule to the Bonds. **Bidders should prepare their bids on the assumption that the Bonds will be subject to the Hold-the-Offering-Price Rule in order to establish the issue price of the Bonds.**

By submitting a bid, the winning bidder shall (i) confirm that the underwriters have offered or will offer the Bonds to the public on or before the date of award at the offering price or prices (the "Initial Offering Price"), or at the corresponding yield or yields, set forth in the bid submitted by the winning bidder and (ii) agree, on behalf of the underwriters participating in the purchase of the Bonds, that the underwriters will neither offer nor sell unsold Bonds of any maturity to which the Hold-the-Offering Price Rule shall apply to any person at a price that is higher than the Initial Offering Price to the public during the period starting on the award date for the Bonds and ending on the **earlier** of the following:

(1) the close of the fifth (5th) business day after the award date; or
(2) the date on which the underwriters have sold at least 10% of a maturity of the Bonds to the public at a price that is no higher than the Initial Offering Price to the public (the "10% Test"), at which time only that particular maturity will no longer be subject to the Hold-the-Offering-Price Rule.

The Issuer acknowledges that, in making the representations set forth above, the winning bidder will rely on (i) the agreement of each underwriter to comply with the requirements for establishing issue price of the Bonds, including, but not limited to, its agreement to comply with the Hold-the-Offering-Price Rule, if applicable to the Bonds, as set forth in an agreement among underwriters and the related pricing wires, (ii) in the event a selling group has been created in connection with the initial sale of the Bonds to the public, the agreement of each dealer who is a member of the selling group to comply with the requirements for establishing issue price of the Bonds, including but not limited to, its agreement to comply with the Hold-the-Offering-Price Rule, if applicable to the Bonds, as set forth in a selling group agreement and the related pricing wires, and (iii) in the event that an underwriter or dealer who is a member of the selling group is a party to a third-party distribution agreement that was employed in connection with the initial sale of the Bonds to the public, the agreement of each broker-dealer that is a party to such agreement to comply with the requirements for establishing issue price of the Bonds, including, but not limited to, its agreement to comply with the Hold-the-Offering-Price Rule, if applicable to the Bonds, as set forth in the third-party distribution agreement and the related pricing wires. The Issuer further acknowledges that each underwriter shall be solely liable for its failure to comply with its agreement regarding the requirements for establishing issue price of the Bonds, including but not limited to, its agreement to comply with the Hold-the-Offering-Price Rule, if applicable to the Bonds, and that no underwriter shall be liable for the failure of any other underwriter, or of any dealer who is a member of a selling group, or of any broker-dealer that is a party to a third-party distribution agreement to comply with its corresponding agreement to comply with the requirements for establishing issue price of the Bonds, including, but not limited to, its agreement to comply with the Hold-the-Offering-Price Rule if applicable to the Bonds.

By submitting a bid, each bidder confirms that: (i) any agreement among underwriters, any selling group agreement and each third-party distribution agreement (to which the bidder is a party) relating to the initial sale of the Bonds to the public, together with the related pricing wires, contains or will contain language obligating each underwriter, each dealer who is a member of the selling group, and each broker-dealer that is a party to such third-party distribution agreement, as applicable, (A) to comply with the Hold-the-Offering-Price Rule, if applicable if and for so long as directed by the winning bidder and as set forth in the related pricing wires, (B) to promptly notify the winning bidder of any sales of Bonds that to its knowledge, are made to a purchaser who is a related party to an underwriter participating in the initial sale of the Bonds to the public (each such term being used as defined below), and (C) to acknowledge that, unless otherwise advised by the underwriter, dealer or broker-dealer, the winning bidder shall assume that each order submitted by the underwriter, dealer or broker-dealer is a sale to the public, and (ii) any agreement among underwriters or selling group agreement relating to the initial sale of the Bonds to the public, together with the related pricing wires, contains or will contain language obligating each underwriter or dealer that is a party to a third-party distribution agreement to be employed in connection with the initial sale of the Bonds to the public to require each broker-dealer that is a party to such retail distribution agreement to comply with the Hold-the-Offering-Price Rule, if applicable, in each case if and for so long as directed by the winning bidder or the underwriter and as set forth in the related pricing wires.

Notes: Sales of any Bonds to any person that is a related party to an underwriter participating in the initial sale of the Bonds to the public (each such term being used as defined below) shall not constitute sales to the public for purposes of this Notice of Sale. Further, for purposes of this Notice of Sale:

(1) "public" means any person other than an underwriter or a related party,

(2) "underwriter" means (A) any person that agrees pursuant to a written contract with the Issuer (or with the lead underwriter to form an underwriting syndicate) to participate in the initial sale of the Bonds to the public and (B) any person that agrees pursuant to a written contract directly or indirectly with a person described in clause (A) to participate in the initial sale of the Bonds to the public (including a member of a selling group or a party to a third-party distribution agreement participating in the initial sale of the Bonds to the public).

(3) a purchaser of any of the Bonds is a "related party" to an underwriter if the underwriter and the purchaser are subject, directly or indirectly, to (A) more than 50% common ownership of the voting power or the total value of their stock, if both entities are corporations (including direct ownership by one corporation or another), (B) more than 50% common ownership of their capital interests or profits interests, if both entities are partnerships (including direct ownership by one partnership of another), or (C) more than 50% common ownership of the value of the outstanding stock of the corporation or the capital interests or profit interests of the partnership, as applicable, if one entity is a corporation and the other entity is a partnership (including direct ownership of the applicable stock or interests by one entity of the other), and

(4) "sale date" means the date that the Bonds are awarded by the Issuer to the winning bidder.

ADJUSTMENTS TO PRINCIPAL AMOUNT AFTER PROPOSALS

The Issuer reserves the right to increase or decrease the principal amount of the Bonds. Any such increase or decrease will be made in multiples of $5,000 and may be made in any maturity. If any maturity is adjusted, the purchase price will also be adjusted to maintain the same gross spread. Such adjustments shall be made promptly after the sale and prior to the award of Proposals by the Issuer and shall be at the sole discretion of the Issuer. The successful bidder may not withdraw or modify its Proposal once submitted to the Issuer for any reason, including post-sale adjustment. Any adjustment shall be conclusive and shall be binding upon the successful bidder.

OPTIONAL REDEMPTION

Bonds maturing on and after December 15, 2035 are subject to redemption and prepayment at the option of the Issuer on December 15, 2034 and any date thereafter, at a price of par plus accrued interest. Redemption may be in whole or in part of the Bonds subject to prepayment. If redemption is in part, the maturities and principal amounts within each maturity to be redeemed shall be determined by the Issuer and if only part of the Bonds having a common maturity date are called for prepayment, the specific Bonds to be prepaid shall be chosen by lot by the Bond Registrar.

CUSIP NUMBERS

If the Bonds qualify for assignment of CUSIP numbers such numbers will be printed on the Bonds, but neither the failure to print such numbers on any Bond nor any error with respect thereto shall constitute cause for a failure or refusal by the successful bidder thereof to accept delivery of and pay for the Bonds in accordance with terms of the purchase contract. The CUSIP Service Bureau charge for the assignment of CUSIP identification numbers shall be paid by the successful bidder.

DELIVERY

Delivery of the Bonds will be within thirty-five days after award, subject to an approving legal opinion by Taft Stettinius & Hollister LLP, Bond Counsel. The legal opinion will be paid by the Issuer and delivery will be anywhere in the continental United States without cost to the successful bidder at DTC.

TYPE OF PROPOSAL

Proposals of not less than $4,984,460 (98.8%) and accrued interest on the principal sum of $5,045,000 must be filed with the undersigned prior to the time of sale. Proposals must be unconditional except as to legality. Proposals for the Bonds should be delivered to Northland Securities, Inc. and addressed to:

Nicole Klekner, Finance Director
City of Prior Lake
4646 Dakota Street SE
Prior Lake, Minnesota 55372

A good faith deposit (the "Deposit") in the amount of $100,900 in the form of a federal wire transfer (payable to the order of the Issuer) is only required from the apparent winning bidder, and must be received within two hours after the time stated for the receipt of Proposals. The apparent winning bidder will receive notification of the wire instructions from the Municipal Advisor promptly after the sale. If the Deposit is not received from the apparent winning bidder in the time allotted, the Issuer may choose to reject their Proposal and then proceed to offer the Bonds to the next lowest bidder based on the terms of their original proposal, so long as said bidder wires funds for the Deposit amount within two hours of said offer.

The Issuer will retain the Deposit of the successful bidder, the amount of which will be deducted at settlement and no interest will accrue to the successful bidder. In the event the successful bidder fails to comply with the accepted Proposal, said amount will be retained by the Issuer. No Proposal can be withdrawn after the time set for receiving Proposals unless the meeting of the Issuer scheduled for award of the Bonds is adjourned, recessed, or continued to another date without award of the Bonds having been made.

AWARD

The Bonds will be awarded on the basis of the lowest interest rate to be determined on a true interest cost (TIC) basis. The Issuer's computation of the interest rate of each Proposal, in accordance with customary practice, will be controlling. In the event of a tie, the sale of the Bonds will be awarded by lot. The Issuer will reserve the right to: (i) waive non-substantive informalities of any Proposal or of matters relating to the receipt of Proposals and award of the Bonds, (ii) reject all Proposals without cause, and (iii) reject any Proposal which the Issuer determines to have failed to comply with the terms herein.

INFORMATION FROM SUCCESSFUL BIDDER

The successful bidder will be required to provide, in a timely manner, certain information relating to the initial offering price of the Bonds necessary to compute the yield on the Bonds pursuant to the provisions of the Internal Revenue Code of 1986, as amended.

OFFICIAL STATEMENT

By awarding the Bonds to any underwriter or underwriting syndicate submitting a Proposal therefor, the Issuer agrees that, no more than seven business days after the date of such award, it shall provide to the senior managing underwriter of the syndicate to which the Bonds are awarded, the Final Official Statement in an electronic format as prescribed by the Municipal Securities Rulemaking Board (MSRB).

FULL CONTINUING DISCLOSURE UNDERTAKING

The Issuer will covenant in the resolution awarding the sale of the Bonds and in a Continuing Disclosure Undertaking to provide, or cause to be provided, annual financial information, including audited financial statements of the Issuer, and notices of certain material events, as required by SEC Rule 15c2-12.

BANK QUALIFICATION

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

BOND INSURANCE AT UNDERWRITER'S OPTION

If the Bonds qualify for issuance of any policy of municipal bond insurance or commitment therefor at the option of the successful bidder, the purchase of any such insurance policy or the issuance of any such commitment shall be at the sole option and expense of the successful bidder of the Bonds. Any increase in the costs of issuance of the Bonds resulting from such purchase of insurance shall be paid by the successful bidder, except that, if the Issuer has requested and received a rating on the Bonds from a rating agency, the Issuer will pay that rating fee. Any other rating agency fees shall be the responsibility of the successful bidder. Failure of the municipal bond insurer to issue the policy after the Bonds have been awarded to the successful bidder shall not constitute cause for failure or refusal by the successful bidder to accept delivery on the Bonds.

The Issuer reserves the right to reject any and all Proposals, to waive informalities and to adjourn the sale.

Dated: June 23, 2026 BY ORDER OF THE PRIOR LAKE CITY COUNCIL

/s/ Nicole Klekner
Finance Director

Additional information may be obtained from:
Northland Securities, Inc.
150 South 5th Street, Suite 3300
Minneapolis, Minnesota 55402
Telephone No.: 612-851-5900

EXHIBIT A

(ISSUE PRICE CERTIFICATE – COMPETITIVE SALE SATISFIED)

The undersigned, on behalf of ______________________________ (the "Underwriter"), hereby certifies as set forth below with respect to the sale of the General Obligation Bonds, Series 2026A (the "Bonds") of the City of Prior Lake, Minnesota (the "Issuer").

1. Reasonably Expected Initial Offering Price.

As of the Sale Date, the reasonably expected initial offering prices of the Bonds to the Public by the Underwriter are the prices listed in **Schedule A** (the "Expected Offering Prices"). The Expected Offering Prices are the prices for the Maturities of the Bonds used by the Underwriter in formulating its bid to purchase the Bonds. Attached as **Schedule B** is a true and correct copy of the bid provided by the Underwriter to purchase the Bonds.

The Underwriter was not given the opportunity to review other bids prior to submitting its bid.

The bid submitted by the Underwriter constituted a firm offer to purchase the Bonds.

2. Defined Terms.

"Maturity" means Bonds with the same credit and payment terms. Bonds with different maturity dates, or Bonds with the same maturity date but different stated interest rates, are treated as separate Maturities.

"Public" means any person (including an individual, trust, estate, partnership, association, company, or corporation) other than an Underwriter or a related party to an Underwriter. The term "related party" for purposes of this certificate generally means any two or more persons who have greater than 50 percent common ownership, directly or indirectly.

"Sale Date" means the first day on which there is a binding contract in writing for the sale of a Maturity of the Bonds. The Sale Date of the Bonds is _______________.

"Underwriter" means (i) any person that agrees pursuant to a written contract with the Issuer (or with the lead underwriter to form an underwriting syndicate) to participate in the initial sale of the Bonds to the Public, and (ii) any person that agrees pursuant to a written contract directly or indirectly with a person described in clause (i) of this paragraph to participate in the initial sale of the Bonds to the Public (including a member of a selling group or a party to a retail distribution agreement participating in the initial sale of the Bonds to the Public).

The representations set forth in this certificate are limited to factual matters only. Nothing in this certificate represents the Underwriter's interpretation of any laws, including specifically Sections 103 and 148 of the Internal Revenue Code of 1986, as amended, and the Treasury Regulations thereunder. The undersigned understands that the foregoing information will be relied upon by the Issuer with respect to certain of the representations set forth in the Nonarbitrage Certificate and with respect to compliance with the federal income tax rules affecting the Bonds, and by Taft Stettinius & Hollister LLP, Bond Counsel in connection with rendering its opinion that the interest on the Bonds is excluded from gross income for federal income tax purposes, the preparation of the Internal Revenue Service Form 8038-G, and other federal income tax advice that it may give to the Issuer from time to time relating to the Bonds.

Dated: August 18, 2026.

(FORM OF ISSUE PRICE CERTIFICATE – HOLD-THE-OFFERING-PRICE RULE APPLIES)

The undersigned, on behalf of ________________________________(the "Underwriter"), on behalf of itself, hereby certifies as set forth below with respect to the sale and issuance of General Obligation Bonds, Series 2026A (the "Bonds") of the City of Prior Lake, Minnesota (the "Issuer").

1. Initial Offering Price of the Bonds.

(a) The Underwriter offered each Maturity of the Bonds to the Public for purchase at the respective initial offering prices listed in Schedule A (the "Initial Offering Prices") on or before the Sale Date. A copy of the pricing wire or equivalent communication for the Bonds is attached to this certificate as Schedule B.

(b) As set forth in the Notice of Sale and bid award, the Underwriter has agreed in writing that, (i) for each Maturity of the Bonds, it would neither offer nor sell any of the Bonds of such Maturity to any person at a price that is higher than the Initial Offering Price for such Maturity during the Holding Period for such Maturity (the "hold-the-offering-price rule"), and (ii) any selling group agreement shall contain the agreement of each dealer who is a member of the selling group, and any retail distribution agreement shall contain the agreement of each broker-dealer who is a party to the retail distribution agreement, to comply with the hold-the-offering-price rule. Pursuant to such agreement, no Underwriter (as defined below) has offered or sold any Maturity of the Bonds at a price that is higher than the respective Initial Offering Price for that Maturity of the Bonds during the Holding Period.

2. Defined Terms.

(a) "Holding Period" means, for each Maturity of the Bonds, the period starting on the Sale Date and ending on the earlier of (i) the close of the fifth business day after the Sale Date (________________), or (ii) the date on which the Underwriter has sold at least 10% of such Maturity of the Bonds to the Public at prices that are no higher than the Initial Offering Price for such Maturity.

(b) "Maturity" means Bonds with the same credit and payment terms. Bonds with different maturity dates, or Bonds with the same maturity date but different stated interest rates, are treated as separate Maturities.

(c) "Public" means any person (including an individual, trust, estate, partnership, association, company, or corporation) other than an Underwriter or a related party to an Underwriter. The term "related party" for purposes of this certificate generally means any two or more persons who have greater than 50 percent common ownership, directly or indirectly.

(d) "Sale Date" means the first day on which there is a binding contract in writing for the sale of a Maturity of the Bonds. The Sale Date of the Bonds is ________________.

(e) "Underwriter" means (i) any person that agrees pursuant to a written contract with the Issuer (or with the lead underwriter to form an underwriting syndicate) to participate in the initial sale of the Bonds to the Public, and (ii) any person that agrees pursuant to a written contract directly or indirectly with a person described in clause (i) of this paragraph to participate in the initial sale of the Bonds to the Public (including a member of a selling group or a party to a retail distribution agreement participating in the initial sale of the Bonds to the Public).

The representations set forth in this certificate are limited to factual matters only. Nothing in this certificate represents the Representative's interpretation of any laws, including specifically Sections 103 and 148 of the Internal Revenue Code of 1986, as amended, and the Treasury Regulations thereunder. The undersigned understands that the foregoing information will be relied upon by the Issuer with respect to certain of the representations set forth in the Nonarbitrage Certificate and with respect to compliance with the federal income tax rules affecting the Bonds, and by Taft Stettinius & Hollister LLP, Bond Counsel, in connection with rendering its opinion that the interest on the Bonds is excluded from gross income for federal income tax purposes, the preparation of the Internal Revenue Service Form 8038-G, and other federal income tax advice that it may give to the Issuer from time to time relating to the Bonds.

Dated: August 18, 2026.

AUTHORITY AND PURPOSE

The General Obligation Bonds, 2026A (the "Bonds" or the "Issue") are being issued by the City of Prior Lake, Minnesota (the "City") pursuant to Minnesota Statutes, Chapters 429 and 475, Sections 475.521 and 475.58, Subdivision 3b, as amended. Proceeds from issuance of the Bonds will be used to finance the City's 2026 street reconstuction projects, to finance a permanent improvement revolving fund, to finance the City's 2026 facilities improvements and to pay costs associated with issuance of the Bonds.

SECURITY/SOURCES AND USES OF FUNDS

Security

The Bonds are valid and binding general obligations of the City and are payable from special assessments levied against benefitted properties and ad valorem taxes. The full faith and credit of the City is also pledged to their payment. In the event of any deficiency in the debt service account established for this Issue, the City has validly obligated itself to levy additional ad valorem taxes upon all of the taxable property within the City, without limitation of amount.

Sources and Uses of Funds

Following are the sources and uses of funds in connection with the issuance of the Bonds.

Sources of Funds	
Par Amount of Bonds	$ 5,045,000*
Total Sources of Funds:	$ 5,045,000
Uses of Funds	
Deposit to Project Fund	$ 4,900,000
Costs of Issuance/Underwriter's Discount	141,852
Rounding Amount	3,148
Total Uses of Funds:	$ 5,045,000

BONDHOLDERS' RISKS

An investment in the Bonds involves an element of risk. In order to identify risk factors and make an informed investment decision, potential investors should be thoroughly familiar with this entire Official Statement (including the appendices hereto) in order to make a judgment as to whether the Bonds are an appropriate investment.

Secondary Market

There can be no guarantee that there will be a secondary market for the Bonds or, if a secondary market exists, that such Bonds can be sold for any particular price. Occasionally, because of general market conditions or because of adverse history of economic prospects connected with a particular issue, any secondary marketing practices in connection with a particular bond issue are suspended or terminated. Additionally, prices of bond issues for which a market is being made will depend upon then prevailing circumstances. Such prices could be substantially different from the original purchase price of the Bonds.

* Preliminary, subject to change.

Ratings Loss

S&P Global Ratings has assigned a rating of "AAA" to the Bonds. Generally, a rating agency bases its rating on the information and materials furnished to it and on investigations, studies and assumptions of its own. There is no assurance that the rating will continue for any given period of time, or that such rating will not be revised, suspended or withdrawn, if, in the judgment of S&P, circumstances so warrant. A revision, suspension or withdrawal of a rating may have an adverse effect on the market price of the Bonds.

Additional regulation of rating agencies could materially alter the methodology, rating levels, and types of ratings available, for example, and these changes, if ever, could materially affect the market value of the Bonds.

Forward-Looking Statements

This Official Statement contains statements relating to future results that are "forward-looking statements" as defined in the Private Securities Litigation Reform Act of 1995. When used in this Official Statement, the words "estimate," "forecast," "intend," "expect" and similar expressions identify forward-looking statements. Any forward-looking statement is subject to uncertainty. Accordingly, such statements are subject to risks that could cause actual results to differ, possibly materially, from those contemplated in such forward-looking statements. Inevitably, some assumptions used to develop forward-looking statements will not be realized or unanticipated events and circumstances may occur. Therefore, investors should be aware that there are likely to be differences between forward-looking statements and the actual results. These differences could be material and could impact the availability of funds of the Issuer to pay debt service when due on the Bonds.

Tax Exemption, Bank Qualification and Loss of Tax Exemption

If the federal government or the State of Minnesota taxes all or a portion of the interest on municipal obligations, directly or indirectly, or if there is a change in federal or state tax policy, the value of the Bonds may fall for purposes of resale. Noncompliance following the issuance of the Bonds with certain requirements of the Internal Revenue Code of 1986, as amended (the "Code") and post-issuance tax covenants of the Issuer may result in the inclusion of interest on the Bonds in gross income of the recipient for federal income tax purposes or in taxable net income of individuals, estates or trusts for State of Minnesota income tax purposes. No provision has been made for redemption of the Bonds, or for an increase in the interest rate on the Bonds, in the event that interest on the Bonds becomes subject to federal or State of Minnesota income taxation, retroactive to the date of issuance.

The Bonds are designated as "qualified tax-exempt obligations" under the exception provided in Section 265(b)(3) of the Code, and the Issuer has further covenanted to comply with certain other requirements, which affords banks and certain other financial institutions more favorable treatment of their deduction for interest expense than would otherwise be allowed under Section 265(b)(2) of the Code. Actions, or inactions, by the Issuer in violation of its covenants could affect the designation, which could also affect the pricing and marketability of the Bonds.

It is also possible that actions of the Issuer after the closing of the Bonds will alter the tax status of the Bonds, and, in the extreme, remove the tax exempt status from the Bonds. In that instance, the Bonds are not subject to mandatory prepayment, and the interest rate on the Bonds does not increase or otherwise reset.

Pending Federal and State Tax Legislation

From time to time, there is State legislation proposed, as well as Presidential proposals, proposals of various federal committees, and legislative proposals pending in Congress that could, if enacted, alter or amend one or more of the federal or state tax matters described herein in certain respects or would adversely affect the market value of the Bonds or otherwise prevent holders of the Bonds from realizing the full benefit of the tax exemption of interest on the Bonds. Further, such proposals may impact the marketability or market value of the Bonds simply by being proposed. It cannot be predicted whether or in what forms any of such proposals, either pending or that may be introduced, may be enacted and there can be no assurance that such proposals will not apply to the Bonds. In addition, regulatory actions are from time to time announced or proposed, and litigation threatened or commenced, which if implemented or concluded in a particular manner, could adversely affect the market value, marketability or tax status of the Bonds. It cannot be predicted whether any such regulatory action will be implemented, how any particular litigation or judicial action will be resolved, or whether the Bonds would be impacted thereby.

Tax Levy Procedures

The Bonds are general obligations of the Issuer, payable from and secured by a continuing ad valorem tax levied against all of the property valuation within the Issuer. A failure on the part of the Issuer to make a timely levy request or a levy request by the Issuer that is inaccurate or is insufficient to make full payments of the debt service of the Bonds for a particular fiscal year may cause Bondholders to experience delay in the receipt of distributions of principal of and/or interest on the Bonds. In the event of a default in the payment of principal of or interest on the Bonds, there is no provision for acceleration of maturity of the principal of the Bonds. Consequently, the remedies of the owners of the Bonds (consisting primarily of an action in the nature of mandamus requiring the Issuer and certain other public officials to perform the terms of the resolution for the Bonds) may have to be enforced from year to year.

Factors Beyond Issuer's Control

A combination of epidemic, pandemic, economic, climatic, political or civil disruptions outside of the control of the Issuer, including loss of major taxpayers or major employers, could affect the local economy and result in reduced tax collections and/or increased demands upon local governments. Real or perceived threats to the financial stability of the Issuer may have an adverse effect on the value of the Bonds in the secondary market. State of Minnesota cash flow problems could also affect local governments, including reductions in, or delayed payments of, local government state aid (LGA) and possibly increase Issuer property taxes.

Cybersecurity

The Issuer, like many other public and private entities, relies on a large and complex technology environment to conduct its operations. As such, it may face multiple cybersecurity threats including, but not limited to, hacking, viruses, malware and other attacks on computer or other sensitive digital systems and networks. There can be no assurances that any security and operational control measures implemented by the Issuer will be completely successful to guard against and prevent cyber threats and attacks. The result of any such attacks could impact business operations and/or digital networks and systems and the costs of remedying any such damage could be significant.

Suitability of Investment

The interest rate borne by the Bonds is intended to compensate the investor for assuming the risk of investing in the Bonds. Each prospective investor should carefully examine this Official Statement and its own financial condition to make a judgment as to its ability to bear the economic risk of such an investment, and whether or not the Bonds are an appropriate investment for such investor.

Summary

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

DESCRIPTION OF THE BONDS

Details of Certain Terms

The Bonds will be dated, as originally issued, as of the date of delivery (estimated to be August 18, 2026), and will be issued as fully registered Bonds in the denominations of $5,000 or any integral multiple thereof. Principal, including mandatory redemptions on the Bonds, if applicable, will be payable annually December 15, commencing December 15, 2027. Interest on the Bonds will be payable semiannually on each June 15 and December 15, commencing June 15, 2027. The Bonds when issued, will be registered in the name of Cede & Co. (the "Registered Holder"), as nominee of The Depository Trust Company, New York, New York ("DTC"), the initial custodian for the Bonds, to which principal and interest payments on the Bonds will be made so long as Cede & Co. is the Registered Holder of the Bonds. See "Book-Entry System" in *Description of the Bonds* herein for additional information. So long as the Book-Entry Only System is used, individual purchases of the Bonds will be made in book-entry form only, in the principal amount of $5,000 or any integral multiple thereof ("Authorized Denominations"). Individual purchasers ("Beneficial Owners") of the Bonds will not receive physical delivery of bond certificates, and registration, exchange, transfer, tender and redemption of the Bonds with respect to Beneficial Owners shall be governed by the Book-Entry Only System.

So long as the Book-Entry Only System is used, payments from Cede & Co., as the Registered Holder, to the Beneficial Owners shall be governed by the Book-Entry Only System. If the Book-Entry Only System is discontinued, the principal of and premium, if any, on the Bonds will be payable upon presentation and surrender at the offices of the Paying Agent and Bond Registrar or a duly appointed successor. Interest on the Bonds will be paid by check or draft mailed by the Bond Registrar to the registered holders thereof as such appear on the registration books maintained by the Bond Registrar as of the close of business on the first day (whether or not a business day) of the calendar month of such interest payment date (the "Record Date").

Registration, Transfer and Exchange

So long as the Book-Entry Only System is used, payments from Cede & Co., as the Registered Holder, to the Beneficial Owners shall be governed by the Book-Entry Only System. If the Book-Entry Only System is discontinued, the Bonds may be transferred upon surrender of the Bonds at the principal office of the Bond Registrar, duly endorsed for transfer or accompanied by an assignment duly executed by the registered owner or his or her attorney duly authorized in writing. The Bonds, upon surrender thereof at the principal office of the Bond Registrar, may also be exchanged for other Bonds of the same series, of any authorized denominations having the same form, terms, interest rates and maturities as the Bonds being exchanged. The Bond Registrar will require the payment by the Bond holder requesting such exchange or transfer of any tax or governmental charge required to be paid with respect to such exchange or transfer. The Bond Registrar is not required to (i) issue, transfer or exchange any Bond during a period beginning at the opening of business fifteen days before any selection of Bonds of a particular stated maturity for redemption in accordance with the provisions of the Bond resolution and ending on the day of the first mailing of the relevant notice of redemption or (ii) to transfer any Bonds or portion thereof selected for redemption.

Optional Redemption

The Bonds maturing on December 15, 2035 and thereafter are subject to redemption, in whole or in part, on December 15, 2034 and on any date thereafter at a price of par plus accrued interest. If redemption is in part, the selection of the amounts and maturities of the Bonds to be prepaid shall be at the discretion of the City. Notice of redemption shall be given by written notice to the registered owner of the Bonds not less than 30 days prior to such redemption date.

Book-Entry System

The Depository Trust Company ("DTC"), New York, NY, will act as securities depository for the Bonds (the "Bonds"). The Bonds will be issued as fully-registered securities registered in the name of Cede & Co. (DTC's partnership nominee) or such other name as may be requested by an authorized representative of DTC. One fully-registered certificate will be issued for the Bonds, in the aggregate principal amount of such issue, and will be deposited with DTC.

DTC, the world's largest securities depository, is a limited-purpose trust company organized under the New York Banking Law, a "banking organization" within the meaning of the New York Banking Law, a member of the Federal Reserve System, a "clearing corporation" within the meaning of the New York Uniform Commercial Code, and a "clearing agency" registered pursuant to the provisions of Section 17A of the Securities Exchange Act of 1934. DTC holds and provides asset servicing for over 3.5 million issues of U.S. and non-U.S. equity issues, corporate and municipal debt issues, and money market instruments (from over 100 countries) that DTC's participants ("Direct Participants") deposit with DTC. DTC also facilitates the post-trade settlement among Direct Participants of sales and other securities transactions in deposited securities, through electronic computerized book-entry transfers and pledges between Direct Participants' accounts. This eliminates the need for physical movement of securities certificates. Direct Participants include both U.S. and non-U.S. securities brokers and dealers, banks, trust companies, clearing corporations, and certain other organizations. DTC is a wholly-owned subsidiary of The Depository Trust & Clearing Corporation ("DTCC"). DTCC is the holding company for DTC, National Securities Clearing Corporation and Fixed Income Clearing Corporation, all of which are registered clearing agencies. DTCC is owned by the users of its regulated subsidiaries. Access to the DTC system is also available to others such as both U.S. and non-U.S. securities brokers and dealers, banks, trust companies, and clearing corporations that clear through or maintain a custodial relationship with a Direct Participant, either directly or indirectly ("Indirect Participants"). DTC has a Standard & Poor's rating of AA+. The DTC Rules applicable to its Participants are on file with the Securities and Exchange Commission. More information about DTC can be found at www.dtcc.com and www.dtcc.org.

Purchases of Bonds under the DTC system must be made by or through Direct Participants, which will receive a credit for the Bonds on DTC's records. The ownership interest of each actual purchaser of each Bonds ("Beneficial Owner") is in turn to be recorded on the Direct and Indirect Participants' records. Beneficial Owners will not receive written confirmation from DTC of their purchase. Beneficial Owners are, however, expected to receive written confirmations providing details of the transaction, as well as periodic statements of their holdings, from the Direct or Indirect Participant through which the Beneficial Owner entered into the transaction. Transfers of ownership interests in the Bonds are to be accomplished by entries made on the books of Direct and Indirect Participants acting on behalf of Beneficial Owners. Beneficial Owners will not receive certificates representing their ownership interests in Bonds, except in the event that use of the book-entry system for the Bonds is discontinued.

To facilitate subsequent transfers, all Bonds deposited by Direct Participants with DTC are registered in the name of DTC's partnership nominee, Cede & Co., or such other name as may be requested by an authorized representative of DTC. The deposit of Bonds with DTC and their registration in the name of Cede & Co. or such other DTC nominee do not affect any change in beneficial ownership. DTC has no knowledge of the actual Beneficial Owners of the Bonds; DTC's records reflect only the identity of the Direct Participants to whose accounts such Bonds are credited, which may or may not be the Beneficial Owners. The Direct and Indirect Participants will remain responsible for keeping account of their holdings on behalf of their customers.

Conveyance of notices and other communications by DTC to Direct Participants, by Direct Participants to Indirect Participants, and by Direct Participants and Indirect Participants to Beneficial Owners will be governed by arrangements among them, subject to any statutory or regulatory requirements as may be in effect from time to time.

Redemption notices shall be sent to DTC. If less than all of the Bonds within an issue are being redeemed, DTC's practice is to determine by lot the amount of the interest of each Direct Participant in such issue to be redeemed.

Neither DTC nor Cede & Co. (nor any other DTC nominee) will consent or vote with respect to Bonds unless authorized by a Direct Participant in accordance with DTC's MMI Procedures. Under its usual procedures, DTC mails an Omnibus Proxy to the City as soon as possible after the record date. The Omnibus Proxy assigns Cede & Co.'s consenting or voting rights to those Direct Participants to whose accounts the Bonds are credited on the record date (identified in a listing attached to the Omnibus Proxy).

Redemption proceeds, distributions, and dividend payments on the Bonds will be made to Cede & Co., or such other nominee as may be requested by an authorized representative of DTC. DTC's practice is to credit Direct Participants' accounts upon DTC's receipt of funds and corresponding detail information from the City or Agent, on payable date in accordance with their respective holdings shown on DTC's records. Payments by Participants to Beneficial Owners will be governed by standing instructions and customary practices, as is the case with Bonds held for the accounts of customers in bearer form or registered in "street name," and will be the responsibility of such Participant and not of DTC, Agent, or the City, subject to any statutory or regulatory requirements as may be in effect from time to time. Payment of redemption proceeds, distributions, and dividend payments to Cede & Co. (or such other nominee as may be requested by an authorized representative of DTC) is the responsibility of the City or Agent, disbursement of such payments to Direct Participants will be the responsibility of DTC, and disbursement of such payments to the Beneficial Owners will be the responsibility of Direct and Indirect Participants.

[A Beneficial Owner shall give notice to elect to have its Bonds purchased or tendered, through its Participant, to [Tender/Remarketing] Agent, and shall effect delivery of such Bonds by causing the Direct Participant to transfer the Participant's interest in the Securities, on DTC's records, to [Tender/Remarketing] Agent. The requirement for physical delivery of Bonds in connection with an optional tender or a mandatory purchase will be deemed satisfied when the ownership rights in the Bonds are transferred by Direct Participants on DTC's records and followed by a book-entry credit of tendered Bonds to [Tender/Remarketing] Agent's DTC account.]

DTC may discontinue providing its services as depository with respect to the Bonds at any time by giving reasonable notice to the City or Agent. Under such circumstances, in the event that a successor depository is not obtained, certificates for the Bonds are required to be printed and delivered.

The City may decide to discontinue use of the system of book-entry-only transfers through DTC (or a successor securities depository). In that event, certificates for the Bonds will be printed and delivered to DTC.

The information in this section concerning DTC and DTC's book-entry system has been obtained from sources that the City believes to be reliable, but the City of Prior Lake takes no responsibility for the accuracy thereof.

FULL CONTINUING DISCLOSURE

In order to assist the Underwriter(s) in complying with SEC Rule 15c2-12 (the "Rule"), pursuant to a resolution awarding the Issue and a Continuing Disclosure Certificate (the "Certificate") to be executed on behalf of the City on or before Bond closing, the City has and will covenant for the benefit of holders of the Bonds to annually provide certain financial and operating data, relating to the City to the Municipal Securities Rulemaking Board ("MSRB") in an electronic format prescribed by the MSRB, and to provide notices of the occurrence of certain events enumerated in the Rule to the MSRB. The specific nature of the Certificate, as well as the information to be contained in the annual report or the notices of material events is set forth in the Continuing Disclosure Certificate in substantially the form attached hereto as Appendix B.

To the best of its knowledge, the City has never failed to comply in all material respects with any previous undertakings under the Rule to provide annual reports or notices of material events within the past five years. A failure by the City to comply with the Certificate will not constitute an event of default on the Bonds (although holders will have an enforceable right to specific performance). Nevertheless, such a failure must be reported in accordance with the Rule and must be considered by any broker, dealer or municipal securities dealer before recommending the purchase or sale of the Bonds in the secondary market. Consequently, such a failure may adversely affect the transferability and liquidity of the Bonds and their market price. Please see *Appendix B – Continuing Disclosure Certificate* herein for additional information.

The City has implemented disclosure policies and procedures to be followed by the City in relation to the financial disclosures and reportable events for which the City must provide notice to the MSRB's Electronic Municipal Market Access system. The City has retained a Dissemination Agent for its continuing disclosure filings.

UNDERWRITER

The Bonds are being purchased by _______ (the "Underwriter") at a purchase price of $_______, which is the par amount of the Bonds of $_______ less the Underwriter's discount of $_______, plus the original issue premium of $_________.

MUNICIPAL ADVISOR

The City has retained Northland Securities, Inc. as municipal advisor (the "Municipal Advisor") in connection with the issuance of the Bonds. Northland Securities, Inc. is registered as a municipal advisor with both the Securities and Exchange Commission (SEC) and the Municipal Securities Rulemaking Board (MSRB). In preparing the Official Statement, the Municipal Advisor has relied upon governmental officials, and other sources that have access to relevant data to provide accurate information for the Official Statement, and the Municipal Advisor has not been engaged, nor has it undertaken, to independently verify the accuracy of such information. The Municipal Advisor is not a public accounting firm and has not been engaged by the City to compile, review, examine or audit any information in the Official Statement in accordance with accounting standards.

Northland Securities, Inc., is a subsidiary of Northland Capital Holdings, Inc. First National of Nebraska, Inc., is the parent company of Northland Capital Holdings, Inc. and First National Bank of Omaha.

FUTURE FINANCING

The City does not anticipate the need to issue any additional general obligation debt within the next three months.

BOND RATING

The City received an underlying rating of "AAA" from S&P Global Ratings ("S&P"). No application was made to any other rating agency for the purpose of obtaining an additional rating on the Bonds. This rating reflects only the opinion of S&P and any explanation of the significance of this rating may be obtained only from S&P. There is no assurance that a rating will continue for any given period of time, or that such rating will not be revised or withdrawn, if in the judgment of S&P, circumstances so warrant. A revision or withdrawal of the rating may have an adverse effect on the market price of the Bonds. This rating is not a recommendation to buy, sell or hold the Bonds, and such rating may be subject to revision or withdrawal at any time by the rating agency.

LITIGATION

As of the date of this Official Statement, the City is not aware of any threatened or pending litigation that questions the organization or boundaries of the City or the right of any of its officers to their respective offices or in any manner questioning their rights and power to execute and deliver the Bonds or otherwise questioning the validity of the Bonds.

CERTIFICATION

The City will furnish a statement to the effect that this Official Statement to the best of its knowledge and belief, as of the date of sale and the date of delivery, is true and correct in all material respects, and does not contain any untrue statements of a material fact or omit to state a material fact necessary in order to make the statements made therein, in light of the circumstances under which they were made, not misleading.

The City has always promptly met all payments of principal and interest on its indebtedness when due.

LEGALITY

Legal matters incident to the authorization and issuance of the Bonds are subject to the approving opinion of Taft Stettinius & Hollister LLP, Minneapolis, Minnesota ("Bond Counsel") as to validity and tax exemption. A copy of such opinion will be available at the time of the delivery of the Bonds. See *Appendix A – Form of Legal Opinion*.

Bond Counsel has not participated in the preparation of this Official Statement and is not passing upon its accuracy, completeness or sufficiency. Bond Counsel has not examined, nor attempted to examine, or verify, any of the financial or statistical statements or data contained in this Official Statement, and will express no opinion with respect thereto.

TAX EXEMPTION

On the date of issuance of the Bonds, Taft Stettinius & Hollister LLP, Bond Counsel, will render an opinion, that, based on present federal and Minnesota laws, regulations, rulings, and decisions, at the time of the issuance of the Bonds, the interest on the Bonds is excluded from gross income for federal income tax purposes and is excluded, to the same extent, from both gross income and taxable net income for State of Minnesota income tax purposes (other than Minnesota franchise taxes measured by income and imposed on corporations and financial institutions). Interest on the Bonds is not an item of tax preference for purposes of the federal alternative minimum tax imposed on individuals or for purposes of the Minnesota alternative minimum tax applicable to individuals, estates or trusts; however, interest on the Bonds is taken into account in determining "annual adjusted financial statement income" for the purpose of computing the federal alternative minimum tax imposed on certain corporations. The opinions are subject to the condition that the Issuer complies with all applicable federal tax requirements. Failure to comply with certain of such requirements may cause interest on the Bonds to be included in gross income and taxable net income, retroactive to their date of issuance. No opinion will be expressed by Bond Counsel regarding other state or federal tax consequences.

OTHER FEDERAL AND STATE TAX CONSIDERATIONS

Other Tax Considerations

Though excluded from gross income, interest on the Bonds is subject to federal income taxation for certain types of taxpayers and certain income taxes, including without implied limitation, taxation to the extent it is included as part of (a) the adjusted current earnings of a corporation for purposes of the alternative minimum tax, (b) effectively connected earnings and profits of a foreign corporation for purposes of the branch profits tax on dividend equivalent amounts, (c) excess net passive income of an S Corporation which has Subchapter C earnings and profits, or (d) minimum effectively connected net investment income of a foreign insurance company. Interest on the Bonds is also taken into account in other ways for federal income tax purposes, including without implied limitation, (a) reducing loss reserve deductions of property and casualty insurance companies, (b) reducing interest expense deductions of financial institutions, and (c) causing certain taxpayers to include in gross income a portion of social security benefits and railroad retirement benefits. Ownership of the Bonds may result in other collateral federal income tax consequences to certain taxpayers. Bond Counsel expresses no opinion as to any of such consequences, and prospective purchasers who may be subject to such collateral consequences should consult their tax advisors.

Original Issue Discount

Some of the Bonds ("OID Bonds") may be sold at initial public offering prices which are less than the principal amounts payable at maturity. For each maturity of OID Bonds, original issue discount is the excess of the stated redemption price at maturity of such Bonds over the initial offering price to the public, excluding underwriters and other intermediaries, at which price a substantial amount of such Bonds were sold. The appropriate portion of such original issue discount allocable to the original and each subsequent holder will be treated as interest and excluded from gross income for federal income tax purposes and will increase a holder's tax basis in such Bonds for purposes of determining gain or loss upon sale, exchange, redemption, or payment at maturity. Owners of such Bonds should consult their own tax advisors with respect to the computation and determination of the portion of original issue discount which will be treated as interest and added to a holder's tax basis during the period such Bonds are held.

Original Issue Premium

Some of the Bonds may be sold at initial public offering prices which are greater than the principal amounts payable at maturity. Bondholders who acquire Bonds at a premium should consult their tax advisors concerning the calculation of bond premium and the timing and rate of premium amortization, as well as the federal, state and local tax consequences of owning and selling Bonds acquired at a premium.

Proposed Changes in Federal and State Tax Law

From time to time, there are Presidential proposals, proposals of various federal committees, and legislative proposals in the Congress and in the states that, if enacted, could alter or amend the federal and state tax matters referred to herein or adversely affect the marketability or market value of the Bonds or otherwise prevent holders of the Bonds from realizing the full benefit of the tax exemption of interest on the Bonds. Further, such proposals may impact the marketability or market value of the Bonds simply by being proposed. No prediction is made whether such provisions will be enacted as proposed or concerning other future legislation affecting the tax treatment of interest on the Bonds. In addition, regulatory actions are from time to time announced or proposed and litigation is threatened or commenced which, if implemented or concluded in a particular manner, could adversely affect the market value, marketability or tax status of the Bonds. It cannot be predicted whether any such regulatory action will be implemented, how any particular litigation or judicial action will be resolved, or whether the Bonds would be impacted thereby.

Qualified Tax-Exempt Obligations

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

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

CITY OF PRIOR LAKE, MINNESOTA

GENERAL INFORMATION

Location and Access

The City of Prior Lake, situated in north central Scott County, is located approximately 24 miles southwest of Minneapolis and is part of the Twin Cities Metropolitan Area. The City is bordered by the cities of Shakopee on the north and Savage on the east. Access is provided via State Highway 13 as well as numerous County Roads. Interstate Highways 35 and 494 are five and seven miles east and north of the City, respectively, and U.S. Highway 169 is five miles northwest of the City.

Population

2000 Census	15,917	2020 Census	27,617
2010 Census	22,796	2026 City Estimate*	29,500

Labor Force Data[1]

Comparative average labor force and unemployment rate figures for 2026 (through April) and year-end 2025 are listed below. Figures are not seasonally adjusted, and numbers of people are estimated by place of residence.

	2026 (April)		2025	
	Civilian Labor Force	*Unemployment Rate*	*Civilian Labor Force*	*Unemployment Rate*
Scott County	90,069	4.2%	91,371	3.4%
Minneapolis-St. Paul-Bloomington MSA	2,069,119	4.5	2,099,384	3.7
Minnesota	3,125,897	4.9	3,171,537	3.9

Income Data[2]

Comparative income levels are listed below for the City, the State of Minnesota and the United States.

	City of Prior Lake	State of Minnesota	United States
Median Family Income	$154,696	$113,993	$99,999
Per Capita Income	62,573	48,237	44,673

City Government

Prior Lake, founded in 1725 and incorporated in 1891, is a Minnesota Statutory City with an Optional Plan B form of government. It has a mayor elected at large for a four-year term and four council members also elected at large for four-year terms. The City has 118 full-time and 4 part-time employees. In addition, the City has 25 part-time fire fighters and hires over 35 seasonal staff to support parks maintenance and recreation activities. The professional staff is appointed and consists of a City Manager, Assistant Manager, Finance Director, City Engineer/Public Works Director, Community Development Director, Police Chief, and Fire Chief.

---

* Provided by Metropolitan Council.

[1] Source: Minnesota Department of Employment and Economic Development.

[2] Source: 2020-2024 American Community Survey, U.S. Census Bureau.

Municipal Enterprise Services

Municipal enterprise services provided by the City include the water utility system, the sewer utility system, and the storm water system.

Bargaining Units/Labor Contracts

The labor unions representing certain City employee groups are shown below.

Employee Group	*Contract Expiration Date*
AFSCME	12/31/2027
LELS (Law Enforcement Labor Services), Local #100 - Officers	12/31/2028
LELS (Law Enforcement Labor Services), Local #461 -Sergeants	12/31/2028

Employee Pension Programs

All full-time and certain part-time employees of the City are covered by defined benefit plans administered by the Public Employees' Retirement Association (PERA) of Minnesota. PERA administers the General Employee's Retirement Fund (GERF) and the Public Employees Police and Fire Fund (PEPFF), which are cost-sharing, multiple-employer retirement plans. These plans are established and administered in accordance with Minnesota Statues, Chapters 353 and 356.

GERF members belong to either the Coordinated or Basic Plan. Coordinated Plan members are covered by Social Security and Basic Plan members are not. All new members must participate in the Coordinated Plan. All police officers, full-time firefighters, and peace officers who qualify for membership by statute are covered by the PEPFF. Part-time firefighters are members of the Coordinated Plan.

PERA provides retirement benefits as well as disability benefits to members, and benefits to survivors upon death of eligible members. Benefits are established by state statute, and vest after three years of credited service. The defined retirement benefits are based on member's highest average salary for any five successive years of allowable service, age, and years of credit at termination of service. PERA issues a publicly available financial report that includes financial statements and required supplementary information for GERF (formerly "PERF") and PEPFF. That report may be obtained at www.mnpera.org, or by writing to PERA at 60 Empire Drive, #200, St. Paul, MN 55103-2088 or by calling 651-296-7460 or 800-652-9026.

The City makes annual contributions to the pension plans equal to the amount required by state statutes.

Other Postemployment Benefits (OPEB)

The City has implemented GASB Statement No. 74, Financial Reporting for Postemployment Benefit Plans Other than Pension Plans and GASB Statement No. 75, Accounting and Financial Reporting for Postemployment Benefits Other than Pensions. The City has 112 active plan members and 8 retirees and beneficiaries receiving benefits.

The City provides post-employment insurance benefits to eligible employees through its OPEB Plan, a single-employer defined benefit plan administered by the City. All post-employment benefits are based on contractual agreements with employee groups. Eligibility for these benefits is based on years of service and/or minimum age requirements. The plan does not issue a publicly available financial report. No plan assets are accumulated in a trust that meets the criteria in paragraph 4 of GASB Statement No. 75.

Changes in the City's net OPEB liability for the year ended December 31, 2025 are as follows:

	December 31, 2025
Total OPEB Liability beginning of year	$ 986,051
Changes for the year:	
Service Cost	$ 92,570
Interest	41,632
Assumption Changes	(38,082)
Difference between expected and actual experience	715,875
Benefit Payments – employer-financed	(76,393)
Net Change in OPEB Liability	$ 735,602
Total Net OPEB Liability	$ 1,721,653

Additional information regarding the City's OPEB obligations is provided in the City's Annual Financial Report, excerpts of which are provided in Appendix C of this Official Statement, with reference to Note 11.

Estimated Cash/Investment Balances as of April 30, 2026 (unaudited)

Fund Name	
General Fund	$11,413,734
Special Revenue Funds	4,490,310
Debt Service Funds	3,211,270
Capital Projects Funds	12,694,525
Enterprise Funds	21,741,312
Internal Service Fund	1,038,355
Agency Fund	268,532
Total Estimated Cash/Investment Balances	$54,858,038

General Fund Budget Summary

	2025 Budget	2025 Actual	2026 Budget
Revenues:			
Property Taxes	$15,115,220	$15,076,390	$16,536,912
Licenses and Permits	550,842	624,668	472,710
Intergovernmental	3,606,584	4,069,214	4,033,388
Charges for Services	1,240,722	1,265,052	1,325,329
Fines and Forfeits	108,000	99,753	108,000
Franchise Fees	555,000	518,830	528,000
Miscellaneous	377,300	1,028,257	420,800
Transfers In	615,000	626,975	668,000
Total Revenues	$22,168,668	$23,309,139	$24,093,139
Expenditures:			
General Government	$4,146,380	$4,244,378	$4,724,748
Community Development	394,803	345,458	426,564
Public Safety	11,717,615	11,678,035	12,941,899
Culture and Recreation	2,752,861	2,760,142	2,774,296
Public Works	2,894,521	2,737,603	2,959,744
Transfers Out	262,488	552,745	265,888
Total Expenditures	$22,168,668	$22,318,361	$24,093,139
Revenues Over (Under) Expenditures	0	990,778	0
Beginning Fund Balance (January 1)	$13,411,569	$13,411,569	$14,402,345
Ending Fund Balance (December 31)	$13,411,569	$14,402,345	$14,402,345

(Remainder of page intentionally left blank)

Residential Development

There are 10,786 households located within the City as of April 1, 2024, based on estimates provided by the Metropolitan Council. In addition, there were 33 single-family homes constructed in 2025. Residential development for the years 2021 through 2026 is provided below.

Subdivision Name	*Year Constructed*	*Total Lots/Units*	*Vacant Lots/Units*	*Status (% Developed)*
Parkwood Estates	2021	55	0	100%
Pike Lake Landing	2021	53	10	81%
Revere Place	2021	20	1	95%
Springview Meadows	2021	41	0	100%
Aspen Ridge	2025	46	39	15%
Stone Path	2025	11	11	0%
Pike Lake Landing 2nd Add.	2026	12	10	17%
Total Single-Family Dwellings		**238**	**71**	**70%**
Townhomes				
Towering Woods	2021	12	0	100%
Total Townhomes		**12**	**0**	**100%**

Industrial Parks

The City has three industrial parks totaling approximately 167.09 acres with capacity to add an additional five to ten businesses. Currently there are 50 enterprises occupying the parks, the larger of which include Buckingham Disposal, Onsite Engineering, Keyland Homes, Miratech, Norex Corporation, Versatile Vehicles and Port City Bakery.

Commercial/Industrial Development

Building construction and commercial/industrial development completed within the past three years and a portion of 2026 has been as follows:

Name	*Product/Service*	*Description of Construction*	*Year*
Park Place Storage	Storage Condominium	New Construction	2023
Caribou Cabin	Restaurant	New Construction	2023
Scooter's Coffee	Restaurant	New Construction	2023
Jeffer's Lodge	Office	New Construction	2023
Fountain Hills Comm. Bldg.	Warehouse/Office	New Construction	2024
Culver's	Restaurant	New Construction	2024
Park Place Storage Phase II	Storage Condominium	New Construction	2025
Park Place Storage Phase III	Storage Condominium	New Construction	2025
Valvoline Instant Oil Change	Service	New Construction (under const.)	2025
Chula's	Restaurant and Office/Retail	New Construction	2025
Lightbridge Academy	Daycare	New Construction (under const.)	2026

Building Permits

Building permits issued for the past five years and a portion of the current year have been as follows:

Year	*Commercial/ Industrial Number of Permits*	*Residential Number of Permits*	*Total Number of Permits*	*Total Permit Valuation*
2026 (as of 4/30/26)	9	234	243	$35,627,209
2025	35	879	914	56,105,815
2024	31	992	1,023	95,940,123
2023	26	1,128	1,154	59,489,584
2022	30	1,210	1,240	61,257,180
2021	39	1,450	1,489	84,404,412

Banking/Financial Institutions

Banking and financial services providers within the City include Old National Bank, New Market Bank, State Bank of Faribault, South Metro Credit Union, U.S. Bank, National Association, and Wells Fargo Bank, N.A.

Education

Prior Lake is served primarily by Independent School District No. 719, Prior Lake-Savage and additionally served by Independent School District No. 720, Shakopee. Independent School District No. 719, Prior Lake-Savage, operates six elementary schools, grades early childhood through five; two middle schools, grades six through eight; and a senior high school, grades nine through twelve.

(Remainder of page intentionally left blank)

Major Employers[1]

The City has 60 retail or commercial enterprises in the downtown area employing an estimated 300 people. In addition, there is one 81,229 square foot shopping center located within the City with 15 stores employing approximately 150 people. Following are some of the major employers within the City:

Employer Name	*Product/Service*	*Number of Employees*[2]
Shakopee Mdewakanton Sioux Community	Casino, hotel, and restaurants	4,000
ISD No. 719, Prior Lake-Savage	Public Education	983
Master Electric	Electric Contractor	200
City of Prior Lake[3]	City Government	182
Playworks	Childcare	175
Dakotah! Sport & Fitness	Fitness	150
Lunds & Byerlys	Grocery Store	100
Cal-Tex Electric	Electric Contractors	80
Miratech Co.	Metal Fabrication	75
Legends Golf Club	Golf Course	70

Largest Taxpayers[4]

Following are ten of the largest taxpayers within the City:

Name	*Classification*	*2024/2025 Tax Capacity*	*Percent of Total Tax Capacity ($65,476,476)*[5]
Jeffers Waterfront Apartments LLC	Apartment	$ 525,368	0.80%
PC Lake Ridge LLC	Apartment	468,663	0.72
CenterPoint Energy Resource	Utility	451,704	0.69
Sheperd's Path Senior Housing	Apartment/Residential	392,550	0.60
Winkler Trust	Commercial/Residential	247,982	0.38
Keystone Com of Prior Lake LLC	Apartment	242,270	0.37
Port City Bakery Inc.	Commercial	206,408	0.32
Shakopee Mdewakanton Sioux Community	Tribe	204,235	0.31
Versatile Property Enterprises LLC	Commercial	200,152	0.31
Arlington Arms LLC	Commercial/Industrial	137,500	0.21
		$3,076,832	4.71%

1 Source: The City and Data Axle Reference Solutions.

2 Includes full-time, part-time, and seasonal employees.

3 Includes118 full-time, 4 part-time, 25 part-time firefighters and 35 seasonal employees.

4 As reported by Scott County.

5 Before tax increment and fiscal disparities adjustments.

MINNESOTA VALUATIONS; PROPERTY TAX CLASSIFICATIONS

Market Value

State Law defines the "market value" of real property as the usual selling price at the place where the property to which the term is applied shall be at the time of assessment; being the price which could be obtained at a private sale or an auction sale, if it is determined by the assessor that the price from the auction sale represents an arm's-length transaction. The assessor uses sales and market value income trends to estimate the value of property in an open market transaction. This value is also called "estimated market value". This value is set on January 2 of each year. Property taxes levied each year are based on the value of property on January 2 of the preceding year. According to Minnesota Statutes, Chapter 273, all real property subject to taxation is to be appraised at maximum intervals of five years.

Taxable Market Value

The "taxable market value" is the amount used for calculating property taxes. The taxable market value may differ from the estimated market value due to the application of special programs that exclude value from taxation. These programs currently include, but are not limited to, Homestead Market Value Exclusion and Green Acres.

Market Value Exclusion

In 2011, the State Legislature eliminated the Homestead Market Value Credit. The Credit was an amount paid by the State to local taxing jurisdictions to reduce taxes paid by homesteaded property. The Credit has been replaced by a Homestead Market Value Exclusion. The Exclusion reduces the taxable market value (beginning with taxes payable 2012) of a jurisdiction by excluding a portion of the value of homesteaded property from taxation. For a homestead valued at $95,000 or less, the exclusion is 40 percent of market value, yielding a maximum exclusion of $38,000 at $95,000 of market value. For a homestead valued between $95,000 and $517,200, the exclusion is $38,000 minus nine percent of the valuation over $95,000. For a homestead valued at $517,200 or more, there is no valuation exclusion.

Sales Ratio

The Minnesota Department of Revenue conducts the Assessment Sales Ratio Study to compare real estate sales prices to local assessor valuations. The State uses the study results to ensure consistency in property assessments across the state. There are three different sales ratio studies that cover three distinct time periods. The 12-month study includes sales that occur from October 1st of a given year to September 30th of the following year and are compared to market values used for property taxation. The median ratio from the 12-month study is the sales ratio used to calculate indicated and economic market values.

Economic and Indicated Market Value

"Economic market value" and "indicated market value" reflect adjustments made to account for the effects of the sales ratio. The economic market value is determined by dividing the estimated market value of the jurisdiction by the sales ratio. Economic market value provides an estimation of the full value of property if it were valued at 100% of its value in the marketplace (prior to the application of legislatively mandated exclusions). The indicated market value is determined by dividing the taxable market value of the jurisdiction by the sales ratio. This value represents an estimation of the "full value" of property for taxation, after the deduction of legislative exclusions.

Net Tax Capacity

Property taxes are calculated on the basis of the "net tax capacity value". Net tax capacity is calculated by multiplying the taxable market value of a parcel by the statutory class rate for the use classification of the property. These class rates are subject to revisions by the State Legislature. The table following this section contains current and historical class rates for primary property classifications.

Tax Cycle

Minnesota local government ad valorem property taxes are extended and collected by the various counties within the state. The process begins in the fall of every year with the certification, to the county auditor, of all local taxing districts' property tax levies. Local tax rates are calculated by dividing each taxing district's levy by its net tax capacity. One percentage point of local tax rate represents one dollar of tax per $100 net tax capacity. A list of taxes due is then prepared by the county auditor and turned over to the county treasurer on or before the first Monday in January.

The county treasurer is responsible for collecting all property taxes within the county. Real estate and personal property tax statements (excluding manufactured homes) are to be mailed out no later than March 31, and manufactured home property tax statements no later than July 15. The due dates for payment of real and personal property taxes (excluding manufactured homes) are one-half on or before May 15 (May 31 for resorts) and one-half on or before October 15 (November 15 for farm property). Personal property taxes for manufactured homes become due one-half on or before August 31 and one-half on or before November 15. Delinquent property taxes are penalized at various rates depending on the type of property and the length of delinquency.

Tax Levies for General Obligation Bonds (Minnesota Statutes, Section 475.61)

State Law requires the governing body of any municipality issuing general obligations, prior to delivery of the obligations, to levy by resolution a direct general ad valorem tax upon all taxable property in the municipality to be spread upon the tax rolls for each year of the term of the obligations. The tax levies for all years shall be specified and such that if collected in full will, together with estimated collections of special assessments and other revenues pledged for the payment of said obligations, produce at least five percent in excess of the amount needed to meet the principal and interest payments on the obligations when due.

Such resolution shall irrevocably appropriate the taxes so levied and any special assessments or other revenues so pledged to the municipality's debt service fund or a special debt service fund or account created for the payment of one or more issues of obligations.

The governing body may, at its discretion, at any time after the obligations have been authorized, adopt a resolution levying only a portion of such taxes, to be filed, assessed, extended, collected and remitted, and the amount therein levied shall be credited against the tax required to be levied prior to delivery of the obligations.

The recording officer of the municipality shall file in the office of the county auditor of each county in which any part of the municipality is located a certified copy of the resolution, together with full information regarding the obligations for which the tax is levied. No further action by the municipality is required to authorize the extension, assessment and collection of the tax, but the municipality's liability on the obligations is not limited thereto and its governing body shall levy and cause to be extended, assessed and collected any additional taxes found necessary for full payment of the principal and interest. The auditor shall annually assess and extend upon the tax rolls the amount specified for such year in the resolution, unless the amount has been reduced as authorized below or, if the municipality is located in more than one county, the portion thereof that bears the same ratio to the whole amount as the tax capacity value of taxable property in that part of the municipality located in the county bears to the tax capacity value of all taxable property in the municipality.

Tax levies so made and filed shall be irrevocable, except that if the governing body in any year makes an irrevocable appropriation to the debt service fund of moneys actually on hand or if there is on hand any excess amount in the debt service fund, the recording officer may certify to the county auditor the fact and amount thereof and the auditor shall reduce by the amount so certified the amount otherwise to be included in the rolls next thereafter prepared.

All such taxes shall be collected and remitted to the municipality by the county treasurer as other taxes are collected and remitted, and shall be used only for payment of the obligations on account of that levied or to repay advances from other funds used for such payments, except that any surplus remaining in the debt service fund when the obligations and interest thereon are paid may be appropriated to any other general purpose by the municipality.

Levy Limits

The State Legislature periodically enacts limitations on the ability of cities and counties to levy property taxes. Levy limits were reenacted in 2013 and applied to all counties with a population over 5,000 and all cities with a population over 2,500 for taxes payable in 2014 only. Levies “to pay the costs of the principal and interest on bonded indebtedness” and “to provide for the bonded indebtedness portion of payments made to another political subdivision of the State of Minnesota” are designated special levies and can be levied in addition to the amount allowed by levy limitations.

(Remainder of page intentionally left blank)

The following is a partial summary of these factors:

Property Tax Classifications

Class	Type of Property	Class Rate Schedule 2023/ 2024	2024/ 2025	2025/ 2026
1a	Residential Homestead: First $500,000	1.00%	1.00%	1.00%
	Over $500,000	1.25	1.25	1.25
1c	Commercial seasonal-residential recreational- under 250 days and includes homestead			
	First $600,000	.50	.50	.50
	$600,001-2,300,000	1.00	1.00	1.00
	Over $2,300,000†	1.25	1.25	1.25
2a	Agricultural Homestead – House, Garage, One Acre:			
	First $500,000	1.00	1.00	1.00
	Over $500,000	1.25	1.25	1.25
	Remainder of Farm* –			
	First $2,150,000	0.50		
	Over $2,150,000	1.00		
	First $3,500,000		.50	
	Over $3,500,000		1.00	
	First $3,800,000			.50
	Over $3,800,000			1.00
2b	Non-Homestead Rural Vacant Land[1]	1.00	1.00	1.00
3a	Commercial/Industrial and Public Utility			
	First $150,000†	1.50	1.50	1.50
	Over $150,000†	2.00	2.00	2.00
4a	Apartment (4+ units, incl. private for-profit hospitals)	1.25	1.25	1.25
4bb(1)	Residential Non-Homestead (Single Unit)			
	First $500,000	1.00	1.00	1.00
	Over $500,000	1.25	1.25	1.25
4c(1)	Seasonal Residential Recreational/Commercial†			
	(Resort): First $500,000	1.00	1.00	1.00
	Over $500,000	1.25	1.25	1.25
4c(12)	Seasonal Residential Recreational†			
	Non-Commercial (Cabin): First $500,000*	1.00	1.00	1.00
	Over $500,000*	1.25	1.25	1.25
4d	Qualifying Low-Income Rental Housing			
	First $100,000	.75	.25	.25
	Over $100,000	.25	.25	.25

† Subject to the state general property tax.

* Exempt from referendum market value-based taxes.

[1] Homestead remainder & non-homestead; includes minor ancillary structures.

CITY OF PRIOR LAKE, MINNESOTA

ECONOMIC AND FINANCIAL INFORMATION[1]

Valuations

	Estimated Market Value 2025/2026	*Net Tax Capacity 2025/2026*
Real Property	$6,062,513,400	$ 64,938,336
Personal Property	27,169,500	538,140
Less Tax Increment Deduction	- - -	(108,272)
Fiscal Disparities[2]	- - -	
(Contribution to Pool)	- - -	(2,305,933)
Distribution from Pool	- - -	4,201,666
Total Adjusted Valuation	$6,089,682,900	$ 67,263,937

Valuation Trends (Real and Personal Property)

Levy Year/ Collection Year	*Economic Market Value*	*Sales Ratio*	*Estimated Market Value*	*Taxable Market Value*	*Tax Capacity Before Tax Increment & Fiscal Disparity*	*Tax Capacity After Tax Increment & Fiscal Disparity*
2025/2026	$6,486,912,972	94.01%	$6,089,682,900	$5,929,639,937	$65,476,476	$67,263,937
2024/2025	6,174,918,857	94.88	5,838,605,300	5,682,110,817	62,470,420	64,262,990
2023/2024	6,025,492,909	93.21	5,605,339,200	5,485,388,057	60,244,874	61,201,938
2022/2023	5,814,921,594	93.19	5,415,683,100	5,302,936,749	57,745,046	58,855,332
2021/2022	4,966,019,145	90.23	4,478,853,300	4,352,813,861	47,197,236	48,173,676

Breakdown of Valuations

2025/2026 Tax Capacity, Real and Personal Property (before tax increment and fiscal disparities adjustments):

Residential Homestead	$ 58,731,852	89.70%
Agricultural	140,271	0.21
Public Utility	89,356	0.14
Commercial & Industrial	5,598,422	8.55
Residential Non-Homestead	331,794	0.51
Other – Vacant Land	46,641	0.07
Personal Property	538,140	0.82
Totals:	$ 65,476,476	100.00%

---

1 Property valuations, tax rates, and tax levies and collections are provided by Scott County. Economic market value and sales ratio are provided by the Minnesota Department of Revenue.

2 *Fiscal Disparities Law*
The 1971 Legislature enacted a "fiscal disparities law" which allows all the Twin Cities Metropolitan Area Municipalities to share in commercial/industrial growth, regardless of where the growth occurred geographically. Forty percent (40%) of every metropolitan municipality's growth in commercial/industrial assessed valuation is pooled then redistributed to all municipalities on the basis of population and per capita valuation *after* the tax increment and fiscal disparity adjustments.

Tax Capacity Rates

Tax capacity rates for a City resident within Prior Lake-Savage School District ISD No. 719 for the past five-assessable/collection years have been as follows:

Levy Year/ *Collection Year*	*2021/22 Tax Capacity Rates*	*2022/23 Tax Capacity Rates*	*2023/24 Tax Capacity Rates*	*2024/25 Tax Capacity Rates*	*2025/26 Tax Capacity Rates*
Scott County	30.492%	26.578%	26.228%	26.977%	28.107%
City of Prior Lake	30.465	28.113	30.303	30.502	31.381
ISD No. 719, (Prior Lake – Savage)	27.880	21.310	21.775	19.267	20.150
Metropolitan Council	0.650	0.538	0.633	0.532	0.592
Metro Transit District	1.185	1.085	1.018	1.062	1.089
Scott County CDA	1.597	1.385	1.442	1.533	1.604
Mosquito Control	0.364	0.303	0.316	0.302	0.324
Prior Lake EDA	0.740	0.662	0.638	0.630	0.600
Prior Lake/ Spring Lake Watershed District	3.348	2.826	2.819	2.803	2.844
Scott County Watershed Management Organization	1.102	0.929	0.918	0.934	0.895
Regional Rail Authority	0.000	0.000	0.000	0.131	0.052
Totals:	97.823%	83.729%	86.090%	84.673%	87.638%

Market Value Rates:	*2021/2022*	*2022/2023*	*2023/2024*	*2024/2025*	*2025/2026*
ISD No. 719 (Prior Lake - Savage)	0.180%	0.187%	0.153%	0.138%	0.134%

Tax Levies and Collections[1]

		Collected During Collection Year		Collected and/or Abated as of 12/31/25	
Levy/Collect	Adjusted Net Levy	Amount	Percent	Amount	Percent
2025/2026	$21,336,710	In Process of Collection			
2024/2025	19,830,896	$19,699,549	99.34%	$19,699,549	99.34%
2023/2024	18,705,129	18,594,287	99.41	18,670,056	99.81
2022/2023	16,851,551	16,760,377	99.46	16,839,243	99.93
2021/2022	14,891,711	14,813,883	99.48	14,886,432	99.96

[1] 2025/2026 property taxes are currently in the process of collection/reporting and updated figures are not yet available from Scott County.

SUMMARY OF DEBT AND DEBT STATISTICS

Statutory Debt Limit[1]

Minnesota Statutes, Section 475.53 states that a city or county may not incur or be subject to a net debt in excess of three percent (3%) of its estimated market value. Net debt is, with limited exceptions, debt paid solely from ad valorem taxes.

Computation of Legal Debt Margin as of July 2, 2026:

2025/2026 Estimated Market Value	$6,089,682,900
Multiplied by 3%	x .03
Statutory Debt Limit	$ 182,690,487

Outstanding debt applicable to debt limit:

Outstanding debt applicable to debt limit:

$3,505,000 G.O. Bonds, Series 2016A	$ 40,000
$2,485,000 G.O. Bonds, Series 2018A	775,000
$1,665,000 G.O. Bonds, Series 2019A	765,000
$5,390,000 G.O. Bonds, Series 2021A	3,305,000
$5,870,000 G.O. Bonds, Series 2021B	2,625,000
$410,000 G.O. Bonds, Series 2023A	350,000
$5,045,000 G.O. Bonds, Series 2026A (Portion of This Issue)	4,800,000
Less outstanding debt applicable to debt limit:	$ 12,660,000
Legal debt margin	$ 170,030,487

[1] Effective June 2, 1997 and pursuant to Minnesota Statutes 465.71, any lease revenue or public project revenue bond issues/agreements of $1,000,000 or more are subject to the statutory debt limit. Lease revenue or public project revenue bond issues/agreements less than $1,000,000 are not subject to the statutory debt limit.

CITY OF PRIOR LAKE, MINNESOTA
GENERAL OBLIGATION DEBT PAYABLE FROM TAXES
(As of July 2, 2026 Plus a Portion of This Issue)

Purpose:	**G.O. Bonds, Series 2016A**	**G.O. Bonds, Series 2018A**	**G.O. Bonds, Series 2019A**	**G.O. Bonds, Series 2021A**	
Dated:	05/01/16	08/15/18	06/27/19	07/15/21	
Original Amount:	$760,000	$2,485,000	$1,665,000	$5,390,000	
Maturity:	15-Dec	15-Dec	15-Dec	15-Dec	
Interest Rates:	2.00%	4.00-5.00%	5.00%	1.00-3.00%	
2026	$40,000	$270,000	$185,000	$510,000	2026
2027		280,000	195,000	530,000	2027
2028		225,000	205,000	560,000	2028
2029			180,000	575,000	2029
2030				600,000	2030
2031				530,000	2031
2032					2032
2033					2033
2034					2034
2035					2035
2036					2036
	$40,000	$775,000	$765,000	$3,305,000	
	(1)	(2)	(3)	(4) (5)	

GENERAL OBLIGATION DEBT PAYABLE FROM TAXES CONTINUED

			Portion of This Issue			
Purpose:	**G.O. Bonds, Series 2021B**	**G.O. Bonds, Series 2023A**	**G.O. Bonds, Series 2026A**			
Dated:	07/26/21	07/19/23	08/18/26			
Original Amount:	$5,870,000	$410,000	$4,800,000			
Maturity:	15-Dec	15-Dec	15-Dec	**TOTAL**	**TOTAL**	
Interest Rates:	5.00%	5.00%		**PRINCIPAL:**	**PRIN & INT:**	
2026	$580,000	$35,000	$0	$1,620,000	$1,771,683	2026
2027	630,000	40,000	380,000	2,055,000	2,478,959	2027
2028	680,000	40,000	435,000	2,145,000	2,439,088	2028
2029	735,000	45,000	450,000	1,985,000	2,193,260	2029
2030		45,000	460,000	1,105,000	1,235,860	2030
2031		45,000	475,000	1,050,000	1,159,960	2031
2032		50,000	485,000	535,000	623,370	2032
2033		50,000	505,000	555,000	626,320	2033
2034			520,000	520,000	573,165	2034
2035			535,000	535,000	571,525	2035
2036			555,000	555,000	573,870	2036
	$2,625,000	$350,000	$4,800,000	$12,660,000	$14,247,059	
	(6)	(7)	(8)			

NOTE: 96% OF GENERAL OBLIGATION DEBT PAYABLE FROM TAXES WILL BE RETIRED WITHIN TEN YEARS.

(1) This schedule represents a portion of the $3,505,000 General Obligation Bonds, Series 2016A, dated May 1, 2016, consisting of $1,105,000 backed by special assessments, $760,000 backed by ad valorem taxes and $1,640,000 backed by water revenues.

(2) This schedule represents a portion of the $8,720,000 General Obligation Bonds, Series 2018A, dated August 15, 2018, cosisting of $3,145,000 backed by special assessments, $2,485,000 backed by ad valorem taxes, and $2,640,000 backed by water and sewer net revenues.

(3) This schedule represents a portion of the $2,065,000 General Obligation Bonds, Series 2019A, dated June 27, 2019, cosisting of $400,000 backed by special assessments and $1,665,000 backed by ad valorem taxes

(4) This schedule represents a portion of the $5,760,000 General Obligation Bonds, Series 2021A dated July 15, 2021, consisting of $5,390,000 backed by ad valorem taxes and $370,000 backed by special assessments.

(5) A portion of this issue current refunded the December 15, 2021 through December 15, 2031 maturities of the City's General Obligation Bonds, Series 2011B on July 26, 2021, at a price of par plus accrued interest.

(6) A portion of this issue current refunded the December 15, 2021 through December 15, 2029 maturities of the City's General Obligation Capital Improvement Plan Bonds, Series 2012A on July 26, 2021, at a price of par plus accrued interest. A portion of this issue also current refunded the December 15, 2021 through December 15, 2024 maturities of the City's General Obligation Bonds, Series 2014A on July 26, 2021, at a price of par plus accrued interest.

(7) This schedule represents a portion of the $1,620,000 General Obligation Bonds, Series 2023A dated July 19, 2023, consisting of $410,000 backed by ad valorem taxes and $1,210,000 backed by special assessments.

(8) This schedule represents a portion of the $5,045,000 General Obligation Bonds, Series 2026A dated August 18, 2026, consisting of $4,800,000 backed by ad valorem taxes and $245,000 backed by special assessments.

CITY OF PRIOR LAKE, MINNESOTA
GENERAL OBLIGATION DEBT PAYABLE FROM SPECIAL ASSESSMENTS
(As of July 2, 2026, Plus a Portion of This Issue)

Purpose:	**G.O. Bonds, Series 2015A**	**G.O. Bonds, Series 2016A**	**G.O. Bonds, Series 2017A**	**G.O. Bonds, Series 2018A**	**G.O. Improvement Bonds, Series 2022A**	
Dated:	05/01/15	05/01/16	06/29/17	08/15/18	09/08/22	
Original Amount:	$4,640,000	$1,105,000	$4,135,000	$3,145,000	$1,910,000	
Maturity:	15-Dec	15-Dec	15-Dec	15-Dec	15-Dec	
Interest Rates:	1.00-3.00%	2.00%	2.00-2.25%	4.00-5.00%	4.00-5.00%	
2026	$610,000	$110,000	$410,000	$280,000	$180,000	2026
2027	555,000		415,000	290,000	190,000	2027
2028	550,000			300,000	195,000	2028
2029	600,000				205,000	2029
2030	570,000				220,000	2030
2031					230,000	2031
2032					230,000	2032
2033						2033
2034						2034
2035						2035
2036						2036
2037						2037
2038						2038
2039						2039
2040						2040
	$2,885,000	$110,000	$825,000	$870,000	$1,450,000	
	(1)	(2)	(3)	(4)		

GENERAL OBLIGATION DEBT PAYABLE FROM SPECIAL ASSESSMENTS CONTINUED

				Portion of This Issue			
Purpose:	**G.O. Bonds, Series 2023A**	**G.O. Bonds, Series 2024A**	**G.O. Improvement Bonds, Series 2025A**	**G.O. Improvement Bonds, Series 2026A**			
Dated:	07/19/23	08/20/24	08/14/25	08/18/26			
Original Amount:	$1,210,000	$1,580,000	$2,125,000	$245,000			
Maturity:	15-Dec	15-Dec	15-Dec	15-Dec	**TOTAL**	**TOTAL**	
Interest Rates:	5.00%	5.00%	4.00-5.00%		**PRINCIPAL:**	**PRIN & INT:**	
2026	$90,000	$305,000	$70,000	$0	$2,055,000	$2,267,769	2026
2027	90,000	320,000	105,000	45,000	2,010,000	2,371,480	2027
2028	90,000	335,000	110,000	50,000	1,630,000	1,915,150	2028
2029	140,000	355,000	120,000	50,000	1,470,000	1,685,825	2029
2030	150,000		125,000	50,000	1,115,000	1,270,475	2030
2031	155,000		130,000	50,000	565,000	677,250	2031
2032	165,000		135,000		530,000	617,350	2032
2033	170,000		145,000		315,000	378,150	2033
2034			150,000		150,000	197,400	2034
2035			155,000		155,000	196,400	2035
2036			160,000		160,000	195,200	2036
2037			170,000		170,000	198,800	2037
2038			175,000		175,000	197,000	2038
2039			185,000		185,000	200,000	2039
2040			190,000		190,000	197,600	2040
	$1,050,000	$1,315,000	$2,125,000	$245,000	$10,875,000	$12,565,849	
	(5)	(6)		(7)			

NOTE: 92% OF GENERAL OBLIGATION DEBT PAYABLE FROM SPECIAL ASSESSMENTS WILL BE RETIRED WITHIN TEN YEARS.

(1) This schedule represents a portion of the $10,000,000 General Obligation Bonds, Series 2015A, dated May 1, 2015, consisting of $5,360,000 backed by net revenues of the water system and $4,640,000 backed by special assessments.

(2) This schedule represents a portion of the $3,505,000 General Obligation Bonds, Series 2016A, dated May 1, 2016, consisting of $1,105,000 backed by special assessments, $760,000 backed by ad valorem taxes and $1,640,000 backed by water revenues.

(3) This schedule represents a portion of the $4,505,000 General Obligation Bonds, Series 2017A, dated June 29, 2017, consisting of $4,135,000 backed by special assessments and $370,000 backed by ad valorem taxes.

(4) This schedule represents a portion of the $8,720,000 General Obligation Bonds, Series 2018A, dated August 15, 2018, cosisting of $3,145,000 backed by special assessments, $2,485,000 backed by ad valorem taxes, and $2,640,000 backed by water and sewer net revenues.

(5) This schedule represents a portion of the $1,620,000 General Obligation Bonds, Series 2023A dated July 19, 2023, consisting of $410,000 backed by ad valorem taxes and $1,210,000 backed by special assessments.

(6) This schedule represents a portion of the $2,760,000 General Obligation Bonds, Series 2024A, dated August 20, 2024, consisting of $1,580,000 backed by special assessments and $1,180,000 backed by net storm water revenues.

(7) This schedule represents a portion of the $5,045,000 General Obligation Bonds, Series 2026A dated August 18, 2026, consisting of $4,800,000 backed by ad valorem taxes and $245,000 backed by special assessments.

CITY OF PRIOR LAKE, MINNESOTA
GENERAL OBLIGATION DEBT PAYABLE FROM REVENUES
(As of July 2, 2026)

Purpose:	G.O. Bonds, Series 2015A	G.O. Bonds, Series 2018A	G.O. Bonds, Series 2024A			
Dated:	05/01/15	08/15/18	08/20/24			
Original Amount:	$5,360,000	$2,640,000	$1,180,000			
Maturity:	15-Dec	15-Dec	15-Dec	TOTAL	TOTAL	
Interest Rates:	1.00-3.00%	4.00-5.00%	4.00-5.00%	PRINCIPAL:	PRIN & INT:	
2026	$530,000	$280,000	$40,000	$850,000	$947,050	2026
2027	550,000	300,000	40,000	890,000	1,054,850	2027
2028	570,000	320,000	45,000	935,000	1,069,100	2028
2029	590,000	0	45,000	635,000	733,750	2029
2030	615,000	0	50,000	665,000	743,800	2030
2031	640,000	0	50,000	690,000	747,850	2031
2032	0	0	55,000	55,000	91,150	2032
2033	0	0	55,000	55,000	88,400	2033
2034	0	0	60,000	60,000	91,200	2034
2035	0	0	60,000	60,000	88,800	2035
2036	0	0	60,000	60,000	86,400	2036
2037	0	0	65,000	65,000	89,000	2037
2038	0	0	70,000	70,000	91,400	2038
2039	0	0	70,000	70,000	88,600	2039
2040	0	0	75,000	75,000	90,800	2040
2041	0	0	75,000	75,000	87,800	2041
2042	0	0	80,000	80,000	89,800	2042
2043	0	0	80,000	80,000	86,600	2043
2044	0	0	85,000	85,000	88,400	2044
	$3,495,000	$900,000	$1,160,000	$5,555,000	$6,454,750	
	(1) (2) (3)	(4) (5) (6)	(7)			

NOTE: 88% OF GENERAL OBLIGATION DEBT PAYABLE FROM REVENUES WILL BE RETIRED WITHIN TEN YEARS.

(1) These bonds are payable primarily from net revenues of the municipal water utility system and additionally secured by ad valorem taxes on all taxable property within the City and without limitation of amount.

(2) These bonds crossover refunded $5,160,000 of the $8,500,000 General Obligation Water Treatment Plant Revenue Bonds, Series 2007A, dated May 15, 2007. Maturities 2023 through 2032, inclusive, will be called for redemption on December 15, 2017 at a price of par plus accrued interest.

(3) This schedule represents a portion of the $10,000,000 General Obligation Bonds, Series 2015A, dated May 1, 2015, consisting of $5,360,000 backed by net revenues of the water system and $4,640,000 backed by special assessments.

(4) This schedule represents a portion of the $9,005,000 General Obligation Bonds, Series 2018A, dated August 15, 2018, cosisting of $3,480,000 backed by special assessments, $2,500,000 backed by ad valorem taxes, and $3,025,000 backed by water and sewer net revenues.

(5) These bonds are payable primarily from net revenues of the municipal sewer utility system and additionally secured by ad valorem taxes on all taxable property within the City and without limitation of amount.

(6) This schedule represents a portion of the $8,720,000 General Obligation Bonds, Series 2018A, dated August 15, 2018, cosisting of $3,145,000 backed by special assessments, $2,485,000 backed by ad valorem taxes, and $2,640,000 backed by water and sewer net revenues.

(7) This schedule represents a portion of the $2,760,000 General Obligation Bonds, Series 2024A, dated August 20, 2024, consisting of $1,580,000 backed by special assessments and $1,180,000 backed by net storm water revenues.

Indirect Debt*

Issuer	*2025/2026 Tax Capacity Value*[(1)]	*2025/2026 Tax Capacity Value in City*[(1)]	*Percentage Applicable in City*	*Outstanding General Obligation Debt*[(2)]	*Taxpayers' Share of Debt*
Scott County	$ 345,024,650	$67,263,937	19.50%	$86,835,000	$16,932,825
ISD No. 719 (Prior Lake-Savage)	108,716,245	64,331,356	59.17	109,983,926	65,077,489
ISD No. 720 (Shakopee)	108,106,610	2,932,581	2.71	85,014,567	2,303,895
Metropolitan Council	6,503,726,905	67,263,937	1.03	12,100,000[(3)]	124,630
Metro Transit	5,665,367,373	67,263,937	1.19	223,650,000 [(4)]	2,661,435
				Total Indirect Debt:	$ 87,100,274

(Remainder of page intentionally left blank)

---

* Only those taxing jurisdictions with general obligation debt outstanding that is not payable from revenues are included. Debt figures do not include non-general obligation debt, short-term general obligation debt, general obligation debt payable from revenues, or general obligation tax/aid anticipation certificates of indebtedness.

(1) Tax Capacity Value is after tax increment deduction and fiscal disparity adjustments.

(2) As of July 2, 2025, unless noted otherwise.

(3) Metropolitan Council has $12,100,000 of general obligation debt outstanding as of December 31, 2025. This debt is payable from ad valorem taxes levied on all taxable property within the Metropolitan Taxing District. This amount excludes $1,122,348,000 of general obligation debt payable from wastewater and sewer revenues, and lease agreements.

(4) Metropolitan Transit has $223,650,000 of property tax supported general obligation debt outstanding as of December 31, 2025. Transit debt is issued by the Metropolitan Council for public transit operations and is payable from ad valorem taxes levied on all taxable property within the Metropolitan Transit District. This amount excludes $181,410,000 of general obligation debt payable from revenues.

General Obligation Debt

Bonds secured by ad valorem tax (includes this a Portion of Issue)	$ 12,660,000
Bonds secured by special assessments (includes a Portion of this Issue)	10,875,000
Bonds secured by water/sewer revenues	5,555,000
Subtotal	$ 29,090,000
Less bonds secured by water/sewer revenues	(5,555,000)
Direct General Obligation Debt	23,535,000
Add taxpayers' share of indirect debt	87,100,274
Direct and Indirect Debt	$ 110,635,274

Facts for Ratio Computations

2025/2026 Economic Market Value (real and personal property)	$6,486,912,972
Population (2026 estimate)	29,500

Debt Ratios Excluding Revenue-Supported Debt

	Direct Debt	*Indirect Debt*	*Direct and Indirect Debt*
To Economic Market Value	0.36%	1.34%	1.70%
Per Capita	$798	$2,952	$3,750

APPENDIX A

Form of Legal Opinion

PROPOSED FORM OF LEGAL OPINION

$5,045,000
GENERAL OBLIGATION BONDS, 2026A
CITY OF PRIOR LAKE
SCOTT COUNTY
MINNESOTA

We have acted as bond counsel in connection with the issuance by the City of Prior Lake, Scott County, Minnesota (the "Issuer"), of its $5,045,000 General Obligation Bonds, 2026A, bearing a date of original issue of August 18, 2026 (the "Bonds"). We have examined the law and such certified proceedings and other documents as we deem necessary to render this opinion.

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

As to questions of fact material to our opinion, we have relied upon the certified proceedings and other certifications of public officials furnished to us without undertaking to verify the same by independent investigation.

Based upon such examinations, and assuming the authenticity of all documents submitted to us as originals, the conformity to original documents of all documents submitted to us as certified or photostatic copies and the authenticity of the originals of such documents, and the accuracy of the statements of fact contained in such documents, and based upon present Minnesota and federal laws (which excludes any pending legislation which may have a retroactive effect on or before the date hereof), regulations, rulings and decisions, it is our opinion that:

(1) The proceedings show lawful authority for the issuance of the Bonds according to their terms under the Constitution and laws of the State of Minnesota now in force.

(2) The Bonds are valid and binding general obligations of the Issuer, and all of the taxable property within the Issuer's jurisdiction is subject to the levy of an ad valorem tax to pay the same without limitation as to rate or amount; provided that the enforceability (but not the validity) of the Bonds and the pledge of taxes for the payment of the principal and interest thereon is subject to the exercise of judicial discretion in accordance with general principles of equity, to the constitutional powers of the United States of America and to bankruptcy, insolvency, reorganization, moratorium and other similar laws affecting creditors' rights heretofore or hereafter enacted.

(3) At the time of the issuance and delivery of the Bonds to the original purchaser, the interest on the Bonds is excluded from gross income for United States income tax purposes and is excluded, to the same extent, from both gross income and taxable net income for State of Minnesota income tax purposes (other than Minnesota franchise taxes measured by income and imposed on corporations and financial institutions), and is not an item of tax preference for purposes of the federal alternative minimum tax imposed on individuals or the Minnesota alternative minimum tax applicable to individuals, estates or trusts; however, interest on the Bonds is taken into account in determining "annual adjusted financial statement income" for the purpose of computing the federal alternative minimum tax imposed on certain corporations. The opinions set forth in the preceding sentence are subject to the condition that the Issuer comply with all requirements of the Internal Revenue Code of 1986, as amended, that must be satisfied subsequent to the issuance of the Bonds in order that interest thereon be, or continue to be, excluded from gross income for federal income tax purposes and from both gross income and taxable net income for State of Minnesota income tax purposes. Failure to comply with certain of such requirements may cause the inclusion of interest on the Bonds in gross income and taxable net income retroactive to the date of issuance of the Bonds.

We express no opinion regarding other state or federal tax consequences caused by the receipt or accrual of interest on the Bonds or arising with respect to ownership of the Bonds.

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

TAFT STETTINIUS & HOLLISTER LLP

APPENDIX B

Form of Continuing Disclosure Undertaking

[Appendix ___ to Official Statement]

PROPOSED FORM OF CONTINUING DISCLOSURE UNDERTAKING

This Continuing Disclosure Undertaking (the "Disclosure Undertaking") is executed and delivered by the City of Prior Lake, Minnesota (the "Issuer"), in connection with the issuance of its $5,045,000 General Obligation Bonds, 2026A (the "Bonds"). The Bonds are being issued pursuant to a Resolution adopted on July 28, 2026 (the "Resolution"). Pursuant to the Resolution and this Disclosure Undertaking, the Issuer covenants and agrees as follows:

SECTION 1. Purpose of the Disclosure Undertaking. This Disclosure Undertaking is being executed and delivered by the Issuer for the benefit of the Owners and in order to assist the Participating Underwriters in complying with SEC Rule 15c2-12(b)(5).

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

"Annual Report" shall mean any annual financial information provided by the Issuer pursuant to, and as described in, Sections 3 and 4 of this Disclosure Undertaking.

"Audited Financial Statements" shall mean the financial statements of the Issuer audited annually by an independent certified public accounting firm, prepared pursuant to generally accepted accounting principles promulgated by the Financial Accounting Standards Board, modified by governmental accounting standards promulgated by the Government Accounting Standards Board.

"Dissemination Agent" shall mean such party from time to time designated in writing by the Issuer to act as information dissemination agent and which has filed with the Issuer a written acceptance of such designation.

"Financial Obligation" shall mean a (i) debt obligation; (ii) derivative instrument entered into in connection with, or pledged as security or a source of payment for, an existing or planned debt obligation; or (iii) guarantee of (i) or (ii). This term shall not include municipal securities as to which a final official statement has been provided to the MSRB consistent with the Rule.

"Fiscal Year" shall be the fiscal year of the Issuer.

"Governing Body" shall, with respect to the Bonds, have the meaning given that term in Minnesota Statutes, Section 475.51, Subdivision 9.

"MSRB" shall mean the Municipal Securities Rulemaking Board.

"Occurrence(s)" shall mean any of the events listed in Section 5 of this Disclosure Undertaking.

"Official Statement" shall be the Official Statement dated _______________, 2026, prepared in connection with the Bonds.

"Owners" shall mean the registered holders and, if not the same, the beneficial owners of any Bonds.

"Participating Underwriter" shall mean any of the original underwriters of the Bonds required to comply with the Rule in connection with offering of the Bonds.

"Resolution" shall mean the resolution or resolutions adopted by the Governing Body of the Issuer providing for, and authorizing the issuance of, the Bonds.

"Rule" shall mean Rule 15c2-12(b)(5) adopted by the Securities and Exchange Commission under the Securities Exchange Act of 1934, as the same may be amended from time to time or interpreted by the Securities and Exchange Commission.

SECTION 3. Provision of Annual Reports.

A. If Audited Financial Statements of the Issuer for the Fiscal Year ended December 31, 2025, are not included in the Final Official Statement, then the Issuer shall provide, or shall cause the Dissemination Agent to provide, to the MSRB by filing at www.emma.msrb.org, together with such identifying information as prescribed by the MSRB, an Annual Report consisting only of Audited Financial Statements for such Fiscal Year that are consistent with the requirements of Section 4B of this Disclosure Undertaking by not later than December 31, 2026.

B. Beginning in connection with the Fiscal Year ending on December 31, 2026, the Issuer shall, or shall cause the Dissemination Agent to provide to the MSRB by filing at www.emma.msrb.org, together with such identifying information as prescribed by the MSRB, an Annual Report which is consistent with the requirements of Section 4 of this Disclosure Undertaking by not later than December 31, 2027, and by December 31 of each year thereafter.

C. If the Issuer is unable to provide to the MSRB an Annual Report by the dates required in subsections A or B, the Issuer shall send a notice of such delay and estimated date of delivery to the MSRB.

SECTION 4. Content and Format of Annual Reports. The Issuer's Annual Report shall contain or incorporate by reference the financial information and operating data pertaining to the Issuer listed below as of the end of the preceding Fiscal Year. The Annual Report may be submitted to the MSRB as a single document or as separate documents comprising a package, and may cross-reference other information as provided in this Disclosure Undertaking.

The following financial information and operating data shall be supplied:

A. An update of the operating and financial data of the type of information contained in the Official Statement under the captions: Economic and Financial Information – "Valuations," "Tax Capacity Rates" and "Tax Levies and Collections;" and Summary of Debt and Debt Statistics.

B. Audited Financial Statements of the Issuer. The Audited Financial Statements of the Issuer may be submitted to the MSRB separately from the balance of the Annual Report. In the event Audited Financial Statements of the Issuer are not available on or before the date for filing the Annual Report with the MSRB as set forth in Section 3.A. above, unaudited financial statements shall be provided as part of the Annual Report. The accounting principles pursuant to which the financial statements will be prepared will be pursuant to generally accepted accounting principles promulgated by the Financial Accounting Standards Board, as such principles are modified by the governmental accounting standards promulgated by the Government Accounting Standards Board, as in effect from time to time. If Audited Financial Statements are not provided because they are not available on or before the date for filing the Annual Report, the Issuer shall promptly provide them to the MSRB when available.

SECTION 5. Reporting of Significant Events. This Section 5 shall govern the giving of notices of the occurrence of any of the following events with respect to the Bonds:

(1) Principal and interest payment delinquencies;
(2) Non-payment related defaults, if material;
(3) Unscheduled draws on debt service reserves reflecting financial difficulties;
(4) Unscheduled draws on credit enhancements reflecting financial difficulties;
(5) Substitution of credit or liquidity providers, or their failure to perform;
(6) Adverse tax opinions, the issuance by the Internal Revenue Service of proposed or final determinations of taxability, Notices of Proposed Issue (IRS Form 5701-TEB), or other material notices or determinations with respect to the tax status of the Bonds, or other material events affecting the tax status of the Bonds;
(7) Modifications to rights of security holders, if material;
(8) Bond calls, if material, and tender offers;
(9) Defeasances;
(10) Release, substitution, or sale of property securing repayment of the Bonds, if material;
(11) Rating changes;
(12) Bankruptcy, insolvency, receivership or similar event of the Issuer;
(13) The consummation of a merger, consolidation, or acquisition involving an obligated person or the sale of all or substantially all of the assets of the obligated person, other than in the ordinary course of business, the entry into a definitive agreement to undertake such an action or the termination of a definitive agreement relating to any such actions, other than pursuant to its terms, if material;
(14) Appointment of a successor or additional trustee or the change of name of a trustee, if material;
(15) Incurrence of a Financial Obligation of the obligated person, if material, or agreement to covenants, events of default, remedies, priority rights, or other similar terms of a Financial Obligation of the obligated person, any of which affect security holders, if material; and,
(16) Default, event of acceleration, termination event, modification of terms, or other similar events under the terms of a Financial Obligation of the obligated person, any of which reflect financial difficulties.

Whenever an event listed above has occurred, the Issuer shall promptly, which may not be in excess of the ten (10) business days after the Occurrence, file a notice of such Occurrence with the MSRB, by filing at www.emma.msrb.org, together with such identifying information as prescribed by the MSRB.

The Issuer agrees to provide or cause to be provided, in a timely manner, to the MSRB notice of a failure by the Issuer to provide the Annual Reports described in Section 4.

SECTION 6. Termination of Reporting Obligation. The Issuer's obligations under this Disclosure Undertaking shall terminate upon the legal defeasance, prior redemption or payment in full of all of the Bonds.

SECTION 7. Dissemination Agent. The Issuer may, from time to time, appoint or engage a Dissemination Agent to assist it in carrying out its obligations under this Disclosure Undertaking, and may discharge any such Dissemination Agent, with or without appointing a successor Dissemination Agent.

SECTION 8. Amendment; Waiver. Notwithstanding any other provision of this Disclosure Undertaking, the Issuer may amend this Disclosure Undertaking, and any provision of this Disclosure Undertaking may be waived, if (a) a change in law or change in the ordinary business or operation of the Issuer has occurred, (b) such amendment or waiver would not, in and of itself, cause the undertakings herein to violate the Rule if such amendment or waiver had been effective on the date hereof but taking into account any subsequent change in or official interpretation of the Rule, and (c) such amendment or waiver is supported by an opinion of counsel expert in federal securities laws to the effect that such amendment or waiver would not materially impair the interests of Owners.

SECTION 9. Additional Information. Nothing in this Disclosure Undertaking shall be deemed to prevent the Issuer from disseminating any other information, using the means of dissemination set forth in this Disclosure Undertaking or any other means of communication, or including any other information in any Annual Report or notice of an Occurrence, in addition to that which is required by this Disclosure Undertaking. If the Issuer chooses to include any information in any Annual Report or notice of an Occurrence in addition to that which is specifically required by this Disclosure Undertaking, the Issuer shall have no obligation under this Disclosure Undertaking to update such information or include it in any future Annual Report or notice of an Occurrence.

SECTION 10. Default. In the event of a failure of the Issuer to provide information required by this Disclosure Undertaking, any Owner may take such actions as may be necessary and appropriate, including seeking mandamus or specific performance by court order, to cause the Issuer to comply with its obligations to provide information under this Disclosure Undertaking. A default under this Disclosure Undertaking shall not be deemed an Event of Default under the Resolution, and the sole remedy under this Disclosure Undertaking in the event of any failure of the Issuer to comply with this Disclosure Undertaking shall be an action to compel performance.

SECTION 11. Beneficiaries. This Disclosure Undertaking shall inure solely to the benefit of the Issuer, the Participating Underwriters and Owners from time to time of the Bonds, and shall create no rights in any other person or entity.

SECTION 12. Reserved Rights. The Issuer reserves the right to discontinue providing any information required under the Rule if a final determination should be made by a court of competent jurisdiction that the Rule is invalid or otherwise unlawful or, subject to the provisions of Section 8 hereof, to modify the undertaking under this Disclosure Undertaking if the Issuer determines that such modification is required by the Rule or by a court of competent jurisdiction.

Dated: August 18, 2026.

CITY OF PRIOR LAKE, MINNESOTA

By____________________________________
Its Mayor

By____________________________________
Its City Manager

APPENDIX C

City's Financial Statement

Following is the annual financial report for the year ended December 31, 2025. The financial report for the year 2025 and the prior two years are available for inspection at the Prior Lake City Hall and the office of Northland Securities.

CITY OF PRIOR LAKE
SCOTT COUNTY, MINNESOTA

Financial Statements
and Supplementary Information

Year Ended
December 31, 2025

LB | CARLSON

Certified Public Accountants   Business Consultants

THIS PAGE INTENTIONALLY LEFT BLANK

CITY OF PRIOR LAKE
SCOTT COUNTY, MINNESOTA

Table of Contents

CITY OF PRIOR LAKE
SCOTT COUNTY, MINNESOTA

Table of Contents (continued)

INTRODUCTORY SECTION

THIS PAGE INTENTIONALLY LEFT BLANK

CITY OF PRIOR LAKE
SCOTT COUNTY, MINNESOTA

Elected and Appointed Officials
as of December 31, 2025

ELECTED

		Term Expires
Kirt Briggs	Mayor	12/31/2028
Zach Braid	Councilmember	12/31/2028
Kimberly Churchill	Councilmember	12/31/2026
Ethan Hellier	Councilmember	12/31/2028
Victor Lake	Councilmember	12/31/2026

APPOINTED

Jason Wedel	City Manager
Lori Olson	Assistant City Manager
Nicole Klekner	Finance Director
Jason Etter	Accounting Manager
Angela Gieseke	Finance Supervisor

THIS PAGE INTENTIONALLY LEFT BLANK

FINANCIAL SECTION

THIS PAGE INTENTIONALLY LEFT BLANK

LB | CARLSON

INDEPENDENT AUDITOR'S REPORT

To the City Council and Management
City of Prior Lake, Minnesota

REPORT ON THE AUDIT OF THE FINANCIAL STATEMENTS

OPINIONS

We have audited the accompanying financial statements of the governmental activities, the business-type activities, each major fund, and the aggregate remaining fund information of the City of Prior Lake, Minnesota (the City) as of and for the year ended December 31, 2025, and the related notes to the financial statements, which collectively comprise the City's basic financial statements as listed in the table of contents.

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities, the business-type activities, each major fund, and the aggregate remaining fund information of the City as of December 31, 2025, and the respective changes in financial position, and, where applicable, cash flows thereof, and the budgetary comparison for the General Fund for the year then ended in accordance with accounting principles generally accepted in the United States of America.

BASIS FOR OPINIONS

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. Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of the City, and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

RESPONSIBILITIES OF MANAGEMENT FOR THE FINANCIAL STATEMENTS

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

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the City's ability to continue as a going concern for 12 months beyond the financial statement date, including any currently known information that may raise substantial doubt shortly thereafter.

(continued)

605 US Highway 169 N, Suite 650, Minneapolis, MN 55441
763.535.8150 I www.lbcarlson.com

AUDITOR'S RESPONSIBILITIES FOR THE AUDIT OF THE FINANCIAL STATEMENTS

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

In performing an audit in accordance with generally accepted auditing standards and *Government Auditing Standards*, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.

- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the financial statements.

- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the City's internal control. Accordingly, no such opinion is expressed.

- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.

- Conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about the City's ability to continue as a going concern for a reasonable period of time.

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

REQUIRED SUPPLEMENTARY INFORMATION

Accounting principles generally accepted in the United States of America require that the management's discussion and analysis and the required supplementary information (RSI), as listed in the table of contents, be presented to supplement the basic financial statements. Such information is the responsibility of management and, although not a part of the basic financial statements, is required by 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 RSI 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.

(continued)

SUPPLEMENTARY INFORMATION

Our audit was conducted for the purpose of forming opinions on the financial statements that collectively comprise the City's basic financial statements. The accompanying combining and individual fund statements and schedules, as listed in the table of contents, are presented for purpose of additional analysis and are not a required part of the basic financial statements. Such information is the responsibility of management and was derived from and relates directly to the underlying accounting and other records used to prepare the basic financial statements. The information has been subjected to the auditing procedures applied in the audit of the basic financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the basic financial statements or to the basic financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America. In our opinion, the combining and individual fund financial statements and schedules are fairly stated, in all material respects, in relation to the basic financial statements as a whole.

OTHER INFORMATION

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

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

PRIOR YEAR COMPARATIVE INFORMATION

We have previously audited the City's 2024 financial statements and expressed unmodified audit opinions on the respective financial statements of the governmental activities, the business-type activities, each major fund, and the aggregate remaining fund information in their report dated May 28, 2025. In our opinion, the partial comparative information presented herein as of and for the year ended December 31, 2024, is consistent, in all material respects, with the audited financial statements from which it has been derived.

OTHER REPORTING REQUIRED BY *GOVERNMENT AUDITING STANDARDS*

In accordance with *Government Auditing Standards*, we have also issued our report dated June 2, 2026 on our consideration of the City'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 City'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 City's internal control over financial reporting and compliance.

Respectfully submitted,

LB Carlson, LLP

LB CARLSON, LLP
Minneapolis, Minnesota

June 2, 2026

THIS PAGE INTENTIONALLY LEFT BLANK

As the management of the City of Prior Lake, Minnesota (the City), we offer readers of the City's financial statements this narrative overview and analysis of the financial activities of the City for the fiscal year ended December 31, 2025.

FINANCIAL HIGHLIGHTS

- The assets and deferred outflows of resources of the City exceeded its liabilities and deferred inflows of resources at the close of the most recent fiscal year by $288,668,100 (*net position*). Of this amount, $38,635,144 (*unrestricted net position*) may be used to meet the government's ongoing obligations to citizens and creditors.

- The City's total net position increased by $15,778,388.

- As of the close of the current fiscal year, the City's governmental funds reported combined ending fund balances of $34,751,877, an increase of $910,579 in comparison with the prior year.

- At the end of the current fiscal year, the total fund balance for the General Fund was $14,402,346, or 59.8 percent, of budgeted 2026 expenditures and transfers out of $24,093,139. Of the total fund balance, $372,060 is assigned for future projects and programs. The total fund balance reflects an increase of $990,777 from the prior year.

OVERVIEW OF THE FINANCIAL STATEMENTS

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

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

The *Statement of Net Position* presents information on all of the City's assets, deferred outflows of resources, liabilities, and deferred inflows of resources, with the difference between them reported as *net position*. Over time, increases or decreases in net position may serve as a useful indicator of whether the financial position of the City is improving or deteriorating. The *Statement of Activities* presents information showing how the City's net position changed during the most recent fiscal year. All changes in net position are reported as soon as the underlying event giving rise to the change occurs, regardless of the timing of related cash flows. Thus, revenues and expenses are reported in this statement for some items that will only result in cash flows in future fiscal periods (e.g., uncollected taxes and earned, but unused, vacation leave).

Both of the government-wide financial statements distinguish functions of the City that are principally supported by taxes and intergovernmental revenues (*governmental activities*) from other functions that are intended to recover all or a significant portion of their costs through user fees and charges (*business-type activities*). The governmental activities of the City include general government, public safety, public works, culture and recreation, and economic development. The business-type activities of the City include water, sewer, and water quality operations.

The government-wide financial statements can be found in the financial section following this report.

Fund Financial Statements – A fund is a grouping of related accounts that is used to maintain control over resources that have been segregated for specific activities or objectives. The City, like other state and local governments, uses fund accounting to ensure and demonstrate compliance with finance-related legal requirements. All of the funds of the City can be divided into two categories: governmental funds and proprietary funds.

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

Because the focus of governmental funds is narrower than that of the government-wide financial statements, it is useful to compare the information presented for governmental funds with similar information presented for governmental activities in the government-wide financial statements. By doing so, readers may better understand the long-term impact of the City's near-term financing decisions. Both the governmental funds Balance Sheet and the governmental funds Statement of Revenues, Expenditures, and Changes in Fund Balances provide a reconciliation to facilitate this comparison between governmental funds and governmental activities.

The City maintains numerous individual governmental funds. Information is presented separately in the governmental funds Balance Sheet and in the governmental funds Statement of Revenues, Expenditures, and Changes in Fund Balances for the General Fund, Debt Service Fund, Construction Capital Projects Fund, and Trunk Reserve Capital Projects Fund, all of which are considered major funds. Data from the other governmental funds are combined into a single, aggregated presentation. Individual fund data for each of these nonmajor governmental funds are provided in the form of combining statements elsewhere in this report.

The City adopts an annual appropriated budget for its General Fund. A budgetary comparison statement has been provided for this fund to demonstrate compliance with this budget.

The basic governmental fund financial statements can be found in the financial section of this report immediately following the government-wide financial statements.

Proprietary Funds – The City maintains two types of proprietary funds. Enterprise funds are used to report the same functions presented as business-type activities in the government-wide financial statements. The City uses enterprise funds to account for its water, sewer, and water quality operations.

Proprietary funds provide the same type of information as shown in the government-wide financial statements, only in more detail. The proprietary fund financial statements provide separate information for the enterprise funds, all of which are considered to be major funds of the City.

Internal service funds are an accounting device used to accumulate and allocate costs internally among the City's various functions. The City uses internal service funds to account for severance compensation and insurance benefits. All internal service funds are combined into a single, aggregated presentation in the proprietary fund financial statements, labeled Governmental Activities – Internal Service Funds. Because these internal service funds activities predominantly benefit governmental rather than business-type functions, they have been included within governmental activities in the government-wide financial statements. Individual fund data for the internal service funds is provided in the form of combining statements elsewhere in this report.

The basic proprietary fund financial statements can be found in the financial section of this report immediately following the governmental fund statements.

Notes to Basic Financial Statements – The notes to basic financial statements provide additional information that is essential to a full understanding of the data provided in the government-wide and fund financial statements. The notes to basic financial statements can be found following the proprietary fund statements within the financial section of this report.

Other Information – In addition to the basic financial statements and accompanying notes, the financial section also presents required supplementary information, and the combining and individual fund statements and schedules (presented as supplementary information) referred to earlier in connection with nonmajor governmental funds and internal service funds, which are presented immediately following the basic financial statements.

The other information section has been included as part of the financial statements to facilitate additional analysis.

GOVERNMENT-WIDE FINANCIAL ANALYSIS

As noted earlier, net position may serve over time as a useful indicator of a city's financial position. In the case of the City, assets and deferred outflows of resources exceeded liabilities and deferred inflows of resources by $288,668,100 at the close of the most recent fiscal year.

The City's investment in capital assets (e.g., land, buildings, and machinery and equipment), less any related debt used to acquire those assets that is still outstanding, totaled 82.4 percent of total net position. The City uses these capital assets to provide services to citizens; consequently, these assets are *not* available for future spending. Although the City's investment in its capital assets is reported net of related debt, it should be noted that the resources needed to repay this debt must be provided from other sources, since the capital assets themselves cannot be used to liquidate these liabilities.

The following table provides the City's Summary of Net Position:

Table 1
Summary of Net Position
as of December 31, 2025 and 2024

	Governmental Activities		Business-Type Activities		Total	
	2025	2024	2025	2024	2025	2024
Assets						
Current and other assets	$ 46,214,385	$ 45,827,258	$ 22,833,078	$ 20,628,826	$ 69,047,463	$ 66,456,084
Capital assets, net	183,938,104	175,413,322	79,949,863	78,659,980	263,887,967	254,073,302
Total assets	$ 230,152,489	$ 221,240,580	$ 102,782,941	$ 99,288,806	$ 332,935,430	$ 320,529,386
Deferred outflows of resources						
Pension and OPEB plan deferments	$ 8,479,877	$ 8,813,333	$ 249,519	$ 177,890	$ 8,729,396	$ 8,991,223
Liabilities						
Long-term liabilities	$ 33,148,438	$ 35,699,376	$ 3,258,092	$ 3,514,536	$ 36,406,530	$ 39,213,912
Other liabilities	2,589,127	2,851,682	903,749	702,782	3,492,876	3,554,464
Total liabilities	$ 35,737,565	$ 38,551,058	$ 4,161,841	$ 4,217,318	$ 39,899,406	$ 42,768,376
Deferred inflows of resources						
Revenue for subsequent years	$ 3,219,073	$ 3,866,944	$ –	$ –	$ 3,219,073	$ 3,866,944
Pension and OPEB plan deferments	9,441,154	9,485,364	437,093	510,213	9,878,247	9,995,577
Total deferred inflows of resources	$ 12,660,227	$ 13,352,308	$ 437,093	$ 510,213	$ 13,097,320	$ 13,862,521
Net position						
Net investment in capital assets	$ 160,100,601	$ 149,536,208	$ 77,737,580	$ 76,823,473	$ 237,838,181	$ 226,359,681
Restricted	12,194,775	12,716,329	–	–	12,194,775	12,716,329
Unrestricted	17,939,198	15,898,010	20,695,946	17,915,692	38,635,144	33,813,702
Total net position	$ 190,234,574	$ 178,150,547	$ 98,433,526	$ 94,739,165	$ 288,668,100	$ 272,889,712

An additional portion of the City's net position, $12,194,775, or 4.2 percent, represents resources that are subject to external restrictions on how they may be used. The remaining balance of unrestricted net position, $38,635,144, may be used to meet the government's ongoing obligations to citizens and creditors.

The increase in current and other assets is mainly the result of positive operative results during the year in the enterprise funds. The increase in capital assets is related to continuing development activity in the current year. The decrease in long-term liabilities is the result of payments on outstanding debt.

At the end of the current fiscal year, the City is able to report positive balances in all three categories of net position, both for the government as a whole, as well as for its separate governmental and business-type activities. The same situation held true for the prior fiscal year.

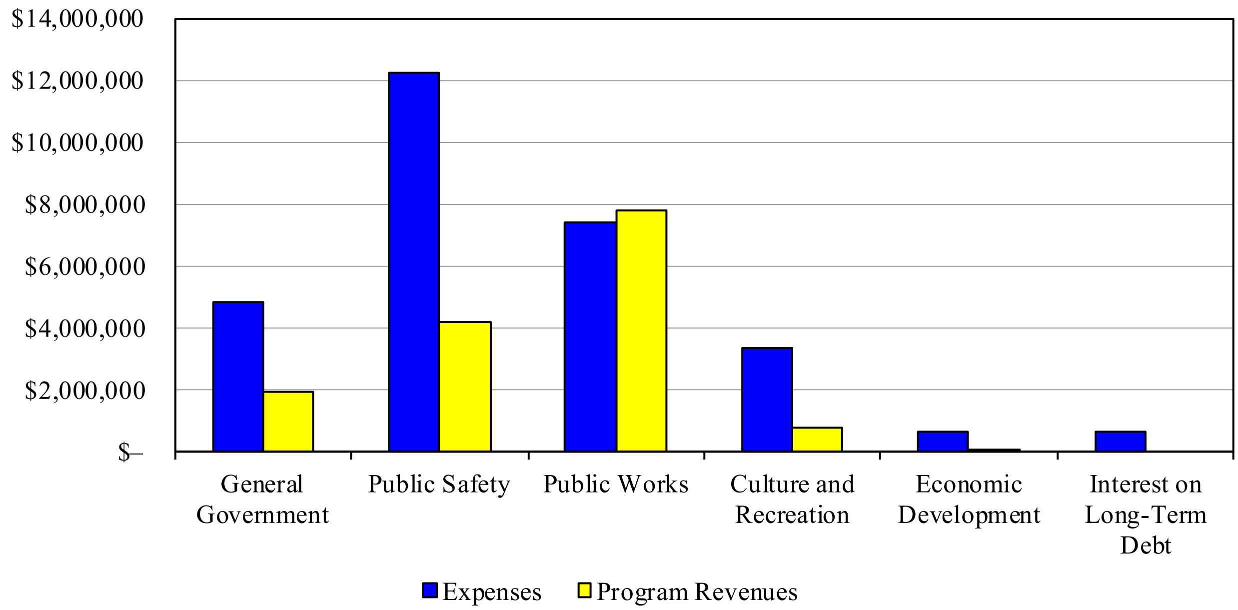
Table 2
Changes in Net Position
for the Years Ended December 31, 2025 and 2024

	Governmental Activities		Business-Type Activities		Total	
	2025	2024	2025	2024	2025	2024
Revenues						
Program revenues						
Charges for services	$ 2,603,367	$ 2,668,089	$ 13,118,497	$ 11,721,041	$ 15,721,864	$ 14,389,130
Operating grants and contributions	3,688,747	3,745,857	2,005	72,146	3,690,752	3,818,003
Capital grants and contributions	8,492,093	5,991,477	711,229	4,587	9,203,322	5,996,064
General revenues						
Property taxes and tax increments	20,470,856	19,695,282	–	–	20,470,856	19,695,282
Franchise taxes	1,806,412	1,640,516	–	–	1,806,412	1,640,516
Investment income	1,624,523	1,686,246	929,452	693,818	2,553,975	2,380,064
Miscellaneous	737,423	774,285	41,239	21,185	778,662	795,470
Gain (loss) on sale of assets	94,219	299,790	(24,480)	–	69,739	299,790
Total revenues	39,517,640	36,501,542	14,777,942	12,512,777	54,295,582	49,014,319
Expenses						
General government	4,847,796	4,744,079	–	–	4,847,796	4,744,079
Public safety	12,269,112	11,342,029	–	–	12,269,112	11,342,029
Public works	7,441,660	6,632,534	–	–	7,441,660	6,632,534
Culture and recreation	3,363,339	3,321,497	–	–	3,363,339	3,321,497
Economic development	680,614	1,376,697	–	–	680,614	1,376,697
Interest on long-term debt	639,469	666,504	–	–	639,469	666,504
Water	–	–	4,081,115	3,806,405	4,081,115	3,806,405
Sewer	–	–	4,075,175	4,160,496	4,075,175	4,160,496
Water quality	–	–	1,118,914	818,296	1,118,914	818,296
Total expenses	29,241,990	28,083,340	9,275,204	8,785,197	38,517,194	36,868,537
Increase in net position before transfers	10,275,650	8,418,202	5,502,738	3,727,580	15,778,388	12,145,782
Transfers	1,808,377	(1,651,656)	(1,808,377)	1,651,656	–	–
Changes in net position	12,084,027	6,766,546	3,694,361	5,379,236	15,778,388	12,145,782
Net position						
Beginning of year	178,150,547	171,384,001	94,739,165	89,359,929	272,889,712	260,743,930
End of year	$ 190,234,574	$ 178,150,547	$ 98,433,526	$ 94,739,165	$ 288,668,100	$ 272,889,712

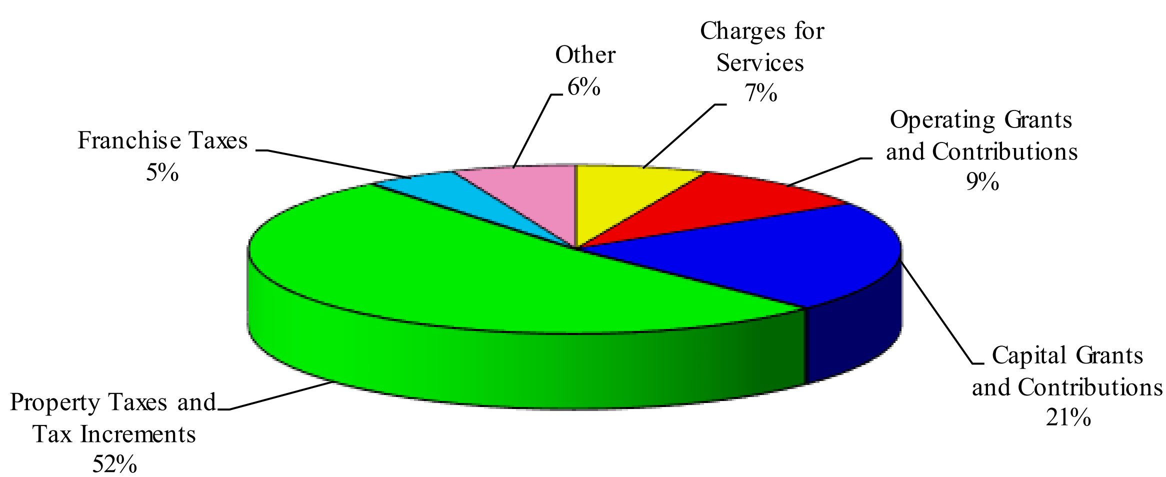
Governmental activities increased the City's net position by $12,084,027. Property tax increases were the result of an increased levy in the current year. Capital grants and contributions increased, mainly from special assessment revenues along with an increase in federal funds received. The increase in public safety expenses is due to an increase in wages due to labor negotiations. The decrease in economic development expenses is due to the decertification of Shepherd's Path Tax Increment Financing (TIF) District 6-1 in the prior year.

The business-type activities increased the City's net position in total by $3,694,361. The charges for services increase was the result of more water and sewer consumption and rate increases. Total expenses were up due to increases in the number of employees and professional service costs. The decrease in transfers was due to less infrastructure contributed to the enterprise funds.

Below are specific graphs that provide comparisons of the governmental activities program revenues and expenses. The City's emphasis on public safety continued in 2025. General government and culture and recreation revenue will vary by year, based on grant funding for operations and capital projects. Public works revenue will vary by year, based on development projects and transportation projects.

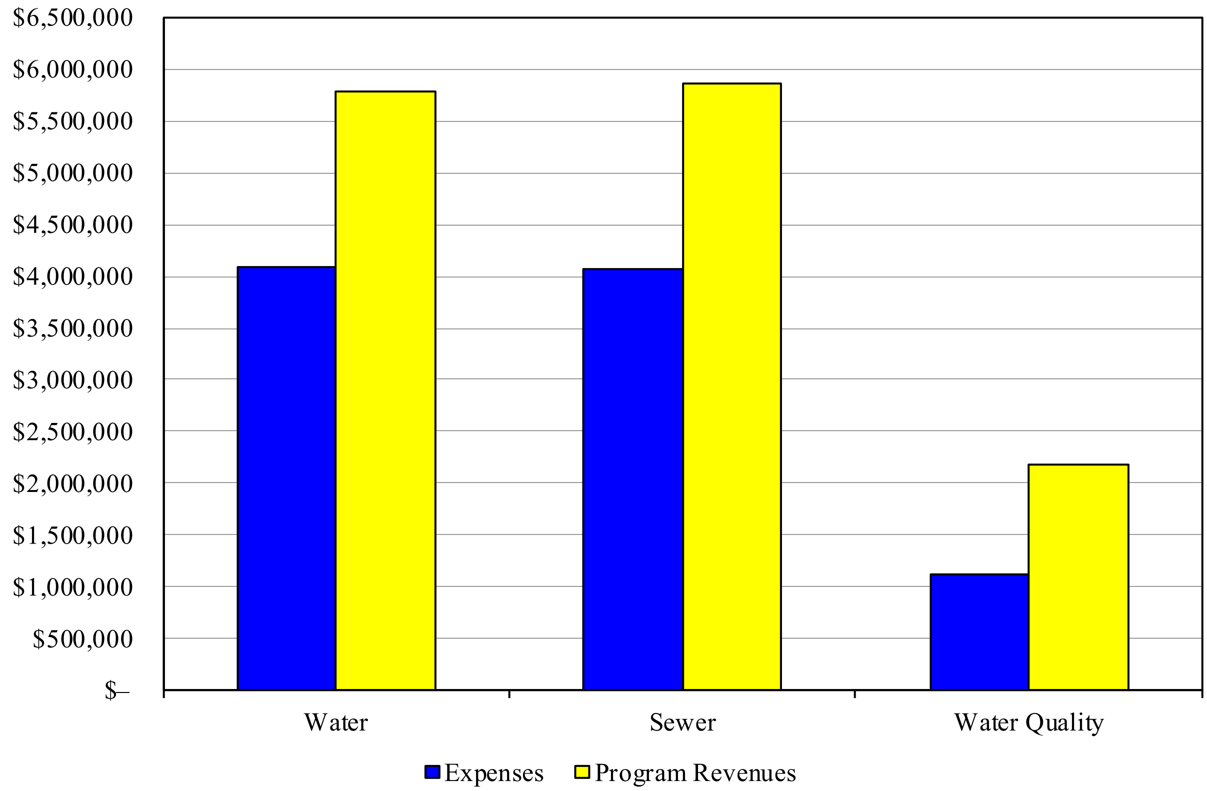


Governmental Activities – Revenue by Source

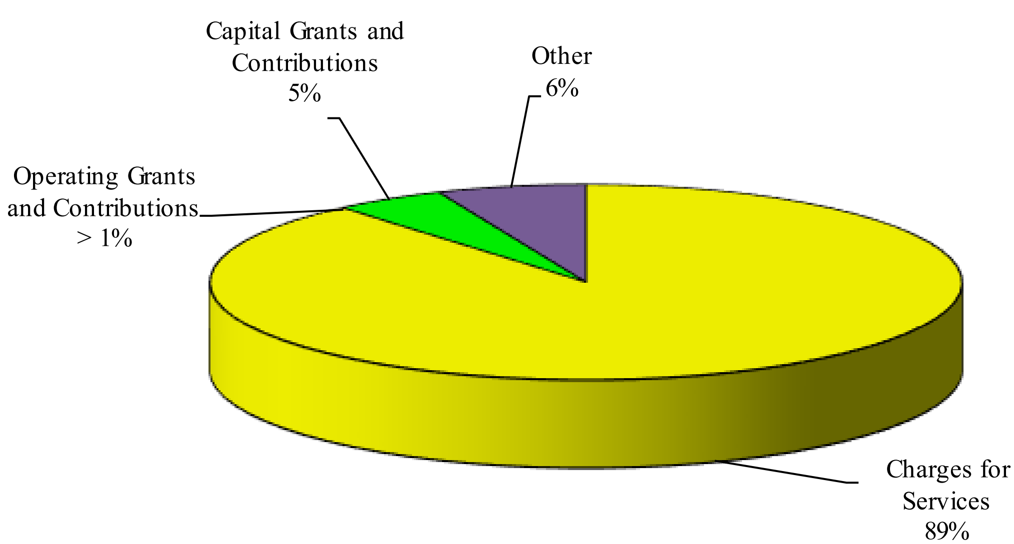


Business-Type Activities – Below are graphs showing the business-type activities program revenues and expense comparisons.

Revenues are collected to fund operations, current and future capital improvements, debt service, and the utility work completed as part of the street projects identified in the Five-Year Capital Improvement Program.



Business-Type Activities – Revenue by Source



FINANCIAL ANALYSIS OF THE GOVERNMENT'S FUNDS

As noted earlier, the City uses fund accounting to ensure and demonstrate compliance with finance-related legal requirements.

Governmental Funds – The focus of the City's governmental funds is to provide information on near-term inflows, outflows, and balances of spendable resources. Such information is useful in assessing the City's financing requirements. In particular, unassigned fund balance may serve as a useful measure of a government's net resources available for spending at the end of the fiscal year.

At the end of the current fiscal year, the City's governmental funds reported combined ending fund balances of $34,751,877, an increase of $910,579 in comparison with the prior year.

The General Fund is the chief operating fund of the City. At the end of the recent fiscal year, total fund balance reached $14,402,346. As a measure of the General Fund's liquidity, it may be useful to compare the total fund balance to total fund expenditures. Total fund balance represents about 59.8 percent of total 2026 General Fund budgeted expenditures and transfers out of $24,093,139. Of the total fund balance of $14,402,346, $372,060 is assigned for future projects and programs. This leaves an unassigned fund balance in the General Fund of $14,030,286.

The total fund balance reflects an increase of $990,777 from the prior year and an increase of $1,740,315 above the amended budget, which reflected the use of fund balance of $749,538. The components of the $990,777 increase in fund balance are revenues and other financing sources over budget by $1,033,965 and expenditures less than budget by $706,350. Revenues above budget are primarily from investment income, additional state and federal funding, and other revenue from a decertified TIF District. Expenditures are lower than budget due to personnel saving and lower fuel rate and usage

The Debt Service Fund balance decreased by $58,129. The City manages cash flow in all debt service accounts and ensures adequate resources exist to fund future obligations.

The Construction Capital Projects Fund balance increased by $339,791, due to timing differences between project financing inflows and capital outlays.

The Trunk Reserve Capital Projects Fund balance increased by $859,125, due to positive operating results.

Proprietary Funds – The City's proprietary funds provide the same information for the business-type activities found in the government-wide financial statements, but in more detail.

GENERAL FUND BUDGETARY HIGHLIGHTS

The original budget reflected no change in fund balance.

The City amends its budget at various points during the year. The General Fund budget was amended in 2025 to increase the spending of the fund balance by $749,538, primarily for wage increases due to labor negotiations.

Actual revenues and other financing sources were $1,033,965 over budget in 2025. Investment income was higher than budget by $349,302, due to market conditions. Intergovernmental was over budget by $356,381 due to conservative budgeting. Miscellaneous was over budget due to the City receiving decertified TIF District revenue.

Actual expenditures were $706,350 less than budget in 2025. Police department expenditures were lower than budget by $430,968 due to less than anticipated wages. Public works expenditures were lower than budget by $347,740, primarily for fuel and snow and ice management material savings.

CAPITAL ASSETS AND LONG-TERM LIABILITIES

Capital Assets – The City's investment in capital assets for its governmental and business-type activities as of December 31, 2025 amounts to $263,877,967 (net of accumulated depreciation/amortization). This investment in capital assets includes items, such as land, buildings and improvements, machinery and equipment, park facilities, roads, highways, and bridges.

Table 3
Capital Assets
(Net of Depreciation/Amortization)

	Governmental Activities		Business-Type Activities		Total	
	2025	2024	2025	2024	2025	2024
Land	$ 34,790,601	$ 35,016,051	$ –	$ –	$ 34,790,601	$ 35,016,051
Utility access agreement	–	–	2,499,970	2,499,970	2,499,970	2,499,970
Easements	56,152,920	56,152,920	218,912	218,912	56,371,832	56,371,832
Construction in progress	14,956,384	9,052,106	1,792,350	719,749	16,748,734	9,771,855
Land improvements	651,748	716,947	17,647	22,034	669,395	738,981
Machinery and equipment	3,329,381	3,227,605	902,311	780,435	4,231,692	4,008,040
Vehicles	2,146,568	2,488,171	610,675	393,696	2,757,243	2,881,867
Infrastructure	71,702,684	68,450,401	73,907,998	74,025,184	145,610,682	142,475,585
Technology subscriptions	207,818	309,121	–	–	207,818	309,121
Total	$ 183,938,104	$ 175,413,322	$ 79,949,863	$ 78,659,980	$ 263,887,967	$ 254,073,302

Additional information on the City's capital assets can be found in Note 4 of the notes to basic financial statements.

Long-Term Liabilities – At the end of the current fiscal year, the City had total long-term liabilities of $36,406,530. This amount includes debt backed by the full faith and credit of the City. The City's total long-term liabilities decreased during the current fiscal year, due to scheduled payments on debt obligations and energy loans payable and changes in the net pension liability.

Table 4
Long-Term Liabilities

	Governmental Activities		Business-Type Activities		Total	
	2025	2024	2025	2024	2025	2024
G.O. bonds	$ 10,360,000	$ 12,150,000	$ –	$ –	$ 10,360,000	$ 12,150,000
G.O. special assessment bonds	8,130,000	7,830,000	–	–	8,130,000	7,830,000
G.O. revenue bonds	3,495,000	4,010,000	2,060,000	2,350,000	5,555,000	6,360,000
Premium (discount) on bonds payable	1,682,701	1,919,978	152,283	187,600	1,834,984	2,107,578
Energy loan payable	–	148,731	–	–	–	148,731
Compensated absences payable	1,814,026	1,664,718	253,658	225,891	2,067,684	1,890,609
Subscription liabilities	169,802	285,857	–	–	169,802	285,857
Total OPEB obligation	1,487,393	849,713	234,260	136,338	1,721,653	986,051
Net pension liability – GERF and PEPFF	6,009,516	6,840,379	557,891	614,707	6,567,407	7,455,086
Total	$ 33,148,438	$ 35,699,376	$ 3,258,092	$ 3,514,536	$ 36,406,530	$ 39,213,912

The City's statutory debt limit is equal to 3 percent of estimated taxable market value of property located within the City. The taxable market value totals $5,682,110,817, which calculates to a debt limit of $170,463,325. Debt financed partially or entirely by special assessments, tax increments, and other revenue sources is not applied against the City's debt limit, nor is debt financed by proprietary fund revenues. Currently, the City has $10,360,000 of general obligation debt outstanding, leaving a debt limit of $160,103,325.

Additional information on the City's long-term debt can be found in Note 6 of the notes to basic financial statements.

ECONOMIC FACTORS AND NEXT YEAR'S BUDGETS AND RATES

- The City adopted a General Fund operating budget of $24,093,139 for expenditures and other financing uses for fiscal 2026, an increase of $1,068,683, or 4.6 percent, from the 2025 final budget. Fiscal 2026 expenditures include a new Network Administrator, and the addition of a Police Sergeant and Police Records Specialist.

- The City's local tax capacity increased 5.1 percent for property taxes payable in 2026.

- Although detached single-family residential construction activity was slower in 2025 than in recent years, the City continues to grow. The City issued 29 single-family detached building permits in 2025, compared to an average of 107 single-family permits over the previous 10 years.

- Over the past five years (2021–2025) the City has issued 393 single-family home permits.

- Since 2006, the City has consistently ranked in the top 25 in the Twin Cities metro area in total number of residential units and in the top 20 in total single-family residential units. (Source: Metropolitan Council, Community Profile, Building Permits, Residential, Twin Cities Region [7-county metro area].)

- Since 2016, the City has issued permits for eight multi-family residential buildings with a total of 756 units. Additional units are anticipated to start construction in 2026. As of May 2026, the City is processing an application for a 72-unit 55+ independent living apartment building that plans to start construction in the fall of 2026 and a 175-unit market rate apartment building that plans to start construction in the fall of 2026 or spring of 2027. In addition, the City approved a 140-unit market rate rental building in 2025 that is expected to start construction in 2027.

- Total building permit valuation (new and addition/alteration) over the past five years (2021–2025), has averaged $71.4 million per year. The total building permit valuation in 2025 was $56.1 million.

- Commercial building permit valuation (new and addition/alteration) had an average annual valuation of $10.4 million over the past five years (2021–2025). The total commercial building permit valuation in 2025 was $12.9 million.

- The City and Spring Lake Township entered into a new Orderly Annexation Agreement in September 2024, which includes 1,900 acres of land for future residential and commercial/industrial development. Continued staged development of land within the City and areas to be annexed under the orderly annexation agreement with Spring Lake Township will provide most of the City's anticipated market value growth over the course of the next 10 to 15 years.

- To meet the City's water needs as it continues to grow, the City entered into a Water Purchase and Facility Expansion Agreement with the Shakopee Mdewakanton Sioux Community. The plant can supply additional water to the City and will have future expansion available to meet the City's long-term needs. This approach provides the City with the flexibility to evaluate the pace and timing of development in the Orderly Annexation Area before a substantial investment is needed to construct the expansion of the water treatment plant. The initial improvements, combined with the long-term water purchase agreement, could provide the City with enough water capacity for the next 15 to 20 years, depending on the rate of development.

- Economic indicators, including a slowdown in residential construction and inflationary impacts, will be evaluated and incorporated in future budget cycles. Staffing represents 72 percent of the City's General Fund annual budget. Three-year labor agreements are in place for the Police Officers and Police Sergeants for 2026–2028. A two-year labor agreement is in place for the AFSCME union for 2026–2027.

Financial Management Policies

The City has set a goal to establish "Financial Performance Standards" to measure the financial health of the City. These standards serve multiple purposes:

a) To serve as best practice measures to strengthen the City's financial position and maximize the return of the taxpayer dollar.

b) To communicate the fiscal performance and condition of the City to residents in a consistent manner.

c) To facilitate the setting of policy and financial direction by the City Council with resident input.

REQUESTS FOR INFORMATION

These financial statements are designed to provide a general overview of the City's finances for all those with an interest in the City's finances. Questions concerning any of the information provided in this report, or requests for additional financial information, should be addressed to the office of the City's Finance Director at the City of Prior Lake, 4646 Dakota Street Southeast, Prior Lake, Minnesota 55372-1714.

THIS PAGE INTENTIONALLY LEFT BLANK

BASIC FINANCIAL STATEMENTS

THIS PAGE INTENTIONALLY LEFT BLANK

CITY OF PRIOR LAKE

Statement of Net Position
as of December 31, 2025

	Governmental Activities	Business-Type Activities	Total
Assets			
Cash and investments	$ 35,328,963	$ 21,096,359	$ 56,425,322
Receivables			
Delinquent taxes	203,577	–	203,577
Accounts	786,112	1,598,049	2,384,161
Leases	2,338,451	–	2,338,451
Special assessments	2,512,436	137,376	2,649,812
Due from other governmental agencies	1,752,167	1,294	1,753,461
Restricted assets – temporarily restricted			
Cash and investments held in escrow	31,366	–	31,366
Assets held for resale	1,315,577	–	1,315,577
Net pension asset – fire relief	1,945,736	–	1,945,736
Capital assets not being depreciated/amortized	105,899,905	4,511,232	110,411,137
Capital assets net of accumulated depreciation/amortization	78,038,199	75,438,631	153,476,830
Total assets	230,152,489	102,782,941	332,935,430
Deferred outflows of resources			
Pension plan deferments – GERF and PEPFF	7,189,019	140,092	7,329,111
Pension plan deferments – fire relief	596,068	–	596,068
OPEB plan deferments	694,790	109,427	804,217
Total deferred outflows of resources	8,479,877	249,519	8,729,396
Total assets and deferred outflows of resources	$ 238,632,366	$ 103,032,460	$ 341,664,826
Liabilities			
Accounts and contracts payable	$ 1,288,771	$ 716,379	$ 2,005,150
Accrued salaries and employee benefits payable	592,948	98,549	691,497
Due to other governmental agencies	130,827	83,114	213,941
Deposits payable	400,057	1,500	401,557
Accrued interest payable	68,544	4,207	72,751
Unearned revenue	107,980	–	107,980
Total OPEB liability			
Due within one year	90,430	11,794	102,224
Due in more than one year	1,396,963	222,466	1,619,429
Net pension liability			
GERF and PEPFF – due in more than one year	6,009,516	557,891	6,567,407
Bonds, energy loans, subscription liabilities, and compensated absences payable			
Due within one year	5,004,088	419,293	5,423,381
Due in more than one year	20,647,441	2,046,648	22,694,089
Total liabilities	35,737,565	4,161,841	39,899,406
Deferred inflows of resources			
Lease revenue for subsequent years	2,278,460	–	2,278,460
State aid for subsequent years	940,613	–	940,613
Pension plan deferments – GERF and PEPFF	8,572,032	410,306	8,982,338
Pension plan deferments – fire relief	699,043	–	699,043
OPEB plan deferments	170,079	26,787	196,866
Total deferred inflows of resources	12,660,227	437,093	13,097,320
Net position			
Net investment in capital assets	160,100,601	77,737,580	237,838,181
Restricted for debt service	5,978,004	–	5,978,004
Restricted for net pension asset	1,945,736	–	1,945,736
Restricted for capital improvements	922,281	–	922,281
Restricted for development	2,075,267	–	2,075,267
Restricted for other purposes	1,273,487	–	1,273,487
Unrestricted	17,939,198	20,695,946	38,635,144
Total net position	190,234,574	98,433,526	288,668,100
Total liabilities, deferred inflows of resources, and net position	$ 238,632,366	$ 103,032,460	$ 341,664,826

CITY OF PRIOR LAKE

Statement of Activities
Year Ended December 31, 2025

Functions/Programs	Expenses	Program Revenues: Charges for Services	Program Revenues: Operating Grants and Contributions	Program Revenues: Capital Grants and Contributions
Governmental activities				
General government	$ 4,847,796	$ 675,117	$ 270,740	$ 1,000,000
Public safety	12,269,112	947,871	3,253,095	–
Public works	7,441,660	225,507	164,912	7,429,304
Culture and recreation	3,363,339	727,884	–	62,789
Economic development	680,614	26,988	–	–
Interest on long-term debt	639,469	–	–	–
Total governmental activities	29,241,990	2,603,367	3,688,747	8,492,093
Business-type activities				
Water	4,081,115	5,378,964	119	416,762
Sewer	4,075,175	5,676,755	(634)	186,083
Water quality	1,118,914	2,062,778	2,520	108,384
Total business-type activities	9,275,204	13,118,497	2,005	711,229
Total	$ 38,517,194	$ 15,721,864	$ 3,690,752	$ 9,203,322

General revenues
Taxes
Property taxes, levied for general purposes
Property taxes, levied for debt service
Tax increments
Franchise taxes
Investment income
Miscellaneous
Gain (loss) on sale of assets
Transfers
Total general revenues and transfers

Change in net position

Net position
Beginning of year

End of year

Net (Expense) Revenues and Changes in Net Position		
Governmental Activities	Business-Type Activities	Total
$ (2,901,939)	$ –	$ (2,901,939)
(8,068,146)	–	(8,068,146)
378,063	–	378,063
(2,572,666)	–	(2,572,666)
(653,626)	–	(653,626)
(639,469)	–	(639,469)
(14,457,783)	–	(14,457,783)
–	1,714,730	1,714,730
–	1,787,029	1,787,029
–	1,054,768	1,054,768
–	4,556,527	4,556,527
(14,457,783)	4,556,527	(9,901,256)
17,155,345	–	17,155,345
3,076,197	–	3,076,197
239,314	–	239,314
1,806,412	–	1,806,412
1,624,523	929,452	2,553,975
737,423	41,239	778,662
94,219	(24,480)	69,739
1,808,377	(1,808,377)	–
26,541,810	(862,166)	25,679,644
12,084,027	3,694,361	15,778,388
178,150,547	94,739,165	272,889,712
$ 190,234,574	$ 98,433,526	$ 288,668,100

THIS PAGE INTENTIONALLY LEFT BLANK

FUND FINANCIAL STATEMENTS

CITY OF PRIOR LAKE

Balance Sheet
Governmental Funds
as of December 31, 2025

	General	Debt Service	Construction	Capital Projects Funds — Formerly Major — Permanent Improvement Revolving	Capital Projects Funds — Formerly Nonmajor — Trunk Reserve
Assets					
Cash and investments	$ 14,917,327	$ 3,116,313	$ 2,153,890	$ –	$ 7,610,308
Cash and investments held in escrow	–	–	–	–	–
Receivables					
Delinquent taxes	199,773	–	–	–	–
Accounts	334,260	21,602	344,786	–	41,909
Lease	2,330,104	–	–	–	–
Special assessments					
Delinquent	–	15,529	1,498	–	–
Deferred	9,959	1,908,432	16,140	–	1,960
Due from other governmental agencies	453,515	10,412	282,000	–	–
Due from other funds	2,688	–	–	–	–
Assets held for resale	–	–	–	–	–
Total assets	$ 18,247,626	$ 5,072,288	$ 2,798,314	$ –	$ 7,654,177
Liabilities					
Accounts and contracts payable	$ 272,486	$ –	$ 246,224	$ –	$ –
Accrued salaries and employee benefits payable	586,271	–	–	–	–
Due to other governmental agencies	129,727	–	–	–	–
Due to other funds	2,688	–	–	–	–
Deposits payable	314,595	–	–	–	–
Unearned revenue	59,680	–	–	–	–
Total liabilities	1,365,447	–	246,224	–	–
Deferred inflows of resources					
Lease revenue for subsequent years	2,270,301	–	–	–	–
State aid for subsequent years	–	–	995,843	–	–
Unavailable revenue from delinquent taxes	199,773	–	–	–	–
Unavailable revenue from special assessments	9,759	1,923,960	17,638	–	1,960
Total deferred inflows of resources	2,479,833	1,923,960	1,013,481	–	1,960
Fund balances (deficits)					
Restricted	–	3,148,328	–	–	–
Assigned	372,060	–	1,538,609	–	7,652,217
Unassigned	14,030,286	–	–	–	–
Total fund balances	14,402,346	3,148,328	1,538,609	–	7,652,217
Total liabilities, deferred inflows of resources, and fund balances	$ 18,247,626	$ 5,072,288	$ 2,798,314	$ –	$ 7,654,177

See notes to basic financial statements

Nonmajor Governmental Funds	Total Governmental Funds
$ 6,529,797	$ 34,327,635
31,366	31,366
3,804	203,577
38,808	781,365
8,347	2,338,451
1,425	18,452
557,493	2,493,984
1,006,240	1,752,167
–	2,688
1,315,577	1,315,577
$ 9,492,857	$ 43,265,262
$ 770,061	$ 1,288,771
6,677	592,948
1,100	130,827
–	2,688
85,462	400,057
48,300	107,980
911,600	2,523,271
8,159	2,278,460
–	995,843
3,804	203,577
558,917	2,512,234
570,880	5,990,114
4,510,472	7,658,800
3,507,155	13,070,041
(7,250)	14,023,036
8,010,377	34,751,877
$ 9,492,857	$ 43,265,262

THIS PAGE INTENTIONALLY LEFT BLANK

CITY OF PRIOR LAKE

Reconciliation of the Balance Sheet to the
Statement of Net Position
Governmental Funds
as of December 31, 2025

Total fund balances – governmental funds	$ 34,751,877
Amounts reported for governmental activities in the Statement of Net Position are different because:	
Capital assets are included in net position, but are excluded from fund balances because they do not represent financial resources.	
Cost of capital assets	279,602,900
Less accumulated depreciation/amortization	(95,664,796)
Net pension assets are included in net position, but are excluded from fund balances because they do not represent financial resources.	1,945,736
Long-term liabilities are included in net position, but are excluded from fund balances until due and payable.	
Bond principal payable	(21,985,000)
Total OPEB liability	(1,487,393)
Net pension liability – GERF and PEPFF	(6,009,516)
Subscription liabilities	(169,802)
Debt issuance premiums and discounts are excluded from net position until amortized, but are included in fund balances upon issuance as other financing sources and uses.	(1,682,701)
Accrued interest payable on long-term debt is included in net position, but is excluded from fund balances until due and payable.	(68,544)
Internal service funds are used by management to charge certain costs to individual funds. The assets and liabilities of the internal service funds are included in governmental activities in the Statement of Net Position.	(807,951)
The recognition of certain revenues and expenses/expenditures differ between the full accrual governmental activities financial statements and the modified accrual governmental fund financial statements.	
State aid	55,230
Delinquent taxes	203,577
Special assessments	2,512,234
Deferred outflows of resources – GERF and PEPFF pension plans	7,189,019
Deferred outflows of resources – fire relief pension plan	596,068
Deferred outflows of resources – OPEB	694,790
Deferred inflows of resources – GERF and PEPFF pension plans	(8,572,032)
Deferred inflows of resources – fire relief pension plan	(699,043)
Deferred inflows of resources – OPEB	(170,079)
Total net position – governmental activities	$ 190,234,574

CITY OF PRIOR LAKE
Statement of Revenues, Expenditures, and Changes in Fund Balances

Governmental Funds
Year Ended December 31, 2025

			Capital Projects Funds		
				Formerly Major	Formerly Nonmajor
	General	Debt Service	Construction	Permanent Improvement Revolving	Trunk Reserve
Revenues					
Taxes	$ 15,071,778	$ 2,925,685	$ –	$ –	$ –
Franchise taxes	518,830	–	1,287,582	–	–
Special assessments	4,611	760,474	10,591	–	757
Licenses and permits	622,493	–	–	–	–
Intergovernmental	4,069,215	–	1,092,583	–	–
Charges for services	1,267,227	–	–	–	528,497
Fines and forfeits	99,753	–	–	–	–
Investment income	606,802	185,249	134,390	–	329,871
Miscellaneous	398,822	–	–	–	–
Total revenues	22,659,531	3,871,408	2,525,146	–	859,125
Expenditures					
Current					
General government	4,529,498	–	–	–	–
Public safety	11,645,509	–	–	–	–
Public works	2,707,281	–	–	–	–
Culture and recreation	2,726,106	–	–	–	–
Economic development	–	–	–	–	–
Capital outlay	157,224	–	4,922,627	–	–
Debt service					
Principal	–	4,278,731	–	–	–
Interest and other	–	907,775	83,369	–	–
Total expenditures	21,765,618	5,186,506	5,005,996	–	–
Excess (deficiency) of revenues over expenditures	893,913	(1,315,098)	(2,480,850)	–	859,125
Other financing sources (uses)					
Bonds issued	–	–	2,125,000	–	–
Premium on bonds issued	–	–	118,690	–	–
Sale of capital assets	22,634	–	–	–	–
Transfers in	626,975	1,259,807	906,734	–	–
Transfers out	(552,745)	(2,838)	(329,783)	–	–
Total other financing sources (uses)	96,864	1,256,969	2,820,641	–	–
Net change in fund balances	990,777	(58,129)	339,791	–	859,125
Fund balances					
Beginning of year, as previously reported	13,411,569	3,206,457	1,198,818	1,001,546	–
Change within financial reporting entity (change in major funds)	–	–	–	(1,001,546)	6,793,092
Beginning of year, restated	13,411,569	3,206,457	1,198,818	–	6,793,092
End of year	$ 14,402,346	$ 3,148,328	$ 1,538,609	$ –	$ 7,652,217

See notes to basic financial statements

Nonmajor Governmental Funds	Total Governmental Funds
$ 2,455,903	$ 20,453,366
–	1,806,412
257,549	1,033,982
–	622,493
1,320,069	6,481,867
532,423	2,328,147
–	99,753
325,728	1,582,040
338,601	737,423
5,230,273	35,145,483
32,353	4,561,851
12,264	11,657,773
–	2,707,281
32,787	2,758,893
363,409	363,409
6,530,344	11,610,195
–	4,278,731
–	991,144
6,971,157	38,929,277
(1,740,884)	(3,783,794)
–	2,125,000
–	118,690
113,242	135,876
1,059,375	3,852,891
(652,718)	(1,538,084)
519,899	4,694,373
(1,220,985)	910,579
15,022,908	33,841,298
(5,791,546)	–
9,231,362	33,841,298
$ 8,010,377	$ 34,751,877

THIS PAGE INTENTIONALLY LEFT BLANK

CITY OF PRIOR LAKE

Reconciliation of the Statement of
Revenues, Expenditures, and Changes in Fund Balances
to the Statement of Activities
Governmental Funds
Year Ended December 31, 2025

Total net change in fund balances – governmental funds	$ 910,579
Amounts reported for governmental activities in the Statement of Activities are different because:	
Capital outlays are recorded in net position and the cost is allocated over their estimated useful lives as depreciation/amortization expense; however, fund balances are reduced for the full cost of capital outlays at the time of purchase.	
Capital outlay	9,992,309
Depreciation/amortization expense	(5,670,625)
Contributed capital asset	5,739,185
Capital contributions to enterprise funds	(506,430)
Exchange of land for contributed capital asset	(988,000)
A gain or loss on the disposal of capital assets, including the difference between the carrying value and any related sale proceeds, is included in the change in net position. However, only the sale proceeds are included in the change in fund balance.	(41,657)
Net pension assets are only recorded in the government-wide financial statements, as they are not current financial resources to governmental funds.	654,644
The amount of debt issued is reported in the governmental funds as a source of financing. Debt obligations are not revenues in the Statement of Activities, but rather constitute long-term liabilities. Repayment of long-term debt does not affect the change in net position; however, it reduces fund balances.	
Debt issued	(2,125,000)
Premium on debt issued	(118,690)
Principal repayments	4,278,731
Subscription liability payments	116,055
Certain expenses are included in the change in net position, but do not require the use of current funds, and are not included in the change in fund balances.	
Total OPEB liability	(637,680)
Net pension liability – GERF and PEPFF	830,863
Interest on long-term debt is included in the change in net position as it accrues, regardless of when the payment is due; however, it is included in the change in fund balances when due.	(4,292)
Debt issuance premiums and discounts are included in the change in net position as they are amortized over the life of the debt; however, they are included in the change in fund balances upon issuance as other financing sources and uses.	355,967
Internal service funds are used by management to charge certain costs to individual funds. The net revenue (expense) of certain activities of the internal service funds is reported with governmental activities in the government-wide financial statements.	(25,354)
The recognition of certain revenues and expenses/expenditures differ between the full accrual governmental activities financial statements and the modified accrual governmental fund financial statements.	
State aid	(39,538)
Delinquent property taxes	17,490
Special assessments	(365,284)
Deferred outflows of resources – GERF and PEPFF pension plans	(737,537)
Deferred outflows of resources – fire relief pension plan	(123,388)
Deferred outflows of resources – OPEB	527,469
Deferred inflows of resources – GERF and PEPFF pension plans	262,827
Deferred inflows of resources – fire relief pension plan	(226,893)
Deferred inflows of resources – OPEB	8,276
Change in net position – governmental activities	$ 12,084,027

See notes to basic financial statements

THIS PAGE INTENTIONALLY LEFT BLANK

CITY OF PRIOR LAKE

Statement of Revenues, Expenditures, and Changes in Fund Balances
Budget and Actual
General Fund
Year Ended December 31, 2025

	Budgeted Amounts		Actual	Variance With
	Original	Final	Amounts	Final Budget
Revenues				
Taxes				
Property taxes	$ 15,111,220	$ 15,111,220	$ 15,071,778	$ (39,442)
Franchise taxes	555,000	555,000	518,830	(36,170)
Special assessments	4,000	4,000	4,611	611
Licenses and permits	550,842	550,842	622,493	71,651
Intergovernmental	3,606,584	3,712,834	4,069,215	356,381
Charges for services	1,240,722	1,240,722	1,267,227	26,505
Fines and forfeits	108,000	108,000	99,753	(8,247)
Investment income	257,500	257,500	606,802	349,302
Miscellaneous	119,800	119,800	398,822	279,022
Total revenues	21,553,668	21,659,918	22,659,531	999,613
Expenditures				
Current				
General government	4,517,683	4,554,958	4,529,498	(25,460)
Public safety				
Police	7,702,835	7,962,263	7,531,295	(430,968)
Fire and rescue	3,029,286	3,029,286	3,201,759	172,473
Other	971,494	971,494	912,455	(59,039)
Public works	2,894,521	3,055,021	2,707,281	(347,740)
Culture and recreation	2,752,861	2,775,336	2,726,106	(49,230)
Capital outlay	37,500	123,610	157,224	33,614
Total expenditures	21,906,180	22,471,968	21,765,618	(706,350)
Excess (deficiency) of revenues over expenditures	(352,512)	(812,050)	893,913	1,705,963
Other financing sources (uses)				
Transfers in	615,000	615,000	626,975	11,975
Transfers out	(262,488)	(552,488)	(552,745)	(257)
Sale of assets	–	–	22,634	22,634
Total other financing sources (uses)	352,512	62,512	96,864	34,352
Net change in fund balances	$ –	$ (749,538)	990,777	$ 1,740,315
Fund balances				
Beginning of year			13,411,569	
End of year			$ 14,402,346	

CITY OF PRIOR LAKE

Statement of Net Position
Proprietary Funds
as of December 31, 2025
(With Partial Comparative Information as of December 31, 2024)

	Business-Type Activities – Enterprise Funds			
	Water		Sewer	
	2025	2024	2025	2024
Current assets				
Cash and investments	$ 11,023,454	$ 9,692,062	$ 5,479,065	$ 5,120,355
Receivables				
Accounts	549,202	545,183	769,493	723,878
Special assessments				
Delinquent	56,462	48,657	67,325	49,112
Deferred	–	150	–	–
Due from other governmental agencies	647	3,660	647	771
Total current assets	11,629,765	10,289,712	6,316,530	5,894,116
Noncurrent assets				
Capital assets not being depreciated/amortized	2,646,811	2,689,488	1,720,809	94,106
Depreciable/amortizable capital assets	59,405,499	58,510,808	41,016,837	40,691,472
Accumulated depreciation/amortization	(17,042,348)	(16,039,306)	(12,402,825)	(11,612,718)
Total noncurrent assets	45,009,962	45,160,990	30,334,821	29,172,860
Total assets	56,639,727	55,450,702	36,651,351	35,066,976
Deferred outflows of resources				
Pension plan deferments – GERF	74,292	82,755	43,039	52,185
OPEB plan deferments	57,565	14,598	34,387	9,315
Total deferred outflows of resources	131,857	97,353	77,426	61,500
Total assets and deferred outflows of resources	$ 56,771,584	$ 55,548,055	$ 36,728,777	$ 35,128,476
Current liabilities				
Accounts and contracts payable	$ 152,798	$ 29,081	$ 536,603	$ 416,641
Accrued salaries and employee benefits payable	54,989	46,305	29,539	29,081
Due to other governmental agencies	76,663	86,757	4,310	2,429
Deposits payable	1,500	1,575	–	–
Accrued interest payable	1,000	1,300	1,000	1,300
Current portion of total OPEB liability	6,066	6,066	4,245	4,245
Current portion of compensated absences payable	53,294	32,272	28,303	21,475
Current portion of bonds payable	140,000	135,000	140,000	135,000
Total current liabilities	486,310	338,356	744,000	610,171
Noncurrent liabilities				
Compensated absences payable	99,471	98,767	34,842	50,651
Bonds premium (discount)	47,762	63,923	47,762	63,923
Bonds payable	310,000	450,000	310,000	450,000
Net pension liability – GERF	295,855	336,793	171,393	212,380
Total OPEB liability	117,168	68,067	69,370	43,061
Total noncurrent liabilities	870,256	1,017,550	633,367	820,015
Total liabilities	1,356,566	1,355,906	1,377,367	1,430,186
Deferred inflows of resources				
Pension plan deferments – GERF	217,589	263,862	126,053	166,390
OPEB plan deferments	14,091	15,561	8,418	9,930
Total deferred inflows of resources	231,680	279,423	134,471	176,320
Net position				
Net investment in capital assets	44,512,200	44,512,067	29,837,059	28,523,937
Unrestricted	10,671,138	9,400,659	5,379,880	4,998,033
Total net position	55,183,338	53,912,726	35,216,939	33,521,970
Total liabilities, deferred inflows of resources, and net position	$ 56,771,584	$ 55,548,055	$ 36,728,777	$ 35,128,476

See notes to basic financial statements

Water Quality 2025	Water Quality 2024	Totals 2025	Totals 2024	Governmental Activities – Internal Service Funds
$ 4,593,840	$ 4,172,167	$ 21,096,359	$ 18,984,584	$ 1,001,328
279,354	263,305	1,598,049	1,532,366	4,747
13,589	9,526	137,376	107,295	–
–	–	–	150	–
–	–	1,294	4,431	–
4,886,783	4,444,998	22,833,078	20,628,826	1,006,075
143,612	655,037	4,511,232	3,438,631	–
5,878,238	4,991,928	106,300,574	104,194,208	–
(1,416,770)	(1,320,835)	(30,861,943)	(28,972,859)	–
4,605,080	4,326,130	79,949,863	78,659,980	–
9,491,863	8,771,128	102,782,941	99,288,806	1,006,075
22,761	16,103	140,092	151,043	–
17,475	2,934	109,427	26,847	–
40,236	19,037	249,519	177,890	–
$ 9,532,099	$ 8,790,165	$ 103,032,460	$ 99,466,696	$ 1,006,075
$ 26,978	$ 61,734	$ 716,379	$ 507,456	$ –
14,021	6,063	98,549	81,449	–
2,141	2,085	83,114	91,271	–
–	–	1,500	1,575	–
2,207	18,431	4,207	21,031	–
1,483	1,483	11,794	11,794	–
17,696	10,020	99,293	63,767	669,860
40,000	20,000	320,000	290,000	–
104,526	119,816	1,334,836	1,068,343	669,860
20,052	12,706	154,365	162,124	1,144,166
56,759	59,754	152,283	187,600	–
1,120,000	1,160,000	1,740,000	2,060,000	–
90,643	65,534	557,891	614,707	–
35,928	13,416	222,466	124,544	–
1,323,382	1,311,410	2,827,005	3,148,975	1,144,166
1,427,908	1,431,226	4,161,841	4,217,318	1,814,026
66,664	51,343	410,306	481,595	–
4,278	3,127	26,787	28,618	–
70,942	54,470	437,093	510,213	–
3,388,321	3,787,469	77,737,580	76,823,473	–
4,644,928	3,517,000	20,695,946	17,915,692	(807,951)
8,033,249	7,304,469	98,433,526	94,739,165	(807,951)
$ 9,532,099	$ 8,790,165	$ 103,032,460	$ 99,466,696	$ 1,006,075

CITY OF PRIOR LAKE

Statement of Revenues, Expenses, and Changes in Net Position
Proprietary Funds
Year Ended December 31, 2025
(With Partial Comparative Information for the Year Ended December 31, 2024)

	Business-Type Activities – Enterprise Funds			
	Water		Sewer	
	2025	2024	2025	2024
Operating revenues				
Sewer charges	$ –	$ –	$ 4,352,818	$ 3,909,836
Water charges	3,811,953	3,525,016	–	–
Storm water charges	–	–	–	–
Base fees	1,526,931	1,389,992	1,323,937	1,206,346
Meter sales	40,080	61,407	–	–
Charges for services	–	–	–	–
Total operating revenues	5,378,964	4,976,415	5,676,755	5,116,182
Operating expenses				
Personal services	1,074,136	1,043,398	606,435	655,407
Supplies	419,532	422,363	78,464	89,879
Repairs and maintenance	264,739	279,045	116,206	362,870
Other services and charges	323,216	155,715	294,848	127,091
Insurance	7,985	7,514	8,753	8,576
Utilities	829,530	793,367	77,371	72,154
Disposal charges	–	–	2,090,201	2,055,457
Miscellaneous	14,725	4,433	–	–
Depreciation/amortization	1,134,462	1,082,320	790,107	770,812
Total operating expenses	4,068,325	3,788,155	4,062,385	4,142,246
Operating income (loss)	1,310,639	1,188,260	1,614,370	973,936
Nonoperating revenues (expenses)				
Intergovernmental	119	21,166	(634)	9,919
Investment income	469,562	355,389	242,869	177,775
Interest expense	(12,790)	(18,250)	(12,790)	(18,250)
Gain (loss) on sale of assets	(24,480)	–	–	–
Miscellaneous	8,609	14,935	32,630	6,250
Total nonoperating revenues (expenses)	441,020	373,240	262,075	175,694
Income before contributions and transfers	1,751,659	1,561,500	1,876,445	1,149,630
Special assessments (payback)	8,417	6,248	–	–
Capital grants	–	–	7,956	4,911
Capital contributions from developers	408,345	–	178,127	–
Capital contributions from other funds	187,933	1,856,220	65,744	1,229,310
Transfers in	41,145	257,313	10,309	88,032
Transfers out	(1,126,887)	(1,040,002)	(443,612)	(718,318)
Change in net position	1,270,612	2,641,279	1,694,969	1,753,565
Net position				
Beginning of year	53,912,726	51,271,447	33,521,970	31,768,405
End of year	$ 55,183,338	$ 53,912,726	$ 35,216,939	$ 33,521,970

Water Quality		Totals		Governmental Activities – Internal Service Funds
2025	2024	2025	2024	
$ –	$ –	$ 4,352,818	$ 3,909,836	$ –
–	–	3,811,953	3,525,016	–
2,062,778	1,628,444	2,062,778	1,628,444	–
–	–	2,850,868	2,596,338	–
–	–	40,080	61,407	–
–	–	–	–	81,471
2,062,778	1,628,444	13,118,497	11,721,041	81,471
395,688	198,984	2,076,259	1,897,789	149,308
31,278	36,097	529,274	548,339	–
358,839	306,278	739,784	948,193	–
189,434	117,802	807,498	400,608	–
127	127	16,865	16,217	–
–	–	906,901	865,521	–
–	–	2,090,201	2,055,457	–
–	–	14,725	4,433	–
95,936	107,074	2,020,505	1,960,206	–
1,071,302	766,362	9,202,012	8,696,763	149,308
991,476	862,082	3,916,485	3,024,278	(67,837)
2,520	41,061	2,005	72,146	–
217,021	160,654	929,452	693,818	42,483
(47,612)	(51,934)	(73,192)	(88,434)	–
–	–	(24,480)	–	–
–	–	41,239	21,185	–
171,929	149,781	875,024	698,715	42,483
1,163,405	1,011,863	4,791,509	3,722,993	(25,354)
(9,526)	(6,572)	(1,109)	(324)	–
–	–	7,956	4,911	–
117,910	–	704,382	–	–
252,753	414,512	506,430	3,500,042	–
9,810	2,395	61,264	347,740	–
(805,572)	(437,806)	(2,376,071)	(2,196,126)	–
728,780	984,392	3,694,361	5,379,236	(25,354)
7,304,469	6,320,077	94,739,165	89,359,929	(782,597)
$ 8,033,249	$ 7,304,469	$ 98,433,526	$ 94,739,165	$ (807,951)

CITY OF PRIOR LAKE

Statement of Cash Flows
Proprietary Funds
Year Ended December 31, 2025
(With Partial Comparative Information for the Year Ended December 31, 2024)

	Business-Type Activities – Enterprise Funds			
	Water		Sewer	
	2025	2024	2025	2024
Cash flows from operating activities				
Cash received from customers	$ 5,370,228	$ 4,909,498	$ 5,613,051	$ 4,998,125
Cash payments to suppliers	(1,746,104)	(1,712,835)	(2,544,000)	(2,477,742)
Cash payments to employees	(1,117,810)	(1,080,879)	(687,411)	(727,745)
Miscellaneous/other revenue	8,609	14,935	32,630	6,250
Net cash flows from operating activities	2,514,923	2,130,719	2,414,270	1,798,888
Cash flows from noncapital financing activities				
Intergovernmental revenue	119	21,166	(634)	9,919
Transfers in (out)	(1,085,742)	(782,689)	(433,303)	(630,286)
Net cash flows from noncapital financing activities	(1,085,623)	(761,523)	(433,937)	(620,367)
Cash flows from capital and related financing activities				
Special assessments	8,417	6,248	–	–
Capital grants	–	–	7,956	4,911
Acquisition of capital assets	(411,636)	(151,617)	(1,708,197)	(543,466)
Bonds issued	–	–	–	–
Premium on bonds issued	–	–	–	–
Payments on bonds payable	(135,000)	(135,000)	(135,000)	(135,000)
Interest paid on long-term debt	(29,251)	(34,650)	(29,251)	(34,650)
Net cash flows from capital and related financing activities	(567,470)	(315,019)	(1,864,492)	(708,205)
Cash flows from investing activities				
Interest received	469,562	355,389	242,869	177,775
Net increase in cash and cash equivalents	1,331,392	1,409,566	358,710	648,091
Cash and cash equivalents, January 1	9,692,062	8,282,496	5,120,355	4,472,264
Cash and cash equivalents, December 31	$ 11,023,454	$ 9,692,062	$ 5,479,065	$ 5,120,355

Water Quality		Totals		Governmental Activities – Internal Service Funds
2025	2024	2025	2024	
$ 2,042,666	$ 1,565,488	$ 13,025,945	$ 11,473,111	$ 81,289
(614,378)	(545,893)	(4,904,482)	(4,736,470)	–
(329,814)	(230,555)	(2,135,035)	(2,039,179)	–
–	–	41,239	21,185	–
1,098,474	789,040	6,027,667	4,718,647	81,289
2,520	41,061	2,005	72,146	–
(795,762)	(435,411)	(2,314,807)	(1,848,386)	–
(793,242)	(394,350)	(2,312,802)	(1,776,240)	–
(9,526)	(6,572)	(1,109)	(324)	–
–	–	7,956	4,911	–
(4,223)	(511,425)	(2,124,056)	(1,206,508)	–
–	1,180,000	–	1,180,000	–
–	61,001	–	61,001	–
(20,000)	–	(290,000)	(270,000)	–
(66,831)	(34,750)	(125,333)	(104,050)	–
(100,580)	688,254	(2,532,542)	(334,970)	–
217,021	160,654	929,452	693,818	42,407
421,673	1,243,598	2,111,775	3,301,255	123,696
4,172,167	2,928,569	18,984,584	15,683,329	877,632
$ 4,593,840	$ 4,172,167	$ 21,096,359	$ 18,984,584	$ 1,001,328

(continued)

CITY OF PRIOR LAKE

Statement of Cash Flows (continued)
Proprietary Funds
Year Ended December 31, 2025
(With Partial Comparative Information for the Year Ended December 31, 2024)

	Business-Type Activities – Enterprise Funds			
	Water		Sewer	
	2025	2024	2025	2024
Reconciliation of operating income to net cash flows from operating activities				
Operating income (loss)	$ 1,310,639	$ 1,188,260	$ 1,614,370	$ 973,936
Adjustments to reconcile operating income (loss) to net cash flows from operating activities				
Depreciation/amortization	1,134,462	1,082,320	790,107	770,812
Miscellaneous/other revenue	8,609	14,935	32,630	6,250
(Increase) decrease in assets and deferred outflows of resources				
Accounts receivable	(4,019)	(46,305)	(45,615)	(104,530)
Special assessments receivable	(7,655)	(13,654)	(18,213)	(12,935)
Due from other governments	3,013	(540)	124	(592)
Deferred outflows of resources – GERF	8,463	82,271	9,146	58,803
Deferred outflows of resources – OPEB	(42,967)	2,466	(25,072)	2,628
Increase (decrease) in liabilities and deferred inflows of resources				
Accounts and contracts payable	123,717	(54,927)	119,962	240,140
Accrued salaries and employee benefits payable	8,684	13,902	458	(208)
Due to other governmental agencies	(10,094)	4,529	1,881	(1,855)
Deposits payable	(75)	(6,418)	–	–
Compensated absences payable	21,726	6,702	(8,981)	(6,614)
Net pension liability – GERF	(40,938)	(221,760)	(40,987)	(163,273)
Total OPEB liability	49,101	(1,621)	26,309	(5,713)
Deferred inflows of resources – GERF	(46,273)	84,590	(40,337)	45,821
Deferred inflows of resources – OPEB	(1,470)	(4,031)	(1,512)	(3,782)
Net cash flows from operating activities	$ 2,514,923	$ 2,130,719	$ 2,414,270	$ 1,798,888
Schedule of noncash activities from capital and related financing activities				
Capital assets contributed from developers	$ 408,345	$ –	$ 178,127	$ –
Capital assets contributed from other funds	$ 187,933	$ 1,856,220	$ 65,744	$ 1,229,310
Trade-in of capital asset	$ –	$ –	$ –	$ 135,957
Amortization of premium (discount)	$ 16,161	$ 16,160	$ 16,161	$ 16,160
(Loss) on sale of assets	$ 24,479	$ –	$ –	$ –

Water Quality		Totals		Governmental Activities – Internal Service Funds
2025	2024	2025	2024	
$ 991,476	$ 862,082	$ 3,916,485	$ 3,024,278	$ (67,837)
95,936	107,074	2,020,505	1,960,206	–
–	–	41,239	21,185	–
(16,049)	(60,002)	(65,683)	(210,837)	(182)
(4,063)	(2,954)	(29,931)	(29,543)	–
–	–	3,137	(1,132)	–
(6,658)	24,521	10,951	165,595	–
(14,541)	1,516	(82,580)	6,610	–
(34,756)	(84,964)	208,923	100,249	–
7,958	(2,175)	17,100	11,519	–
56	(625)	(8,157)	2,049	–
–	–	(75)	(6,418)	–
15,022	16,155	27,767	16,243	149,308
25,109	(71,963)	(56,816)	(456,996)	–
22,512	(4,855)	97,922	(12,189)	–
15,321	7,212	(71,289)	137,623	–
1,151	(1,982)	(1,831)	(9,795)	–
$ 1,098,474	$ 789,040	$ 6,027,667	$ 4,718,647	$ 81,289
$ 117,910	$ –	$ 704,382	$ –	$ –
$ 252,753	$ 414,512	$ 506,430	$ 3,500,042	$ –
$ –	$ –	$ –	$ 135,957	$ –
$ 2,995	$ 1,247	$ 35,317	$ 33,567	$ –
$ –	$ –	$ 24,479	$ –	$ –

THIS PAGE INTENTIONALLY LEFT BLANK

NOTE 1 – SIGNIFICANT ACCOUNTING POLICIES

A. Organization

The City of Prior Lake, Minnesota (the City) operates under "Optional Plan B" as defined in Minnesota Statutes. Under this plan, the government of the City is directed by a City Council composed of an elected mayor and four elected councilmembers. The City Council exercises legislative authority and determines all matters of policy. The City Council appoints personnel responsible for the proper administration of all affairs relating to the City. The City has considered all potential units for which it is financially accountable, and other organizations for which the nature and significance of their relationship with the City are such that exclusion would cause the City's financial statements to be misleading or incomplete.

The accounting policies of the City conform to accounting principles generally accepted in the United States of America as applicable to governmental units.

B. Reporting Entity

As required by accounting principles generally accepted in the United States of America, these financial statements include the City (the primary government) and its component units. Component units are legally separate entities for which the primary government is financially accountable, or for which the exclusion of the component unit would render the financial statements of the primary government misleading. The criteria used to determine if the primary government is financially accountable for a component unit includes whether or not the primary government appoints the voting majority of the potential component unit's board, is able to impose its will on the potential component unit, is in a relationship of financial benefit or burden with the potential component unit, or is fiscally depended upon by the potential component unit.

As a result of applying these criteria, certain organizations have been included or disclosed in this report as follows:

> **Blended Component Unit** – The Prior Lake Economic and Development Authority (EDA) was created pursuant to Minnesota Statutes § 469.090 through § 469.108 to carryout economic and industrial development and redevelopment within the City in accordance with policies established by the City Council. The five-member Board of Directors consists of two councilmembers and three members appointed from the community by the City Council. The EDA is reported as a blended component unit within the EDA Special Revenue Fund. Separate financial statements are not issued for this component unit. The EDA may not exercise any of the powers enumerated by the authorizing statutes without prior approval of the City Council.

C. Government-Wide Financial Statements

The government-wide financial statements (Statement of Net Position and Statement of Activities) display information about the reporting government as a whole. These statements include all of the financial activities of the City. Governmental activities, which are normally supported by taxes and intergovernmental revenues, are reported separately from business-type activities, which significantly rely upon sales, fees, and charges for support.

NOTE 1 – SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

The Statement of Activities demonstrates the degree to which the direct expenses of a given function or segment are offset by program revenues. Direct expenses are those that are clearly identifiable with a specific function or segment. Program revenues include: 1) charges to customers or applicants who purchase, use, or directly benefit from goods, services, or privileges provided by a given function or segment, 2) operating grants and contributions, and 3) capital grants and contributions, including special assessments that are restricted to meeting the operational or capital requirements of a particular function or segment. Taxes and other internally directed revenues are reported as general revenues.

The government-wide financial statements are reported 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 and special assessments are recognized as revenues in the fiscal year for which they are certified for levy. Grants and similar items are recognized when all eligibility requirements imposed by the provider have been met.

As a general rule, the effect of interfund activity has been eliminated from the government-wide financial statements. However, charges between the City's enterprise funds and other functions are not eliminated, as that would distort the direct costs and program revenues reported in those functions. The City applies restricted resources first when an expense is incurred for which both restricted and unrestricted resources are available. Depreciation/amortization expense is included in the direct expenses of each function. Interest on long-term debt is considered an indirect expense and is reported separately on the Statement of Activities.

D. Fund Financial Statement Presentation

Separate fund financial statements are provided for governmental and proprietary funds. Major individual governmental and enterprise funds are reported as separate columns in the fund financial statements. Aggregated information for the remaining nonmajor governmental funds is reported in a single column in the fund financial statements.

Governmental fund financial statements are reported using the current financial resources measurement focus and the modified accrual basis of accounting. Under this basis of accounting, transactions are recorded in the following manner:

1. **Revenue Recognition** – Revenue is recognized when it becomes measurable and available. "Measurable" means the amount of the transaction can be determined and "available" means collectible within the current period or soon enough thereafter to be used to pay liabilities of the current period. For this purpose, the City considers revenues to be available if they are collected within 60 days after year-end. Only the portion of special assessments receivable due within the current fiscal period is considered to be susceptible to accrual as revenue of the current period. Grants and similar items are recognized when all eligibility requirements imposed by the provider have been met. Debt proceeds are reported as other financing sources.

   Major revenue that is susceptible to accrual includes property taxes, franchise taxes, special assessments, intergovernmental revenue, charges for services, and interest earned on investments. Major revenue that is not susceptible to accrual includes licenses and permits, fees, and miscellaneous revenue. Such revenue is recorded only when received because it is not measurable until collected.

2. **Recording of Expenditures** – Expenditures are generally recorded when a liability is incurred, except for principal and interest on long-term debt and other long-term obligations, which are recognized as expenditures to the extent they have matured. Capital asset acquisitions are reported as capital outlay expenditures in governmental funds.

NOTE 1 – SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Proprietary fund financial statements are reported using the economic resources measurement focus and the accrual basis of accounting, similar to the government-wide financial statements. Proprietary funds distinguish operating revenues and expenses from nonoperating items. Operating revenues and expenses generally result from providing services and producing and delivering goods in connection with a proprietary fund's principal ongoing operations. The principal operating revenues of the City's enterprise funds and internal service funds are charges to customers for sales and services. The operating expenses for the enterprise funds and internal service funds include the cost of sales and services, administrative expenses, and depreciation/amortization on capital assets. All revenues and expenses that do not meet this definition are reported as nonoperating revenues and expenses.

Aggregated information for the internal service funds is reported in a single column in the proprietary fund financial statements. Because the principal user of the internal services is the City's governmental activities, the financial statements of the internal service funds are consolidated into the governmental column when presented in the government-wide financial statements. The cost of these services is reported in the appropriate functional activity.

Description of Funds

The City reports the following major governmental funds:

General Fund – This is the general operating fund of the City. It is used to account for all financial resources except those required to be accounted for in another fund.

Debt Service Fund – This fund accounts for the resources accumulated to provide repayment of the City's general obligation debt.

Construction Capital Projects Fund – This fund accounts for the resources accumulated and payments made for city projects.

Trunk Reserve Capital Projects Fund – This fund accounts for the revenue generated from utility connection permits and acreage fees.

The City reports the following major proprietary funds:

Water Fund – This fund is used to account for the operation, maintenance, and improvement of the City's water system.

Sewer Fund – This fund is used to account for the operation, maintenance, and improvement of the City's sewer collection operations.

Water Quality Fund – This fund accounts for the costs associated with the City's storm water system.

The City also reports the following fund type:

Internal Service Funds – Internal service funds account for the financing of goods and services provided to other departments or agencies of the City on a cost-reimbursement basis. The City utilizes a Severance Compensation Internal Service Fund and an Insurance Internal Service Fund in managing city operations.

NOTE 1 – SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

E. Cash and Investments

1. Deposits and Investments

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

Cash balances from all funds are combined and invested to the extent available in short-term investments. Earnings from the pooled investments are allocated to the individual funds based on the average monthly cash and investment balances of the respective funds.

The Minnesota Municipal Money Market (4M) Fund is a customized cash management and investment program for Minnesota public funds. Sponsored and governed by the League of Minnesota Cities since 1987, the 4M Fund is a unique investment alternative designed to address the daily and long-term investment needs of Minnesota cities and other municipal entities. Allowable under Minnesota Statutes, the 4M Fund is comprised of top quality-related investments.

Investments are generally stated at fair value, except for investments in external investment pools, which are stated at amortized cost. Short-term, highly liquid debt instruments (including bankers' acceptance and U.S. treasury and agency obligations) purchased with a remaining maturity of one year or less may also be reported at amortized cost. Investment income is accrued at the Balance Sheet date.

Cash held in escrow includes balances held in escrow accounts for future capital projects from cash deposits in the police department and the Cable Franchise Fund. Earnings on these accounts are allocated directly to those funds.

The City categorizes its fair value measurements within the fair value hierarchy established by accounting principles generally accepted in the United States of America. The hierarchy is based on the valuation inputs used to measure the fair value of the asset. Level 1 inputs are quoted prices in active markets for identical assets; Level 2 inputs are significant other observable inputs; and Level 3 inputs are significant unobservable inputs.

Debt securities classified in Level 2 of the fair value hierarchy are valued using a matrix pricing technique. Matrix pricing is used to value securities based on the securities' relationship to benchmark quoted prices.

See Note 2 for the City's recurring fair value measurements as of year-end.

NOTE 1 – SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

2. Investment Policy

The City's investment policy contains the following restrictions:

a) Allowable Investments

The City may invest in any type of security allowed by Minnesota Statutes and may be amended from time to time. The City has chosen to limit its allowable investments to those instruments listed below:

1) Bonds, notes, certificates of indebtedness, treasury bills, or other securities now or hereafter issued by the United States of America, its agencies, and allowable instrumentalities.
2) Interest-bearing checking and savings accounts, or any other investments constituting direct obligations of any bank.
3) Certificates of deposit at state and federally-chartered institutions that are limited to the amount of coverage provided by the Federal Deposit Insurance Corporation (FDIC).
4) Money market accounts that are invested in the above referenced government securities.
5) State and local securities, which have at the time of investment one of the three highest credit ratings by a nationally recognized rating agency.
6) Investments may be made only in those savings banks or savings and loan associations the shares, or investment certificates, of which are insured by the FDIC.
7) Bankers' acceptances issued by United States banks and commercial paper issued by a United States corporation or its Canadian subsidiary that is rated in the highest quality category by at least two nationally recognized rating agencies and mature in 270 days or less.
8) Investment products that are considered as derivatives are specifically excluded from approved investments.

b) Diversification

It is the policy of the City to diversify its investment portfolio. Investments shall be diversified to eliminate the risk of loss resulting in over concentration in a specific maturity, issuers, or class of securities. Diversification strategies are implemented by the City's finance director. The diversification of the allowable investments noted above shall be as follows:

Issuer Type	Max % of Total Portfolio
U.S. treasury obligations	100%
Agency securities (GSEs)	100%
Certificates of deposit	100%
Municipal securities	30%
Money market funds	25%
Savings/demand deposits	10%
Bankers acceptance	10%
Commercial paper	10%

NOTE 1 – SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

c) Duration

It is the policy of the City to require that all investment maturities shall not extend beyond 10 years with no more than 20 percent maturing beyond 5 years. Subject to market conditions and cash flow requirements, it is desirable for the City's investments to be laddered over time in an effort to reduce interest rate market risk.

F. Receivables

Accounts receivable include amounts billed for services provided before year-end. The City annually certifies delinquent water and sewer accounts to the county for collection in the following year. Therefore, there has been no allowance for doubtful accounts established. Receivables not expected to be collected in one year include taxes, leases, and special assessments.

G. Property Taxes

Property tax levies are set by the City Council in December of each year and are certified to Scott County for collection in the following year. In Minnesota, counties act as collection agents for all property taxes.

The county spreads all levies over taxable property. Such taxes become a lien on January 1 and are recorded as receivables by the City on that date. Real property taxes may be paid by taxpayers in two equal installments on May 15 and October 15. Personal property taxes are due in full on May 15. The county provides tax settlements to cities and other taxing districts three times a year; in July, December, and January. Taxes which remain unpaid on December 31 are classified as delinquent taxes receivable.

Property taxes are recognized as revenue in the year levied in the government-wide financial statements. In the governmental fund financial statements, taxes are recognized as revenue when received in cash or within 60 days after year-end. Taxes which remain unpaid at December 31, are classified as delinquent taxes receivable, and are offset by a deferred inflow of resources in the governmental fund financial statements.

H. Special Assessments

Special assessments represent the financing for public improvements paid for by benefiting property owners. These assessments are recorded as delinquent (levied, but unremitted) or deferred (certified, but not yet levied), or other (Green Acres) special assessments receivable. Deferred contingent special assessments represent assessments on undeveloped property that will not be levied and collected until the properties are subdivided or developed.

I. Assets Held for Resale

Assets held for resale are reported as an asset in the government-wide and fund financial statements. These assets are reported at the lower of cost or acquisition value.

J. Interfund Receivables and Payables

In the fund financial statements, activity between funds that is representative of lending or borrowing arrangements is reported as either "due to/from other funds" (current portion) or "advances to/from other funds." All other outstanding balances between funds are reported as "due to/from other funds." Any residual balances outstanding between the governmental activities and business-type activities are reported in the government-wide financial statements as "internal balances."

NOTE 1 – SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

K. Capital Assets

Capital assets, which include property, buildings, improvements, equipment, infrastructure assets (roads, bridges, sidewalks, and similar items), technology subscriptions and intangible assets, such as water access agreements and easements, are reported in the applicable governmental or business-type activities columns in the government-wide financial statements. Such assets are capitalized at historical cost, or estimated historical cost for assets where actual historical cost is not available. Donated assets are recorded as capital assets at their estimated acquisition value on the date of donation. Technology subscriptions are recorded based on the measurement of any subscription liability plus any payments due to the subscription vendor at the commencement of the subscription term, including any applicable initial implementation costs. The City defines capital assets as those with an initial, individual cost of $10,000 or more with an estimated useful life in excess of one year, including technology subscriptions. Groups of similar assets acquired at or near the same time for a single objective, with individual acquisition costs below this threshold, are also capitalized if the cost of the assets is considered significant in the aggregate. Assets purchased with federal funding is capitalized when the cost exceeds $5,000. The cost of normal maintenance and repairs that do not add to the value of the asset or materially extend asset lives are not capitalized.

In the case of initial capitalization of general infrastructure assets (i.e., those reported by governmental activities) the City chose to include items dating back to June 30, 1980. The City was able to estimate the historical cost for the initial reporting of these assets through back-trending (i.e., estimating the current replacement cost of the infrastructure to be capitalized and using an appropriate price-level index to deflate the cost to the acquisition year or estimated acquisition year).

Capital assets are recorded in the government-wide and proprietary fund financial statements, but are not reported in the governmental fund financial statements. Property, plant, and equipment of the City are depreciated/amortized using the straight-line method over the following estimated useful lives:

Assets	Useful Lives in Years
Land improvements	5–20
Machinery and equipment	5–30
Vehicles	8–25
Infrastructure	10–65

Technology subscriptions are amortized in a systematic and rational manner over the shorter of the subscription term or the useful life of the underlying information technology (IT) assets. Land, utility access agreements, easements, and construction in progress are not depreciated.

NOTE 1 – SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

L. Compensated Absences

The City recognizes a liability for compensated absences for leave time that (1) has been earned for services previously rendered by employees, (2) accumulates and is allowed to be carried over to subsequent years, and (3) is more likely than not to be used as time off or settled during or upon separation from employment. Based on these criteria, two types of leave qualify for liability recognition for compensated absences, vacation and sick leave. The liability for compensated absences is reported as incurred in the government-wide and proprietary fund financial statements. A liability for compensated absences is recorded in the governmental funds only if the liability has matured because of employee resignations or retirements. The liability for compensated absences includes salary-related benefits, where applicable.

It is the City's policy to permit employees to accumulate earned but unused vacation and sick leave. Upon separation, unused vacation and 50 percent of sick pay are paid to the employee if employed longer than five years. The majority of separation benefits are paid into a retirement health savings plan.

The City has provided funding for these obligations in the Severance Compensation Internal Service Fund and enterprise funds.

M. Long-Term Liabilities

In the government-wide and proprietary fund financial statements, long-term debt and other long-term obligations are reported as liabilities. Bond premiums and discounts are deferred and amortized over the life of the bonds using the straight-line method.

In the fund financial statements, governmental fund types recognize bond premiums and discounts, as well as bond issuance costs, during the current period. The face amount of debt issued is reported as other financing sources. Premiums received on debt issuances are reported as other financing sources, while discounts on debt issuances are reported as other financing uses.

N. Subscription-Based Information Technology Arrangements (SBITAs)

A SBITA is a contract that conveys control of the right to use another party's IT software, alone or in combination with tangible capital assets (the underlying IT assets), as specified in the contract for a period of time in an exchange or exchange-like transaction. The City has entered into certain technology subscriptions for public safety software solutions. Capital assets associated with SBITAs are presented separately from other capital assets in Note 4. SBITAs related liabilities are reported in Note 6, which include the terms and related disclosures associated with any subscription liabilities.

O. Other Post-Employment Benefits (OPEB)

Under Minnesota Statutes § 471.61, Subd. 2b, public employers must allow retirees and their dependents to continue coverage indefinitely in an employer-sponsored healthcare plan, under the following conditions: 1) retirees must be receiving (or be eligible to receive) an annuity from a Minnesota public pension plan; 2) coverage must continue in a group plan until age 65, and retirees must pay no more than the group premium; and 3) retirees may obtain dependent coverage immediately before retirement. All premiums are funded on a pay-as-you-go basis.

NOTE 1 – SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

P. State-Wide Pension Plans

For purposes of measuring the net pension liability, deferred outflows/inflows of resources, and pension expense, information about the fiduciary net position of the Public Employees Retirement Association (PERA) and additions to/deductions from the PERA's fiduciary net position have been determined on the same basis as they are reported by the PERA. For this purpose, plan contributions are recognized as of employer payroll paid dates and benefit payments, and refunds are recognized when due and payable in accordance with the benefit terms. Investments are reported at fair value.

Q. Deferred Outflows/Inflows of Resources

In addition to assets and liabilities, statements of financial position, or balance sheets, will sometimes report a separate section for deferred outflows and deferred inflows of resources. These separate financial statement elements represent a consumption or acquisition of net assets that applies to future periods and so will not be recognized as an outflow of resources (expense/expenditure) or an inflow of financial resources (revenue) until then.

The City reports deferred outflows and inflows of resources related to pensions and OPEB in the government-wide and enterprise funds Statement of Net Position. These deferred outflows and inflows result from differences between expected and actual experience, changes in proportion, changes of assumptions, difference between projected and actual earnings on pension plan investments, and from contributions to the plan subsequent to the measurement date and before the end of the reporting period. These amounts are deferred and amortized as required under pension and OPEB standards.

The City reports deferred inflows of resources related to lease receivables in the government-wide Statement of Net Position and governmental funds Balance Sheet, which requires lessors to recognize deferred inflows of resources to correspond to lease receivables. These amounts are deferred and amortized in a systematic and rationale manner over the term of the lease. The City reports deferred inflows of resources related to municipal state aid. The amounts received in advance of state aid allotments are deferred and reported as revenue in the year allotted to the City.

Unavailable revenue arises only under a modified accrual basis of accounting and, therefore, is only reported in the governmental funds Balance Sheet. The governmental funds report unavailable revenue from two sources: property taxes and special assessments. These amounts are deferred and recognized as an inflow of resources in the period that the amounts become available.

R. Net Position

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

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

- **Restricted Net Position** – Consists of net position restricted when there are limitations imposed on their use through external restrictions imposed by creditors, grantors, or laws or regulations of other governments.

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

The City applies restricted resources first when an expense is incurred for which both restricted and unrestricted resources are available.

NOTE 1 – SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

S. Fund Balance Classifications

In the fund financial statements, governmental funds report fund balance in classifications that disclose constraints for which amounts in those funds can be spent. These classifications are as follows:

- **Nonspendable** – Consists of amounts that are not in spendable form, such as prepaid items, inventory, and other long-term assets.

- **Restricted** – Consists of amounts related to externally imposed constraints established by creditors, grantors, or contributors; or constraints imposed by state statutory provisions.

- **Committed** – Consists of internally imposed constraints that are established by resolution of the City Council. Those committed amounts cannot be used for any other purpose unless the City Council removes or changes the specified use by taking the same type of action it employed to previously commit those amounts.

- **Assigned** – Consists of internally imposed constraints. These constraints consist of amounts intended to be used by the City for specific purposes but do not meet the criteria to be classified as restricted or committed. In governmental funds, assigned amounts represent intended uses established by the governing body itself or by an official to which the governing body delegates the authority. Pursuant to City Council resolution, the finance director is authorized to establish assignments of fund balance.

- **Unassigned** – The residual classification for the General Fund, which also reflects negative residual amounts in other funds.

When both restricted and unrestricted resources are available for use, it is the City's policy to first use restricted resources, then use unrestricted resources as they are needed. When committed, assigned, or unassigned resources are available for use, it is the City's policy to use resources in the following order: 1) committed, 2) assigned, and 3) unassigned.

T. Comparative Data

The basic financial statements include certain prior year partial comparative information in total, but not at the level of detail required for a presentation in conformity with accounting principles generally accepted in the United States of America. Accordingly, such information should be read in conjunction with the City's financial statements for the year ended December 31, 2024, from which the summarized information was derived. Also, certain amounts presented in the prior year data have been reclassified in order to be consistent with the current year's presentation.

U. Budgets and Budgetary Accounting

Annual budgets are adopted on a basis consistent with accounting principles generally accepted in the United States of America for the General Fund. All annual appropriations lapse at year-end. The City does not use encumbrance accounting.

In June of each year, all departments of the City submit requests for appropriations to the finance director so that a budget may be prepared. In September, the proposed budget is presented to the City Council for review. The City Council holds public hearings and a final budget is prepared and adopted in early December.

The appropriated budget is prepared by fund, function, and department. The City's department heads may make transfers of appropriations within a department. Transfers of appropriations between departments require the approval of the city manager. The legal level of budgetary control is the fund level.

V. Statement of Cash Flows

For purposes of the Statement of Cash Flows, the City considers all highly liquid debt instruments with an original maturity from the time of purchase by the City of three months or less to be cash equivalents. The proprietary funds' portion in the government-wide cash and investment management pool is considered to be cash equivalent.

W. Risk Management

The City is exposed to various risks of loss related to torts: theft of, damage to, and destruction of assets; errors and omissions; and natural disasters. The City participates in the League of Minnesota Cities Insurance Trust (LMCIT), a public entity risk pool for its general property and casualty, workers' compensation, and other miscellaneous insurance coverages. The LMCIT operates as a common risk management and insurance program for a large number of cities in Minnesota. The City pays an annual premium to the LMCIT for insurance coverage. The LMCIT agreement provides that the trust will be self-sustaining through member premiums and will reinsure through commercial companies for claims in excess of certain limits. Settled claims did not exceed insurance coverage in the past three fiscal years. There were no significant reductions in insurance coverage in the current year.

X. Restricted Assets

Restricted assets are cash, investments, and interest accrued thereon; the use of which is limited by external requirements, such as a bond indenture or trust agreements.

Y. Use of Estimates

The preparation of financial statements, in conformity with accounting principles generally accepted in the United States of America, requires management to make estimates and assumptions that affect amounts reported in the financial statements during the reporting period. Actual results could differ from those estimates.

NOTE 2 – CASH AND INVESTMENTS

A. Components of Cash and Investments

Cash and investments at year-end consist of the following:

Deposits	$	994,410
Investments		55,461,428
Cash on hand		850
Total	$	56,456,688

Cash and investments are presented in the financial statements as follows:

Statement of Net Position		
Cash and investments	$	56,425,322
Restricted assets – temporarily restricted – cash and investments held in escrow		31,366
Total	$	56,456,688

B. Deposits

In accordance with applicable Minnesota Statutes, the City maintains deposits at depository banks authorized by the City Council, including checking accounts and certificates of deposit.

The following is considered the most significant risk associated with deposits:

Custodial Credit Risk – In the case of deposits, this is the risk that in the event of a bank failure, the City's deposits may be lost.

Minnesota Statutes require that all deposits be protected by federal deposit insurance, corporate surety bond, or collateral. The market value of collateral pledged must equal 110 percent of the deposits not covered by federal deposit insurance or corporate surety bonds. Authorized collateral includes treasury bills, notes, and bonds; issues of U.S. government agencies; general obligations rated "A" or better; revenue obligations rated "AA" or better; irrevocable standard letters of credit issued by the Federal Home Loan Bank; and certificates of deposit. Minnesota Statutes require that securities pledged as collateral be held in safekeeping in a restricted account at the Federal Reserve Bank or in an account at a trust department of a commercial bank or other financial institution that is not owned or controlled by the financial institution furnishing the collateral. The City has no additional deposit policies addressing custodial credit risk.

At year-end, the carrying amount of the City's deposits was $994,410, while the balance on the bank records was $2,155,228. At December 31, 2025, all deposits were fully covered by federal deposit insurance, surety bonds, or by collateral held by the City's agent in the City's name.

NOTE 2 – CASH AND INVESTMENTS (CONTINUED)

C. Investments

The City has the following investments at year-end:

Investment Type	Credit Risk Rating	Credit Risk Agency	Fair Value Measurement	Interest Risk – Segmented Time Distribution in Years: Less Than 1	1 to 5	6 to 10	Total
U.S. treasuries	AA	Moody's	Level 2	$ 1,999,930	$ 473,885	$ –	$ 2,473,815
U.S. agency securities	AA	S&P	Level 2	4,053,630	2,435,689	2,787,064	9,276,383
U.S. agency securities	N/R	N/A	Level 2	–	324,330	537,066	861,396
Local government securities	AAA	S&P	Level 2	–	2,135,933	–	2,135,933
Local government securities	AAA	Moody's	Level 2	–	923,626	–	923,626
Local government securities	AA	S&P	Level 2	1,652,921	2,426,564	2,315,594	6,395,079
Local government securities	AA	Moody's	Level 2	492,245	3,379,425	516,235	4,387,905
Local government securities	A	S&P	Level 2	–	211,534	–	211,534
Local government securities	A	Moodys	Level 2	–	602,838	–	602,838
Negotiable certificates of deposit	N/A	N/R	Level 2	1,461,009	10,193,979	–	11,654,988
				$ 9,659,735	$ 23,107,803	$ 6,155,959	38,923,497
Investment pools/mutual funds							
4M Fund	AAA	S&P	Amortized Cost				10,911,342
Federated Hermes Treasuries Fund	AAA	S&P	Level 1				5,626,589
Total investment pools/ mutual funds							16,537,931
Total investments							$ 55,461,428

N/A – Not Applicable
N/R – Not Rated

The City's investments include investment pools managed by the 4M Fund, which is an external investment pool regulated by Minnesota Statutes and is not registered with the Securities and Exchange Commission. The City's investments in this investment pool are measured at the net asset value per share provided by the pools, which are based on amortized cost methods that approximate fair value. The 4M Fund is sponsored by the League of Minnesota Cities. Investments are purchased and regulated according to Minnesota Statutes. For this investment pool, there are no unfunded commitments, redemption frequency is daily, and there is no redemption notice required for the Liquid Class; the redemption notice period is 14 days for the Plus Class.

Investments are subject to various risks, the following of which are considered the most significant:

Custodial Credit Risk – For investments, this is the risk that in the event of a failure of the counterparty to an investment transaction (typically a broker-dealer) the City would not be able to recover the value of its investments or collateral securities that are in the possession of an outside party. The City does not have a formal investment policy addressing this risk, but typically limits its exposure by purchasing insured or registered investments, or by the control of who holds the securities.

NOTE 2 – CASH AND INVESTMENTS (CONTINUED)

Credit Risk – This is the risk that an issuer or other counterparty to an investment will not fulfill its obligations. Minnesota Statutes limit the City's investments to direct obligations or obligations guaranteed by the United States or its agencies; shares of investment companies registered under the Federal Investment Company Act of 1940 that receive the highest credit rating, are rated in one of the two highest rating categories by a statistical rating agency, and all of the investments have a final maturity of 13 months or less; general obligations rated "A" or better; revenue obligations rated "AA" or better; general obligations of the Minnesota Housing Finance Agency rated "A" or better; bankers' acceptances of United States banks eligible for purchase by the Federal Reserve System; commercial paper issued by United States corporations or their Canadian subsidiaries, rated of the highest quality category by at least two nationally recognized rating agencies, and maturing in 270 days or less; Guaranteed Investment Contracts guaranteed by a United States commercial bank, domestic branch of a foreign bank, or a United States insurance company, and with a credit quality in one of the top two highest categories; repurchase or reverse purchase agreements and securities lending agreements with financial institutions qualified as a "depository" by the government entity, with banks that are members of the Federal Reserve System with capitalization exceeding $10,000,000; that are a primary reporting dealer in U.S. government securities to the Federal Reserve Bank of New York; or certain Minnesota securities broker-dealers. The City's investment policy as described in Note 1 addresses credit risk.

Concentration Risk – This is the risk associated with investing a significant portion of the City's investment (considered 5.0 percent or more) in the securities of a single issuer, excluding U.S. guaranteed investments (such as treasuries), investment pools, and mutual funds. At December 31, 2025, the City had 10.1 percent of its portfolio invested with Federal Home Loan Bank and 6.3 percent invested in Federal Farm Credit Bank. The City's investment policy as described in Note 1, addresses concentration risk.

Interest Rate Risk – This is the risk of potential variability in the fair value of fixed rate investments resulting from changes in interest rates (the longer the period for which an interest rate is fixed, the greater the risk). The City has an investment policy as described in Note 1, which addresses interest rate risk.

NOTE 3 – LEASE RECEIVABLE

The City has entered into 10 lease receivable agreements for cell tower rental and space rental at various city sites. The lease terms include interest rates ranging from 0.2 percent to 3.6 percent with final maturities through 2040. These leases are reported as lease receivables totaling $2,338,451. These receivables are offset by deferred inflows of resources as lease revenue for subsequent years totaling $2,278,460. During the current year, the City received principal and interest payments of $239,886 and $15,490, respectively, on these leases. The deferred inflows of resources are being amortized to revenue over the life of the leases.

NOTE 4 – CAPITAL ASSETS

Capital asset activity for the year ended December 31, 2025 was as follows:

A. Changes in Capital Assets Used in Governmental Activities

	Beginning of Year	Additions	Deletions	Transfers and Completed Construction	End of Year
Capital assets, not depreciated/amortized					
Land	$ 35,016,051	$ 762,550	$ (988,000)	$ –	$ 34,790,601
Easements	56,152,920	–	–	–	56,152,920
Construction in progress	9,052,106	8,977,075	–	(3,072,797)	14,956,384
Total capital assets, not depreciated/amortized	100,221,077	9,739,625	(988,000)	(3,072,797)	105,899,905
Capital assets, depreciated/amortized					
Land improvements	2,832,128	–	–	–	2,832,128
Machinery and equipment	8,816,573	628,936	(62,290)	–	9,383,219
Vehicles	8,113,551	240,289	(502,371)	209,908	8,061,377
Infrastructure	145,403,719	5,122,644	–	2,356,459	152,882,822
Technology subscriptions	543,449	–	–	–	543,449
Total capital assets, depreciated/amortized	165,709,420	5,991,869	(564,661)	2,566,367	173,702,995
Less accumulated depreciation/amortization on					
Land improvements	(2,115,181)	(65,199)	–	–	(2,180,380)
Machinery and equipment	(5,588,968)	(514,892)	50,022	–	(6,053,838)
Vehicles	(5,625,380)	(762,411)	472,982	–	(5,914,809)
Infrastructure	(76,953,318)	(4,226,820)	–	–	(81,180,138)
Technology subscriptions	(234,328)	(101,303)	–	–	(335,631)
Total accumulated depreciation/amortization	(90,517,175)	(5,670,625)	523,004	–	(95,664,796)
Net capital assets, depreciated/amortized	75,192,245	321,244	(41,657)	2,566,367	78,038,199
Total capital assets, net	$ 175,413,322	$ 10,060,869	$ (1,029,657)	$ (506,430)	$ 183,938,104

B. Changes in Capital Assets Used in Business-Type Activities

	Beginning of Year	Additions	Deletions	Transfers and Completed Construction	End of Year
Capital assets, not depreciated					
Utility access agreements	$ 2,499,970	$ –	$ –	$ –	$ 2,499,970
Easements	218,912	–	–	–	218,912
Construction in progress	719,749	1,975,175	–	(902,574)	1,792,350
Total capital assets, not depreciated	3,438,631	1,975,175	–	(902,574)	4,511,232
Capital assets, depreciated					
Land improvements	87,740	–	–	–	87,740
Machinery and equipment	1,972,016	96,319	(155,899)	163,909	2,076,345
Vehicles	580,398	52,561	–	223,018	855,977
Infrastructure	101,554,053	704,382	–	1,022,077	103,280,512
Total capital assets, depreciated	104,194,207	853,262	(155,899)	1,409,004	106,300,574
Less accumulated depreciation on					
Land improvements	(65,706)	(4,387)	–	–	(70,093)
Machinery and equipment	(1,191,581)	(113,873)	131,420	–	(1,174,034)
Vehicles	(186,702)	(58,600)	–	–	(245,302)
Infrastructure	(27,528,869)	(1,843,645)	–	–	(29,372,514)
Total accumulated depreciation	(28,972,858)	(2,020,505)	131,420	–	(30,861,943)
Net capital assets, depreciated	75,221,349	(1,167,243)	(24,479)	1,409,004	75,438,631
Total capital assets, net	$ 78,659,980	$ 807,932	$ (24,479)	$ 506,430	$ 79,949,863

NOTE 4 – CAPITAL ASSETS (CONTINUED)

C. Depreciation/Amortization Expense by Function

Depreciation/amortization expense for the year ended December 31, 2025 was charged to the following functions:

Governmental activities		
General government	$	516,387
Public safety		807,437
Public works		3,670,772
Culture and recreation		676,029
Total depreciation/amortization expense – governmental activities	$	5,670,625
Business-type activities		
Water	$	1,134,462
Sewer		790,107
Water quality		95,936
Total depreciation expense – business-type activities	$	2,020,505

NOTE 5 – TRANSFERS AND INTERFUND BALANCES

A. Transfers

A schedule of interfund transfers is as follows:

	Transfers In							
	Governmental Funds				Proprietary Funds			
Transfers Out	General	Debt Service	Construction	Nonmajor	Water	Sewer	Water Quality	Total
Governmental funds								
General	$ –	$ 262,488	$ –	$ 290,257	$ –	$ –	$ –	$ 552,745
Debt Service	–	2,838	–	–	–	–	–	2,838
Construction	–	–	–	300,000	15,067	4,906	9,810	329,783
Nonmajor	11,975	369,731	265,609	–	–	5,403	–	652,718
Proprietary funds								
Water	251,000	624,750	27,709	223,428	–	–	–	1,126,887
Sewer	249,000	–	76,201	92,333	26,078	–	–	443,612
Water Quality	115,000	–	537,215	153,357	–	–	–	805,572
	$ 626,975	$ 1,259,807	$ 906,734	$ 1,059,375	$ 41,145	$ 10,309	$ 9,810	$ 3,914,155

Transfers are used to move revenues from the funds in which they are collected to the funds where they are to be spent in accordance with statutory, budgetary, or contractual requirements.

Transfers and interfund balances are reported in the fund financial statements but are eliminated in the government-wide financial statements, as applicable.

B. Intrafund Balances

The General Fund has an intrafund due to/from balance of $2,688. These balances are the result of cash flow deficits within components of this fund.

NOTE 6 – LONG-TERM DEBT

A. Components of Long-Term Debt

	Original Issue	Interest Rate	Issue Date	Final Maturity Date	Balance – End of Year
Governmental activities					
General obligation bonds					
Street Reconstruction Bonds of 2016A	$ 760,000	2.00%	05/01/2016	12/15/2026	$ 40,000
Improvement Bonds of 2018A	$ 2,485,000	4.00–5.00%	08/15/2018	12/15/2028	775,000
Improvement Bonds of 2019A	$ 1,665,000	5.00%	06/27/2019	12/15/2029	765,000
Improvement Bonds of 2021A	$ 5,270,000	1.00–3.00%	07/15/2021	12/15/2031	3,305,000
Improvement Bonds of 2021B	$ 4,990,000	5.00%	07/26/2021	12/15/2029	2,625,000
Improvement Bonds of 2022A	$ 1,910,000	4.00–5.00%	09/08/2022	12/15/2032	1,450,000
Improvement Bonds of 2023A	$ 1,620,000	5.00%	07/19/2023	12/15/2033	1,400,000
Total general obligation bonds					10,360,000
Improvement Bonds of 2015A	$ 4,640,000	2.00–3.00%	05/14/2015	12/15/2030	2,885,000
Improvement Bonds of 2016A	$ 1,105,000	2.00%	05/01/2016	12/15/2026	110,000
Improvement Bonds of 2017A	$ 4,135,000	2.00–2.25%	06/29/2017	12/15/2027	825,000
Improvement Bonds of 2018A	$ 3,145,000	4.00–5.00%	08/15/2018	12/15/2028	870,000
Improvement Bonds of 2024A	$ 1,580,000	5.00%	08/20/2024	12/15/2029	1,315,000
Improvement Bonds of 2025A	$ 2,125,000	4.00–5.00%	08/14/2025	12/15/2040	2,125,000
Total general obligation special assessment bonds					8,130,000
General obligation revenue bonds					
General Obligation Improvement Bonds of 2015A	$ 5,360,000	1.00–3.00%	05/14/2015	12/15/2031	3,495,000
Premium (discount) on bonds payable					1,682,701
Subscription liabilities	$ 543,449	2.60%	08/15/2022	06/30/2028	169,802
Compensated absences payable					1,814,026
Total governmental activity long-term liabilities					25,651,529
Business-type activities					
General obligation revenue bonds					
General Obligation Improvement Bonds of 2018A	$ 2,640,000	4.00–5.00%	08/15/2018	12/15/2028	900,000
General Obligation Improvement Bonds of 2024A	$ 1,180,000	4.00–5.00%	08/20/2024	12/15/2044	1,160,000
Total general obligation revenue bonds					2,060,000
Premium (discount) on bonds payable					152,283
Compensated absences payable					253,658
Total business-type activity long-term liabilities					2,465,941
Total government-wide long-term liabilities					$ 28,117,470

NOTE 6 – LONG-TERM DEBT (CONTINUED)

B. Changes in Long-Term Debt

	Balance – Beginning of Year	Additions	Deletions	Balance – End of Year	Due Within One Year
Governmental activities					
Bonds payable					
G.O. bonds	$ 12,150,000	$ –	$ 1,790,000	$ 10,360,000	$ 1,890,000
G.O. special assessment bonds	7,830,000	2,125,000	1,825,000	8,130,000	1,785,000
G.O. revenue bonds	4,010,000	–	515,000	3,495,000	530,000
Premium (discount) on bonds payable	1,919,978	118,690	355,967	1,682,701	–
Total bonds payable, net of premium (discount)	25,909,978	2,243,690	4,485,967	23,667,701	4,205,000
Energy loan payable	148,731	–	148,731	–	–
Subscription liabilities	285,857	–	116,055	169,802	129,228
Compensated absences payable	1,664,718	236,935	87,627	1,814,026	669,860
Governmental activities long-term liabilities	$ 28,009,284	$ 2,480,625	$ 4,838,380	$ 25,651,529	$ 5,004,088
Business-type activities					
Bonds payable					
G.O. revenue bonds	$ 2,350,000	$ –	$ 290,000	$ 2,060,000	$ 320,000
Premium (discount) on bonds payable	187,600	–	35,317	152,283	–
Total bonds payable, net of premium (discount)	2,537,600	–	325,317	2,212,283	320,000
Compensated absences payable	225,891	50,991	23,224	253,658	99,293
Business-type activities long-term liabilities	$ 2,763,491	$ 50,991	$ 348,541	$ 2,465,941	$ 419,293

NOTE 6 – LONG-TERM DEBT (CONTINUED)

C. Minimum Debt Payments

Minimum annual principal and interest payments required to retire long-term debt are as follows:

Year Ending December 31,	Governmental Activities – General Obligation – Principal	General Obligation – Interest	G.O. Special Assessment – Principal	G.O. Special Assessment – Interest	G.O. Revenue – Principal	G.O. Revenue – Interest	Subscription Liabilities – Principal	Subscription Liabilities – Interest
2026	$ 1,890,000	$ 423,765	$ 1,785,000	$ 336,866	$ 530,000	$ 99,450	$ 129,228	$ 4,427
2027	1,955,000	340,665	1,685,000	245,713	550,000	86,200	20,027	1,088
2028	1,995,000	253,515	1,295,000	186,750	570,000	72,450	20,547	567
2029	1,880,000	164,965	1,075,000	133,000	590,000	55,350	–	–
2030	1,015,000	82,465	695,000	91,250	615,000	37,650	–	–
2031–2035	1,625,000	97,665	715,000	272,750	640,000	19,200	–	–
2036–2040	–	–	880,000	108,600	–	–	–	–
	$ 10,360,000	$ 1,363,040	$ 8,130,000	$ 1,374,929	$ 3,495,000	$ 370,300	$ 169,802	$ 6,082

Year Ending December 31,	Business-Type Activities – G.O. Revenue – Principal	G.O. Revenue – Interest
2026	$ 320,000	$ 94,650
2027	340,000	78,650
2028	365,000	61,650
2029	45,000	43,400
2030	50,000	41,150
2031–2035	280,000	168,200
2036–2040	340,000	106,200
2041–2044	320,000	32,600
	$ 2,060,000	$ 626,500

D. Other Long-Term Liabilities

The City offers a number of benefits to its employees, including compensated absences payable. The details of these various benefit liabilities are discussed elsewhere in these notes. Such benefits are financed primarily from the General Fund, enterprise funds, and internal service funds.

NOTE 6 – LONG-TERM DEBT (CONTINUED)

E. Descriptions and Restrictions of Long-Term Debt

General Obligation Bonds – The City issues general obligation bonds to provide funds for the acquisition and construction of major capital facilities. They will be repaid with ad valorem taxes. General obligation bonds have been issued for general government activities. In addition, general obligation bonds have been issued to refund bond issues. General obligation bonds are direct obligations and pledge the full faith and credit of the City.

General Obligation Special Assessment Bonds – Special assessment bonds were issued to finance various improvements and will be repaid primarily from special assessments levied on the properties benefiting from the improvements. Some issues, however, are partly financed by ad valorem tax levies. All special assessment debt is backed by the full faith and credit of the City.

General Obligation Tax Increment Bonds – These bonds were issued for downtown redevelopment projects. The additional tax increments resulting from increased tax capacity of the redeveloped properties will be used to retire related debt.

General Obligation Revenue Bonds – These bonds were used to finance maintenance and building improvements. They will be repaid with ad valorem taxes and revenue from the utilities. The bonds are backed by the full faith and credit of the City.

Energy Loan Payable – In 2014, the City entered into an energy loan payable for the purpose of furnishing certain equipment and work designed to reduce energy consumption and operational costs in the City. In this energy loan payable agreement, the provider guarantees a minimum level of energy and operational savings in the City. Payments on the loan will be made semiannually in the amount of $150,307 commencing December 19, 2015 and each June and December 19 thereafter, until final payment was made on June 19, 2025.

Subscription Liabilities – The City entered into an agreement to finance the use of technology software, which calls for monthly principal and interest payments through 2028. This subscription liability is paid by the General Fund. The total amount of the underlying technology subscriptions assets and the related accumulated amortization is presented in Note 4 of the notes to basic financial statements.

Compensated Absences – This liability represents compensated absences balances as described in Note 1 of the notes to basic financial statements.

F. Conduit Debt Obligations

Conduit debt obligations are certain limited-obligation revenue bonds or similar instruments issued for the express purpose of providing capital financing for a specific third party. The City has issued revenue bonds to provide funding to private sector entities for projects deemed to be in the public interest. Although these bonds bear the name of the City, the City has no obligation for such debt. Accordingly, the bonds are not reported as liabilities in the financial statements of the City. The aggregate amount of all conduit debt outstanding at December 31, 2025 is $3,635,266.

NOTE 6 – LONG-TERM DEBT (CONTINUED)

G. Revenue Pledged

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

		Revenue Pledged				Current Year	
Bond Issue	Use of Proceeds	Type	Percent of Total Debt Service	Term of Pledge	Remaining Principal and Interest	Principal and Interest Paid	Pledged Revenue Received
General Obligation Bonds of 2015A	Partial refunding	Utility charges	100%	2015–2031	$ 3,865,300	$ 624,750	$ 5,378,964
General Obligation Bonds of 2018A	Water and sewer improvements	Utility charges	100%	2018–2028	$ 992,000	$ 328,500	$ 11,055,719
General Obligation Bonds of 2024A	Water quality improvements	Utility charges	100%	2024–2044	$ 1,694,500	$ 86,830	$ 2,062,778

H. Legal Debt Margin

The City's statutory debt limit is equal to 3 percent of estimated taxable market value of property located within the City. The taxable market value totals $5,682,110,817, which calculates to a debt limit of $170,463,325. Debt financed partially or entirely by special assessments, tax increments, and other revenue sources, is not applied against the City's debt limit, nor is debt financed by proprietary fund revenues. Currently, the City has $10,360,000 of general obligation debt outstanding, leaving a debt margin of $160,103,325.

NOTE 7 – NET POSITION/FUND BALANCES

A. Net Investment in Capital Assets

The government-wide Statement of Net Position at December 31, 2025 includes the City's net investment in capital assets calculated as follows:

	Governmental Activities	Business-Type Activities	Total
Net investment in capital assets:			
Capital assets			
Nondepreciable/amortized	$ 105,899,905	$ 4,511,232	$ 110,411,137
Depreciable, net of accumulated depreciation/amortization	78,038,199	75,438,631	153,476,830
Less capital-related long-term debt outstanding	(22,154,802)	(2,060,000)	(24,214,802)
Less bond premiums (discounts)	(1,682,701)	(152,283)	(1,834,984)
Total net investment in capital assets	$ 160,100,601	$ 77,737,580	$ 237,838,181

NOTE 7 – NET POSITION/FUND BALANCES (CONTINUED)

B. Classifications

At December 31, 2025, a summary of the City's governmental fund balance classifications are as follows:

	General Fund	Debt Service Fund	Construction Fund	Trunk Reserve	Nonmajor Funds	Total
Restricted						
Future debt service	$ –	$ 3,148,328	$ –	$ –	$ –	$ 3,148,328
Economic development	–	–	–	–	382,943	382,943
Forfeiture sales	–	–	–	–	107,195	107,195
Public safety	–	–	–	–	583,864	583,864
Capital improvements	–	–	–	–	1,161,718	1,161,718
Development	–	–	–	–	2,075,267	2,075,267
Communications	–	–	–	–	117,368	117,368
Tax increment	–	–	–	–	82,117	82,117
Total restricted	–	3,148,328	–	–	4,510,472	7,658,800
Assigned						
Budget carryover	72,352	–	–	–	–	72,352
Capital improvements	–	–	1,538,609	7,652,217	3,507,155	12,697,981
Future chip seal	121,132	–	–	–	–	121,132
Shop with a cop	9,818	–	–	–	–	9,818
Charitable gambling donations	58,208	–	–	–	–	58,208
Tree planting	110,550	–	–	–	–	110,550
Total assigned	372,060	–	1,538,609	7,652,217	3,507,155	13,070,041
Unassigned	14,030,286	–	–	–	(7,250)	14,023,036
Total	$ 14,402,346	$ 3,148,328	$ 1,538,609	$ 7,652,217	$ 8,010,377	$ 34,751,877

C. Minimum Unrestricted Fund Balance Policy

The City Council has formally adopted a fund balance policy regarding the minimum unrestricted fund balance for the General Fund. The policy establishes that the City will strive to maintain an unrestricted General Fund balance (which includes committed, assigned, and unassigned classifications) between 40.0 and 50.0 percent of the subsequent year's General Fund budgeted expenditures. At December 31, 2025, the total fund balance of the General Fund was 59.8 percent of the subsequent year's budgeted expenditures and transfers out of $24,093,139.

The City Council may consider the judicious use of reserve balances in the following situations:

- to fund an expenditure of long-term benefit or legacy to the community
- to fund a one-time (nonrecurring) expenditure or grant matching opportunity
- to fund a one-time unplanned revenue shortfall
- to fund an unplanned expenditure, due to an emergency or disaster
- to moderate property taxes
- to retire existing debt
- to fund policy shifts by other governmental entities having a negative impact on the City
- to provide catch-up funding for long-term obligations not previously recognized

NOTE 7 – NET POSITION/FUND BALANCES (CONTINUED)

In no case will the unrestricted balance be allowed to fall below 40 percent.

In the event that the year-end unrestricted balance is projected to be less than the target level, due to the use of unrestricted balances for purposes identified above, a plan must be presented to the City Council at the time the unrestricted funds are appropriated that will reestablish the target level within 24 to 36 months.

If restoration of the unrestricted balance cannot be accomplished within such period without severe hardship to the City, then the City Council will establish a different time period.

NOTE 8 – DEFINED BENEFIT PENSION PLANS - STATE-WIDE

A. Plan Description

The City participates in the following cost-sharing, multiple-employer defined benefit pension plans administered by the PERA of Minnesota. These plan provisions are established and administered according to Minnesota Statutes, Chapters 353 and 356. Minnesota Statutes Chapter 356 defines each plan's financial reporting requirements. The PERA's defined benefit pension plans are tax qualified plans under Section 401(a) of the Internal Revenue Code (IRC).

The following is a summary of the net pension liabilities, deferred outflows and inflows of resources, and pension expense reported for these plans as of and for the year ended December 31, 2025:

Pension Plans	Net Pension Liabilities	Deferred Outflows of Resources	Deferred Inflows of Resources	Pension Expense
GERF	$ 2,300,582	$ 577,701	$ 1,691,985	$ (146,375)
PEPFF	4,266,825	6,751,410	7,290,353	1,379,813
Total	$ 6,567,407	$ 7,329,111	$ 8,982,338	$ 1,233,438

1. General Employees Retirement Fund (GERF)

Membership in the GERF includes employees of counties, cities, townships, schools in noncertified positions, and other governmental entities whose revenues are derived from taxation, fees, or assessments. Plan membership is required for any employee who is expected to earn more than $425 in a month, unless the employee meets exclusion criteria.

2. Public Employees Police and Fire Fund (PEPFF)

Membership in the PEPFF includes full-time, licensed police officers and firefighters who meet the membership criteria defined in Minnesota Statutes Section 353.64 and who are not earning service credit in any other PERA retirement plan or a local relief association for the same service. Employers can provide PEPFF coverage for part-time positions and certain other public safety positions by submitting a resolution adopted by the entity's governing body. The resolution must state that the position meets plan requirements.

NOTE 8 – DEFINED BENEFIT PENSION PLANS – STATE-WIDE (CONTINUED)

B. Benefits Provided

The PERA provides retirement, disability, and death benefits. Benefit provisions are established by state statutes and can only be modified by the State Legislature. Vested, terminated employees who are entitled to benefits, but are not receiving them yet, are bound by the provisions in effect at the time they last terminated their public service. When a member is "vested," they have earned enough service credit to receive a lifetime monthly benefit after leaving public service and reaching an eligible retirement age. Members who retire at or over their Social Security full retirement age with at least one year of service qualify for a retirement benefit.

1. GERF Benefits

The GERF requires three years of service to vest. Benefits are based on a member's highest average salary for any five successive years of allowable service, age, and years of credit at termination of service. Two methods are used to compute benefits for GERF members. Members hired prior to July 1, 1989, receive the higher of the Step or Level formulas. Only the Level formula is used for members hired after June 30, 1989. Under the Step formula, GERF members receive 1.20 percent of the highest average salary for each of the first 10 years of service, and 1.70 percent for each additional year. Under the Level formula, GERF members receive 1.70 percent of highest average salary for all years of service. For members hired prior to July 1, 1989, a full retirement benefit is available when age plus years of service equal 90, and normal retirement age is 65. Members can receive a reduced retirement benefit as early as age 55 if they have three or more years of service. Early retirement benefits are reduced by 0.25 percent for each month under age 65. Members with 30 or more years of service can retire at any age with a reduction of 0.25 percent for each month the member is younger than age 62. The Level formula allows GERF members to receive a full retirement benefit at age 65 if they were first hired before July 1, 1989 or at age 66 if they were hired on or after July 1, 1989. Early retirement begins at age 55 with an actuarial reduction applied to the benefit.

Benefit increases are provided to benefit recipients each January. The post-retirement increase is equal to 50.00 percent of the cost of living adjustment (COLA) announced by the Social Security Administration, with a minimum increase of at least 1.00 percent and a maximum of 1.50 percent. The 2025 annual increase was 1.25 percent. Recipients that have been receiving the annuity or benefit for at least a full year as of the June 30 before the effective date of the increase, will receive the full increase. Recipients receiving the annuity or benefit for at least one month, but less than a full year as of the June 30 before the effective date of the increase, will receive a prorated increase.

2. PEPFF Benefits

Benefits for PEPFF members first hired before July 1, 2010, are vested after three years of service. Members hired on or after July 1, 2010, are 50.00 percent vested after five years of service, and 100.00 percent vested after 10 years. After five years, vesting increases by 10.00 percent each full year of service until members are 100.00 percent vested after 10 years. Police and Fire Plan members receive 3.00 percent of highest average salary for all years of service. Police and Fire Plan members receive a full retirement benefit when they are age 55 and vested, or when their age plus their years of service equals 90 or greater if they were first hired before July 1, 1989. Early retirement starts at age 50, and early retirement benefits are reduced by 0.417 percent each month members are younger than age 55.

Benefit increases are provided to benefit recipients each January. The post-retirement increase is fixed at 1.00 percent. Recipients that have been receiving the annuity or benefit for at least 36 months as of the June 30 before the effective date of the increase, will receive the full increase. Recipients receiving the annuity or benefit for at least 25 months, but less than 36 months, as of the June 30 before the effective date of the increase, will receive a prorated increase.

NOTE 8 – DEFINED BENEFIT PENSION PLANS – STATE-WIDE (CONTINUED)

C. Contributions

Minnesota Statutes, Chapter 353 and 356 set the rates for employer and employee contributions. Contribution rates can only be modified by the State Legislature.

1. GERF Contributions

General Plan members were required to contribute 6.50 percent of their annual covered salary in fiscal year 2025, and the City was required to contribute 7.50 percent for General Plan members. The City's contributions to the GERF for the year ended December 31, 2025 were $487,715. The City's contributions were equal to the required contributions as set by state statutes.

2. PEPFF Contributions

Police and Fire Plan members were required to contribute 11.80 percent of their annual covered salary in fiscal year 2025, and the City was required to contribute 17.70 percent for Police and Fire Plan members. The City's contributions to the PEPFF for the year ended December 31, 2025 were $1,058,743. The City's contributions were equal to the required contributions as set by state statutes.

D. Pension Costs

1. GERF Pension Costs

At December 31, 2025, the City reported a liability of $2,300,582 for its proportionate share of the GERF's net pension liability. The City's net pension liability reflected a reduction, due to the state of Minnesota's contribution of $16.0 million. The state of Minnesota is considered a nonemployer contributing entity and the state's contribution meets the definition of a special funding situation. The state of Minnesota's proportionate share of the net pension liability associated with the City totaled $55,497.

City's proportionate share of net pension liability	$ 2,300,582
State's proportionate share of the net pension liability associated with the City	55,497
Total	$ 2,356,079

The net pension liability was measured as of June 30, 2025, and the total pension liability used to calculate the net pension liability was determined by an actuarial valuation as of that date. The City's proportion of the net pension liability was based on the City's contributions received by the PERA during the measurement period for employer payroll paid dates from July 1, 2024 through June 30, 2025, relative to the total employer contributions received from all of the PERA's participating employers. The City's proportionate share was 0.0694 percent at the end of the measurement period and 0.0711 percent for the beginning of the period.

For the year ended December 31, 2025, the City recognized negative pension expense of $137,863 for its proportionate share of the GERF's pension expense. In addition, the City recognized an additional $8,512 as negative pension expense (and grant revenue) for its proportionate share of the state of Minnesota's contribution of $16.0 million to the GERF.

At December 31, 2025, the City reported deferred outflows of resources and deferred inflows of resources related to pensions from the following sources:

	Deferred Outflows of Resources	Deferred Inflows of Resources
Differences between expected and actual economic experience	$ 219,195	$ –
Changes in actuarial assumptions	55,431	529,356
Net difference between projected and actual earnings on pension plan investments	–	915,423
Changes in proportion	57,494	247,206
Employer contributions subsequent to the measurement date	245,581	–
Total	$ 577,701	$ 1,691,985

The $245,581 reported as deferred outflows of resources related to pensions resulting from city contributions subsequent to the measurement date will be recognized as a reduction of the net pension liability in the year ending December 31, 2026. Other amounts reported as deferred outflows and deferred inflows of resources related to pensions will be recognized in pension expense as follows:

Year Ending December 31,	Pension Expense Amount
2026	$ (312,279)
2027	$ (544,622)
2028	$ (339,433)
2029	$ (163,531)

2. PEPFF Pension Costs

At December 31, 2025, the City reported a liability of $4,266,825 for its proportionate share of the PEPFF's net pension liability. The net pension liability was measured as of June 30, 2025, and the total pension liability used to calculate the net pension liability was determined by an actuarial valuation as of that date. The City's proportionate share of the net pension liability was based on the City's contributions received by the PERA during the measurement period for employer payroll paid dates from July 1, 2024 through June 30, 2025, relative to the total employer contributions received from all of the PERA's participating employers. The City's proportionate share was 0.3642 percent at the end of the measurement period and 0.3669 percent for the beginning of the period.

NOTE 8 – DEFINED BENEFIT PENSION PLANS – STATE-WIDE (CONTINUED)

The state of Minnesota contributed $18.0 million to the PEPFF in the plan fiscal year ended June 30, 2025. The contribution consisted of $9.0 million in direct state aid that meets the definition of a special funding situation and $9.0 million in supplemental state aid that does not meet the definition of a special funding situation. The $9.0 million direct state aid was paid on October 1, 2024. The direct state aid payment will increase by $17.7 million, which was paid on October 1, 2025. Thereafter, by October 1 of each year, the state will pay $26.7 million to the Police and Fire Fund until the fund is 110.00 percent funded for a minimum of three consecutive years (on an actuarial value of assets basis). The $9.0 million in supplemental state aid will continue until the fund and the State Patrol Plan (administered by the Minnesota State Retirement System) are 100.00 percent funded for three consecutive years (on an actuarial value of assets basis). The state of Minnesota's proportionate share of the net pension liability associated with the City totaled $147,909.

City's proportionate share of net pension liability	$ 4,266,825
State's proportionate share of the net pension liability associated with the City	147,909
Total	$ 4,414,734

For the year ended December 31, 2025, the City recognized pension expense of $1,308,247 for its proportionate share of the Police and Fire Plan's pension expense. The City recognized $71,566 as grant revenue and pension expense for its proportionate share of the state of Minnesota's pension expense for the contribution of $9.0 million to the PEPFF special funding situation.

The state of Minnesota is not included as a nonemployer contributing entity in the Police and Fire Pension Plan pension allocation schedules for the $9.0 million in supplemental state aid because this contribution was not considered to meet the definition of a special funding situation. The City recognized $97,233 for the year ended December 31, 2025, as revenue and an offsetting reduction of net pension liability for its proportionate share of the state of Minnesota's on-behalf contributions to the PEPFF.

At December 31, 2025, the City reported deferred outflows of resources and deferred inflows of resources related to pensions from the following sources:

	Deferred Outflows of Resources	Deferred Inflows of Resources
Differences between expected and actual economic experience	$ 1,971,409	$ –
Changes in actuarial assumptions	3,235,622	5,346,154
Net difference between projected and actual earnings on pension plan investments	–	1,904,344
Changes in proportion	969,152	39,855
Employer contributions subsequent to the measurement date	575,227	–
Total	$ 6,751,410	$ 7,290,353

NOTE 8 – DEFINED BENEFIT PENSION PLANS – STATE-WIDE (CONTINUED)

The $575,227 reported as deferred outflows of resources related to pensions resulting from city contributions subsequent to the measurement date will be recognized as a reduction of the net pension liability in the year ending December 31, 2026. Other amounts reported as deferred outflows and deferred inflows of resources related to pensions will be recognized in pension expense as follows:

Year Ending December 31,	Pension Expense Amount
2026	$ 1,289,340
2027	$ (677,000)
2028	$ (1,900,407)
2029	$ 70,149
2030	$ 103,748

E. Long-Term Expected Return on Investments

The Minnesota State Board of Investment, which manages the investments of the PERA, prepares an analysis of the reasonableness on a regular basis of the long-term expected rate of return using a building-block method in which best-estimate ranges of expected future rates of return are developed for each major asset class. These ranges are combined to produce an expected long-term rate of return by weighting the expected future rates of return by the target asset allocation percentages. The target allocation and best-estimates of geometric real rates of return for each major asset class are summarized in the following table:

Asset Class	Target Allocation	Long-Term Expected Real Rate of Return
Domestic equity	33.50 %	5.10 %
International equity	16.50	5.30 %
Fixed income	25.00	0.75 %
Private markets	25.00	5.90 %
Total	100.00 %	

F. Actuarial Methods and Assumptions

The total pension liability for each of the cost-sharing defined benefit plans was determined by an actuarial valuation as of June 30, 2025, using the entry-age normal actuarial cost method. The long-term rate of return on pension plan investments used in the determination of the total liability is 7.00 percent. This assumption is based on a review of inflation and investments return assumptions from a number of national investment consulting firms. The review provided a range of investment return rates considered reasonable by the actuary. An investment return of 7.00 percent is within that range.

Inflation is assumed to be 2.25 percent for the General Employees Plan and the Police and Fire Plan. Benefit increases after retirement are assumed to be 1.50 percent for the General Employees Plan and 1.00 percent for the Police and Fire Plan.

Salary growth assumptions in the General Employees Plan range in annual increments from 11.50 percent after one year of service to 3.00 percent after 27 years of service. In the Police and Fire Plan, salary growth assumptions range in annual increments from 10.75 percent after one year of service to 3.00 percent after 23 years of service.

NOTE 8 – DEFINED BENEFIT PENSION PLANS – STATE-WIDE (CONTINUED)

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

Actuarial assumptions for the General Employees Plan are reviewed every four years. The General Employees Plan was last reviewed in 2022. The assumption changes were adopted by the Board and became effective with the July 1, 2023 actuarial valuation. The Police and Fire Plan was reviewed in 2024. The assumption changes were adopted by the Board and became effective with the July 1, 2025 actuarial valuation.

The following changes in actuarial assumptions and plan provisions occurred in 2025:

1. **GERF**

   CHANGES IN ACTUARIAL ASSUMPTIONS

   - The combined service annuity loading factors increased from 15.00 percent to 19.00 percent for vested terminated members and from 3.00 percent to 44.00 percent for nonvested, terminated members.
   - The assumed post-retirement benefit increase changed from 1.25 percent to 1.50 percent.

   CHANGES IN PLAN PROVISIONS

   - The post-retirement benefit increase formula changed to 100.00 percent of the Social Security annual increase, between 1.00 percent and 1.75 percent, beginning January 1, 2026. If the funded ratio (on a market value of assets basis) is less than 85.00 percent for the last two consecutive annual valuations or is less than 80.00 percent in the most recent actuarial valuation, the maximum is reduced to 1.50 percent. Previously, the benefit increase was 50.00 percent of the Social Security annual increase, between 1.00 percent and 1.50 percent.
   - The 1.00 percent additional employer contribution is eliminated when the plan reaches 98.00 percent funded status (on an actuarial value of assets basis); this contribution was previously scheduled to stop when the plan reached 100.00 percent funded status.

2. **PEPFF**

   CHANGES IN ACTUARIAL ASSUMPTIONS

   - Assumed rates of salary increases were reduced slightly.
   - Assumed rates of retirement were adjusted, resulting in an overall increase in unreduced (full) retirements and an overall increase in reduced (early) retirements.
   - Assumed rates of withdrawal were modified; the new rates will increase predicted terminations, especially in the first few years of employment.
   - Assumed rates of disabled retirement were significantly increased, especially for ages over age 30.
   - Continued used of Pub-2010 Public Safety Mortality Table with rates adjusted to better fit observed experience.
   - Percent married assumption for female retirees lowered from 70.00 percent to 65.00 percent.
   - Minor changes were made to form of payment assumptions for retirees.
   - Minor changes were made to assumptions made with respect to missing participant data.
   - The combined service annuity load changed from 33.00 percent to 13.00 percent for vested, terminated members and from 2.00 percent to 38.00 percent for nonvested, terminated members.

CHANGES IN PLAN PROVISIONS

- The period of time needed for benefit recipients to receive their first benefit increase was reduced by one year (from 36 months to 24 months for a full increase).
- The January 1, 2026 benefit increase changed from 1.00 percent to 3.00 percent; subsequent January 1 increases will be 1.00 percent.
- The threshold to end the $9.0 million annual state aid contribution changed from the earlier of July 1, 2048 or 90.00 percent funded for both PERA Police & Fire and MSRS State Patrol for three consecutive years to 100.00 percent funded for both PERA Police & Fire and MSRS State Patrol for three consecutive years (on an actuarial value of assets basis).
- The threshold to end the additional $9.0 million annual state aid contribution changed from the earlier of July 1, 2048 or 100.00 percent funded for a minimum of three consecutive years to 110.00 percent funded for a minimum of three consecutive years (on an actuarial value of assets basis).
- An additional $17.7 million in direct state aid will be paid annually each October 1 beginning October 1, 2025 through June 30, 2048.
- Joint and survivor actuarial equivalent factors were updated to reflect changes in assumptions.

G. Discount Rate

The discount rate used to measure the total pension liability in 2025 was 7.00 percent. The projection of cash flows used to determine the discount rate assumed that contributions from plan members and employers will be made at rates set in Minnesota Statutes. Based on these assumptions, the fiduciary net position of the General Employees Fund and the Police and Fire Fund were projected to be available to make all projected future benefit payments of current plan members. Therefore, the long-term expected rate of return on pension plan investments was applied to all periods of projected benefit payments to determine the total pension liability.

H. Pension Liability Sensitivity

The following table presents the City's proportionate share of the net pension liability for all plans it participates in, calculated using the discount rate disclosed in the preceding section, as well as what the City's proportionate share of the net pension liability would be if it were calculated using a discount rate 1.00 percentage point lower or 1.00 percentage point higher than the current discount rate:

	1% Decrease in Discount Rate (6.00%)	Current Discount Rate (7.00%)	1% Increase in Discount Rate (8.00%)
City's proportionate share of the GERF net pension liability	$ 5,587,752	$ 2,300,582	$ (366,053)
City's proportionate share of the PEPFF net pension liability	$ 11,179,986	$ 4,266,825	$ (1,409,971)

I. Pension Plan Fiduciary Net Position

Detailed information about each pension plan's fiduciary net position is available in a separately-issued PERA financial report that includes financial statements and required supplementary information. That report may be obtained on the internet at www.mnpera.org.

NOTE 9 – DEFINED CONTRIBUTION PLAN

Councilmembers of the City are covered by the Public Employees Defined Contribution Plan (PEDCP), a multiple-employer deferred compensation plan administered by the PERA. The PEDCP is a tax qualified plan under Section 401(a) of the IRC, and all contributions by or on behalf of employees are tax deferred until time of withdrawal.

Plan benefits depend solely on amounts contributed to the plan plus investment earnings, less administrative expenses. Minnesota Statutes, Chapter 353D and 356, specifies plan provisions, including the employee and employer contribution rates for those qualified personnel who elect to participate. An eligible elected official who decides to participate contributes 5.00 percent of their salary, which is matched by the elected official's employer. For ambulance service personnel, employer contributions are determined by the employer, and for salaried employees, contributions must be a fixed percentage of salary. Employer contributions for volunteer personnel may be a unit value for each call or period of alert duty. Employees who are paid for their services may elect to make member contributions in an amount not to exceed the employer share. Employer and employee contributions are combined and used to purchase shares in one or more of the seven accounts of the Minnesota Supplemental Investment Fund. For administering the plan, the PERA receives 2.00 percent of employer contributions and 25 hundredths of 1.00 percent (0.25 percent) of the assets in each member's account annually.

Total contributions made by the City during fiscal year 2025 were:

Contribution Amount		Percentage of Covered Payroll		Required Rate for Employees and Employers
Employee	Employer	Employee	Employer	
$ 2,407	$ 2,407	5.00%	5.00%	5.00%

NOTE 10 – DEFINED BENEFIT PENSION PLANS – FIRE RELIEF ASSOCIATION

A. Plan Description

All members of the Prior Lake Fire Department (the Department) are covered by a defined benefit plan administered by the Prior Lake Fire Department Relief Association (the Association). As of December 31, 2024, the plan covered 22 active firefighters and 11 vested terminated firefighters whose pension benefits are deferred. The plan was established November 1, 1957, and the Association operates under the provisions of Minnesota Laws 1965, Chapter 446, as amended and Minnesota Statutes, Chapters 69 and 424A. It is governed by a Board of Trustees (the Board) made up of six members elected by the members of the Association for three-year terms, and the mayor, city manager, and fire chief, who serve as ex officio voting members of the Board of Trustees.

The Association maintains a separate Special Fund to accumulate assets to fund the retirement benefits earned by the Department's membership. Funding for the Association is derived from an insurance premium tax in accordance with the Volunteer Firefighter's Relief Association Financing Guidelines Act. Funds are also derived from investment income.

NOTE 10 – DEFINED BENEFIT PENSION PLANS – FIRE RELIEF ASSOCIATION (CONTINUED)

B. Benefits Provided

Retirement Benefits

According to the bylaws of the Association and pursuant to Minnesota Statutes, Chapter 424A.02, Subdivisions 2 and 4, the Association pays to each member who has served as an active firefighter in the Department for a period of 20 years or more prior to his/her resignation, and who has reached the age of 50 years or more, $10,500 per year of service. A member who has served in the Department for at least 20 years but has not reached the age of 50, may retire and be placed on the deferred pension roll until he/she reaches the age of 50. Members who retire with less than 20 years of service, have reached the age of 50, and have completed at least 10 years of active membership are entitled to a reduced service pension.

Disability Benefits

If a member of the Association becomes totally or permanently disabled, the Association shall pay to such members the lump sum of $10,500 for each year that they have served as an active member of the Department.

Death Benefit

Upon the death of any member of the Association who is in good standing at the time of their death, the Association shall pay to the surviving spouse, if any, and if there is no surviving spouse, to surviving child or children, if any, and if no child or children survive, to the estate of such deceased member under 10 years of service, the sum of $10,500 for each year that they served as an active member of the Department.

C. Contributions

Minnesota Statutes Chapter 424A authorizes pension benefits for volunteer fire relief associations. The plan is funded by fire state aid, investment earnings, and, if necessary, employer contributions as specified in Minnesota Statutes and voluntary city contributions (if applicable). The state of Minnesota contributed $449,938 in fire state aid to the plan on behalf of the Department for the year ended December 31, 2025, which was recorded as revenue. Required employer contributions are calculated annually based on statutory provisions. The City’s statutorily-required contributions to the plan for the year ended December 31, 2025 were $449,938. The City’s contributions were equal to the required contributions as set by state statutes plus an additional $20,000 voluntary contribution. Furthermore, firefighters have no obligation to contribute to the plan.

D. Pension Costs

At December 31, 2025, the City reported a net pension liability (asset) of ($1,945,736) for the plan. The net pension liability (asset) was measured as of December 31, 2024. The total pension liability used to calculate the net pension liability (asset) in accordance with Governmental Accounting Standards Board (GASB) Statement No. 68 was determined by applying an actuarial formula to specific census data certified by the Department as of December 31, 2024.

For the year ended December 31, 2025, the City recognized pension expense of $696,583. The City also recognized $392,220 as revenue for the state of Minnesota’s on-behalf contributions to the Department.

NOTE 10 – DEFINED BENEFIT PENSION PLANS – FIRE RELIEF ASSOCIATION (CONTINUED)

The following table presents the changes in net pension liability (asset) during the year:

	Total Pension Liability	Plan Fiduciary Net Position	Net Pension Liability (Asset)
Beginning balance	$ 3,688,065	$ 4,979,157	$ (1,291,092)
Changes for the year			
Service cost	123,149	–	123,149
Interest on pension liability (asset)	200,624	–	200,624
Assumption changes	(46,669)	–	(46,669)
Municipal contributions	–	20,000	(20,000)
Projected investment earnings	–	278,639	(278,639)
Contributions (state)	–	375,220	(375,220)
Asset (gain) loss	(166,863)	108,550	(275,413)
Benefit payments	(644,204)	(644,204)	–
Administrative expenses	–	(17,524)	17,524
Total net changes	(533,963)	120,681	(654,644)
Ending balance	$ 3,154,102	$ 5,099,838	$ (1,945,736)

At December 31, 2025, the City reported deferred inflows of resources and deferred outflows of resources related to the pension from the following sources:

	Deferred Outflows of Resources	Deferred Inflows of Resources
Net difference between projected and actual earnings on plan investments	$ 139,485	$ –
Changes in actuarial assumptions	6,645	51,230
Difference between expected and actual economic experience	–	197,875
State aid to the City subsequent to the measurement date	–	449,938
Contributions from the City subsequent to the measurement date	449,938	–
Total	$ 596,068	$ 699,043

Deferred outflows of resources totaling $449,938 related to pensions resulting from the City's contributions to the plan subsequent to the measurement date will be recognized as a reduction of the net pension liability in the year ending December 31, 2026. Deferred inflows of resources totaling $449,938 related to state aid received subsequent to the measurement date will be recognized for its impact on the net pension liability in the year ending December 31, 2026. Other amounts reported as deferred outflows and inflows of resources related to the plan will be recognized in pension expense as follows:

Year Ending December 31,	Pension Expense Amount
2026	$ 27,737
2027	$ 69,586
2028	$ (107,416)
2029	$ (57,300)
2030	$ (35,582)

NOTE 10 – DEFINED BENEFIT PENSION PLANS – FIRE RELIEF ASSOCIATION (CONTINUED)

E. Actuarial Methods and Assumptions

The total pension liability (asset) at December 31, 2025 was determined using the entry-age normal actuarial cost method and the following actuarial assumptions:

Retirement eligibility at 100.00 percent service pension at age 50 with 20 years of service, early vested retirement at age 50 with 10 years of service vested at 60.00 percent and increased by 4.00 percent for each additional year of service, up to 20 and eligibility for deferred service pension payable at age 50 with 20 years of service
Salary increases – 2.50%
Investment rate of return – 6.25%
20-year municipal bond yield – N/A (no unfunded liabilities)

The 6.25 percent long-term expected rate of return on pension plan investments has been set based on the plan's target investment allocation, along with long-term return expectations by asset class. When there is sufficient historical evidence of market outperformance, historical average returns are considered.

The discount rate changed from 5.75 to 6.25 percent for 2025.

The target allocation and best-estimates of geometric real rates of return for each major asset class are summarized in the following table:

Asset Class	Portfolio Weight	Expected Class Return
Cash	13.00 %	3.30 %
Fixed income	29.00	4.70 %
Equities	58.00	7.90 %
Total	100.00 %	6.25 %

F. Discount Rate

The discount rate used to measure the total pension liability was 6.25 percent. The discount rate was projected using expected benefit payments and expected asset returns. Expected benefit payments by year were discounted using the expected asset return assumption for years in which the assets were sufficient to pay all benefit payments. Any remaining benefit payments after the pension assets are exhausted are discounted at the municipal bond rate. The equivalent single rate is the discount rate.

G. Pension Liability (Asset) Sensitivity

The following presents the City's net pension liability (asset) for the plan, calculated using the discount rate disclosed in the preceding paragraph, as well as what the City's net pension liability (asset) would be if it were calculated using a discount rate 1 percent lower or 1 percent higher than the current discount rate:

	1% Decrease in Discount Rate (5.25%)	Current Discount Rate (6.25%)	1% Increase in Discount Rate (7.25%)
Net pension liability (asset)	$ (1,851,305)	$ (1,945,736)	$ (2,035,791)

NOTE 10 – DEFINED BENEFIT PENSION PLANS – FIRE RELIEF ASSOCIATION (CONTINUED)

H. Pension Plan Fiduciary Net Position

The Association issues a publicly available financial report. This report may be obtained by writing to the Prior Lake Fire Relief Association, 4646 Dakota Street SE, Prior Lake, Minnesota 55372.

NOTE 11 – OTHER POST-EMPLOYMENT BENEFITS (OPEB) PLAN

A. Plan Description

The City provides post-employment insurance benefits to certain eligible employees through its OPEB Plan, a single-employer defined benefit plan administered by the City. All post-employment benefits are based on contractual agreements with employee groups. Eligibility for these benefits is based on years of service and/or minimum age requirements. These contractual agreements do not include any specific contribution or funding requirements. The Plan does not issue a publicly available financial report. No plan assets are accumulated in a trust that meets the criteria in paragraph 4 of GASB Statement No. 75.

B. Benefits Provided

All retirees of the City upon retirement have the option under state law to continue their medical insurance coverage through the City. For members of certain employee groups, the City pays for all or part of the eligible retiree's premiums for medical and/or dental insurance from the time of retirement until the employee reaches the age of eligibility for Medicare. Benefits paid by the City differ by bargaining unit and date of hire, with some contracts specifying a certain dollar amount per month, and some covering premium costs as defined within each collective bargaining agreement. Retirees not eligible for these city-paid premium benefits must pay the full city premium rate for their coverage.

The City is legally required to include any retirees for whom it provides health insurance coverage in the same insurance pool as its active employees until the retiree reaches Medicare eligibility, whether the premiums are paid by the City or the retiree. Consequently, participating retirees are considered to receive a secondary benefit known as an "implicit rate subsidy." This benefit relates to the assumption that the retiree is receiving a more favorable premium rate than they would otherwise be able to obtain if purchasing insurance on their own, due to being included in the same pool with the City's younger and statistically healthier active employees.

C. Contributions

The required contribution is based on projected pay-as-you-go financing requirements, with additional amounts to prefund benefits as determined periodically by the City. The City's current year required pay-as-you-go contributions to finance the benefits described in the previous section totaled $79,922. Contributions for OPEB are paid by the General Fund and enterprise funds.

D. Membership

Membership in the Plan consisted of the following as of the latest actuarial valuation:

Retirees and beneficiaries receiving benefits	8
Active plan members	112
Total members	120

NOTE 11 – OTHER POST-EMPLOYMENT BENEFITS (OPEB) PLAN (CONTINUED)

E. Total OPEB Liability of the City

The City's total OPEB liability of $1,721,653 at year-end was measured as of January 1, 2025 and was determined by an actuarial valuation as of January 1, 2025.

F. Changes in the Total OPEB Liability

	Total OPEB Liability
Beginning balance	$ 986,051
Changes for the year	
Service cost	92,570
Interest	41,632
Assumption changes	(38,082)
Difference between expected and actual experience	715,875
Benefit payments – employer-financed	(76,393)
Total net changes	735,602
Ending balance	$ 1,721,653

G. Actuarial Methods and Assumptions

The total OPEB liability was determined by an actuarial valuation as of January 1, 2024, using the entry-age, level percentage of pay actuarial method and the following actuarial assumptions, applied to all periods included in the measurement, unless otherwise specified:

Discount rate	4.20%
20-year municipal bond yield	4.20%
Inflation rate	2.50%
Salary increases	Service graded table
Healthcare trend rate	6.50% , grading to 5.00% over 6 years and then 4.00% over the next 48 years

The actuarial assumptions used in the latest valuation were based on those used to value pension liabilities for Minnesota city employees. The state pension plans base their assumptions on periodic experience studies. Economic assumptions are based on input from a variety of published sources of historical and projected future financial data. Each assumption was reviewed for reasonableness with the source information, as well as for consistency with the other economic assumptions.

Since the Plan is not funded by an irrevocable trust, the discount rate is equal to the 20-year municipal bond yield rate of 4.20 percent, which was set by considering published rate information for 20-year high quality, tax-exempt, general obligation municipal bonds as of the measurement date.

Mortality rates were based on Pub-2010 Public Retirement Headcount-Weighted Mortality Tables with MP-2021 Generational Improvement Scale.

Future retirees electing coverage is assumed to be 50 percent when a pre-age 65 subsidy is not available. Married future retirees electing spouse coverage is assumed to be 25 percent when a pre-age 65 subsidy is not available.

NOTE 11 – OTHER POST-EMPLOYMENT BENEFITS (OPEB) PLAN (CONTINUED)

Assumption changes since the prior measurement date include the following:

- The healthcare trend rates were changed to better anticipate short-term and long-term medical increases.
- The retirement, withdrawal, and salary increase rates for non-police employees were updated to reflect the latest experience study.
- The discount rate was changed from 4.00 percent to 4.20 percent.

H. Total OPEB Liability Sensitivity to Discount and Healthcare Cost Trend Rate Changes

The following presents the total OPEB liability of the City, as well as what the City's total OPEB liability would be if it were calculated using a discount rate that is 1 percentage point lower or 1 percentage point higher than the current discount rate:

	1% Decrease in Discount Rate	Current Discount Rate	1% Increase in Discount Rate
OPEB discount rate	3.20%	4.20%	5.20%
Total OPEB liability	$ 1,920,899	$ 1,721,653	$ 1,552,102

The following presents the total OPEB liability of the City, as well as what the City's total OPEB liability would be if it were calculated using healthcare cost trend rates that are 1 percentage point lower or 1 percentage point higher than the current healthcare cost trend rates:

	1% Decrease in Healthcare Trend Rate	Current Healthcare Trend Rate	1% Increase in Healthcare Trend Rate
OPEB healthcare trend rate	5.50% decreasing to 4.00%, then 3.00%	6.50% decreasing to 5.00%, then 4.00%	7.50% decreasing to 6.00%, then 5.00%
Total OPEB liability	$ 1,529,693	$ 1,721,653	$ 1,950,745

I. OPEB Expense and Related Deferred Outflows of Resources and Deferred Inflows of Resources

For the current year ended, the City recognized OPEB expense of $195,082. As of year-end, the City reported deferred outflows of resources and deferred inflows of resources related to OPEB from the following sources:

	Deferred Outflows of Resources	Deferred Inflows of Resources
Changes in actuarial assumptions	$ 74,372	$ 33,852
Difference between expected and actual economic experience	649,923	163,014
Contributions from the City subsequent to the measurement date	79,922	–
	$ 804,217	$ 196,866

NOTE 11 – OTHER POST-EMPLOYMENT BENEFITS (OPEB) PLAN (CONTINUED)

Deferred outflows of resources totaling $79,922 related to OPEB resulting from city contributions to the Plan subsequent to the measurement date will be recognized as a reduction of the total OPEB liability in the year ending December 31, 2026. Other amounts reported as deferred outflows and inflows of resources related to the plan will be recognized in OPEB expense as follows:

Year Ending December 31	OPEB Expense Amount
2026	$ 60,880
2027	$ 60,895
2028	$ 78,736
2029	$ 78,736
2030	$ 78,733
Thereafter	$ 169,449

NOTE 12 – STEWARDSHIP AND ACCOUNTABILITY

Deficit Net Position

As of December 31, 2025, the Severance Compensation Internal Service Fund had a deficit net position of $1,060,062. This deficit will be eliminated by future charges for services. The Tax Increment Nonmajor Capital Projects Fund had a deficit fund balance of $7,250. This deficit will be funded by future tax increment.

NOTE 13 – TAX ABATEMENT AGREEMENTS

The City, in order to spur economic development and redevelopment, has entered into private development and redevelopment agreements to encourage a developer to construct, expand, or improve new or existing properties and buildings or clean-up and redevelop blighted areas. The City currently has the following agreements that would be considered tax abatements.

Name	Purpose	Amount Abated During the Fiscal Year	Outstanding Principal Balance at Year-End	Date of Required Decertification
5-1 Premier Dance	10,000 square foot commercial facility to be used as a dance studio	$ 13,031	$ 43,295	12/31/2034
1-5 Gateway Center	Acquisition, construction, and equipping of a 170-unit multi-family senior housing development	$ 72,044	$ 787,789	12/31/2034

NOTE 13 – TAX ABATEMENT AGREEMENTS (CONTINUED)

The City is authorized to create a tax increment financing plan under Minnesota Statutes, Chapter 469.175. The criteria that must be met under the state statutes are that, in the opinion of the municipality:

- The proposed development or redevelopment would not reasonably be expected to occur solely through private investment within the reasonably foreseeable future;
- The increased market value of the site that could reasonably be expected to occur without the use of tax increment financing would be less than the increase in the market value estimated to result from the proposed development after subtracting the present value of the projected tax increments for the maximum duration of the district permitted by the plan. The requirements of this item do not apply if the district is a housing district;
- The tax increment financing plan conforms to the general plan for the development or redevelopment of the municipality as a whole; and
- The tax increment financing plan will afford maximum opportunity, consistent with the sound needs of the municipality as a whole, for the development or redevelopment of the project by private enterprise.

The City has entered into private development agreements regarding certain tax increment properties. The vehicle used for this reimbursement is called a tax increment revenue note.

These notes provide for the payment of principal, equal to the developer's costs, plus interest at a set rate. Payments on the loan will be made at the lesser of the note payment or the actual net tax increment received (or a reduced percentage received in certain cases) during specific years as stated in the agreement. Payments are first applied to accrued interest and then to the principal balance. The note is canceled at the end of the agreement term, whether or not the note has been repaid. Any additional tax increments received in years following the term are retained by the City.

The outstanding principal balances as of December 31, 2025 for these agreements are listed on the previous page. These amounts are not included in long-term debt because the nature of these notes is that repayment is required only if sufficient tax increments are received. The City's position is that these are obligations to assign future and uncertain revenue sources and, as such, is not actual debt in-substance.

NOTE 14 – COMMITMENTS AND CONTINGENCIES

A. Federal and State Funding

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

B. Legal Claims

The City has the usual and customary type of miscellaneous legal claims pending at year-end. Although the outcome of these lawsuits is not presently determinable, the City's management believes that the City will not incur any material monetary loss resulting from these claims. No loss has been recorded on the City's financial statements relating to these claims.

NOTE 14 – COMMITMENTS AND CONTINGENCIES (CONTINUED)

C. Construction Contracts

The City has awarded contracts for various construction and remodeling projects. The City's commitment for uncompleted work on these contracts at December 31, 2025 is $867,206.

D. Tax Increment Districts

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

E. Water Purchase Agreement

To meet the City's water needs as it continues to grow, the City entered into a Water Purchase and Facility Expansion Agreement with the Shakopee Mdewakanton Sioux Community. The agreement can help supply additional water to the City and will have future expansion available to meet the City's long-term needs. This approach provides the City with the flexibility to evaluate the pace and timing of development in the Orderly Annexation Area before a substantial investment is needed to construct the expansion of the water treatment plant. The initial improvements, combined with the long-term water purchase agreement, could provide the City with enough water capacity for the next 15 to 20 years, depending on the rate of development.

REQUIRED SUPPLEMENTARY INFORMATION

CITY OF PRIOR LAKE

PERA – General Employees Retirement Fund
Schedule of City's and Nonemployer Proportionate Share of Net Pension Liability
Year Ended December 31, 2025

City Fiscal Year-End Date	PERA Fiscal Year-End Date (Measurement Date)	City's Proportion of the Net Pension Liability	City's Proportionate Share of the Net Pension Liability	City's Proportionate Share of the State of Minnesota's Proportionate Share of the Net Pension Liability	Proportionate Share of the Net Pension Liability and the City's Share of the State of Minnesota's Share of the Net Pension Liability	City's Covered Payroll	City's Proportionate Share of the Net Pension Liability as a Percentage of Covered Payroll	Plan Fiduciary Net Position as a Percentage of the Total Pension Liability
12/31/2016	06/30/2016	0.0691%	$ 5,610,578	$ 73,274	$ 5,683,852	$ 4,285,600	130.92%	68.9%
12/31/2017	06/30/2017	0.0692%	$ 4,417,682	$ 55,547	$ 4,473,229	$ 4,457,941	99.10%	75.9%
12/31/2018	06/30/2018	0.0655%	$ 3,633,671	$ 119,282	$ 3,752,953	$ 4,405,847	82.47%	79.5%
12/31/2019	06/30/2019	0.0679%	$ 3,754,038	$ 116,662	$ 3,870,700	$ 4,803,433	78.15%	80.2%
12/31/2020	06/30/2020	0.0714%	$ 4,280,758	$ 132,000	$ 4,412,758	$ 5,090,738	84.09%	79.1%
12/31/2021	06/30/2021	0.0728%	$ 3,108,888	$ 94,910	$ 3,203,798	$ 5,239,605	59.33%	87.0%
12/31/2022	06/30/2022	0.0728%	$ 5,765,783	$ 169,184	$ 5,934,967	$ 5,454,052	105.72%	76.7%
12/31/2023	06/30/2023	0.0766%	$ 4,283,385	$ 118,061	$ 4,401,446	$ 6,093,842	70.29%	83.1%
12/31/2024	06/30/2024	0.0711%	$ 2,627,523	$ 67,942	$ 2,695,465	$ 6,007,302	43.74%	89.1%
12/31/2025	06/30/2025	0.0694%	$ 2,300,582	$ 55,497	$ 2,356,079	$ 6,287,438	36.59%	90.8%

PERA – General Employees Retirement Fund
Schedule of City Contributions
Year Ended December 31, 2025

City Fiscal Year-End Date	Statutorily Required Contributions	Contributions in Relation to the Statutorily Required Contributions	Contribution Deficiency (Excess)	Covered Payroll	Contributions as a Percentage of Covered Payroll
12/31/2016	$ 332,258	$ 332,258	$ –	$ 4,430,122	7.50%
12/31/2017	$ 328,001	$ 328,001	$ –	$ 4,373,614	7.50%
12/31/2018	$ 344,234	$ 344,234	$ –	$ 4,589,776	7.50%
12/31/2019	$ 374,803	$ 374,803	$ –	$ 4,999,585	7.50%
12/31/2020	$ 395,820	$ 395,820	$ –	$ 5,278,601	7.50%
12/31/2021	$ 406,799	$ 406,799	$ –	$ 5,423,990	7.50%
12/31/2022	$ 420,458	$ 420,458	$ –	$ 5,606,111	7.50%
12/31/2023	$ 447,938	$ 447,938	$ –	$ 5,972,500	7.50%
12/31/2024	$ 459,747	$ 459,747	$ –	$ 6,121,985	7.51%
12/31/2025	$ 487,715	$ 487,715	$ –	$ 6,502,842	7.50%

PERA – Public Employees Police and Fire Fund
Schedule of City's and Nonemployer Proportionate Share of Net Pension Liability
Year Ended December 31, 2025

City Fiscal Year-End Date	PERA Fiscal Year-End Date (Measurement Date)	City's Proportion of the Net Pension Liability	City's Proportionate Share of the Net Pension Liability	City's Proportionate Share of the State of Minnesota's Proportionate Share of the Net Pension Liability	Proportionate Share of the Net Pension Liability and the City's Share of the State of Minnesota's Share of the Net Pension Liability	City's Covered Payroll	City's Proportionate Share of the Net Pension Liability as a Percentage of Covered Payroll	Plan Fiduciary Net Position as a Percentage of the Total Pension Liability
12/31/2016	06/30/2016	0.2380%	$ 9,551,354	$ –	$ 9,551,354	$ 2,294,383	416.29%	63.9%
12/31/2017	06/30/2017	0.2360%	$ 3,186,282	$ –	$ 3,186,282	$ 2,425,426	131.37%	85.4%
12/31/2018	06/30/2018	0.2463%	$ 2,625,304	$ –	$ 2,625,304	$ 2,595,948	101.13%	88.8%
12/31/2019	06/30/2019	0.2569%	$ 2,734,960	$ –	$ 2,734,960	$ 2,713,440	100.79%	89.3%
12/31/2020	06/30/2020	0.2570%	$ 3,387,534	$ 79,788	$ 3,467,322	$ 3,019,145	112.20%	87.2%
12/31/2021	06/30/2021	0.2638%	$ 2,036,257	$ 91,525	$ 2,127,782	$ 3,117,270	65.32%	93.7%
12/31/2022	06/30/2022	0.2998%	$ 13,046,112	$ 569,932	$ 13,616,044	$ 3,640,885	358.32%	70.5%
12/31/2023	06/30/2023	0.3003%	$ 5,185,791	$ 208,890	$ 5,394,681	$ 3,943,912	131.49%	86.5%
12/31/2024	06/30/2024	0.3669%	$ 4,827,563	$ 184,025	$ 5,011,588	$ 5,081,238	95.01%	90.2%
12/31/2025	06/30/2025	0.3642%	$ 4,266,825	$ 147,909	$ 4,414,734	$ 5,526,882	77.20%	91.8%

PERA – Public Employees Police and Fire Fund
Schedule of City Contributions
Year Ended December 31, 2025

City Fiscal Year-End Date	Statutorily Required Contributions	Contributions in Relation to the Statutorily Required Contributions	Contribution Deficiency (Excess)	Covered Payroll	Contributions as a Percentage of Covered Payroll
12/31/2016	$ 377,586	$ 377,586	$ –	$ 2,337,729	16.15%
12/31/2017	$ 400,549	$ 400,549	$ –	$ 2,472,531	16.20%
12/31/2018	$ 431,541	$ 431,541	$ –	$ 2,666,989	16.18%
12/31/2019	$ 498,625	$ 498,625	$ –	$ 2,941,707	16.95%
12/31/2020	$ 555,781	$ 555,781	$ –	$ 3,139,767	17.70%
12/31/2021	$ 596,631	$ 596,631	$ –	$ 3,370,797	17.70%
12/31/2022	$ 668,511	$ 668,511	$ –	$ 3,775,388	17.71%
12/31/2023	$ 774,423	$ 774,423	$ –	$ 4,375,283	17.70%
12/31/2024	$ 946,330	$ 946,330	$ –	$ 5,346,497	17.70%
12/31/2025	$ 1,058,743	$ 1,058,743	$ –	$ 5,981,602	17.70%

Prior Lake Fire Relief Association
Schedule of Changes in the Relief Association's
Net Pension Liability (Asset) and Related Ratios
(Last Ten Years)

City fiscal year-end dated December 31,	2016	2017	2018	2019
Measurement period – December 31,	2015	2016	2017	2018
Total pension liability				
Service cost	$ 109,387	$ 110,441	$ 132,893	$ 151,350
Interest	164,204	192,181	208,100	220,949
Asset (gain) loss	–	28,006	–	(60,490)
Benefit payments	–	(34,403)	(209,373)	(691,031)
Assumption changes	–	–	–	53,174
Plan changes	99,450	34,110	304,902	–
Net change in total pension liability	373,041	330,335	436,522	(326,048)
Total pension liability – beginning	2,736,744	3,109,785	3,440,120	3,876,642
Total pension liability – ending	$ 3,109,785	$ 3,440,120	$ 3,876,642	$ 3,550,594
Plan fiduciary net position				
Contributions (state and local)	$ 228,087	$ 235,891	$ 237,182	$ 247,610
Net investment income	(169,276)	320,811	640,986	(262,184)
Benefit payments	–	(34,403)	(209,373)	(691,031)
Administrative costs	(6,640)	(9,160)	(120)	(2,644)
Net change in plan fiduciary net position	52,171	513,139	668,675	(708,249)
Total plan fiduciary net position – beginning	3,664,632	3,716,803	4,229,942	4,898,617
Total plan fiduciary net position – ending	$ 3,716,803	$ 4,229,942	$ 4,898,617	$ 4,190,368
Net pension liability (asset) – ending	$ (607,018)	$ (789,822)	$ (1,021,975)	$ (639,774)
Plan fiduciary net position as a percentage of the total pension liability	119.52%	122.96%	126.36%	118.02%

2020	2021	2022	2023	2024	2025
2019	2020	2021	2022	2023	2024
$ 153,304	$ 157,137	$ 147,320	$ 151,003	$ 120,145	$ 123,149
197,843	193,390	194,644	196,874	214,058	200,624
–	(42,606)	–	(70,586)	–	(166,863)
(213,500)	(658,375)	(401,000)	(209,168)	(497,485)	(644,204)
–	–	–	(24,682)	–	(46,669)
–	254,366	–	274,789	–	–
137,647	(96,088)	(59,036)	318,230	(163,282)	(533,963)
3,550,594	3,688,241	3,592,153	3,533,117	3,851,347	3,688,065
$ 3,688,241	$ 3,592,153	$ 3,533,117	$ 3,851,347	$ 3,688,065	$ 3,154,102
$ 253,651	$ 271,275	$ 262,564	$ 316,956	$ 357,782	$ 395,220
685,784	357,043	468,887	(596,082)	411,317	387,189
(213,500)	(658,375)	(401,000)	(209,168)	(497,485)	(644,204)
–	(13,666)	–	(5,569)	(1,625)	(17,524)
725,935	(43,723)	330,451	(493,863)	269,989	120,681
4,190,368	4,916,303	4,872,580	5,203,031	4,709,168	4,979,157
$ 4,916,303	$ 4,872,580	$ 5,203,031	$ 4,709,168	$ 4,979,157	$ 5,099,838
$ (1,228,062)	$ (1,280,427)	$ (1,669,914)	$ (857,821)	$ (1,291,092)	$ (1,945,736)
133.30%	135.65%	147.26%	122.27%	135.01%	161.69%

Prior Lake Fire Relief Association
Schedule of City Contributions
Year Ended December 31, 2025
(Last Ten Years)

City Fiscal Year-End Date	Statutorily Required Contributions	Contributions in Relation to the Statutorily Required Contributions	Contribution Deficiency (Excess)	Voluntary City Contribution
12/31/2016	$ 215,891	$ 215,891	$ –	$ 20,000
12/31/2017	$ 217,182	$ 217,182	$ –	$ 20,000
12/31/2018	$ 225,610	$ 225,610	$ –	$ 20,000
12/31/2019	$ 234,651	$ 234,651	$ –	$ 20,000
12/31/2020	$ 247,275	$ 247,275	$ –	$ 20,000
12/31/2021	$ 260,564	$ 260,564	$ –	$ 20,000
12/31/2022	$ 293,956	$ 293,956	$ –	$ 20,000
12/31/2023	$ 334,782	$ 334,782	$ –	$ 20,000
12/31/2024	$ 372,220	$ 372,220	$ –	$ 20,000
12/31/2025	$ 449,938	$ 449,938	$ –	$ –

CITY OF PRIOR LAKE

Other Post-Employment Benefits Plan
Schedule of Changes in the City's Total
OPEB Liability and Related Ratios
Year Ended December 31, 2025

	Fiscal Year-End							
	2018	2019	2020	2021	2022	2023	2024	2025
Total OPEB liability								
Service cost	$ 61,214	$ 62,717	$ 64,598	$ 75,099	$ 77,355	$ 57,646	$ 59,375	$ 92,570
Interest	29,555	31,270	32,188	35,042	22,440	22,740	39,498	41,632
Changes of assumptions	–	(37,343)	–	148,752	–	(194,243)	–	(38,082)
Differences between expected and actual experiences	–	(123,346)	–	(12,906)	–	37,657	–	715,875
Benefit payments	(37,688)	(42,907)	(28,422)	(36,020)	(60,688)	(69,560)	(81,024)	(76,393)
Net change in total OPEB liability	53,081	(109,609)	68,364	209,967	39,107	(145,760)	17,849	735,602
Total OPEB liability – beginning of year	853,052	906,133	796,524	864,888	1,074,855	1,113,962	968,202	986,051
Total OPEB liability – end of year	$ 906,133	$ 796,524	$ 864,888	$1,074,855	$1,113,962	$ 968,202	$ 986,051	$ 1,721,653
Covered employee payroll	$6,560,761	$7,134,065	$7,348,087	$8,306,510	$8,555,705	$9,121,595	$9,395,243	$ 11,340,539
Total OPEB liability as a percentage of covered employee payroll	13.81%	11.17%	11.77%	12.94%	13.02%	10.61%	10.50%	15.18%

Note: The City implemented GASB Statement No. 75 in fiscal 2018. This schedule is intended to present 10-year trend information. Additional years will be added as they become available.

THIS PAGE INTENTIONALLY LEFT BLANK

PERA – GENERAL EMPLOYEES RETIREMENT FUND

2025 CHANGES IN ACTUARIAL ASSUMPTIONS

- The combined service annuity loading factors increased from 15.00 percent to 19.00 percent for vested terminated members and from 3.00 percent to 44.00 percent for nonvested, terminated members.
- The assumed post-retirement benefit increase changed from 1.25 percent to 1.50 percent.

2025 CHANGES IN PLAN PROVISIONS

- The post-retirement benefit increase formula changed to 100.00 percent of the Social Security annual increase, between 1.00 percent and 1.75 percent , beginning January 1, 2026. If the funded ratio (on a market value of assets basis) is less than 85.00 percent for the last two consecutive annual valuations or is less than 80.00 percent in the most recent actuarial valuation, the maximum is reduced to 1.50 percent. Previously, the benefit increase was 50.00 percent of the Social Security annual increase, between 1.00 percent and 1.50 percent.
- The 1.00 percent additional employer contribution is eliminated when the plan reaches 98.00 percent funded status (on an actuarial value of assets basis); this contribution was previously scheduled to stop when the plan reached 100.00 percent funded status.

2024 CHANGES IN ACTUARIAL ASSUMPTIONS

- Rates of merit and seniority were adjusted, resulting in slightly higher rates.
- Assumed rates of retirement were adjusted as follows: increase the rate of assumed unreduced retirements, slight adjustments to Rule of 90 retirement rates, and slight adjustments to early retirement rates for Tier 1 and Tier 2 members.
- Minor increase in assumed withdrawals for males and females.
- Lower rates of disability.
- Continued use of Pub-2010 General Mortality Table, with slight rate adjustments as recommended in the most recent experience study.
- Minor changes to form of payment assumptions for male and female retirees.
- Minor changes to assumptions made with respect to missing participant data.

2024 CHANGES IN PLAN PROVISIONS

- The workers' compensation offset for disability benefits was eliminated. The actuarial equivalent factors were updated to reflect the changes in assumptions.

2023 CHANGES IN ACTUARIAL ASSUMPTIONS

- The investment return assumption and single discount rate were changed from 6.50 percent to 7.00 percent.

2023 CHANGES IN PLAN PROVISIONS

- An additional one-time direct state aid contribution of $170.1 million will be contributed to the Plan on October 1, 2023.
- The vesting period of those hired after June 30, 2010, was changed from five years of allowable service to three years of allowable service.
- The benefit increase delay for early retirements on or after January 1, 2024, was eliminated.
- A one-time, noncompounding benefit increase of 2.50 percent minus the actual 2024 adjustment will be payable in a lump sum for calendar year 2024 by March 31, 2024.

PERA – GENERAL EMPLOYEES RETIREMENT FUND (CONTINUED)

2022 CHANGES IN ACTUARIAL ASSUMPTIONS

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

2021 CHANGES IN ACTUARIAL ASSUMPTIONS

- The investment return and single discount rates were changed from 7.50 percent to 6.50 percent, for financial reporting purposes.
- The mortality improvement scale was changed from Scale MP-2019 to Scale MP-2020.

2020 CHANGES IN ACTUARIAL ASSUMPTIONS

- The price inflation assumption was decreased from 2.50 percent to 2.25 percent.
- The payroll growth assumption was decreased from 3.25 percent to 3.00 percent.
- Assumed salary increase rates were changed as recommended in the June 30, 2019 experience study. The net effect is assumed rates that average 0.25 percent less than previous rates.
- Assumed rates of retirement were changed as recommended in the June 30, 2019 experience study. The changes result in more unreduced (normal) retirements and slightly fewer Rule of 90 and early retirements.
- Assumed rates of termination were changed as recommended in the June 30, 2019 experience study. The new rates are based on service and are generally lower than the previous rates for years two through five, and slightly higher thereafter.
- Assumed rates of disability were changed as recommended in the June 30, 2019 experience study. The change results in fewer predicted disability retirements for males and females.
- The base mortality table for healthy annuitants and employees was changed from the RP-2014 Table to the Pub-2010 General Mortality Table, with adjustments. The base mortality table for disabled annuitants was changed from the RP-2014 Disabled Annuitant Mortality Table to the Pub-2010 General/Teacher Disabled Annuitant Mortality Table, with adjustments.
- The mortality improvement scale was changed from MP-2018 to MP-2019.
- The assumed spouse age difference was changed from two years older for females to one year older.
- The assumed number of married male new retirees electing the 100.00 percent joint and survivor option changed from 35.00 percent to 45.00 percent. The assumed number of married female new retirees electing the 100.00 percent joint and survivor option changed from 15.00 percent to 30.00 percent. The corresponding number of married new retirees electing the life annuity option was adjusted accordingly.

2020 CHANGES IN PLAN PROVISIONS

- Augmentation for current privatized members was reduced to 2.00 percent for the period July 1, 2020 through December 31, 2023, and zero percent thereafter. Augmentation was eliminated for privatizations occurring after June 30, 2020.

2019 CHANGES IN ACTUARIAL ASSUMPTIONS

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

2019 CHANGES IN PLAN PROVISIONS

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

2018 CHANGES IN ACTUARIAL ASSUMPTIONS

- The mortality projection scale was changed from MP-2015 to MP-2017.
- The assumed benefit increase was changed from 1.00 percent per year through 2044, and 2.50 percent per year thereafter, to 1.25 percent per year.

2018 CHANGES IN PLAN PROVISIONS

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

2017 CHANGES IN ACTUARIAL ASSUMPTIONS

- The Combined Service Annuity (CSA) loads were changed from 0.80 percent for active members and 60.00 percent for vested and nonvested deferred members. The revised CSA loads are now zero percent for active member liability, 15.00 percent for vested deferred member liability, and 3.00 percent for nonvested deferred member liability.
- The assumed post-retirement benefit increase rate was changed from 1.00 percent per year for all years, to 1.00 percent per year through 2044, and 2.50 percent per year thereafter.

2017 CHANGES IN PLAN PROVISIONS

- The state's contribution for the Minneapolis Employees Retirement Fund equals $16.0 million in 2017 and 2018, and $6.0 million thereafter.
- The Employer Supplemental Contribution for the Minneapolis Employees Retirement Fund changed from $21.0 million to $31.0 million in calendar years 2019 to 2031. The state's contribution changed from $16.0 million to $6.0 million in calendar years 2019 to 2031.

2016 CHANGES IN ACTUARIAL ASSUMPTIONS

- The assumed post-retirement benefit increase rate was changed from 1.00 percent per year through 2035, and 2.50 percent per year thereafter, to 1.00 percent per year for all years.
- The assumed investment return was changed from 7.90 percent to 7.50 percent. The single discount rate changed from 7.90 percent to 7.50 percent.
- Other assumptions were changed pursuant to the experience study June 30, 2015. The assumed future salary increases, payroll growth, and inflation were decreased by 0.25 percent to 3.25 percent for payroll growth, and 2.50 percent for inflation.

PERA – PUBLIC EMPLOYEES POLICE AND FIRE FUND

2025 CHANGES IN ACTUARIAL ASSUMPTIONS

- Assumed rates of salary increases were reduced slightly.
- Assumed rates of retirement were adjusted, resulting in an overall increase in unreduced (full) retirements and an overall increase in reduced (early) retirements.
- Assumed rates of withdrawal were modified; the new rates will increase predicted terminations, especially in the first few years of employment.
- Assumed rates of disabled retirement were significantly increased, especially for ages over age 30.
- Continued used of Pub-2010 Public Safety Mortality Table with rates adjusted to better fit observed experience.
- Percent married assumption for female retirees lowered from 70.00 percent to 65.00 percent.
- Minor changes were made to form of payment assumptions for retirees.
- Minor changes were made to assumptions made with respect to missing participant data.
- The combined service annuity load changed from 33.00 percent to 13.00 percent for vested, terminated members and from 2.00 percent to 38.00 percent for nonvested, terminated members.

2025 CHANGES IN PLAN PROVISIONS

- The period of time needed for benefit recipients to receive their first benefit increase was reduced by one year (from 36 months to 24 months for a full increase).
- The January 1, 2026 benefit increase changed from 1.00 percent to 3.00 percent; subsequent January 1 increases will be 1.00 percent.
- The threshold to end the $9.0 million annual state aid contribution changed from the earlier of July 1, 2048, or 90.00 percent funded for both PERA Police & Fire and MSRS State Patrol for three consecutive years to 100.00 percent funded for both PERA Police & Fire and MSRS State Patrol for three consecutive years (on an actuarial value of assets basis).
- The threshold to end the additional $9.0 million annual state aid contribution changed from the earlier of July 1, 2048, or 100.00 percent funded for a minimum of three consecutive years to 110.00 percent funded for a minimum of three consecutive years (on an actuarial value of assets basis).
- An additional $17.7 million in direct state aid will be paid annually each October 1 beginning October 1, 2025 through June 30, 2048.
- Joint and survivor actuarial equivalent factors were updated to reflect changes in assumptions.

2024 CHANGES IN PLAN PROVISIONS

- The state contribution of $9.0 million per year will continue until the earlier of 1) both the Police and Fire Plan and the State Patrol Retirement Fund attain 90.00 percent funded status for three consecutive years (on an actuarial value of assets basis) or 2) July 1, 2048. The contribution was previously due to expire after attaining a 90.00 percent funded status for one year.
- The additional $9.0 million contribution will continue until the Police and Fire Plan is fully funded for a minimum of three consecutive years on an actuarial value of assets basis, or July 1, 2048, whichever is earlier. This contribution was previously due to expire upon attainment of fully funded status on an actuarial value of assets basis for one year (or July 1, 2048 if earlier).

2023 CHANGES IN ACTUARIAL ASSUMPTIONS

- The investment return assumption was changed from 6.50 percent to 7.00 percent.
- The single discount rate changed from 5.40 percent to 7.00 percent.

2023 CHANGES IN PLAN PROVISIONS

- Additional one-time direct state aid contribution of $19.4 million will be contributed to the Plan on October 1, 2023.
- Vesting requirement for new hires after June 30, 2014, was changed from a graded 20-year vesting schedule to a graded 10-year vesting schedule, with 50.00 percent vesting after five years, increasing incrementally to 100.00 percent after 10 years.
- A one-time, noncompounding benefit increase of 3.00 percent will be payable in a lump sum for calendar year 2024 by March 31, 2024.
- Psychological treatment is required effective July 1, 2023, prior to approval for a duty disability benefit for a psychological condition relating to the member's occupation.
- The total and permanent duty disability benefit was increased, effective July 1, 2023.

2022 CHANGES IN ACTUARIAL ASSUMPTIONS

- The mortality improvement scale was changed from Scale MP-2020 to Scale MP-2021.
- This single discount rate changed from 6.50 percent to 5.40 percent.

2021 CHANGES IN ACTUARIAL ASSUMPTIONS

- The investment return and single discount rates were changed from 7.50 percent to 6.50 percent, for financial reporting purposes.
- The inflation assumption was changed from 2.50 percent to 2.25 percent.
- The payroll growth assumption was changed from 3.25 percent to 3.00 percent.
- The base mortality table for healthy annuitants and employees was changed from the RP-2014 Table to the Pub-2010 Public Safety Mortality Table. The mortality improvement scale was changed from MP-2019 to MP-2020.
- The base mortality table for disabled annuitants was changed from the RP-2014 Healthy Annuitant Mortality Table (with future mortality improvement according to Scale MP-2019) to the Pub-2010 Public Safety Disabled Annuitant Mortality Table (with future mortality improvement according to Scale MP-2020).
- Assumed rates of salary increase were modified as recommended in the July 14, 2020 experience study. The overall impact is a decrease in gross salary increase rates.
- Assumed rates of retirement were changed as recommended in the July 14, 2020 experience study. The changes result in slightly more unreduced retirements and fewer assumed early retirements.
- Assumed rates of withdrawal were changed from select and ultimate rates to service-based rates. The changes result in more assumed terminations.
- Assumed rates of disability were increased for ages 25–44 and decreased for ages over 49. Overall, proposed rates result in more projected disabilities.
- Assumed percent married for active female members was changed from 60.00 percent to 70.00 percent. Minor changes to form of payment assumptions were applied.

2020 CHANGES IN ACTUARIAL ASSUMPTIONS

- The mortality projection scale was changed from MP-2018 to MP-2019.

2019 CHANGES IN ACTUARIAL ASSUMPTIONS

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

2018 CHANGES IN ACTUARIAL ASSUMPTIONS

- The mortality projection scale was changed from MP-2016 to MP-2017.

2018 CHANGES IN PLAN PROVISIONS

- Post-retirement benefit increases were changed to 1.00 percent for all years, with no trigger.
- An end date of July 1, 2048 was added to the existing $9.0 million state contribution.
- New annual state aid will equal $4.5 million in fiscal years 2019 and 2020, and $9.0 million thereafter, until the plan reaches 100.00 percent funding, or July 1, 2048, if earlier.
- Member contributions were changed from 10.80 percent to 11.30 percent of pay, effective January 1, 2019, and 11.80 percent of pay, effective January 1, 2020.
- Employer contributions were changed from 16.20 percent to 16.95 percent of pay, effective January 1, 2019, and 17.70 percent of pay, effective January 1, 2020.
- Interest credited on member contributions decreased from 4.00 percent to 3.00 percent, beginning July 1, 2018.
- Deferred augmentation was changed to zero percent, effective January 1, 2019. Augmentation that has already accrued for deferred members will still apply.
- Actuarial equivalent factors were updated to reflect revised mortality and interest assumptions.

2017 CHANGES IN ACTUARIAL ASSUMPTIONS

- Assumed salary increases were changed as recommended in the June 30, 2016 experience study. The net effect is proposed rates that average 0.34 percent lower than the previous rates.
- Assumed rates of retirement were changed, resulting in fewer retirements.
- The CSA load was 30.00 percent for vested and nonvested deferred members. The CSA has been changed to 33.00 percent for vested members, and 2.00 percent for nonvested members.
- The base mortality table for healthy annuitants was changed from the RP-2000 Fully Generational Table to the RP-2014 Fully Generational Table (with a base year of 2006), with male rates adjusted by a factor of 0.96. The mortality improvement scale was changed from Scale AA to Scale MP-2016. The base mortality table for disabled annuitants was changed from the RP-2000 Disabled Mortality Table to the mortality tables assumed for healthy retirees.
- Assumed termination rates were decreased to 3.00 percent for the first three years of service. Rates beyond the select period of three years were adjusted, resulting in more expected terminations overall.
- Assumed percentage of married female members was decreased from 65.00 percent to 60.00 percent.
- Assumed age difference was changed from separate assumptions for male members (wives assumed to be three years younger) and female members (husbands assumed to be four years older) to the assumption that males are two years older than females.
- The assumed percentage of female members electing joint and survivor annuities was increased.
- The assumed post-retirement benefit increase rate was changed from 1.00 percent for all years, to 1.00 percent per year through 2064, and 2.50 percent thereafter.
- The single discount rate was changed from 5.60 percent per annum to 7.50 percent per annum.

2016 CHANGES IN ACTUARIAL ASSUMPTIONS

- The assumed post-retirement benefit increase rate was changed from 1.00 percent per year through 2037, and 2.50 percent per year thereafter, to 1.00 percent per year for all future years.
- The assumed investment return was changed from 7.90 percent to 7.50 percent.
- The single discount rate changed from 7.90 percent to 5.60 percent.
- The assumed future salary increases, payroll growth, and inflation were decreased by 0.25 percent to 3.25 percent for payroll growth, and 2.50 percent for inflation.

PRIOR LAKE FIRE RELIEF ASSOCIATION

- The discount rate was changed from 5.75 percent to 6.25 percent for 2025.
- The discount rate was changed from 5.50 percent to 5.75 percent for 2023.
- A benefit level increase from $9,000 to $10,500 occurred starting January 1, 2022.
- A benefit level increase from $8,500 to $9,000 was reflected in the pension liability for 2021.
- The discount rate was changed from 6.00 percent to 5.50 percent for 2019.
- A benefit level increase from $8,000 to $8,500 was reflected in the pension liability for 2019.
- A benefit level increase from $7,200 to $8,000 was reflected in the pension liability for 2018.
- A benefit level increase from $7,100 to $7,200 was reflected in the pension liability for 2017.
- A benefit level increase from $6,800 to $7,100 was reflected in the pension liability for 2016.

OTHER POST-EMPLOYMENT BENEFITS PLAN

2024 CHANGES IN ACTUARIAL ASSUMPTIONS

- The healthcare trend rates were changed to better anticipate short-term and long-term medical increases.
- The retirement, withdrawal, and salary increase rates for non-police employees were updated to reflect the latest experience study.
- The discount rate was changed from 4.00 percent to 4.20 percent.

2023 CHANGES IN ACTUARIAL ASSUMPTIONS

- The healthcare trend rates were changed to better anticipate short-term and long-term medical increases.
- The mortality tables were updated from the Pub-2010 Public Retirement Plans Headcount-Weighted Mortality Tables (General, Safety) with MP-2020 Generational Improvement Scale to the Pub-2010 Public Retirement Plans Headcount-Weighted Mortality Tables (General, Safety) with MP-2021 Generational Improvement Scale.
- The retirement, withdrawal, and salary increase rates for public safety employees were updated to reflect the latest experience study.
- The inflation rate changed from 2.00 percent to 2.50 percent.
- The discount rate was changed from 2.00 percent to 4.00 percent.

2021 CHANGES IN ACTUARIAL ASSUMPTIONS

- The healthcare trend rates were changed to better anticipate short-term and long-term medical increases.
- The mortality tables were updated from the RP-2014 Mortality Tables (Blue Collar for Public Safety, White Collar for Others) with MP-2018 Generational Improvement Scale to the Pub-2010 Public Retirement Plans Headcount-Weighted Mortality Tables (General, Safety) with MP-2020 Generational Improvement Scale.
- The inflation rate changed from 2.50 percent to 2.00 percent.
- The salary increase rates were changed from a flat 3.00 percent per year for all employees, to rates which vary by service and contract group.
- The discount rate was changed from 3.80 percent to 2.00 percent.

2019 CHANGES IN ACTUARIAL ASSUMPTIONS

- The healthcare trend rates were changed from 6.25 percent, grading to 5.00 percent over five years, to 6.50 percent, grading to 5.00 percent over six years.
- The mortality tables were updated to meet current actuarial standards.
- The discount rate was changed from 3.30 percent to 3.80 percent.

OTHER POST-EMPLOYMENT BENEFITS PLAN (CONTINUED)

2018 CHANGES IN ACTUARIAL ASSUMPTIONS

- The healthcare trend rates were changed from 6.50 percent, grading to 5.00 percent over six years, to 6.25 percent, grading to 5.00 percent over five years.
- The mortality table was updated from RP-2014 adjusted to 2006 White Collar Mortality Tables with MP-2016 Generational Improvement Scale, to RF-2014 White Collar with MP-2016 Generational Improvement Scale.
- The actuarial cost method was changed from entry-age normal level dollar to entry-age level percent of pay.
- The discount rate was changed from 3.50 percent to 3.30 percent.

SUPPLEMENTARY INFORMATION

CITY OF PRIOR LAKE

Nonmajor Governmental Funds
Combining Balance Sheet
as of December 31, 2025

	Special Revenue	Capital Projects	Total
Assets			
Cash and investments	$ 2,510,073	$ 4,019,724	$ 6,529,797
Cash held in escrow	31,366	–	31,366
Receivables			
Delinquent taxes	3,804	–	3,804
Accounts	15,815	22,993	38,808
Lease	8,347	–	8,347
Special assessments			
Delinquent	–	1,425	1,425
Deferred	–	557,493	557,493
Due from other governmental agencies	1,000,000	6,240	1,006,240
Assets held for resale	1,315,577	–	1,315,577
Total assets	$ 4,884,982	$ 4,607,875	$ 9,492,857
Liabilities			
Accounts and contracts payable	$ 303,125	$ 466,936	$ 770,061
Accrued salaries and employee benefits payable	6,677	–	6,677
Due to other governmental agencies	1,100	–	1,100
Deposits payable	85,462	–	85,462
Unearned revenue	48,300	–	48,300
Total liabilities	444,664	466,936	911,600
Deferred inflows of resources			
Lease revenue for subsequent years	8,159	–	8,159
Unavailable revenue from delinquent taxes	3,804	–	3,804
Unavailable revenue from special assessments	–	558,917	558,917
Total deferred inflows of resources	11,963	558,917	570,880
Fund balances (deficit)			
Restricted	4,428,355	82,117	4,510,472
Assigned	–	3,507,155	3,507,155
Unassigned	–	(7,250)	(7,250)
Total fund balances	4,428,355	3,582,022	8,010,377
Total liabilities, deferred inflows of resources, and fund balances	$ 4,884,982	$ 4,607,875	$ 9,492,857

CITY OF PRIOR LAKE

Nonmajor Governmental Funds
Combining Statement of Revenues, Expenditures, and Changes in Fund Balances
Year Ended December 31, 2025

	Special Revenue	Capital Projects	Total
Revenue			
Taxes	$ 404,037	$ 2,051,866	$ 2,455,903
Special assessments	–	257,549	257,549
Charges for services	532,423	–	532,423
Intergovernmental	1,320,069	–	1,320,069
Investment income	136,025	189,703	325,728
Miscellaneous			
Other	11,022	327,579	338,601
Total revenue	2,403,576	2,826,697	5,230,273
Expenditures			
Current			
General government	14,302	18,051	32,353
Public safety	12,264	–	12,264
Culture and recreation	29,806	2,981	32,787
Economic development	363,409	–	363,409
Capital outlay	3,039,872	3,490,472	6,530,344
Total expenditures	3,459,653	3,511,504	6,971,157
Excess (deficiency) of revenues over expenditures	(1,056,077)	(684,807)	(1,740,884)
Other financing sources (uses)			
Sale of capital assets	–	113,242	113,242
Transfers in	290,000	769,375	1,059,375
Transfers out	(11,975)	(640,743)	(652,718)
Total other financing sources (uses)	278,025	241,874	519,899
Net change in fund balances	(778,052)	(442,933)	(1,220,985)
Fund balances			
Beginning of year, as previously reported	5,206,407	9,816,501	15,022,908
Change within financial reporting entity (major to nonmajor fund)	–	(5,791,546)	(5,791,546)
Beginning of year, restated	5,206,407	4,024,955	9,231,362
End of year	$ 4,428,355	$ 3,582,022	$ 8,010,377

CITY OF PRIOR LAKE

Nonmajor Special Revenue Funds
Combining Balance Sheet
as of December 31, 2025

	Capital Park	Federal Revolving Loan	Cable Franchise	Economic Development Authority
Assets				
Cash and investments	$ 156,325	$ 148,865	$ 114,859	$ 766,340
Cash held in escrow	–	–	25,000	–
Receivables				
Delinquent taxes	–	–	–	3,804
Accounts	8,687	950	2,509	2,131
Lease	8,347	–	–	–
Due from other governmental agencies	1,000,000	–	–	–
Assets held for resale	–	–	–	1,315,577
Total assets	$ 1,173,359	$ 149,815	$ 142,368	$ 2,087,852
Liabilities				
Accounts and contracts payable	$ 292,866	$ –	$ –	$ 1,088
Accrued salaries and employee benefits payable	–	–	–	6,677
Due to other governmental agencies	–	–	–	1,016
Deposits payable	–	–	25,000	–
Unearned revenue	48,300	–	–	–
Total liabilities	341,166	–	25,000	8,781
Deferred inflows of resources				
Lease revenue for subsequent years	8,159	–	–	–
Unavailable revenue from delinquent taxes	–	–	–	3,804
Total deferred inflows of resources	8,159	–	–	3,804
Fund balances				
Restricted for economic development	–	149,815	–	–
Restricted for forfeiture sales	–	–	–	–
Restricted for public safety	–	–	–	–
Restricted for capital improvements	824,034	–	–	–
Restricted for development	–	–	–	2,075,267
Restricted for communications	–	–	117,368	–
Total fund balances	824,034	149,815	117,368	2,075,267
Total liabilities, deferred inflows of resources, and fund balances	$ 1,173,359	$ 149,815	$ 142,368	$ 2,087,852

Police Forfeiture	Development Agreement	MN Public Safety	Local Affordable Housing Aid	Total
$ 106,698	$ 400,951	$ 582,907	$ 233,128	$ 2,510,073
6,366	–	–	–	31,366
–	–	–	–	3,804
581	–	957	–	15,815
–	–	–	–	8,347
–	–	–	–	1,000,000
–	–	–	–	1,315,577
$ 113,645	$ 400,951	$ 583,864	$ 233,128	$ 4,884,982
$ –	$ 9,171	$ –	$ –	$ 303,125
–	–	–	–	6,677
84	–	–	–	1,100
6,366	54,096	–	–	85,462
–	–	–	–	48,300
6,450	63,267	–	–	444,664
–	–	–	–	8,159
–	–	–	–	3,804
–	–	–	–	11,963
–	–	–	233,128	382,943
107,195	–	–	–	107,195
–	–	583,864	–	583,864
–	337,684	–	–	1,161,718
–	–	–	–	2,075,267
–	–	–	–	117,368
107,195	337,684	583,864	233,128	4,428,355
$ 113,645	$ 400,951	$ 583,864	$ 233,128	$ 4,884,982

CITY OF PRIOR LAKE

Nonmajor Special Revenue Funds
Combining Statement of Revenues, Expenditures,
and Changes in Fund Balances
Year Ended December 31, 2025

	Capital Park	Federal Revolving Loan	Cable Franchise	Economic Development Authority
Revenues				
Taxes	$ –	$ –	$ –	$ 404,037
Charges for services	291,958	–	10,245	26,988
Intergovernmental	1,053,171	–	–	–
Investment income	66,655	6,592	5,017	27,615
Miscellaneous				
Other	–	–	–	–
Total revenues	1,411,784	6,592	15,262	458,640
Expenditures				
Current				
General government	–	–	14,302	–
Public safety	–	–	–	–
Culture and recreation	29,806	–	–	–
Economic development	–	–	–	250,094
Capital outlay	2,254,381	–	–	–
Total expenditures	2,284,187	–	14,302	250,094
Excess (deficiency) of revenues over expenditures	(872,403)	6,592	960	208,546
Other financing (uses)				
Transfers in	290,000	–	–	–
Transfers out	–	–	–	–
Total other financing sources (uses)	290,000	–	–	–
Net change in fund balances	(582,403)	6,592	960	208,546
Fund balances				
Beginning of year	1,406,437	143,223	116,408	1,866,721
End of year	$ 824,034	$ 149,815	$ 117,368	$ 2,075,267

Police Forfeiture	Development Agreement	MN Public Safety	Local Affordable Housing Aid	Total
$ –	$ –	$ –	$ –	$ 404,037
–	203,232	–	–	532,423
–	–	–	266,898	1,320,069
5,173	–	24,973	–	136,025
11,022	–	–	–	11,022
16,195	203,232	24,973	266,898	2,403,576
–	–	–	–	14,302
12,264	–	–	–	12,264
–	–	–	–	29,806
–	–	–	113,315	363,409
–	785,491	–	–	3,039,872
12,264	785,491	–	113,315	3,459,653
3,931	(582,259)	24,973	153,583	(1,056,077)
–	–	–	–	290,000
–	–	(11,975)	–	(11,975)
–	–	(11,975)	–	278,025
3,931	(582,259)	12,998	153,583	(778,052)
103,264	919,943	570,866	79,545	5,206,407
$ 107,195	$ 337,684	$ 583,864	$ 233,128	$ 4,428,355

CITY OF PRIOR LAKE

Nonmajor Capital Projects Funds
Combining Balance Sheet
as of December 31, 2025

	Tax Increment	Revolving Equipment	Formerly Nonmajor Trunk Reserve	Tax Increment 1-3 Lakefront	Tax Increment 5-1 Premiere
Assets					
Cash and investments	$ –	$ 1,241,410	$ –	$ –	$ 19,709
Receivables					
Accounts (refund)	–	7,602	–	–	22
Special assessments					
Delinquent	–	–	–	–	–
Deferred	–	–	–	–	–
Due from other governmental agencies	–	3,525	–	–	–
Total assets	$ –	$ 1,252,537	$ –	$ –	$ 19,731
Liabilities					
Accounts and contracts payable	$ 7,250	$ 145,785	$ –	$ –	$ 6,516
Deferred inflows of resources					
Unavailable revenue from special assessments	–	–	–	–	–
Fund balances (deficit)					
Restricted for tax increment	–	–	–	–	13,215
Assigned for capital improvements	–	1,106,752	–	–	–
Unassigned	(7,250)	–	–	–	–
Total fund balances (deficit)	(7,250)	1,106,752	–	–	13,215
Total liabilities, deferred inflows of resources, and fund balances	$ –	$ 1,252,537	$ –	$ –	$ 19,731

Tax Increment 1-5 Gateway Center	Revolving Park Equipment	Facility Management	Formerly Major Permanent Improvement Revolving	Total
$ 105,339	$ 519,987	$ 750,767	$ 1,382,512	$ 4,019,724
(415)	5,333	7,505	2,946	22,993
–	–	–	1,425	1,425
–	–	–	557,493	557,493
–	1,840	875	–	6,240
$ 104,924	$ 527,160	$ 759,147	$ 1,944,376	$ 4,607,875
$ 36,022	$ 76,599	$ 194,764	$ –	$ 466,936
–	–	–	558,917	558,917
68,902	–	–	–	82,117
–	450,561	564,383	1,385,459	3,507,155
–	–	–	–	(7,250)
68,902	450,561	564,383	1,385,459	3,582,022
$ 104,924	$ 527,160	$ 759,147	$ 1,944,376	$ 4,607,875

CITY OF PRIOR LAKE

Nonmajor Capital Projects Funds
Combining Statement of Revenues, Expenditures,
and Changes in Fund Balances
Year Ended December 31, 2025

	Tax Increment	Revolving Equipment	Formerly Nonmajor Trunk Reserve	Tax Increment 1-3 Lakefront	Tax Increment 5-1 Premiere
Revenues					
Taxes	$ –	$ 1,024,083	$ –	$ 149,000	$ 14,479
Special assessments	–	–	–	–	–
Investment income	–	28,163	–	8,043	661
Miscellaneous					
Other	–	–	–	–	–
Total revenues	–	1,052,246	–	157,043	15,140
Expenditures					
Current					
General government	–	–	–	–	–
Culture and recreation	–	–	–	–	–
Capital outlay	7,250	1,146,554	–	313,344	14,946
Total expenditures	7,250	1,146,554	–	313,344	14,946
Excess (deficiency) of revenues over expenditures	(7,250)	(94,308)	–	(156,301)	194
Other financing sources (uses)					
Sale of capital assets	–	113,242	–	–	–
Transfers in	–	317,563	–	257	–
Transfers out	–	–	–	–	–
Total other financing sources (uses)	–	430,805	–	257	–
Net change in fund balances	(7,250)	336,497	–	(156,044)	194
Fund balances (deficit)					
Beginning of year, as previously reported	–	770,255	6,793,092	156,044	13,021
Change within financial reporting entity (change in major funds)	–	–	(6,793,092)	–	–
Beginning of year, restated	–	770,255	–	156,044	13,021
End of year (deficit)	$ (7,250)	$ 1,106,752	$ –	$ –	$ 13,215

Tax Increment 1-5 Gateway Center	Revolving Park Equipment	Facility Management	Formerly Major Permanent Improvement Revolving	Total
$ 75,835	$ 534,304	$ 254,165	$ –	$ 2,051,866
–	–	–	257,549	257,549
3,208	48,219	41,519	59,890	189,703
–	88,000	239,579	–	327,579
79,043	670,523	535,263	317,439	2,826,697
–	–	18,051	–	18,051
–	2,981	–	–	2,981
73,959	1,175,255	749,217	9,947	3,490,472
73,959	1,178,236	767,268	9,947	3,511,504
5,084	(507,713)	(232,005)	307,492	(684,807)
–	–	–	–	113,242
–	–	–	451,555	769,375
–	(265,609)	–	(375,134)	(640,743)
–	(265,609)	–	76,421	241,874
5,084	(773,322)	(232,005)	383,913	(442,933)
63,818	1,223,883	796,388	–	9,816,501
–	–	–	1,001,546	(5,791,546)
63,818	1,223,883	796,388	1,001,546	4,024,955
$ 68,902	$ 450,561	$ 564,383	$ 1,385,459	$ 3,582,022

CITY OF PRIOR LAKE

General Fund
Schedule of Revenues, Expenditures, and
Changes in Fund Balances – Budget and Actual
Year Ended December 31, 2025
(With Comparative Actual Amounts for the Year Ended December 31, 2024)

	2025				2024
	Budgeted Amounts			Variance With	
	Original	Final	Actual	Final Budget	Actual
Revenues					
Taxes					
Property taxes	$ 15,111,220	$ 15,111,220	$ 15,071,778	$ (39,442)	$ 13,950,980
Franchise taxes	555,000	555,000	518,830	(36,170)	543,869
Total taxes	15,666,220	15,666,220	15,590,608	(75,612)	14,494,849
Special assessments	4,000	4,000	4,611	611	5,057
Licenses and permits					
Business	90,620	90,620	98,235	7,615	89,370
Nonbusiness	460,222	460,222	524,258	64,036	779,566
Total licenses and permits	550,842	550,842	622,493	71,651	868,936
Intergovernmental					
Federal grants	–	–	25,129	25,129	12,350
State					
Road and bridge aid	476,340	476,340	593,917	117,577	443,943
Fire relief aid	348,527	348,527	500,028	151,501	413,849
Police aid	348,000	348,000	503,190	155,190	427,244
Other state aids	–	106,250	7,473	(98,777)	34,131
County and local					
Township fire and rescue aid	961,430	961,430	961,430	–	960,250
Liaison aid	72,287	72,287	68,430	(3,857)	84,742
Other local aids	–	–	9,618	9,618	9,576
Payment in lieu of taxes	1,400,000	1,400,000	1,400,000	–	1,200,000
Total intergovernmental	3,606,584	3,712,834	4,069,215	356,381	3,586,085
Charges for services					
Zoning fees	40,000	40,000	34,941	(5,059)	37,778
Plan check fees	203,430	203,430	202,176	(1,254)	332,114
Park fees	259,960	259,960	221,869	(38,091)	289,701
Project fees	150,000	150,000	134,775	(15,225)	240,223
Park program revenue	127,000	127,000	140,580	13,580	137,742
Tower leases	273,183	273,183	332,757	59,574	276,344
Park admission/rent	47,500	47,500	56,210	8,710	59,995
Facility rental	138,449	138,449	140,933	2,484	136,601
Reports	1,200	1,200	2,986	1,786	930
Total charges for services	1,240,722	1,240,722	1,267,227	26,505	1,511,428
Fines and forfeits	108,000	108,000	99,753	(8,247)	103,766
Investment income					
Interest earnings	257,500	257,500	269,128	11,628	525,044
Amortization – (premium)/discount	–	–	174,463	174,463	73,934
Unrealized gain	–	–	163,211	163,211	93,577
Total investment income	257,500	257,500	606,802	349,302	692,555

(continued)

General Fund
Schedule of Revenues, Expenditures, and
Changes in Fund Balances – Budget and Actual (continued)
Year Ended December 31, 2025
(With Comparative Actual Amounts for the Year Ended December 31, 2024)

	2025				2024
	Budgeted Amounts			Variance With	
	Original	Final	Actual	Final Budget	Actual
Revenues (continued)					
Miscellaneous					
Other	69,800	69,800	231,626	161,826	523,543
Contributions and donations	–	–	39,248	39,248	62,378
Developers' agreements	50,000	50,000	127,948	77,948	28,035
Total miscellaneous	119,800	119,800	398,822	279,022	613,956
Total revenues	21,553,668	21,659,918	22,659,531	999,613	21,876,632
Expenditures					
Current expenditures					
General government					
Mayor and City Council					
Personal services	77,668	77,668	66,418	(11,250)	73,600
Supplies	300	300	–	(300)	111
Other services and charges	6,550	6,550	4,889	(1,661)	4,813
Total Mayor and City Council	84,518	84,518	71,307	(13,211)	78,524
Ordinance					
Other services and charges	6,000	6,000	3,965	(2,035)	8,453
Administration					
Personal services	331,918	331,918	328,975	(2,943)	320,998
Supplies	10,000	10,000	7,880	(2,120)	11,885
Other services and charges	71,963	71,963	77,317	5,354	59,438
Total administration	413,881	413,881	414,172	291	392,321
Boards and commissions					
Personal services	7,750	7,750	5,276	(2,474)	7,750
Other services and charges	400	400	513	113	–
Total boards and commissions	8,150	8,150	5,789	(2,361)	7,750
City Clerk					
Personal services	140,223	140,223	139,365	(858)	130,596
Supplies	500	500	74	(426)	69
Other services and charges	8,229	11,504	7,479	(4,025)	3,637
Total City Clerk	148,952	152,227	146,918	(5,309)	134,302
Election					
Personal services	15,055	15,055	21,846	6,791	84,660
Supplies	7,500	7,500	9,180	1,680	7,293
Other services and charges	5,000	5,000	812	(4,188)	13,545
Total election	27,555	27,555	31,838	4,283	105,498

(continued)

General Fund
Schedule of Revenues, Expenditures, and
Changes in Fund Balances – Budget and Actual (continued)
Year Ended December 31, 2025
(With Comparative Actual Amounts for the Year Ended December 31, 2024)

	2025				2024
	Budgeted Amounts			Variance With	
	Original	Final	Actual	Final Budget	Actual
Expenditures (continued)					
Current expenditures (continued)					
General government (continued)					
Finance					
Personal services	751,900	751,900	704,433	(47,467)	692,119
Supplies	1,650	1,650	1,176	(474)	487
Other services and charges	33,306	38,306	88,719	50,413	25,450
Total finance	786,856	791,856	794,328	2,472	718,056
Auditing					
Other services and charges	50,100	50,100	42,275	(7,825)	42,019
Assessing					
Other services and charges	271,705	271,705	264,790	(6,915)	252,942
Legal services					
Other services and charges	269,253	269,253	300,940	31,687	271,394
Personnel					
Personal services	327,059	327,059	328,177	1,118	312,209
Supplies	250	250	–	(250)	51
Other services and charges	70,730	70,730	56,744	(13,986)	46,645
Total personnel	398,039	398,039	384,921	(13,118)	358,905
Communications					
Personal services	153,643	153,643	152,432	(1,211)	142,412
Other services and charges	18,500	18,500	15,170	(3,330)	16,651
Total communications	172,143	172,143	167,602	(4,541)	159,063
Community development					
Personal services	357,103	357,103	293,359	(63,744)	247,558
Supplies	3,300	3,300	2,212	(1,088)	4,088
Other services and charges	34,400	34,400	34,886	486	34,385
Total community development	394,803	394,803	330,457	(64,346)	286,031
Technology					
Personal services	270,592	270,592	271,552	960	258,175
Supplies	81,300	81,300	77,645	(3,655)	63,824
Other services and charges	213,610	213,610	188,453	(25,157)	142,133
Total technology	565,502	565,502	537,650	(27,852)	464,132

(continued)

CITY OF PRIOR LAKE

General Fund
Schedule of Revenues, Expenditures, and
Changes in Fund Balances – Budget and Actual (continued)
Year Ended December 31, 2025
(With Comparative Actual Amounts for the Year Ended December 31, 2024)

	2025				2024
	Budgeted Amounts			Variance With	
	Original	Final	Actual	Final Budget	Actual
Expenditures (continued)					
Current expenditures (continued)					
General government (continued)					
Buildings and plant					
Personal services	153,146	153,146	151,692	(1,454)	96,880
Supplies	65,850	94,850	92,204	(2,646)	23,970
Other services and charges	701,230	701,230	788,650	87,420	684,661
Total buildings and plant	920,226	949,226	1,032,546	83,320	805,511
Total general government	4,517,683	4,554,958	4,529,498	(25,460)	4,084,901
Public safety					
Police					
Personal services	6,752,630	6,982,458	6,724,025	(258,433)	6,065,446
Supplies	265,735	280,735	203,420	(77,315)	257,278
Other services and charges	684,470	699,070	603,850	(95,220)	665,873
Total police	7,702,835	7,962,263	7,531,295	(430,968)	6,988,597
Fire and rescue					
Personal services	2,593,301	2,593,301	2,767,213	173,912	2,367,944
Supplies	201,225	201,225	182,057	(19,168)	187,194
Other services and charges	234,760	234,760	252,489	17,729	204,094
Total fire and rescue	3,029,286	3,029,286	3,201,759	172,473	2,759,232
Building inspections					
Personal services	885,693	885,693	856,148	(29,545)	819,895
Supplies	11,450	11,450	6,871	(4,579)	7,633
Other services and charges	20,671	20,671	8,252	(12,419)	8,992
Total building inspections	917,814	917,814	871,271	(46,543)	836,520
Emergency management					
Supplies	–	–	–	–	15,360
Other services and charges	17,680	17,680	11,784	(5,896)	13,918
Total emergency management	17,680	17,680	11,784	(5,896)	29,278
Animal control					
Other services and charges	36,000	36,000	29,400	(6,600)	28,800
Total other	971,494	971,494	912,455	(59,039)	894,598
Total public safety	11,703,615	11,963,043	11,645,509	(317,534)	10,642,427

 (continued)

General Fund
Schedule of Revenues, Expenditures, and
Changes in Fund Balances – Budget and Actual (continued)
Year Ended December 31, 2025
(With Comparative Actual Amounts for the Year Ended December 31, 2024)

	2025				2024
	Budgeted Amounts			Variance With	
	Original	Final	Actual	Final Budget	Actual
Expenditures (continued)					
Current expenditures (continued)					
Public works					
Engineering					
Personal services	406,131	406,131	344,487	(61,644)	391,994
Supplies	14,000	14,000	6,694	(7,306)	8,114
Other services and charges	59,542	220,042	146,329	(73,713)	92,513
Total engineering	479,673	640,173	497,510	(142,663)	492,621
Central garage					
Personal services	312,029	312,029	303,500	(8,529)	279,196
Supplies	227,850	227,850	204,245	(23,605)	200,956
Other services and charges	92,750	92,750	68,815	(23,935)	76,793
Total central garage	632,629	632,629	576,560	(56,069)	556,945
Streets					
Personal services	598,237	598,237	617,019	18,782	564,332
Supplies	475,075	475,075	361,705	(113,370)	316,158
Other services and charges	708,907	708,907	654,487	(54,420)	727,030
Total streets	1,782,219	1,782,219	1,633,211	(149,008)	1,607,520
Total public works	2,894,521	3,055,021	2,707,281	(347,740)	2,657,086
Culture and recreation					
Recreation					
Personal services	448,195	448,195	445,752	(2,443)	382,145
Supplies	111,000	111,000	108,922	(2,078)	105,038
Other services and charges	93,355	93,355	104,335	10,980	95,108
Total recreation	652,550	652,550	659,009	6,459	582,291
Parks					
Personal services	1,300,856	1,300,856	1,249,995	(50,861)	1,241,217
Supplies	306,000	306,000	298,626	(7,374)	241,138
Other services and charges	470,315	492,790	489,222	(3,568)	513,274
Total parks	2,077,171	2,099,646	2,037,843	(61,803)	1,995,629
Libraries					
Supplies	–	–	–	–	260
Other services and charges	23,140	23,140	29,254	6,114	24,240
Total libraries	23,140	23,140	29,254	6,114	24,500
Total culture and recreation	2,752,861	2,775,336	2,726,106	(49,230)	2,602,420
Total current expenditures	21,868,680	22,348,358	21,608,394	(739,964)	19,986,834

(continued)

General Fund
Schedule of Revenues, Expenditures, and
Changes in Fund Balances – Budget and Actual (continued)
Year Ended December 31, 2025
(With Comparative Actual Amounts for the Year Ended December 31, 2024)

	2025				2024
	Budgeted Amounts			Variance With	
	Original	Final	Actual	Final Budget	Actual
Expenditures (continued)					
Capital outlay					
General government					
City hall	20,000	50,000	18,634	(31,366)	39,518
Community development	–	–	15,000	15,000	–
Public safety					
Police	14,000	41,000	32,527	(8,473)	17,790
Fire	–	–	–	–	20,017
Public works					
Buildings and plant	3,500	32,610	26,703	(5,907)	9,060
Development projects	–	–	30,324	30,324	30,086
Parks					
Infrastructure	–	–	34,036	34,036	–
Total capital outlay	37,500	123,610	157,224	33,614	116,471
Total expenditures	21,906,180	22,471,968	21,765,618	(706,350)	20,103,305
Excess (deficiency) of revenues over expenditures	(352,512)	(812,050)	893,913	1,705,963	1,773,327
Other financing sources (uses)					
Transfers in	615,000	615,000	626,975	11,975	876,400
Transfers out	(262,488)	(552,488)	(552,745)	(257)	(248,488)
Sale of assets	–	–	22,634	22,634	5,086
Total other financing sources (uses)	352,512	62,512	96,864	34,352	632,998
Net change in fund balances	$ –	$ (749,538)	990,777	$ 1,740,315	2,406,325
Fund balances					
Beginning of year			13,411,569		11,005,244
End of year			$ 14,402,346		$ 13,411,569

CITY OF PRIOR LAKE

Debt Service Fund
Balance Sheet by Account
as of December 31, 2025

	Water Treatment Plant	Fish Point	Guaranteed Energy Savings Performance Lease	Street Reconstruction 2015	Manitou Road Improvement
Assets					
Cash and investments	$ –	$ –	$ –	$ 201,054	$ 37,391
Receivables					
Accounts (refunds)	–	–	–	4,301	173
Special assessments					
Delinquent	–	–	–	8,584	–
Deferred	–	481,461	–	85,114	18,523
Due from other governmental agencies	–	–	–	2,363	237
Total assets	$ –	$ 481,461	$ –	$ 301,416	$ 56,324
Deferred inflows of resources					
Unavailable revenue from special assessments	$ –	$ 481,461	$ –	$ 93,698	$ 18,523
Fund balances					
Restricted for debt service	–	–	–	207,718	37,801
Total liabilities, deferred inflows of resources, and fund balances	$ –	$ 481,461	$ –	$ 301,416	$ 56,324

Highway 13, 150th Street 2016 Reconstruction	Cates, Balsam, Franklin Trail, Sycamore Trail, Maintenance Center Roof Improvements 2017	2018 Franklin, Huron, Woodside	2019 Street Improvements	Fish Point Road	2021B Refunding
$ 22,694	$ 221,777	$ 240,628	$ 64,206	$ 241,740	$ 326,889
244	5,535	8,425	281	1,687	1,330
–	2,771	–	–	2,286	–
–	131,151	241,384	4,692	236,592	–
135	1,364	1,646	709	918	2,484
$ 23,073	$ 362,598	$ 492,083	$ 69,888	$ 483,223	$ 330,703
$ –	$ 133,922	$ 241,383	$ 4,692	$ 238,878	$ –
23,073	228,676	250,700	65,196	244,345	330,703
$ 23,073	$ 362,598	$ 492,083	$ 69,888	$ 483,223	$ 330,703

(continued)

THIS PAGE INTENTIONALLY LEFT BLANK

CITY OF PRIOR LAKE

Debt Service Fund
Balance Sheet by Account (continued)
as of December 31, 2025

	Downtown South Reconstruction	Fish Point Road Phase II	2024A Wilds Jeffers Mill & Overlay	2025A Street Improvements	Total
Assets					
Cash and investments	$ 144,554	$ 1,271,320	$ –	$ 344,060	$ 3,116,313
Receivables					
Accounts (refunds)	(551)	442	–	(265)	21,602
Special assessments					
Delinquent	1,888	–	–	–	15,529
Deferred	383,689	129,854	–	195,972	1,908,432
Due from other governmental agencies	556	–	–	–	10,412
Total assets	$ 530,136	$ 1,401,616	$ –	$ 539,767	$ 5,072,288
Deferred inflows of resources					
Unavailable revenue from special assessments	$ 385,577	$ 129,854	$ –	$ 195,972	$ 1,923,960
Fund balances					
Restricted for debt service	144,559	1,271,762	–	343,795	3,148,328
Total liabilities, deferred inflows of resources, and fund balances	$ 530,136	$ 1,401,616	$ –	$ 539,767	$ 5,072,288

CITY OF PRIOR LAKE

Debt Service Fund
Schedule of Revenues, Expenditures,
and Changes in Fund Balances by Account
Year Ended December 31, 2025

	Water Treatment Plant	Fish Point	Guaranteed Energy Savings Performance Lease	Street Reconstruction 2015	Manitou Road Improvement
Revenues					
Taxes	$ –	$ –	$ 109,458	$ 610,368	$ 68,643
Special assessments	–	–	2,558	84,525	22,157
Investment income	–	–	837	24,545	3,777
Total revenues	–	–	112,853	719,438	94,577
Expenditures					
Debt service					
Principal	515,000	–	148,731	775,000	110,000
Interest and other	109,750	–	1,576	98,220	4,895
Total expenditures	624,750	–	150,307	873,220	114,895
Excess (deficiency) of revenues over expenditures	(624,750)	–	(37,454)	(153,782)	(20,318)
Other financing sources (uses)					
Transfers in	624,750	–	–	–	–
Transfers out	–	–	(2,838)	–	–
Total other financing sources (uses)	624,750	–	(2,838)	–	–
Net change in fund balances	–	–	(40,292)	(153,782)	(20,318)
Fund balances					
Beginning of year	–	–	40,292	361,500	58,119
End of year	$ –	$ –	$ –	$ 207,718	$ 37,801

Highway 13, 150th Street 2016 Reconstruction	Cates, Balsam, Franklin Trail, Sycamore Trail, Maintenance Center Roof Improvements 2017	2018 Franklin, Huron, Woodside	2019 Street Improvements	Fish Point Road	2021B Refunding
$ 38,960	$ 263,442	$ 478,647	$ 205,930	$ 267,152	$ 721,681
–	74,210	68,943	1,410	65,776	–
1,383	18,047	19,545	5,619	14,634	20,772
40,343	355,699	567,135	212,959	347,562	742,453
35,000	400,000	535,000	175,000	495,000	530,000
1,500	27,058	109,000	47,000	92,160	158,245
36,500	427,058	644,000	222,000	587,160	688,245
3,843	(71,359)	(76,865)	(9,041)	(239,598)	54,208
–	2,838	–	–	262,488	–
–	–	–	–	–	–
–	2,838	–	–	262,488	–
3,843	(68,521)	(76,865)	(9,041)	22,890	54,208
19,230	297,197	327,565	74,237	221,455	276,495
$ 23,073	$ 228,676	$ 250,700	$ 65,196	$ 244,345	$ 330,703

(continued)

THIS PAGE INTENTIONALLY LEFT BLANK

CITY OF PRIOR LAKE

Debt Service Fund
Schedule of Revenues, Expenditures,
and Changes in Fund Balances by Account (continued)
Year Ended December 31, 2025

	Downtown South Reconstruction	Fish Point Road Phase II	2024A Wilds Jeffers Mill & Overlay	2025A Street Improvements	Total
Revenues					
Taxes	$ 161,404	$ –	$ –	$ –	$ 2,925,685
Special assessments	70,758	31,971	–	338,166	760,474
Investment income	8,666	61,795	–	5,629	185,249
Total revenues	240,828	93,766	–	343,795	3,871,408
Expenditures					
Debt service					
Principal	170,000	125,000	265,000	–	4,278,731
Interest and other	76,895	76,745	104,731	–	907,775
Total expenditures	246,895	201,745	369,731	–	5,186,506
Excess (deficiency) of revenues over expenditures	(6,067)	(107,979)	(369,731)	343,795	(1,315,098)
Other financing sources (uses)					
Transfers in	–	–	369,731	–	1,259,807
Transfers out	–	–	–	–	(2,838)
Total other financing sources (uses)	–	–	369,731	–	1,256,969
Net change in fund balances	(6,067)	(107,979)	–	343,795	(58,129)
Fund balances					
Beginning of year	150,626	1,379,741	–	–	3,206,457
End of year	$ 144,559	$ 1,271,762	$ –	$ 343,795	$ 3,148,328

CITY OF PRIOR LAKE

Internal Service Funds
Combining Statement of Net Position
as of December 31, 2025

	Severance Compensation	Insurance	Total
Current assets			
Cash and investments	$ 749,740	$ 251,588	$ 1,001,328
Receivables			
Accounts and interest	4,224	523	4,747
Total current assets	$ 753,964	$ 252,111	$ 1,006,075
Current liabilities			
Current portion of compensated absences payable	$ 669,860	$ –	$ 669,860
Noncurrent liabilities			
Compensated absences payable	1,144,166	–	1,144,166
Total liabilities	1,814,026	–	1,814,026
Net position			
Unrestricted	(1,060,062)	252,111	(807,951)
Total liabilities and net position	$ 753,964	$ 252,111	$ 1,006,075

CITY OF PRIOR LAKE

Internal Service Funds
Combining Statement of Revenues, Expenses, and Changes in Net Position
Year Ended December 31, 2025

	Severance Compensation	Insurance	Total
Operating revenues			
Charges for services	$ 81,471	$ –	$ 81,471
Operating expenses			
Personal services	149,308	–	149,308
Operating income (loss)	(67,837)	–	(67,837)
Nonoperating revenues			
Investment income	31,622	10,861	42,483
Change in net position	(36,215)	10,861	(25,354)
Net position			
Beginning of year	(1,023,847)	241,250	(782,597)
End of year	$ (1,060,062)	$ 252,111	$ (807,951)

CITY OF PRIOR LAKE

Internal Service Funds
Combining Statement of Cash Flows
Year Ended December 31, 2025

	Severance Compensation	Insurance	Total
Cash flows from operating activities			
Cash received from customers	$ 81,289	$ –	$ 81,289
Cash flows from investing activities			
Interest received on cash and investments	31,622	10,785	42,407
Net increase in cash and cash equivalents	112,911	10,785	123,696
Cash and cash equivalents, January 1	636,829	240,803	877,632
Cash and cash equivalents, December 31	$ 749,740	$ 251,588	$ 1,001,328
Reconciliation of operating income (loss) to net cash flows from operating activities			
Operating income (loss)	$ (67,837)	$ –	$ (67,837)
Adjustments to reconcile operating income (loss) to net cash flows from operating activities			
(Increase) decrease in assets			
Accounts receivable	(182)	–	(182)
Increase (decrease) in liabilities			
Compensated absences payable	149,308	–	149,308
Net cash flows from operating activities	$ 81,289	$ –	$ 81,289

OTHER INFORMATION SECTION

THIS PAGE INTENTIONALLY LEFT BLANK

CITY OF PRIOR LAKE

Summary Financial Report
Revenues and Expenditures for General Operations
Governmental Funds
Years Ended December 31, 2025 and 2024

	Total 2025	Total 2024	Percent Increase (Decrease)
Revenues			
Taxes	$ 20,453,366	$ 19,654,454	4.1%
Franchise taxes	1,806,412	1,640,516	10.1%
Special assessments	1,033,982	2,727,577	(62.1%)
Licenses and permits	622,493	868,936	(28.4%)
Intergovernmental	6,481,867	5,423,407	19.5%
Charges for services	2,328,147	2,325,931	0.1%
Fines and forfeits	99,753	103,766	(3.9%)
Interest on investments	1,582,040	1,652,891	(4.3%)
Miscellaneous	737,423	732,956	0.6%
Total revenues	$ 35,145,483	$ 35,130,434	0.0%
Per capita	$ 1,210	$ 1,223	(1.1%)
Expenditures			
Current			
General government	$ 4,561,851	$ 4,272,088	6.8%
Public safety	11,657,773	10,658,868	9.4%
Public works	2,707,281	2,657,086	1.9%
Culture and recreation	2,758,893	2,612,010	5.6%
Economic development	363,409	186,360	95.0%
Capital outlay	11,610,195	12,391,369	(6.3%)
Debt service			
Principal	4,278,731	4,202,801	1.8%
Interest and other charges	991,144	1,019,737	(2.8%)
Total expenditures	$ 38,929,277	$ 38,000,319	2.4%
Per capita	$ 1,340	$ 1,323	1.2%
Total long-term bonded indebtedness	$ 21,985,000	$ 23,990,000	(8.4%)
Per capita	$ 757	$ 835	(9.4%)
General Fund balance – December 31	$ 14,402,346	$ 13,411,569	7.4%
Per capita	$ 496	$ 467	6.1%

The purpose of this report is to provide a summary of financial information concerning the City to interested citizens. The complete financial statements may be examined at City Hall, 4646 Dakota Street Southeast, Prior Lake, Minnesota 55372. Questions about this report should be directed to the Finance Director at (952) 447-9847.

CITY OF PRIOR LAKE

Combined Schedule of Indebtedness
Year Ended December 31, 2025

	Interest Rate		Issue Date	Final Maturity Date
Bonded indebtedness				
General obligation special assessment bonds				
G.O. Improvement Bonds of 2015A	2.00–3.00	%	05/14/2015	12/15/2030
G.O. Improvement Bonds of 2016A	2.00		05/01/2016	12/15/2026
G.O. Improvement Bonds of 2017A	2.00–2.25		06/29/2017	12/15/2027
G.O. Improvement Bonds of 2018A	4.00–5.00		08/15/2018	12/15/2028
G.O. Improvement Bonds of 2024A	5.00		08/20/2024	12/15/2029
G.O. Improvement Bonds of 2025A	4.00–5.00		08/14/2025	12/15/2040
Total general obligation special assessment bonds				
General obligation bonds				
G.O. Street Reconstruction Bonds of 2016A	2.00		05/01/2016	12/15/2026
G.O. Improvement Bonds of 2018A	4.00–5.00		08/15/2018	12/15/2028
G.O. Improvement Bonds of 2019A	5.00		06/27/2019	12/15/2029
G.O. Improvement Bonds of 2021A	1.00–3.00		07/15/2021	12/15/2031
G.O. Improvement Bonds of 2021B	5.00		07/26/2021	12/15/2029
G.O. Improvement Bonds of 2022A	4.00–5.00		09/08/2022	12/15/2032
G.O. Improvement Bonds of 2023A	5.00		07/19/2023	12/15/2033
Total general obligation bonds				
General obligation revenue bonds				
G.O. Improvement Refunding Bonds of 2015A	1.00–3.00		05/14/2015	12/15/2031
G.O. Improvement Bonds of 2018A	4.00–5.00		08/15/2018	12/15/2028
G.O. Improvement Bonds of 2024A	4.00–5.00		08/20/2024	12/15/2044
Total general obligation revenue bonds				
Total bonded indebtedness				

Authorized	Outstanding January 1	Issued (Retired)	Outstanding December 31	Due in 2026 Principal	Due in 2026 Interest
$ 4,640,000	$ 3,660,000	$ (775,000)	$ 2,885,000	$ 610,000	$ 80,725
1,105,000	220,000	(110,000)	110,000	110,000	2,200
4,135,000	1,225,000	(400,000)	825,000	410,000	18,563
3,145,000	1,145,000	(275,000)	870,000	280,000	43,500
1,580,000	1,580,000	(265,000)	1,315,000	305,000	65,750
2,125,000	–	2,125,000	2,125,000	70,000	126,128
16,730,000	7,830,000	300,000	8,130,000	1,785,000	336,866
760,000	75,000	(35,000)	40,000	40,000	800
2,485,000	1,035,000	(260,000)	775,000	270,000	38,750
1,665,000	940,000	(175,000)	765,000	185,000	38,250
5,270,000	3,800,000	(495,000)	3,305,000	510,000	76,815
4,990,000	3,155,000	(530,000)	2,625,000	580,000	131,250
1,910,000	1,620,000	(170,000)	1,450,000	180,000	67,900
1,620,000	1,525,000	(125,000)	1,400,000	125,000	70,000
18,700,000	12,150,000	(1,790,000)	10,360,000	1,890,000	423,765
5,360,000	4,010,000	(515,000)	3,495,000	530,000	99,450
2,640,000	1,170,000	(270,000)	900,000	280,000	45,000
1,180,000	1,180,000	(20,000)	1,160,000	40,000	49,650
9,180,000	6,360,000	(805,000)	5,555,000	850,000	194,100
$ 44,610,000	$ 26,340,000	$ (2,295,000)	$ 24,045,000	$ 4,525,000	$ 954,731

THIS PAGE INTENTIONALLY LEFT BLANK

CITY OF PRIOR LAKE

Bond Schedules
December 31, 2025

	Issue Date	Interest Rate	Final Maturity Date	Principal
General obligation special assessment bonds				
$4,640,000 General Obligation Improvement Bonds, Series 2015A	05/14/2015	2.50 %	12/15/2026	$ 610,000
		2.50	12/15/2027	555,000
		3.00	12/15/2028	550,000
		3.00	12/15/2029	600,000
		3.00	12/15/2030	570,000
Total				2,885,000
$1,105,000 General Obligation Improvement Bonds, Series 2016A	05/01/2016	2.00	12/15/2026	110,000
$4,135,000 General Obligation Improvement Bonds, Series 2017A	06/29/2017	2.00	12/15/2026	410,000
		2.25	12/15/2027	415,000
Total				825,000
$3,145,000 General Obligation Improvement Bonds, Series 2018A	08/15/2018	5.00	12/15/2026	280,000
		5.00	12/15/2027	290,000
		5.00	12/15/2028	300,000
Total				870,000

(continued)

Bond Schedules (continued)
December 31, 2025

	Issue Date	Interest Rate	Final Maturity Date	Principal
General obligation special assessment bonds (continued)				
$1,580,000 General Obligation Improvement Bonds, Series 2024A	08/20/2024	5.00 %	12/15/2026	$ 305,000
		5.00	12/15/2027	320,000
		5.00	12/15/2028	335,000
		5.00	12/15/2029	355,000
Total				1,315,000
$2,125,000 General Obligation Improvement Bonds, Series 2025A	08/14/2025	5.00	12/15/2026	70,000
		5.00	12/15/2027	105,000
		5.00	12/15/2028	110,000
		5.00	12/15/2029	120,000
		5.00	12/15/2030	125,000
		5.00	12/15/2031	130,000
		5.00	12/15/2032	135,000
		5.00	12/15/2033	145,000
		4.00	12/15/2034	150,000
		4.00	12/15/2035	155,000
		4.00	12/15/2036	160,000
		4.00	12/15/2037	170,000
		4.00	12/15/2038	175,000
		4.00	12/15/2039	185,000
		4.00	12/15/2040	190,000
Total				2,125,000
Total general obligation special assessment bonds				$ 8,130,000

(continued)

Bond Schedules (continued)
December 31, 2025

	Issue Date	Interest Rate	Final Maturity Date	Principal
General obligation bonds				
$760,000 General Obligation Street Reconstruction Bonds, Series 2016A	05/01/2016	2.00 %	12/15/2025	$ 40,000
$2,485,000 General Obligation Improvement Bonds, Series 2018A	08/15/2018	5.00	12/15/2026	270,000
		5.00	12/15/2027	280,000
		5.00	12/15/2028	225,000
Total				775,000
$1,665,000 General Obligation Improvement Bonds, Series 2019A	06/27/2019	5.00	12/15/2026	185,000
		5.00	12/15/2027	195,000
		5.00	12/15/2028	205,000
		5.00	12/15/2029	180,000
Total				765,000

(continued)

Bond Schedules (continued)
December 31, 2025

	Issue Date	Interest Rate	Final Maturity Date	Principal
General obligation bonds (continued)				
$5,270,000 General Obligation Improvement Bonds, Series 2021A	07/15/2021	3.00 %	12/15/2026	$ 510,000
		3.00	12/15/2027	530,000
		3.00	12/15/2028	560,000
		3.00	12/15/2029	575,000
		1.00	12/15/2030	600,000
		1.05	12/15/2031	530,000
Total				3,305,000
$4,990,000 General Obligation Improvement Bonds, Series 2021B	07/26/2021	5.00	12/15/2026	580,000
		5.00	12/15/2027	630,000
		5.00	12/15/2028	680,000
		5.00	12/15/2029	735,000
Total				2,625,000
$1,910,000 General Obligation Improvement Bonds, Series 2022A	09/08/2022	5.00	12/15/2026	180,000
		5.00	12/15/2027	190,000
		5.00	12/15/2028	195,000
		5.00	12/15/2029	205,000
		5.00	12/15/2030	220,000
		4.00	12/15/2031	230,000
		4.00	12/15/2032	230,000
Total				1,450,000
$1,620,000 General Obligation Improvement Bonds, Series 2023A	07/19/2023	5.00	12/15/2026	125,000
		5.00	12/15/2027	130,000
		5.00	12/15/2028	130,000
		5.00	12/15/2029	185,000
		5.00	12/15/2030	195,000
		5.00	12/15/2031	200,000
		5.00	12/15/2032	215,000
		5.00	12/15/2033	220,000
Total				1,400,000
Total general obligation bonds				$ 10,360,000

(continued)

Bond Schedules (continued)
December 31, 2025

	Issue Date	Interest Rate	Final Maturity Date	Principal
General obligation revenue bonds				
$5,360,000 General Obligation Improvement Bonds, Series 2015A	05/14/2015	2.50 %	12/15/2026	$ 530,000
		2.50	12/15/2027	550,000
		3.00	12/15/2028	570,000
		3.00	12/15/2029	590,000
		3.00	12/15/2030	615,000
		3.00	12/15/2031	640,000
Total				3,495,000
$2,640,000 General Obligation Improvement Bonds, Series 2018A	08/15/2018	5.00	12/15/2026	280,000
		5.00	12/15/2027	300,000
		5.00	12/15/2028	320,000
Total				900,000
$1,180,000 General Obligation Improvement Bonds, Series 2024A	08/20/2024	5.00	12/15/2026	40,000
		5.00	12/15/2027	40,000
		5.00	12/15/2028	45,000
		5.00	12/15/2029	45,000
		5.00	12/15/2030	50,000
		5.00	12/15/2031	50,000
		5.00	12/15/2032	55,000
		4.00	12/15/2033	55,000
		4.00	12/15/2034	60,000
		4.00	12/15/2035	60,000
		4.00	12/15/2036	60,000
		4.00	12/15/2037	65,000
		4.00	12/15/2038	70,000
		4.00	12/15/2039	70,000
		4.00	12/15/2040	75,000
		4.00	12/15/2041	75,000
		4.00	12/15/2042	80,000
		4.00	12/15/2043	80,000
		4.00	12/15/2044	85,000
Total				1,160,000
Total general obligation revenue bonds				$ 5,555,000

CITY OF PRIOR LAKE

Debt Service Requirements
December 31, 2025

Year	General Obligation Bonds		General Obligation Special Assessment Bonds		General Obligation Revenue Bonds	
	Principal	Interest	Principal	Interest	Principal	Interest
2026	$ 1,890,000	$ 423,765	$ 1,785,000	$ 336,866	$ 850,000	$ 194,100
2027	1,955,000	340,665	1,685,000	245,713	890,000	164,850
2028	1,995,000	253,515	1,295,000	186,750	935,000	134,100
2029	1,880,000	164,965	1,075,000	133,000	635,000	98,750
2030	1,015,000	82,465	695,000	91,250	665,000	78,800
2031	960,000	55,715	130,000	67,900	690,000	57,850
2032	445,000	30,950	135,000	61,400	55,000	36,150
2033	220,000	11,000	145,000	54,650	55,000	33,400
2034	–	–	150,000	47,400	60,000	31,200
2035	–	–	155,000	41,400	60,000	28,800
2036	–	–	160,000	35,200	60,000	26,400
2037	–	–	170,000	28,800	65,000	24,000
2038	–	–	175,000	22,000	70,000	21,400
2039	–	–	185,000	15,000	70,000	18,600
2040	–	–	190,000	7,600	75,000	15,800
2041	–	–	–	–	75,000	12,800
2042	–	–	–	–	80,000	9,800
2043	–	–	–	–	80,000	6,600
2044	–	–	–	–	85,000	3,400
Total	$ 10,360,000	$ 1,363,040	$ 8,130,000	$ 1,374,929	$ 5,555,000	$ 996,800

CITY OF PRIOR LAKE

Tax Levies and Collections, and
Special Assessment Levies and Collections
Last Ten Years

Tax Levies and Collections

Year	Total Levy	Collection of Current Year Levy	Percentage of Levy Collected	Collections of Prior Years' Levy	Total Collections	Percentage of Total Collections to Levy
2016	$ 11,078,361	$ 11,034,353	99.60 %	$ 68,478	$ 11,102,831	100.22 %
2017	11,568,155	11,520,353	99.59	12,692	11,533,045	99.70
2018	12,077,538	11,994,082	99.31	61,762	12,055,844	99.82
2019	12,778,035	12,697,865	99.37	65,150	12,763,015	99.88
2020	13,326,387	13,260,149	99.50	32,451	13,292,600	99.75
2021	13,965,457	13,962,613	99.98	47,700	14,010,313	100.32
2022	14,892,761	14,843,467	99.67	36,947	14,880,414	99.92
2023	16,863,956	16,772,934	99.46	36,842	16,809,776	99.68
2024	18,714,895	18,579,962	99.28	17,543	18,597,505	99.37
2025	19,855,410	19,724,062	99.34	113,858	19,837,920	99.91

Special Assessment Levies and Collections

Year	Total Levy	Collection of Current Year Levy*	Percentage of Levy Collected	Collections of Prior Years' Levy	Total Collections	Percentage of Total Collections to Levy
2016	$ 453,962	$ 475,376	104.72 %	$ 2,611	$ 477,987	105.29 %
2017	504,420	474,936	94.15	7,331	482,267	95.61
2018	657,443	635,553	96.67	34,485	670,038	101.92
2019	728,099	699,440	96.06	13,554	712,994	97.93
2020	670,146	653,522	97.52	20,682	674,204	100.61
2021	644,393	633,503	98.31	30,387	663,890	103.03
2022	620,685	604,609	97.41	11,963	616,572	99.34
2023	613,078	603,886	98.50	16,168	620,054	101.14
2024	547,895	541,645	98.86	12,703	554,348	101.18
2025	730,159	709,112	97.12	19,350	728,462	99.77

*Excludes prepaid assessment collections

CITY OF PRIOR LAKE

Schedules of Market Value, Tax Levy, Tax Capacity Values,
Tax Capacity Rate, and Market Value Rate
Last Three Years

	2023	2024	2025
Taxable market value	$ 5,302,936,749	$ 5,485,388,057	$ 5,682,110,817
Tax levy	$ 16,863,956	$ 18,714,895	$ 19,855,410
Tax capacity, net of fiscal disparities, and tax increment	$ 55,284,933	$ 57,582,426	$ 62,470,420
Tax capacity rate	28.113%	30.303%	30.502%
Market value rate	0.004%	0.005%	0.005%
EDA tax capacity rate	0.622%	0.638%	0.630%

CITY OF PRIOR LAKE

Key Financial Indicators
Last Three Years

	2023	2024	2025
Current population	28,536	28,716	29,057
Tax capacity, net of fiscal disparities, and tax increment	$ 55,284,933	$ 57,582,426	$ 62,470,420
Percent of current property taxes collected	99.46%	99.28%	99.34%
City revenues per capita (governmental funds)	$ 1,149	$ 1,223	$ 1,210
City expenditures per capita (governmental funds)	$ 1,298	$ 1,323	$ 1,340
Ratio of bonded debt to tax capacity	50.21%	41.66%	36.61%
Bond rating	AAA (S&P)	AAA (S&P)	AAA (S&P)

THIS PAGE INTENTIONALLY LEFT BLANK

PROPOSAL FORM

TO: City of Prior Lake, Minnesota
C/O Northland Securities, Inc.
150 South 5th Street, Suite 3300
Minneapolis, Minnesota 55402
Phone: 612-851-5900
Email: PublicSale@northlandsecurities.com

Sale Date: July 28, 2026

For all or none of the $5,045,000* General Obligation Bonds, Series 2026A, in accordance with the Notice of Sale, we will pay you $_________________, (not less than $4,984,460 plus accrued interest, if any, to date of delivery (estimated to be August 18, 2026) for fully registered Bonds bearing interest rates and maturing on December 15 as follows:

Year	Interest Rate	Yield	Year	Interest Rate	Yield
2027	______%	______%	2032	______%	______%
2028	______%	______%	2033	______%	______%
2029	______%	______%	2034	______%	______%
2030	______%	______%	2035	______%	______%
2031	______%	______%	2036	______%	______%

True interest percentage:________________________%   Net interest cost: $___________________________

Term Bond Option: Bonds maturing in the years:	To be accumulated into a Term Bond maturing in year:
________ through ________	________.
________ through ________	________.
________ through ________	________.
________ through ________	________.
________ through ________	________.

This bid is a firm offer for the purchase of the Bonds identified in the Notice of Sale, on the terms set forth in the bid form and the Notice of Sale, and is not subject to any conditions, except as permitted by the Notice of Sale. By submitting this bid, we confirm that we have an established industry reputation for underwriting new issuances of municipal bonds.

As set forth in the Notice of Sale, this bid shall not be cancelled in the event that the competitive sale requirements are not satisfied. The City may determine to apply the Hold-the-Offering-Price Rule to the Bonds (such terms are used as described in the Notice of Sale).

We have received and reviewed the Preliminary Official Statement and have submitted our requests for additional information or corrections to the Official Statement. As Syndicate Manager, we agree to provide the City with the reoffering price of the Bonds within 24 hours of the bid acceptance.

A Good Faith Deposit in the amount as stated in the Notice of Sale in the form of a federal wire transfer payable to the order of the City will only be required from the apparent winning bidder, and must be received within two hours after the receipt of the bids. Award of the Bonds will be on the basis of True Interest Cost (TIC).

Account Members:

Account Manager: _______________________________ By: ____________________________________

The foregoing proposal is hereby duly accepted by and on behalf of the City of Prior Lake, Minnesota at 7:00 PM on July 28, 2026.

_______________________________________   _______________________________________

City Manager   Mayor

* The City reserves the right to increase or decrease the principal amount of the Bonds. Any such increase or decrease will be made in multiples of $5,000 and may be made in any maturity. If any maturity is adjusted, the purchase price will also be adjusted to maintain the same gross spread.