

AGENDA
HARMONY CITY COUNCIL
Regular Meeting

April 11, 2017
7:00 P.M.

Council Room
Community Center

1. Call To Order
2. Roll Call
3. Public Forum
4. Board of Review
5. Consent Agenda
 - a. Minutes
 - b. Claims
 - c. Administrator Report
 - d. Financial Report
 - e. CD
 - f. Fillmore County Ambulance Contract
 - g. Policies
6. Reports
 - a. Audit
 - b. Fillmore Central School
 - c. Hammel House and Company
 - d. Water Loop Extension Proposal
 - e. Building & Maintenance Report
 - f. Planning and Zoning
 - g. EDA Board
 - h. Park Board
 - i. Library Board
 - j. Arts Board
 - k. Personnel Committee
7. Adjourn

**BACKGROUND INFORMATION
HARMONY CITY COUNCIL
REGULAR MEETING**

**April 11, 2017
7:00 P.M.**

**Council Room
Community Center**

1. Call To Order
2. Roll Call
3. Public Forum
4. Board of Review-See enclosed reports. Assessor Brian Hoff and Troy Case will be present.
5. Consent Agenda
 - a. Minutes
 - b. Claims
 - c. Administrator Report-See report.
 - d. Financial Report-See report.
 - e. CD-Cash in CD #43607.
 - f. Fillmore County Ambulance Contract-Approve contract for \$4,500.
 - g. Policies-Federal Grant Policy as recommended by auditors. See attached.
6. Reports
 - a. 2016 Audit-Tom Olinger from Abdo will present audit.
 - b. Fillmore Central School-Craig Britton and Richard Keith will be present to present proposal for lot sale. See enclosed drawing.
 - c. Hammel House and Company-Approve engineering services proposal from Stantec. See enclosed letter from Hammel House approving reimbursing city for costs.
 - d. Water Loop Extension Proposal-See enclosed proposal from Stantec that has been recommended for approval by utility committee.
 - e. Building & Maintenance Report-Visitor Center. Truck bid. Roof inspections (WWTP, Visitor Center, Well 2). Generator Maintenance contracts. State Bid Salt Order 25 tons for Winter 2017-2018.
 - f. Planning and Zoning-See Monster Bash Variance request information. Update on renewal energy ordinance.
 - g. EDA Board
 - h. Park Board
 - i. Library Board
 - j. Arts Board
 - k. Personnel Committee-Discuss additional maintenance staff member process.
7. Adjourn



FILLMORE COUNTY
Preston, MN

2017 ASSESSMENT

**LOCAL BOARD
OF
APPEALS & EQUALIZATION**

Local Board & MN DOR Duties & Rules on Equalization

Assessment Summary

House & Site Rates per Taxing District

Fillmore County Land Values

Regional Land Values

Valuation Summary by Taxing District

Estimated Market Value by Taxing District

New Construction Values

New Construction History

Local Board of Appeal & Equalization Rules & Duties

- *Can reduce only the total estimated market value of a property, not components of the property
- *Can increase only the total estimated market value of a property, not components of the property
- *Can add properties to the assessment list
- *Can add improvements to the assessment list
- *Can change the classification of a property if it qualifies for the new classification
- *Cannot consider prior year assessments
- *Cannot order percentage increases or decreases for an entire class of property
- *Cannot reduce the aggregate assessment by more than 1 percent
- *Cannot exempt property
- *Cannot make changes benefitting a property owner who refuses entry by the assessor

Appeals must be based on facts. The property owner must present **supporting evidence** to convince the board that the current year valuation or classification is incorrect. The supporting evidence can be presented either in person, through a letter or through an authorized representative.

Minnesota Department of Revenue Rules on Equalization

- *Median sales ratios are used for equalization and state board orders
- *6 sales in any taxing district in any property class constitutes a valid sample for state orders
- *Adjusted ratios under 90 percent will result in a state ordered increase
- *Adjusted ratios over 105 percent will result in a state ordered decrease
- *Increases of over 25 percent will not result in further changes
- *Farmland values may be changed if border values are not within 10% of adjoining counties

Fillmore County 2017 Assessment Summary

Agricultural & Rural Vacant Land

Twenty-three bareland sales over 34.5 acres

No change to tillable values

Nontillable lands increased 20%

20 sales with buildings (12<34.5, 8=>34.5 acres)

Building sites increased 20%

Residential 260 sales county-wide

All taxing districts increased (includes House, Garage & 1 Ac on ag homesteads)

Commercial

Thirteen sales county wide

No change to values

Township and City House, Site, and Levy Rates

ID	Township	House Rate 2017P	House Rate 2018P	Change	Site Value 2017P	Site Value 2018P	Change	Levy 2016P	Levy 2017P	Change
1	Newburg	\$47.25	\$50.00	\$2.75	\$27,500	\$30,500	\$3,000	57.500	50.610	(6.890)
3	Preble	\$48.25	\$48.25	\$0.00	\$23,000	\$25,500	\$2,500	57.616	51.286	(6.330)
4	Norway	\$53.00	\$55.00	\$2.00	\$27,500	\$30,500	\$3,000	79.823	85.739	5.916
8	Canton	\$46.00	\$46.00	\$0.00	\$27,500	\$30,500	\$3,000	62.047	56.014	(6.033)
10	Amherst	\$53.00	\$53.00	\$0.00	\$27,500	\$30,500	\$3,000	61.249	65.053	3.804
11	Holt	\$54.00	\$54.00	\$0.00	\$27,500	\$30,500	\$3,000	80.281	86.630	6.349
13	Arendahl	\$70.00	\$70.00	\$0.00	\$32,000	\$35,500	\$3,500	72.416	78.118	5.702
14	Harmony	\$70.00	\$70.00	\$0.00	\$36,500	\$40,500	\$4,000	57.028	61.591	4.563
16	Preston	\$57.50	\$57.50	\$0.00	\$27,500	\$30,500	\$3,000	50.954	54.210	3.256
18	Carrolton	\$63.00	\$66.00	\$3.00	\$32,000	\$35,500	\$3,500	59.702	64.516	4.814
20	Pilot Mound	\$62.50	\$66.00	\$3.50	\$32,000	\$35,500	\$3,500	52.487	58.784	6.297
21	Bristol	\$55.00	\$58.00	\$3.00	\$27,500	\$30,500	\$3,000	55.681	59.824	4.143
22	Carimona	\$57.50	\$57.50	\$0.00	\$27,500	\$30,500	\$3,000	58.256	63.190	4.934
23	Fountain	\$57.50	\$57.50	\$0.00	\$32,000	\$35,500	\$3,500	55.485	59.515	4.030
25	Chatfield	\$72.00	\$76.00	\$4.00	\$41,000	\$45,500	\$4,500	63.635	72.874	9.239
27	York	\$56.25	\$59.00	\$2.75	\$27,500	\$30,500	\$3,000	52.755	55.603	2.848
28	Forestville	\$56.25	\$56.25	\$0.00	\$27,500	\$30,500	\$3,000	63.967	68.050	4.083
29	Fillmore	\$58.50	\$58.50	\$0.00	\$27,500	\$30,500	\$3,000	61.062	64.799	3.737
31	Jordan	\$69.75	\$66.25	(\$3.50)	\$45,500	\$50,500	\$5,000	63.365	72.291	8.926
32	Beaver	\$56.25	\$56.25	\$0.00	\$32,000	\$35,500	\$3,500	60.987	63.607	2.620
33	Bloomfield	\$60.75	\$64.00	\$3.25	\$32,000	\$35,500	\$3,500	60.707	64.248	3.541
35	Spring Valley	\$65.00	\$65.00	\$0.00	\$41,000	\$45,500	\$4,500	59.533	63.304	3.771
37	Sumner	\$76.50	\$76.50	\$0.00	\$45,500	\$50,500	\$5,000	62.224	65.603	3.379

Note: Some Twps have more than one levy rate that is not shown on this list

Township and City House, Site, and Levy Rates

ID	City	House Rate 2017P	House Rate 2018P	Change	Prime Lot Sq Ft	Lot Value 2017P	Lot Value 2018P	Change	Levy 2016P	Levy 2017P	Change
2	Mabel	\$38.00	\$45.00	\$7.00	10000	\$1.35	\$1.35	\$0.00	200.684	191.602	(9.082)
5	Rushford Vill.	\$57.00	\$63.00	\$6.00	10000	\$1.75	\$1.75	\$0.00	93.952	103.073	9.121
6	Rushford City	\$68.00	\$68.00	\$0.00	10000	\$2.25	\$2.25	\$0.00	144.041	146.365	2.324
7	Peterson	\$43.00	\$43.00	\$0.00	14000	\$1.00	\$1.00	\$0.00	159.457	170.457	11.000
9	Canton	\$36.00	\$36.00	\$0.00	10000	\$1.05	\$1.05	\$0.00	138.773	138.633	(0.140)
12	Whalan	\$63.75	\$63.75	\$0.00	12000	\$1.50	\$1.50	\$0.00	70.729	76.892	6.163
15	Harmony	\$50.50	\$57.00	\$6.50	10000	\$1.50	\$1.50	\$0.00	140.2	136.819	(3.381)
17	Preston	\$55.00	\$56.00	\$1.00	10000	\$1.65	\$1.65	\$0.00	151.994	156.666	4.672
19	Lanesboro	\$78.00	\$78.00	\$0.00	14000	\$2.10	\$2.10	\$0.00	148.872	145.279	(3.593)
24	Fountain	\$68.00	\$70.00	\$2.00	14000	\$1.40	\$1.40	\$0.00	107.99	109.323	1.333
26	Chatfield	\$77.00	\$77.00	\$0.00	10000	\$2.50	\$2.50	\$0.00	146.754	157.584	10.830
30	Wykoff	\$43.50	\$45.00	\$1.50	10000	\$1.50	\$1.50	\$0.00	140.021	149.374	9.353
34	Ostrander	\$45.00	\$45.00	\$0.00	10000	\$1.10	\$1.10	\$0.00	141.493	164.660	23.167
36	Spring Valley	\$56.00	\$58.00	\$2.00	10000	\$1.75	\$1.75	\$0.00	145.729	150.189	4.460

Fillmore County Farm Land Values per Acre

	2014 Assessment		2015 Assessment		2016 Assessment		2017 Assessment	
<u>SOIL TYPE</u>	<u>EMV</u>	<u>GA</u>	<u>EMV</u>	<u>GA</u>	<u>EMV</u>	<u>GA</u>	<u>EMV</u>	<u>GA</u>
A tillable	\$7,400	\$7,400	\$7,400	\$7,400	\$7,100	\$7,100	\$7,100	\$7,100
A- tillable	\$7,300	\$7,300	\$7,300	\$7,300	\$6,900	\$6,900	\$6,900	\$6,900
B tillable	\$7,200	\$7,200	\$7,100	\$7,100	\$6,600	\$6,600	\$6,600	\$6,600
B- tillable	\$7,100	\$7,100	\$7,000	\$7,000	\$5,800	\$5,800	\$5,800	\$5,800
C tillable	\$7,000	\$7,000	\$6,900	\$6,900	\$5,100	\$5,100	\$5,100	\$5,100
C- tillable	\$6,900	\$6,900	\$6,800	\$6,800	\$4,300	\$4,300	\$4,300	\$4,300
Pasture	\$2,700	\$2,200	\$2,800	\$2,300	\$2,400	\$2,400	\$2,900	\$2,900
Woods	\$2,500	\$1,100	\$2,600	\$1,200	\$1,600	\$1,600	\$2,000	\$2,000
Waste	\$1,800	\$1,000	\$1,900	\$1,100	\$900	\$900	\$1,200	\$1,200
Non-ag Recreational Land								
	2014 Assessment		2015 Assessment		2016 Assessment		2017 Assessment	
EMV	\$3,500		\$3,200		\$2,500		\$3,000	

	<u>2000</u>	<u>2001</u>	<u>2002</u>	<u>2003</u>	<u>2004</u>	<u>2005</u>	<u>2006</u>	<u>2007</u>	<u>2008</u>	<u>2009</u>	<u>2010</u>	<u>2011</u>	<u>2012</u>	<u>2013</u>	<u>2014</u>	<u>2015</u>	<u>2016</u>	<u>2017</u>
Dodge	2225	2250	2400	2600	3100	3500	3600	4150	4400	4900	5300	5850	7000	9300	9800	9800	9000	8500
Fillmore	1700	1700	1850	1950	2150	2450	2750	2800	3200	3500	3700	4000	5000	6200	7400	7400	7100	7100
Freeborn	2000	2200	2200	2300	2700	3300	3500	3700	4000	4800	5100	5600	6500	9100	10000	9000	9000	8500
Goodhue	2100	2318	3118	3301	3294	4148		4461	5211	5684	5684	6160	6800	8500	8500	8500	8100	8100
Houston	1500	1550	2000	2100	2225	2500	2900	3200	3600	3800	3800	4300	5000	6500	7500	7500	6900	6900
Mower	2200	2450	2650	2750	3150	3400	3900	4400	4600	5150	5700	6000	7300	10600	10600	10100	9900	9000
Olmsted	2000	2200	2450	2900	3350	3700	3850	4100	4100	4400	4575	4575	5400	7560	8165	8600	8600	8100
Rice	2300	2400	3650	4200	5265	6100	6500	6500	6500	5900	5300	4800		6200	6600	6600	6600	6600
Steele	2150	2200	2400	2520	2800	3300	3750	4150	4550	5000	5000	5300	6400	8400	9900	9200	9000	8300
Wabasha	1750	2050	2150	2300	2425	2825		3250	4250	4500	4550	4800	5600	6750	7400	7400	7400	7400
Waseca	2400	2400	2800	3080	3100	3500		4400	4850	5300	5800	6100	6900	9100	10900	9300	9300	8900
Winona	1650	2000	1800	1950	2400	2800	3000	3400	4100	4100	4100	4300	4800	7000	8000	8400	7700	7700

FILLMORE COUNTY VALUATION SUMMARY

2017 ASSESSMENT

		460	160	190	220-235	240-270
District	Total Value	New Const	Ag/Rural land	Residential	Seasonal Rec	Comm/Ind/B&B
Amherst	130,645,600	302,400	120,876,908	8,793,100	748,000	226,300
Arendahl	128,135,100	110,000	112,130,459	13,818,100	2,152,300	33,100
Beaver	153,695,400	60,000	144,382,964	8,398,000	59,800	853,900
Bloomfield	148,089,500	673,900	133,124,973	14,165,700	242,900	554,300
Bristol	142,085,700	288,900	132,318,570	8,617,400	785,300	363,300
Canton	136,713,100	562,300	122,770,837	11,802,000	1,032,600	1,106,600
Carimona	126,132,200	193,300	112,674,358	9,911,600	778,700	2,765,700
Carrolton	119,780,900	967,800	97,793,288	17,424,900	2,436,100	2,125,000
Chatfield	136,732,500	304,600	106,337,793	28,464,800	1,231,900	696,600
Fillmore	138,010,200	83,200	117,479,890	18,845,500	1,266,000	417,400
Forestville	120,611,400	365,500	104,335,204	14,225,900	1,871,900	177,100
Fountain	133,158,800	504,100	120,607,421	10,923,800	640,900	986,000
Harmony	147,567,000	522,400	133,304,688	13,770,900	0	490,600
Holt	100,301,800	77,400	85,737,651	11,807,100	2,023,900	733,100
Jordan	131,991,000	101,000	111,282,374	19,664,900	1,031,700	10,500
Newburg	145,537,300	399,900	126,342,778	14,627,200	750,700	3,815,600
Norway	122,332,900	375,000	109,522,605	11,506,300	1,185,000	117,400
Pilot Mound	120,761,100	345,800	102,361,098	13,629,600	4,635,600	133,900
Preble	103,534,500	225,600	92,682,655	7,135,800	3,663,900	51,400
Preston	125,766,700	1,006,400	113,389,548	9,271,600	1,032,400	2,071,600
Spring Valley	147,873,300	342,400	113,659,023	29,746,800	1,171,100	3,294,800
Sumner	173,728,500	399,500	150,184,627	23,229,325	278,000	35,800
York	153,975,200	703,800	141,731,906	11,225,000	994,600	22,500
Twp Total	3,087,159,700	8,915,200	2,705,031,618	331,005,325	30,013,300	21,082,500
					Apt/MFGPL/SRR	
Canton City	13,769,800	1,100	3,679,747	8,509,900	479,100	1,101,000
Chatfield City	102,212,800	1,951,300	2,153,210	86,214,650	2,872,300	10,972,800
Fountain City	25,844,900	52,300	3,294,453	18,130,600	553,200	3,866,700
Harmony City	66,194,400	194,700	1,372,520	48,796,100	3,196,100	12,829,600
Lanesboro Ci	58,599,400	198,700	1,800,808	43,259,900	4,509,400	9,029,200
Mabel City	28,942,300	164,400	392,152	23,296,700	3,057,000	2,196,500
Ostrander Ci	12,076,400	0	1,523,976	694,500	1,155,600	2,451,700
Peterson Ci	9,404,400	31,400	817,462	7,038,300	599,000	949,700
Preston City	73,808,400	1,689,300	4,010,580	48,405,100	3,999,200	17,269,200
Rushford City	101,403,000	480,500	766,837	76,253,800	8,460,500	15,921,700
Rushford Vil	124,889,300	162,600	70,211,689	43,472,100	1,175,600	10,027,600
Spring Valley	120,732,100	1,880,900	5,337,202	90,239,600	2,620,900	22,534,400
Whalan City	7,926,200	16,000	153,750	4,681,100	2,811,700	279,700
Wykoff City	19,631,000	0	2,479,807	13,562,800	702,300	2,886,000
City Total	765,434,400	6,823,200	97,994,193	512,555,150	36,191,900	112,315,800
2017A Total	3,852,594,100	15,738,400	2,803,025,811	843,560,475	66,205,200	133,398,300
2016A Total	3,505,396,700	19,467,500	2,507,028,614	808,131,437	59,229,400	130,992,300
% Difference	9.90%	-19.16%	11.81%	4.38%	11.78%	1.84%

2017A ESTIMATED MARKET VALUE TOTAL PER TAXING DISTRICT

These numbers are rounded by taxing district

<u>TOWNSHIP</u>	<u>2016 ASSESSMENT</u>	<u>% Inc/Dec</u>	<u>2017 ASSESSMENT</u>
AMHERST	\$117,197,700	11.47%	\$130,645,600
ARENDAHL	\$114,891,000	11.53%	\$128,135,100
BEAVER	\$144,905,400	6.07%	\$153,695,400
BLOOMFIELD	\$134,013,500	10.50%	\$148,089,500
BRISTOL	\$128,187,800	10.84%	\$142,085,700
CANTON	\$123,155,700	11.01%	\$136,713,100
CARIMONA	\$112,175,600	12.44%	\$126,132,200
CARROLTON	\$102,596,800	16.75%	\$119,780,900
CHATFIELD	\$120,842,000	13.15%	\$136,732,500
FILLMORE	\$124,701,200	10.67%	\$138,010,200
FORESTVILLE	\$107,843,300	11.84%	\$120,611,400
FOUNTAIN	\$119,349,200	11.57%	\$133,158,800
HARMONY	\$134,521,800	9.70%	\$147,567,000
HOLT	\$88,735,000	13.04%	\$100,301,800
JORDAN	\$116,881,000	12.93%	\$131,991,000
NEWBURG	\$131,783,300	10.44%	\$145,537,300
NORWAY	\$107,907,800	13.37%	\$122,332,900
PILOT MOUND	\$107,029,200	12.83%	\$120,761,100
PREBLE	\$90,477,900	14.43%	\$103,534,500
PRESTON	\$110,760,600	13.55%	\$125,766,700
SPRING VALLEY	\$134,966,000	9.56%	\$147,873,300
SUMNER	\$159,077,900	9.21%	\$173,728,500
YORK	\$142,519,300	8.04%	\$153,975,200
TOWNSHIP TOTAL	\$2,774,519,000	11.27%	\$3,087,159,700

**EMV TOTAL PER DISTRICT
EXCEPT EXEMPT AND PUBLIC UTILITIES
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<u>CITIES</u>	<u>2016 ASSESSMENT</u>	<u>%Inc/Dec</u>	<u>2017 ASSESSMENT</u>
CANTON	\$13,484,800	2.11%	\$13,769,800
CHATFIELD	\$100,351,100	1.86%	\$102,212,800
FOUNTAIN	\$25,308,700	2.12%	\$25,844,900
HARMONY	\$61,476,900	7.67%	\$66,194,400
LANESBORO	\$58,140,400	0.79%	\$58,599,400
MABEL	\$26,482,800	9.29%	\$28,942,300
OSTRANDER	\$12,034,500	0.35%	\$12,076,400
PETERSON	\$9,242,500	1.75%	\$9,404,400
PRESTON	\$71,076,500	3.84%	\$73,808,400
RUSHFORD	\$100,739,000	0.66%	\$101,403,000
RUSHFORD VI	\$108,849,900	14.74%	\$124,889,300
SPRING VALLEY	\$116,912,100	3.27%	\$120,732,100
WHALAN	\$7,654,200	3.55%	\$7,926,200
WYKOFF	\$19,124,300	2.65%	\$19,631,000
CITY TOTAL	\$730,877,700	4.73%	\$765,434,400

SUMMARY

TOWNSHIP TOTAL	\$2,774,519,000	11.27%	\$3,087,159,700
CITY TOTAL	\$730,877,700	4.73%	\$765,434,400
COUNTY TOTAL	\$3,505,396,700	9.90%	\$3,852,594,100

**FILLMORE COUNTY
2017A TOWNSHIP NEW CONSTRUCTION**

	470-475	515	500	510	550	560	570	
NAME OF TWP	Ag/Rural	SRR	RES HM	RES NON-HM	COM- MERCIAL	INDUS- TRIAL	COMMER SRR	TOTAL
AMHERST	\$193,700	\$0	\$17,600	\$52,200	\$38,900	\$0	\$0	\$302,400
ARENDAHL	\$78,700	\$0	\$27,600	\$3,700	\$0	\$0	\$0	\$110,000
BEAVER	\$16,500	\$0	\$43,500	\$0	\$0	\$0	\$0	\$60,000
BLOOMFIELD	\$398,100	\$0	\$189,900	\$85,900	\$0	\$0	\$0	\$673,900
BRISTOL	\$225,900	\$33,000	\$0	\$30,000	\$0	\$0	\$0	\$288,900
CANTON	\$77,100	\$32,000	\$234,300	\$148,300	\$70,600	\$0	\$0	\$562,300
CARIMONA	\$162,600	\$0	\$0	\$30,700	\$0	\$0	\$0	\$193,300
CARROLTON	\$417,900	\$8,700	\$351,700	\$189,500	\$0	\$0	\$0	\$967,800
CHATFIELD	\$167,000	\$0	\$137,600	\$0	\$0	\$0	\$0	\$304,600
FILLMORE	\$37,400	\$0	\$31,300	\$14,500	\$0	\$0	\$0	\$83,200
FORESTVILL	\$175,000	\$35,400	\$72,400	\$82,700	\$0	\$0	\$0	\$365,500
FOUNTAIN	\$233,800	\$84,800	\$8,800	\$152,500	\$27,200	\$0	\$0	\$507,100
HARMONY	\$314,400	\$0	\$20,700	\$175,600	\$11,700	\$0	\$0	\$522,400
HOLT	\$30,700	\$0	\$46,700	\$0	\$0	\$0	\$0	\$77,400
JORDAN	\$22,400	\$53,400	\$25,200	\$0	\$0	\$0	\$0	\$101,000
NEWBURG	\$65,800	\$0	\$334,100	\$0	\$0	\$0	\$0	\$399,900
NORWAY	\$252,800	\$0	\$71,600	\$50,600	\$0	\$0	\$0	\$375,000
PILOT MOUNTAIN	\$2,800	\$293,800	\$49,200	\$0	\$0	\$0	\$0	\$345,800
PREBLE	\$214,500	\$0	\$11,100	\$0	\$0	\$0	\$0	\$225,600
PRESTON	\$215,500		\$37,000	\$227,500	\$526,400	\$0	\$0	\$1,006,400
SPRING VALLEY	\$212,500	\$0	\$103,800	\$13,100	\$13,000	\$0	\$0	\$342,400
SUMNER	\$344,300	\$0	\$55,200	\$0	\$0	\$0	\$0	\$399,500
YORK	\$47,000	\$401,600	\$255,200	\$0	\$0	\$0	\$0	\$703,800
TOTAL	\$3,906,400	\$942,700	\$2,124,500	\$1,256,800	\$687,800	\$0	\$0	\$8,918,200

**FILLMORE COUNTY
2017A CITY NEW CONSTRUCTION**

	470-475	515	500	510 & 548	520 & 570	550	560	
NAME OF CITY	Ag/Rural	SRR	RES HM	RES NON-HM	APT & BB	COM-MERCIAL	INDUS-TRIAL	TOTAL
CANTON	\$0	\$0	\$0	\$1,100	\$0	\$0	\$0	\$1,100
CHATFIELD	\$0	\$0	\$1,043,500	\$907,800	\$0	\$0	\$0	\$1,951,300
FOUNTAIN	\$0	\$0	\$2,600	\$23,000	\$26,700	\$0	\$0	\$52,300
HARMONY	\$0	\$0	\$47,500	\$99,100	\$48,100	\$0	\$0	\$194,700
LANESBORO	\$0	\$0	\$113,300	\$45,700	\$39,700	\$0	\$0	\$198,700
MABEL CITY	\$0	\$0	\$55,500	\$83,800	\$25,100	\$0	\$0	\$164,400
OSTRANDER	\$0		\$0	\$0	\$0	\$0	\$0	\$0
PETERSON	\$11,700	\$0	\$5,200	\$10,000	\$4,500	\$0	\$0	\$31,400
PRESTON	\$0	\$0	\$448,150	\$84,750	\$1,156,400	\$0	\$0	\$1,689,300
RUSH Ci	\$0	\$0	\$107,200	\$214,600	\$158,700	\$0	\$0	\$480,500
RUSH VI	\$114,000	\$0	\$48,600	\$0	\$0	\$0	\$0	\$162,600
SPRING VAL	\$0	\$0	\$354,350	\$116,150	\$1,410,400	\$0	\$0	\$1,880,900
WHALAN	\$0	\$2,100	\$3,100	\$10,800	\$0	\$0	\$0	\$16,000
WYKOFF	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
TOTAL	\$125,700	\$2,100	\$2,229,000	\$1,596,800	\$2,869,600	\$0	\$0	\$6,823,200

SUMMARY

TOWNSHIP TOTAL \$8,918,200

CITY TOTAL \$6,823,200

COUNTY TOTAL \$15,741,400

FILLMORE COUNTY
NEW CONSTRUCTION HISTORY (actual yr blt)

NAME OF TWP	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016
AMHERST	696,600	444,800	112,200	188,300	486,200	244,600	307,700	299,000	463,700	783,200	302,400
ARENDAHL	617,400	403,400	470,800	489,500	256,700	505,700	546,300	151,200	513,200	323,200	110,000
BEAVER	249,500	449,200	677,000	1,081,100	155,900	245,000	404,700	178,800	141,000	733,700	60,000
BLOOMFIELD	234,500	443,000	338,400	427,600	418,800	418,100	119,700	241,400	198,800	183,400	673,900
BRISTOL	641,600	250,900	42,600	380,700	354,500	482,700	554,100	195,900	211,600	421,900	288,900
CANTON	564,400	470,300	145,100	160,600	737,600	223,400	275,100	370,500	174,000	605,700	562,300
CARIMONA	1,239,300	855,100	1,474,800	1,814,500	938,300	2,163,000	429,600	737,300	386,300	340,000	193,300
CARROLTON	555,500	169,400	330,800	294,300	745,400	540,100	350,200	570,400	502,000	651,200	967,800
CHATFIELD	1,221,500	617,700	284,100	1,159,800	458,000	557,200	96,900	1,309,600	488,200	477,200	304,600
FILLMORE	290,100	398,100	13,800	926,200	645,100	913,100	395,000	774,300	462,000	584,100	83,200
FORESTVILLE	185,300	397,400	100,000	49,300	163,300	534,600	203,200	470,000	450,700	521,600	365,500
FOUNTAIN	436,900	282,000	0	616,300	709,600	417,300	930,900	149,100	158,000	292,200	507,100
HARMONY	289,000	657,000	72,700	265,500	640,500	706,200	546,200	162,500	274,800	90,300	522,400
HOLT	630,200	435,700	290,700	221,600	312,000	128,600	604,500	436,400	753,000	384,300	77,400
JORDAN	545,600	476,600	51,900	252,900	233,800	375,500	654,800	178,900	734,100	1,121,600	101,000
NEWBURG	385,200	403,000	165,200	410,200	322,300	1,074,300	524,600	490,500	515,000	1,591,600	399,900
NORWAY	509,800	339,800	352,200	259,700	122,400	203,800	1,247,600	297,900	514,500	235,100	375,000
PILOT MOUND	370,600	586,000	475,800	228,900	221,800	230,100	388,700	745,400	148,200	148,000	345,800
PREBLE	318,300	342,500	306,800	244,800	186,200	216,400	217,100	141,900	214,700	388,400	225,600
PRESTON	533,300	375,000	171,300	440,300	456,400	362,100	699,000	995,900	872,800	477,400	1,006,400
SPRING VALLEY	524,200	641,400	0	731,200	293,200	531,100	631,900	375,100	718,900	619,000	342,400
SUMNER	907,500	957,700	207,500	112,900	637,500	1,102,300	300,100	402,000	162,500	558,400	399,500
YORK	907,500	47,200	319,500	731,000	276,100	259,600	405,000	180,500	2,200	47,800	703,800
TOTAL TWP	12,853,800	10,443,200	6,403,200	11,487,200	9,771,600	12,434,800	10,832,900	9,854,500	9,060,200	11,579,300	8,918,200

NAME OF CITY	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016
CANTON	100,700	162,900	25,100	12,500	1,400	15,900	222,500	68,400	255,700	8,000	1,100
CHATFIELD	1,942,000	1,027,800	984,300	1,481,600	974,900	89,500	914,400	1,326,000	1,019,200	364,980	1,951,300
FOUNTAIN	500,600	130,900	10,400	0	23,100	4,800	209,100	106,900	18,400	245,100	52,300
HARMONY	930,900	414,700	911,000	464,500	219,100	150,500	198,800	427,600	363,500	1,407,900	194,700
LANESBORO	284,100	432,000	2,655,200	445,100	398,000	203,800	283,300	431,700	126,900	128,600	198,700
MABEL	887,200	423,200	251,800	1,252,400	107,500	31,700	39,200	166,400	144,800	72,400	164,400
OSTRANDER	930,900	117,700	73,000	1,424,700	7,000	0	70,600	0	0	133,600	0
PETERSON	725,500	1,000	46,600	1,800	0	0	3,400	0	59,200	226,900	31,400
PRESTON	284,100	1,902,700	169,200	415,600	89,100	531,100	80,600	803,300	2,037,400	199,800	1,689,300
RUSHFORD	873,100	693,000	7,204,400	1,846,700	700,900	1,145,400	615,200	2,355,400	1,120,100	268,100	480,500
RUSHFORD VIL	2,047,300	1,008,200	5,669,500	525,800	338,800	386,200	1,335,400	2,294,900	678,200	256,100	162,600
SPRING VALLEY	778,700	1,302,700	496,700	345,300	761,500	454,300	170,500	1,805,900	1,093,700	1,270,400	1,880,900
WHALAN	65,900	0	0	150,000	0	1,700	35,200	399,100	649,700	1,800	16,000
WYKOFF	349,900	59,400	7,300	29,400	88,000	603,200	458,000	38,100	212,200	19,700	0
TOTAL CITY	10,700,900	7,676,200	18,504,500	8,395,400	3,709,300	3,618,100	4,636,200	10,223,700	7,779,000	7,888,200	6,823,200
TOTAL TWP/CIT	23,554,700	18,119,400	24,907,700	19,882,600	13,480,900	16,052,900	15,469,100	20,078,200	16,839,200	19,467,500	15,741,400

Acres=>34.5

eCRV Number	Primary Parcel ID	Sale Month	Sale Year	2016 EMV	Net Sale Price	City Town	Property Type Group	Deeded Acres
455376	13.0037.020	1	2016	\$1,110,800.00	\$1,336,000.00	Arendahl	Agricultural	173
543543	13.0173.000	7	2016	\$292,200.00	\$450,000.00	Arendahl	Rural Vacant	149.57
509118	13.0202.080	5	2016	\$184,300.00	\$140,000.00	Arendahl	Rural Vacant	42.5
463685	32.0143.000	1	2016	\$685,400.00	\$797,181.00	Beaver	Agricultural	101.5
453332	21.0104.000	1	2016	\$454,500.00	\$549,000.00	Bristol	Agricultural	80
451802	21.0225.000	12	2015	\$202,700.00	\$282,500.00	Bristol	Agricultural	70.4
452113	21.0226.010	12	2015	\$179,000.00	\$290,000.00	Bristol	Agricultural	38.11
451674	08.0145.000	12	2015	\$312,100.00	\$345,000.00	Canton TWP	Agricultural	50
547060	18.0023.040	8	2016	\$63,700.00	\$110,000.00	Carrolton	Rural Vacant	38.48
501886	29.0102.000	5	2016	\$136,500.00	\$148,014.00	Fillmore	Agricultural	42.29
463986	14.0177.010	2	2016	\$1,372,500.00	\$1,669,158.00	Harmony TWP	Agricultural	236.76
473839	04.0125.000	3	2016	\$326,100.00	\$368,000.00	Norway	Agricultural	60
490227	03.0247.000	4	2016	\$881,300.00	\$734,977.00	Preble	Agricultural	187.4
452230	16.0104.000	12	2015	\$611,900.00	\$866,910.00	Preston TWP	Agricultural	212.8
421756	37.0100.000	10	2015	\$2,034,700.00	\$2,200,000.00	Sumner	Agricultural	314.1
545289	37.0220.030	7	2016	\$245,600.00	\$155,000.00	Sumner	Rural Vacant	65.92
453470	27.0132.000	1	2016	\$544,800.00	\$550,000.00	York	Agricultural	80
526498	27.0242.000	7	2016	\$949,100.00	\$871,750.00	York	Agricultural	158
497787	27.0246.010	5	2016	\$551,500.00	\$574,188.00	York	Agricultural	91.71
470743	27.0247.000	3	2016	\$426,600.00	\$388,114.00	York	Agricultural	73.5
493548	27.0250.030	5	2016	\$471,700.00	\$485,100.00	York	Agricultural	80.85
474486	05.0113.020	2	2016	\$63,700.00	\$134,000.00	Rushford Village	Rural Vacant	43
483847	37.0220.020	3	2016	\$150,800.00	\$213,600.00	Sumner	Rural Vacant	85.44
502088	29.0118.000	5	2016	\$106,537.00	\$285,425.00	Fillmore	Agricultural	39.51
433564	25.0107.000	11	2015	\$170,300.00	\$250,000.00	Chatfield TWP	Agricultural	49

Acres<34.5

eCRV Number	Primary Parcel ID	Sale Month	Sale Year	2016 EMV	Net Sale Price	City Town	Property Type Group	Deeded Acres
432547	33.0200.000	10	2015	\$11,500.00	\$31,000.00	Bloomfield	Rural Vacant	5
560214	22.0264.000	9	2016	\$2,400.00	\$5,000.00	Carimona	Rural Vacant	2

546567	25.0073.010	8	2016	\$75,900.00	\$75,000.00	Chatfield TWP	Rural Vacant	21.68
559557	31.0113.010	8	2016	\$44,900.00	\$101,052.00	Jordon	Rural Vacant	28.06
569507	31.0226.010	9	2016	\$37,200.00	\$30,000.00	Jordon	Rural Vacant	14.88
579493	04.0006.000	9	2016	\$32,000.00	\$50,000.00	Norway	Rural Vacant	20
486784	04.0203.000	4	2016	\$50,000.00	\$40,000.00	Norway	Rural Vacant	20
448249	20.0012.030	12	2015	\$42,800.00	\$68,200.00	Pilot Mound	Agricultural	11.1
566452	20.0159.040	9	2016	\$134,400.00	\$177,814.00	Pilot Mound	Agricultural	21.74
505155	20.0208.010	5	2016	\$167,600.00	\$94,000.00	Pilot Mound	Agricultural	29.5
442726	20.0273.000	12	2015	\$33,900.00	\$85,000.00	Pilot Mound	Agricultural	32.51
453729	03.0087.000	1	2016	\$11,500.00	\$18,060.00	Preble	Rural Vacant	5
547875	16.0246.000	8	2016	\$11,100.00	\$62,000.00	Preston TWP	Agricultural	9.03
504294	27.0080.030	5	2016	\$211,300.00	\$206,250.00	York	Agricultural	33
518310	27.0246.000	6	2016	\$236,800.00	\$103,125.00	York	Agricultural	18.21
436794	09.0017.000	11	2015	\$8,700.00	\$12,000.00	Canton	Agricultural	1.59
493296	17.0096.000	4	2016	\$4,700.00	\$60,000.00	Preston	Rural Vacant	3.88

Commercial Sales Oct 2015 - Sept 2016

13 Sales

eCRV Number	Primary Parcel ID	City Town	Sale Month	Sale Year	2016 EMV	Net Sale Price
466107	32.0177.010	Beaver	2	2016	\$501,800.00	\$480,000.00
461384	35.0354.000	Spring Valley TWP	2	2016	\$996,900.00	\$975,000.00
442975	09.0189.000	Canton	12	2015	\$64,100.00	\$60,000.00
429319	15.0055.010	Harmony	10	2015	\$53,300.00	\$58,000.00
429117	15.0252.000	Harmony	10	2015	\$39,000.00	\$54,000.00
462276	19.0196.000	Lanesboro	1	2016	\$35,200.00	\$35,000.00
550773	07.0106.000	Peterson	8	2016	\$12,300.00	\$50,000.00
447549	17.0195.000	Preston	12	2015	\$13,900.00	\$33,711.00
423929	17.0506.000	Preston	10	2015	\$86,600.00	\$117,500.00
563875	36.0357.010	Spring Valley	9	2016	\$7,700.00	\$8,000.00
563713	36.0359.000	Spring Valley	9	2016	\$34,400.00	\$27,000.00
527027	26.0159.010	Chatfield	6	2016	\$96,100.00	\$120,000.00
482134	26.0165.000	Chatfield	3	2016	\$59,100.00	\$58,500.00

Harmony City Res Sales Oct 2015-Sept 2016 24 Sales

eCRV Number	Primary Parcel ID	Sale Month	Sale Year	2016 EMV	Net Sale Price	DOR 14% Annual Trend Net Sale Price
447020	15.0009.070	12	2015	\$233,400.00	\$335,000.00	\$387,157.00
496584	15.0040.000	5	2016	\$114,900.00	\$134,900.00	\$147,463.00
515498	15.0042.020	6	2016	\$50,500.00	\$47,500.00	\$51,349.00
507856	15.0049.040	5	2016	\$66,200.00	\$85,000.00	\$92,916.00
428828	15.0071.010	10	2015	\$49,300.00	\$55,500.00	\$65,585.00
439253	15.0079.020	11	2015	\$124,600.00	\$160,000.00	\$186,980.00
429633	15.0096.010	10	2015	\$106,400.00	\$112,000.00	\$132,351.00
446989	15.0160.040	12	2015	\$67,700.00	\$72,400.00	\$83,672.00
539985	15.0223.010	7	2016	\$48,300.00	\$66,000.00	\$70,558.00
558859	15.0224.000	8	2016	\$64,500.00	\$67,500.00	\$71,363.00
492202	15.0295.000	4	2016	\$115,600.00	\$133,000.00	\$147,014.00
568474	15.0310.010	9	2016	\$42,800.00	\$48,500.00	\$50,708.00
490348	15.0369.000	4	2016	\$110,300.00	\$139,900.00	\$154,641.00
439481	15.0396.010	11	2015	\$96,300.00	\$104,900.00	\$122,589.00
428937	15.0406.000	10	2015	\$92,700.00	\$97,500.00	\$115,217.00
517915	15.0426.000	6	2016	\$75,500.00	\$82,300.00	\$88,969.00
478702	15.0428.000	3	2016	\$33,400.00	\$32,000.00	\$35,768.00
477468	15.0429.000	3	2016	\$63,500.00	\$74,000.00	\$82,713.00
532977	15.0451.000	7	2016	\$97,200.00	\$147,500.00	\$157,687.00
440016	15.0491.000	11	2015	\$115,600.00	\$120,000.00	\$140,235.00
531467	15.0527.000	7	2016	\$151,000.00	\$190,000.00	\$203,122.00
531860	15.0532.000	7	2016	\$184,000.00	\$230,000.00	\$245,885.00
477945	15.0535.000	3	2016	\$105,900.00	\$122,000.00	\$136,364.00
539042	15.0536.000	7	2016	\$126,600.00	\$175,000.00	\$187,086.00

Less than 34.5 acres

eCRV Number	Primary Parcel ID	Net Sale Price	2016 EMV
432547	33.0200.000	\$31,000.00	\$11,500.00
560214	22.0264.000	\$5,000.00	\$2,400.00
433564	25.0107.000	\$250,000.00	\$170,300.00
546567	25.0073.010	\$75,000.00	\$75,900.00
502088	29.0118.000	\$285,425.00	\$106,537.00
559557	31.0113.010	\$101,052.00	\$44,900.00
569507	31.0226.010	\$30,000.00	\$37,200.00
579493	04.0006.000	\$50,000.00	\$32,000.00
486784	04.0203.000	\$40,000.00	\$50,000.00
448249	20.0012.030	\$68,200.00	\$42,800.00
566452	20.0159.040	\$177,814.00	\$134,400.00
505155	20.0208.010	\$94,000.00	\$167,600.00
442726	20.0273.000	\$85,000.00	\$33,900.00
453729	03.0087.000	\$18,060.00	\$11,500.00
547875	16.0246.000	\$62,000.00	\$11,100.00
483847	37.0220.020	\$213,600.00	\$150,800.00
504294	27.0080.030	\$206,250.00	\$211,300.00
518310	27.0246.000	\$103,125.00	\$236,800.00
436794	09.0017.000	\$12,000.00	\$8,700.00
493296	17.0096.000	\$60,000.00	\$4,700.00

RVL > 34.5 acres

Primary Parcel ID	Sale Month	Sale Year	Net Sale Price	2016 EMV
13.0173.000	7	2016	\$450,000.00	\$292,200.00
13.0202.080	5	2016	\$140,000.00	\$184,300.00
18.0023.040	8	2016	\$110,000.00	\$63,700.00
37.0220.020	3	2016	\$213,600.00	\$150,800.00
37.0220.030	7	2016	\$155,000.00	\$245,600.00
05.0113.020	2	2016	\$134,000.00	\$63,700.00

Report Selection:

SELECT MODEL..... 051 SELECT BY CLASSIF OR HSTD CODE

- PAYABLE YEAR 2018
- ROLL TYPES R
- CLASSIFICATION CODE ALL
- HOMESTEAD CODE ALL
- CHOICE-100'S DIGIT ALL
- CHOICE-10'S AND 1'S ALL
- TOWNSHIP INCLUDE 0500

SORT MODEL..... 007 SORT BY TOWNSHIP/TAXPAYER NAME

WHAT RELATIONSHIP SHOULD PRINT?..... PRI
PRIMARY = PRI ALTERNATE = ALT

PRINT ADDRESS?..... Y

Run Instructions:

Jobq	Banner	Copies	Form	Printer	Hold	Space	LPI	Lines	CPI
L		01		P0	Y	S	6	066	10

Name-ID	Name	Multi Property #	Year R	Parcel #	Clsf	H	Chc	H/C	Acres	Land	Building
TOWNSHIP 0500 HARMONY CITY											

000003552	V R ABRAHAMSON 235 2ND AVE SW HARMONY MN 55939		2018 R	15.0433.000	201	1	000	H	.00	15,800	54,600
000041546	JUDY I AFFELDT 215 W CENTER ST HARMONY MN 55939		2018 R	15.0078.000	201	1	000	H	.00	15,400	123,200
			2018 R	15.0289.000	201	0	099	H	.00	14,900	86,900
000045450	LAURALD JOSEPH AFSETH JR 135 4TH ST SW HARMONY MN 55939		2018 R	15.0209.000	201	1	000	H	.00	16,400	64,200
000046388	MICHAEL J AGGEN & VANESSA J AGGEN 250 2ND AVE NE HARMONY MN 55939		2018 R	15.0041.000	201	1	000	H	.00	15,300	98,100
000042979	ALEX PROPERTIES,INC PO BOX 265 HARMONY MN 55939-0265		2018 R	15.0235.000	233	0	099	C	.00	6,900	59,300
			2018 R	15.0311.010	201	0	099	H	.00	15,600	14,800
000045413	ALEX PROPERTIES,INC C/O LISA MILLER 515 1ST AVE SE HARMONY MN 55939		2018 R	15.0116.000	233	0	099	C	.00	16,600	47,600
000047035	THOMAS A ALEXANDER & RUTH ALEXANDER 38927 COUNTY 24 CANTON MN 55922		2018 R	15.0263.000	201	0	099	H	.00	11,700	39,100
000044779	DENNIS T & GAYLE A ALFSON 344A 5TH AVE SE HARMONY MN 55939		2018 R	15.0534.000	201	1	000	H	.00	15,200	104,000
000040148	MORRIS ALFSON JR ETAL % LOIS ALFSON 35 2ND AVE SW HARMONY MN 55939		2018 R	15.0421.000	201	1	000	H	.00	11,900	46,300
000044237	VIOLET MAE ALLEN 115 2ND AVE SW HARMONY MN 55939		2018 R	15.0424.000	201	1	000	H	.00	7,900	22,700
000040011	LESLIE R & ANN H ANDERSON 540 1ST AVE SW HARMONY MN 55939		2018 R	15.0204.030	201	1	000	H	.00	17,300	81,800
000047756	LESLIE A ANDRADE 130 4TH AVE SE HARMONY MN 55939		2018 R	15.0224.010	201	1	000	H	.00	11,700	64,500

Name-ID	Name	Multi Property #	Year R	Parcel #	Clsf	H	Chc	H/C	Acres	Land	Building
TOWNSHIP 0500 HARMONY CITY *****											
000048067	CHRISTOPHER C APPLIN 260 1ST ST NW HARMONY MN 55939		2018 R	15.0096.010	201	1	000	H	.00	15,900	108,300
000005976	CARROLL ARMSTRONG & LAURA ARMSTRONG 240 3RD AVE SW HARMONY MN 55939		2018 R	15.0453.000	201	1	000	H	.00	16,400	95,300
000005415	OSCAR W & DIANE S ARMSTRONG 345 1ST AVE SW HARMONY MN 55939		2018 R	15.0202.000	201	1	000	H	.00	15,000	43,800
000006390	RUSSELL V & GENEVA ARNESON 515 WASHINGTON ST NW APT 102N PRESTON MN 55965		2018 R	15.0529.000	201	1	000	H	.00	17,600	98,200
000015958	LYNN L ARNOLD PO BOX 604 HARMONY MN 55939		2018 R	15.0334.000	201	0	099	H	.00	400	16,100
					233	0	098	C	.00	4,800	17,000
			2018 R	15.0335.000	201	0	099	H	.00	400	20,600
					233	0	098	C	.00	6,100	44,800
000041608	ROSS B BAHL 435 2ND AVE SW HARMONY MN 55939		2018 R	15.0472.000	201	1	000	H	.00	15,900	76,200
000037396	ALAN W & SUE D BAHLER 125 3RD AVE SE HARMONY MN 55939		2018 R	15.0273.000	201	1	000		.00	13,500	72,800
000040400	MAE A BAKER 195 NIAGARA CT NW HARMONY MN 55939		2018 R	15.0501.000	201	1	000	H	.00	15,700	102,600
000030035	ROBERT O BAKKEN & BONNIE J BAKKEN 245 3RD ST SE HARMONY MN 55939		2018 R	15.0409.000	201	1	000	H	.00	23,400	106,900
000033420	SHAWN BANGS & ALISON BANGS 305 MAIN S CANTON MN 55922		2018 R	15.0191.000	201	0	099	H	.00	15,500	13,700
000040425	DENNIS D & RENEE L BARNES 220 1ST AVE SE HARMONY MN 55939		2018 R	15.0300.010	201	1	000	H	.00	14,200	115,800
000021589	RANDALL L BARNES & BRETT W JARLAND		2018 R	15.0157.000	233	0	099	C	.00	15,800	110,300

Name-ID	Name	Multi Property #	Year R	Parcel #	Clsf	H	Chc	H/C	Acres	Land	Building
TOWNSHIP 0500 HARMONY CITY											

	410 MAIN AVE N HARMONY MN 55939										
000044919	WILLIAM L BARR 440 1ST AVE SE HARMONY MN 55939		2018 R	15.0407.000	201	1	000	H	.00	14,400	54,600
000022969	BRADLEY & ELIZABETH BARRETT 235 3RD AVE SE HARMONY MN 55939		2018 R	15.0303.000	201	1	000	H	.00	14,900	63,100
000025990	DONALD & JULIE BARRETT 110 3RD AVE SE HARMONY MN 55939		2018 R	15.0135.000	233	0	099	C	.00	6,900	107,800
			2018 R	15.0316.000	201	1	000	H	.00	18,200	121,100
000038063	JAMES BARRETT 45 3RD AVE SE HARMONY MN 55939		2018 R	15.0278.000	201	1	000	H	.00	13,500	56,900
000045495	CHARLES BARTH & HEATHER BARTH 140 5TH ST NE HARMONY MN 55939		2018 R	15.0017.000	201	1	000	H	.00	30,500	136,500
000045817	DEBRA BATES 24020 COUNTY 17 WINONA MN 55987		2018 R	15.0600.000	201	1	000		.00	23,900	192,100
000034252	RALPH E & CAROL A BEASTROM 140 CENTER ST SE PO BOX 132 HARMONY MN 55939		2018 R	15.0239.000	201	1	000	H	.00	19,100	152,000
000041566	JAMES & CRYSTLE BECHTEL 540 MAIN AVE S HARMONY MN 55939		2018 R	15.0046.010	201	0	099	H	.00	11,600	15,700
000046961	HENRY A BECKER & JACQUELINE M BECKER PO BOX 674 RUSHFORD MN 55971		2018 R	15.0480.010	233	0	099	C	.00	6,600	0
000029916	HENRY A BECKER JR & JACQUELINE M BECKER 508 STEVENS AVE W PO BOX 674 RUSHFORD MN 55971	15.0092.000 15.0092.000	2018 R 2018 R 2018 R 2018 R	15.0036.000 15.0092.000 15.0093.000 15.0362.000	201 233 233 233	0 0 0 0	099 098 080 081	H C H C	.00 .00 .00 .00	16,500 20,900 6,900 11,100 14,300	14,700 60,500 33,300 77,500 51,300
000005562	LILLIAN A BENSON 230 2ND AVE SE HARMONY MN 55939		2018 R	15.0307.000	201	1	000	H	.00	11,700	57,900

Name-ID	Name	Multi Property #	Year R	Parcel #	Clsf	H	Chc	H/C	Acres	Land	Building
TOWNSHIP 0500 HARMONY CITY											

000006108	RICHARD L BERG 60 2ND AVE SE PO BOX 535 HARMONY MN 55939		2018	R 15.0284.000	201	1	000	H	.00	23,400	73,500
000037852	CINDY LOU BERGE 125 1ST AVENUE SW HARMONY MN 55939		2018	R 15.0188.000	201	1	000	H	.00	15,600	56,600
000032245	HAROLD A & ROSEMARIE BERGE 145 3RD AVE SE RR 2 BOX A7 HARMONY MN 55939	15.0271.000 15.0271.000	2018	R 15.0271.000 2018 R 15.0318.000	201	1	000 001	H	.00 .00	9,000 12,300	71,800 5,700
000004344	GERALD E & GLORIA L BERGEY 35 3RD AVE SW HARMONY MN 55939	15.0079.040 15.0079.040	2018	R 15.0079.000 2018 R 15.0079.040	202	1	001 000	 H	.00 .00	19,800 15,900	0 130,400
000044291	JON A & JOAN L BESSINGPAS 245 CENTER ST W HARMONY MN 55939		2018	R 15.0080.000	201	1	000	H	.00	12,800	64,100
000026509	TY & DACIA BESTOR 11700 COUNTY 15 HARMONY MN 55939		2018	R 15.0259.000	233	0	099	C	.00	13,800	44,000
000047206	BEVERLY A BETTIN 30 3RD AVE NW HARMONY MN 55939		2018	R 15.0170.000	201	1	000	H	.00	9,000	49,100
000038624	ALICE BIGALK 610 3RD AVE SE HARMONY MN 55939		2018	R 15.0590.000	201	0	099		.00	35,300	293,300
000037178	DIANE L BIGALK REVOC TRUST UA 455 5 ST NE PO BOX 222 HARMONY MN 55939		2018	R 15.0012.060	201	1	000	H	3.18	37,700	229,200
000035628	KIM L BIGALK 105 5TH ST SW HARMONY MN 55939		2018	R 15.0269.000	201	1	000	H	.00	15,100	66,900
000038587	KIM LOUISE BIGALK ETAL % KATHRYN D BIGALK 105 5TH ST SW HARMONY MN 55939		2018	R 15.0205.030	201	1	000	H	.00	7,200	83,400
000046630	LEE R BIGALK PO BOX 222 HARMONY MN 55939		2018	R 15.0087.000	206	0	099		.00	19,300	11,100

Name-ID	Name	Multi Property #	Year R	Parcel #	Clsf	H	Chc	H/C	Acres	Land	Building
TOWNSHIP 0500 HARMONY CITY											

000031905	TERRY A & JANICE M BIGALK 115 5TH ST SE HARMONY MN 55939		2018 R	15.0160.070	201	1	000		.00	14,200	96,000
000048490	AARON BISHOP 45 6TH ST SE HARMONY MN 55939		2018 R	15.0049.040	201	1	000	H	.00	12,600	64,100
000034091	MARK S BISHOP & JENNIFER A BISHOP 29842 CR 30 HARMONY MN 55939		2018 R	15.0131.000	233	0	099	C	.00	6,900	44,100
000042171	RICHARD R & SHARON L BISHOP 240 2ND AVE SE HARMONY MN 55939		2018 R	15.0306.000	201	1	000	H	.00	10,800	56,400
000044939	NELDA L BJERTNESS 155 2ND AVE SE HARMONY MN 55939		2018 R	15.0262.000	201	1	000	H	.00	15,100	65,900
000034866	BRIAN K & MARILYN G BRATAGER 21581 COUNTY 20 PRESTON MN 55965		2018 R	15.0283.000	201	0	099	H	.00	13,500	53,400
000048587	BECKY BREESER 339 5TH AVE SE HARMONY MN 55939		2018 R	15.0527.000	201	1	000	H	.00	21,600	144,000
000048566	JAMIE D BREESER 535 1ST AVE SW HARMONY MN 55939		2018 R	15.0205.020	201	1	000	H	.00	16,000	111,900
000032220	JAMES B & PAMELA J BRINK 550 1ST AVE SW HARMONY MN 55939		2018 R	15.0204.020	201	1	000	H	.00	17,300	105,500
000047452	MELINDA S BROADWATER 145 1ST AVE SE HARMONY MN 55939		2018 R	15.0256.000	201	1	000	H	.00	11,700	73,800
000031639	PAUL W & ROBBIE V BROKKEN 225 2ND AVE SW HARMONY MN 55939		2018 R	15.0430.000	201	1	000	H	.00	17,600	41,200
000038881	DAVID M BRUNSVOLD ETAL		2018 R	15.0008.010	201	0	099		.00	800	0
			2018 R	15.0471.000	201	0	099	H	.00	15,100	90,500
000006326	DEAN & MAVIS BRUNSVOLD 31959 COUNTY 44 HARMONY MN 55939	15.0466.060 15.0466.060	2018 R	15.0466.060	201	1	000	H	.00	25,200	73,900
			2018 R	15.0466.070	201	1	001		.11	700	0

Name-ID	Name	Multi Property #	Year R	Parcel #	Clsf	H	Chc	H/C	Acres	Land	Building
TOWNSHIP 0500 HARMONY CITY											

000006059	ROGER I BUCHHOLZ & MARIETTA BUCHHOLZ 50 1ST AVE NE PO BOX 266 HARMONY MN 55939	15.0240.000 15.0240.000	2018 R	15.0240.000 15.0341.000	201	1	000	H H	.00 .00	10,800 5,200	94,000 0
000046511	JOSEPH BURKE & SANDRA BURKE 8148 IRIS AVE LIME SPRINGS IA 52155		2018 R	15.0054.010	201	0	000	H	.00	12,900	36,500
000045747	THOMAS J BURKE ETAL 620 MAIN AVE S HARMONY MN 55939		2018 R	15.0277.000	201	0	099	H	.00	13,500	21,200
000048937	PHILIP R BURKHOLDER 710 3RD AVE SE HARMONY MN 55939		2018 R	15.0598.000	201	1	000	H	.00	26,000	173,100
000006287	CHARLES BURMEISTER RR 1 BOX 864 HARMONY MN 55939		2018 R	15.0437.000	201	1	000	H	.00	15,300	87,000
000005453	ESTHER J BURMEISTER 60 3RD AVE SE HARMONY MN 55939		2018 R	15.0320.000	201	1	000	H	.00	13,500	52,800
000035090	RICHARD V BURMEISTER & JACQUELYN A BURMEISTER 31259 140TH ST HARMONY MN 55939	14.0063.000	2018 R	15.0011.000	101	1	003		39.15	223,000	0
000046100	MARY ANN CARLSON 340 5TH AVE SE HARMONY MN 55939		2018 R	15.0535.010	201	1	000	H	.00	8,400	104,300
000041622	ROBERT J CARROLL 220 2ND AVE SW HARMONY MN 55939		2018 R	15.0068.000	201	1	000	H	.00	7,900	91,300
000035538	TREVOR CASE & BRIDGET CASE 346 5TH AVE SE HARMONY MN 55939		2018 R 2018 R	15.0532.000 15.0574.000	201 233	1 0	000 099	H H	.00 .00	15,900 15,000	184,600 48,100
000048114	CBL,LLC 15 3RD ST SE HARMONY MN 55939		2018 R	15.0057.000	201 233	0 0	099 098	H C	.00 .00	2,300 11,500	34,900 36,200
000008786	ALLEN J CHRISTIANSON & SHARON CHRISTIANSON	15.0356.000	2018 R	15.0356.000	201	1	000	H	.00	19,500	75,600

Name-ID	Name	Multi Property #	Year	R	Parcel #	Clsf	H	Chc	H/C	Acres	Land	Building
TOWNSHIP 0500 HARMONY CITY *****												
	PO BOX 68 HARMONY MN 55939											
000006307	CHURCH OF THE NATIVITY PO BOX 596 HARMONY MN 55939		2018	R	15.0457.000	915	0	099		.00	17,300	120,300
			2018	R	15.0459.000	915	0	099		.00	23,900	478,200
			2018	R	15.0466.030	915	0	099		.00	9,000	0
000043093	BARRETT J CHURCHILL 450 1ST ST SW HARMONY MN 55939		2018	R	15.0181.000	201	1	000	H	.00	15,900	56,900
000005579	CITY OF HARMONY PO BOX 488 HARMONY MN 55939		2018	R	15.0003.010	958	0	099		.00	52,700	411,500
			2018	R	15.0008.040	958	0	099		.00	1,400	0
			2018	R	15.0012.090	958	0	099		.14	600	0
			2018	R	15.0024.000	958	0	099		8.40	37,900	0
			2018	R	15.0051.000	958	0	099		.00	1,000	0
			2018	R	15.0061.000	958	0	099		.00	6,900	0
			2018	R	15.0061.010	958	0	099		.00	1,000	0
			2018	R	15.0066.000	900	0	099		.00	1,100	0
			2018	R	15.0079.010	956	0	099		7.31	33,000	1,647,200
			2018	R	15.0089.010	958	0	099		.00	28,400	0
			2018	R	15.0090.000	958	0	099		.00	40,100	0
			2018	R	15.0096.020	958	0	099		.00	34,700	90,000
			2018	R	15.0096.050	958	0	099		.00	34,900	0
			2018	R	15.0105.000	957	0	099		.00	36,800	451,100
			2018	R	15.0106.050	958	0	099		.00	6,000	0
			2018	R	15.0212.010	958	0	099		.00	1,100	0
			2018	R	15.0253.000	958	0	099		.00	6,900	0
			2018	R	15.0325.000	958	0	099		.00	3,500	0
			2018	R	15.0340.000	958	0	099		.00	11,100	95,000
			2018	R	15.0343.000	958	0	099		.00	4,500	25,000
			2018	R	15.0482.000	958	0	099		.00	22,100	0
			2018	R	15.0483.000	958	0	099		.00	32,800	0
			2018	R	15.0522.000	958	0	099		.00	19,000	0
			2018	R	15.0543.000	956	0	099		14.77	66,600	75,000
						151	0	000		2.35	7,100	8,800
			2018	R	15.0574.010	958	0	099		.00	15,000	0
			2018	R	15.0606.010	900	0	099		.00	0	0
			2018	R	15.0607.000	958	0	099		.00	10,700	0
000047665	MATTHEW R CLEVEN 515 1ST AVE SW HARMONY MN 55939		2018	R	15.0205.000	201	1	000	H	.00	11,000	58,800
000043890	RAMONA CLOUTIER 15 1ST AVE NW PO BOX 303 HARMONY MN 55939		2018	R	15.0114.000	201	1	000	H	.00	10,500	79,600
000005877	CM & ST PAUL R R CO HARMONY MN 55939		2018	R	15.0106.000	900	0	099		.00	1,100	0

Name-ID	Name	Multi Property #	Year R	Parcel #	Clsf	H	Chc	H/C	Acres	Land	Building
TOWNSHIP 0500 HARMONY CITY											

000042017	DANA & AMBER COATY		2018	R 15.0236.000	233	0	099	C	.00	7,500	49,600
	145 2ND ST SE		2018	R 15.0296.000	201	1	000	H	.00	15,900	86,700
	HARMONY MN 55939										
000048954	MALISSA K COPEMAN		2018	R 15.0031.000	201	5	000	H	.00	12,500	66,500
	255 2ND AVE NE										
	HARMONY MN 55939										
000044444	ERIC CORSON		2018	R 15.0211.010	201	0	099	H	.00	11,300	67,100
	512 PLEASANT ST NE										
	PRESTON MN 55965										
000032485	NORMA D COYLE		2018	R 15.0294.000	201	1	000	H	.00	11,700	96,400
	230 MAIN AVE S										
	HARMONY MN 55939										
000038635	ALICIA CREMER		2018	R 15.0389.000	201	0	099	H	.00	15,600	32,600
	5711 26TH AVE NW										
	ROCHESTER MN 55901-0491										
000041837	STEVEN P & UMBELINA CREMER		2018	R 15.0049.000	201	1	000	H	.00	48,900	620,500
	155 6TH STREET SE										
	PO BOX 295										
	HARMONY MN 55939										
000043849	CROP PRODUCTION SERVICES, INC		2018	R 15.0005.030	233	0	098	C	10.19	71,500	243,200
	3005 ROCKY MOUNTAIN AVE				950	0	099		.00	0	1,296,500
	LOVELAND CO 80538-9001		2018	R 15.0005.040	101	0	099		4.09	16,800	281,500
000039698	VIOLA I CUMMINGS	15.0080.010	2018	R 15.0080.010	201	1	000	H	.00	7,600	54,400
	260 2ND AVE SW	15.0080.010	2018	R 15.0194.010	201	1	001		.00	1,900	0
	HARMONY MN 55939										
000046856	ALLAN E DAHL REVOCABLE TRUST		2018	R 15.0009.060	206	0	099		2.00	6,600	0
	160 5TH AVE SE		2018	R 15.0023.000	206	0	099	H	.00	400	0
	HARMONY MN 55939		2018	R 15.0030.000	201	0	099	H	.00	18,100	6,800
			2018	R 15.0106.010	233	0	099	C	.00	10,300	25,500
			2018	R 15.0130.000	233	0	099	C	.00	6,900	42,300
			2018	R 15.0176.000	201	0	099	H	.00	15,500	19,700
		15.0231.000	2018	R 15.0231.000	233	0	080	C	.00	2,800	49,100
			2018	R 15.0248.000	233	0	099	C	.00	11,800	34,100
		15.0231.000	2018	R 15.0337.000	233	0	081		.00	3,300	0
			2018	R 15.0365.000	201	0	099	H	.00	15,100	19,900
			2018	R 15.0367.000	201	0	099	H	.00	9,000	29,000
			2018	R 15.0369.000	201	0	099	H	.00	28,100	106,000
000047141	JOSEPH N DAHL		2018	R 15.0359.000	201	1	000	H	.00	10,400	70,000
	150 2ND ST NE										
	HARMONY MN 55939										
000046857	MARY J DAHL REVOCABLE TRUST	15.0371.000	2018	R 15.0225.000	201	1	006		.00	9,700	0

Name-ID	Name	Multi Property #	Year R	Parcel #	Clsf	H	Chc	H/C	Acres	Land	Building
TOWNSHIP 0500 HARMONY CITY											

	160 5TH AVE SE	15.0371.000	2018	R 15.0225.010	201	1	007		.00	22,100	0
	HARMONY MN 55939		2018	R 15.0227.000	206	0	099	H	.00	8,100	0
		15.0371.000	2018	R 15.0371.000	201	1	000	H	.00	15,900	119,100
		15.0371.000	2018	R 15.0372.000	201	1	001		.00	5,400	0
		15.0371.000	2018	R 15.0373.000	201	1	002		.00	2,700	0
		15.0371.000	2018	R 15.0374.000	201	1	003		.00	10,800	0
		15.0371.000	2018	R 15.0377.000	201	1	004		.00	6,500	0
		15.0371.000	2018	R 15.0378.000	201	1	005		.00	5,900	0
		15.0371.000	2018	R 15.0379.000	201	1	008		.00	500	0
		15.0371.000	2018	R 15.0385.000	201	1	009		.00	2,800	0
			2018	R 15.0487.000	233	0	099	C	.00	5,100	0
			2018	R 15.0524.000	206	0	099	H	.00	10,700	0
			2018	R 15.0525.000	206	0	099	H	.00	10,700	0
			2018	R 15.0542.000	206	0	099	H	.00	8,300	0
000040814	KIM B & MARILYN S DAVIS 40 5TH ST NE HARMONY MN 55939		2018	R 15.0017.010	201	1	000	H	.00	16,300	61,700
000005713	THOMAS L DAVIS 12516 US 52 CANTON MN 55922		2018	R 15.0010.040	233	0	099	C	.00	15,900	12,900
000003662	THOMAS L & BARBARA A DAVIS 12516 US 52 CANTON MN 55922		2018	R 15.0009.000	101	0	099		3.43	24,900	0
000048768	JAMES M DAY & BARBARA A DAY 344 5TH AVE SE HARMONY MN 55939		2018	R 15.0533.000	201	1	000	H	.00	9,800	104,000
000045398	DENNIS F & KATHLEEN A DEKEYREL 337 5TH AVE SE HARMONY MN 55939		2018	R 15.0528.000	201	1	000	H	.00	18,200	216,700
000048774	MORRIS L DEMPEWOLF REV LIV TR& JUDITH A DEMPEWOLF REV LIV TR 22874 OAK HILLS DR SPRING VALLEY MN 55975		2018	R 15.0593.000	206	0	099	H	.00	22,400	0
000033798	ANNE K DETLEFSEN PO BOX 235 PRESTON MN 55965		2018	R 15.0185.000	201	1	000	H	.00	18,500	41,700
000045815	WAYNE E DEYOUNG & PATRICIA A DEYOUNG 26982 QUARTZ RD SPRING VALLEY MN 55975		2018	R 15.0391.000	201	1	000	H	.00	13,500	114,700
000036904	DANNY L & MICHELLE R DONLAN		2018	R 15.0245.000	201	1	000	H	.00	14,400	57,800

Name-ID	Name	Multi Property #	Year R	Parcel #	Clsf	H	Chc	H/C	Acres	Land	Building
TOWNSHIP 0500 HARMONY CITY *****											
	19998 HIGHWAY 9 CRESCO IA 52136-8260										
000005722	STEVEN V & CARRIE L DONNEY PO BOX 175 HARMONY MN 55939		2018 R	15.0531.000	201	1	000	H	.00	15,800	197,700
000047238	DANIEL S DORNINK & KELLI J DORNINK 735 6TH ST SE HARMONY MN 55939		2018 R	15.0561.000	201	1	000	H	.00	16,400	210,600
000047568	BETTY L DOWE 240 MAIN AVE S HARMONY MN 55939		2018 R	15.0293.000	201	1	000	H	.00	12,100	65,300
000035404	ROSS F & CYNTHIA M DUCKETT 307 N FIRST PO BOX 186 CANTON MN 55922		2018 R	15.0047.000	201	1	000	H	.00	13,500	37,600
000034031	ECONOMIC DEVELOPMENT AUTHORITY CITY OF HARMONY 225 3RD AVE SW PO BOX 488 HARMONY MN 55939		2018 R	15.0125.000	958	0	099	C	.00	13,800	0
			2018 R	15.0126.000	956	0	099		.00	13,800	12,100
			2018 R	15.0127.000	956	0	099		.00	6,900	0
			2018 R	15.0134.000	956	0	099		.00	33,100	21,000
			2018 R	15.0546.010	958	0	099		9.23	41,600	0
			2018 R	15.0570.000	958	0	099		.00	20,600	0
			2018 R	15.0572.000	958	0	099		.00	21,000	0
			2018 R	15.0573.000	958	0	099		.00	21,200	0
			2018 R	15.0575.000	958	0	099		.00	22,400	0
			2018 R	15.0576.000	958	0	099		.00	22,300	0
000039915	LINDA L EGNASH 220 4TH ST NE PO BOX 111 HARMONY MN 55939		2018 R	15.0152.000	201	1	000	H	.00	25,900	34,300
000040906	GARY S EHLE 550 1ST AVE SE HARMONY MN 55939		2018 R	15.0044.000	201	1	000	H	.00	16,100	93,100
000046991	GERRI EHLE PO BOX 205 HARMONY MN 55939		2018 R	15.0204.010	201	1	000	H	.00	17,300	44,800
000047997	JAMES EHLE 30 5TH ST NE HARMONY MN 55939		2018 R	15.0016.020	201	0	099	H	.00	15,700	67,300
000006041	STANLEY EIDE PO BOX 211	15.0323.000 15.0323.000	2018 R 2018 R	15.0226.000 15.0323.000	201 201	1 1	001 000	 H	.00 .00	3,600 17,300	0 84,500

Name-ID	Name	Multi Property #	Year R	Parcel #	Clsf	H	Chc	H/C	Acres	Land	Building
TOWNSHIP 0500 HARMONY CITY *****											
	HARMONY MN 55939	15.0323.000	2018	R 15.0323.010	201	1	002		.00	8,100	6,500
000036414	DANIEL LEE ELLIOTT 117 MAIN ST S PO BOX 338 MABEL MN 55954		2018	R 15.0257.000	206	0	099	H	.00	15,100	0
000005761	JAMES D & CHERYL KAY ELLIOTT 130 2ND ST NE HARMONY MN 55939	15.0350.000 15.0350.000	2018	R 15.0038.000 2018 R 15.0350.000	201	1	001 000	 H	.00 .00	1,800 12,000	0 57,400
000006136	DELROY W & VEDA ANN ELSTON 225 4TH AVE SE HARMONY MN 55939		2018	R 15.0309.000	201	1	000	H	.00	13,300	91,700
000005989	CURTIS & JANICE ELTON 235 1ST AVE SW HARMONY MN 55939		2018	R 15.0193.010	201	1	000	H	.00	12,900	45,200
000006068	JUDITH A ELTON 40 1ST ST SE HARMONY MN 55939		2018	R 15.0246.000	201	1	000	H	.00	9,900	52,800
000036311	CAROLE L ENGEN & MAVIS BRUNSVOLD & PENNY SOLBERG 31879 COUNTY 44 HARMONY MN 55939		2018	R 15.0466.050 2018 R 15.0466.080	206	0	099 099	H H	.00 .00	12,500 2,000	0 0
000004018	GAIL H & CAROLE ENGEN 31879 COUNTY 44 HARMONY MN 55939		2018	R 15.0006.030	201	1	000	H	2.49	35,400	86,700
000026354	DIANE ERDMAN 60 1ST ST NW HARMONY MN 55939		2018	R 15.0107.000	201	1	000	H	.00	17,300	90,900
000041154	ETHANOL PRODUCTS LLC 3939 N WEBB RD WICHITA KS 67226-8100	15.0577.000 15.0577.000	2018	R 15.0577.000 2018 R 15.0578.000	233	0	080 081	C	.00 .00	38,700 5,600	186,200 0
000014759	HEIDI EVENSON 14894 COUNTY 21 CANTON MN 55922-1532		2018	R 15.0310.000	201	1	000	H	.00	14,900	91,700
000034422	SCOTT EVENSON & ANNETTE EVENSON 135 2ND AVE SE HARMONY MN 55939		2018	R 15.0264.000	201	1	000	H	.00	12,600	62,800
000038846	LINDA EVERSON 420 4TH AVE NE		2018	R 15.0012.030	201	1	000	H	1.14	31,000	97,400

Name-ID	Name	Multi Property #	Year R	Parcel #	Clsf	H	Chc	H/C	Acres	Land	Building
TOWNSHIP 0500 HARMONY CITY *****											
	PO BOX 311 HARMONY MN 55939										
000040124	SCOTT & JANET EWALT 35 3RD ST SW PO BOX 401 HARMONY MN 55939		2018 R	15.0197.000	206	0	099	H	.00	600	0
			2018 R	15.0199.000	201	1	000	H	.00	15,600	90,000
000042350	FCHS INC PO BOX 686 PRESTON MN 55965		2018 R	15.0227.010	934	0	099	H	.00	18,600	38,700
000042939	FEDERAL HOME LOAN MTGE CORP 1410 SPRING HILL RD MCLEAN VA 22102-3058		2018 R	15.0196.000	201	0	099	H	.00	15,700	66,000
000048596	ANDREW FERRIE & JESSICA FERRIE 220 3RD AVE SW HARMONY MN 55939		2018 R	15.0451.000	201	0	099	H	.00	15,300	109,100
000047479	DUSTIN R FERRIE 630 MAIN AVE S HARMONY MN 55939		2018 R	15.0046.020	201	1	000	H	.00	12,000	43,700
000036795	FIRST SOUTHEAST BANK PO BOX 594 HARMONY MN 55939		2018 R	15.0129.000	233	0	099	H	.00	6,900	0
			2018 R	15.0249.010	233	0	099	C	.00	12,000	120,100
000036490	FIRST SOUTHEASTERN FINANCIAL SERVICE CORPORATION PO BOX 335 HARMONY MN 55939		2018 R	15.0251.000	233	0	099	C	.00	13,800	179,000
000046331	KELSEY FISCHER 355 3RD AVE SE HARMONY MN 55939		2018 R	15.0410.010	201	1	000	H	.00	13,500	96,300
000033468	LINETTE L FISCHER 3843 YANKEE AVE CRESCO IA 52136		2018 R	15.0175.030	201	0	099	H	.00	13,500	67,400
000007284	BRUCE E FISHBAUGHER & KATHRYN FISHBAUGHER PO BOX 464 PRESTON MN 55965		2018 R	15.0145.000	201	1	000	H	.00	18,900	75,100
000045312	BRYAN & JILL FISHBAUGHER 336 5TH AVE SE HARMONY MN 55939		2018 R	15.0537.000	201	1	000	H	.00	16,900	110,600
000033738	DONALD E FISHBAUGHER		2018 R	15.0321.000	201	0	099	H	.00	13,500	32,600

Name-ID	Name	Multi Property #	Year R	Parcel #	Clsf	H	Chc	H/C	Acres	Land	Building
TOWNSHIP	0500 HARMONY CITY										

	14105 COUNTY 15 PRESTON MN 55965										
000009064	MARLENE R FISHBAUGHER 125 CENTER ST W HARMONY MN 55939		2018 R	15.0074.010	201	1	000	H	.00	9,000	62,600
000041210	NADINE I FISHER 105 NIAGARA CT NW RR 3 BOX 42B HARMONY MN 55939		2018 R	15.0504.000	201	1	000	H	.00	16,300	89,900
000048716	STEPHANIE FISHER & JOSHUA HEIBEL 120 4TH ST SE HARMONY MN 55939		2018 R	15.0224.000	201	1	000	H	.00	15,300	54,200
000048069	FIT EXPRESS LLC C/O LINDA MATHISON 22733 COUNTY 14 PRESTON MN 55965		2018 R	15.0055.010	233	0	099	C	.00	3,900	49,400
000044796	KERRY E FITZGERALD & SANDRA M SAMPSON 525 3RD ST SE HARMONY MN 55939		2018 R	15.0539.000	201	2	000	H	.00	17,000	110,800
000030970	LARRY D FJETLAND & RUBY M FJETLAND 30229 COUNTY 11 FOUNTAIN MN 55935		2018 R	15.0536.000	201	1	000	H	.00	15,700	136,300
000044330	MICHAEL FLABY & GINA OMMEN-FLABY 220 CENTER ST E HARMONY MN 55939		2018 R	15.0287.000	201	1	000	H	.00	9,900	60,500
000006032	BONNIE MAE FOSSUM 435 FIRST AVE SW HARMONY MN 55939		2018 R	15.0184.010	201	1	000	H	.00	9,700	48,200
000028277	ROBT & KIMBERLY FREERKSEN 160 5TH ST NE HARMONY MN 55939		2018 R	15.0018.010	201	1	000	H	.00	31,000	63,300
000030268	JAMES & JEANNE FRYE 255 1ST ST NW HARMONY MN 55939		2018 R	15.0173.000	201	1	000	H	.00	9,000	30,800
000047930	ALBERT S GARNER & MARY MARIE GARNER		2018 R	15.0177.000	201	2	000	H	.00	15,500	55,500

Name-ID	Name	Multi Property #	Year R	Parcel #	Clsf	H	Chc	H/C	Acres	Land	Building
TOWNSHIP 0500 HARMONY CITY											

	435 MAIN AVE HARMONY MN 55939										
000037055	NANCY GARNESS 130 1ST AVE SE HARMONY MN 55939		2018 R	15.0267.000	201	0	099	H	.00	11,700	75,900
000034883	BLAINE V GATZKE & MICHELE C GATZKE PO BOX 322 HARMONY MN 55939		2018 R	15.0005.010	201	1	000	H	8.40	76,700	218,600
000038879	MICHELE GATZKE ETAL PO BOX 322 HARMONY MN 55939		2018 R	15.0005.020	101	0	099		13.41	92,500	0
000048586	RICHARD GIROLAMO 120 CENTER ST HARMONY MN 55939		2018 R	15.0241.000	201	1	000	H	.00	15,900	118,500
000047475	PAYTEN GOSSMAN 520 MAIN AVE N HARMONY MN 55939		2018 R	15.0016.010	201	1	000	H	.00	21,800	40,500
000043433	JESSE J GRABAU & SAMANTHA R SEABRIGHT 110 2ND ST NW PO BOX 213 HARMONY MN 55939		2018 R	15.0109.000	201	1	000	H	.00	17,800	79,300
000025141	GREENFIELD LUTHERAN CHURCH PO BOX 655 HARMONY MN 55939		2018 R	15.0299.000	916	0	099		.00	19,400	101,900
000043348	DAVID D GREGERSON 340 SECOND AVE SE HARMONY MN 55939		2018 R	15.0411.010	201	1	000	H	.00	13,500	41,300
000046826	MATTHEW GREGERSON 225 5TH AVE SE HARMONY MN 55939		2018 R	15.0217.000	201	1	000	H	.00	9,900	57,000
000027813	RODNEY D & MARILYN A GREGERSON 240 W CENTER PO BOX 597 HARMONY MN 55939	15.0136.000	2018 R	15.0136.000	233	0	080	C	.00	6,900	103,600
		15.0136.000	2018 R	15.0138.000	233	0	081		.00	5,200	0
			2018 R	15.0169.000	201	1	000	H	.00	15,900	76,100
000046210	RONALD E GREGG & LEANN B GREGG 735 1ST AVE SW HARMONY MN 55939		2018 R	15.0006.020	201	1	000	H	.00	24,000	138,600

Name-ID	Name	Multi Property #	Year R	Parcel #	Clsf	H	Chc	H/C	Acres	Land	Building
TOWNSHIP 0500 HARMONY CITY *****											
000042288	JEROME E & CLAUDIA F GREHL 190 NIAGARA CT NW HARMONY MN 55939		2018 R	15.0494.000	201	1	000	H	.00	15,000	110,400
000048247	LYNETTE GROOTERS 7911 50TH AVE NE ALTOONA IA 50009		2018 R	15.0074.020	201	0	099	H	.00	14,300	92,500
000026342	RICHARD & LINDA GROVER 255 2ND AVE SE HARMONY MN 55939		2018 R	15.0298.000	201	1	000	H	.00	25,300	67,400
000034884	DAWN M GRUNDMAN 255 MAIN AVE SO PO BOX 202 HARMONY MN 55939		2018 R	15.0065.000	201	2	000	H	.00	17,600	49,300
000047344	DANIEL L GULBRANSON 220 CENTER ST W HARMONY MN 55939		2018 R	15.0168.010	201	1	000	H	.00	7,500	79,700
000040125	GUNDERSON REVOCABLE LIVING TRUST 155 1ST AVE SE HARMONY MN 55939		2018 R	15.0255.000	201	1	000	H	.00	13,500	47,600
000036102	GARY O & CHERYL R GUNDERSON 37770 EDGEWOOD RD CANTON MN 55922		2018 R	15.0194.000	201	0	099	H	.00	14,600	50,600
000006353	LEON D & JULIE A GUNDERSON PO BOX 131 HARMONY MN 55939		2018 R	15.0492.000	201	1	000	H	.00	15,000	91,000
000005774	CURTIS R & DIANE GUTTORMSON 530 1ST AVE SE HARMONY MN 55939		2018 R	15.0044.020	201	1	000	H	.00	16,100	69,000
000026082	ORSON & MICHELLE GUTTORMSON 220 4TH AVE SE RR 2 BOX 23 HARMONY MN 55939		2018 R	15.0219.000	201	1	000	H	.00	12,100	99,900
000044010	RUSSELL C GUYER 333 5TH AVE SE HARMONY MN 55939		2018 R	15.0530.000	201	1	000	H	.00	19,600	102,900
000006369	HAHN LUMBER CO INC RR 3 BOX 44 HARMONY MN 55939		2018 R	15.0508.000	233	0	099	C	.00	14,900	500
000044102	JESSICA HAHN-MILLER		2018 R	15.0562.000	201	1	000	H	.00	17,100	196,100

Name-ID	Name	Multi Property #	Year R	Parcel #	Clsf	H	Chc	H/C	Acres	Land	Building
TOWNSHIP 0500 HARMONY CITY *****											
	720 6TH ST SE HARMONY MN 55939										
000006376	JOSEPH HAHN RR 3 BOX 41 HARMONY MN 55939	15.0499.000	2018 R	15.0509.000	233	0	099	C	.00	22,800	82,400
			2018 R	15.0515.000	201	1	001		.00	3,200	0
000006360	JOSEPH P & SUSAN K HAHN 255 NIAGARA COURT NW HARMONY MN 55939	15.0499.000	2018 R	15.0001.000	101	0	099		15.88	96,400	0
			2018 R	15.0001.040	206	0	099	H	1.45	8,700	0
			2018 R	15.0499.000	201	1	000	H	.00	23,200	149,700
			2018 R	15.0517.000	233	0	099	C	.00	9,200	46,700
			2018 R	15.0549.000	206	0	099		.00	18,300	0
			2018 R	15.0552.000	206	0	099	H	.00	14,000	0
			2018 R	15.0557.000	206	0	099	H	.00	12,600	0
			2018 R	15.0558.000	206	0	099	H	.00	12,600	0
			2018 R	15.0563.000	206	0	099	H	.00	14,000	0
000026234	HAMMELL EQUIPMENT, INC PO BOX 488 CHATFIELD MN 55923	15.0025.000	2018 R	15.0021.000	233	0	081		.00	16,900	19,200
			2018 R	15.0024.030	233	0	099		.83	3,400	0
		15.0025.000	2018 R	15.0025.000	233	0	080	C	.00	25,400	104,900
		15.0027.000	2018 R	15.0027.000	233	0	080	C	.00	6,900	0
		15.0027.000	2018 R	15.0028.000	233	0	081		.00	2,800	1,100
		15.0082.000	2018 R	15.0082.000	233	0	080	C	.00	39,200	88,300
		15.0027.000	2018 R	15.0342.000	233	0	097		.00	6,900	0
000048727	HAMMELL HOUSE & CO.LLC 750 MAIN ST SUITE 214 MENDOTA HEIGHTS MN 55118		2018 R	15.0604.000	206	0	099	H	.00	26,600	0
			2018 R	15.0605.000	206	0	099		.00	93,900	0
			2018 R	15.0606.000	206	0	099		.00	54,700	1,500
000037632	JANELL M HAMMERSCHMIDT 550 NORTH MAIN STREET HARMONY MN 55939		2018 R	15.0015.010	201	0	099	H	.00	11,300	47,300
000006151	JOYCE G HANLON 340 1ST ST SE RR 2 BOX 30A HARMONY MN 55939		2018 R	15.0319.000	201	1	000	H	.00	18,600	86,100
000006009	ROBERT N & BETTY J HANSEN 910 CANNON VALLEY DR W APT 1220 NORTHFIELD MN 55057		2018 R	15.0204.040	201	1	000	H	.00	20,000	94,200
000046849	ROGER L HANSON 420 1ST AVE SE HARMONY MN 55939		2018 R	15.0408.010	201	1	000	H	.00	10,800	79,100
000046457	DUSTIN HANSON & JORDON RABEHL 330 MAIN AVE S HARMONY MN 55939		2018 R	15.0397.000	201	1	000	H	.00	13,500	50,700

Name-ID	Name	Multi Property #	Year R	Parcel #	Clsf	H	Chc	H/C	Acres	Land	Building
TOWNSHIP 0500 HARMONY CITY *****											
000042728	ERIC L HANSON ETAL 1903 17TH ST SE APT 301 ROCHESTER MN 55904-5703		2018	R 15.0365.010	201	0	099	H	.00	15,400	18,700
000033250	HALFDON D & HEIDI M HANSON 31374 140TH ST HARMONY MN 55939	14.0095.010	2018	R 15.0096.000	101	1	001		13.59	74,200	0
		14.0095.010	2018	R 15.0096.110	101	1	002		11.15	64,700	0
000031049	KAREN L HANSON 380 5TH ST NE HARMONY MN 55939		2018	R 15.0564.000	201	1	000	H	.00	17,600	107,300
000038238	TERESA MARIE HANSON 430 2ND AVE SW HARMONY MN 55939		2018	R 15.0468.000	201	1	000	H	.00	15,900	60,900
000005879	HARMONY AGRI SERVICES INC PO BOX 489 HARMONY MN 55939	15.0106.030	2018	R 15.0005.000	233	0	099	C	.00	84,200	146,800
			2018	R 15.0088.020	233	0	082		.00	600	500
			2018	R 15.0094.000	233	0	099	C	.00	12,800	0
					101	0	098		.00	0	2,500
		15.0106.030	2018	R 15.0106.020	233	0	081		.00	22,800	21,300
		15.0106.030	2018	R 15.0106.030	233	0	080	C	.00	48,900	448,100
		15.0106.030	2018	R 15.0106.040	233	0	083		.00	1,000	1,600
		15.0106.030	2018	R 15.0328.000	233	0	087		.00	600	0
		15.0106.030	2018	R 15.0329.000	233	0	085		.00	1,500	1,000
		15.0106.030	2018	R 15.0330.000	233	0	088		.00	700	0
			2018	R 15.0387.000	233	0	099	C	.00	2,200	0
000026326	HARMONY CABLE TELEVISION PO BOX 308 HARMONY MN 55939		2018	R 15.0510.010	233	0	099	C	.00	6,900	600
000006072	HARMONY CITY HALL PO BOX 488 HARMONY MN 55939		2018	R 15.0249.000	957	0	099		.00	1,800	0
000005807	HARMONY CITY PARK PO BOX 488 HARMONY MN 55939		2018	R 15.0062.000	958	0	099		.00	47,800	0
000005718	HARMONY ENTERPRISES INC 704 MAIN AVE N HARMONY MN 55939		2018	R 15.0013.010	234	0	099	C	.00	85,600	798,500
000044136	HARMONY EQUIPMENT RENTAL LLC 704 MAIN ST N HARMONY MN 55939		2018	R 15.0096.070	234	0	099	C	.00	26,300	147,800
000049003	HARMONY GARDENS & FLORAL,LLC 17555 305TH AVE		2018	R 15.0010.050	233	0	099	C	.00	42,600	59,700

Name-ID	Name	Multi Property #	Year R	Parcel #	Clsf	H	Chc	H/C	Acres	Land	Building
TOWNSHIP 0500 HARMONY CITY *****											
	HARMONY MN 55939										
000005688	HARMONY GOLF CLUB INC	15.0002.000	2018 R	15.0002.000	247	0	098	H	.00	90,000	0
	PO BOX 475				233	0	080	C	.00	0	81,700
	HARMONY MN 55939	15.0002.000	2018 R	15.0012.020	247	0	099	H	.00	30,000	0
					233	0	081		.00	0	21,000
			2018 R	15.0024.020	247	0	099	H	.00	15,000	0
000039418	HARMONY GUEST HOUSE INC		2018 R	15.0423.000	201	0	099	H	.00	11,900	20,000
	460 2ND AVE SE										
	HARMONY MN 55939										
000034141	HARMONY HOSPITAL ASSOC INC		2018 R	15.0466.010	233	0	099	C	.00	12,100	142,900
	815 MAIN AVE S				931	0	098		.00	36,400	506,300
	HARMONY MN 55939		2018 R	15.0466.020	931	0	099		.00	24,300	385,600
000027392	HARMONY LIMITED PARTNERSHIP		2018 R	15.0032.000	205	0	099	H	.00	1,500	0
	311 NORTH CEDAR ST		2018 R	15.0351.000	229	0	097		.00	23,100	263,300
	OWATONNA MN 55060				205	0	098		.00	0	22,900
000006082	STATE LINE METHODIST CHURCH		2018 R	15.0258.000	916	0	099		.00	15,900	78,900
	PO BOX 536										
	HARMONY MN 55939										
000005900	HARMONY STATE BANK		2018 R	15.0004.010	206	0	099	H	.00	1,500	0
	3 MAIN AVE N		2018 R	15.0122.000	233	0	099	C	.00	16,300	650,500
	PO BOX 429										
	HARMONY MN 55939										
000006047	HARMONY TELEPHONE CO		2018 R	15.0229.000	233	0	099	C	.00	14,300	226,500
	PO BOX 308	15.0510.000	2018 R	15.0510.000	233	0	080	C	.00	18,000	32,400
	HARMONY MN 55939	15.0510.000	2018 R	15.0511.000	233	0	081		.00	13,700	0
000005887	HARMONY TOWNSHIP	15.0096.030	2018 R	15.0096.030	958	0	099	C	.00	16,600	16,200
	30260 140TH ST	15.0096.030	2018 R	15.0096.060	956	0	098		.00	18,200	0
	HARMONY MN 55939		2018 R	15.0110.000	957	0	099		.00	21,000	41,500
000005720	HARMONY VETERINARY CLINIC PA		2018 R	15.0518.000	233	0	099	C	.00	41,400	389,200
	855 WICKETT DRIVE NW										
	HARMONY MN 55939										
000005502	MIRIAM A HARSTAD	15.0096.090	2018 R	15.0096.040	101	1	007		2.12	10,000	2,400
	308 1ST ST NW	15.0096.090	2018 R	15.0096.090	202	1	000	H	.33	10,100	146,200
	HARMONY MN 55939										
000008232	KEITH & KEETA HAUGEN		2018 R	15.0290.000	201	1	000	H	.00	14,900	85,800
	245 1ST AVE SE										
	PO BOX 302										
	HARMONY MN 55939										
000045105	OLAF B HAUGEN &		2018 R	15.0360.000	201	1	000	H	.00	11,000	57,900

Name-ID	Name	Multi Property #	Year R	Parcel #	Clsf	H	Chc	H/C	Acres	Land	Building
TOWNSHIP 0500 HARMONY CITY *****											
	CORINNE M VICK 140 2ND ST NE HARMONY MN 55939										
000039807	HAUGERUD ENTERPRISES LLC 105 INDUSTRIAL BLVD NE PO BOX 25 HARMONY MN 55939	15.0569.000 15.0569.000	2018 R 2018 R	15.0569.000 15.0569.010	233 233	0 0	080 081	C	.00 .00	27,600 15,100	105,300 0
000037179	HOWARD & ANGELA HAUGERUD PO BOX 34 HARMONY MN 55939		2018 R	15.0276.000	201	1	000	H	.00	11,700	40,000
000028607	JAMES S & KAY A HAUGERUD 135 CENTER ST PO BOX 513 HARMONY MN 55939		2018 R	15.0243.000	201	1	000	H	.00	18,600	114,800
000006025	MARK S & MARY HAUGERUD 215 5TH AVE SE HARMONY MN 55939		2018 R	15.0215.000	201	1	000	H	.00	18,400	26,400
000033194	PAUL E & MICHELLE E HAUGERUD PO BOX 582 HARMONY MN 55939		2018 R	15.0080.020	201	0	099	H	.00	8,400	1,000
000044158	SUSAN L HAUGLAND 415 1ST AVE SE HARMONY MN 55939-7722		2018 R	15.0400.000	201	1	000	H	.00	13,500	66,200
000039604	JOHN S HAUSER 70 3RD AVE SW HARMONY MN 55939		2018 R	15.0445.000	201	1	000	H	.00	16,400	59,200
000005477	RODNEY L & DONNA MAE HEBRINK RR 3 BOX 43 HARMONY MN 55939		2018 R	15.0545.000	201	1	000	H	4.37	41,600	63,900
000038545	CURTIS E & RENEE L HEGG TRUST 31683 COUNTY 44 HARMONY MN 55939	14.0097.000 14.0097.000 14.0097.000 14.0097.000 14.0097.000	2018 R 2018 R 2018 R 2018 R 2018 R	15.0006.000 15.0006.040 15.0008.000 15.0008.070 15.0466.040	101 101 101 101 101	1 1 1 1 1	008 011 009 012 007		16.73 1.03 16.71 .34 3.50	110,400 7,100 104,900 2,200 20,300	0 0 0 0 0
000048463	MATTHEW J HEIDENWIRTH & SHERI C HEIDENWIRTH 210 MAIN AVE S HARMONY MN 55939		2018 R	15.0295.000	201	1	000	H	.00	15,900	119,300
000047082	JAMES HELLEM POB 84	15.0004.000 15.0004.000	2018 R 2018 R	15.0004.000 15.0034.020	201 201	0 0	097 098	H	.00 .00	20,000 1,300	38,100 500

Name-ID	Name	Multi Property #	Year R	Parcel #	Clsf	H	Chc	H/C	Acres	Land	Building
TOWNSHIP 0500 HARMONY CITY											

	HARMONY MN 55939	15.0004.000	2018 R	15.0034.030	201	0	099		.00	4,100	0
000039914	JAMES S HELLEM		2018 R	15.0034.000	201	1	000	H	.00	24,400	128,200
	PO BOX 216		2018 R	15.0070.020	206	0	099	H	.00	7,900	36,400
	HARMONY MN 55939		2018 R	15.0332.000	201	0	099	H	.00	400	21,200
					233	0	098	C	.00	5,500	24,100
000048895	PAUL S HEMENWAY & JESSICA J HEMENWAY 245 1ST AVE SW HARMONY MN 55939		2018 R	15.0193.000	201	1	000	H	.00	11,400	74,400
000006110	WAYNE P & LEANNE E HERMAN 240 CENTER ST E HARMONY MN 55939		2018 R	15.0286.000	201	1	000	H	.00	18,400	111,800
000005929	HERMAN HERMANSON JR & GEORGIA L HERMANSON 150 4TH ST NE HARMONY MN 55939		2018 R	15.0150.000	201	1	000	H	.00	19,900	65,100
000031268	RICHARD A HERMANSON 1680 OLD STAGE RD DECORAH IA 52101		2018 R	15.0070.000	201	0	099	H	.00	8,400	9,500
000047304	EMERY J HERSHBERGER & MARY E HERSHBERGER 600 4TH ST NE HARMONY MN 55939		2018 R	15.0013.000	206	0	099	H	1.00	5,000	0
000039912	JACOB L HERSHBERGER 556 MAIN AVE N HARMONY MN 55939		2018 R	15.0014.010	201	1	000	H	.00	19,300	155,600
			2018 R	15.0017.020	233	0	099	C	1.78	8,000	0
			2018 R	15.0018.000	101	0	099		10.43	68,800	0
000027211	REUBEN J HERSHBERGER 560 MAIN AVE N HARMONY MN 55939		2018 R	15.0014.000	201	1	000	H	.00	19,300	39,600
000040554	HERSHLAND PROPERTIES LLC 560 MAIN AVE N PO BOX 452 HARMONY MN 55939		2018 R	15.0013.030	233	0	099	C	.00	25,900	58,300
			2018 R	15.0014.020	233	0	099	C	.00	38,700	237,700
000027328	IRENE HILDESTAD 25 4TH ST SW PO BOX 181 HARMONY MN 55939		2018 R	15.0182.010	201	1	000	H	.00	7,200	33,000
000045837	JULIANN G HILKE REVOC TRUST 1142 ASTON CIRCLE BURNSVILLE MN 55337-6752		2018 R	15.0043.020	201	1	000	H	.00	18,800	75,000

Name-ID	Name	Multi Property #	Year R	Parcel #	Clsf	H	Chc	H/C	Acres	Land	Building
TOWNSHIP 0500 HARMONY CITY											

000026285	TODD D & KAY E HIMLIE 225 THIRD ST SW RR 1 BOX 907 HARMONY MN 55939		2018 R	15.0008.030	201	1	000	H	.00	24,800	128,200
000005828	STEVEN L & SHERYL M HINES 135 W CENTER ST PO BOX 477 HARMONY MN 55939		2018 R	15.0061.020	233	0	099	C	.00	8,800	27,100
			2018 R	15.0075.000	201	1	000	H	.00	15,200	131,300
000048522	BRENT HJELMELAND & MARIE HJELMELAND PO BOX 372 HARMONY MN 55939		2018 R	15.0042.020	201	0	099	H	.00	12,800	38,200
000046721	CLAYTON L HJELMELAND & LEANN C HJELMELAND 215 1ST AVE SE HARMONY MN 55939		2018 R	15.0042.030	201	1	000	H	.00	24,900	110,200
000034387	ROGER W HODGE 642 HALL AVE ST PAUL MN 55107-2875		2018 R	15.0052.000	233	0	099	C	.00	4,100	13,900
000048902	BRANDON G HOFF & GREGORY A HOFF & LUANN M HOFF 160 4TH AVE SE HARMONY MN 55939		2018 R	15.0223.000	201	1	000	H	.00	14,400	55,000
000048130	MATTHEW HOFF & DANETTE HOFF 355 1ST AVE SE HARMONY MN 55939		2018 R	15.0396.010	201	1	000	H	.00	13,500	98,500
000044205	SHAUN D & REBECCA L HOFF 335 1ST AVE SE HARMONY MN 55939		2018 R	15.0396.000	201	1	000	H	.00	13,500	45,700
000039419	PHILIP K HOINESS 320 2ND AVE SE HARMONY MN 55939		2018 R	15.0412.000	201	1	000	H	.00	15,900	45,000
000005955	DAVID H & PAMELA HOPPE 25 2ND AVE NW PO BOX 85 HARMONY MN 55939		2018 R	15.0167.000	201	1	000	H	.00	15,900	85,300
000042799	RICHARD W HOUTKOOPER & BETTE A LEMPJA 260 THIRD AVE SW HARMONY MN 55939		2018 R	15.0454.000	201	1	000	H	.00	16,500	85,800

Name-ID	Name	Multi Property #	Year R	Parcel #	Clsf	H	Chc	H/C	Acres	Land	Building
TOWNSHIP 0500 HARMONY CITY											

000033751	GARY HOVEY 125 HWY 52 EAST HARMONY MN 55939		2018	R 15.0486.000	233	0	099	C	.00	36,900	80,300
000044053	SPENCER W HOVEY 625 1ST AVE SW HARMONY MN 55939		2018	R 15.0463.000	201	1	000	H	.00	15,400	68,500
000029786	HRZ A PARTNERSHIP 1626 OAK ST PO BOX 2107 LACROSSE WI 54602	15.0165.010 15.0165.010 15.0165.010 15.0165.010	2018	R 15.0009.020 2018 R 15.0009.050 2018 R 15.0165.000 2018 R 15.0165.010	233	0	082 083 081 080	 C	.00 .00 .00 .00	12,800 14,400 2,800 14,100	281,700 0 9,500 82,400
000045809	JANICE K HUFF 3067 STATE LINE RD CRESCO IA 52136		2018	R 15.0117.000	201	1	000	H	.00	7,200	21,600
000044938	DULCIE HUFFMAN 410 1ST AVE SW HARMONY MN 55939		2018	R 15.0182.000	201	1	000		.00	10,800	91,600
000048419	JASON HUFFMAN & CARRIE HUFFMAN 255 1ST AVE NE HARMONY MN 55939		2018	R 15.0029.000	206	0	099	C	.00	1,300	3,600
000047932	BERNARD A HURLEY 25 3RD AVE NW HARMONY MN 55939		2018	R 15.0175.020	201	1	000	H	.00	13,500	98,600
000029204	IBP INC PO BOX 2020 - TAX DE SPRINGDALE AR 72765-2020		2018	R 15.0013.020	233	0	099	C	.00	43,900	21,400
000045103	JEROME ILLG 40 THIRD AVE SW HARMONY MN 55939		2018	R 15.0440.000	201	1	000	H	.00	18,400	85,600
000006947	IND SCHOOL DIST 2198 PO BOX 50 PRESTON MN 55965		2018	R 15.0007.010 2018 R 15.0024.010 2018 R 15.0063.000	901	0	099 099 099	 	7.69 4.85 .00	34,700 21,900 106,200	0 0 3,624,200
000035366	MARJORIE A IVERS TRUST 635 1ST AVE SW HARMONY MN 55939		2018	R 15.0462.000	201	1	000	H	.00	21,100	88,600
000025137	MURRELL J JACOBSON 435 4TH AVE NE HARMONY MN 55939	15.0567.000	2018	R 15.0567.000	201	1	000	H	.00	16,700	120,400
000037444	BRETT JARLAND &		2018	R 15.0021.010	220	0	099	H	.00	16,300	4,200

Name-ID	Name	Multi Property #	Year R	Parcel #	Clsf	H	Chc	H/C	Acres	Land	Building
TOWNSHIP 0500 HARMONY CITY *****											
	PETER MCKERNAN & RANDY BARNES 410 MAIN AVE N PO BOX 548 HARMONY MN 55939										
000037140	BRETT W JARLAND 45 4TH ST NE HARMONY MN 55939		2018 R	15.0012.050	201	1	000	H	.00	23,100	259,800
000044422	BRETT W & TERI JARLAND 415 4TH AVE NE HARMONY MN 55939		2018 R	15.0012.070	206	0	099	H	.55	16,800	0
000038692	LEAETTA JOY JARLAND 55 1ST AVE NW PO BOX 402 HARMONY MN 55939		2018 R	15.0118.000	201	1	000	H	.00	15,900	93,700
000005572	THOMAS W & ESTHERANN JARLAND 255 3RD AVE SE HARMONY MN 55939-7710		2018 R	15.0304.000	201	1	000	H	.00	14,900	69,600
000035626	CLIFFORD R JOHANNESSEN & RUTH ANN JOHANNESSEN 349 5TH AVE SE HARMONY MN 55939		2018 R	15.0523.000	201	1	000	H	.00	16,700	195,000
000006094	GORDON G JOHANNSEN & NACIA A JOHANNSEN 340B 5TH AVE SE HARMONY MN 55939		2018 R	15.0535.000	201	1	000	H	.00	13,300	113,800
000025558	JAMES P & CAROL A JOHNS 350 1ST AVE S HARMONY MN 55939		2018 R	15.0392.000	201	1	000	H	.00	15,400	97,900
000027785	BRIAN & SHELLE K JOHNSON 225 CENTER ST RR 2 BOX B1 HARMONY MN 55939		2018 R	15.0281.000	201	1	000	H	.00	9,900	83,800
000046456	CHAD JOHNSON 606 KENILWORTH AVE S LANESBORO MN 55949		2018 R 2018 R	15.0016.000 15.0297.000	201 201	0 0	099 099	H	.00 .00	21,700 11,700	35,100 58,000
000025509	CHRIS & KANDACE JOHNSON 440 N MAIN PO BOX 451 HARMONY MN 55939	15.0159.000 15.0159.000	2018 R 2018 R	15.0159.000 15.0161.000	201 201	1 1	000 001	H	.00 .00	11,100 12,200	97,700 17,300
000041109	FRANCIS & BETTY JOHNSON		2018 R	15.0242.010	201	0	099		.00	11,700	56,600

Name-ID	Name	Multi Property #	Year R	Parcel #	Clsf	H	Chc	H/C	Acres	Land	Building
TOWNSHIP 0500 HARMONY CITY *****											
	7718 GROVELAND RD MOUNDS VIEW MN 55112										
000048612	JANET K JOHNSON 140 4TH AVE SE HARMONY MN 55939		2018 R	15.0223.010	201	1	000	H	.00	12,600	47,300
000033657	MARION JOHNSON 635 1ST AVE SE HARMONY MN 55939		2018 R	15.0049.020	201	1	000	H	.00	12,600	67,200
000005998	MARY ANN JOHNSON 320 1ST AVE SW HARMONY MN 55939		2018 R	15.0198.000	201	1	000	H	.00	12,600	91,800
000006132	RICHARD V & BARBARA JOHNSON 260 2ND AVE SE HARMONY MN 55939		2018 R	15.0305.000	201	1	000	H	.00	16,200	72,700
000005736	ROBERT K & JOYCELYN JOHNSON 230 2ND ST NE HARMONY MN 55939	15.0357.010 15.0357.010	2018 R 2018 R	15.0022.000 15.0357.010	201 201	1 1	001 000	 H	.00 .00	1,000 7,200	0 44,000
000036689	RODNEY J & AUBREY L JOHNSON 725 MAIN AVE S HARMONY MN 55939		2018 R	15.0467.000	201	1	000	H	.00	16,400	117,400
000003653	ROGER W JOHNSON & MARSHA L JOHNSON 445 1ST AVE SE HARMONY MN 55939		2018 R	15.0400.010	201	1	000	H	.00	13,500	84,500
000030343	ROWLAND JOHNSON 360 4TH ST NE RR 3 BOX 17 HARMONY MN 55939	15.0153.000 15.0153.000	2018 R 2018 R	15.0019.000 15.0153.000	201 201	1 1	001 000	 H	.00 .00	3,800 31,100	0 95,200
000029408	STEVEN M & JOAN L JOHNSON 440 2ND ST S E HARMONY MN 55939	15.0222.000 15.0222.000	2018 R 2018 R	15.0221.000 15.0222.000	201 201	1 1	001 000	 H	.00 .00	2,700 17,100	0 73,000
000044843	GAYLAND L JONES 180 HIGHWAY 52 HARMONY MN 55939-1205	15.0035.000 15.0035.000 15.0035.000	2018 R 2018 R 2018 R	15.0033.000 15.0035.000 15.0353.000	233 233 233	0 0 0	081 080 083	 C	.00 .00 .00	1,400 20,300 2,000	0 25,100 0
000046235	NATHAN M JONES & KACIE L JONES 235 1ST AVE NE HARMONY MN 55939		2018 R	15.0348.010	201	1	000	H	.00	15,400	80,200
000042991	JW & C COMPANIES,LLC		2018 R	15.0538.000	201	0	099	H	.00	17,000	102,900

Name-ID	Name	Multi Property #	Year R	Parcel #	Clsf	H	Chc	H/C	Acres	Land	Building
TOWNSHIP 0500 HARMONY CITY *****											
	3008 WELLNER DR NE ROCHESTER MN 55906										
000036838	CAROLYN M KELLY 35 5TH ST NE HARMONY MN 55939		2018 R	15.0160.040	201	1	000	H	.00	14,200	61,800
000044865	DEVRY KERNS & TINA KERNS 101 FIRST ST CANTON MN 55922		2018 R	15.0260.000	201	2	000	H	.00	13,500	38,800
000042301	KIEHNE FAMILY FARMS LLC 13666 US 52 HARMONY MN 55939	16.0262.000	2018 R	15.0012.000	104	0	103		16.75	110,600	0
000035499	DAVID N & DIANE KIEHNE 220 5TH ST NE PO BOX 244 HARMONY MN 55939		2018 R	15.0018.030	201	1	000	H	.00	41,300	130,700
000038122	KENNETH G KIEHNE 410 5TH ST NE HARMONY MN 55939		2018 R	15.0566.000	201	1	000	H	.00	30,000	129,400
000042573	KENNETH G KIEHNE & SHARON J KIEHNE 410 5TH ST NE HARMONY MN 55939		2018 R	15.0012.100	206	0	099	H	.43	2,800	0
000041987	TODD KIEHNE & EMILY HUERKAMP 225 NIAGARA CT NW HARMONY MN 55939		2018 R	15.0500.000	201	1	000	H	.00	15,700	70,400
000034996	DAVID E & LEANNE M KINGSLEY 460 2ND AVE SE HARMONY MN 55939		2018 R	15.0417.000	201	1	000	H	.00	13,500	125,900
			2018 R	15.0425.000	201	0	099	H	.00	7,900	31,900
000047146	KERRY KINGSLEY & JANE KINGSLEY 455 3RD AVE NW HARMONY MN 55939		2018 R	15.0009.080	201	0	099		2.99	37,100	294,600
000029479	THOMAS J & MAXINE M KINGSLEY 545 MAIN AVE S HARMONY MN 55939		2018 R	15.0456.000	201	1	000	H	.00	16,400	88,500
000040785	BARBARA J KNABEL REV LIV TRUST 2638 ELMCROFT DR SW ROCHESTER MN 55902-1254		2018 R	15.0154.000	201	0	099	H	.00	21,100	107,400
000040630	DAVID E & BARBARA KNABEL		2018 R	15.0155.000	201	0	099	H	.00	5,400	0

Name-ID	Name	Multi Property #	Year R	Parcel #	Clsf	H	Chc	H/C	Acres	Land	Building
TOWNSHIP 0500 HARMONY CITY *****											
	2638 ELMCROFT DR SW ROCHESTER MN 55902-1254										
000046278	DAVID E KNABEL & BARBARA KNABEL ETAL 2638 ELMCROFT DR SW ROCHESTER MN 55902		2018 R	15.0003.020	201	0	099	H	3.00	35,500	137,000
			2018 R	15.0049.010	206	0	098		.07	500	0
000005771	RODNEY J KOHLIHA & LYNDA L KOLIHA 235-5TH ST SE HARMONY MN 55939	15.0587.000 15.0587.000 15.0587.000	2018 R	15.0056.000	233	0	099	C	.00	6,900	61,500
			2018 R	15.0585.000	201	1	001		.00	20,900	0
			2018 R	15.0586.000	201	1	002		.00	22,500	0
			2018 R	15.0587.000	201	1	000	H	.00	21,200	264,700
000034952	JEREMY J KRUEGEL 26896 158TH ST PRESTON MN 55965 USA		2018 R	15.0010.030	233	0	099	C	.00	40,800	177,600
			2018 R	15.0020.010	233	0	099	C	.00	23,100	70,700
000047648	CURTIS LAFLEUR & BRENDA LAFLEUR 15 3RD ST SE HARMONY MN 55939		2018 R	15.0398.000	201	1	000	H	.00	18,600	39,200
000041027	JAN & CHARLOTTE M LALLEY 245 2ND AVE NE HARMONY MN 55939		2018 R	15.0358.000	201	1	000	H	.00	15,500	71,200
000037387	HEATHER M LANGE 245 2ND AVE HARMONY MN 55939		2018 R	15.0435.000	201	1	000	H	.00	13,900	32,400
000030283	MANFORD & CAROL LANGE PO BOX 424 HARMONY MN 55939		2018 R	15.0291.000	201	1	000	H	.00	14,900	50,600
000044530	WILLIAM H & SUSAN A LARK 545 1ST AVE SW HARMONY MN 55939	15.0206.000 15.0206.000	2018 R	15.0206.000	201	1	000	H	.00	13,400	83,000
			2018 R	15.0464.000	201	1	001		.00	400	0
000045730	DAVID A LARSON & SHELLEY L LARSON 525 1ST AVE SW HARMONY MN 55939		2018 R	15.0205.010	201	1	000	H	.00	16,000	78,400
			2018 R	15.0244.000	201	0	099	H	.00	15,400	65,300
000047645	LAZY ACRES PROPERTIES,LLC 31316 120TH ST HARMONY MN 55939		2018 R	15.0104.000	201	0	098	H	.00	1,400	24,500
					233	0	099	C	.00	18,600	27,500
000043053	PAMELA M LEDEBUHR 710 1ST AVE SW HARMONY MN 55939		2018 R	15.0465.010	201	1	000	H	.00	16,900	62,600

Name-ID	Name	Multi Property #	Year R	Parcel #	Clsf	H	Chc	H/C	Acres	Land	Building
TOWNSHIP 0500 HARMONY CITY											

000048070	ERIC C LEE & JENNIFFER A GRIFFIN 460 1ST AVE SE HARMONY MN 55939		2018 R	15.0406.000	201	1	000	H	.00	15,900	91,600
000048981	LENZ FAMILY FARM CORPORATION 31096 COUNTY 44 HARMONY MN 55939		2018 R	15.0073.000	201	1	000	H	.00	17,400	66,400
000041832	MARK D & SUSAN M LENZ 455 2ND AVE SE HARMONY MN 55939		2018 R	15.0405.000	201	1	000	H	.00	13,500	65,600
000048181	RUTH I LIEW 210 CENTER ST W HARMONY MN 55939		2018 R	15.0168.000	201	0	099		.00	10,500	71,500
000040217	LINDSTROM FUNERAL HOMES INC 512 N ELM PO BOX 408 CRESCO IA 52136		2018 R	15.0204.000	201	0	099	H	.00	7,000	62,500
					233	0	098	C	.00	17,300	88,200
000047076	MATTHEW LINDSTROM 230 2ND AVE SW HARMONY MN 55939		2018 R	15.0068.010	201	1	000	H	.00	7,900	53,800
000029220	STEVEN & CONNIE LINDSTROM 320 6TH ST SE HARMONY MN 55939		2018 R	15.0580.000	201	1	000	H	.00	31,900	221,900
000009145	MARILYN LUDENS 555 1ST AVE SW HARMONY MN 55939		2018 R	15.0458.000	201	1	000	H	.00	15,500	68,500
000047005	JAMES T LUTES PO BOX 102 HARMONY MN 55939		2018 R	15.0160.000 15.0180.000	201	3	000		.00	15,300	117,500
					201	0	099	H	.00	15,200	74,000
000046874	COREY S LYON PO BOX 17 CANTON MN 55922		2018 R	15.0356.010	201	0	099	H	.00	17,500	28,800
000038667	MADJIK ENTERPRISES LLP PO BOX 214 HARMONY MN 55939	15.0238.000 15.0238.000 15.0238.000 15.0238.000	2018 R	15.0081.000	233	0	099	C	.00	16,300	37,300
			2018 R	15.0119.000	201	0	099	H	.00	15,900	75,400
			2018 R	15.0228.010	233	0	082		.00	11,700	47,800
			2018 R	15.0238.000	201	0	099	H	.00	700	20,300
					233	0	080	C	.00	9,100	58,700
			2018 R	15.0238.010	233	0	081		.00	3,700	12,100
			2018 R	15.0252.000	233	0	099	C	.00	12,200	30,700
000027452	BRUCE MANHART		2018 R	15.0141.000	201	1	000	H	.00	15,500	37,300

Name-ID	Name	Multi Property #	Year R	Parcel #	Clsf	H	Chc	H/C	Acres	Land	Building
TOWNSHIP 0500 HARMONY CITY *****											
	440 2ND AVE NE HARMONY MN 55939										
000047902	ANNA J MAROUSHEK 330 1ST AVE SE HARMONY MN 55939		2018 R	15.0393.000	201	0	099	H	.00	10,800	23,200
000048378	JAY D MASTERS AND ZO E MASTERS 155 4TH AVE SE HARMONY MN 55939	15.0314.000	2018 R	15.0314.000	201	1	001	H	.00	13,500	18,000
000032158	JAY D & ZO ELLEN MASTERS 155 4TH AVE SE HARMONY MN 55939	15.0314.010	2018 R	15.0314.010	201	1	000	H	.00	13,500	76,000
			2018 R	15.0326.000	201	0	099	H	.00	200	59,400
					233	0	098	C	.00	3,100	6,600
			2018 R	15.0327.000	201	0	099	H	.00	400	35,400
					233	0	098	C	.00	5,200	21,500
000044897	KELLY J MASTERS 125 5TH ST SE HARMONY MN 55939		2018 R	15.0044.010	201	1	000	H	.00	16,600	35,300
000037855	RANDY L & TANNY R MAYER 378 7TH AVE SE HARMONY MN 55939		2018 R	15.0559.000	201	1	000	H	.00	16,400	157,400
000044724	BRETT R MCDONALD 360 2ND AVE SE HARMONY MN 55939		2018 R	15.0411.000	201	1	000	H	.00	13,500	48,500
000030522	KEITH W & ANGELA R MCINTOSH 265 1ST AVE SW HARMONY MN 55939	15.0195.000	2018 R	15.0195.000	201	1	000	H	.00	13,200	111,300
					233	0	099	C	.00	0	13,700
000043052	ROXANE M MCKAY 435 2ND AVE NE HARMONY MN 55939		2018 R	15.0143.000	201	1	000	H	.00	17,700	101,900
000048942	WILLIAM L MCKERNAN 160 FIRST ST NW HARMONY MN 55939		2018 R	15.0113.010	201	0	099	H	.00	12,600	73,500
000006077	ME CHURCH PO BOX 536 HARMONY MN 55939		2018 R	15.0254.000	915	0	099		.00	30,600	385,600
000030684	KIRSTEN LEE MENSING 708 PARKWAY AVE S LANESBORO MN 55949		2018 R	15.0102.000	233	0	099	C	.00	1,900	0
000048480	AARON D MENSINK		2018 R	15.0040.000	201	1	000	H	.00	15,700	124,500

Name-ID	Name	Multi Property #	Year R	Parcel #	Clsf	H	Chc	H/C	Acres	Land	Building
TOWNSHIP 0500 HARMONY CITY *****											
	265 2ND AVE NE HARMONY MN 55939										
000030728	JAY L & LYNN J MENSINK 430 2ND AVE NE RR 3 BOX 16 HARMONY MN 55939		2018 R	15.0142.000	201	1	000	H	.00	19,600	61,800
000045270	JAY L MENSINK JR 225 3RD AVE SE HARMONY MN 55939		2018 R	15.0302.000	201	1	000	H	.00	14,900	43,300
000043904	MARK W & APRIL A MENSINK 10 2ND AVE SE HARMONY MN 55939		2018 R	15.0282.000	201	1	000	H	.00	13,500	53,600
000009133	RICK J & SARAH L MENSINK 140 WICKETT DR NW PO BOX 334 HARMONY MN 55939	15.0490.000 15.0490.000 15.0490.000	2018 R 2018 R 2018 R	15.0488.000 15.0489.000 15.0490.000	201 201 201	1 1 1	002 001 000	 H	.00 .00 .00	4,200 7,100 15,600	23,000 12,100 88,800
000031623	SCOTT J MERKEL 26625 RAVEN RD SPRING VALLEY MN 55975		2018 R	15.0348.000	201	1	000	H	.00	20,300	62,500
000041910	BRIAN T MICHEL 135 5TH ST SE HARMONY MN 55939		2018 R	15.0045.010	201	1	000	H	.00	18,200	63,800
000032035	GEORGE K & DEANNA R MICHEL 260 MAIN AVE S HARMONY MN 55939		2018 R	15.0292.000	201	1	000	H	.00	15,800	92,500
000028149	PAULA S MICHEL 425 2ND AVE SW PO BOX 156 HARMONY MN 55939	15.0473.000 15.0473.000	2018 R 2018 R	15.0214.010 15.0473.000	201 201	1 1	001 000	 H	.00 .00	600 15,900	0 83,800
000030223	STEVEN & JOAN MICHEL 125 4TH AVE SE HARMONY MN 55939		2018 R	15.0313.000	201	1	000	H	.00	18,600	64,900
000049088	MIENERGY COOPERATIVE 31110 COOPERATIVE WAY PO BOX 626 RUSHFORD MN 55971-0626		2018 R	15.0090.010	233	0	099	C	.00	20,900	0
000047423	KENNETH A MIKKELSON & GEORGELLEN MIKKELSON 6 MAPLE RUN CT MADISON WI 53719		2018 R	15.0465.000	201	0	099	H	.00	17,300	118,400

Name-ID	Name	Multi Property #	Year R	Parcel #	Clsf	H	Chc	H/C	Acres	Land	Building
TOWNSHIP 0500 HARMONY CITY											

000046066	DANIEL MILLER PO BOX 611 HARMONY MN 55939		2018 R	15.0202.010	201	0	099	H	.00	12,100	55,200
000005441	DENNIS C & CHERYL A MILLER 210 E CENTER ST HARMONY MN 55939		2018 R	15.0288.000	201	1	000	H	.00	13,900	82,200
000046547	DUSTYN E W MILLER & JILL P MILLER 30 3RD AVE SW HARMONY MN 55939		2018 R	15.0438.000	201	0	099		.00	15,300	59,900
000038757	LISA FRANCES MILLER 515 1ST AVE SE HARMONY MN 55939		2018 R	15.0050.000	201	1	000	H	.00	18,600	103,200
000060145	MILES H PETREE & LISA F MILLER 515 1ST AVE SE PO BOX 265 HARMONY MN 55939		2018 R	15.0128.000	201 233	0 0	099 098	H C	.00 .00	1,400 6,900	33,600 41,600
000038666	ODEAN C MILLER 610 MAIN AVE S HARMONY MN 55939		2018 R	15.0054.020	201	1	000	H	.00	12,900	34,100
000045584	JEFFRIE L MILNE 705 3RD AVE SE HARMONY MN 55939		2018 R	15.0591.000	201	1	000	H	.00	22,300	224,900
000006608	LOREN S & DRUCILLA A MILNE 535 3RD ST SE HARMONY MN 55939		2018 R	15.0540.000	201	1	000	H	.00	15,400	115,600
000031450	MINNOWA CONSTRUCTION INC 850 WICKETT DR NW PO BOX 188 HARMONY MN 55939	15.0514.000 15.0514.000 15.0514.000 15.0520.000 15.0520.000	2018 R 2018 R 2018 R 2018 R 2018 R	15.0512.000 15.0513.000 15.0514.000 15.0520.000 15.0521.000	233 233 233 233 233	0 0 0 0 0	082 081 080 080 081	 C C 	.00 .00 .00 .00 .00	11,900 12,900 28,500 44,400 28,100	0 0 112,200 262,100 0
000042264	GREGORY C & KATHIE MOCK 235 CENTER ST W HARMONY MN 55939		2018 R	15.0077.000	201	1	000		.00	15,300	153,400
000032322	GLORIA A MOEN 245 5TH AVE SE HARMONY MN 55939		2018 R	15.0216.000	201	1	000	H	.00	9,000	47,400
000040042	RANDY MOHS 40 3RD AVE NW HARMONY MN 55939		2018 R	15.0174.000	201	1	000	H	.00	15,900	67,800

Name-ID	Name	Multi Property #	Year R	Parcel #	Clsf	H	Chc	H/C	Acres	Land	Building
TOWNSHIP 0500 HARMONY CITY											

000048941	MONSTER BASH, INC 115 5TH AVE SE HARMONY MN 55939		2018	R 15.0113.020	206	0	099		.00	17,400	40,500
000031479	MARY JANE MONTGOMERY 415 3RD AVE SE HARMONY MN 55939		2018	R 15.0414.000	201	1	000	H	.00	18,600	78,600
000026074	MOREM ELECTRIC INC PO BOX 537 HARMONY MN 55939		2018	R 15.0505.000	233	0	099	C	.00	21,000	126,100
000047097	CHRISTOPHER A MOREM 615 1ST AVE SW HARMONY MN 55939		2018	R 15.0461.000	201	0	099	H	.00	15,000	61,500
000039165	CRAIG & JUANITA MOREM 145 3RD ST SE HARMONY MN 55939		2018	R 15.0388.000	201	1	000	H	.00	17,500	103,800
000047077	KYLE S MOREM & TARA J MOREM 215 5TH ST SW HARMONY MN 55939		2018	R 15.0008.020	201	1	000	H	.00	16,200	92,400
000006269	STUART A & MARIAN L MOREM PO BOX 537 HARMONY MN 55939		2018	R 15.0553.000	201	1	000	H	.00	20,200	217,000
000045545	CHARLES H MORGAN TRUST & EMILY L MORGAN TRUST 135 5TH ST SW HARMONY MN 55939		2018	R 15.0470.000	201	1	000	H	.00	15,100	79,500
000027784	KAREN G MORRIS PO BOX 417 HARMONY MN 55939		2018	R 15.0067.000	201	1	000	H	.00	20,000	100,100
000026921	CHARLES & NAOMI JUNE MOSHER 1171 132ND LANE NE BLAINE MN 55434		2018	R 15.0074.000	201	0	099	H	.00	13,600	56,400
000038437	ANN L MRAZ 260 4TH AVE SE HARMONY MN 55939		2018	R 15.0071.000	201	0	099	H	.00	11,900	66,100
			2018	R 15.0072.010	201	1	000	H	.00	17,100	114,700
			2018	R 15.0215.010	201	1	000	H	.00	19,400	155,400
000043617	JOHN F & RHONDA MULLEN 450 MAIN AVE N HARMONY MN 55939		2018	R 15.0160.050	201	1	000	H	.00	17,600	63,500
000038544	SUSAN L & MICHAEL T MUNROE		2018	R 15.0203.000	201	1	000	H	.00	15,900	89,900

Name-ID	Name	Multi Property #	Year R	Parcel #	Clsf	H	Chc	H/C	Acres	Land	Building
TOWNSHIP 0500 HARMONY CITY *****											
	454 1ST AVE SW HARMONY MN 55939										
000046282	JACOB J NASH 415 SECOND AVE SW HARMONY MN 55939		2018 R	15.0214.000	201	1	000	H	.00	15,800	109,900
000045982	LAURIE L NELDNER 425 1ST AVE SW HARMONY MN 55939		2018 R	15.0183.000	201	1	000	H	.00	16,300	45,000
000029420	L MARLENE NELSON 60 4TH ST NE RR 3 BOX 25 HARMONY MN 55939	15.0148.000	2018 R	15.0148.000	201	1	000	H	.00	21,800	7,700
000043636	SUSAN M NELSON 550 MAIN AVE S HARMONY MN 55939		2018 R	15.0054.030	201	1	000	H	.00	13,800	54,800
000038621	TOBY & DIANA NELSON 35 1ST ST SE HARMONY MN 55939		2018 R	15.0256.010	201	1	000	H	.00	13,500	102,300
000048836	CHARLES NESS & SHEILA DRAKE 115 5TH ST SE HARMONY MN 55939		2018 R	15.0053.000	201	1	000	H	.00	11,300	27,600
000047510	NEW GENERATIONS OF HARMONY LLC 50 INDUSTRIAL BLVD NE HARMONY MN 55939		2018 R	15.0579.000	233 201	0 0	080 099		.00 .00	49,600 800	299,100 86,500
000040671	GERALDINE NIELSEN 90 3RD AVE SW HARMONY MN 55939		2018 R	15.0447.000	201	1	000	H	.00	15,300	75,200
000005926	MANFERD D NORDSVING 20 2ND AVE NW HARMONY MN 55939		2018 R	15.0121.000	201	1	000	H	.00	13,500	45,200
000032073	MARILYN NORTON 210 2ND AVE SW RR 1 BOX 882 HARMONY MN 55939		2018 R	15.0069.000	201	1	000	H	.00	15,000	43,500
000005809	NORWEGIAN LUTHERAN CHURCH PO BOX 655 HARMONY MN 55939		2018 R	15.0064.000	915	0	099		.00	55,500	736,500
000038500	KENNETH E & NANCY O'CONNOR		2018 R	15.0008.050	201	1	000	H	.00	17,300	112,900

Name-ID	Name	Multi Property #	Year R	Parcel #	Clsf	H	Chc	H/C	Acres	Land	Building
TOWNSHIP 0500 HARMONY CITY *****											
	315 3RD ST SW HARMONY MN 55939										
000049092	KISA O'CONNOR 160 4TH ST NE HARMONY MN 55939		2018	R 15.0151.000	201	1	000	H	.00	25,900	74,100
000044179	OAK MEADOW MEATS,LLC 50 9TH ST NE HARMONY MN 55939		2018	R 15.0571.000	233	0	099		.00	40,200	218,900
000036537	ROGER W & DONNA L OELLRICH 150 2ND AVE SW HARMONY MN 55939		2018	R 15.0070.010	201	1	000	H	.00	8,200	95,800
000047908	BRIT OFSTEDAL & MEGAN OFSTEDAL 115 2ND AVE SE HARMONY MN 55939		2018	R 15.0265.000	206	0	099	H	.00	14,400	108,200
000009328	DOUGLAS G & CYNTHIA L OFSTEDAL 255 FIFTH STREET SE HARMONY MN 55939	15.0043.000	2018	R 15.0043.000	201	1	000	H	.00	52,500	284,700
					253	0	099		.00	1,700	18,900
			2018	R 15.0581.000	206	0	099		.00	21,000	0
			2018	R 15.0582.000	206	0	099	H	.00	800	0
		15.0043.000	2018	R 15.0582.010	201	1	001		.00	21,900	0
000026989	CHARLES A & RUBY C OIAN 1929 GILMORE AVE WINONA MN 55987		2018	R 15.0076.000	206	0	099	H	.00	3,200	0
			2018	R 15.0076.010	206	0	099	H	.00	6,300	61,600
000044864	CHRISTINE OLSON 235 4TH AVE SE HARMONY MN 55939-7713		2018	R 15.0309.010	201	1	000	H	.00	15,400	72,200
000006198	DANFORD G & JANEEN L OLSON 160 2ND AVE NE HARMONY MN 55939		2018	R 15.0361.000	201	1	000	H	.00	20,300	61,500
000034253	ERIK R & RENEE M OLSON P.O. BOX 283 HARMONY MN 55939		2018	R 15.0444.000	201	1	000	H	.00	15,700	91,700
000047857	MARCUS L OLSON 135 3RD AVE SE HARMONY MN 55939		2018	R 15.0272.000	201	1	000	H	.00	13,500	69,700
000049069	ORDEAN T OLSON 25 5TH ST SE HARMONY MN 55939		2018	R 15.0046.000	201	1	000	H	.00	13,500	58,100
000045665	LEVI & JULIA OLISTAD		2018	R 15.0220.000	201	1	000	H	.00	15,800	79,300

Name-ID	Name	Multi Property #	Year R	Parcel #	Clsf	H	Chc	H/C	Acres	Land	Building
TOWNSHIP 0500 HARMONY CITY											

	240 4TH AVE HARMONY MN 55939										
000005810	LUWAYNE R & SUSAN M OMMEN 310 2ND ST SE PO BOX 411 HARMONY MN 55939		2018 R	15.0315.000	201	1	000	H	.00	19,000	157,600
000047853	KEITH ONSTAD 35 3RD AVE SE HARMONY MN 55939		2018 R	15.0279.000	201	1	000	H	.00	15,900	119,600
000047655	AMBER V OSMONSON 555 MAIN AVE S HARMONY MN 55939		2018 R	15.0460.000	201	1	000	H	.00	15,500	35,300
000035368	BRYAN L OSTBY AND LISA J OSTBY 105 WESTSIDE LANE FOUNTAIN MN 55935		2018 R	15.0333.000	233	0	099	C	.00	9,900	61,300
000046099	TIMOTHY OSTROM & MARY BETH OSTROM 135 1ST AVE SW HARMONY MN 55939		2018 R	15.0187.000	201	1	000	H	.00	16,700	59,400
000043102	DEAN M PETERS ETAL		2018 R	15.0020.000	233	0	099	C	.00	11,500	23,700
			2018 R	15.0081.010	201	1	000	H	.00	12,400	62,900
000036532	JAMES R PETERS & TINA L PETERS 530 3RD ST SE HARMONY MN 55939		2018 R	15.0009.100	206	0	099		2.00	6,600	100,000
000048763	JAMES R PETERS ETAL 530 3RD ST SE HARMONY MN 55939		2018 R	15.0009.090	206	0	099		3.26	10,800	0
000044908	ROBERT D & JUDITH A PETERS 425 5TH ST NE HARMONY MN 55939		2018 R	15.0565.000	201	1	000	H	.00	30,600	236,000
000038144	DEBORAH PETERSON 406 MAIN AVE N HARMONY MN 55939		2018 R	15.0160.010	201	1	000	H	.00	17,300	94,800
000048823	ERIN PETRO & CHRISTOPHER PETRO 55 2ND AVE SE HARMONY MN 55939		2018 R	15.0242.000	201	1	000	H	.00	15,100	67,100
000006067	OLLIE M PIEHN TRUST		2018 R	15.0245.010	201	0	099		.00	12,600	94,300

Name-ID	Name	Multi Property #	Year R	Parcel #	Clsf	H	Chc	H/C	Acres	Land	Building
TOWNSHIP 0500 HARMONY CITY											

	40 1ST AVE SE PO BOX 354 HARMONY MN 55939										
000046731	KORTNI PIERCE 140 4TH ST NW HARMONY MN 55939		2018 R	15.0210.000	201	1	000	H	.00	15,900	63,600
000040480	DALE E & LINDA K POLESKY 315 2ND AVE SW HARMONY MN 55939		2018 R	15.0212.000	201	1	000	H	.00	17,000	93,000
000042428	LANE M POWELL AND JESSICA M POWELL 280 SECOND ST SE HARMONY MN 55939		2018 R	15.0270.000	201	1	000	H	.00	17,500	149,800
000006142	RUDOLPH C PREY 315 2ND ST SE RR 2 BOX 22 HARMONY MN 55939		2018 R	15.0312.000	201	0	099	H	.00	14,900	21,900
000006019	DONALD L & EMMA MARIE RAHM 135 3RD ST SW PO BOX 592 HARMONY MN 55939		2018 R	15.0211.000	201	1	000	H	.00	11,300	67,000
000047890	JAMES J RANDA & JANELL J RANDA 315 1ST AVE SE HARMONY MN 55939		2018 R	15.0395.000	201 233	1 0	000 099	H	.00 .00	21,800 700	104,100 20,600
000041122	JENNY RASMUSSEN 210 2ND AVE NE HARMONY MN 55939		2018 R	15.0357.000	201	1	000	H	.00	10,800	66,600
000037853	JAMES J & RENEE L REICKS 110 2ND AVE SE HARMONY MN 55939	15.0274.000	2018 R	15.0274.000	202	1	000	H	.00	13,500	60,600
000048706	VIRGIL E REICKS 315 MAIN AVE S PO BOX 21 HARMONY MN 55939	15.0196.020	2018 R	15.0196.020	202	1	000	H	.00	11,400	53,600
000038901	PETER M & DONNA M REIN 440 2ND AVE SE HARMONY MN 55939		2018 R	15.0419.000	201	1	000	H	.00	13,500	110,400
000005953	JON & CAROL RHODES 55 2ND AVE NW		2018 R	15.0166.000	201	1	000	H	.00	15,900	82,300

Name-ID	Name	Multi Property #	Year R	Parcel #	Clsf	H	Chc	H/C	Acres	Land	Building
TOWNSHIP 0500 HARMONY CITY *****											
	PO BOX 581 HARMONY MN 55939										
000045829	JEROD G RINDELS & KRISTI L BREN 805 3RD AVE SE HARMONY MN 55939		2018 R	15.0595.000	201	1	000	H	.00	21,900	173,300
000043269	LEROY RINDELS 160 MAIN AVE S HARMONY MN 55939		2018 R	15.0261.000	201	1	000	H	.00	13,500	55,400
000047587	AARON RINGER 330 2ND AVE SE HARMONY MN 55939		2018 R	15.0412.010	201	1	000	H	.00	9,000	51,400
000047628	CARRIE E RINGER 373 7TH AVE SE HARMONY MN 55939	15.0550.000 15.0550.000	2018 R 2018 R	15.0550.000 15.0551.000	201 201	1 1	000 001	H	.00 .00	18,300 16,300	241,000 0
000045624	WYNN & RENEE RISTAU 312 PRESTON ST NW PRESTON MN 55965		2018 R	15.0048.000	201	1	000	H	.00	13,500	99,400
000047269	RJC BUILDING & REMODELING LLC 725 MAIN AVE S HARMONY MN 55939	15.0059.000 15.0059.000	2018 R 2018 R	15.0059.000 15.0060.000	233 233	0 0	080 081	C	.00 .00	11,000 3,600	42,300 0
000045628	CINDY L ROLFS 10 3RD AVE SE HARMONY MN 55939		2018 R	15.0322.000	201	1	000	H	.00	23,400	53,300
000046691	LON R ROLLER & MELODY J ROLLER 435 2ND AVE SE HARMONY MN 55939	15.0404.000	2018 R	15.0404.000	201	1	000	H	.00	21,600	89,700
000046332	TERI J ROOT 165 NIAGARA CT NW HARMONY MN 55939		2018 R	15.0502.000	201	1	000	H	.00	16,600	99,700
000045280	SHARON A ROWE 315 1ST AVE SW HARMONY MN 55939		2018 R	15.0201.000	201	0	099	H	.00	18,200	54,700
000030926	MICHAEL RUMSEY 25 4TH ST NW HARMONY MN 55939		2018 R	15.0081.040	233	0	099	C	.00	16,500	15,200
000043092	MICHAEL B RUMSEY & REBECCA H MOORE-RUMSEY		2018 R 2018 R	15.0089.000 15.0111.000	201 201	0 1	099 000	H H	.00 .00	26,200 17,800	36,900 77,300

Name-ID	Name	Multi Property #	Year R	Parcel #	Clsf	H	Chc	H/C	Acres	Land	Building
TOWNSHIP 0500 HARMONY CITY *****											
	PO BOX 282 HARMONY MN 55939										
000006254	DAVID E & JOANN RUNKEL 410 1ST AVE SE HARMONY MN 55939		2018 R	15.0408.000	201	1	000	H	.00	10,800	59,500
000002744	RUSH FOODS INC 400 S MILL ST PO BOX 369 RUSHFORD MN 55971		2018 R	15.0061.030	233	0	099	C	.00	19,600	200,200
000045826	CHRISTOPHER C RUSSELL 420 2ND AVE SE HARMONY MN 55939		2018 R	15.0420.000	201	1	000	H	.00	13,500	40,900
000048086	DANIEL T RUSSELL 110 2ND AVE SW HARMONY MN 55939		2018 R	15.0071.010	201	1	000	H	.00	4,300	54,600
000036365	STEVEN W RUSSELL PO BOX 9251 ROCHESTER MN 55903		2018 R	15.0081.020	233	0	099	C	.00	16,200	4,600
000005619	JOHN D & JACQUELINE A RYAN 145 1ST AVE NW PO BOX 573 HARMONY MN 55939		2018 R 2018 R	15.0112.000 15.0113.000	201 233	1 0	000 099	H C	.00 .00	14,600 12,700	99,200 17,100
000006300	JOHN J & MARY ANN RYAN 210 3RD AVE SW HARMONY MN 55939		2018 R	15.0450.000	201	1	000	H	.00	15,300	85,500
000027861	RONALD & ELAINE RYAN 235 1ST AVE SE HARMONY MN 55939	15.0289.010 15.0289.010	2018 R 2018 R	15.0289.010 15.0289.020	201 201	1 1	000 001	H	.00 .00	12,400 2,500	77,800 6,000
000048470	SHERI RYDEN & MARY LOU RYDEN 225 1ST AVE SW HARMONY MN 55939		2018 R	15.0192.000	201	0	099	H	.00	16,300	47,900
000042357	S & A PETROLEUM LLC 100 SHERIDAN ST W PO BOX 342 LANESBORO MN 55949		2018 R 2018 R	15.0096.080 15.0485.000	233 233	0 0	099 099	C C	.00 .00	14,300 4,500	70,500 4,000
000045000	STEPHEN W & JANE M SAGEN 362 7TH AVE SE HARMONY MN 55939	15.0555.000	2018 R	15.0555.000	201	1	000	H	.00	25,100	189,600
000046742	STEPHEN W SAGEN &	15.0555.000	2018 R	15.0554.000	201	1	001		.00	12,600	6,400

Name-ID	Name	Multi Property #	Year R	Parcel #	Clsf	H	Chc	H/C	Acres	Land	Building
TOWNSHIP 0500 HARMONY CITY *****											
	JANE M SAGEN 362 7TH AVE SE HARMONY MN 55939										
000006065	FRANZ L SATTLER 30 FIRST AVE SE HARMONY MN 55939		2018 R	15.0244.010	201	0	099	C	.00	10,800	69,900
000005928	ARDEN WAYNE & CARMONA SAUER 140 4TH ST NE RR 3 BOX 22 HARMONY MN 55939		2018 R	15.0149.000	201	1	000	H	.00	25,900	54,300
000033666	ROBERT P & LEANNE K SAUER 340 3RD AVE SE HARMONY MN 55939		2018 R	15.0042.040	201	1	000		.00	25,000	102,300
000005892	RALPH O SCHANSBERG & EILEEN K SCHANSBERG 120 W CENTER ST PO BOX 74 HARMONY MN 55939		2018 R	15.0115.000	201	1	000	H	.00	7,500	68,900
000041100	KYLE & WANDA SCHEEVEL 425 1ST AVE SE HARMONY MN 55939		2018 R	15.0399.000	201	1	000	H	.00	13,500	111,800
000029478	MARK M & DONNA J SCHEEVEL 366 7TH AVE SE HARMONY MN 55939		2018 R 2018 R	15.0034.010 15.0556.000	233 201	0 1	099 000	 H	.00 .00	42,800 16,400	158,100 219,600
000049094	GREGORY SCHIEBER & JENICA SCHIEBER PO BOX 657 HARMONY MN 55939		2018 R	15.0232.000	233	0	099	C	.00	6,900	102,600
000040784	ROBERT W SCHMIDT 260 3RD AVE SE HARMONY MN 55939		2018 R	15.0311.000	201	1	000	H	.00	12,600	56,200
000033163	STEVEN J & KARI J SCHROEDER 620 6TH ST SE HARMONY MN 55939		2018 R	15.0001.030	201	1	000	H	.00	48,600	172,200
000030541	MICHELE K SCHWALBE 260 2ND AVE NE HARMONY MN 55939		2018 R	15.0039.000	201	1	000	H	.00	15,400	135,700
000047009	ANDREA L SCHWARTZ 50 4TH ST NE HARMONY MN 55939		2018 R	15.0146.010	201	1	000	H	.00	10,500	18,100

Name-ID	Name	Multi Property #	Year R	Parcel #	Clsf	H	Chc	H/C	Acres	Land	Building
TOWNSHIP 0500 HARMONY CITY											

000045140	DEBBIE L SCRABECK		2018	R 15.0141.010	255	1	000	H	.00	5,200	39,800
	205 5TH ST NE				205	0	099	H	.00	15,500	105,600
	APT 1										
	HARMONY MN 55939										
000031770	DEVIN A & TERISA L SCRABECK		2018	R 15.0566.010	201	1	000		.00	19,000	129,500
	450 5TH ST NE										
	HARMONY MN 55939										
000045141	DWIGHT L SCRABECK		2018	R 15.0597.000	206	0	099	H	.00	25,200	0
	135 5TH ST SW										
	HARMONY MN 55939										
000033343	JANET M SCRABECK		2018	R 15.0410.000	201	1	000	H	.00	13,500	58,200
	345 3RD AVE SE										
	HARMONY MN 55939										
000038847	RICHARD & BETTY SCRABECK		2018	R 15.0015.000	201	1	000	H	.00	18,400	75,100
	530 MAIN AVE N										
	HARMONY MN 55939										
000047775	DALLAS M SERFOSS AND		2018	R 15.0280.000	201	1	000	H	.00	12,200	93,000
	SUSAN A DALE										
	235 CENTER ST E										
	HARMONY MN 55939										
000048233	SETTING SUN PROPERTIES,LLC		2018	R 15.0042.050	206	0	099	H	.00	5,400	0
	410 3RD AVE SE										
	HARMONY MN 55939										
000046095	MARY ANN SEVERSON REV TRUST		2018	R 15.0088.010	233	0	099	C	.00	12,200	16,100
	2026 CHERYL COURT		2018	R 15.0106.060	233	0	099	C	.00	1,200	0
	WINONA MN 55987										
000039085	P MICHAEL & SHELLY R SEXTON	15.0175.000	2018	R 15.0096.100	201	1	001		.64	3,700	21,700
	55 3RD AVE NW	15.0175.000	2018	R 15.0175.000	201	1	000	H	.00	13,500	67,800
	HARMONY MN 55939										
000047604	LYNELL SHANKS		2018	R 15.0285.000	201	1	000	H	.00	9,900	66,200
	230 CENTER ST E										
	HARMONY MN 55939										
000047291	MICHEAL A SHAW		2018	R 15.0097.000	233	0	099		.00	2,900	1,800
	118 SILVER ST										
	PO BOX 292										
	WYKOFF MN 55990										
000006355	GERALD K & SHIRLEY M SHUCK		2018	R 15.0560.000	201	1	000	H	.00	18,600	214,300
	725 6TH ST SE										
	HARMONY MN 55939										
000032786	CHARLES G & SUSAN M SIKKINK		2018	R 15.0588.000	201	1	000	H	.00	27,100	167,400

Name-ID	Name	Multi Property #	Year R	Parcel #	Clsf	H	Chc	H/C	Acres	Land	Building
TOWNSHIP 0500 HARMONY CITY											

	245 6TH ST SE HARMONY MN 55939										
000009122	LOUISE J SIKKINK 160 NIAGARA CT NW HARMONY MN 55939		2018 R	15.0493.000	201	1	000	H	.00	15,000	105,100
000009239	PAUL B SIKKINK & JUDITH ANN SIKKINK 11436 225TH AVE HARMONY MN 55939		2018 R	15.0589.000	206	0	099	H	.00	18,000	251,800
000039151	STEPHANIE P SILVERS 220 NIAGARA CT HARMONY MN 55939	15.0495.000 15.0495.000	2018 R 2018 R	15.0495.000 15.0496.000	201 201	1 1	000 001	H	.00 .00	14,500 6,300	77,100 0
000049136	ALEXANDER SKAALEN AND KENDALL SKAALEN 235 5TH AVE SE HARMONY MN 55939		2018 R	15.0218.000	201	1	000	H	.00	10,800	93,300
000025696	CHRISTOPHER J SKAALEN & DEBRA A DOWE SKAALEN 415 3RD ST SE PO BOX 365 HARMONY MN 55939		2018 R	15.0001.010	201	1	000	H	.00	23,500	149,700
000031516	SKAM PARTNERSHIP		2018 R 2018 R	15.0415.000 15.0416.000	206 206	0 0	099 099	H H	.00 .00	6,800 6,800	0 600
000043425	SKYLINE MATERIALS,LTD 900 MONTGOMERY ST DECORAH IA 52101-1833	15.0507.000 15.0507.000	2018 R 2018 R	15.0506.000 15.0507.000	233 233	0 0	081 080	 C	.00 .00	14,700 22,800	0 74,500
000026513	ERIC N & LORI E SLINDEE 115 3RD ST SE HARMONY MN 55939		2018 R 2018 R	15.0336.000 15.0394.000	233 201	0 1	099 000	C H	.00 .00	7,700 18,600	82,800 94,600
000040586	PAMELA J SMITH PO BOX 22 HARMONY MN 55939		2018 R	15.0108.010	233	0	099	C	.00	14,500	800
000030296	DENNIS L SOLBERG PO BOX 273 HARMONY MN 55939		2018 R 2018 R 2018 R	15.0009.030 15.0091.000 15.0095.000	233 233 233	0 0 0	099 099 099	C C C	.00 .00 .00	19,800 59,400 26,400 13,000	174,000 0 58,800 29,900
000034368	PENNY & DANIEL SOLBERG RR 4 BOX 1C PRESTON MN 55965		2018 R	15.0466.090	206	0	099	H	.00	2,000	0
000041097	BRIAN J SOMA		2018 R	15.0190.000	201	1	000	H	.00	15,900	78,200

Name-ID	Name	Multi Property #	Year R	Parcel #	Clsf	H	Chc	H/C	Acres	Land	Building
TOWNSHIP 0500 HARMONY CITY *****											
	155 1ST AVE SW HARMONY MN 55939										
000005765	JEFFREY & BARBARA SOMA 410 3RD AVE SE PO BOX 605 HARMONY MN 55939		2018 R	15.0042.000	201	1	000	H	.00	56,300	340,000
000043929	SPRINGSTONE LLC 2401 BROADWAY AVE SUITE 4 SLAYTON MN 56172		2018 R	15.0179.000	229	0	098		.00	20,000	477,000
000041412	RYAN J SRSEN 540 4TH ST NE HARMONY MN 55939		2018 R	15.0012.010	201	1	000	H	1.10	30,600	106,900
000047033	WILLIAM L STAHNKE 150 5TH ST NE HARMONY MN 55939		2018 R	15.0018.020	201	1	000	H	.29	13,300	38,400
000007605	STATE OF MINNESOTA 500 LAFAYETTE RD REAL ESTATE MGT TAX SPECIALST BOX 45 ST PAUL MN 55155		2018 R	15.0346.000	900	0	099		.00	12,500	0
000031780	STATE OF MINNESOTA DEPT OF TRANSPORTATION 395 JOHN IRELAND BLVD ST PAUL MN 55155		2018 R	15.0013.040	900	0	099		3.30	9,900	0
			2018 R	15.0081.050	900	0	099		1.00	3,000	0
			2018 R	15.0511.010	900	0	099		6.00	18,000	0
000032897	STATE OF MINNESOTA DNR TAX SPECIALIST,BOX 4 500 LAFAYETTE RD ST PAUL MN 55155-4045		2018 R	15.0009.040	981	0	099		2.37	9,500	0
			2018 R	15.0483.010	981	0	099		2.00	8,000	0
000042368	CHARLES J STAUB JR & PAMELA J SMITH PO BOX 22 HARMONY MN 55939		2018 R	15.0347.000	201	1	000		.00	12,600	26,800
			2018 R	15.0352.000	206	0	099		.00	1,200	0
000043171	BENJAMIN & ALISSA STELPFLUG 320 CENTER ST E HARMONY MN 55939		2018 R	15.0324.000	201	1	000	H	.00	23,400	80,900
000048544	TODD J STENSETH 135 2ND AVE SW HARMONY MN 55939		2018 R	15.0426.000	201	1	000	H	.00	16,400	64,900
000035160	WAYNE & MARIAN STENSGARD		2018 R	15.0541.000	201	1	000	H	.00	15,400	103,900

Name-ID	Name	Multi Property #	Year R	Parcel #	Clsf	H	Chc	H/C	Acres	Land	Building
TOWNSHIP 0500 HARMONY CITY *****											
	545 3RD ST SE HARMONY MN 55939										
000031244	JOSEPH T & LANTHA R STEVENS 210 6TH ST SE HARMONY MN 55939	15.0584.000	2018 R	15.0045.000 15.0583.000 15.0584.000	206	0	099	H H H	.00 .00 .00	27,000 18,900 41,300	1,000 0 239,700
000038930	EDWIN F STORK 215 2ND ST SE HARMONY MN 55939		2018 R	15.0308.000	201	1	000	H	.00	15,900	73,300
000048073	JANE E STORLIE 445 1ST AVE S HARMONY MN 55939		2018 R	15.0184.000	201	1	000	H	.00	16,300	95,500
000021758	STRONG ENTERPRISES BLAINE LLC 525 MAIN AVE N HARMONY MN 55939		2018 R	15.0010.000	201 233	1 0	000 099	H C	.00 .00	15,000 42,300	160,100 269,100
000049027	SANDRA STROZYK 135 NIAGRA CT NW HARMONY MN 55939		2018 R	15.0503.000	201	1	000	H	.00	15,700	101,400
000045931	SUNSET TRAIL, INC 25 CENTER ST W HARMONY MN 55939		2018 R 2018 R 2018 R 2018 R 2018 R 2018 R	15.0055.000 15.0592.000 15.0594.000 15.0596.000 15.0599.000 15.0603.000	233 206 206 206 206 206	0 0 0 0 0 0	099 099 099 099 099 099	C H H H H H	.00 .00 .00 .00 .00 .00	3,000 22,400 21,900 20,800 22,500 24,000	68,000 0 0 0 0 0
000043159	STEVEN B SUTHERLAND & ROMONA K HIMLI 106 CIRCLE DR FOUNTAIN MN 55935		2018 R	15.0401.010	201	1	000	H	.00	13,500	43,400
000049043	EDDIE A SWARTZENTRUBER 55 1ST ST SE HARMONY MN 55939		2018 R	15.0246.010	201	0	099	H	.00	8,100	26,500
000049031	CHRIS SYVERSON & CLARA SYVERSON 15706 341ST AVE HARMONY MN 55939	15.0338.000 15.0338.000	2018 R 2018 R	15.0230.000 15.0338.000	201 201	1 1	001 000	 H	.00 .00	1,800 9,000	0 42,200
000047976	CORY TAMMEL 440 2ND AVE SW HARMONY MN 55939		2018 R	15.0469.000	201	1	000	H	.00	15,900	83,000
000029876	KENT & DONNA TAMMEL 325 3RD ST SW HARMONY MN 55939		2018 R	15.0008.060	201	1	000	H	.00	17,300	127,600

Name-ID	Name	Multi Property #	Year R	Parcel #	Clsf	H	Chc	H/C	Acres	Land	Building
TOWNSHIP 0500 HARMONY CITY											

000036441	LOIS G TAMMEL REVOCABLE TRUST JUAN J & LOIS TAMMEL TRUSTEES 25 3RD AVE SW HARMONY MN 55939		2018 R	15.0079.030	201	1	000	H	.00	15,600	108,000
000047622	MARILYN A TAMMEL REVOC TRUST 425 3RD ST SE HARMONY MN 55939	15.0001.020	2018 R	15.0001.020	202	1	000	H	.00	20,100	109,900
000006244	JAMES E & SONDR A TAUBERT PO BOX 538 HARMONY MN 55939		2018 R	15.0400.040	201	1	000	H	.00	13,500	102,600
000031212	JULIE R TESLOW 425 2ND AVE SE HARMONY MN 55939		2018 R	15.0403.000	201 233	1 0	000 099	H	.00 .00	16,100 300	90,900 8,400
000046195	CHARLES O THOEN TRUST PO BOX 124 AMES IA 50010		2018 R 2018 R	15.0237.000 15.0497.000	233 201	0 1	099 000	C H	.00 .00	6,300 29,500	15,000 115,300
000048131	RICHARD A THOEN AND LISA K THOEN 100 WICKETT DR NW HARMONY MN 55939		2018 R	15.0491.000	201	1	000	H	.00	15,000	110,800
000035129	ROBERT D TIEFFENBACHER 350 1ST AVE SW HARMONY MN 55939		2018 R	15.0200.000	201	1	000	H	.00	9,700	50,500
000042292	ANDREW & AMY TIMMERMAN 315 3RD ST SE HARMONY MN 55939		2018 R	15.0042.010	201	1	000	H	.00	15,500	80,300
000005583	JAMES F & LAVONNE C TODD 359 7TH AVE SE HARMONY MN 55939	15.0547.000	2018 R	15.0547.000	202	1	000	H	.00	28,200	233,100
000005799	STANLEY J TODD HARMONY MN 55939		2018 R	15.0058.000	958	0	099		.00	200	0
000041087	PAUL G TOLLEFSRUD AND SANDY J TOLLEFSRUD 15 3RD AVE SW HARMONY MN 55939		2018 R	15.0079.020	201	1	000	H	.00	17,000	132,600
000046540	LARRY H TONDING & CONSTANCE E TONDING 355 MAIN AVE S HARMONY MN 55939		2018 R	15.0196.030	201	1	000	H	.00	14,700	114,700
000005922	BRADLEY & BARBARA TORGERSON		2018 R	15.0144.000	201	1	000	H	.00	17,700	85,600

Name-ID	Name	Multi Property #	Year R	Parcel #	Clsf	H	Chc	H/C	Acres	Land	Building
TOWNSHIP 0500 HARMONY CITY *****											
	445 2ND AVE NE PO BOX 428 HARMONY MN 55939										
000035159	KRISTEN G TORGERSON 55 INDUSTRIAL BLVD NE HARMONY MN 55939		2018 R	15.0010.010	201	1	000	H	.00	28,900	95,200
000005899	LARRY D & MARGE A TORGERSON 140 W CENTER ST PO BOX 323 HARMONY MN 55939		2018 R	15.0121.010	201	1	000	H	.00	13,500	92,500
000041004	ROGER J TORGERSON & KRISTEN G TORGERSON 545 3RD AVE NW HARMONY MN 55939		2018 R 2018 R	15.0009.070 15.0568.000	201 233	0	098 099	 C	3.00 .00	43,700 39,700	236,200 210,100
000028287	TORGERSON'S PAINT & FLOOR COV 70 N MAIN AVE PO BOX 428 HARMONY MN 55939	15.0229.010 15.0229.010	2018 R 2018 R	15.0228.000 15.0229.010	233 233	0	081 080	 C	.00 .00	2,100 6,900	0 17,000
000003438	MARGARET TORKELSON PO BOX 294 HARMONY MN 55939		2018 R	15.0072.000	201	1	000	H	.00	9,600	59,300
000006090	FRANK D & VICKY M TRIBON 110 1ST ST SE PO BOX 305 HARMONY MN 55939		2018 R	15.0266.000	201	1	000	H	.00	15,100	78,900
000046093	ADAM TRIPP & AMANDA FREERKSEN 135 5TH ST NE HARMONY MN 55939		2018 R	15.0160.020	201	0	099	H	.00	10,800	53,600
000033632	JON SCOTT & LORRIE TROUTEN 525 4TH ST NE HARMONY MN 55939-8825		2018 R	15.0012.040	201	1	000	H	.00	23,500	144,200
000047829	ROBERT D TROUTEN 335 2ND AVE SW HARMONY MN 55939		2018 R 2018 R 2018 R	15.0213.000 15.0310.010 15.0480.000	201 201 201	1 0 0	000 099 099	H H C	.00 .00 .00	16,400 14,900 12,000	70,000 32,000 8,900
000037194	SHANNON TWAIT 28851 COUNTY 30 HARMONY MN 55939	15.0400.030	2018 R	15.0400.030	201	0	099	H	.00	13,500	48,000
000043812	SHANNON & SARA TWAIT PO BOX 203		2018 R	15.0400.020	201	0	099	H	.00	13,500	12,600

Name-ID	Name	Multi Property #	Year R	Parcel #	Clsf	H	Chc	H/C	Acres	Land	Building
TOWNSHIP 0500 HARMONY CITY *****											
	HARMONY MN 55939										
000047052	US BANK NATIONAL ASSOCIATION ATTN: DEFAULT MGMT:E 200 6TH ST S MINNEAPOLIS MN 55402-1403		2018 R	15.0160.030	201	0	099	H	.00	12,200	71,400
000036349	MELISSA VANDERPLAS 35 1ST AVE SE HARMONY MN 55939		2018 R	15.0247.000	201	1	000	H	.00	15,900	29,000
000031250	JOSEPH & RUTH A VETTER 130 SECOND AVE SE HARMONY MN 55939		2018 R	15.0275.000	201	1	000	H	.00	15,200	96,300
000005728	RONALD T & NANCY J VIKRE 255 5TH AVE SE HARMONY MN 55939		2018 R	15.0216.010	201	1	000	H	.00	9,900	54,900
000030634	VILLAGE DEPOT A PARTNERSHIP 90 2ND ST NW PO BOX 62 HARMONY MN 55939		2018 R	15.0103.000	233	0	099	C	.00	7,500	13,100
000046727	VITAPARTNERSHIP,LLC % UMBELINA CREMER,CHIEF MGR 155 6TH ST SE HARMONY MN 55939		2018 R	15.0544.000	233	0	099	C	1.15	79,200	365,700
000041173	BRIT A VREEMAN 215 3RD AVE SE HARMONY MN 55939		2018 R	15.0301.000	201	1	000	H	.00	14,900	57,500
000006191	IVAN R & TAMI VREEMAN 110 4TH ST NE HARMONY MN 55939	15.0147.000	2018 R	15.0147.000	201	1	000	H	.00	27,100	101,600
					233	0	099	C	.00	1,700	16,000
		15.0147.000	2018 R	15.0160.060	201	1	001		.00	7,100	30,400
		15.0147.000	2018 R	15.0163.010	201	1	002		.00	2,300	0
000046687	DARIN VRIEZE 450 2ND AVE SE HARMONY MN 55939		2018 R	15.0418.000	201	0	099		.00	13,500	55,300
000041217	KEALON R & JENNIFER L VRIEZE 45 3RD AVE NW HARMONY MN 55939		2018 R	15.0175.010	201	1	000	H	.00	13,500	82,300
000042400	HARRY M & MICHELLE WAHL 30427 140TH ST HARMONY MN 55939		2018 R	15.0015.020	233	0	099	C	.00	25,000	23,000
000040616	GAVIN WANGEN		2018 R	15.0029.010	201	1	000	H	.00	24,600	36,900

Name-ID	Name	Multi Property #	Year R	Parcel #	Clsf	H	Chc	H/C	Acres	Land	Building
TOWNSHIP 0500 HARMONY CITY											

	275 1ST AVE NE HARMONY MN 55939										
000042465	KAYLA R WANGEN 40 2ND AVE NW PO BOX 353 HARMONY MN 55939		2018 R	15.0120.000	201	1	000	H	.00	9,000	80,500
000047214	KRISTA L WANGEN 235 2ND AVE NE HARMONY MN 55939		2018 R	15.0358.010	201	1	000	H	.00	9,800	56,100
000033316	GARY W WARD & JACKIE A WARD 12043 351ST AVE CANTON MN 55922		2018 R	15.0457.020	201	1	000	H	.00	17,300	52,300
000005737	CHARLES R WEAD 240 2ND ST NE HARMONY MN 55939		2018 R	15.0022.010	201	1	000	H	.00	17,100	70,600
000033493	ANTHONY L WEBBER 360 MAIN AVE S PO BOX 262 HARMONY MN 55939		2018 R	15.0397.010	201	1	000	H	.00	13,500	51,600
000034272	JEFFREY L & LORI J WEISS 140 1ST AVE SE PO BOX 172 HARMONY MN 55939		2018 R	15.0268.000	201	1	000	H	.00	11,700	50,400
000040025	MARK WELCH 15545 OLD TERRITORIAL RD CHATFIELD MN 55923		2018 R	15.0422.000	201	0	099	H	.00	11,900	41,500
000048366	MARK WELCH AND NICOLE WELCH 5582 PINE ST TOWER MN 55790		2018 R	15.0428.000	201	0	099	H	.00	11,900	21,800
000045687	MARK R WELCH & NICOLE L WELCH 15545 OLD TERRITORIAL RD N CHATFIELD MN 55923		2018 R	15.0049.030	201	0	099	H	.00	15,100	21,400
000031087	BLAINE R & KATHERINE WHALEN PO BOX 73 HARMONY MN 55939		2018 R 2018 R	15.0108.000 15.0108.020	233 233	0 0	099 099	C C	.00 .00	13,900 2,700	49,400 2,300
000046359	COREY WHALEN & ALLISON WHALEN	15.0099.000 15.0099.000	2018 R 2018 R	15.0099.000 15.0100.000	201 201	1 1	000 001	H	.00 .00	15,900 7,500	79,300 8,600

Name-ID	Name	Multi Property #	Year R	Parcel #	Clsf	H	Chc	H/C	Acres	Land	Building
TOWNSHIP 0500 HARMONY CITY											

	115 2ND AVE NW HARMONY MN 55939										
000040122	COREY J WHALEN 40 4TH ST NE HARMONY MN 55939		2018 R	15.0146.000	201	0	099		.00	20,000	56,500
000047213	THOMAS E WHALEN & MARSHA WHALEN 15518 231ST AVE PRESTON MN 55965		2018 R	15.0067.010	201	1	000	H	.00	15,700	72,600
000041250	JASON L WHITEHILL & PAMELA S GREGERSON 25 3RD ST SW HARMONY MN 55939		2018 R	15.0196.010	201	1	000	H	.00	16,500	93,400
000040945	MARVIN A WICKS & VIRGINIA F WICKS REV LIV TR 341 5TH AVE SE HARMONY MN 55939		2018 R	15.0526.000	201	1	000	H	.00	18,700	167,000
000046861	WIECHMAN PIG COMPANY, INC PO BOX 628 FREMONT NE 68026		2018 R	15.0009.010	233	0	099	C	.00	32,200	17,300
000043332	WILDCAT PROPERTIES,LLC PO BOX 57 HARMONY MN 55939		2018 R	15.0137.000	233	0	099	C	.00	12,200	79,900
			2018 R	15.0158.000	201	0	099	H	.00	7,500	35,600
000041797	MARK D & BRANDY R WILLIAMS 18048 SCENIC RD WAUCOMA IA 52171-7563		2018 R	15.0189.000	201	0	099	H	.00	16,200	50,500
000006030	MARVIN L & JUNE A WILT 365 7TH AVE SE HARMONY MN 55939		2018 R	15.0548.000	201	1	000	H	.00	22,100	164,500
000048367	CULLY D WITTE 155 2ND AVE SW HARMONY MN 55939		2018 R	15.0429.000	201	1	000	H	.00	11,900	64,900
000043696	BRIAN K & MINDY L WOLFGRAM 410 MAIN AVE S HARMONY MN 55939		2018 R	15.0401.000	201	1	000	H	.00	13,500	83,400
000040593	MICHELLE YEAGER 2120 43RD ST NW ROCHESTER MN 55901		2018 R	15.0366.000	201	1	000	H	.00	17,100	36,200
000047159	ANDREW YODER		2018 R	15.0498.000	201	1	000	H	.00	21,800	77,600

Name-ID	Name	Multi Property #	Year R	Parcel #	Clsf	H	Chc	H/C	Acres	Land	Building
TOWNSHIP 0500 HARMONY CITY *****											
	285 NIAGARA CT HARMONY MN 55939										
000044516	BRIAN M & DANIELLE M YORK 220 3RD AVE SE HARMONY MN 55939		2018 R	15.0312.010	201	1	000	H	.00	14,900	72,200
000006126	FREDERICK YOUNG 105 5TH AVE SE HARMONY MN 55939		2018 R	15.0221.010	201	1	000	H	.00	23,400	229,200
000038145	THOMAS E & JENNIFER R YOUNG 210 1ST AVE SE HARMONY MN 55939		2018 R	15.0300.000	201	1	000	H	.00	15,100	89,200
000042447	MARIE LOUISE ZOMBORY 740 3RD AVE SE HARMONY MN 55939	15.0601.000 15.0601.000	2018 R 2018 R	15.0601.000 15.0602.000	201 201	1 1	000 001	H	.00 .00	23,800 21,900	146,400 0
000029450	CALVIN A & DARLENE D ZUTZ 715 1ST AVE SW RR 1 BOX 942 HARMONY MN 55939		2018 R	15.0006.010	201	1	000	H	.00	17,300	104,300
000014787	MICHAEL C ZUTZ 720 1ST AVE SW HARMONY MN 55939		2018 R	15.0466.000	201	1	000	H	.00	16,900	79,700
000046455	3 RIVERS PROPERTIES,LLC 3819 CREEKSIDE LN HOLMAN WI 54636		2018 R	15.0010.020	205	0	099		.00	90,500	2,140,300

763 PARCELS PRINTED

MARCH 14, 2017

REGULAR MEETING

HARMONY CITY COUNCIL

A Regular Meeting of the Harmony City Council was called to order by Mayor Steve Donney at 7:00 PM. Present were Mayor Donney, Councilmembers Steve Sagen, Lynn Mensink, Debbie Swenson, and Kyle Morem; Attorney Greg Schieber, Administrator Jerome Illg, Chris Johnson, Terry Bigalk, Tony Webber, Chris Giesen, Steve Cremer, Bria Hammel, Umbelina Cremer, Brett Grabau, Julie Lau, Melissa VanderPlas, Hannah Wingert and Eileen Schansberg.

OPEN FORUM:

No one appeared.

CONSENT AGENDA:

Motion by Swenson and seconded by Mensink to approve the Consent Agenda which consisted of the Minutes to the February 13, 2017 Council Meeting and the February 28, 2017 Joint Council/EDA/School Board Meeting, the Claims, the Financial Report, cashing in CD #43606 to the General Fund, approving the Beer/Wine License for the Village Square, and approving the 2013A Bond payment transfer for \$2,024. All present voting yes. Motion carried.

FILLMORE COUNTY SHERIFF REPORT:

Chief Deputy Tony Webber appeared to discuss the upgrading of the Harmony Squad Car. Webber suggested staying with the Dodge Charger as the equipment on the vehicle would transfer to the new car saving money. The State Bid was reviewed for a replacement Dodge Charger on the state bid in the amount of \$24,587.00 from Ranger Chevrolet in Hibbing, MN. The current Squad would be auctioned off at Sweeny Auction. Motion by Donney and seconded by Sagen to replace the squad using the State Bid with funds coming from capital equipment fund that have been earmarked for this purchase. All present voting yes. Motion carried.

HAMMEL HOUSE & COMPANY:

Steve Cremer and Bria Hammel presented a residential Development Project. A feasibility Report and development plan of a 'front porch community' was presented. Hammel House was requesting \$120,000 in lieu of the \$12,000 housing incentive to assist with completing the street construction. The development would contain 10 lots. They were committing to building one house per year for 10 years. Administrator Illg mentioned that we will need to determine at some point where the initial funds come from. Administrator Illg stated we will need to develop a development agreement for the project. The developer would reimburse the city for the engineering costs. Mayor Donney appointed himself to the committee to work with staff, and the developer to draft the agreement. It would be the intent to start construction late summer. Motion by Morem and seconded by Swenson to express intent to contribute \$120,000 and work with developers towards completing the residential street. All present voting yes. Motion carried.

BUILDING & MAINTENANCE:

- Chris Johnson stated the Wastewater dechlorination process is meeting standards now.
- The Wastewater License renewal application is due by May 1st.
- Administrator Illg discussed a proposal presented by Hammell Equipment to purchase a used tractor returned from lease Fillmore County. The tractor would still come with a full warranty of 1 year like a new one. The tractor would save the city \$1,500 representing a trade-in cost of

\$6,000. Motion by Morem and seconded by Swenson to purchase the lease return tractor instead of purchasing the new one. All present voting yes. Motion carried.

-Visitor Center doors and windows replacement discussion was tabled until the committee discusses further.

EDA REPORT:

EDA Report was given by Swenson.

-Hired a Tulip Tree Studios to help create a city logo.

-Attorney Schieber, Chris Giesen & Administrator Illg were going to the Capitol to testify to Senate committee for supporting the bike trail.

-Distillery project is still planning to move forward.

PARK BOARD:

-Mayor Donney stated the Firemen would like to create a Fire Memorial by the Fire Hall.

-The Park Board did not meet this month.

LIBRARY BOARD:

Library report given by Mensink.

-HVAC will be put in next week.

ARTS BOARD:

Has not met yet this month.

COMMUNITY CENTER:

Administrator Illg stated Fillmore Central Schools have given notice that they would no longer be leasing the Community Center rooms after June 2017.

OTHER BUSINESS:

Morem expressed it may be beneficial for the city to create a renewal energy ordinance. The city would need to look at the zoning aspects along with the public utility aspect for interconnection into power grid. The Council requested the matter be referred to the Planning & Zoning Committee with the help of the City Attorney and the Utility Committee.

Harmony Area Community Foundation fundraiser is April 1, 2017 at Wheelers.

Administrator Illg mentioned the Scheduled Agreement with MNDOT for cost sharing the TH139 project is now \$45,000 instead of \$15,000 estimated. The project was bid out and given the small amount of utilities associated with the project, was the reason for the higher cost.

Upon no further business, Mayor Donney adjourned the meeting.

Mayor Steve Donney

Eileen Schansberg, Deputy Clerk

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City Council Claims for Review

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Fund Descr	Department	Object of Expense	Vendor	Comments	Amount
Fund 101 General Fund					
General Fund		Union Central Pension Fund	CENTRAL PENSION FUND	Union pension contribution	\$160.00
General Fund		Health Insurance	I.U.O.E. LOCAL 49 FRINGE BENEF	Union Insurance Brian/Chris	\$2,340.00
General Fund		Union Dues	IUOE LOCAL #49	Union Dues-Brian/Chris	\$68.00
General Fund		NCPERS Insurance	NCPERS GROUP LIFE INS	511800	\$48.00
General Fund		Life Insurance	USABLE LIFE	101421301G	\$81.50
General Fund	Administration	General Operating Supplies	1 SOURCE	ink gel cartridges	\$5.14
General Fund	Administration	Motor Fuels/Lubricants	KWIK TRIP,INC	gas-Van	\$33.03
General Fund	Administration	Repair/Maint Office Equipment	METRO SALES	Qtrly copy machine contract	\$285.79
General Fund	Administration	Repair/Maint Vehicles	BLAINES AUTO	oil chg/service-Van	\$36.65
General Fund	Administration	Training Fees	CITY OF MANTORVILLE	Registration to SE MN LMC Mtg	\$35.00
General Fund	Civil Defense	Telephone	HARMONY TELEPHONE COMPANY	Sirens/DSL Phone	\$87.25
General Fund	Community Center	Advertising	BLUFF COUNTRY NEWSPAPER GROUP	Ads for sale of Chev pickup	\$106.89
General Fund	Community Center	Cleaning Supplies	DALCO	cleaning supplies/paper towelling	\$279.16
General Fund	Community Center	Cleaning Supplies	HARMONY FOODS	cleaning supplies	\$20.18
General Fund	Community Center	Cleaning Supplies	KINGSLEY MERCANTILE	cleaning supplies	\$28.75
General Fund	Community Center	Contractual Services	CUSTOM COMMUNICATIONS, INC	Fire Alarm monitoring Qtrly	\$91.35
General Fund	Community Center	Electric Utilities	HARMONY PUBLIC UTILITIES	Elec-Comm Ctr	\$2,464.84
General Fund	Community Center	Gas Utilities	MINNESOTA ENERGY	monthly gas service-Comm Ctr	\$345.72
General Fund	Community Center	General Operating Supplies	KINGSLEY MERCANTILE	marker/putty knife/batteries	\$44.94
General Fund	Community Center	Motor Fuels/Lubricants	KWIK TRIP,INC	Gas-Terry pickup	\$59.48
General Fund	Community Center	Repair/Maint Vehicles	S & S AUTOMOTIVE	seat cover-Terry Pickup	\$284.98
General Fund	Community Center	Sewer Utilities	HARMONY PUBLIC UTILITIES	Sewer-Comm Ctr	\$18.50
General Fund	Community Center	Sign Materials	1 SOURCE	bulletin board	\$273.07
General Fund	Community Center	Telephone	HARMONY TELEPHONE COMPANY	Admin Phone/DSL	\$221.58
General Fund	Community Center	Water Utilities	HARMONY PUBLIC UTILITIES	Water-Comm Ctr	\$11.03
General Fund	Community Development	Engineering Fees	STANTEC CONSULTING SERVICES, I	Engineering service-Councilmeeting	\$113.38
General Fund	Community Development	Legal Notices Publishing	BLUFF COUNTRY NEWSPAPER GROUP	Monster Bash variance Ads	\$44.00
General Fund	Community Events	Program Services	MISCELLANEOUS RECEIPTS	Vintage Style Show Sr Event	\$150.00
General Fund	Community Events	Taxes, Licenses & Permits	FILLMORE COUNTY TREASURER	Real Estate annual Taxes-Conservation Clu	\$214.00
General Fund	Financial Administration	Auditing and Acct g Services	ABDO, EICK & MEYERS, LLP	2016 Audit	\$1,646.00
General Fund	Ice & Snow Removal	Contractual Services	BRUENING ROCK PRODUCTS, INC	Snow removal 3/13	\$1,167.50
General Fund	Ice & Snow Removal	Motor Fuels/Lubricants	KWIK TRIP,INC	diesel-skid loader	\$24.21
General Fund	Ice & Snow Removal	Motor Fuels/Lubricants	SEVERSON OIL CO.	Diesel-Amb	\$79.70
General Fund	Ice & Snow Removal	Repair/Maint Machinery/Equip	IRONSIDE TRAILER SALES & SERVI	plow cutting edges	\$515.80
General Fund	Legal Services	Legal Fees	NETHERCUT SCHIEBER ATTORNEYS	Legal services for March	\$696.00
General Fund	Personnel Administration	General Operating Supplies	CULLIGAN	Wellness program-Nutrition	\$92.90

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Fund Descr	Department	Object of Expense	Vendor	Comments	Amount
General Fund	Personnel Administration	General Operating Supplies	HARMONY GARDENS & FLORAL, LLC	Memorial plant-Dorothy Johnson	\$74.00
General Fund	Personnel Administration	General Operating Supplies	ILLG, JEROME	Wellness Nutrition	\$25.94
General Fund	Personnel Administration	General Operating Supplies	SCHANSBERG, EILEEN	wellness-nutrition	\$5.99
General Fund	Police Department	Motor Fuels/Lubricants	SEVERSON OIL CO.	Gas-Squad	\$323.06
General Fund	Police Department	Repair/Maint Vehicles	TORGERSON AUTO	wiper repair on Squad	\$31.32
General Fund	Police Department	Telephone	HARMONY TELEPHONE COMPANY	Police Phone	\$40.67
General Fund	Public Works Buildings	Cleaning Supplies	KINGSLEY MERCANTILE	car wash soap	\$8.99
General Fund	Public Works Buildings	Electric Utilities	HARMONY PUBLIC UTILITIES	Elec-Shop	\$177.76
General Fund	Public Works Buildings	Gas Utilities	MINNESOTA ENERGY	monthly gas service-Shop	\$280.84
General Fund	Public Works Buildings	General Operating Supplies	MISSISSIPPI WELDERS SUPPLY CO	oxygen cylinders	\$16.43
General Fund	Public Works Buildings	Small Tools and Minor Equip	KINGSLEY MERCANTILE	bolt Cutter/inspection mirror	\$44.98
General Fund	Public Works Buildings	Water Utilities	HARMONY PUBLIC UTILITIES	Water-Shop	\$17.06
General Fund	Streets	Motor Fuels/Lubricants	HAMMELL EQUIPMENT	oil-case	\$43.75
General Fund	Streets	Motor Fuels/Lubricants	SEVERSON OIL CO.	Gas-1 ton	\$68.04
General Fund	Streets	Other Improvements	MN DEPT OF TRANSPORTATION	Street Upgrade 139 Hwy Pjt	\$2,004.91
General Fund	Streets	Repair/Maint Other Improve	SOLBERG WELDING	weld streetlight Hwy 52/Main Ave	\$75.00
General Fund	Streets	Street Maint Materials	TEAM LABORATORY CHEM. CORP.	Crack filler 4-drums	\$2,121.50
General Fund	Visitor Center	Cleaning Supplies	DALCO	cleaning supplies	\$139.35
General Fund	Visitor Center	Electric Utilities	HARMONY PUBLIC UTILITIES	Elec-Vis Ctr	\$155.37
General Fund	Visitor Center	Gas Utilities	MINNESOTA ENERGY	monthly gas service-Vis Ctr	\$297.55
General Fund	Visitor Center	Motor Fuels/Lubricants	KWIK TRIP,INC	Gas-Terry pickup	\$59.48
General Fund	Visitor Center	Repair/Maint Vehicles	S & S AUTOMOTIVE	seat cover-Terry Pickup	\$284.97
General Fund	Visitor Center	Sewer Utilities	HARMONY PUBLIC UTILITIES	Sewer-Vis Ctr	\$24.05
General Fund	Visitor Center	Water Utilities	HARMONY PUBLIC UTILITIES	Water-Vis Ctr	\$14.55
Fund 101 General Fund					<u>\$18,509.88</u>
Fund 202 CDBG Rehab Loan Program					
CDBG Rehab Loan Progr	Loan Programs	Management Fees	CEDA	March 2017 SCDP Grant Services Admin	\$857.29
CDBG Rehab Loan Progr	Loan Programs	Taxes, Licenses & Permits	FILLMORE COUNTY RECORDER	recording SCDP loans	\$276.00
Fund 202 CDBG Rehab Loan Program					<u>\$1,133.29</u>
Fund 211 Library Fund					
Library Fund	Library	Media-Audio	INGRAM LIBRARY SERVICES, INC	Audio Books	\$136.73
Library Fund	Library	Media-Audio	INGRAM LIBRARY SERVICES, INC	Audio Books	\$144.02
Library Fund	Library	Media-Audio	INGRAM LIBRARY SERVICES, INC	Audio Books	\$41.23
Library Fund	Library	Media-Books	BAKER & TAYLOR	books	\$107.52
Library Fund	Library	Media-Books	BAKER & TAYLOR	books	\$251.91
Library Fund	Library	Media-Books	CENTER POINT LARGE PRINT	large print books	\$43.14

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Fund Descr	Department	Object of Expense	Vendor	Comments	Amount
Library Fund	Library	Media-Books	GALE GROUP	large print books	\$61.58
Library Fund	Library	Media-Books	GALE GROUP	large print books	\$31.19
Library Fund	Library	Media-Books	GALE GROUP	large print books	\$30.39
Library Fund	Library	Media-Books	INGRAM LIBRARY SERVICES, INC	book	\$7.08
Library Fund	Library	Media-Books	OLYMPIA BOOK CORPORATION	books	\$212.61
Library Fund	Library	Media-Video	AMAZON CAPITAL SERVICES	Dvds	\$24.47
Library Fund	Library	Media-Video	AMAZON CAPITAL SERVICES	Dvds	\$65.93
Library Fund	Library	Media-Video	AMAZON CAPITAL SERVICES	Dvds	\$73.93
Library Fund	Library	Media-Video	AMAZON CAPITAL SERVICES	Dvds	\$35.92
Library Fund	Library	Media-Video	ELAN FINANCIAL SERVICES	Dvd-Amazon	\$17.96
Library Fund	Library	Office Accessories	QUILL CORPORATION	cord clips	\$51.96
Library Fund	Library	Office Accessories	QUILL CORPORATION	copy paper	\$119.96
Library Fund	Library	Postage	SOUTHEASTERN LIBRARIES COOP	postage on mailers	\$20.70
Library Fund	Library	Printed Forms	SOUTHEASTERN LIBRARIES COOP	mailers & AMA notices	\$13.70
Library Fund	Library	Repair/Maint Office Equipment	METRO SALES	Qtrly Maint contract	\$411.15
Library Fund	Library	Software Service Fees	SOUTHEASTERN LIBRARIES COOP	Basic Services & PC support	\$577.36
Library Fund	Library	Telephone	HARMONY TELEPHONE COMPANY	Library Phone	\$46.79
Fund 211 Library Fund					\$2,527.23
Fund 222 Fire Fund					
Fire Fund	Fire Department	Equipment Parts	MACQUEEN EMERGENCY GROUP	fuses	\$21.00
Fire Fund	Fire Department	Repair/Maint Machinery/Equip	PRESTON EQUIPMENT CO.	Chain saw carberator kit/tune up	\$130.34
Fire Fund	Fire Stations and Bldgs	Cleaning Supplies	HARMONY FOODS		\$18.19
Fire Fund	Fire Stations and Bldgs	Cleaning Supplies	HARMONY FOODS	cleaning supplies	\$18.19
Fire Fund	Fire Stations and Bldgs	Electric Utilities	HARMONY PUBLIC UTILITIES	Elec-Firehall	\$296.93
Fire Fund	Fire Stations and Bldgs	Gas Utilities	MINNESOTA ENERGY	monthly gas service-Firehall	\$221.87
Fire Fund	Fire Stations and Bldgs	Sewer Utilities	HARMONY PUBLIC UTILITIES	sewer-Firehall	\$22.25
Fire Fund	Fire Stations and Bldgs	Telephone	HARMONY TELEPHONE COMPANY	Fire Phone	\$42.44
Fire Fund	Fire Stations and Bldgs	Water Utilities	HARMONY PUBLIC UTILITIES	water-Firehall	\$13.41
Fund 222 Fire Fund					\$784.62
Fund 223 Ambulance Fund					
Ambulance Fund	Ambulance Service	Contractual Services	ANCOM TECHNICAL CENTER	annual maintenance contract	\$1,065.03
Ambulance Fund	Ambulance Service	Equipment Parts	ELAN FINANCIAL SERVICES	Battery rebuilt-Autopulse Custom Battery	\$254.98
Ambulance Fund	Ambulance Service	General Operating Supplies	1 SOURCE	Pens to be reimbursed by Service	\$422.19
Ambulance Fund	Ambulance Service	Medical Supplies	MISSISSIPPI WELDERS SUPPLY CO	oxygen	\$34.01
Ambulance Fund	Ambulance Service	Motor Fuels/Lubricants	KWIK TRIP, INC	diesel-Amb	\$269.22
Ambulance Fund	Ambulance Service	Motor Fuels/Lubricants	SEVERSON OIL CO.	Diesel-Amb	\$47.74

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Fund Descr	Department	Object of Expense	Vendor	Comments	Amount
Ambulance Fund	Ambulance Service	Other Equipment	FILLMORE COUNTY SHERIFF	800 portable Radio	\$1,803.00
Ambulance Fund	Ambulance Service	Telephone	VERIZON WIRELESS	monthly cell service-Amb	\$47.79
Ambulance Fund	Ambulance Service	Training Fees	GRABAU, JESSE	ASHI online CPR program FC Schools	\$583.48
Ambulance Fund	Ambulance Service	Travel Expenses	BIGALK, TERRY	breakfast/parking-Lucas Training	\$17.50
Ambulance Fund	Ambulance Service	Travel Expenses	SCHANSBERG, EILEEN	Conference mileage/meal stipend (Lucas t	\$64.57
Fund 223 Ambulance Fund					<u>\$4,609.51</u>
Fund 251 Park Fund					
Park Fund	Parks	Electric Utilities	HARMONY PUBLIC UTILITIES	Elec-parks	\$89.14
Fund 251 Park Fund					<u>\$89.14</u>
Fund 261 Arts Fund					
Arts Fund	Arts	Dues	MN CITIZENS FOR THE ARTS	2017 dues	\$25.00
Arts Fund	Arts	Program Services	ONE TIME VENDOR	Sr Artist Award recipiant	\$100.00
Arts Fund	Arts	Program Services	FILLMORE CENTRAL SCHOOLS	spring musical donation FC Schools	\$300.00
Fund 261 Arts Fund					<u>\$425.00</u>
Fund 423 2017 Street & Utility Project					
2017 Street & Utility Pro	2017 Street & Utility Proje	Engineering Fees	STANTEC CONSULTING SERVICES, I	2017 Street Pjt engineering	\$24,599.27
2017 Street & Utility Pro	2017 Street & Utility Proje	Other Improvements	AMERICAN ENG & TESTING, INC.	2017 Street soil testing	\$3,435.00
Fund 423 2017 Street & Utility Project					<u>\$28,034.27</u>
Fund 601 Water Fund					
Water Fund		F/A-Water Improvements	MN DEPT OF TRANSPORTATION	Water Improvements 139 Project	\$31,185.00
Water Fund	Water Utility Administratio	Auditing and Acct g Services	ABDO, EICK & MEYERS, LLP	2016 Audit	\$1,646.00
Water Fund	Water Utility Administratio	Taxes, Licenses & Permits	MN DEPT OF HEALTH	2017 Street Project water permit app	\$150.00
Water Fund	Water Utility Operation	Electric Utilities	HARMONY PUBLIC UTILITIES	Elec-Pumphouses	\$1,018.40
Water Fund	Water Utility Operation	Gas Utilities	MINNESOTA ENERGY	monthly gas service-pumphouses	\$81.28
Water Fund	Water Utility Operation	Laboratory & Testing Fees	UTILITY CONSULTANTS, INC	Water Testing Lab Fees	\$40.00
Water Fund	Water Utility Operation	Management Fees	MINN MUNICIPAL UTILITIES ASSOC	Safety Program 2nd Qtr	\$728.70
Water Fund	Water Utility Operation	Taxes, Licenses & Permits	JOHNSON, CHRIS	Water License	\$23.00
Water Fund	Water Utility Operation	Utility Maint Materials	MINNESOTA PIPE & EQUIPMENT	Valve stem oiler kit	\$250.50
Fund 601 Water Fund					<u>\$35,122.88</u>
Fund 602 Sewer Fund					
Sewer Fund		F/A-Sewer Improvements	MN DEPT OF TRANSPORTATION	Sewer Manholes Adj 139 Project	\$11,566.80
Sewer Fund	Sewer Administration	Auditing and Acct g Services	ABDO, EICK & MEYERS, LLP	2016 Audit	\$1,646.00
Sewer Fund	Sewer Administration	Taxes, Licenses & Permits	MN POLLUTION CONTROL AGENCY	WW Permit	\$1,240.00
Sewer Fund	Sewer Administration	Taxes, Licenses & Permits	MN POLLUTION CONTROL AGENCY	2017 Street Project Sewer permit app	\$310.00

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Fund Descr	Department	Object of Expense	Vendor	Comments	Amount
Sewer Fund	Sewer Operation	Electric Utilities	HARMONY PUBLIC UTILITIES	Elec-WWTP	\$1,338.88
Sewer Fund	Sewer Operation	Engineering Fees	STANTEC CONSULTING SERVICES, I	Engineering WWTP	\$69.00
Sewer Fund	Sewer Operation	Equipment Parts	USA BLUEBOOK	meter membrane kit for WW Plant	\$95.14
Sewer Fund	Sewer Operation	Equipment Parts	USA BLUEBOOK	parts for WW plant	\$190.01
Sewer Fund	Sewer Operation	Gas Utilities	MINNESOTA ENERGY	monthly gas service-WW	\$432.42
Sewer Fund	Sewer Operation	General Operating Supplies	KINGSLEY MERCANTILE	hose fittings	\$7.28
Sewer Fund	Sewer Operation	Laboratory & Testing Fees	UTILITY CONSULTANTS, INC	Wastewater Testing Lab Fees	\$812.40
Sewer Fund	Sewer Operation	Management Fees	MINN MUNICIPAL UTILITIES ASSOC	Safety Program 2nd Qtr	\$728.70
Sewer Fund	Sewer Operation	Motor Fuels/Lubricants	S&A PETROLEUM, INC	Grease tubes	\$48.50
Sewer Fund	Sewer Operation	Motor Fuels/Lubricants	SEVERSON OIL CO.	Gas-1 ton	\$68.04
Sewer Fund	Sewer Operation	Repair/Maint Other Improve	ROCHESTER PLUMBING & HEATING	jettied roots from Sewer 560 Main Ave N	\$1,940.00
Sewer Fund	Sewer Operation	Sewer Utilities	HARMONY PUBLIC UTILITIES	Sewer-WWTP	\$1,458.43
Sewer Fund	Sewer Operation	Small Tools and Minor Equip	KINGSLEY MERCANTILE	fork	\$29.99
Sewer Fund	Sewer Operation	Telephone	HARMONY TELEPHONE COMPANY	Lift Stations Dialer/DSL Phone	\$140.82
Sewer Fund	Sewer Operation	Water Utilities	HARMONY PUBLIC UTILITIES	Water-WWTP	\$922.98
Fund 602 Sewer Fund					\$23,045.39
Fund 603 Solid Waste Fund					
Solid Waste Fund	Solid Waste Administration	Auditing and Acct g Services	ABDO, EICK & MEYERS, LLP	2016 Audit	\$1,646.00
Fund 603 Solid Waste Fund					\$1,646.00
Fund 604 Electric Fund					
Electric Fund	Electric Utility Operation	Electric Power for Resale	MI ENERGY COOPERATIVE	Power for Resale	\$63,289.65
Electric Fund	Electric Utility Operation	Electric Utilities	HARMONY PUBLIC UTILITIES	Elec-Streetlighting	\$365.28
Electric Fund	Electric Utility Operation	Management Fees	MINN MUNICIPAL UTILITIES ASSOC	Safety Program 2nd Qtr	\$728.71
Electric Fund	Electric Utility Operation	Motor Fuels/Lubricants	SEVERSON OIL CO.	Gas-Brian pickup	\$47.64
Electric Fund	Electric Utility Operation	Repair/Maint Other Improve	GOPHER STATE ONE CALL, INC	locate/no locates	\$20.25
Electric Fund	Electric Utility Operation	Repair/Maint Other Improve	MOREM ELECTRIC, INC	repair str lights Apts/Vis Ctr	\$746.11
Electric Fund	Electric Utility Operation	Repair/Maint Other Improve	MOREM ELECTRIC, INC	repair street lights 4	\$230.57
Electric Fund	Electric Utility Operation	Repair/Maint Other Improve	MOREM ELECTRIC, INC	streetlight repair	\$60.00
Electric Fund	Electric UtilityAdministratio	Auditing and Acct g Services	ABDO, EICK & MEYERS, LLP	2016 Audit	\$1,646.00
Electric Fund	Electric UtilityAdministratio	General Notices and Pub Info	BLUFF COUNTRY NEWSPAPER GROUP	Renewable Energy variance Ads	\$44.00
Fund 604 Electric Fund					\$67,178.21
Fund 620 Economic Development Authority					
Economic Development	Economic Development	Planning & Development Fees	CEDA	2nd Qtr EDA Contract	\$7,138.50
Economic Development	Economic Development	Telephone	HARMONY TELEPHONE COMPANY	EDA Phone	\$16.96
Economic Development	Economic Development	Travel Expenses	SCHIEBER, GREG	Trail Day registration/mileage	\$154.64

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Fund Descr	Department	Object of Expense	Vendor	Comments	Amount
Economic Development	Tourism Programs	Donations to Civic Org s	HARMONY CHAMBER OF COMMERCE	1st half budgeted funds donation	\$12,250.00
Fund 620 Economic Development Authority					\$19,560.10
					\$202,665.52

ADMINISTRATOR'S REPORT

For the Period from March 14, 2017 to April 11, 2017

ADMINISTRATION

Completed annual audit. Auditors will be present audit. Developed policy for federal grant dollars and investment policy.

Coordinating with MNDOT and Harmony Historical Society the approvals necessary for the installation of the historical sign project that they received a grant for.

Sent past due fire call invoices to customers. May need to review process for collecting non-payment of fire calls.

Mailed out liquor license renewals to licensees.

Submitted necessary paperwork with LMCIT workers compensation and MN OSHA for employee accident.

Assembling information for Well #3 DNR appropriation permit. Will need to update Wellhead Protection Plan for this well. Will need to do a water supply plan that needs to be submitted by October 10, 2017.

Personnel committee has met and recommends approval for advertising for a full time maintenance worker, which will allow for cross training and training for water and wastewater licenses from employees that are nearing retirement.

UTILITY/BUILDING COMMITTEE

Contracts have been signed for the 2017 Street Project. A preconstruction meeting will be held on May 12.

MNDOT will be doing a mill and overlay on TH139 from Hwy 52 to State Line in 2017. They will also be replacing some sidewalks along TH139 to make them ADA compliant. Signed agreements have been submitted to MNDOT. We have received funds for temporary right-of-way and right-of-way acquisitions. We need to approve payment for our share of project.

Reviewed with a contractor and committee on doors/windows at Visitor Center.

Generators have been installed for lift stations. Project is complete at community center for transfer switch and connections for our existing trailer generator at the community center as part of this USDA grant project. Will be closing grant out with USDA soon. Need to approve maintenance contracts for fluid changes and annual review of generators by manufacturer as recommended by utility committee.

Put maintenance truck out for bid. Need to approve bid to sell truck as recommended by utility committee.

WASTEWATER

Staff is monitoring dechlorination equipment with adjustments to record levels so we can show history of potential compliance for when we apply for wastewater license renewal. Working on finalizing our wastewater plant renewal license that will need to be submitted by May 1.

City of Harmony
Cash Balance Report
February 2016 and February 2017

Fund Description	February-16	February-17
General Fund	710,048.79	714,660.92
Revolving Loan Fund	109,226.72	17,549.88
Commercial Rehab Fund	3,905.11	4,623.07
Library Fund	(20,925.80)	(18,735.68)
Fire Fund	17,679.17	13,278.26
Ambulance Fund	132,724.04	6,763.46
Park Fund	52,067.62	50,084.04
Arts Fund	3,380.58	1,149.39
GO Improvement 2010A-3rd St SW	28,139.54	32,958.29
GO Tax Abatement 2013A-Comm Cntr	2,656.07	4,487.52
GO Improvement 2013B-Heritage Grove	(6,836.15)	(5,842.60)
GO Improvement 2014A-1st Ave SW	97,341.34	106,638.35
Capital Projects Fund	537,718.03	646,553.24
TIF District #5-Antique Mall	114.88	125.29
TIF District #6-HECO	174.57	179.42
First Ave SW Project	-	-
Well No. 3 Project	-	-
Water Fund	142,652.10	207,485.97
Sewer Fund	25,511.45	15,705.13
Solid Waste Fund	(644.91)	2,655.05
Electric Fund	644,301.95	536,796.39
Storm Water Fund	847.16	5,233.05
Economic Development Fund	74,615.05	73,854.69
Total	2,554,697.31	2,416,203.13

Federal Grants Administration Policy

Goal

The goal of the City Council is to establish administrative requirements and cost principles for Federal grant awards received by the City of Harmony and the Harmony Economic Development Authority that comply with Key Policy Areas identified by the Office of Management and Budget.

Objective

The objective of the City Council in meeting this goal is to ensure compliance with OMB Uniform Grant Guidance:

- a. Have effective controls in place to manage Federal awards and show compliance with Federal Statutes, regulations and terms and conditions of the award by identifying how compliance is evaluated and monitored.
- b. Have reasonable procedures in place to protect personally identifiable information (PII) and other information identified as sensitive by Federal agency or pass-through entity.

Procedures

1. Segregation of Duties

- a. Personally identifiable information (PII) and sensitive data as defined by a Federal Agency or pass-through entity shall be accessible only by employees who have been determined to have need for the information. The City Administrator and the Deputy Clerk will determine which city staff members need access to personally identifiable information that may be acquired through various Federal grant processes.
- b. Only those staff members who are required to access personally identifiable information will be authorized to access it when needed to produce accurate and complete financial data for reliable and timely financial and management reports.
- c. The Department Head for the department receiving a Federal Grant Award shall be the primary responsible person to review and approve all costs associated with the Grant.
- d. All required reports related to a Federal Grant shall be prepared by the responsible Department Head and reviewed and signed by the City Administrator and any other official as required in the Grant document.

2. Accounting Controls

- a. All purchases by authorized City of Harmony employees shall be in accordance with Minnesota Statutes Chapter 471.345 Uniform Municipal contracting Law, or as amended and applicable Federal laws and regulations and the uniform guidance.
- b. The financial accounting system must identify all federal awards in all accounts that are received and expended by:
 - i. CFDA number and title
 - ii. Federal award ID and year
 - iii. Name of federal awarding agency
 - iv. Pass-through entity's name
- b. The payment process shall follow the Accounting process for Accounts Payable.
- c. The Department Head assigned responsibility for a federal grant shall review and approve all requests for payment under the federal grant in accordance with Subpart E Cost Principles as well as the terms and conditions of the federal grant award.
- d. Federal grant payments received shall be disbursed according to the terms and conditions of the federal grant award. If grant disbursement guidelines are not included the grant proceeds shall be disbursed within 30 days of receipt.
- e. Payments to sub recipients are:
 - i. Not required to be maintained in separate depository accounts for federal awarded funds.
 - ii. Required to be accounted for by receipt, obligation and expenditure of federal funds.
- f. Travel costs must be consistent with our travel policy.
- g. Personnel compensation from Federal grant awards, personnel shall accurately record an employee's time activities associated with a federal award.
- h. Complete payroll documentation must be maintained for all employees whose salaries are paid in full or in part by a federal award (200.430 (i) (1); and used in meeting cost sharing or matching requirements on Federal awards (200.430 (i) (4)).
- i. Contracts using Federal grant funds shall be with responsible contractors that can perform successfully meeting the requirements and terms and conditions of contract award based on:
 - i. Contractor integrity
 - ii. Compliance with public policy

- iii. Record of past performance
 - iv. Financial and technical resources
- j. Conflict of interest disclosure:
 - i. Conflict of Interest forms shall be reviewed to determine if any conflict of interest exists in regard to a Federal Grant Award.
 - ii. Any potential conflict of interest that an employee may have relating to a Federal Grant Award must be disclosed in writing to the City Administrator and the Grant issuing Federal Agency.
 - iii. Any violation of Federal criminal law that involves fraud, bribery or gratuities that could affect a Federal Grant Award must be disclosed in writing to the City Administrator and Grant issuing Federal Agency.
 - iv. Any contractual or administrative issues, which may include disputes, protests and source evaluations, must be referred to the office of the City Attorney who must provide guidance and facilitate a legal solution to the issue.
- k. Procurement of items to be purchased using Federal grant funds shall follow all state and federal rules and regulations.
 - i. Reasonable effort must be made to avoid purchasing unnecessary or duplicative items.
 - ii. Records must be maintained with sufficient detail to provide a historical or audit trail for the procurement.
 - iii. Employees who have a conflict of interest relating to the selection of a contractor who will be paid from Federal Grant funds must disclose such conflict of interest to the City Administrator who shall name another employee to select an appropriate contractor.
- l. Performance reporting will require:
 - i. Financial data to be related to performance of accomplishments.
 - ii. Oversight and monitoring must cover each program or activity.
 - iii. Quantifiable data when available.
 - iv. Trend data or data analysis
 - v. Explanation of reasons why goals were not met or explanation of any cost overruns.
- m. Prior written approval must be received from the Federal Grant Award Agency for indirect costs or the incurrence of special or unusual costs and the Federal Agency approval should include timeframe or written agreement.
- n. Report Certification for the Authorizing Official for any Federal Grant Award must sign a certification on the annual and final fiscal report or voucher requesting payments that includes the following language:

“By signing this report, I certify to the best of my knowledge and belief that the report is true, complete, and accurate, and the expenditures, disbursements and cash receipts are for the purposes and objective set forth in the terms and conditions of the Federal award. I am aware that any false, fictitious, or fraudulent information, or the omission of any material fact, may subject me to criminal, civil or administrative penalties for fraud, false statements, false claims or otherwise. (U.S. Code Title 18, Section 1001 and Title 31, Sections 3729-32730 and 3801-3812).”

Federal Grants

1. All Federal Grants shall be identified by:
 - a. CFDA number and title
 - b. Federal award ID and year
 - c. Name of federal awarding agency
 - d. Pass-through entity's name
2. All requests for grant award payments are to be reviewed by the City Administrator to ensure all costs are allowable in accordance with Subpart E Cost Principals and the terms and conditions of the award.
3. Federal Grant award payments shall be disbursed within 30 days of receipt unless unanticipated circumstances require more time.
4. Personnel compensation shall be documented on the employee's timecard. In cases where this is not possible a daily log indicating the date, time and description of activities that are to be reimbursed with Federal Grant Award dollars. This log shall be reviewed by the employee's supervisor or the City Administrator.
5. Payroll processing procedures shall be followed.
6. Contracts using Federal Grant Awards shall be made only with responsible contractors that can perform successfully meeting the requirements and terms and conditions of contract award based on:
 - a. Contractor integrity
 - b. Compliance with public policy
 - c. Record of past performance
 - d. Financial and technical resources
7. Any and all conflicts of interest that may relate to a Federally Awarded Grant must be disclosed in writing to the City Administrator and to the Grant Issuing Federal Agency.
8. Procurement of items related to a Federal Grant shall follow all state and federal rules and regulations.

9. Annual and final fiscal reports or vouchers requesting payments for Federal Grant Awards shall include the following certification:

“By signing this report, I certify to the best of my knowledge and belief that the report is true, complete, and accurate, and the expenditures, disbursements and cash receipts are for the purposes and objective set forth in the terms and conditions of the Federal award. I am aware that any false, fictitious, or fraudulent information, or the omission of any material fact, may subject me to criminal, civil or administrative penalties for fraud, false statements, false claims or otherwise. (U.S. Code title 18, Section 1001 and Title 31, Sections 3729 – 32730 and 3801-3812)”

Management Letter

City of Harmony

Harmony, Minnesota

For the Year Ended
December 31, 2016



People
+ Process®
Going
Beyond the
Numbers

March 17, 2017

Management, Honorable Mayor and City Council
City of Harmony, Minnesota

We have audited the financial statements of the governmental activities, the business-type activities, each major fund and the aggregate remaining fund information of the City of Harmony, Minnesota (the City), for the year ended December 31, 2016 and have issued our report thereon dated March 17, 2017. Professional standards require that we provide you with information about our responsibilities under generally accepted auditing standards, *Government Auditing Standards*, and the *Uniform Guidance*, as well as certain information related to the planned scope and timing of our audit. We have communicated such information in our letter to you dated January 20, 2017. In our report, our opinion was qualified because the City has not adopted GASB Statement No. 68, Accounting and Financial Reporting for Pensions, for the Public Employee Retirement Association nor the pension amounts related to the Harmony Firefighters' Relief Association, in the governmental activities, business-type activities, and each major proprietary fund and, accordingly, has not shown activity related to this standard. Professional standards also require that we communicate to you the following information related to our audit.

Our Responsibility under Auditing Standards Generally Accepted in the United States of America and *Government Auditing Standards* and the Uniform Guidance

As stated in our engagement letter, our responsibility, as described by professional standards, is to express opinions about whether the financial statements prepared by management with your oversight are fairly presented, in all material respects, in conformity with accounting principles generally accepted in the United States of America. Our audit of financial statements does not relieve you or your management of your responsibilities.

Our responsibility is to plan and perform the audit to obtain reasonable, but not absolute, assurance that the financial statements are free of material misstatement. As part of our audit, we considered the internal control of the City. Such considerations were solely for the purpose of determining our audit procedures and not to provide any assurance concerning such internal control. We are responsible for communicating significant matters related to the audit that are, in our professional judgment, relevant to your responsibilities in overseeing the financial reporting process. However, we are not required to design procedures specifically to identify such matters.

Significant Audit Findings

In planning and performing our audit of the financial statements, we considered the City's internal control over financial reporting (internal control) to determine the audit procedures that are appropriate in the circumstances for the purpose of expressing our opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of the City's internal control. Accordingly, we do not express an opinion on the effectiveness of the City's internal control.

A deficiency in internal control exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct, misstatements on a timely basis. A *material weakness* is a deficiency, or a combination of deficiencies, in internal control such that there is a reasonable possibility that a material misstatement of the entity's financial statements will not be prevented, or detected and corrected on a timely basis. A *significant deficiency* is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

Our consideration of internal control was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or significant deficiencies and therefore, material weaknesses or significant deficiencies may exist that were not identified. Given these limitations, during our audit we did not identify any deficiencies in internal control that we consider to be material weaknesses. However, material weaknesses may exist that have not been identified. We did identify a certain deficiency in internal control, described below and on the following pages as item 2016-001 that we consider to be a significant deficiency.

Segregation of duties

- Condition:* During our audit we reviewed internal control procedures over payroll, disbursements, cash receipts, utility billing and investments and found the City to have limited segregation of duties in these areas as noted below.
- Criteria:* There are four general categories of duties: authorization, custody, record keeping and reconciliation. In an ideal system, different employees perform each of these four major functions. In other words, no one person has control of two or more of these responsibilities.
- Effect:* The existence of this limited segregation of duties increases the risk of fraud and misstatement.

Internal control over payroll

- Cause:* The Administrator controls and maintains the control over the ACH, sets up employee records, posts activity to the general ledger, prepares payroll tax returns, and maintains the payroll records as well as reconciling the bank statements.
- Recommendation:* While we recognize the number of staff is not large enough to eliminate this deficiency it is important that the Council is aware of this condition and monitor all financial information. We recommend that in addition to approving payroll disbursements and wage rates, the Council review amounts earned and accrued for compensated absences on an annual basis to compensate for control deficiencies with respect to payroll accruals. Also bank reconciliations should be reviewed by clerk with emphasis on reviewing approved ACH payments and confirm proper payment amount.
- Management response:*

The Council will continue to review the ACH payments along with compensated absences reports and the Deputy Clerk will compare approved payments to the bank reconciliation upon review. It is important that these procedures are document that these procedures are completed.

Updated progress from prior year:

No progress has been made in addressing this finding in the current year.

Internal control over cash disbursements

- Cause:* The Deputy Clerk has control over the check stock, sets up and maintains vendors, prepares checks and enters transactions into the accounting system.
- Recommendation:* While we recognize staff is not large enough to eliminate this deficiency, we recommend that an individual separate from the Administrator review cancelled checks received with bank statement and investigate items such as: voided checks, inconsistencies in check sequence, possible alterations, and unusual payees. It is important that the Council is aware of this condition and monitor all financial information. The Deputy Clerk should enter disbursements and mail disbursements. The Administrator will sign checks.
- Management response:*

The Administrator will review the cancelled checks that are received with the bank statements and look for any inconsistencies in check numbers along with mail disbursements.

Segregation of duties - continued**Internal control over cash receipts**

Cause: The Deputy Clerk sets up and maintains customers, generates billing statements, maintains receipts journal, posts to the general ledger, prepares deposits and delivers to the bank.

Recommendation: We recommend that an individual separate from the Administrator, such as the Deputy Clerk, review bank reconciliations for accuracy and timeliness of preparation. The City could also look at a point of sale software to assist with documenting receipts. It is important that the Council is aware of this condition and monitor all financial information.

Management response:

The Council has already taken measures to attempt to comply even though the City is relatively small and the number of clerical/bookkeeping staff they can employ is limited. The Council has addressed this circumstance by active participation in the City's affairs. This includes review of deposits, regular review of financial statements, regular review of bank reconciliations and budget comparisons.

Updated progress from prior year:

No progress has been made in addressing this finding in the current year.

Internal control over utility billing

Cause: The Deputy Clerk approves new accounts, sets up customers and rates in the billing systems, generates statements, enters readings, prepares the deposit and makes adjustments to accounts.

Recommendation: We recommend that an individual, separate from the Administrator such as the Deputy Clerk, review bank reconciliations for accuracy and timeliness of preparation. The utility billing adjustment reports should be reviewed and documented any adjustments made to the utility billing system. It is important that the Council is aware of this condition and monitor all financial information.

Management response:

The City Administrator will review the utility adjustment report and the Deputy Clerk with review the bank reconciliation.

Updated progress from prior year:

No progress has been made in addressing this finding in the current year.

Internal control over investment transactions

Cause: As a result of the number of staff, the Administrator receives investment statements in the mail, initiates investment transactions, maintains investment subledger and spreadsheet and reconciles investment accounts.

Recommendation: It is important that the Council is aware of this condition and monitor all financial information. We recommend the City adopt an investment policy which outlines procedures for investment transactions that can be followed by the Administrator.

Management response:

The City will implement an investment policy for 2017.

Updated progress from prior year:

No progress has been made in addressing this finding in the current year.

Compliance and Other Matters

As part of obtaining reasonable assurance about whether the City's financial statements are free of material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, grant agreements, and other matters noncompliance with which could have a direct and material effect on the determination of financial statement amounts. However, providing an opinion on compliance with those provisions was not an objective of our audit. Also in accordance with the Uniform Guidance, we examined, on a test basis, evidence about the City's compliance with the types of compliance requirements described in the "*U.S. Office of Management and Budget (OMB) Compliance Supplement*" applicable to each of its major federal programs for the purpose of expressing an opinion on the City's compliance with those requirements and for compliance with federal statutes, regulations, and the terms and conditions of its federal awards applicable to its federal programs. While our audit provides a reasonable basis for our opinion, it does not provide a legal determination on the City's compliance with those requirements. The results of our tests disclosed no instances of noncompliance or other matters that is required to be reported under *Government Auditing Standards*, the Uniform Guidance or Minnesota statutes.

Qualitative Aspects of Accounting Practices

Management is responsible for the selection and use of appropriate accounting policies. The significant accounting policies used by the City are described in Note 1 to the financial statements. The City changed accounting policies during 2016 related to fair market value and application (GASB 72), accounting and financial reporting for pension and related assets not within the scope of GASB 68, including amendments to certain provisions GASB Statement No. 67 and No. 68 (GASB 73), and certain external investment pools and pool participants (GASB 79). We noted no transactions entered into by the governmental unit during the year for which there is a lack of authoritative guidance or consensus. All significant transactions have been recognized in the financial statements in the proper period.

Accounting estimates are an integral part of the financial statements prepared by management and are based on management's knowledge and experience about past and current events and assumptions about future events. Certain accounting estimates are particularly sensitive because of their significance to the financial statements and because of the possibility that future events affecting them may differ significantly from those expected.

- Management's estimate of capital asset basis is based on estimated historical cost of the capital assets and depreciation is based on the estimated useful lives of capital assets.
- Management's estimate of allowance for doubtful accounts is based on past collection and write-off experience.
- Allocations of gross wages and payroll benefits are derived from each employee's estimated time to be spent servicing the respective functions of the City. These allocations are also used in allocating accrued compensated absences payable.
- Management's estimate of compensated absences and the differentiation between long term and current is based on past usage and experience.

We evaluated the key factors and assumptions used to develop these accounting estimates in determining that it is reasonable in relation to the financial statements taken as a whole.

The disclosures in the financial statements are neutral, consistent, and clear. Certain financial statement disclosures are particularly sensitive because of their significance to financial statement users.

Difficulties Encountered in Performing the Audit

We encountered no difficulties in dealing with management in performing our audit.

Corrected and Uncorrected Misstatements

Professional standards require us to accumulate all known and likely misstatements identified during the audit, other than those that are clearly trivial, and communicate them to the appropriate level of management. Management has corrected all such misstatements. We proposed no journal entries that we consider to be material audit adjustments.

Disagreements with Management

For purposes of this letter, professional standards define a disagreement with management as a financial accounting, reporting or auditing matter, whether or not resolved to our satisfaction that could be significant to the financial statements or the auditor's report. We are pleased to report that no such disagreements arose during the course of our audit.

Management Representations

We have requested certain representations from management that are included in the management representation letter dated March 17, 2017.

Management Consultations with Other Independent Accountants

In some cases, management may decide to consult with other accountants about auditing and accounting matters, similar to obtaining a “second opinion” on certain situations. If a consultation involves application of an accounting principle to the City’s financial statements or a determination of the type of auditor’s opinion that may be expressed on those statements, our professional standards require the consulting accountant to check with us to determine that the consultant has all the relevant facts. To our knowledge, there were no such consultations with other accountants.

Other Audit Findings or Issues

We generally discuss a variety of matters, including the application of accounting principles and auditing standards, with management each year prior to retention as the City’s auditors. However, these discussions occurred in the normal course of our professional relationship and our responses were not a condition to our retention.

Other Matters

We applied certain limited procedures to the required supplementary information (RSI) (Management’s Discussion and Analysis) which is information that supplements the basic financial statements. Our procedures consisted of inquiries of management regarding 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 did not audit the RSI and do not express an opinion or provide any assurance on the RSI.

We were engaged to report on the supplementary information (combining and individual fund financial statements and schedules and schedule of federal awards), which accompany the financial statements but are not RSI. With respect to this supplementary information, we made certain inquiries of management and evaluated the form, content, and methods of preparing the information to determine that the information complies with accounting principles generally accepted in the United States of America, the method of preparing it has not changed from the prior period, and the information is appropriate and complete in relation to our audit of the financial statements. We compared and reconciled the supplementary information to the underlying accounting records used to prepare the financial statements or to the financial statements themselves.

We were not engaged to report on the introductory section, which accompanies the financial statements but is not RSI. We did not audit or perform other procedures on this other information and we do not express an opinion or provide any assurance on it.

Written Policies and Procedures

The City has implemented several written policies and procedures. We recommend the City continue to add to these written policies and procedures on other policies that management deems important. Additionally, During our audit, we discovered the City did not develop a written policies and procedure as required by the Uniform Guidance for the following:

- Determination of Allowability of Costs - §200.302(b)(7)
- Time and Effort - §200.430(a)
- Cash Management of Federal Funds - §200.302(b)(6)
- Conflicts of Interest - §200.318(c)(1-2)

The City must also ensure that existing written procedures are in compliance with:

- General Procurement Standards - §200.318-.326
- Equipment Management Requirements - §200.313

The City “must” establish and maintain effective internal control over Federal awards that provides reasonable assurance that the City is managing Federal awards in compliance with Federal statutes, regulations, and the terms and conditions of the Federal awards. We recommend the City to implement written policies and procedures to adhere to the above mentioned Uniform Guidance requirements. If not completed this could result in disallowed federal expenditures and potential loss in revenues.

Financial Position and Results of Operations

Our principal observations and recommendations are summarized on the following pages. These recommendations resulted from our observations made in connection with our audit of the City's financial statements for the year ended December 31, 2016.

General Fund

All general governmental functions of the City which are not accounted for in separate funds are included in the General fund.

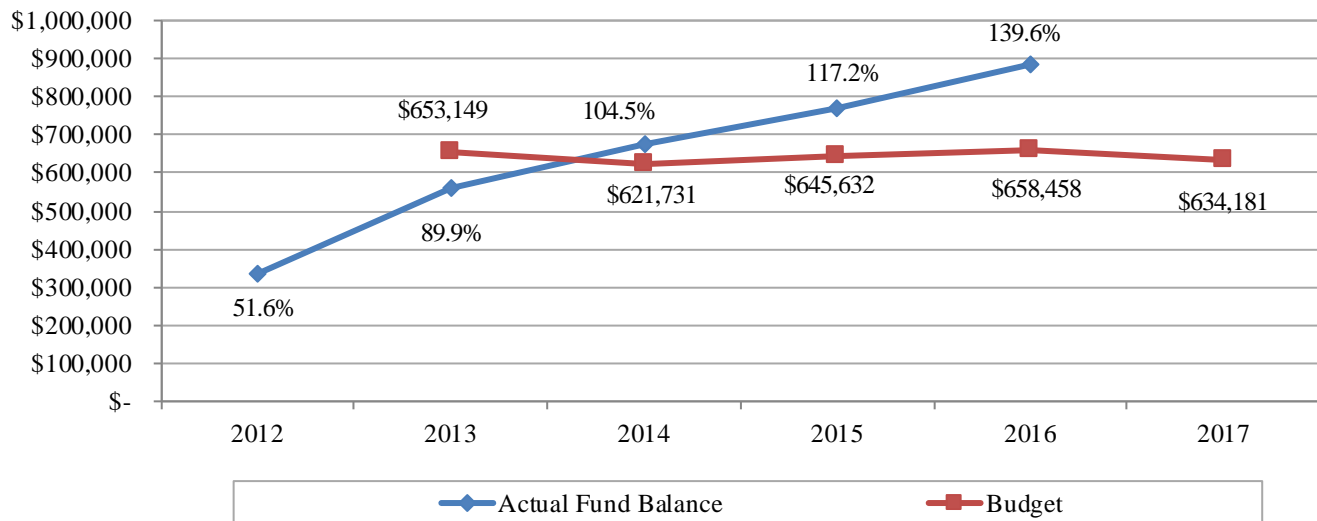
Minnesota municipalities must maintain substantial amounts of fund balance in order to meet their liquidity and working capital needs as an operating entity. That is because a substantial portion of your revenue sources (taxes and intergovernmental revenues) are received in the last two months of each six-month cycle.

As you can see from the following information, it is necessary to maintain fund balance in order to keep pace with the increasing operating budget. *This information is also presented in graphic form below.*

Year	Fund Balance December 31	Budget Year	General Fund Budget	Percent of Fund Balance to Budget
2012	\$ 337,102	2013	\$ 653,149	51.6 %
2013	559,195	2014	621,731	89.9
2014	674,844	2015	645,632	104.5
2015	771,600	2016	658,458	117.2
2016	885,454	2017	634,181	139.6

The following is an analysis of the General fund's fund balance for the past five years compared to the following year's budget:

Total Fund Balance/Budget Comparison



We have compiled a peer group average derived from information we have requested from the Office of the State Auditor and then compiled data for Cities of the 4th class which have populations below 2,500. In 2014 and 2015, the average General fund balance as a percentage of expenditures was 87 percent and 93, percent, respectively. Based on comparison to the peer groups, the City's General fund balance is above average as the City policy is to commit 50 percent of the future year General fund Tax Levy and LGA amounts. We have compiled peer group average fund balance information from approximately 120 4th class cities (population 2,500-10,000). The peer group average is derived from information available on the website of the Office of the State auditor.

The unassigned fund balance increased by \$113,854 in 2016. The total fund balance of \$885,454 represents 139.6 percent of the 2017 budgeted expenditures. Many other organizations, including the Office of the State Auditor (the OSA) and League of Minnesota Cities (LMC) recommend that a fund balance reserve be anywhere from 35 to 50 percent of planned expenditures. We concur with those recommendations.

Although there is no legislation regulating fund balance, it is a good policy to assign intended use of fund balance. This helps address citizen concerns as to the use of fund balance and tax levels. The City should consider documenting assignments for intended use of fund balance at and above the fifty percent level. This documentation could be accomplished by an annual resolution to identify intended use of available fund balance. We recommend a minimum fund balance for working capital be approximately 40 percent to 50 percent of planned disbursements. So at the current level, the fund balance is well above what is generally recommended as a minimum.

The purposes and benefits of a fund balance are as follows:

- Expenditures are incurred somewhat evenly throughout the year. However, property tax and state aid revenues are not received until the second half of the year. An adequate fund balance will provide the cash flow required to finance the governmental fund expenditures.
- The City is vulnerable to legislative actions at the State and Federal level. The State continually adjusts the local government aid and property tax credit formulas. We also have seen the State mandate levy limits for cities over 2,500 in population. An adequate fund balance will provide a temporary buffer against those aid adjustments or levy limits.
- Expenditures not anticipated at the time the annual budget was adopted may need immediate Council action. These would include capital outlay, replacement, lawsuits and other items. An adequate fund balance will provide the financing needed for such expenditures.
- A strong fund balance will assist the City in maintaining, improving or obtaining its bond rating. The result will be better interest rates in future bond sales.

The 2016 General fund operations are summarized as follows:

	Budgeted Amount		Actual Amounts	Variance with Final Budget
	Original	Final		
Revenues	\$ 588,257	\$ 588,257	\$ 701,814	\$ 113,557
Expenditures	<u>567,458</u>	<u>567,458</u>	<u>548,460</u>	<u>18,998</u>
Excess (deficiency) of revenues over (under) expenditures	<u>20,799</u>	<u>20,799</u>	<u>153,354</u>	<u>132,555</u>
Other financing sources (uses)				
Sale of capital assets	-	-	14,500	14,500
Transfers in	100,250	100,250	47,000	(53,250)
Transfers out	<u>(91,000)</u>	<u>(91,000)</u>	<u>(101,000)</u>	<u>(10,000)</u>
Total other financing sources (uses)	<u>9,250</u>	<u>9,250</u>	<u>(39,500)</u>	<u>(48,750)</u>
Net change in fund balances	<u>\$ 30,049</u>	<u>\$ 30,049</u>	113,854	<u>\$ 83,805</u>
Fund balances, January 1			<u>771,600</u>	
Fund balances, December 31			<u>\$ 885,454</u>	

Actual revenues exceeded budget by \$113,557. The major sources over budget were as follows:

- Total tax revenue by \$23,384 mainly attributable to an increase in delinquent collections.
- Intergovernmental by \$52,327 of which \$50,000 was unbudgeted USDA grant dollars.
- Miscellaneous revenues by \$35,462 of which \$22,702 is due to higher than anticipated League of Minnesota insurance dividend received during the year.

Actual expenditures were over budget by \$18,998. The significant items over budget were as follows:

- Capital outlay for public safety by \$68,860 due to the purchase of emergency generators which were funded by USDA grant dollars.
- Repairs and maintenance in the community center and police departments exceeded budget by \$5,266 and \$8,284 due to unanticipated window replacement and squad car damage, respectively.

There was an additional transfer in of \$17,000 from the Capital Projects fund for current year capital expenditures.

A comparison of General fund revenues and other financing sources for the last three years is represented below:

Source	2014	2015	2016	Percent	Per Capita
Taxes	\$ 208,658	\$ 189,080	\$ 209,571	29.9 %	\$ 205
Special assessments	7,583	2,982	1,560	0.2	2
Licenses and permits	7,367	7,752	7,546	1.1	7
Intergovernmental	356,416	415,874	410,372	58.3	402
Charges for services	3,028	883	1,060	0.2	1
Fines and forfeits	2,046	1,432	1,227	0.2	1
Investment earnings (loss)	1,094	1,580	2,516	0.4	2
Miscellaneous	55,574	71,568	67,962	9.7	66
Total revenues	<u>\$ 641,766</u>	<u>\$ 691,151</u>	<u>\$ 701,814</u>	<u>100.0 %</u>	<u>\$ 686</u>

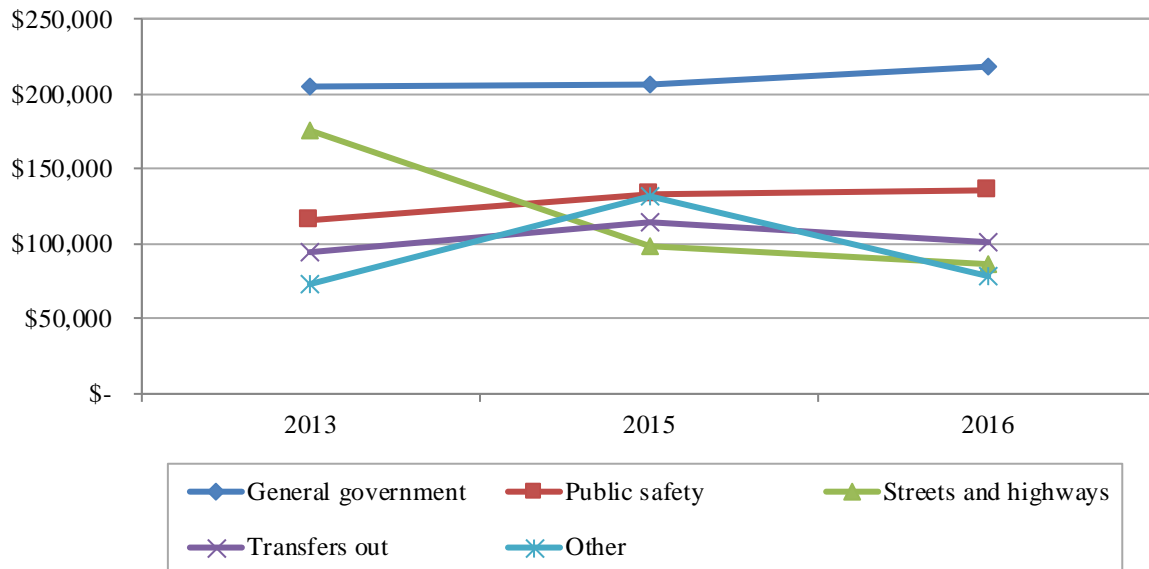
General Fund Revenues by Source



A comparison of General fund expenditures and transfers for the last three years is presented below:

Program	2014	2015	2016	Percent	Per Capita	Peer Group Per Capita
Current						
General government	\$ 205,224	\$ 206,536	\$ 218,323	33.5 %	\$ 213	\$ 198
Public safety	115,210	132,625	136,010	20.9	133	212
Streets and highways	176,134	98,595	86,193	13.3	84	162
Culture and recreation	9,580	10,252	9,968	1.5	10	71
Economic development	5,329	6,870	6,203	1.0	6	6
Miscellaneous	2,603	8,186	13,403	2.1	13	23
Total current	514,080	463,064	470,100	72.3	459	672
Capital outlay	73,308	131,540	78,360	12.1	77	79
Transfers out	93,729	114,791	101,000	15.6	99	-
Total expenditures and transfers	<u>\$ 681,117</u>	<u>\$ 709,395</u>	<u>\$ 649,460</u>	<u>100.0 %</u>	<u>\$ 635</u>	<u>\$ 751</u>

General Fund Expenditures by Program



Special Revenue Funds

Special revenue funds have revenue from specific sources to be used for specific purpose. Listed below are the special revenue funds of the City along with the fund balances for 2016 and 2015 and the net change:

Fund	Fund Balances December 31		Increase (Decrease)
	2016	2015	
Major			
Fire	\$ (55,399)	\$ (83,459)	\$ 28,060
Ambulance	173,748	188,878	(15,130)
Revolving Loan	314,487	305,483	9,004
Economic Development Authority	99,048	121,929	(22,881)
Nonmajor			
Park	52,869	54,651	(1,782)
Library	(1,795)	(4,487)	2,692
Small Cities Grant	148,817	28,703	120,114
Arts	1,490	3,717	(2,227)
Total	<u>\$ 733,265</u>	<u>\$ 615,415</u>	<u>\$ 117,850</u>

Debt Service Funds

Debt Service funds are a type of governmental fund to account for the accumulation of resources for the payment of interest and principal on debt (other than enterprise fund debt).

Debt Service funds may have one or a combination of the following revenue sources pledged to retire debt as follows:

- Property taxes - Primarily for general City benefit projects such as parks and municipal buildings. Property taxes may also be used to fund special assessment bonds which are not fully assessed.
- Tax increments - Pledged exclusively for tax increment/economic development districts.
- Capitalized interest portion of bond proceeds - After the sale of bonds, the project may not produce revenue (tax increments or special assessments) for a period of one to two years. Bonds are issued with this timing difference considered in the form of capitalized interest.
- Special assessments - Charges to benefited properties for various improvements.

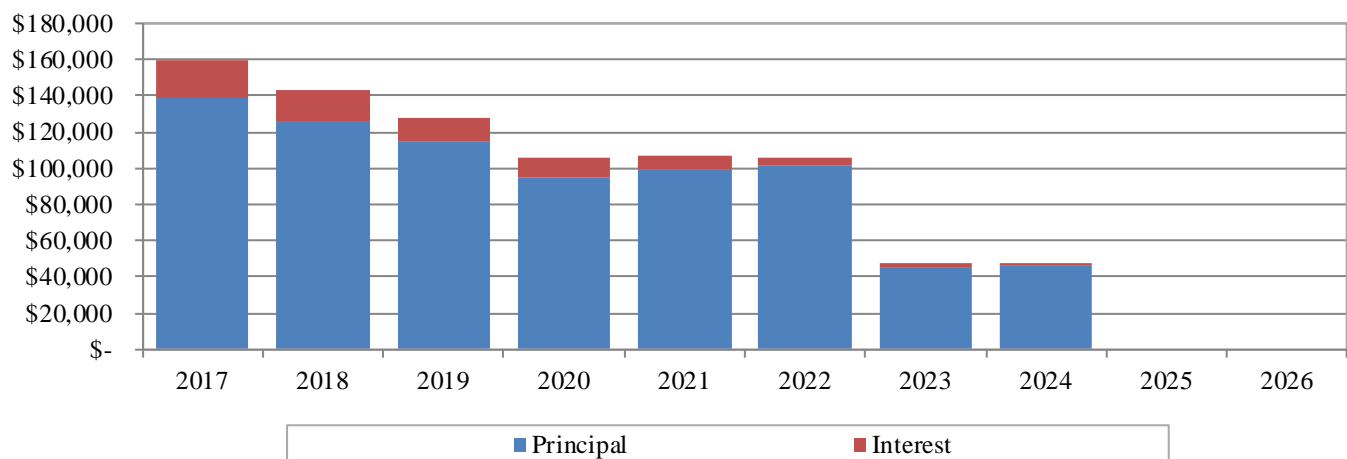
In addition to the above pledged assets, other funding sources may be received by Debt Service funds as follows:

- Residual project proceeds from the related capital project fund
- Investment earnings
- State or Federal grants
- Transfers from other funds

The following is a summary of Debt Service fund assets and outstanding debt as of December 31, 2016:

Debt Description	Total Cash and Temporary Investments	Total Assets	Outstanding Debt	Maturity Date
G.O. Special Assessment Bonds				
G.O. Improvement Bonds of 2010	\$ 49,622	\$ 68,499	\$ 48,000	2018
G.O. Improvement Bonds of 2014	161,114	295,893	324,000	2022
G.O. Tax Abatement Bonds				
G.O. Tax Abatement Refunding Bonds of 2013A	4,328	5,295	184,000	2024
G.O. Tax Abatement of 2013B	20,729	21,519	209,000	2024
 Total All Debt Service Funds	 \$ 235,793	 \$ 391,206	 \$ 765,000	
 Future Interest on Debt			 \$ 78,887	

The annual debt service requirements for the next 10 years for the debt detailed above are as follows:



Capital Projects Funds

Capital Projects funds are used to account for the acquisition and construction of major capital facilities other than those financed by proprietary funds. The table below compares 2016 fund balances with 2015:

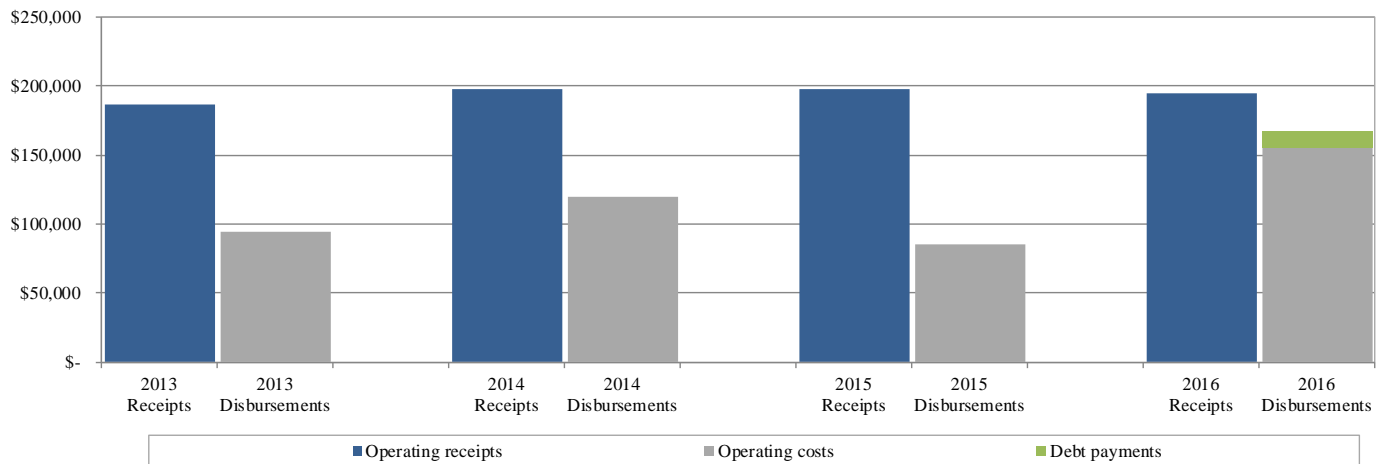
Fund	Fund Balances December 31		Increase (Decrease)
	2016	2015	
Major			
Capital Projects	\$ 646,553	\$ 537,718	\$ 108,835
Nonmajor			
TIF District #5	(16,768)	(27,576)	10,808
TIF District #6	(71,166)	(71,325)	159
2017 Street and Utility Project	(11,069)	-	(11,069)
 Total	 \$ 547,550	 \$ 438,817	 \$ 108,733

Enterprise Funds

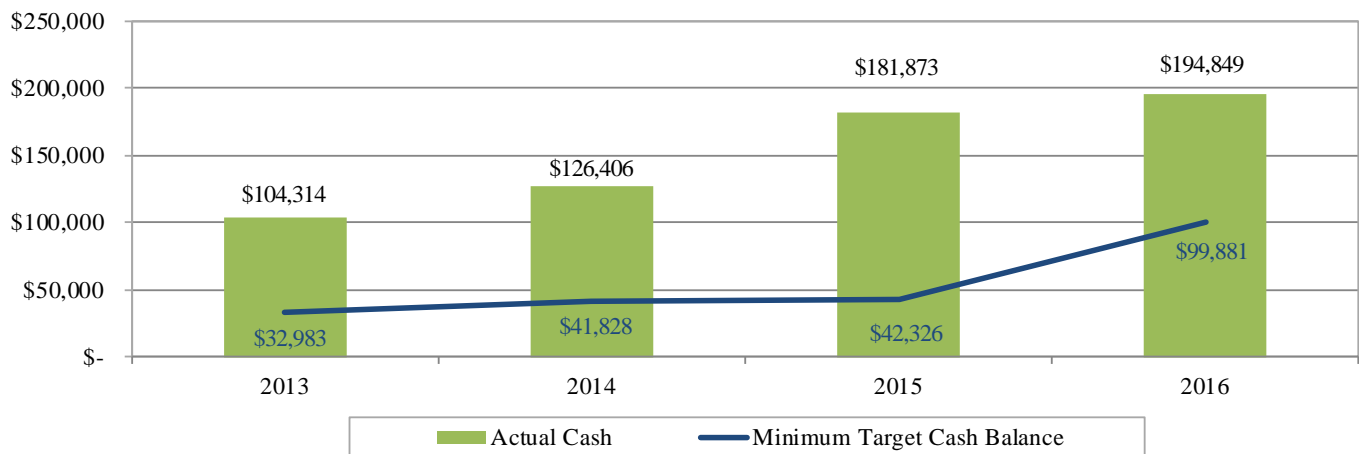
Enterprise funds are used to account for operations that are financed and operated in a manner similar to private business enterprises - where the intent is that the costs of providing goods or services to the general public on a continuing basis be financed or recovered primarily through user charges.

A comparison of Enterprise fund operations and cash balances for the past four years is as follows:

Water Utility Fund Operations



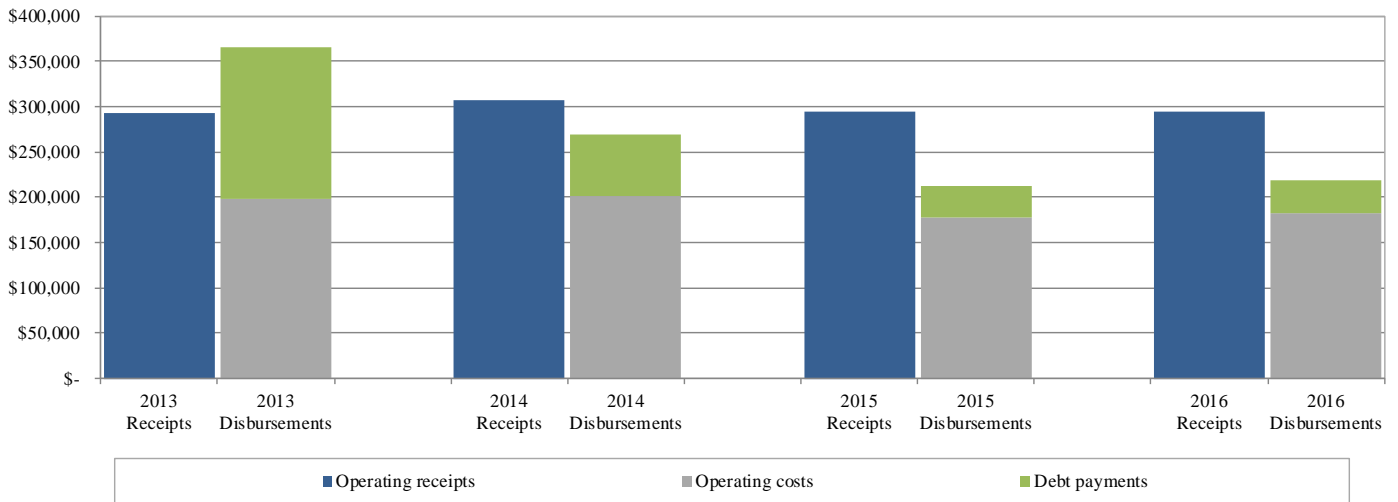
Water Utility Fund Cash Balances



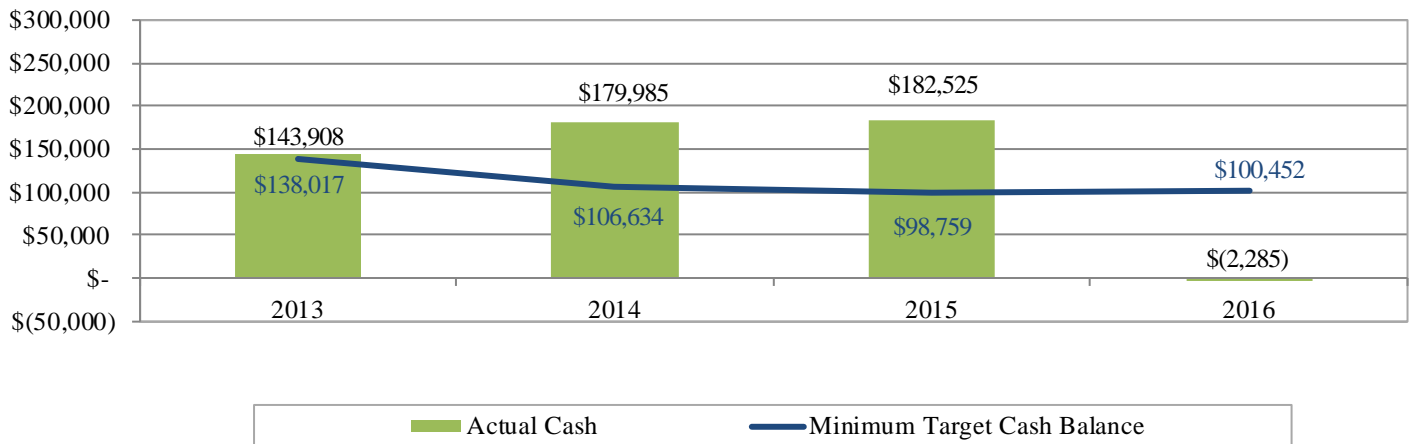
Minimum target cash balance is based on 35 percent of operating expenses plus one year of debt service payments.

	2013	2014	2015	2016
Bonds payable	\$ -	\$ -	\$ 210,760	\$ 822,256

Sewer Utility Fund Operations



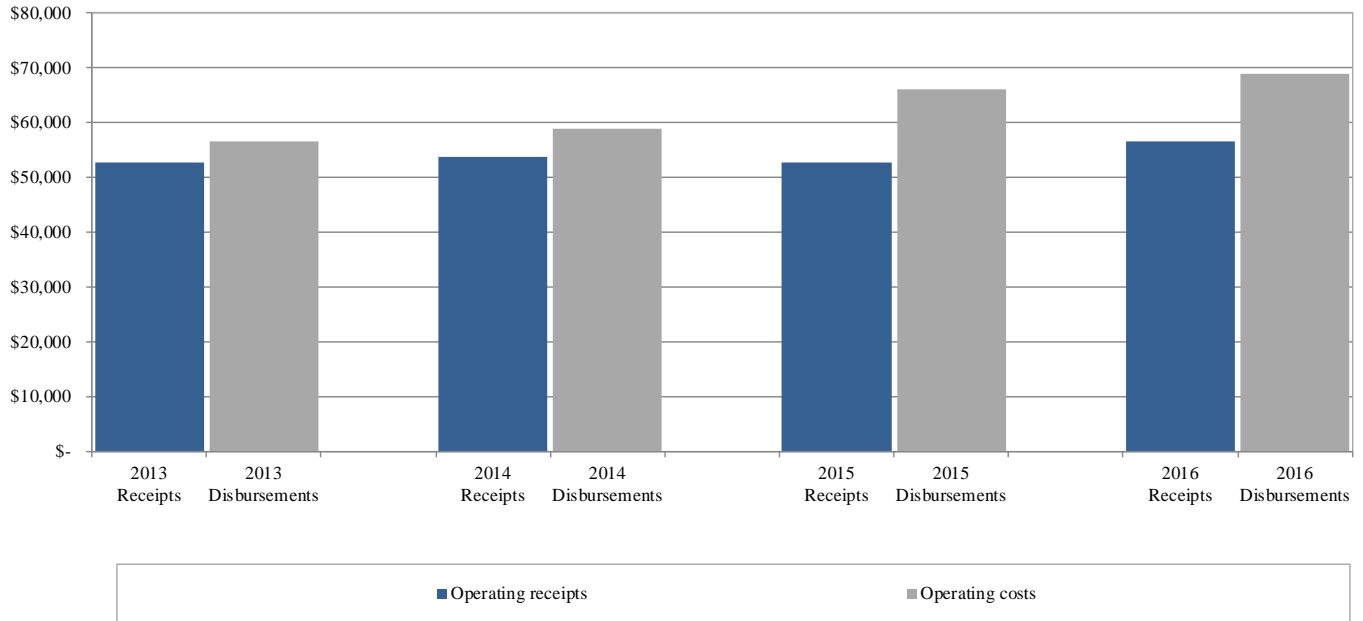
Sewer Utility Fund Cash Balances



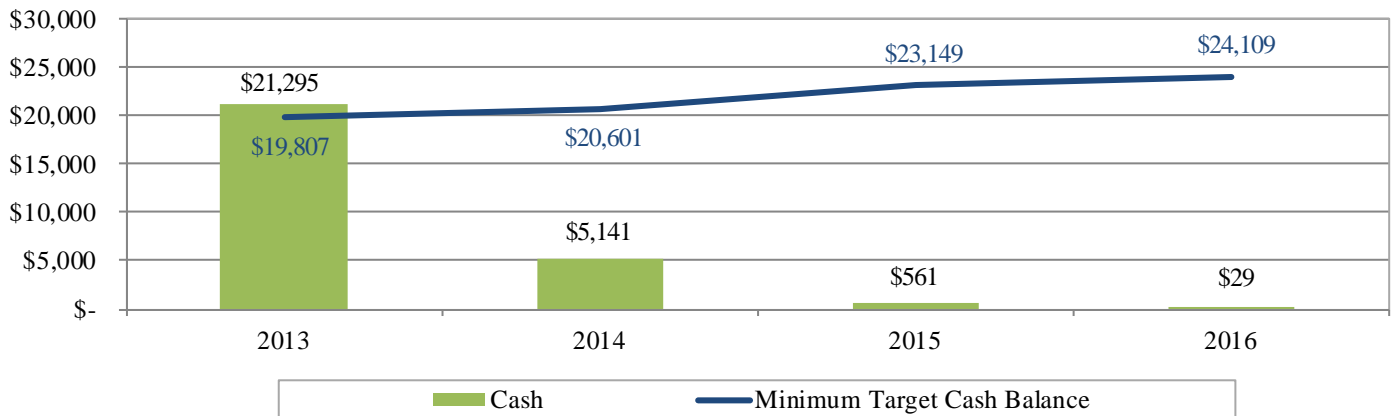
Minimum target cash balance is based on 35 percent of operating expenses plus one year of debt service payments.

	2013	2014	2015	2016
Bonds payable	\$ 536,252	\$ 313,000	\$ 280,000	\$ 246,000
Advance from other funds	\$ -	\$ -	\$ -	\$ 155,000

Refuse and Recycling Fund Operations



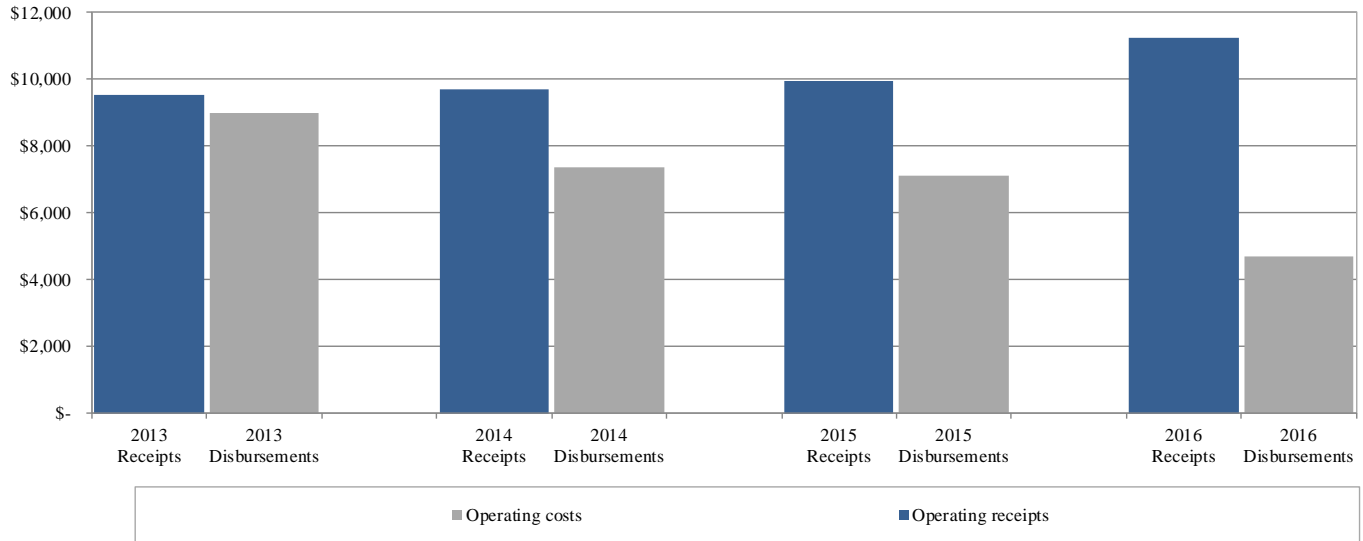
Refuse and Recycling Cash Balances



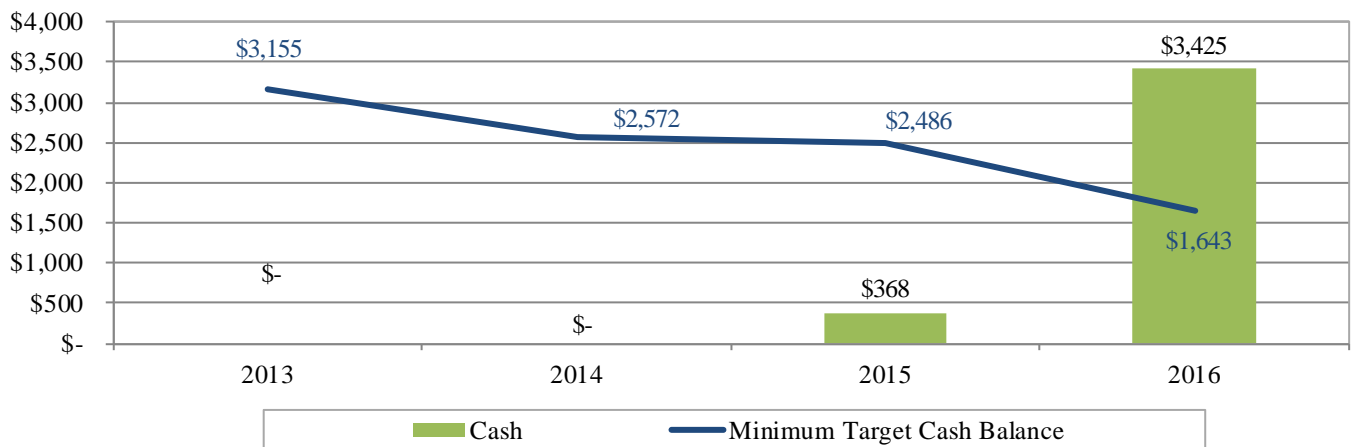
Minimum target cash balance is based on 35 percent of operating expenses.

	2013	2014	2015	2016
Advance from other funds	\$ -	\$ -	\$ -	\$ 12,750

Storm Water Fund Operations

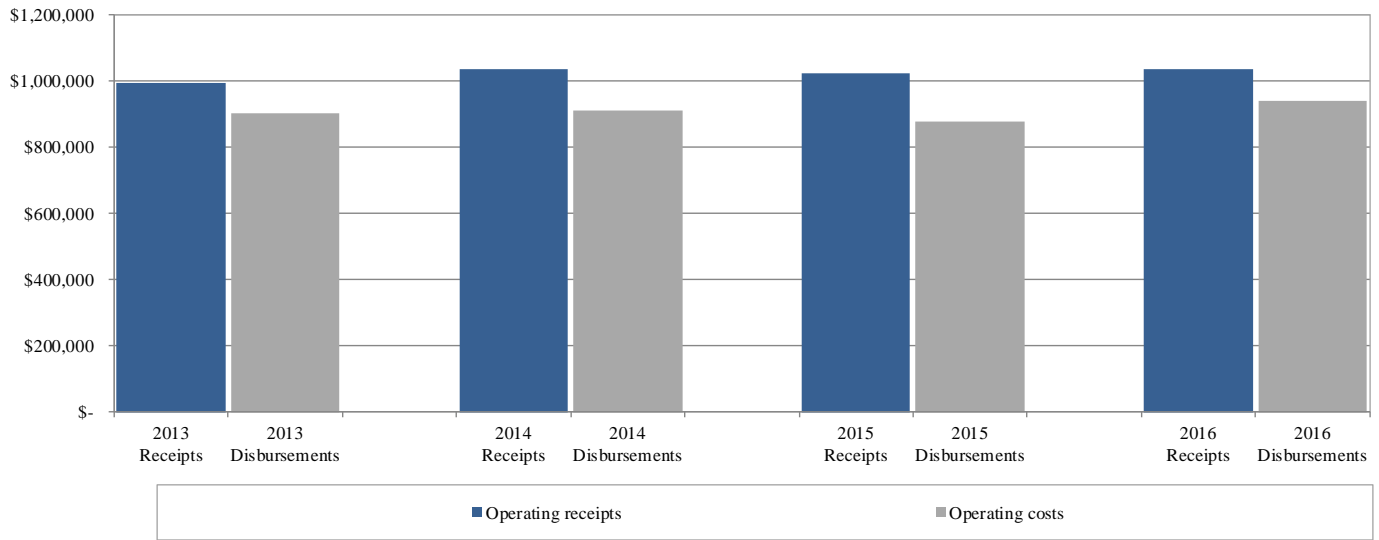


Storm Water Fund Cash Balances

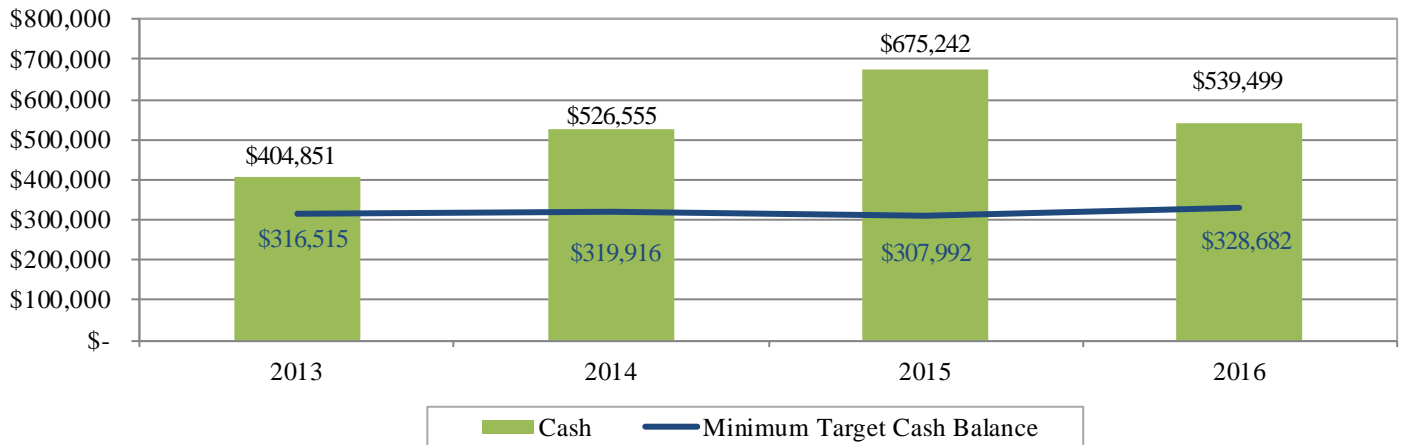


Minimum target cash balance is based on 35 percent of operating expenses.

Electric Fund Operations



Electric Fund Cash Balances



Minimum target cash balance is based on 35 percent of operating expenses.

Ratio Analysis

The following captures a few ratios from the City's financial statements that give some additional information for trend and peer group analysis. The peer group average is derived from information we have requested from the Office of the State Auditor. Peer group averages were used for Cities of the 4th class (subdivision under 2,500). The majority of these ratios facilitate the use of economic resources focus and accrual basis of accounting at the government-wide level. A combination of liquidity (ability to pay its most immediate obligations), solvency (ability to pay its long-term obligations), funding (comparison of financial amounts and economic indicators to measure changes in financial capacity over time) and common-size (comparison of financial data with other cities regardless of size) ratios are shown below.

Ratio	Calculation	Source	Year			
			2013	2014	2015	2016
Debt to assets	Total liabilities/total assets	Government-wide	13%	16%	17%	19%
			36%	37%	41%	N/A
Debt service coverage	Net cash provided by operations/ enterprise fund debt payments	Enterprise funds	195%	447%	1003%	490%
			99%	98%	100%	N/A
Debt per capita	Bonded debt/population	Government-wide	\$ 1,032	\$ 468	\$ 440	\$ 364
			\$ 3,309	\$ 3,433	\$ 3,307	N/A
Taxes per capita	Tax revenues/population	Government-wide	\$ 554	\$ 555	\$ 556	\$ 567
			\$ 466	\$ 464	\$ 469	N/A
Current expenditures per capita	Governmental fund expenditures/ population	Governmental funds	\$ 1,462	\$ 1,113	\$ 998	\$ 1,025
			\$ 805	\$ 819	\$ 810	N/A
Capital expenditures per capita	Governmental fund capital outlay/population	Government-wide	\$ 296	\$ 507	\$ 122	\$ 278
			\$ 293	\$ 342	\$ 385	N/A
Capital assets % left to depreciate - Governmental	Net capital assets/ gross capital assets	Government-wide	47%	44%	42%	41%
			57%	56%	55%	N/A
Capital assets % left to depreciate - Business-type	Net capital assets/ gross capital assets	Government-wide	58%	56%	48%	61%
			59%	60%	59%	N/A

Represents City of Harmony

Represents Peer Group Ratio

Debt Service Coverage Ratio (Solvency Ratio)

The debt coverage ratio is a comparison of cash generated by operations to total debt service payments (principal and interest) of enterprise funds. This ratio indicates if there are sufficient cash flows from operations to meet debt service obligations. Except in cases where other nonoperating revenues (i.e. taxes, assessments, transfers from other funds, etc.) are used to fund debt service payments, an acceptable ratio would be above 1.

Bonded Debt per Capita (Funding Ratio)

This dollar amount is arrived at by dividing the total bonded debt by the population of the city and represents the amount of bonded debt obligation for each citizen of the city at the end of the year. The higher the amount, the more resources are needed in the future to retire these obligations through taxes, assessments or user fees.

Taxes per Capita (Funding Ratio)

This dollar amount is arrived at by dividing the total tax revenues by the population of the city and represents the amount of taxes for each citizen of the city for the year. The higher this amount is, the more reliant the city is on taxes to fund its operations.

Current Expenditures per Capita (Funding Ratio)

This dollar amount is arrived at by dividing the total current governmental expenditures by the population of the City and represents the amount of governmental expenditure for each citizen of the City during the year. Since this is generally based on ongoing expenditures, we would expect consistent annual per capita results.

Capital Expenditures per Capita (Funding Ratio)

This dollar amount is arrived at by dividing the total governmental capital outlay expenditures by the population of the City and represents the amount of capital expenditure for each citizen of the City during the year. Since projects are not always recurring, the per capita amount will fluctuate from year to year.

Capital Assets Percentage (Common-size Ratio)

This percentage represents the percent of governmental or business-type capital assets that are left to be depreciated. The lower this percentage, the older the city's capital assets are and may need major repairs or replacements in the near future. A higher percentage may indicate newer assets being constructed or purchased and may coincide with higher debt ratios or bonded debt per capita.

Future Accounting Standard Changes

The following Governmental Accounting Standards Board (GASB) Statements have been issued and may have an impact on future the City financial statements: ⁽¹⁾

GASB Statement No. 74 - *Financial Reporting for Postemployment Benefit Plans Other than Pension Plans*

Summary

The objective of this Statement is to improve the usefulness of information about postemployment benefits other than pensions (other postemployment benefits or OPEB) included in the general purpose external financial reports of state and local governmental OPEB plans for making decisions and assessing accountability. This Statement results from a comprehensive review of the effectiveness of existing standards of accounting and financial reporting for all postemployment benefits (pensions and OPEB) with regard to providing decision-useful information, supporting assessments of accountability and interperiod equity, and creating additional transparency.

This Statement replaces Statements No. 43, Financial Reporting for Postemployment Benefit Plans Other Than Pension Plans, as amended, and No. 57, OPEB Measurements by Agent Employers and Agent Multiple-Employer Plans. It also includes requirements for defined contribution OPEB plans that replace the requirements for those OPEB plans in Statement No. 25, Financial Reporting for Defined Benefit Pension Plans and Note Disclosures for Defined Contribution Plans, as amended, Statement 43, and Statement No. 50, Pension Disclosures.

Statement No. 75, Accounting and Financial Reporting for Postemployment Benefits Other than Pensions, establishes new accounting and financial reporting requirements for governments whose employees are provided with OPEB, as well as for certain nonemployer governments that have a legal obligation to provide financial support for OPEB provided to the employees of other entities.

The scope of this Statement includes OPEB plans-defined benefit and defined contribution-administered through trusts that meet the following criteria:

- Contributions from employers and nonemployer contributing entities to the OPEB plan and earnings on those contributions are irrevocable.
- OPEB plan assets are dedicated to providing OPEB to plan members in accordance with the benefit terms.
- OPEB plan assets are legally protected from the creditors of employers, nonemployer contributing entities, and the OPEB plan administrator. If the plan is a defined benefit OPEB plan, plan assets also are legally protected from creditors of the plan members.

This Statement also includes requirements to address financial reporting for assets accumulated for purposes of providing defined benefit OPEB through OPEB plans that are not administered through trusts that meet the specified criteria.

Effective Date and Transition

This Statement is effective for financial statements for fiscal years beginning after June 15, 2016. Earlier application is encouraged.

Future Accounting Standard Changes - Continued

How the Changes in This Statement Will Improve Financial Reporting

The requirements of this Statement will improve financial reporting primarily through enhanced note disclosures and schedules of required supplementary information that will be presented by OPEB plans that are administered through trusts that meet the specified criteria. The new information will enhance the decision-usefulness of the financial reports of those OPEB plans, their value for assessing accountability, and their transparency by providing information about measures of net OPEB liabilities and explanations of how and why those liabilities changed from year to year. The net OPEB liability information, including ratios, will offer an up-to-date indication of the extent to which the total OPEB liability is covered by the fiduciary net position of the OPEB plan. The comparability of the reported information for similar types of OPEB plans will be improved by the changes related to the attribution method used to determine the total OPEB liability. The contribution schedule will provide measures to evaluate decisions related to the assessment of contribution rates in comparison with actuarially determined rates, if such rates are determined. In addition, new information about rates of return on OPEB plan investments will inform financial report users about the effects of market conditions on the OPEB plan's assets over time and provide information for users to assess the relative success of the OPEB plan's investment strategy and the relative contribution that investment earnings provide to the OPEB plan's ability to pay benefits to plan members when they come due.

GASB Statement No. 75 - *Accounting and Financial Reporting for Postemployment Benefit Plans Other than Pension*

Summary

The primary objective of this Statement is to improve accounting and financial reporting by state and local governments for postemployment benefits other than pensions (other postemployment benefits or OPEB). It also improves information provided by state and local governmental employers about financial support for OPEB that is provided by other entities. This Statement results from a comprehensive review of the effectiveness of existing standards of accounting and financial reporting for all postemployment benefits (pensions and OPEB) with regard to providing decision-useful information, supporting assessments of accountability and interperiod equity, and creating additional transparency.

This Statement replaces the requirements of Statements No. 45, *Accounting and Financial Reporting by Employers for Postemployment Benefits Other than Pensions*, as amended, and No. 57, *OPEB Measurements by Agent Employers and Agent Multiple-Employer Plans*, for OPEB. Statement No. 74, *Financial Reporting for Postemployment Benefit Plans Other than Pension Plans*, establishes new accounting and financial reporting requirements for OPEB plans.

The scope of this Statement addresses accounting and financial reporting for OPEB that is provided to the employees of state and local governmental employers. This Statement establishes standards for recognizing and measuring liabilities, deferred outflows of resources, deferred inflows of resources, and expense/expenditures. For defined benefit OPEB, this Statement identifies the methods and assumptions that are required to be used to project benefit payments, discount projected benefit payments to their actuarial present value, and attribute that present value to periods of employee service. Note disclosure and required supplementary information requirements about defined benefit OPEB also are addressed.

In addition, this Statement details the recognition and disclosure requirements for employers with payables to defined benefit OPEB plans that are administered through trusts that meet the specified criteria and for employers whose employees are provided with defined contribution OPEB. This Statement also addresses certain circumstances in which a nonemployer entity provides financial support for OPEB of employees of another entity.

In this Statement, distinctions are made regarding the particular requirements depending upon whether the OPEB plans through which the benefits are provided are administered through trusts that meet the following criteria:

- Contributions from employers and nonemployer contributing entities to the OPEB plan and earnings on those contributions are irrevocable.
- OPEB plan assets are dedicated to providing OPEB to plan members in accordance with the benefit terms.
- OPEB plan assets are legally protected from the creditors of employers, nonemployer contributing entities, the OPEB plan administrator, and the plan members.

Future Accounting Standard Changes - Continued

Effective Date

This Statement is effective for fiscal years beginning after June 15, 2017. Earlier application is encouraged.

How the Changes in This Statement Will Improve Financial Reporting

The requirements of this Statement will improve the decision-usefulness of information in employer and governmental nonemployer contributing entity financial reports and will enhance its value for assessing accountability and interperiod equity by requiring recognition of the entire OPEB liability and a more comprehensive measure of OPEB expense. Decision-usefulness and accountability also will be enhanced through new note disclosures and required supplementary information, as follows:

- More robust disclosures of assumptions will allow for better informed assessments of the reasonableness of OPEB measurements.
- Explanations of how and why the OPEB liability changed from year to year will improve transparency.
- The summary OPEB liability information, including ratios, will offer an indication of the extent to which the total OPEB liability is covered by resources held by the OPEB plan, if any.
- For employers that provide benefits through OPEB plans that are administered through trusts that meet the specified criteria, the contribution schedules will provide measures to evaluate decisions related to contributions.

The consistency, comparability, and transparency of the information reported by employers and governmental nonemployer contributing entities about OPEB transactions will be improved by requiring:

- The use of a discount rate that considers the availability of the OPEB plan's fiduciary net position associated with the OPEB of current active and inactive employees and the investment horizon of those resources, rather than utilizing only the long-term expected rate of return regardless of whether the OPEB plan's fiduciary net position is projected to be sufficient to make projected benefit payments and is expected to be invested using a strategy to achieve that return.
- A single method of attributing the actuarial present value of projected benefit payments to periods of employee service, rather than allowing a choice among six methods with additional variations.
- Immediate recognition in OPEB expense, rather than a choice of recognition periods, of the effects of changes of benefit terms.
- Recognition of OPEB expense that incorporates deferred outflows of resources and deferred inflows of resources related to OPEB over a defined, closed period, rather than a choice between an open or closed period.

GASB Statement No. 80 - *Blending Requirements for Certain Component Units - an Amendment of GASB Statement No. 14*

Summary

The objective of the Statement is to improve financial reporting by clarifying the financial statement presentation requirements for certain component units. This Statement amends the blending requirements established in paragraph 53 of Statement No. 14, *The Financial Reporting Entity, as amended*.

This Statement amends the blending requirements for the financial statement presentation of component units of all state and local governments. The additional criterion requires blending of a component unit incorporated as a not-for-profit corporation in which the primary government is the sole corporate member. The additional criterion does not apply to component units included in the financial reporting entity pursuant to the provisions of Statement No. 39, *Determining Whether Certain Organizations Are Component Units*.

Future Accounting Standard Changes - Continued

Effective Date

The requirements of this Statement are effective for reporting periods beginning after June 15, 2016. Earlier application is encouraged.

How the Changes in This Statement Will Improve Financial Reporting

The requirements of this Statement enhance the comparability of financial statements among governments. Greater comparability improves the decision-usefulness of information reported in financial statements and enhances its value for assessing government accountability.

GASB Statement No. 81 - *Irrevocable Split-Interest Agreements*

Summary

The objective of this Statement is to improve accounting and financial reporting for irrevocable split-interest agreements by providing recognition and measurement guidance for situations in which a government is a beneficiary of the agreement. Split-interest agreements are a type of giving agreement used by donors to provide resources to two or more beneficiaries, including governments. Split-interest agreements can be created through trusts—or other legally enforceable agreements with characteristics that are equivalent to split-interest agreements—in which a donor transfers resources to an intermediary to hold and administer for the benefit of a government and at least one other beneficiary. Examples of these types of agreements include charitable lead trusts, charitable remainder trusts, and life-interests in real estate.

This Statement requires that a government that receives resources pursuant to an irrevocable split-interest agreement recognize assets, liabilities, and deferred inflows of resources at the inception of the agreement. Furthermore, this Statement requires that a government recognize assets representing its beneficial interests in irrevocable split-interest agreements that are administered by a third party, if the government controls the present service capacity of the beneficial interests. This Statement requires that a government recognize revenue when the resources become applicable to the reporting period.

Effective Date

The requirements of this Statement are effective for financial statements for periods beginning after December 15, 2016, and should be applied retroactively. Earlier application is encouraged.

How the Changes in This Statement Will Improve Financial Reporting

This Statement enhances the comparability of financial statements by providing accounting and financial reporting guidance for irrevocable split-interest agreements in which a government is a beneficiary. This Statement also enhances the decision-usefulness of general purpose external financial reports, and their value for assessing accountability, by more clearly identifying the resources that are available for the government to carry out its mission.

GASB Statement No. 82 - *Pension Issues an Amendment of GASB Statements No. 67, No. 68, and No. 73*

Summary

The objective of this Statement is to address certain issues that have been raised with respect to Statements No. 67, Financial Reporting for Pension Plans, No. 68, Accounting and Financial Reporting for Pensions, and No. 73, Accounting and Financial Reporting for Pensions and Related Assets That Are Not within the Scope of GASB Statement 68, and Amendments to Certain Provisions of GASB Statements 67 and 68. Specifically, this Statement addresses issues regarding (1) the presentation of payroll-related measures in required supplementary information, (2) the selection of assumptions and the treatment of deviations from the guidance in an Actuarial Standard of Practice for financial reporting purposes, and (3) the classification of payments made by employers to satisfy employee (plan member) contribution requirements.

Future Accounting Standard Changes - Continued

Presentation of Payroll-Related Measures in Required Supplementary Information

Prior to the issuance of this Statement, Statements 67 and 68 required presentation of covered-employee payroll, which is the payroll of employees that are provided with pensions through the pension plan, and ratios that use that measure, in schedules of required supplementary information. This Statement amends Statements 67 and 68 to instead require the presentation of covered payroll, defined as the payroll on which contributions to a pension plan are based, and ratios that use that measure.

Selection of Assumptions

This Statement clarifies that a deviation, as the term is used in Actuarial Standards of Practice issued by the Actuarial Standards Board, from the guidance in an Actuarial Standard of Practice is not considered to be in conformity with the requirements of Statement 67, Statement 68, or Statement 73 for the selection of assumptions used in determining the total pension liability and related measures.

Classification of Employer-Paid Member Contributions

This Statement clarifies that payments that are made by an employer to satisfy contribution requirements that are identified by the pension plan terms as plan member contribution requirements should be classified as plan member contributions for purposes of Statement 67 and as employee contributions for purposes of Statement 68. It also requires that an employer's expense and expenditures for those amounts be recognized in the period for which the contribution is assessed and classified in the same manner as the employer classifies similar compensation other than pensions (for example, as salaries and wages or as fringe benefits).

Effective Date

The requirements of this Statement are effective for reporting periods beginning after June 15, 2016, except for the requirements of this Statement for the selection of assumptions in a circumstance in which an employer's pension liability is measured as of a date other than the employer's most recent fiscal year-end. In that circumstance, the requirements for the selection of assumptions are effective for that employer in the first reporting period in which the measurement date of the pension liability is on or after June 15, 2017. Earlier application is encouraged.

How the Changes in This Statement Will Improve Financial Reporting

The requirements of this Statement will improve financial reporting by enhancing consistency in the application of financial reporting requirements to certain pension issues.

Future Accounting Standard Changes - Continued

GASB Statement No. 83 - *Certain Asset Retirement Obligations*

Summary

This Statement addresses accounting and financial reporting for certain asset retirement obligations (AROs). An ARO is a legally enforceable liability associated with the retirement of a tangible capital asset. A government that has legal obligations to perform future asset retirement activities related to its tangible capital assets should recognize a liability based on the guidance in this Statement.

This Statement establishes criteria for determining the timing and pattern of recognition of a liability and a corresponding deferred outflow of resources for AROs. This Statement requires that recognition occur when the liability is both incurred and reasonably estimable. The determination of when the liability is incurred should be based on the occurrence of external laws, regulations, contracts, or court judgments, together with the occurrence of an internal event that obligates a government to perform asset retirement activities. Laws and regulations may require governments to take specific actions to retire certain tangible capital assets at the end of the useful lives of those capital assets, such as decommissioning nuclear reactors and dismantling and removing sewage treatment plants. Other obligations to retire tangible capital assets may arise from contracts or court judgments. Internal obligating events include the occurrence of contamination, placing into operation a tangible capital asset that is required to be retired, abandoning a tangible capital asset before it is placed into operation, or acquiring a tangible capital asset that has an existing ARO.

This Statement requires the measurement of an ARO to be based on the best estimate of the current value of outlays expected to be incurred. The best estimate should include probability weighting of all potential outcomes, when such information is available or can be obtained at reasonable cost. If probability weighting is not feasible at reasonable cost, the most likely amount should be used. This Statement requires that a deferred outflow of resources associated with an ARO be measured at the amount of the corresponding liability upon initial measurement.

This Statement requires the current value of a government's AROs to be adjusted for the effects of general inflation or deflation at least annually. In addition, it requires a government to evaluate all relevant factors at least annually to determine whether the effects of one or more of the factors are expected to significantly change the estimated asset retirement outlays. A government should remeasure an ARO only when the result of the evaluation indicates there is a significant change in the estimated outlays. The deferred outflows of resources should be reduced and recognized as outflows of resources (for example, as an expense) in a systematic and rational manner over the estimated useful life of the tangible capital asset.

A government may have a minority share (less than 50 percent) of ownership interest in a jointly owned tangible capital asset in which a nongovernmental entity is the majority owner and reports its ARO in accordance with the guidance of another recognized accounting standards setter. Additionally, a government may have a minority share of ownership interest in a jointly owned tangible capital asset in which no joint owner has a majority ownership, and a nongovernmental joint owner that has operational responsibility for the jointly owned tangible capital asset reports the associated ARO in accordance with the guidance of another recognized accounting standards setter. In both situations, the government's minority share of an ARO should be reported using the measurement produced by the nongovernmental majority owner or the nongovernmental minority owner that has operational responsibility, without adjustment to conform to the liability measurement and recognition requirements of this Statement. In some cases, governments are legally required to provide funding or other financial assurance for their performance of asset retirement activities. This Statement requires disclosure of how those funding and assurance requirements are being met by a government, as well as the amount of any assets restricted for payment of the government's AROs, if not separately displayed in the financial statements.

This Statement also requires disclosure of information about the nature of a government's AROs, the methods and assumptions used for the estimates of the liabilities, and the estimated remaining useful life of the associated tangible capital assets. If an ARO (or portions thereof) has been incurred by a government but is not yet recognized because it is not reasonably estimable, the government is required to disclose that fact and the reasons therefor. This Statement requires similar disclosures for a government's minority shares of AROs.

Effective Date

The requirements of this Statement are effective for reporting periods beginning after June 15, 2018. Earlier application is encouraged.

Future Accounting Standard Changes - Continued

How the Changes in This Statement Will Improve Financial Reporting

This Statement will enhance comparability of financial statements among governments by establishing uniform criteria for governments to recognize and measure certain AROs, including obligations that may not have been previously reported. This Statement also will enhance the decision-usefulness of the information provided to financial statement users by requiring disclosures related to those AROs.

⁽¹⁾ *Note.* From GASB Pronouncements Summaries. Copyright 2016 by the Financial Accounting Foundation, 401 Merritt 7, Norwalk, CT 06856, USA, and is reproduced with permission.

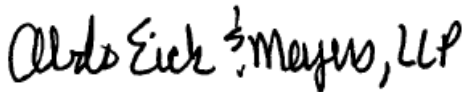
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Restriction on Use

This communication is intended solely for the information and use of the members of the Council, management and the Minnesota Office of the State Auditor, and is not intended to be and should not be used by anyone other than those specified parties.

The comments and recommendation in this report are purely constructive in nature, and should be read in this context. Our audit would not necessarily disclose all weaknesses in the system because it was based on selected tests of the accounting records and related data.

If you have any questions or wish to discuss any of the items contained in this letter, please feel free to contact us at your convenience. We wish to thank you for the continued opportunity to be of service, and for the courtesy and cooperation extended to us by your staff.



ABDO, EICK & MEYERS, LLP
Mankato, Minnesota
March 17, 2017

Annual Financial Report

City of Harmony

Harmony, Minnesota

For the Year Ended
December 31, 2016

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CITY OF HARMONY, MINNESOTA
ANNUAL FINANCIAL REPORT
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INTRODUCTORY SECTION

CITY OF HARMONY
HARMONY, MINNESOTA

FOR THE YEAR ENDED
DECEMBER 31, 2016

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CITY OF HARMONY, MINNESOTA
ELECTED AND APPOINTED OFFICIALS
FOR THE YEAR ENDED DECEMBER 31, 2016

ELECTED

<u>Name</u>	<u>Title</u>	<u>Term Expires</u>
Steve Donney	Mayor	12/31/16
Lynn Mensink	Council	12/13/16
Steve Sagen	Council	12/31/18
Kyle Morem	Council	12/31/18
Debbie Swenson	Council	12/31/16

APPOINTED

Jerome Illg	Administrator
Eileen Schansberg	Deputy Clerk

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FINANCIAL SECTION

**CITY OF HARMONY
HARMONY, MINNESOTA**

**FOR THE YEAR ENDED
DECEMBER 31, 2016**

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INDEPENDENT AUDITOR'S REPORT

Honorable Mayor and City Council
City of Harmony, Minnesota

Report on the Financial Statements

We have audited the accompanying financial statements of governmental activities, the business-type activities, each major fund, and the aggregate remaining fund information of the City of Harmony, Minnesota (the City), as of and for the year ended December 31, 2016, and the related notes to the financial statements, which collectively comprise the City's basic financial statements as listed in the table of contents.

Management's Responsibility for the Financial Statements

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

Auditor's Responsibility

Our responsibility is to express opinions on these financial statements based on our audit. We conducted our audit in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the financial statements are free of material misstatement.

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

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

Summary of Opinions

<u>Opinion Unit</u>	<u>Type of Opinion</u>
Governmental Activities	Qualified
Business-Type Activities	Qualified
General Fund	Unmodified
Fire Fund	Unmodified
Ambulance Fund	Unmodified
Revolving Loan Fund	Unmodified
Economic Development Fund	Unmodified
1 st Ave SW Street Project	Unmodified
Capital Projects Funds	Unmodified
Debt Service Funds	Unmodified
Aggregate remaining fund information	Unmodified
Water Utility Fund	Qualified
Sewer Utility Fund	Qualified
Refuse and Recycling Fund	Qualified
Electric Utility Fund	Qualified
Storm Water Utility Fund	Qualified
Aggregate Remaining Fund Information	Unmodified

Basis for Qualified Opinions

The City has not adopted GASB Statement No. 68, Accounting and Financial Reporting for Pensions, for the Public Employee Retirement Association nor the pension amounts related to the Harmony Firefighters' Relief Association, in the governmental activities, business-type activities, and each major proprietary fund and, accordingly, has not shown activity related to this standard. Accounting principles generally accepted in the United States of America require that pension balances be shown, which would report deferred outflows of resources, deferred inflows of resources and liabilities or assets, while changing the net position in the applicable statements.

Qualified Opinions

In our opinion, except for the possible effects of the matter described in the "Basis for Qualified Opinions", the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities, business-type activities and each major proprietary fund of the City as of December 31, 2016, and the results of its operations for the year ended in conformity with accounting principles generally accepted in the United States of America.

Unmodified Opinions

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of each major governmental fund and the aggregate remaining governmental fund information of the City as of December 31, 2016, and the budgetary comparisons for the General, Fire, Ambulance, Revolving Loan and Economic Development Authority funds for the year then ended in accordance with accounting principles generally accepted in the United States of America.

Other Matters

Report on Summarized Comparative Information

We have previously audited the City's 2015 financial statements, and we expressed unmodified opinions on the respective financial statements of each major governmental fund and the aggregate remaining fund information and qualified opinions on the respective financial statements of the governmental activities, the business-type activities and each major enterprise fund in our report dated April 1, 2016. In our opinion, the summarized comparative information presented herein for the respective proprietary fund financial statements and the Fire, Ambulance, Revolving Loan and Economic Development Fund statements as of and for the year ended December 31, 2015, is consistent, in all material respects, with the audited financial statements from which it has been derived.

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that the Management's Discussion and Analysis starting on page 15 be presented to supplement the basic financial statements. Such information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

Other Information

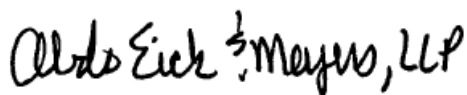
Our audit was conducted for the purpose of forming opinions on the financial statements that collectively comprise the City's basic financial statements. The introductory section, combining and individual fund financial statements and schedules are presented for purposes of additional analysis and are not a required part of the basic financial statements. The Schedule of Expenditures of Federal Awards is presented for purposes of additional analysis as required by Title 2 U.S. Code of Federal Regulations (CFR) Part 200, Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards, and is also not a required part of the basic financial statements.

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

The introductory section has not been subjected to the auditing procedures applied in the audit of the basic financial statements, and accordingly, we do not express an opinion or provide any assurance on it.

Other Reporting Required by Government Auditing Standards

In accordance with *Government Auditing Standards*, we have also issued our report dated March 17, 2017, 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, and grant agreements and other matters. The purpose of that report is 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 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.



ABDO, EICK & MEYERS, LLP
Mankato, Minnesota
March 17, 2017

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Management's Discussion and Analysis

As management of the City of Harmony, 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, 2016.

Financial Highlights

- The assets of the City exceeded its liabilities at the close of the most recent fiscal year by \$9,852,669 (net position). Of this amount \$2,930,558 (unrestricted net position) may be used to meet the City's ongoing obligations to citizens and creditors.
- As of the close in the current fiscal year, the City's governmental funds reported combined ending fund balances of \$2,402,638, an increase of \$362,899 in comparison with the prior year. Approximately 17.8 percent of the total amount, \$427,207, constitutes unassigned fund balance, which is available for spending at the City's discretion. The remainder of fund balance is not available for new spending because it is either 1) nonspendable (\$43,214) 2) restricted \$384,850), 3) committed (\$892,662), or 4) assigned (\$654,705).
- At the end of the current fiscal year, unassigned fund balance for the General fund was \$588,538, or 107.3 percent of total General fund expenditures.
- The City's total debt increased by \$447,496, or 32.3 percent during the current fiscal year. This was attributable to a second and final draw on the 2015 Public Facilities Authority bonds for \$622,596. Debt retirements during the year totaled \$175,100.

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 comprise three components: 1) government-wide financial statements, 2) fund financial statements, and 3) notes to the financial statements. This report also contains other supplemental information in addition to the basic financial statements themselves.

The financial statements also include notes that explain some of the information in the financial statements and provide more detailed data. The statements are followed by a section of combining and individual fund financial statements and schedules that further explains and supports the information in the financial statements. Figure 1 shows how the required parts of this annual report are arranged and relate to one another. In addition to these required elements, we have included a section with combining and individual fund financial statements and schedules that provide details about nonmajor governmental funds, which are added together and presented in single columns in the basic financial statements.

Figure 1
Required Components of the
City’s Annual Financial Report

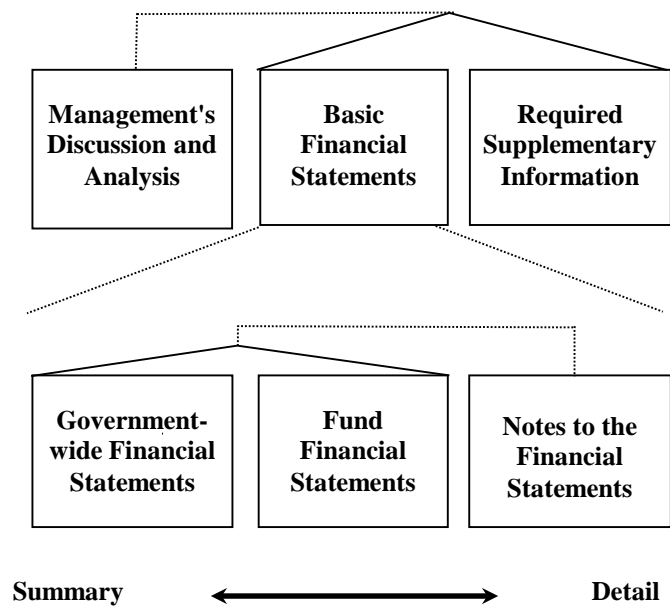


Figure 2 summarizes the major features of the City’s financial statements, including the portion of the City government they cover and the types of information they contain. The remainder of this overview section of management’s discussion and analysis explains the structure and contents of each of the statements.

Figure 2
Major Features of the Government-wide and Fund Financial Statements

	Government-wide Statements	Fund Financial Statements	
		Governmental Funds	Proprietary Funds
Scope	Entire City government (except fiduciary funds) and the City’s component units	The activities of the City that are not proprietary or fiduciary, such as police, fire and parks	Activities the City operates similar to private businesses, such as the water and sewer system
Required financial statements	<ul style="list-style-type: none"> • Statement of Net Position • Statement of Activities 	<ul style="list-style-type: none"> • Balance Sheet • Statement of Revenues, Expenditures, and Changes in Fund Balances 	<ul style="list-style-type: none"> • Statement of Net Position • Statement of Revenues, Expenses and Changes in Fund Net Position • Statement of Cash Flows
Accounting basis and measurement focus	Accrual accounting and economic resources focus	Modified accrual accounting and current financial resources focus	Accrual accounting and economic resources focus
Type of asset/liability information	All assets and liabilities, both financial and capital, and short-term and long-term	Only assets expected to be used up and liabilities that come due during the year or soon thereafter; no capital assets included	All assets and liabilities, both financial and capital, and short-term and long-term
Type of deferred outflows/inflows of resources information	All deferred outflows/inflows of resources, regardless of when cash is received or paid.	Only deferred outflows of resources expected to be used up and deferred inflows of resources that come due during the year or soon thereafter; no capital assets included	All deferred outflows/inflows of resources, regardless of when cash is received or paid
Type of inflow/outflow information	All revenues and expenses during year, regardless of when cash is received or paid	Revenues for which cash is received during or soon after the end of the year; expenditures when goods or services have been received and payment is due during the year or soon thereafter	All revenues and expenses during the year, regardless of when cash is received or paid

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 and liabilities, with the difference between the two 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 revenue (*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, streets and highway, culture and recreation, economic development and miscellaneous. The business-type activities of the City include water utility, sewer utility, refuse and recycling, electric and storm water.

The government-wide financial statements include not only the City itself (known as the *primary government*), but also a legally separate Economic Development Authority (EDA) for which the City is financially accountable. The EDA, although legally separate, functions for all practical purposes as a department of the City, and therefore has been included as an integral part of the primary government.

The government-wide financial statements can be found starting on page 29 of 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 three categories: governmental funds, proprietary funds and fiduciary 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 government'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 by the government's near-term financing decisions. Both the governmental fund balance sheet and the governmental fund 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 17 individual governmental funds, four of which are Debt Service funds which are considered one fund for reporting purposes. Information is presented separately in the governmental fund balance sheet and in the governmental fund statement of revenues, expenditures and changes in fund balances for the General fund, the Fire fund, the Ambulance fund, the Revolving Loan fund, the Economic Development Authority fund, the Capital Projects fund and the Debt Service funds all of which are considered to be major funds. Data from the other nonmajor governmental funds are combined into a single, aggregated presentation. Individual fund data for each of these nonmajor governmental funds is provided in the form of *combining statements or schedules* elsewhere in this report.

The City adopts an annual appropriated budget for its General fund, the Revolving Loan fund, the Fire fund, the Ambulance fund and the Economic Development Authority fund. Budgetary comparison statements have been provided for these funds to demonstrate compliance with these budgets.

The basic governmental fund financial statements can be found starting on page 34 of this report.

Proprietary funds. The City maintains five 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 utility, sewer utility, refuse and recycling operations, electric utility and storm water utility.

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

The basic proprietary fund financial statements can be found starting on page 46 of this report.

Fiduciary funds. The fiduciary fund financial statements can be found starting on page 52 of this report.

Notes to the financial statements. The notes provide additional information that is essential to a full understanding of the data provided in the government-wide and fund financial statements. The notes to the financial statements can be found starting on page 55 of this report.

Other information. The combining statements referred to earlier in connection with nonmajor governmental funds are presented following the notes to financial statements. Combining and individual fund financial statements and schedules can be found starting on page 80 of this report.

Government-wide Financial Analysis

As noted earlier, net position may serve over time as a useful indicator of a government's financial position. In the case of the City, assets exceeded liabilities by \$9,852,669 at the close of the most recent fiscal year.

A large portion of the City's net position (68.8 percent) reflects its investment in capital assets (e.g., land, buildings, machinery and equipment); less any related debt used to acquire those assets that are still outstanding. 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.

City of Harmony's Summary of Net Position

	Governmental Activities			Business-type Activities		
	2016	2015	Increase (Decrease)	2016	2015	Increase (Decrease)
Current and other assets	\$ 2,872,335	\$ 2,514,149	\$ 358,186	\$ 1,018,317	\$ 1,363,719	\$ (345,402)
Capital assets	3,189,922	3,143,980	45,942	5,023,964	4,242,349	781,615
Total assets	6,062,257	5,658,129	404,128	6,042,281	5,606,068	436,213
Long-term liabilities outstanding	822,883	952,944	(130,061)	1,101,009	523,681	577,328
Other liabilities	204,476	141,215	63,261	123,501	301,706	(178,205)
Total liabilities	1,027,359	1,094,159	(66,800)	1,224,510	825,387	399,123
Net investment in capital assets	2,817,922	2,695,980	121,942	3,955,708	3,751,589	204,119
Restricted	148,481	333,830	(185,349)	-	-	-
Unrestricted	2,068,495	1,534,160	534,335	862,063	1,029,092	(167,029)
Total net position	\$ 5,034,898	\$ 4,563,970	\$ 470,928	\$ 4,817,771	\$ 4,780,681	\$ 37,090

An additional portion of the City's net assets (1.5 percent) represents resources that are subject to external restrictions on how they may be used. The remaining balance of *unrestricted net assets* (29.7 percent) may be used to meet the City's ongoing obligations to citizens and creditors.

The City's net position increased by \$508,018 during the current fiscal year. The majority of this increase is attributable to capital grants and contributions for the governmental activities related to various grant revenues including, but not limited to, Small Cities Development Program, USDA and FEMA grants.

Governmental activities. Governmental activities increased the City's net position by \$470,928. Key elements of this increase are as follows:

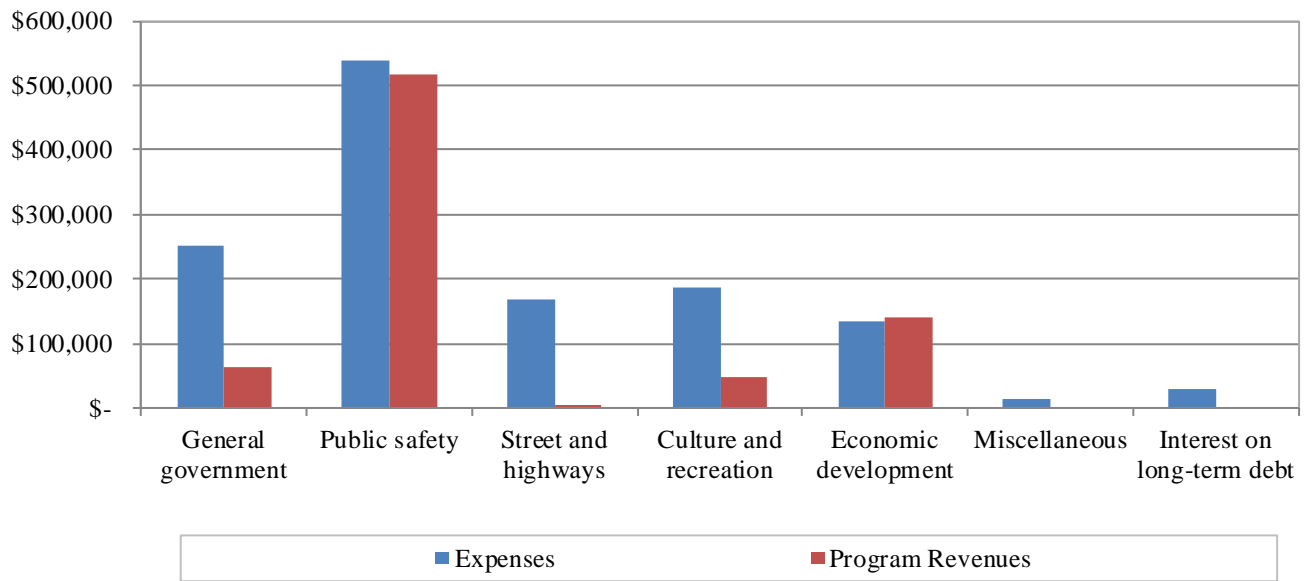
City of Harmony's Changes in Net Position

	Governmental Activities			Business-type Activities		
	2016	2015	Increase (Decrease)	2016	2015	Increase (Decrease)
Revenues						
Program revenues						
Charges for services	\$ 383,886	\$ 346,523	\$ 37,363	\$ 1,579,910	\$ 1,558,087	\$ 21,823
Operating grants and contributions	205,871	109,644	96,227	11,839	-	11,839
Capital grants and contributions	180,815	95,758	85,057	30,529	219,618	(189,089)
General revenues						
Property taxes/tax increments	575,652	561,943	13,709	-	-	-
Other taxes	4,410	4,282	128	-	-	-
Grants and contributions not restricted to specific programs	343,045	342,539	506	-	-	-
Unrestricted						
investment earnings	6,136	4,262	1,874	1,480	2,370	(890)
Gain on sale of fixed assets	10,800	7,730	3,070	-	-	-
Other	-	25,118	(25,118)	-	6,352	(6,352)
Total revenues	1,710,615	1,497,799	212,816	1,623,758	1,786,427	(162,669)
Expenses						
General government	250,803	241,968	8,835	-	-	-
Public safety	539,079	481,036	58,043	-	-	-
Streets and highways	168,511	194,636	(26,125)	-	-	-
Culture and recreation	186,825	201,994	(15,169)	-	-	-
Economic development	134,195	143,549	(9,354)	-	-	-
Miscellaneous	13,403	8,186	5,217	-	-	-
Interest on long-term debt	29,121	28,438	683	-	-	-
Water utility	-	-	-	169,083	132,019	37,064
Sewer utility	-	-	-	282,712	269,975	12,737
Electric utility	-	-	-	957,303	954,515	2,788
Refuse and recycling	-	-	-	68,773	63,851	4,922
Storm water	-	-	-	26,547	28,956	(2,409)
Total expenses	1,321,937	1,299,807	22,130	1,504,418	1,449,316	55,102
Increase (decrease) in net assets before transfers	388,678	197,992	190,686	119,340	337,111	(217,771)
Transfers	82,250	(51,500)	133,750	(82,250)	51,500	(133,750)
Change in net position	470,928	146,492	324,436	37,090	388,611	(351,521)
Net position - January 1	4,563,970	4,417,478	146,492	4,780,681	4,392,070	388,611
Net position - December 31	\$ 5,034,898	\$ 4,563,970	\$ 470,928	\$ 4,817,771	\$ 4,780,681	\$ 37,090

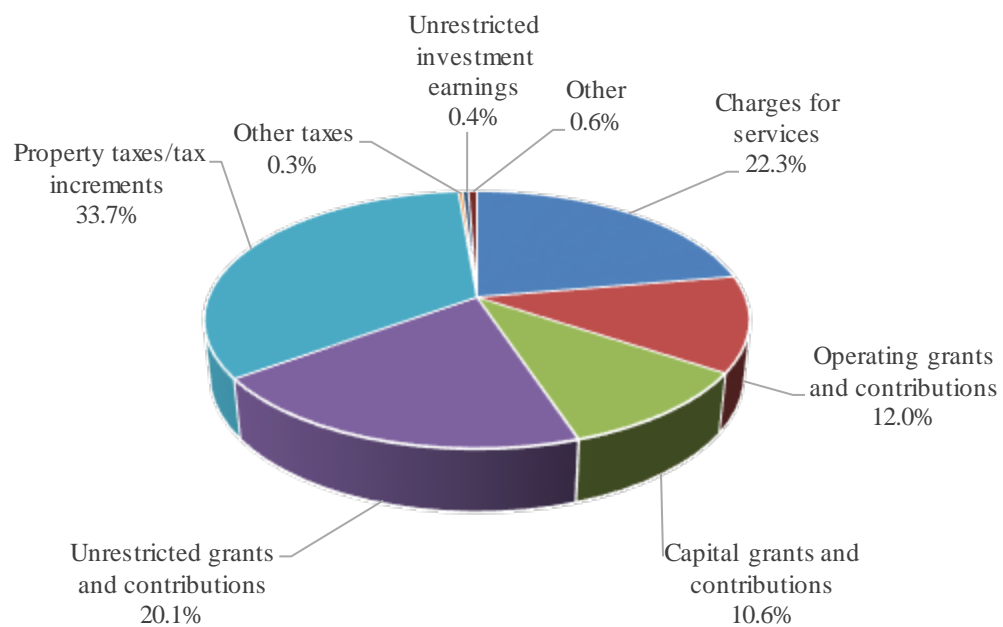
Property tax levies increased 3.2 percent during the year.

The following graph depicts various governmental activities and shows the revenue and expenses directly related to those activities.

Expenses and Program Revenues - Governmental Activities

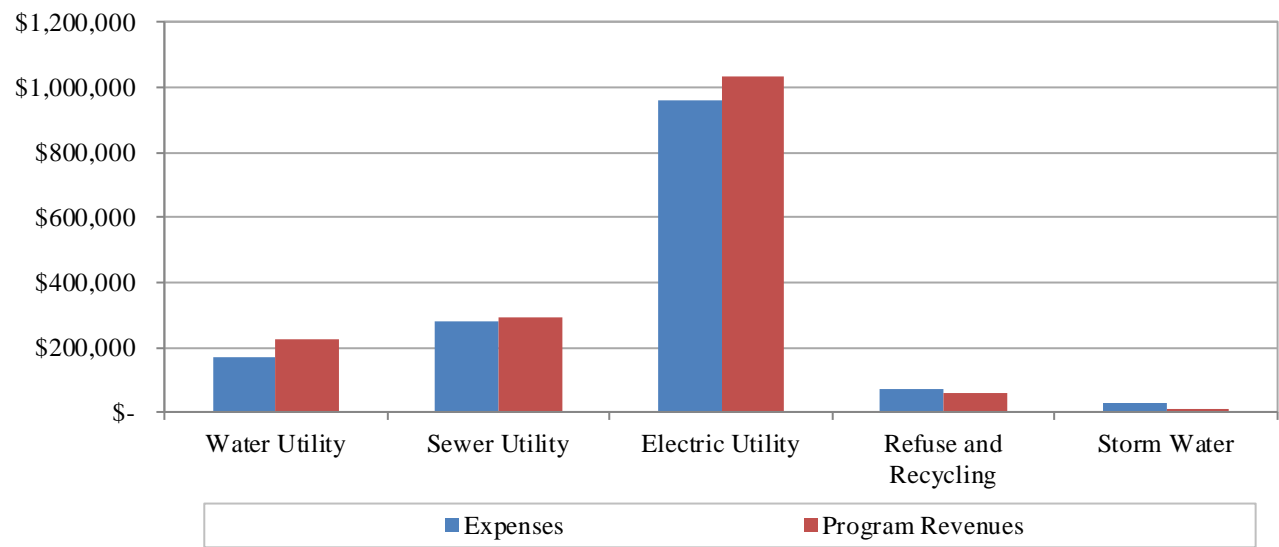


Revenues by Source - Governmental Activities

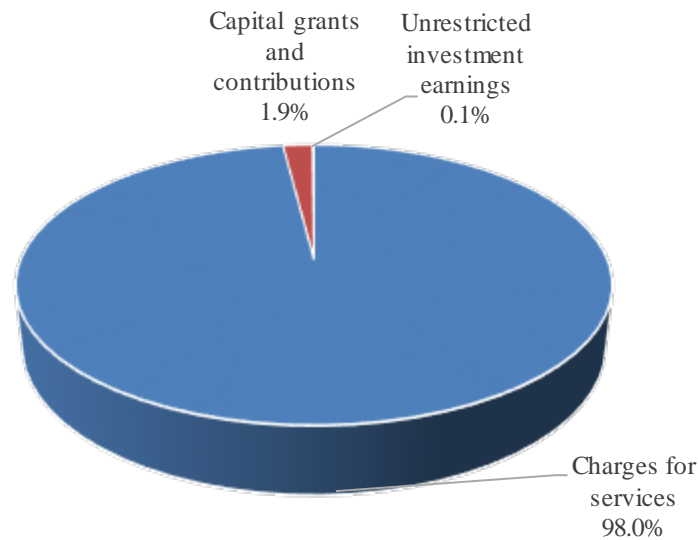


Business-type activities. Business-type activities increased the City’s net position by \$37,090.

Expenses and Program Revenues - Business-type Activities



Revenues by Source - Business-type Activities



Financial Analysis of the City'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.

- As of the close in the current fiscal year, the City's governmental funds reported combined ending fund balances of \$2,402,638, an increase of \$362,899 in comparison with the prior year. Approximately 17.8 percent of the total amount, \$427,207, constitutes unassigned fund balance, which is available for spending at the City's discretion. The remainder of fund balance is not available for new spending because it is either 1) nonspendable (\$43,214) 2) restricted \$384,850, 3) committed (\$892,662), or 4) assigned (\$654,705).

The General fund is the chief operating fund of the City. At the end of the current year, the fund balance of the General fund was \$885,454, \$588,538 of which was unassigned. As a measure of the General fund's liquidity, it may be useful to compare total fund balance to total fund expenditures. Total fund balance represents 161.4 percent of fund expenditures.

The fund balance of the City's General fund increased by \$113,854 during the current fiscal year. The key factors in this increase were:

- Total tax revenue by \$23,384 mainly attributable to an increase in delinquent collections.
- Intergovernmental by \$52,327 of which \$50,000 was unbudgeted USDA grant dollars.
- Miscellaneous revenues by \$35,462 of which \$22,702 is due to higher than anticipated League of Minnesota insurance dividend received during the year.
- Capital outlay for public safety by \$68,860 due to the purchase of emergency generators which were funded by USDA grant dollars.
- Repairs and maintenance in the community center and police departments exceeded budget by \$5,266 and \$8,284 due to unanticipated window replacement and squad car damage, respectively.

The Fire fund has a total deficit fund balance of \$55,399, of which \$4,860 is nonspendable and the remainder unassigned. The net increase in fund balance during the current year in this fund was \$28,060. This was mainly attributable to \$35,839 of contributions and donations as well as other revenues in excess of expenditures. These contributions will be used to pay back the advance from the Electric fund that was used to purchase a fire truck. Capital purchases during the year totaled \$177,945 which were funded by FEMA revenue and transfers from other funds.

The Ambulance fund has a total fund balance of \$173,748 of which \$2,570 is nonspendable and the remainder assigned for ambulance services. The net decrease in fund balance during the current year in this fund was \$15,130. This was due to a \$37,500 transfer out for building funding and future capital outlay expenditures.

The Revolving Loan fund has a total fund balance of \$314,487 of which \$230,279 is committed for loans and the remainder assigned for economic development. The net increase in fund balance during the current year in this fund was \$9,004 due to loan interest revenue exceeding expenses during the year. Additional loans made during the year totaled \$129,310.

The Economic Development Authority fund has a total fund balance of \$99,048 of which \$23 is nonspendable, \$15,830 is committed for current loans and the remainder assigned for economic development. The net decrease in fund balance during the current year in this fund was \$22,881 due to unbudgeted capital outlay costs related to land purchase rights for a potential future trail project.

The Capital Projects fund has a total fund balance of \$646,553, all of which is committed for future capital outlay. The net increase in fund balance during the current year in this fund was \$108,835 due to transfers in from various other governmental funds for future capital outlay.

The Debt Service fund has a total fund balance of \$236,369. The net increase in fund balance during the current year was \$22,462, which includes principal payments of \$130,000.

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

Unrestricted net position of the enterprise funds at the end of the year amounted to \$862,063. The total growth in net position for the funds was \$37,090. Other factors concerning the finances of this fund have already been addressed in the discussion of the City's business-type activities.

General Fund Budgetary Highlights

The City's General fund budget was not amended during the year. Revenues exceeded expectations by \$113,557 while expenditures were over budget by \$18,998 in 2016. The General fund budgeted for an increase in reserves by \$30,049.

Capital Asset and Debt Administration

Capital assets. The City's investment in capital assets for its governmental and business type activities as of December 31, 2016, amounts to \$8,213,886 (net of accumulated depreciation). This investment in capital assets includes land, structures, improvements, machinery and equipment, park facilities, roads, highways and bridges. The total increase in the City's investment in capital assets for the current fiscal year was 11.2 percent (a 1.5 percent increase for governmental activities and a 18.4 percent increase for business-type activities).

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

- The purchase of a tractor with loader totaled \$45,179.
- The purchase of a 2016 GMC Sierra grass rig totaled \$65,194.
- The purchase of emergency generators at the lift station amounted to \$60,225.
- The purchase of fire protection equipment at a total of \$98,942.
- Replacement pumps at the lift station costed \$48,367.
- Construction was completed on the Well No. 3 project at a total of \$1,197,007.
- Construction was completed on the WWTP project at a total of \$425,838.

Additional information on the City's capital assets can be found in Note 3C starting on pages 66 of this report.

City of Harmony's Capital Assets (net of depreciation)

	Governmental Activities			Business-type Activities		
	2016	2015	Increase (Decrease)	2016	2015	Increase (Decrease)
Land	\$ 331,567	\$ 312,031	\$ 19,536	\$ 36,415	\$ 36,415	\$ -
Construction in progress	11,069	-	11,069	-	747,650	(747,650)
Buildings and improvements	597,490	629,324	(31,834)	1,319,376	971,052	348,324
Systems and infrastructure	1,281,683	1,365,778	(84,095)	2,364,680	2,355,217	9,463
Equipment and machinery	397,941	250,715	147,226	1,303,493	132,015	1,171,478
Vehicles	570,172	586,132	(15,960)	-	-	-
Total	<u>\$ 3,189,922</u>	<u>\$ 3,143,980</u>	<u>\$ 45,942</u>	<u>\$ 5,023,964</u>	<u>\$ 4,242,349</u>	<u>\$ 781,615</u>

Long-term debt. At the end of the current fiscal year, the City had total bonded debt outstanding of \$1,833,256, all of which consist of G.O. Improvement bonds, G.O. Tax Abatement bonds and G.O. Revenue bonds. While all of the City's bonds have revenue streams, they are all backed by the full faith and credit of the City.

City of Harmony's Outstanding Debt

	Governmental Activities			Business-type Activities		
	2016	2015	Increase (Decrease)	2016	2015	Increase (Decrease)
G.O. improvement bonds	\$ 372,000	\$ 448,000	\$ (76,000)	\$ -	\$ -	\$ -
G.O. tax abatement bonds	393,000	447,000	(54,000)	-	-	-
G.O. revenue bonds	-	-	-	1,068,256	490,760	577,496
Total	<u>\$ 765,000</u>	<u>\$ 895,000</u>	<u>\$ (130,000)</u>	<u>\$ 1,068,256</u>	<u>\$ 490,760</u>	<u>\$ 577,496</u>

The City's total debt increased by \$447,496, or 32.3 percent during the current fiscal year. This was attributable to a second and final draw on the 2015 Public Facilities Authority bonds for \$622,596. Debt retirements during the year totaled \$175,100.

Minnesota statutes limit the amount of net general obligation debt a City may issue to 3 percent of the market value of taxable property within the City. The current debt limitation for the City is \$1,460,908. The City currently has no general obligation debt subject to this limit.

Additional information on the City's long-term debt can be found in Note 3F starting on page 71 of this report.

Economic Factors and Next Year's Budgets and Rates

- The unemployment rate for Fillmore County is currently 4.4 percent, which is an increase from a rate of 3.9 percent a year ago. This compares unfavorably to the State's average unemployment rate of 4.0 percent but favorable to the national average rate of 4.5 percent.
- Property valuations within the City remain strong.
- Inflationary trends in the region compare favorably to national indices.

All of these factors were considered in preparing the City's budget for the 2017 fiscal year.

Property taxes will increase in 2017 by approximately 6.2 percent which will be offset by an increase in taxable property valuations.

In 2016, the City levied the final amount to replenish the General fund for losses associated with the sale of Heritage Grove Senior Living Facility.

In 2016, the City completed the new well project. They received a DEED grant of \$250,000 to assist with these costs. The new well positions the City very well into the future for water distribution.

The City of Harmony has a housing incentive program that pledges future taxes from newly build home(s) to the owner.

A developer has approached the City to do a residential development in 2017 for 10 residential lots with homes of constructing a home each year.

Requests for Information

This financial report is 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 Administrator/Clerk/Treasurer, City of Harmony, P.O. Box 488, Harmony, MN 55939.

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GOVERNMENT-WIDE FINANCIAL STATEMENTS

CITY OF HARMONY
HARMONY, MINNESOTA

FOR THE YEAR ENDED
DECEMBER 31, 2016

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CITY OF HARMONY, MINNESOTA
STATEMENT OF NET POSITION
DECEMBER 31, 2016

	Governmental Activities	Business-type Activities	Total
ASSETS			
Cash and temporary investments	\$ 2,053,321	\$ 735,517	\$ 2,788,838
Receivables			
Interest	3,263	-	3,263
Delinquent taxes	11,909	-	11,909
Accounts	64,104	144,432	208,536
Loans	390,465	-	390,465
Special assessments	261,800	2,209	264,009
Intergovernmental	142,187	-	142,187
Internal balances	(81,035)	81,035	-
Inventories	-	40,450	40,450
Prepaid items	26,321	14,674	40,995
Capital assets			
Nondepreciable land and construction in progress	342,636	36,415	379,051
Depreciable assets (net of accumulated depreciation)	2,847,286	4,987,549	7,834,835
TOTAL ASSETS	6,062,257	6,042,281	12,104,538
LIABILITIES AND NET POSITION			
LIABILITIES			
Accounts payable	131,209	101,155	232,364
Deposits payable	-	12,115	12,115
Due to other governments	56,380	5,344	61,724
Accrued interest payable	8,488	2,270	10,758
Accrued salaries payable	8,399	2,617	11,016
Noncurrent liabilities			
Due within one year	164,087	89,649	253,736
Due in more than one year	658,796	1,011,360	1,670,156
TOTAL LIABILITIES	1,027,359	1,224,510	2,251,869
NET POSITION			
Net investment in capital assets	2,817,922	3,955,708	6,773,630
Restricted			
Economic development	144,356	-	144,356
Streets	4,125	-	4,125
Unrestricted	2,068,495	862,063	2,930,558
TOTAL NET POSITION	\$ 5,034,898	\$ 4,817,771	\$ 9,852,669

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

CITY OF HARMONY, MINNESOTA
STATEMENT OF ACTIVITIES
FOR THE YEAR ENDED DECEMBER 31, 2016

Functions/Programs	Expenses	Program Revenues		
		Charges for Services	Operating Grants and Contributions	Capital Grants and Contributions
Governmental activities				
General government	\$ 250,803	\$ 62,334	\$ -	\$ 2,345
Public safety	539,079	293,210	46,902	175,663
Streets and highways	168,511	995	-	2,689
Culture and recreation	186,825	10,015	37,183	-
Economic development	134,195	17,332	121,786	118
Miscellaneous	13,403	-	-	-
Interest and other costs	29,121	-	-	-
Total governmental activities	<u>1,321,937</u>	<u>383,886</u>	<u>205,871</u>	<u>180,815</u>
Business-type activities				
Water utility	169,083	194,343	-	30,382
Sewer utility	282,712	293,272	-	147
Electric utility	957,303	1,022,498	11,839	-
Refuse and recycling	68,773	58,165	-	-
Storm water	26,547	11,632	-	-
Total business-type activities	<u>1,504,418</u>	<u>1,579,910</u>	<u>11,839</u>	<u>30,529</u>
Total	<u>\$ 2,826,355</u>	<u>\$ 1,963,796</u>	<u>\$ 217,710</u>	<u>\$ 211,344</u>

General revenues

Property taxes, levied for general purposes
Property taxes, levied for specific purposes
Property taxes, levied for debt service
Tax increments
Franchise taxes
Grants and contributions not restricted to specific programs
Unrestricted investment earnings
Gain on sale of capital assets

Transfers

Total general revenues and transfers

Change in net position

Net position, January 1

Net position, December 31

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

Net (Expense) Revenue and
Changes in Net Position

Governmental Activities	Business-type Activities	Total
\$ (186,124)		\$ (186,124)
(23,304)		(23,304)
(164,827)		(164,827)
(139,627)		(139,627)
5,041		5,041
(13,403)		(13,403)
(29,121)		(29,121)
<u>(551,365)</u>		<u>(551,365)</u>
	\$ 55,642	55,642
	10,707	10,707
	77,034	77,034
	(10,608)	(10,608)
	<u>(14,915)</u>	<u>(14,915)</u>
	117,860	117,860
<u>(551,365)</u>	<u>117,860</u>	<u>(433,505)</u>
165,182	-	165,182
256,400	-	256,400
136,706	-	136,706
17,364	-	17,364
4,410	-	4,410
343,045	-	343,045
6,136	1,480	7,616
10,800	-	10,800
82,250	<u>(82,250)</u>	<u>-</u>
<u>1,022,293</u>	<u>(80,770)</u>	<u>941,523</u>
470,928	37,090	508,018
<u>4,563,970</u>	<u>4,780,681</u>	<u>9,344,651</u>
<u>\$ 5,034,898</u>	<u>\$ 4,817,771</u>	<u>\$ 9,852,669</u>

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

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FUND FINANCIAL STATEMENTS

CITY OF HARMONY
HARMONY, MINNESOTA

FOR THE YEAR ENDED
DECEMBER 31, 2016

CITY OF HARMONY, MINNESOTA
BALANCE SHEET
GOVERNMENTAL FUNDS
DECEMBER 31, 2016

	101	222	223
	<u>General</u>	<u>Fire</u>	<u>Ambulance</u>
ASSETS			
Cash and temporary investments	\$ 868,229	\$ 26,951	\$ 120,014
Receivables			
Interest	3,263	-	-
Delinquent taxes	9,114	-	-
Accounts	4,410	5,915	53,779
Loans	-	-	-
Special assessments	1,248	-	-
Intergovernmental	51,787	89,824	-
Advances to other funds	16,893	-	-
Prepaid items	15,973	4,860	2,570
	<u>15,973</u>	<u>4,860</u>	<u>2,570</u>
TOTAL ASSETS	<u><u>\$ 970,917</u></u>	<u><u>\$ 127,550</u></u>	<u><u>\$ 176,363</u></u>
LIABILITIES			
Accounts payable	\$ 12,948	\$ 101,914	\$ 1,458
Advances from other funds	-	81,035	-
Accrued salaries payable	5,781	-	1,157
Due to other governments	56,372	-	-
	<u>56,372</u>	<u>-</u>	<u>-</u>
TOTAL LIABILITIES	<u>75,101</u>	<u>182,949</u>	<u>2,615</u>
DEFERRED INFLOWS OF RESOURCES			
Unavailable revenue - property taxes	9,114	-	-
Unavailable revenue - special assessments	1,248	-	-
	<u>1,248</u>	<u>-</u>	<u>-</u>
TOTAL DEFERRED INFLOWS OF RESOURCES	<u>10,362</u>	<u>-</u>	<u>-</u>
FUND BALANCES			
Nonspendable			
Prepaid items	15,973	4,860	2,570
Advances to other funds	16,893	-	-
Restricted			
Economic development	-	-	-
Streets	4,125	-	-
Debt service	-	-	-
Committed			
Capital outlay	-	-	-
Loans	-	-	-
Assigned			
Working capital	259,925	-	-
Economic development	-	-	-
Park and recreation	-	-	-
Public safety	-	-	171,178
Unassigned	588,538	(60,259)	-
	<u>588,538</u>	<u>(60,259)</u>	<u>-</u>
TOTAL FUND BALANCES	<u>885,454</u>	<u>(55,399)</u>	<u>173,748</u>
TOTAL LIABILITIES, DEFERRED INFLOWS OF RESOURCES AND FUND BALANCES	<u><u>\$ 970,917</u></u>	<u><u>\$ 127,550</u></u>	<u><u>\$ 176,363</u></u>

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

201 Revolving Loan	620 EDA	300's Debt Service	401 Capital Projects	Other Governmental Funds	Totals
\$ 18,147	\$ 83,958	\$ 235,793	\$ 646,553	\$ 53,676	\$ 2,053,321
-	-	-	-	-	3,263
-	-	2,795	-	-	11,909
-	-	-	-	-	64,104
230,279	15,830	-	-	144,356	390,465
-	108,510	152,042	-	-	261,800
-	-	576	-	-	142,187
71,345	-	-	-	-	88,238
-	23	-	-	2,895	26,321
<u>\$ 319,771</u>	<u>\$ 208,321</u>	<u>\$ 391,206</u>	<u>\$ 646,553</u>	<u>\$ 200,927</u>	<u>\$ 3,041,608</u>
\$ 5,284	\$ 523	\$ -	\$ -	\$ 9,082	\$ 131,209
-	-	-	-	88,238	169,273
-	240	-	-	1,221	8,399
-	-	-	-	8	56,380
<u>5,284</u>	<u>763</u>	<u>-</u>	<u>-</u>	<u>98,549</u>	<u>365,261</u>
-	-	2,795	-	-	11,909
-	108,510	152,042	-	-	261,800
-	108,510	154,837	-	-	273,709
-	23	-	-	2,895	26,321
-	-	-	-	-	16,893
-	-	-	-	144,356	144,356
-	-	-	-	-	4,125
-	-	236,369	-	-	236,369
-	-	-	646,553	-	646,553
230,279	15,830	-	-	-	246,109
-	-	-	-	-	259,925
84,208	83,195	-	-	4,461	171,864
-	-	-	-	51,738	51,738
-	-	-	-	-	171,178
-	-	-	-	(101,072)	427,207
<u>314,487</u>	<u>99,048</u>	<u>236,369</u>	<u>646,553</u>	<u>102,378</u>	<u>2,402,638</u>
<u>\$ 319,771</u>	<u>\$ 208,321</u>	<u>\$ 391,206</u>	<u>\$ 646,553</u>	<u>\$ 200,927</u>	<u>\$ 3,041,608</u>

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

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CITY OF HARMONY, MINNESOTA
RECONCILIATION OF THE BALANCE SHEET
TO THE STATEMENT OF NET POSITION
GOVERNMENTAL FUNDS
DECEMBER 31, 2016

Amounts reported for governmental activities in the statement
of net position are different because

Total fund balances - governmental funds	\$ 2,402,638
Capital assets used in governmental activities are not financial resources and therefore are not reported as assets in the funds.	3,189,922
Long-term liabilities, including bonds payable, are not due and payable in the current period and therefore are not reported as liabilities in the funds.	
Long-term liabilities at year-end consist of	
Compensated absences	(57,883)
Bonds payable	(765,000)
Long-term assets are not available to pay current-period expenditures and, therefore, are reported as unavailable revenue in the funds.	
Delinquent property taxes receivable	11,909
Special assessments receivable	261,800
Governmental funds do not report a liability for accrued interest until due and payable.	<u>(8,488)</u>
Total net position - governmental activities	<u><u>\$ 5,034,898</u></u>

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

CITY OF HARMONY, MINNESOTA
STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES
GOVERNMENTAL FUNDS
FOR THE YEAR ENDED DECEMBER 31, 2016

	101	222	223
	<u>General</u>	<u>Fire</u>	<u>Ambulance</u>
REVENUES			
Taxes	\$ 209,571	\$ 29,550	\$ -
Special assessments	1,560	-	-
Licenses and permits	7,546	-	-
Intergovernmental	410,372	100,824	28,071
Charges for services	1,060	52,424	215,134
Fines and forfeits	1,227	-	-
Investment earnings	2,516	107	506
Miscellaneous	67,962	40,539	2,719
	<u>701,814</u>	<u>223,444</u>	<u>246,430</u>
TOTAL REVENUES			
EXPENDITURES			
Current			
General government	100,364	-	-
Government buildings	117,959	-	-
Public safety	136,010	71,940	222,660
Streets and highways	86,193	-	-
Culture and recreation	9,968	-	-
Economic development	6,203	-	-
Miscellaneous	13,403	-	-
Capital outlay			
Public safety	68,860	177,945	1,400
Streets and highways	9,500	-	-
Culture and recreation	-	-	-
Economic development	-	-	-
Debt service			
Principal	-	-	-
Interest and other costs	-	-	-
	<u>548,460</u>	<u>249,885</u>	<u>224,060</u>
TOTAL EXPENDITURES			
EXCESS (DEFICIENCY) OF REVENUES OVER (UNDER) EXPENDITURES	<u>153,354</u>	<u>(26,441)</u>	<u>22,370</u>
OTHER FINANCING SOURCES (USES)			
Sale of capital assets	14,500	7,501	-
Transfers in	47,000	87,000	-
Transfers out	(101,000)	(40,000)	(37,500)
	<u>(39,500)</u>	<u>54,501</u>	<u>(37,500)</u>
TOTAL OTHER FINANCING SOURCES (USES)			
NET CHANGE IN FUND BALANCES	113,854	28,060	(15,130)
FUND BALANCES, JANUARY 1	<u>771,600</u>	<u>(83,459)</u>	<u>188,878</u>
FUND BALANCES, DECEMBER 31	<u><u>\$ 885,454</u></u>	<u><u>\$ (55,399)</u></u>	<u><u>\$ 173,748</u></u>

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

201 Revolving Loan	620 EDA	300's Debt Service	401 Capital Projects	Other Governmental Funds	Totals
\$ -	\$ 97,500	\$ 136,706	\$ -	\$ 146,714	\$ 620,041
-	118	39,938	-	-	41,616
-	-	-	-	-	7,546
-	-	-	-	150,383	689,650
-	-	-	-	2,717	271,335
-	-	-	-	294	1,521
266	201	569	1,835	136	6,136
10,866	1,500	-	-	7,690	131,276
11,132	99,319	177,213	1,835	307,934	1,769,121
-	-	-	-	-	100,364
-	-	-	-	-	117,959
-	-	-	-	-	430,610
-	-	-	-	-	86,193
-	-	-	-	155,662	165,630
2,128	104,676	-	-	21,148	134,155
-	-	-	-	-	13,403
-	-	-	-	-	248,205
-	-	-	-	11,069	20,569
-	-	-	-	15,408	15,408
-	23,524	-	-	-	23,524
-	-	130,000	-	-	130,000
-	-	24,751	-	5,702	30,453
2,128	128,200	154,751	-	208,989	1,516,473
9,004	(28,881)	22,462	1,835	98,945	252,648
-	6,000	-	-	-	28,001
-	25,000	-	205,500	25,750	390,250
-	(25,000)	-	(98,500)	(6,000)	(308,000)
-	6,000	-	107,000	19,750	110,251
9,004	(22,881)	22,462	108,835	118,695	362,899
305,483	121,929	213,907	537,718	(16,317)	2,039,739
<u>\$ 314,487</u>	<u>\$ 99,048</u>	<u>\$ 236,369</u>	<u>\$ 646,553</u>	<u>\$ 102,378</u>	<u>\$ 2,402,638</u>

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

CITY OF HARMONY, MINNESOTA
RECONCILIATION OF THE STATEMENT OF
REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES
TO THE STATEMENT OF ACTIVITIES
GOVERNMENTAL FUNDS
FOR THE YEAR ENDED DECEMBER 31, 2016

Amounts reported for governmental activities in the statement
of activities are different because

Net change in fund balances - governmental funds	\$ 362,899
Governmental funds report capital outlay as expenditures. However, in the statement of activities the cost of those assets is allocated over the estimated useful lives and reported as depreciation expense.	
Capital outlay	343,946
Depreciation expense	(244,563)
The net effect of various miscellaneous transactions involving capital assets.	
Book value of capital assets sold	(17,201)
Book value of trade-in of capital assets	(36,240)
The issuance of long-term debt provides current financial resources to governmental funds, while the repayment of principal of long-term debt consumes the current financial resources of governmental funds. Neither transaction, however, has any effect on net position. Also, governmental funds report the effect of premiums, discounts and similar items when debt is first issued, whereas these amounts are deferred and amortized in the statement of activities.	
Principal repayments	130,000
Interest on long-term debt in the statement of activities differs from the amount reported in the governmental fund because interest is recognized as an expenditure in the funds when it is due, and thus requires the use of current financial resources. In the statement of activities, however, interest expense is recognized as the interest accrues, regardless of when it is due.	1,332
Delinquent property taxes receivable will be collected this year, but is not available soon enough to pay for the current period's expenditures, and therefore are deferred in the funds.	(32,057)
Certain revenues are recognized as soon as they are earned. Under the modified accrual basis of accounting certain revenues cannot be recognized until they are available to liquidate liabilities of the current period.	
Special assessments	(37,249)
Some expenses reported in the statement of activities do not require the use of current financial resources and, therefore, are not reported as expenditures in governmental funds.	
Compensated absences	61
Change in net position - governmental activities	<u>\$ 470,928</u>

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

CITY OF HARMONY, MINNESOTA
GENERAL FUND
STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES -
BUDGET AND ACTUAL
FOR THE YEAR ENDED DECEMBER 31, 2016

	Budgeted Amounts		Actual	Variance with
	Original	Final	Amounts	Final Budget
REVENUES				
Taxes	\$ 186,187	\$ 186,187	\$ 209,571	\$ 23,384
Special assessments	1,500	1,500	1,560	60
Licenses and permits	7,175	7,175	7,546	371
Intergovernmental	358,045	358,045	410,372	52,327
Charges for services	600	600	1,060	460
Fines and forfeits	750	750	1,227	477
Investment earnings	1,500	1,500	2,516	1,016
Miscellaneous	32,500	32,500	67,962	35,462
TOTAL REVENUES	588,257	588,257	701,814	113,557
EXPENDITURES				
Current				
General government	244,192	244,192	218,323	25,869
Public safety	120,589	120,589	136,010	(15,421)
Streets and highways	116,171	116,171	86,193	29,978
Culture and recreation	6,575	6,575	9,968	(3,393)
Economic development	8,000	8,000	6,203	1,797
Miscellaneous	8,431	8,431	13,403	(4,972)
Capital outlay				
General government	1,000	1,000	-	1,000
Public safety	2,500	2,500	68,860	(66,360)
Streets and highways	60,000	60,000	9,500	50,500
TOTAL EXPENDITURES	567,458	567,458	548,460	18,998
EXCESS (DEFICIENCY) OF REVENUES OVER (UNDER) EXPENDITURES	20,799	20,799	153,354	132,555
OTHER FINANCING SOURCES (USES)				
Sale of capital assets	-	-	14,500	14,500
Transfers in	100,250	100,250	47,000	(53,250)
Transfers out	(91,000)	(91,000)	(101,000)	(10,000)
TOTAL OTHER FINANCING SOURCES (USES)	9,250	9,250	(39,500)	(48,750)
NET CHANGE IN FUND BALANCES	30,049	30,049	113,854	83,805
FUND BALANCES, JANUARY 1	771,600	771,600	771,600	-
FUND BALANCES, DECEMBER 31	\$ 801,649	\$ 801,649	\$ 885,454	\$ 83,805

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

CITY OF HARMONY, MINNESOTA
FIRE FUND
STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES -
BUDGET AND ACTUAL
FOR THE YEAR ENDED DECEMBER 31, 2016
(With Comparative Actual Amounts for Year Ended December 31, 2015)

	2016				2015
	Budgeted Amounts		Actual	Variance with	Actual
	Original	Final	Amounts	Final Budget	Amounts
REVENUES					
Property taxes	\$ 29,550	\$ 29,550	\$ 29,550	\$ -	\$ 29,550
Intergovernmental	-	-	100,824	100,824	12,400
Charges for services	47,500	47,500	52,424	4,924	48,547
Investment earnings	-	-	107	107	84
Miscellaneous					
Contributions and donations	-	-	35,839	35,839	29,497
Other	14,500	14,500	4,700	(9,800)	4,275
TOTAL REVENUES	91,550	91,550	223,444	131,894	124,353
EXPENDITURES					
Current					
Public safety					
Personal services	26,225	26,225	34,204	(7,979)	24,310
Supplies	10,900	10,900	7,517	3,383	6,742
Other services	21,849	21,849	23,811	(1,962)	18,940
Other charges	9,550	9,550	6,408	3,142	9,579
Capital outlay					
Public safety					
Fire	-	-	177,945	(177,945)	2,425
TOTAL EXPENDITURES	68,524	68,524	249,885	(181,361)	61,996
EXCESS (DEFICIENCY) OF REVENUES OVER (UNDER) EXPENDITURES	23,026	23,026	(26,441)	(49,467)	62,357
OTHER FINANCING SOURCES (USES)					
Sale of capital assets	-	-	7,501	7,501	-
Transfers in	12,500	12,500	87,000	74,500	12,500
Transfers out	(35,000)	(35,000)	(40,000)	(5,000)	(25,000)
TOTAL OTHER FINANCING SOURCES (USES)	(22,500)	(22,500)	54,501	77,001	(12,500)
NET CHANGE IN FUND BALANCES	526	526	28,060	27,534	49,857
FUND BALANCES, JANUARY 1	(83,459)	(83,459)	(83,459)	-	(133,316)
FUND BALANCES, DECEMBER 31	<u>\$ (82,933)</u>	<u>\$ (82,933)</u>	<u>\$ (55,399)</u>	<u>\$ 27,534</u>	<u>\$ (83,459)</u>

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

CITY OF HARMONY, MINNESOTA
 AMBULANCE FUND
 STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES -
 BUDGET AND ACTUAL
 FOR THE YEAR ENDED DECEMBER 31, 2016
 (With Comparative Actual Amounts for Year Ended December 31, 2015)

	2016				2015
	Budgeted Amounts		Actual	Variance with	Actual
	Original	Final	Amounts	Final Budget	Amounts
REVENUES					
Intergovernmental	\$ 20,071	\$ 20,071	\$ 28,071	\$ 8,000	\$ 29,871
Charges for services	182,000	182,000	215,134	33,134	176,165
Investment earnings	500	500	506	6	439
Miscellaneous					
Contributions and donations	-	-	-	-	527
Other	2,000	2,000	2,719	719	5,408
TOTAL REVENUES	204,571	204,571	246,430	41,859	212,410
EXPENDITURES					
Current					
Public safety					
Personal services	103,214	103,214	128,489	(25,275)	123,128
Supplies	15,200	15,200	9,644	5,556	9,177
Other services	18,927	18,927	21,090	(2,163)	17,602
Other charges	39,765	39,765	63,437	(23,672)	38,473
Capital outlay					
Public safety	5,000	5,000	1,400	3,600	-
TOTAL EXPENDITURES	182,106	182,106	224,060	(41,954)	188,380
EXCESS (DEFICIENCY) OF REVENUES OVER (UNDER) EXPENDITURES	22,465	22,465	22,370	(95)	24,030
OTHER FINANCING SOURCES (USES)					
Transfers out	(37,500)	(37,500)	(37,500)	-	(37,500)
NET CHANGE IN FUND BALANCES	(15,035)	(15,035)	(15,130)	(95)	(13,470)
FUND BALANCES, JANUARY 1	188,878	188,878	188,878	-	202,348
FUND BALANCES, DECEMBER 31	\$ 173,843	\$ 173,843	\$ 173,748	\$ (95)	\$ 188,878

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

CITY OF HARMONY, MINNESOTA
REVOLVING LOAN FUND
STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES -
BUDGET AND ACTUAL
FOR THE YEAR ENDED DECEMBER 31, 2016
(With Comparative Actual Amounts for Year Ended December 31, 2015)

	2016				2015
	Budgeted Amounts		Actual Amounts	Variance with Final Budget	Actual Amounts
	Original	Final			
REVENUES					
Investment earnings	\$ 500	\$ 500	\$ 266	\$ (234)	\$ 206
Miscellaneous					
Loan interest	35,000	35,000	10,115	(24,885)	6,811
Other	250	250	751	501	750
TOTAL REVENUES	35,750	35,750	11,132	(24,618)	7,767
EXPENDITURES					
Current					
Economic development					
Other services	1,500	1,500	2,103	(603)	1,380
Other charges	-	-	25	(25)	985
Loans made	25,000	25,000	-	25,000	-
TOTAL EXPENDITURES	26,500	26,500	2,128	24,372	2,365
EXCESS (DEFICIENCY) OF REVENUES OVER EXPENDITURES	9,250	9,250	9,004	(246)	5,402
OTHER FINANCING SOURCES (USES)					
Transfers in	5,100	5,100	-	(5,100)	-
NET CHANGE IN FUND BALANCES	14,350	14,350	9,004	(5,346)	5,402
FUND BALANCES, JANUARY 1	305,483	305,483	305,483	-	300,081
FUND BALANCES, DECEMBER 31	\$ 319,833	\$ 319,833	\$ 314,487	\$ (5,346)	\$ 305,483

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

CITY OF HARMONY, MINNESOTA
ECONOMIC DEVELOPMENT AUTHORITY FUND
SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES -
BUDGET AND ACTUAL
FOR THE YEAR ENDED DECEMBER 31, 2016
(With Comparative Actual Amounts for Year Ended December 31, 2015)

	2016				2015
	Budgeted Amounts		Actual	Variance with	Actual
	Original	Final	Amounts	Final Budget	Amounts
REVENUES					
Property taxes	\$ 97,500	\$ 97,500	\$ 97,500	\$ -	\$ 97,500
Special assessments	2,700	2,700	118	(2,582)	13,131
Investment earnings	-	-	201	201	129
Miscellaneous					
Contributions and donations	-	-	-	-	500
Rents	6,000	6,000	500	(5,500)	3,000
Other	-	-	1,000	1,000	3,327
TOTAL REVENUES	106,200	106,200	99,319	(6,881)	117,587
EXPENDITURES					
Current					
Economic development					
Personal services	16,282	16,282	16,749	(467)	16,707
Supplies	-	-	2	(2)	-
Other services	39,357	39,357	30,248	9,109	32,072
Other charges	42,960	42,960	57,677	(14,717)	60,300
Capital outlay					
Economic development	-	-	23,524	(23,524)	-
TOTAL EXPENDITURES	98,599	98,599	128,200	(29,601)	109,079
EXCESS (DEFICIENCY) OF REVENUES OVER EXPENDITURES	7,601	7,601	(28,881)	(36,482)	8,508
OTHER FINANCING SOURCES (USES)					
Sale of capital assets	-	-	6,000	6,000	10,017
Transfers in	15,000	15,000	25,000	10,000	15,000
Transfers out	(25,000)	(25,000)	(25,000)	-	(40,000)
TOTAL OTHER FINANCING SOURCES (USES)	(10,000)	(10,000)	6,000	16,000	(14,983)
NET CHANGE IN FUND BALANCES	(2,399)	(2,399)	(22,881)	(20,482)	(6,475)
FUND BALANCES, JANUARY 1	121,929	121,929	121,929	-	128,404
FUND BALANCES, DECEMBER 31	\$ 119,530	\$ 119,530	\$ 99,048	\$ (20,482)	\$ 121,929

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

CITY OF HARMONY, MINNESOTA
STATEMENTS OF NET POSITION
PROPRIETARY FUNDS
DECEMBER 31, 2016 AND 2015

	Business-type Activities - Enterprise Funds			
	601		602	
	Water Utility		Sewer Utility	
	2016	2015	2016	2015
ASSETS				
CURRENT ASSETS				
Cash and temporary investments	\$ 194,849	\$ 181,873	\$ (2,285)	\$ 182,525
Receivables				
Accounts	25,788	25,845	28,010	28,625
Special assessments	-	-	2,209	2,945
Intergovernmental	-	8,858	-	-
Advance to other funds - current	-	-	-	-
Inventories	14,955	16,058	-	-
Prepaid items	3,533	3,620	4,191	4,669
TOTAL CURRENT ASSETS	239,125	236,254	32,125	218,764
NONCURRENT ASSETS				
Advance to other funds - noncurrent	-	-	-	-
Capital assets, at cost				
Land	17,015	17,015	14,400	14,400
Construction in progress	-	553,071	-	194,579
Buildings and improvements	-	-	2,351,348	1,925,510
Systems and infrastructure	926,984	926,984	707,139	658,772
Equipment and machinery	1,335,627	138,621	90,666	84,924
Vehicles	-	-	-	-
Less accumulated depreciation	(332,478)	(295,264)	(1,314,784)	(1,216,322)
Total capital assets (net of accumulated depreciation)	1,947,148	1,340,427	1,848,769	1,661,863
TOTAL NONCURRENT ASSETS	1,947,148	1,340,427	1,848,769	1,661,863
TOTAL ASSETS	2,186,273	1,576,681	1,880,894	1,880,627
LIABILITIES				
CURRENT LIABILITIES				
Accounts payable	1,540	29,413	10,631	141,053
Deposits payable	-	-	-	-
Due to other governments	160	169	-	-
Advances from other funds - current	-	-	55,000	-
Accrued salaries payable	862	644	1,193	879
Accrued interest payable	1,450	137	820	933
Bonds payable - current	39,256	11,100	34,000	34,000
Compensated absences payable - current	4,613	3,985	7,107	5,726
TOTAL CURRENT LIABILITIES	47,881	45,448	108,751	182,591
NONCURRENT LIABILITIES				
Compensated absences payable, noncurrent	5,387	5,679	6,138	7,604
Advances from other funds - noncurrent	-	-	100,000	-
Bonds payable, noncurrent	783,000	199,660	212,000	246,000
TOTAL NONCURRENT LIABILITIES	788,387	205,339	318,138	253,604
TOTAL LIABILITIES	836,268	250,787	426,889	436,195
NET POSITION				
Net investment in capital assets	1,124,892	1,129,667	1,602,769	1,381,863
Unrestricted	225,113	196,227	(148,764)	62,569
TOTAL NET POSITION	\$ 1,350,005	\$ 1,325,894	\$ 1,454,005	\$ 1,444,432

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

Business-type Activities - Enterprise Funds

603		604		605		Totals	
Refuse and Recycling		Electric Utility		Storm Water Utility			
2016	2015	2016	2015	2016	2015	2016	2015
\$ 29	\$ 561	\$ 539,499	\$ 675,242	\$ 3,425	\$ 368	\$ 735,517	\$ 1,040,569
6,204	4,657	83,188	78,965	1,242	866	144,432	138,958
-	-	-	6,192	-	-	2,209	9,137
-	-	-	-	-	-	-	8,858
-	-	65,193	12,173	-	-	65,193	12,173
-	-	25,495	25,957	-	-	40,450	42,015
118	42	5,941	6,765	891	890	14,674	15,986
6,351	5,260	719,316	805,294	5,558	2,124	1,002,475	1,267,696
-	-	183,592	97,035	-	-	183,592	97,035
-	-	5,000	5,000	-	-	36,415	36,415
-	-	-	-	-	-	-	747,650
-	-	187,008	187,008	-	-	2,538,356	2,112,518
-	-	1,632,754	1,575,265	764,100	764,100	4,030,977	3,925,121
-	-	33,825	33,825	40,971	40,971	1,501,089	298,341
-	-	28,700	28,700	-	-	28,700	28,700
-	-	(1,124,851)	(1,077,184)	(339,460)	(317,626)	(3,111,573)	(2,906,396)
-	-	762,436	752,614	465,611	487,445	5,023,964	4,242,349
-	-	946,028	849,649	465,611	487,445	5,207,556	4,339,384
6,351	5,260	1,665,344	1,654,943	471,169	489,569	6,210,031	5,607,080
-	250	88,984	110,155	-	-	101,155	280,871
-	-	12,115	12,770	-	-	12,115	12,770
272	213	4,912	4,684	-	-	5,344	5,066
4,250	-	-	-	-	-	59,250	-
242	145	306	257	14	4	2,617	1,929
-	-	-	-	-	-	2,270	1,070
-	-	-	-	-	-	73,256	45,100
1,589	1,517	2,773	2,744	311	305	16,393	14,277
6,353	2,125	109,090	130,610	325	309	272,400	361,083
1,594	1,605	2,895	3,415	346	341	16,360	18,644
8,500	-	-	-	-	1,012	108,500	1,012
-	-	-	-	-	-	995,000	445,660
10,094	1,605	2,895	3,415	346	1,353	1,119,860	465,316
16,447	3,730	111,985	134,025	671	1,662	1,392,260	826,399
-	-	762,436	752,614	465,611	487,445	3,955,708	3,751,589
(10,096)	1,530	790,923	768,304	4,887	462	862,063	1,029,092
\$ (10,096)	\$ 1,530	\$ 1,553,359	\$ 1,520,918	\$ 470,498	\$ 487,907	\$ 4,817,771	\$ 4,780,681

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

CITY OF HARMONY, MINNESOTA
STATEMENTS OF REVENUES, EXPENSES AND CHANGES IN FUND NET POSITION
PROPRIETARY FUNDS
FOR THE YEARS ENDED DECEMBER 31, 2016 AND 2015

	Business-type Activities - Enterprise Funds			
	601		602	
	Water Utility		Sewer Utility	
	2016	2015	2016	2015
OPERATING REVENUES				
Charges for services	\$ 194,343	\$ 195,971	\$ 293,272	\$ 293,909
OPERATING EXPENSES				
Personal services	50,873	47,849	68,547	67,486
Supplies	6,406	3,762	24,005	18,261
Other services and charges	7,027	15,210	26,855	28,576
Insurance	4,698	4,780	5,923	6,368
Utilities	14,694	14,818	45,033	41,158
Purchased power	-	-	-	-
Repairs and maintenance	45,418	20,070	11,200	16,368
Depreciation	37,214	25,393	98,462	88,738
TOTAL OPERATING EXPENSES	166,330	131,882	280,025	266,955
OPERATING INCOME (LOSS)	28,013	64,089	13,247	26,954
NONOPERATING REVENUES (EXPENSES)				
Other income	-	-	-	200
Investment earnings (loss)	(531)	364	(134)	539
Interest and other expense	(2,753)	(137)	(2,687)	(3,020)
TOTAL NONOPERATING REVENUES (EXPENSES)	(3,284)	227	(2,821)	(2,281)
INCOME (LOSS) BEFORE CONTRIBUTIONS	24,729	64,316	10,426	24,673
CAPITAL CONTRIBUTIONS	30,382	219,618	147	184
TRANSFERS IN	-	100,000	-	-
TRANSFERS OUT	(31,000)	(33,500)	(1,000)	(3,500)
CHANGE IN NET POSITION	24,111	350,434	9,573	21,357
NET POSITION, JANUARY 1	1,325,894	975,460	1,444,432	1,423,075
NET POSITION, DECEMBER 31	\$ 1,350,005	\$ 1,325,894	\$ 1,454,005	\$ 1,444,432

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

Business-type Activities - Enterprise Funds

603		604		605			
Refuse and Recycling		Electric Utility		Storm Water Utility		Totals	
2016	2015	2016	2015	2016	2015	2016	2015
\$ 58,165	\$ 52,655	\$ 1,022,498	\$ 1,001,667	\$ 11,632	\$ 9,628	\$ 1,579,910	\$ 1,553,830
15,390	14,557	26,753	25,792	1,903	3,089	163,466	158,773
469	778	2,229	4,592	124	518	33,233	27,911
44,693	44,516	13,005	11,414	-	-	91,580	99,716
-	-	9,259	9,712	1,253	1,296	21,133	22,156
-	-	17,973	18,306	-	-	77,700	74,282
-	-	812,167	799,724	-	-	812,167	799,724
8,221	4,000	28,250	37,828	1,433	2,218	94,522	80,484
-	-	47,667	47,147	21,834	21,835	205,177	183,113
68,773	63,851	957,303	954,515	26,547	28,956	1,498,978	1,446,159
(10,608)	(11,196)	65,195	47,152	(14,915)	(19,328)	80,932	107,671
-	-	11,839	9,851	-	374	11,839	10,425
(18)	(8)	2,157	1,473	6	2	1,480	2,370
-	-	-	-	-	-	(5,440)	(3,157)
(18)	(8)	13,996	11,324	6	376	7,879	9,638
(10,626)	(11,204)	79,191	58,476	(14,909)	(18,952)	88,811	117,309
-	-	-	-	-	-	30,529	219,802
-	10,000	-	-	-	-	-	110,000
(1,000)	(1,000)	(46,750)	(18,000)	(2,500)	(2,500)	(82,250)	(58,500)
(11,626)	(2,204)	32,441	40,476	(17,409)	(21,452)	37,090	388,611
1,530	3,734	1,520,918	1,480,442	487,907	509,359	4,780,681	4,392,070
\$ (10,096)	\$ 1,530	\$ 1,553,359	\$ 1,520,918	\$ 470,498	\$ 487,907	\$ 4,817,771	\$ 4,780,681

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

CITY OF HARMONY, MINNESOTA
STATEMENTS OF CASH FLOWS
PROPRIETARY FUNDS
FOR THE YEARS ENDED DECEMBER 31, 2016 AND 2015

	Business-type Activities - Enterprise Funds			
	601		602	
	Water Utility		Sewer Utility	
	2016	2015	2016	2015
CASH FLOWS FROM OPERATING ACTIVITIES				
Receipts from customers	\$ 194,400	\$ 197,410	\$ 293,887	\$ 294,756
Payments to suppliers and vendors	(104,935)	(37,558)	(114,517)	(109,667)
Payments to and on behalf of employees	(50,319)	(47,544)	(68,318)	(67,359)
Other receipts	-	-	-	200
NET CASH PROVIDED (USED) BY OPERATING ACTIVITIES	39,146	112,308	111,052	117,930
CASH FLOWS FROM NONCAPITAL FINANCING ACTIVITIES				
Principal received (paid) on advances from (to) other funds	-	-	155,000	-
Transfers from other funds	-	100,000	-	-
Transfers to other funds	(31,000)	(33,500)	(1,000)	(3,500)
NET CASH PROVIDED (USED) BY NONCAPITAL FINANCING ACTIVITIES	(31,000)	66,500	154,000	(3,500)
CASH FLOWS FROM CAPITAL AND RELATED FINANCING ACTIVITIES				
Special assessments received	-	-	883	920
Acquisition of capital assets	(643,935)	(545,225)	(413,811)	(77,219)
Principal paid on bonds payable	(11,100)	-	(34,000)	(33,000)
Interest and fees paid on bonds payable	(1,440)	-	(2,800)	(3,130)
Net proceeds on sale of capital assets	-	-	-	-
Intergovernmental contributions for capital assets	39,240	210,760	-	-
Proceeds from bonds issued	622,596	210,760	-	-
NET CASH PROVIDED (USED) BY CAPITAL AND RELATED FINANCING ACTIVITIES	5,361	(123,705)	(449,728)	(112,429)
CASH FLOWS FROM INVESTING ACTIVITIES				
Interest received (paid) on cash and temporary investments	(531)	364	(134)	539
NET INCREASE (DECREASE) IN CASH AND TEMPORARY INVESTMENTS	12,976	55,467	(184,810)	2,540
CASH AND TEMPORARY INVESTMENTS, JANUARY 1	181,873	126,406	182,525	179,985
CASH AND TEMPORARY INVESTMENTS, DECEMBER 31	\$ 194,849	\$ 181,873	\$ (2,285)	\$ 182,525
RECONCILIATION OF OPERATING INCOME (LOSS) TO NET CASH PROVIDED (USED) BY OPERATING ACTIVITIES				
Operating income (loss)	\$ 28,013	\$ 64,089	\$ 13,247	\$ 26,954
Adjustments to reconcile operating income (loss) to net cash provided (used) by operating activities				
Other income related to operations	-	-	-	200
Depreciation	37,214	25,393	98,462	88,738
(Increase) decrease in assets				
Accounts receivable	57	1,439	615	847
Special assessments	-	-	-	-
Inventories	1,103	(3,663)	-	-
Prepaid items	87	(62)	478	159
Increase (decrease) in liabilities				
Accounts payable	(27,873)	24,795	(1,979)	905
Due to other governments	(9)	12	-	-
Deposits payable	-	-	-	-
Accrued salaries payable	218	81	314	64
Compensated absences payable	336	224	(85)	63
NET CASH PROVIDED (USED) BY OPERATING ACTIVITIES	\$ 39,146	\$ 112,308	\$ 111,052	\$ 117,930
SCHEDULE OF NONCASH INVESTING, CAPITAL AND FINANCING ACTIVITIES				
Capital assets acquired on account	\$ -	\$ -	\$ -	\$ 128,443
Capital assets transferred between funds	\$ -	\$ -	\$ -	\$ 4,522

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

Business-type Activities - Enterprise Funds

603		604		605			
Refuse and Recycling		Electric Utility		Storm Water Utility		Totals	
2016	2015	2016	2015	2016	2015	2016	2015
\$ 56,618	\$ 52,568	\$ 1,024,467	\$ 1,013,250	\$ 11,256	\$ 9,594	\$ 1,580,628	\$ 1,567,578
(53,650)	(51,435)	(911,895)	(853,969)	(2,811)	(4,007)	(1,187,808)	(1,056,636)
(15,232)	(14,705)	(27,195)	(26,007)	(1,882)	(3,095)	(162,946)	(158,710)
-	-	11,839	9,851	-	374	11,839	10,425
(12,264)	(13,572)	97,216	143,125	6,563	2,866	241,713	362,657
12,750	-	(139,577)	40,019	(1,012)	-	27,161	40,019
-	10,000	-	-	-	-	-	110,000
(1,000)	(1,000)	(46,750)	(18,000)	(2,500)	(2,500)	(82,250)	(58,500)
11,750	9,000	(186,327)	22,019	(3,512)	(2,500)	(55,089)	91,519
-	-	-	-	-	-	883	920
-	-	(48,789)	(22,452)	-	-	(1,106,535)	(644,896)
-	-	-	-	-	-	(45,100)	(33,000)
-	-	-	-	-	-	(4,240)	(3,130)
-	-	-	4,522	-	-	-	4,522
-	-	-	-	-	-	39,240	210,760
-	-	-	-	-	-	622,596	210,760
-	-	(48,789)	(17,930)	-	-	(493,156)	(254,064)
(18)	(8)	2,157	1,473	6	2	1,480	2,370
(532)	(4,580)	(135,743)	148,687	3,057	368	(305,052)	202,482
561	5,141	675,242	526,555	368	-	1,040,569	838,087
<u>\$ 29</u>	<u>\$ 561</u>	<u>\$ 539,499</u>	<u>\$ 675,242</u>	<u>\$ 3,425</u>	<u>\$ 368</u>	<u>\$ 735,517</u>	<u>\$ 1,040,569</u>
\$ (10,608)	\$ (11,196)	\$ 65,195	\$ 47,152	\$ (14,915)	\$ (19,328)	\$ 80,932	\$ 107,671
-	-	11,839	9,851	-	374	11,839	10,425
-	-	47,667	47,147	21,834	21,835	205,177	183,113
(1,547)	(87)	(4,223)	13,613	(376)	(34)	(5,474)	15,778
-	-	6,192	(2,030)	-	-	6,192	(2,030)
-	-	462	278	-	-	1,565	(3,385)
(76)	(2)	824	3	(1)	25	1,312	123
(250)	(2,139)	(29,871)	28,045	-	-	(59,973)	51,606
59	-	228	(844)	-	-	278	(832)
-	-	(655)	125	-	-	(655)	125
97	(50)	49	(163)	10	-	688	(68)
61	(98)	(491)	(52)	11	(6)	(168)	131
<u>\$ (12,264)</u>	<u>\$ (13,572)</u>	<u>\$ 97,216</u>	<u>\$ 143,125</u>	<u>\$ 6,563</u>	<u>\$ 2,866</u>	<u>\$ 241,713</u>	<u>\$ 362,657</u>
<u>\$ -</u>	<u>\$ -</u>	<u>\$ 8,700</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 8,700</u>	<u>\$ 128,443</u>
<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ (4,522)</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>

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

CITY OF HARMONY, MINNESOTA
STATEMENT OF FIDUCIARY NET POSITION
TRUST FUND
DECEMBER 31, 2016

ASSETS

Cash and cash equivalents

\$ 10,315

NET POSITION

Unrestricted

\$ 10,315

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

CITY OF HARMONY, MINNESOTA
STATEMENT OF CHANGES IN FIDUCIARY NET POSITION
TRUST FUND
FOR THE YEAR ENDED DECEMBER 31, 2016

ADDITIONS	
Investment income	\$ 108
DEDUCTIONS	
Expenditures	<u>-</u>
CHANGE IN NET POSITION	108
NET POSITION, JANUARY 1	<u>10,207</u>
NET POSITION, DECEMBER 31	<u><u>\$ 10,315</u></u>

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

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CITY OF HARMONY, MINNESOTA
NOTES TO THE FINANCIAL STATEMENTS
DECEMBER 31, 2016

Note 1: SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

A. Reporting entity

The City of Harmony (the City) operates under “Optional Plan A” as defined in the State of Minnesota statutes. The City is governed by an elected Mayor and a four-member Council. The Council exercises legislative authority and determines all matters of policy. The 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 Governmental Accounting Standards Board (GASB) has set forth criteria to be considered in determining financial accountability. These criteria include appointing a voting majority of an organization’s governing body, and (1) the ability of the primary government to impose its will on that organization or (2) the potential for the organization to provide specific benefits to, or impose specific financial burdens on the primary government. Blended component units, although legally separate entities are, in substance, part of the City’s operations and so data from these units are combined with data of the primary government.

Blended Component Unit. The Harmony Economic Development Authority (EDA) was established under Minnesota statutes, 469.090 through 469.108 for the purpose of promoting economic development within the City. The EDA has a December 31 year-end and is reported as a special revenue fund. Separate financial statements are not issued for the EDA. The EDA is considered blended because the City has significant influence on the EDA activities and its sole purpose is to encourage future development within the City.

B. Government-wide and fund financial statements

The government-wide financial statements (i.e., the statement of net position and the statement of activities) report information on all of the nonfiduciary activities of the primary government and its component units. *Governmental activities*, which normally are supported by taxes and intergovernmental revenues, are reported separately from *business-type activities*, which rely to a significant extent on fees and charges for support.

The statement of activities demonstrates the degree to which the direct expenses of a given function or segment is offset by program revenues. *Direct expenses* are those that are clearly identifiable with a specific function or segment. Amounts reported as *program revenues* include 1) charges to customers or applicants who purchase, use, or directly benefit from goods, services, or privileges provided by a given function or segment and 2) grants and contributions that are restricted to meeting the operational or capital requirements of a particular function or segment. Taxes and other items not properly included among program revenues are reported instead as *general revenues*.

Separate financial statements are provided for governmental funds, proprietary funds and fiduciary funds. Major individual governmental funds and major individual enterprise funds are reported as separate columns in the fund financial statements.

CITY OF HARMONY, MINNESOTA
NOTES TO THE FINANCIAL STATEMENTS
DECEMBER 31, 2016

Note 1: SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES - CONTINUED

C. Measurement focus, basis of accounting, and financial statement presentation

The government-wide financial statements are reported using the *economic resources measurement focus* and the *accrual basis of accounting*, as are the proprietary fund and fiduciary fund financial statements. Revenues are recorded when earned and expenses are recorded when a liability is incurred, regardless of the timing of related cash flows. Property taxes are recognized as revenues in the year for which they are levied. Grants and similar items are recognized as revenue as soon as all eligibility requirements imposed by the provider have been met.

The Governmental fund financial statements are reported using the *current financial resources measurement focus* and the *modified accrual basis of accounting*. Revenues are recognized as soon as they are both measurable and available. Revenues are considered to be *available* when they are collectible within the current period or soon enough thereafter to pay liabilities of the current period. For this purpose, the City considers revenues to be available if they are collected within 60 days of the end of the current fiscal period. Expenditures generally are recorded when a liability is incurred, as under accrual accounting. However, debt service expenditures, as well as expenditures related to compensated absences and claims and judgments, are recorded only when payment is due. General capital asset acquisitions are reported as expenditures in governmental funds. Issuance of long-term debt and acquisitions under capital leases are reported as other financing sources.

Property taxes, franchise taxes, licenses, and interest associated with the current fiscal period are all considered to be susceptible to accrual and so have been recognized as revenues of the current fiscal period. 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. All other revenue items are considered to be measurable and available only when cash is received by the City.

Revenue resulting from exchange transactions, in which each party gives and receives essentially equal value, is recorded on the accrual basis when the exchange takes place. On a modified accrual basis, revenue is recorded in the year in which the resources are measurable and become available.

Non-exchange transactions, in which the City receives value without directly giving equal value in return, include property taxes, grants, entitlement and donations. On an accrual basis, revenue from property taxes is recognized in the year for which the tax is levied. Revenue from grants, entitlements and donations is recognized in the year in which all eligibility requirements have been satisfied. Eligibility requirements include timing requirements, which specify the year when the resources are required to be used or the year when use is first permitted, matching requirements, in which the City must provide local resources to be used for a specified purpose, and expenditure requirements, in which the resources are provided to the City on a reimbursement basis. On a modified accrual basis, revenue from non-exchange transactions must also be available before it can be recognized.

Unearned revenue arises when assets are recognized before revenue recognition criteria have been satisfied. Grants and entitlements received before eligibility requirements are met are also recorded as unearned revenue.

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 certain reported amounts and disclosures. Accordingly, actual results could differ from those estimates.

CITY OF HARMONY, MINNESOTA
NOTES TO THE FINANCIAL STATEMENTS
DECEMBER 31, 2016

Note 1: SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES - CONTINUED

The City reports the following major governmental funds:

The *General fund* is the City's primary operating fund. It accounts for all financial resources of the general government, except those required to be accounted for in another fund.

The *Fire fund* accounts for the activities for the fire service.

The *Ambulance fund* accounts for the activities for the ambulance service.

The *Revolving Loan fund* accounts for giving loans to businesses in the community and promoting economic development within the City.

The *Economic Development Authority fund* accounts for economic development and growth within the City.

The *Capital Projects fund* accounts for the acquisition of capital equipment for governmental activities of the City.

The *Debt Service fund* accounts for the accumulation of resources and payment of general obligation bond principal and interest from governmental resources and special assessment bond principal and interest from special assessment levies when the City is obligated in some manner for the payment.

The City reports the following major proprietary funds:

The *Water Utility fund* accounts for costs associated with the City's water system and ensure that user charges are sufficient to pay for those costs.

The *Sewer Utility fund* accounts for the costs associated with the City's sewer system and ensure that user charges are sufficient to pay for those costs.

The *Refuse and Recycling fund* accounts for the costs associated with the City's refuse and recycling collection and ensure that user charges are sufficient to pay for those costs.

The *Electric Utility fund* accounts for the costs associated with the City's electric system and ensure that user charges are sufficient to pay for those costs.

The *Storm Water fund* accounts for the costs associated with the City's storm water system and ensure that user charges are sufficient to pay for those costs.

Additionally, the City reports the following fund types:

The *Sanderson Memorial Trust fund* accounts for a non-expendable trust fund for assets held by the government in a trustee capacity or as an agent on behalf of others.

As a general rule the effect of interfund activity has been eliminated from government-wide financial statements. Exceptions to this general rule are charges between the City's water, sewer, storm water, electric, and refuse and recycling functions and various other functions of the City. Elimination of these charges would distort the direct costs and program revenues reported for the various functions concerned.

Proprietary funds distinguish *operating* revenues and expenses from *nonoperating* items. Operating revenues and expenses generally result from providing services and producing and delivering goods in connection with a proprietary fund's principal ongoing operations. The principal operating revenues of the City's enterprise funds are charges to customers for sales and services. The City also recognizes as operating revenue the portion of tap fees intended to recover the cost of connecting new customers to the system. All revenues and expenses not meeting this definition are reported as nonoperating revenues and expenses.

CITY OF HARMONY, MINNESOTA
NOTES TO THE FINANCIAL STATEMENTS
DECEMBER 31, 2016

Note 1: SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES - CONTINUED

When both restricted and unrestricted resources are available for use, it is the City's policy to use restricted resources first, then unrestricted resources as they are needed.

D. Assets, liabilities, deferred inflows of resources, and net position/fund balance

Deposits and investments

The City's cash and cash equivalents are considered to be cash on hand, demand deposits and short-term investments with original maturities of three months or less from the date of acquisition. The proprietary funds' portion in the government-wide cash and temporary investments pool is considered to be cash and cash equivalents for purposes of the Statements of Cash Flows.

Cash balances from all funds are pooled and invested, to the extent available, in certificates of deposit and other authorized investments. Earnings from such investments are allocated on the basis of applicable participation by each of the funds.

The City may also invest idle funds as authorized by Minnesota statutes, as follows:

1. Direct obligations or obligations guaranteed by the United States or its agencies.
2. Shares of investment companies registered under the Federal Investment Company Act of 1940 and received the highest credit rating, rated in one of the two highest rating categories by a statistical rating agency, and have a final maturity of thirteen months or less.
3. General obligations of a state or local government with taxing powers rated "A" or better; revenue obligations rated "AA" or better.
4. General obligations of the Minnesota Housing Finance Agency rated "A" or better.
5. Obligation of a school district with an original maturity not exceeding 13 months and (i) rated in the highest category by a national bond rating service or (ii) enrolled in the credit enhancement program pursuant to statute section 126C.55.
6. Bankers' acceptances of United States banks eligible for purchase by the Federal Reserve System.
7. Commercial paper issued by United States banks corporations or their Canadian subsidiaries, of highest quality category by at least two nationally recognized rating agencies, and maturing in 270 days or less.
8. Repurchase or reverse repurchase 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, a primary reporting dealer in U.S. government securities to the Federal Reserve Bank of New York, or certain Minnesota securities broker-dealers.
9. Guaranteed investment contracts (GIC's) issued or guaranteed by a United States commercial bank, a domestic branch of a foreign bank, a United States insurance company, or its Canadian subsidiary, whose similar debt obligations were rated in one of the top two rating categories by a nationally recognized rating agency.

Investments for the City are reported at fair value. The Minnesota Municipal Money Market Fund is regulated by Minnesota Statutes and the Board of Directors of the League of Minnesota Cities and is an external investment pool not register with the Securities Exchange Commission (SEC) that followed the same regulatory rules of the SEC under rule 2a7. The City's investment in this trust is measured at the net asset value per share provided by the pool, which is based on an amortized cost method that approximate fair value. Financial statements of the 4M Fund can be obtained by contacting RBC Global Asset Management at 100 South Fifth Street, Suite 2300, Minneapolis, MN 55402-1240.

CITY OF HARMONY, MINNESOTA
NOTES TO THE FINANCIAL STATEMENTS
DECEMBER 31, 2016

Note 1: SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES - CONTINUED

Property taxes

The Council annually adopts a tax levy and certifies it to the County in December for collection the following year. The County is responsible for collecting all property taxes for the City. These taxes attach an enforceable lien on taxable property within the City on January 1 and are payable by the property owners in two installments. The taxes are collected by the County Treasurer and tax settlements are made to the City during January, June and November each year.

Delinquent taxes receivable include the past six years' uncollected taxes. Delinquent taxes have been offset by a deferred inflow of resources for delinquent taxes not received within 60 days after year end in the fund financial statements.

Accounts receivable

Accounts receivable include amounts billed for services provided before year end. Unbilled utility enterprise fund receivables are also included for services provided in 2016. The City annually certifies delinquent utility accounts to the County for collection. All trade receivables are shown net of an allowance for uncollectible accounts. The allowance for uncollectible accounts at December 31, 2016 was \$3,500 in the Fire fund and \$400 for Ambulance receivables. All receivables aged greater than two years are deemed uncollectible.

Special assessments

Special assessments represent the financing for public improvements paid for by benefiting property owners. These assessments are recorded as receivables upon certification to the County. Special assessments are recognized as revenue when they are annually certified to the County or received in cash or within 60 days after year end. All governmental special assessments receivable are offset by a deferred inflow of resources in the governmental fund financial statements.

Interfund receivables and payables

Activity between funds that are representative of lending/borrowing arrangements outstanding at the end of the fiscal year are referred to as either "due to/from other funds" (i.e., the current portion of interfund loans) or "advances to/from other funds" (i.e., the non-current portion of interfund loans). 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."

Advances between funds, as reported in the fund financial statements, are offset by a fund balance reserve account in applicable governmental funds to indicate that they are not available for appropriation and are not expendable available financial resources.

Inventories and prepaid items

All inventories are stated at the lower of cost or market on the first-in, first-out (FIFO) method. Inventories of governmental funds are recorded as expenditures when consumed rather than when purchased.

Certain payments to vendors reflect costs applicable to future accounting periods and are recorded as prepaid items in both government-wide and fund financial statements.

CITY OF HARMONY, MINNESOTA
NOTES TO THE FINANCIAL STATEMENTS
DECEMBER 31, 2016

Note 1: SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES - CONTINUED

Capital assets

Capital assets, which include property, plant, equipment, and infrastructure assets (e.g., roads, bridges, sidewalks, and similar items), are reported in the applicable governmental or business-type activities columns in the government-wide financial statements. Capital assets are defined by the City as assets with an initial estimated useful life in excess of one year. The City reports infrastructure assets on a network and subsystem basis. Accordingly, the amounts spent for the construction or acquisition of infrastructure assets are capitalized and reported in the government-wide financial statements.

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 backtrending (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). As the City constructs or acquires capital assets each period, including infrastructure assets, they are capitalized and reported at historical cost. The reported value excludes normal maintenance and repairs which are essentially amounts spent in relation to capital assets that do not increase the capacity or efficiency of the item or extend its useful life beyond the original estimate. In the case of donations the City values these capital assets at the estimated fair value of the item at the date of its donation. Interest incurred during the construction phase of capital assets of business-type activities is included as part of the capitalized value of the assets constructed.

For financial statement purposes only, a capitalization threshold is \$1,000 and is established for each capital asset category.

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

Assets	Years
Buildings and improvements	10 - 50
Streets	20 - 30
Storm sewers	40
Water mains	50
Sanitary sewers	50
Sidewalks	20
Curb and gutter	30
Electric distribution	10 - 50
Machinery and equipment	5 - 25
Computer software and equipment	5 - 10

Compensated absences

It is the government's policy to permit employees to accumulate a limited amount of earned but unused paid time off. Select employees also have earned but unused sick leave earned prior to the implementation of a paid time off policy. All personal time off up to a maximum limit is accrued when incurred in the government-wide and proprietary fund financial statements. Employees with 20 years or more of service with the City receive 10 percent of the accumulated sick leave upon termination. A liability for these amounts has been accrued in the government-wide and proprietary fund financial statements. The total amount of compensated absences accrued for 2016 was \$90,636. The General fund is typically used to liquidate governmental compensated absences payable.

CITY OF HARMONY, MINNESOTA
NOTES TO THE FINANCIAL STATEMENTS
DECEMBER 31, 2016

Note 1: SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES - CONTINUED

Postemployment benefits other than pensions

In August 2004, the GASB issued Statement No. 45, *Accounting and Financial Reporting by Employers for Postemployment Benefits Other Than Pensions*, effective for the City's fiscal year 2009. Statement No. 45 requires accrual-based measurement, recognition and disclosure of other postemployment benefits (OPEB) expense, such as retiree medical and dental costs, over the employees' years of service, along with the related liability, net of any plan assets. During the year 2016, the City estimated its OPEB liability using an estimator and determined that the calculated liability was \$0. At this point, the City anticipates it will not incur material future explicit or implicit OPEB costs for its employees and therefore, no liability will be recorded.

Deferred inflows of resources

In addition to liabilities, the statement of financial position will sometimes report a separate section for deferred inflows of resources. This separate financial statement element, deferred inflows of resources, represents an acquisition of net position that applies to a future period(s) and so will not be recognized as an inflow of resources (revenue) until that time. The government has only one type of item, which arises only under a modified accrual basis of accounting that qualifies as needing to be reported in this category. Accordingly, the item, unavailable revenue, is reported only in the governmental funds balance sheet. The governmental funds report unavailable revenues 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.

Long-term obligations

In the government-wide financial statements, and proprietary fund types in the fund financial statements, long-term debt and other long-term obligations are reported as liabilities in the applicable governmental activities, business-type activities, or proprietary fund type statement of net position. The recognition of bond premiums and discounts are amortized over the life of the bonds using the straight-line method. Bonds payable are reported net of the applicable bond premium or discount. Bond issuance costs are reported as an expense in the period incurred.

In the fund financial statements, governmental fund types recognized bond premiums and discounts, as well as bond issuance costs, during the current period. The face amount of debt issued is reported as other financing sources. Premiums received on debt issuances are reported as other financing sources while discounts on debt issuances are reported as other financing uses. Issuance costs, whether or not withheld from the actual debt proceeds received, are reported as debt service expenditures.

CITY OF HARMONY, MINNESOTA
NOTES TO THE FINANCIAL STATEMENTS
DECEMBER 31, 2016

Note 1: SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES - CONTINUED

Fund balance

In the fund financial statements, fund balance is divided into five classifications based primarily on the extent to which the City is bound to observe constraints imposed upon the use of resources reported in the governmental funds. These classifications are defined as follows:

Nonspendable - Amounts that cannot be spent because they are not in spendable form, such as prepaid items.

Restricted - Amounts related to externally imposed constraints established by creditors, grantors or contributors; or constraints imposed by state statutory provisions.

Committed - Amounts constrained for specific purposes that are internally imposed by formal action (resolution) of the City Council (the Council), which is the City's highest level of decision-making authority. Committed amounts cannot be used for any other purpose unless the Council modifies or rescinds the commitment by resolution.

Assigned - Amounts constrained for specific purposes that are internally imposed. In governmental funds other than the General fund, assigned fund balance represents all remaining amounts that are not classified as nonspendable and are neither restricted nor committed. In the General fund, assigned amounts represent intended uses established by the Council itself or by an official to which the governing body delegates the authority. The Council has adopted a fund balance policy which delegates the authority to assign amounts for specific purposes to the City Administrator/Clerk.

Unassigned - The residual classification for the General fund and also negative residual amounts in other funds.

The City considers restricted amounts to be spent first when both restricted and unrestricted fund balance is available. Additionally, the City would first use committed, then assigned, and lastly unassigned amounts of unrestricted fund balance when expenditures are made.

The City has formally adopted a fund balance policy for the General fund. The City's policy is to assign 50 percent of budgeted operating expenditures for cash-flow timing needs.

Net position

Net position represents the difference between assets and liabilities. Net position is displayed in three components:

- a. Net investment in capital assets - Consists of capital assets, net of accumulated depreciation reduced by any outstanding debt attributable to acquire capital assets.
- b. Restricted net position - Consists of net position balances restricted when there are limitations imposed on their use through external restrictions imposed by creditors, grantors, laws or regulations of other governments.
- c. Unrestricted net position - All other net position balances that do not meet the definition of "restricted" or "Net investment in capital assets".

Comparative data/reclassifications

Comparative total data for the prior year have been presented only for individual enterprise funds in the fund financial statements in order to provide an understanding of the changes in the financial position and operations of these funds. Also, certain amounts presented in the prior year have been reclassified in order to be consistent with the current year's presentation.

CITY OF HARMONY, MINNESOTA
NOTES TO THE FINANCIAL STATEMENTS
DECEMBER 31, 2016

Note 2: STEWARDSHIP, COMPLIANCE AND ACCOUNTABILITY

A. Budgetary information

Annual budgets are adopted on a basis consistent with accounting principles generally accepted in the United States of America for the General, Fire, Ambulance, Revolving Loan and Economic Development Authority funds. The City does not use encumbrance accounting.

In July of each year, all departments of the City submit requests for appropriations to the Administrator so that a budget may be prepared. Before September 30, the proposed budget is presented to the Council for review. The 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 Administrator. The legal level of budgetary control is the department level. Budgeted amounts are as originally adopted, or as amended by the Council. No budget amendments were made during the year.

B. Excess expenditures over appropriations

Fund	Budget	Actual	Excess of Expenditures Over Appropriations
Special revenue			
Fire	\$ 68,524	\$ 249,885	\$ 181,361
Ambulance	182,106	224,060	41,954
Economic Development Authority	98,599	128,200	29,601

The above funds' actual expenditures in excess of budget were offset by an excess of actual revenues, transfers above budget and available fund balance.

C. Deficit fund equity

The following funds had fund equity deficits at December 31, 2016:

Fund	Amount
Major	
Fire	\$ 55,399
Refuse and Recycling Enterprise	10,096
Special Revenue	
Library	1,795
Capital Projects	
TIF District #5	16,768
TIF District #6	71,166
2017 Street and Utility Project	11,069

The above deficits will be eliminated through future tax collections, transfers from other funds and charges for services.

CITY OF HARMONY, MINNESOTA
NOTES TO THE FINANCIAL STATEMENTS
DECEMBER 31, 2016

Note 3: DETAILED NOTES ON ALL FUNDS

A. Deposits and investments

Deposits

Custodial credit risk for deposits and investments is the risk that in the event of a bank failure, the City's deposits and investments may not be returned or the City will not be able to recover collateral securities in the possession of an outside party. In accordance with Minnesota statutes and as authorized by the Council, the City maintains deposits at those depository banks, all of which are members of the Federal Reserve System.

Minnesota statutes require that all City deposits be protected by insurance, surety bond or collateral. The market value of collateral pledged must equal 110 percent of the deposits not covered by insurance, bonds, or irrevocable standby letters of credit from Federal Home Loan Banks.

Authorized collateral in lieu of a corporate surety bond includes:

- United States government Treasury bills, Treasury notes, Treasury bonds;
- Issues of United States government agencies and instrumentalities as quoted by a recognized industry quotation service available to the government entity;
- General obligation securities of any state or local government with taxing powers which is rate "A" or better by a national bond rating service, or revenue obligation securities of any state or local government with taxing powers which is rated "AA" or better by a national bond rating service;
- General obligation securities of a local government with taxing powers may be pledged as collateral against funds deposited by that same local government entity;
- Irrevocable standby letters of credit issued by Federal Home Loan Banks to a municipality accompanied by written evidence that the bank's public debt is rated "AA" or better by Moody's Investors Service, Inc., or Standard & Poor's Corporation; and
- Time deposits that are fully insured by any federal agency.

Minnesota statutes require that all collateral shall be placed in safekeeping in a restricted account at a 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 selection should be approved by the government entity.

At year end, the City's carrying amount of deposits was \$2,520,439 and the bank balance was \$2,542,709. Of the bank balance, \$500,000 was covered by federal depository insurance. The remaining balance of \$2,042,709 was collateralized with securities held by the pledging financial institution's trust department in the City's name.

CITY OF HARMONY, MINNESOTA
NOTES TO THE FINANCIAL STATEMENTS
DECEMBER 31, 2016

Note 3: DETAILED NOTES ON ALL FUNDS - CONTINUED

Investments

As of December 31, 2016, the City had the following investments that are insured or registered, or securities held by the City or its agent in the City's name.

Types of Investments	Credit Quality/ Ratings (1)	Segmented Time Distribution (2)	Fair Value and Carrying Amount
Pooled investments at amortized costs			
Minnesota Municipal Money			
Market (4M) fund	N/A	less than 6 months	\$ 278,549

(1) Ratings are provided by various credit rating agencies where applicable to indicate associated credit risk.

N/A indicates not applicable or available.

(2) Interest rate risk is disclosed using the segmented time distribution method.

The investments of the City are subject to the following risks:

- *Credit Risk.* Credit risk is the risk that an issuer or other counterparty to an investment will not fulfill its obligations. Ratings are provided by various credit rating agencies and where applicable, indicate associated credit risk. Minnesota Statutes limit the City's investments.
- *Custodial Credit Risk.* The custodial credit risk for investments is the risk that, in the event of the failure of the counterparty to a transaction, a government will not be able to recover the value of investment or collateral securities that are in the possession of an outside party.
- *Concentration of Credit Risk.* The concentration of credit risk is the risk of loss attributed to the magnitude of a government's investment in a single issuer.
- *Interest Rate Risk.* The interest rate risk is the risk that changes in interest rates will adversely affect the fair value of an investment.

The City has not adopted a formal investment policy outlining objectives and procedures for investing idle funds or that addresses interest rate and credit risk.

Cash on hand

Cash in the possession of the City, consisting of petty cash and change funds, totals \$165.

Cash and investments summary

A reconciliation of cash and investments as shown on the statement of net position for the City follows:

Deposits	\$ 2,520,439
Investments	278,549
Cash on hand	<u>165</u>
Total cash and temporary investments	<u>\$ 2,799,153</u>
Cash and temporary investments	\$ 2,788,838
Fiduciary fund cash	<u>10,315</u>
Total	<u>\$ 2,799,153</u>

CITY OF HARMONY, MINNESOTA
NOTES TO THE FINANCIAL STATEMENTS
DECEMBER 31, 2016

Note 3: DETAILED NOTES ON ALL FUNDS - CONTINUED

B. Notes receivable

The City has made various economic development loans to businesses through its revolving loan program. These loans are receivable by the City over three to ten year periods with varying interest rates at 3 percent to 7 percent per annum. These loans are secured by equipment and other assets. The remaining balance at December 31, 2016 is \$230,279.

The Economic Development Authority has also made commercial rehabilitation loans to businesses. The City will collect on these loans only if there is an ownership change of the improved property. Consequently, the loans are reduced annually and eventually forgiven if ownership is retained over the five year period per the loan agreements. The balance on the loans receivable at December 31, 2016 was \$15,830.

Under a Small Cities Development Program Grant through the Minnesota Department of Trade and Economic Development, loans are made to eligible homeowners to assist with residential and commercial improvements. The City will collect these loans only if there is an ownership change of the improved property. Consequently, the loans are reduced annually and eventually forgiven if ownership is retained over the ten year period per the loan program. The balance on all loans receivable at December 31, 2016 is \$144,356. A portion of the commercial notes are paid back to the City which totals \$1,456. These loans are secured by equipment and other assets.

C. Capital assets

Capital asset activity for the City for the year ended December 31, 2016 was as follows:

	Beginning Balance	Increases	Decreases	Ending Balance
Governmental activities				
Capital assets not being depreciated				
Land	\$ 312,031	\$ 21,824	\$ (2,288)	\$ 331,567
Construction in progress	-	11,069	-	11,069
Total capital assets being depreciated	312,031	32,893	(2,288)	342,636
Capital assets being depreciated				
Buildings and improvements	1,183,625	-	-	1,183,625
Systems and infrastructure	3,364,442	6,143	(2,627)	3,367,958
Equipment and machinery	653,230	239,713	(131,048)	761,895
Vehicles	1,291,378	65,197	(57,946)	1,298,629
Total capital assets being depreciated	6,492,675	311,053	(191,621)	6,612,107
Less accumulated depreciation for				
Buildings and improvements	(554,301)	(31,834)	-	(586,135)
Systems and infrastructure	(1,998,664)	(89,625)	2,014	(2,086,275)
Equipment and machinery	(402,515)	(55,474)	94,035	(363,954)
Vehicles	(705,246)	(67,630)	44,419	(728,457)
Total accumulated depreciation	(3,660,726)	(244,563)	140,468	(3,764,821)
Total capital assets being depreciated, net	2,831,949	66,490	(51,153)	2,847,286
Governmental activities capital assets, net	\$ 3,143,980	\$ 99,383	\$ (53,441)	\$ 3,189,922

CITY OF HARMONY, MINNESOTA
NOTES TO THE FINANCIAL STATEMENTS
DECEMBER 31, 2016

Note 3: DETAILED NOTES ON ALL FUNDS - CONTINUED

	Beginning Balance	Increases	Decreases	Ending Balance
Business-type activities				
Capital assets not being depreciated				
Land	\$ 36,415	\$ -	\$ -	\$ 36,415
Construction in progress	747,650	-	(747,650)	-
Total capital assets not being depreciated	784,065	-	(747,650)	36,415
Capital assets being depreciated				
Buildings and improvements	2,112,518	425,838	-	2,538,356
Systems and infrastructure	3,925,121	105,856	-	4,030,977
Equipment and machinery	298,341	1,202,748	-	1,501,089
Vehicles	28,700	-	-	28,700
Total capital assets being depreciated	6,364,680	1,734,442	-	8,099,122
Less accumulated depreciation for				
Buildings and improvements	(1,141,466)	(77,514)	-	(1,218,980)
Systems and infrastructure	(1,569,904)	(96,393)	-	(1,666,297)
Equipment and machinery	(166,326)	(31,270)	-	(197,596)
Vehicles	(28,700)	-	-	(28,700)
Total accumulated depreciation	(2,906,396)	(205,177)	-	(3,111,573)
Total capital assets being depreciated, net	3,458,284	1,529,265	-	4,987,549
Business-type activities capital assets, net	<u>\$ 4,242,349</u>	<u>\$ 1,529,265</u>	<u>\$ (747,650)</u>	<u>\$ 5,023,964</u>

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

Governmental activities	
General government	\$ 34,828
Public safety	107,417
Streets and highways	82,318
Culture and recreation	19,858
Economic development	142
Total depreciation expense - governmental activities	<u>\$ 244,563</u>
Business-type activities	
Water utility	\$ 37,214
Sewer utility	98,462
Electric utility	47,667
Storm water utility	21,834
Total depreciation expense - business-type activities	<u>\$ 205,177</u>

CITY OF HARMONY, MINNESOTA
NOTES TO THE FINANCIAL STATEMENTS
DECEMBER 31, 2016

Note 3: DETAILED NOTES ON ALL FUNDS - CONTINUED

D. Interfund receivables, payables and transfers

The composition of interfund balances at December 31, 2016 is as follows:

Advances to/from other funds

Receivable Fund	Payable Fund	Amount
General	Nonmajor governmental TIF District #5	\$ 16,893
Revolving Loan	Nonmajor governmental TIF District #6	71,345
Electric Utility	Fire	81,035
	Sewer Utility	155,000
	Refuse and Recycling	12,750
Totals		<u>\$ 337,023</u>

The General fund advanced \$16,893 to the TIF District #5 in order to fund the cash deficit from the preliminary costs of the tax increment project. The advance will be paid back from future tax increment received with semi-annual payments at an interest rate of 5.0 percent.

The Revolving Loan fund advanced \$71,345 to the TIF District #6 in order to fund the initial developer loan for tax increment project costs related to this district. These funds should be repaid through the term of the district by future tax increment revenue. If the future increment does not generate enough dollars to pay back the advance the developer shall pay back any shortfall of the advance. This loan shall be paid back at a fixed interest rate of 3 percent.

The Electric Utility fund advanced the Fire fund \$81,035 to assist in the purchase of a fire truck. This advance shall be paid back with semi-annual payments. There is no interest rate on this advance.

The Electric Utility fund advanced the Sewer Utility and Refuse and Recycling funds \$155,000 and \$12,750, respectively, to assist with cash flows. These advances shall be paid back within five years as cash becomes available. There is no interest rate on either advance.

CITY OF HARMONY, MINNESOTA
NOTES TO THE FINANCIAL STATEMENTS
DECEMBER 31, 2016

Note 3: DETAILED NOTES ON ALL FUNDS - CONTINUED

Interfund transfers

In the year ended December 31, 2016, the City made the following transfers:

Fund	Transfers In					Total
	General	Fire Fund	EDA	Capital Projects	Nonmajor Governmental	
Transfers out						
Governmental						
General	\$ -	\$ -	\$ 10,000	\$ 91,000	\$ -	\$ 101,000
Fire	-	-	-	40,000	-	40,000
Ambulance	-	12,500	-	25,000	-	37,500
EDA	25,000	-	-	-	-	25,000
Capital Projects	17,000	74,500	-	-	7,000	98,500
Nonmajor Governmental	-	-	-	6,000	-	6,000
Business-type						
Water Utility	1,000	-	-	30,000	-	31,000
Sewer Utility	1,000	-	-	-	-	1,000
Refuse and Recycling	1,000	-	-	-	-	1,000
Electric Utility	2,000	-	15,000	11,000	18,750	46,750
Storm Water Utility	-	-	-	2,500	-	2,500
Total	<u>\$ 47,000</u>	<u>\$ 87,000</u>	<u>\$ 25,000</u>	<u>\$ 205,500</u>	<u>\$ 25,750</u>	<u>\$ 390,250</u>

During the year, transfers are used to 1) move General fund resources to provide an annual savings for future capital spending to the capital projects fund, 2) move special revenue resources in the ambulance fund to provide an annual savings for future capital spending to the fire fund, 3) move resources from the Electric Utility fund to the Economic Development Authority to cover operating expenditures, and 4) move funds from the various utility funds to the General fund related to PILOT. Further, during the year ended December 31, 2016, the government made the following one-time transfers:

- Operating transfers from the Capital Projects fund to the General fund of \$9,500 and \$7,500 to fund the purchase of a tractor and squad car equipment, respectively.
- An operating transfer from the Water Utility fund to the Capital Projects fund of \$30,000 for future water tower costs.
- An operating transfer from the Capital Projects fund to the Fire fund of \$74,500 to purchase various capital items including a grass rig, radios and gear.
- A transfer from the Economic Development authority to the General fund of \$25,000 for the loss on the sale of Heritage Grove.

CITY OF HARMONY, MINNESOTA
NOTES TO THE FINANCIAL STATEMENTS
DECEMBER 31, 2016

Note 3: DETAILED NOTES ON ALL FUNDS - CONTINUED

E. Leases

Operating leases

The City entered into an operating lease to lease a portion of the City's facilities to Independent School District No. 2198. The lease commenced July 1, 2016 and terminates on June 30, 2017. The annual rent is \$20,000 per year payable in 12 equal installments due monthly. The future minimum rental receipts are as follows:

<u>Year Ending</u> <u>December 31</u>	<u>Amount</u>
2017	<u>\$ 10,000</u>

The City entered into an operating lease to lease the use of a copy machine for the public library. The lease commenced on December 1, 2014 and terminates on November 30, 2019. The annual rent is \$1,082 per year payable in 12 equal installments due monthly. The future minimum rental payments are as follows:

<u>Year Ending</u> <u>December 31</u>	<u>Amount</u>
2017	\$ 1,082
2018	1,082
2019	<u>992</u>
Total	<u>\$ 3,156</u>

CITY OF HARMONY, MINNESOTA
NOTES TO THE FINANCIAL STATEMENTS
DECEMBER 31, 2016

Note 3: DETAILED NOTES ON ALL FUNDS - CONTINUED

F. Long-term debt

General obligation bonds

The City issues general obligation bonds to provide funds for the acquisition and construction of major capital facilities. General obligation bonds have been issued for both governmental and business-type activities. These bonds are reported in the proprietary funds if they are expected to be repaid from proprietary fund revenues. In addition, general obligation bonds have been issued to refund special assessments related bonds.

G.O. improvement bonds

The following 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 bonds currently outstanding are as follows:

Description	Authorized and Issued	Interest Rate	Issue Date	Maturity Date	Balance at Year End
G.O. Improvement Bonds of 2010	\$ 203,600	3.25 %	09/01/10	03/01/18	\$ 48,000
G.O. Improvement Bonds of 2014	370,000	2.25	08/01/14	02/01/22	<u>324,000</u>
Total General Obligation Improvement Bonds					<u><u>\$ 372,000</u></u>

Annual requirement to maturity for long-term liabilities is as follows:

Year Ending December 31,	G.O. Improvement Bonds Governmental Activities		
	Principal	Interest	Total
2017	\$ 83,000	\$ 8,016	\$ 91,016
2018	68,000	5,818	73,818
2019	54,000	4,365	58,365
2020	54,000	3,150	57,150
2021	56,000	1,913	57,913
2022	<u>57,000</u>	<u>641</u>	<u>57,641</u>
Total	<u><u>\$ 372,000</u></u>	<u><u>\$ 23,903</u></u>	<u><u>\$ 395,903</u></u>

CITY OF HARMONY, MINNESOTA
NOTES TO THE FINANCIAL STATEMENTS
DECEMBER 31, 2016

Note 3: DETAILED NOTES ON ALL FUNDS - CONTINUED

G.O. tax abatement bonds

The following bonds were issued to refund the USDA promissory note for community center improvements and to finance the sale of the Assisted Living Facility. They will be retired from tax abatement revenues and ad valorem tax levies.

Description	Authorized and Issued	Interest Rate	Issue Date	Maturity Date	Balance at Year End
G.O. Tax Abatement Bonds, 2013A	\$ 313,000	2.20 %	01/14/13	10/01/24	\$ 184,000
G.O. Tax Abatement Bonds, 2013B	250,000	4.50	08/29/13	02/01/24	<u>209,000</u>
Total General Obligation Tax Abatement Bonds					<u><u>\$ 393,000</u></u>

The expected annual debt service requirements to maturity for general obligation revenues bonds are as follows:

Year Ending December 31,	G.O. Tax Abatement Bonds Governmental Activities		
	Principal	Interest	Total
2017	\$ 56,000	\$ 12,958	\$ 68,958
2018	58,000	11,198	69,198
2019	60,000	9,370	69,370
2020	41,000	7,453	48,453
2021	43,000	5,931	48,931
2022 - 2024	<u>135,000</u>	<u>8,074</u>	<u>143,074</u>
Total	<u><u>\$ 393,000</u></u>	<u><u>\$ 54,984</u></u>	<u><u>\$ 447,984</u></u>

CITY OF HARMONY, MINNESOTA
NOTES TO THE FINANCIAL STATEMENTS
DECEMBER 31, 2016

Note 3: DETAILED NOTES ON ALL FUNDS - CONTINUED

G.O. revenue bonds

The following bonds were issued to financial capital improvements in the enterprise funds. They will be retired from net revenues of the enterprise funds.

Description	Authorized and Issued	Interest Rate	Issue Date	Maturity Date	Balance at Year End
2004 Public Facilities Authority Bonds	\$ 625,465	1.00 %	05/13/04	08/20/23	\$ 246,000
2015 Public Facilities Authority Bonds	857,100	1.00	11/10/15	08/20/35	822,256
Total G.O. Revenue Bonds					<u>\$ 1,068,256</u>

Annual revenues from charges for service, principal and interest payments, and percentage of revenue required to cover principal and interest payments are as follows:

	Water Utility	Sewer Utility
Revenues	\$ 194,343	\$ 293,272
Principal and interest	12,540	36,800
Percentage of revenues	6.5%	12.5%

The expected annual debt service requirements to maturity for general obligation revenue bonds are as follows:

Year Ending December 31,	G.O. Revenue Bonds Business-type Activities		
	Principal	Interest	Total
2017	\$ 73,256	\$ 8,746	\$ 82,002
2018	74,000	9,950	83,950
2019	76,000	9,210	85,210
2020	76,000	8,450	84,450
2021	77,000	7,690	84,690
2022 - 2026	283,000	27,910	310,910
2027 - 2031	222,000	16,040	238,040
2032 - 2035	187,000	4,710	191,710
Total	<u>\$ 1,068,256</u>	<u>\$ 92,706</u>	<u>\$ 1,160,962</u>

CITY OF HARMONY, MINNESOTA
NOTES TO THE FINANCIAL STATEMENTS
DECEMBER 31, 2016

Note 3: DETAILED NOTES ON ALL FUNDS - CONTINUED

Changes in long-term liabilities

Long-term liability activity for the year ended December 31, 2016, was as follows:

	Beginning Balance	Increases	Decreases	Ending Balance	Due Within One Year
Governmental activities					
Bonds payable					
G.O. improvement bonds	\$ 448,000	\$ -	\$ (76,000)	\$ 372,000	\$ 83,000
G.O. tax abatement bonds	447,000	-	(54,000)	393,000	56,000
Total bonds payable	895,000	-	(130,000)	765,000	139,000
Compensated absences payable	57,944	25,018	(25,079)	57,883	25,087
Governmental activities long-term liabilities	<u>\$ 952,944</u>	<u>\$ 25,018</u>	<u>\$ (155,079)</u>	<u>\$ 822,883</u>	<u>\$ 164,087</u>
Business-type activities					
Bonds payable					
G.O. revenue bonds	\$ 490,760	\$ 622,596	\$ (45,100)	\$ 1,068,256	\$ 73,256
Compensated absences payable	32,921	16,206	(16,374)	32,753	16,393
Business-type activities long-term liabilities	<u>\$ 523,681</u>	<u>\$ 638,802</u>	<u>\$ (61,474)</u>	<u>\$ 1,101,009</u>	<u>\$ 89,649</u>

Note 4: DEFINED BENEFIT PENSION PLAN - STATEWIDE

A. Plan description

The City participates in the following cost-sharing multiple-employer defined benefit pension plans administered by the Public Employees Retirement Association of Minnesota (PERA). PERA's defined benefit pension plans are established and administered in accordance with Minnesota statutes, chapters 353 and 356. PERA's defined benefit pension plans are tax qualified plans under Section 401(a) of the Internal Revenue Code.

General Employees Retirement Fund (GERF)

All full-time and certain part-time employees of the City, are covered by the General Employees Retirement Fund (GERF). GERF members belong to either the Coordinated Plan or the Basic Plan. Coordinated Plan members are covered by Social Security and Basic Plan members are not. The Basic Plan was closed to new members in 1967. All new members must participate in the Coordinated Plan.

CITY OF HARMONY, MINNESOTA
NOTES TO THE FINANCIAL STATEMENTS
DECEMBER 31, 2016

Note 4: DEFINED BENEFIT PENSION PLAN - STATEWIDE - CONTINUED

B. Benefits provided

PERA provides retirement, disability and death benefits. Benefit provisions are established by Minnesota statute and can only be modified by the state legislature.

Benefit increases are provided to benefit recipients each January. Increases are related to the funding ratio of the plan. Members in plans that are at least 90 percent funded for two consecutive years are given 2.5 percent increases. Members in plans that have not exceeded 90 percent funded, or have fallen below 80 percent, are given 1 percent increases.

The benefit provisions stated in the following paragraphs of this section are current provisions and apply to active plan participants. 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.

GERF benefits

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 PERA's Coordinated and Basic Plan members. The retiring member receives the higher of a step-rate benefit accrual formula (Method 1) or a level accrual formula (Method 2). Under Method 1, the annuity accrual rate for a Basic Plan member is 2.2 percent of average salary for each of the first ten years of service and 2.7 percent for each remaining year. The annuity accrual rate for a Coordinated Plan member is 1.2 percent of average salary for each of the first ten years and 1.7 percent for each remaining year. Under Method 2, the annuity accrual rate is 2.7 percent of average salary for Basic Plan members and 1.7 percent for Coordinated Plan members for each year of service. For members hired prior to July 1, 1989, a full annuity is available when age plus years of service equal 90 and normal retirement age is 65. For members hired on or after July 1, 1989, normal retirement age is the age for unreduced Social Security benefits capped at 66.

C. Contributions

Minnesota statutes chapter 353 sets the rates for employer and employee contributions. Contribution rates can only be modified by the state legislature.

GERF contributions

Basic Plan members and Coordinated Plan members were required to contribute 9.10 percent and 6.50 percent, respectively, of their annual covered salary in calendar year 2016. The City was required to contribute 11.78 percent of pay for Basic Plan members and 7.50 percent for Coordinated Plan members in calendar year 2016. The City's contributions to the GERF for the years ending December 31, 2016, 2015 and 2014 were \$23,670, \$23,192 and \$28,727, respectively. The City's contributions were equal to the contractually required contributions for each year as set by Minnesota statute.

CITY OF HARMONY, MINNESOTA
NOTES TO THE FINANCIAL STATEMENTS
DECEMBER 31, 2016

Note 5: DEFINED CONTRIBUTION PLAN

There are 14 ambulance service personnel of the City covered by the Public Employees Defined Contribution Plan (PEDCP), a multiple-employer deferred compensation plan administered by PERA. The PEDCP is a tax qualified plan under Section 401(a) of the Internal Revenue Code 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.03, specifies plan provisions, including the employee and employer contribution rates for those qualified personnel who elect to participate. For ambulance service personnel, employer contributions are determined by the employer, and for salaried employees 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. The City contributes \$60 per month for each employee who is on call during the month. 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, PERA receives 2 percent of employer contributions and twenty-five hundredths of 1 percent (.0025) of the assets in each member's account annually.

The City's contributions to the PEDCP for the years ended December 31, 2016, 2015 and 2014 were \$10,260, \$9,660 and \$9,780, respectively. The City's contributions were equal to the contractually required contributions for each year as set by Minnesota statute.

Note 6: DEFINED BENEFIT PENSION PLAN - FIRE RELIEF ASSOCIATION

A. Plan description

All members of the Harmony Fire Department (the Department) are covered by a defined benefit plan administered by the Harmony Firefighters' Relief Association (the Association). The plan is a single employer retirement plan and is established and administered in accordance with Minnesota statute, chapter 69.

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 of 1971 (chapter 261 as amended by chapter 509 of Minnesota statutes 1980). Funds are also derived from investment income.

The Association issues a publicly available financial report that includes financial statements and required supplementary information. The report may be obtained by writing to Harmony Firefighters' Relief Association, PO Box 67, Harmony, MN 55939.

CITY OF HARMONY, MINNESOTA
NOTES TO THE FINANCIAL STATEMENTS
DECEMBER 31, 2016

Note 6: DEFINED BENEFIT PENSION PLAN - FIRE RELIEF ASSOCIATION - CONTINUED

B. Funding policy

The financial requirements of the Special fund are determined in accordance with section 69.772 of the Minnesota statutes, which requires the payment of pension benefits in a lump sum or optionally in annual installments. The benefits are payable after age 50, 10-20 years of service, and 10-20 years of Association membership or upon death. The City's annual pension cost for the current year and related information for the plan is as follows:

Annual pension cost	\$ 24,827
Contributions made	
City (voluntary)	7,500
State aid	17,327
Actuarial valuation date	12/31/16
Actuarial cost method	Entry age normal
Amortization method	Level dollar closed
Remaining amortization period	
Normal cost	20 years
Prior service cost	10 years
Asset valuation method	Market
Actuarial assumptions	
Investment rate of return	5%
Projected salary increases	N/A
Inflation rate	N/A
Cost of living adjustments	None

Three Year Trend Information

Year Ending	Annual Pension Cost (APC)	Percentage of APC Contributed	Net Pension Obligation
12/31/16	\$ 24,827	100.0 %	\$ -
12/31/15	25,903	100.0	-
12/31/14	23,233	100.0	-

CITY OF HARMONY, MINNESOTA
NOTES TO THE FINANCIAL STATEMENTS
DECEMBER 31, 2016

Note 6: DEFINED BENEFIT PENSION PLAN - FIRE RELIEF ASSOCIATION - CONTINUED

Required Supplementary Information					
Actuarial Valuation Date	Actuarial Value of Assets	Actuarial Accrued Liability	Assets in Excess of (Unfunded) Accrued Liability	Funded Rate	Pension Benefit Per Year of Service
12/31/16	*	*	*	*	\$ 850
12/31/15	\$ 362,090	\$ 321,453	\$ 40,637	112.64 %	775
12/31/14	334,962	282,383	52,579	118.62	775

* Information not available at time of audit

Note 7: OTHER INFORMATION

A. 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; injuries to employees; and natural disasters for which the City carries insurance. The City obtains insurance through participation in the League of Minnesota Cities Insurance Trust (LMCIT) which is a risk sharing pool with approximately 800 other governmental units. The City pays an annual premium to LMCIT for its workers compensation and property and casualty insurance. The LMCIT is self-sustaining through member premiums and will reinsure for claims above a prescribed dollar amount for each insurance event. Settled claims have not exceeded the City's coverage in any of the past three fiscal years.

Liabilities are reported when it is probable that a loss has occurred and the amount of the loss can be reasonably estimated. Liabilities, if any, include an amount for claims that have been incurred but not reported (IBNRs). The City's management is not aware of any incurred but not reported claims.

B. Related party transactions

The City uses services from a company owned by an immediate relative of a City Council member. Total payments made to the business during 2016 were \$100,189.

C. Legal debt margin

The City's statutory debt limit is three percent of estimated taxable market value of real and personal property located in the City. The taxable market value was \$48,696,929 at December 31, 2016 for a limit of \$1,460,908. The City currently has no general obligation debt subject to this limit. Debt financed partially or entirely by special assessments or by operations of enterprise funds is excluded from this computation by statute.

D. Concentrations

The City receives a significant amount of its annual General fund revenues from the State of Minnesota from the Local Government Aid (LGA) program. The amount received in 2016 was \$342,069 for LGA. This accounted for 48.7 percent of General fund revenues.

E. Tax increment districts

The City's tax increment districts are subject to review by the State of Minnesota Office of the State Auditor (OSA). 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 instance of noncompliance which would have a material effect on the financial statements.

**COMBINING AND INDIVIDUAL FUND
FINANCIAL STATEMENTS AND SCHEDULES**

CITY OF HARMONY
HARMONY, MINNESOTA

FOR THE YEAR ENDED
DECEMBER 31, 2016

CITY OF HARMONY, MINNESOTA
NONMAJOR GOVERNMENTAL FUNDS
COMBINING BALANCE SHEET
DECEMBER 31, 2016

	Special Revenue			
	251	211	202	261
	Park Fund	Library Fund	Small Cities Grant	Arts Fund
ASSETS				
Cash and temporary investments	\$ 50,470	\$ 1,759	\$ 5,477	\$ 1,490
Loans	-	-	144,356	-
Prepaid items	2,621	274	-	-
TOTAL ASSETS	<u>\$ 53,091</u>	<u>\$ 2,033</u>	<u>\$ 149,833</u>	<u>\$ 1,490</u>
LIABILITIES				
Accounts payable	\$ 199	\$ 2,622	\$ 1,016	\$ -
Due to other governments	-	8	-	-
Accrued salaries payable	23	1,198	-	-
Advances from other funds	-	-	-	-
TOTAL LIABILITIES	<u>222</u>	<u>3,828</u>	<u>1,016</u>	<u>-</u>
FUND BALANCES				
Nonspendable				
Prepaid items	2,621	274	-	-
Restricted				
Economic development	-	-	144,356	-
Assigned				
Economic development	-	-	4,461	-
Culture and recreation	50,248	-	-	1,490
Unassigned	-	(2,069)	-	-
TOTAL FUND BALANCES	<u>52,869</u>	<u>(1,795)</u>	<u>148,817</u>	<u>1,490</u>
TOTAL LIABILITIES AND FUND BALANCES	<u>\$ 53,091</u>	<u>\$ 2,033</u>	<u>\$ 149,833</u>	<u>\$ 1,490</u>

Capital Projects			
418 TIF District #5	420 TIF District #6	423 2017 Street and Utility Project	Total Nonmajor Funds
\$ 125	\$ 179	\$ (5,824)	\$ 53,676
-	-	-	144,356
-	-	-	2,895
<u>\$ 125</u>	<u>\$ 179</u>	<u>\$ (5,824)</u>	<u>\$ 200,927</u>
\$ -	\$ -	\$ 5,245	\$ 9,082
-	-	-	8
-	-	-	1,221
<u>16,893</u>	<u>71,345</u>	<u>-</u>	<u>88,238</u>
<u>16,893</u>	<u>71,345</u>	<u>5,245</u>	<u>98,549</u>
-	-	-	2,895
-	-	-	144,356
-	-	-	4,461
-	-	-	51,738
<u>(16,768)</u>	<u>(71,166)</u>	<u>(11,069)</u>	<u>(101,072)</u>
<u>(16,768)</u>	<u>(71,166)</u>	<u>(11,069)</u>	<u>102,378</u>
<u>\$ 125</u>	<u>\$ 179</u>	<u>\$ (5,824)</u>	<u>\$ 200,927</u>

CITY OF HARMONY, MINNESOTA
NONMAJOR GOVERNMENTAL FUNDS
COMBINING STATEMENT OF REVENUES, EXPENDITURES AND
CHANGES IN FUND BALANCES
FOR THE YEAR ENDED DECEMBER 31, 2016

	Special Revenue			
	251	211	202	261
	Park Fund	Library Fund	Small Cities Grant	Arts Fund
REVENUES				
Taxes				
Property taxes	\$ 47,000	\$ 79,350	\$ -	\$ 3,000
Tax increments	-	-	-	-
Intergovernmental	-	28,597	121,786	-
Charges for services	1,114	1,603	-	-
Fines and forfeits	-	294	-	-
Investment earnings (loss)	158	(61)	16	8
Miscellaneous				
Contributions and donations	4,966	1,034	-	352
Other	192	1,146	-	-
TOTAL REVENUES	53,430	111,963	121,802	3,360
EXPENDITURES				
Current				
Culture and recreation	40,804	109,271	-	5,587
Economic development	-	-	20,438	-
Capital outlay				
Streets and highways	-	-	-	-
Culture and recreation	15,408	-	-	-
Debt service				
Interest and other costs	-	-	-	-
TOTAL EXPENDITURES	56,212	109,271	20,438	5,587
EXCESS (DEFICIENCY) OF REVENUES OVER (UNDER) EXPENDITURES	(2,782)	2,692	101,364	(2,227)
OTHER FINANCING SOURCES (USES)				
Transfers in	7,000	-	18,750	-
Transfers out	(6,000)	-	-	-
TOTAL OTHER FINANCING SOURCES (USES)	1,000	-	18,750	-
NET CHANGE IN FUND BALANCES	(1,782)	2,692	120,114	(2,227)
FUND BALANCES, JANUARY 1	54,651	(4,487)	28,703	3,717
FUND BALANCES, DECEMBER 31	\$ 52,869	\$ (1,795)	\$ 148,817	\$ 1,490

Capital Projects			
418 TIF District #5	420 TIF District #6	423 2017 Street and Utility Project	Total Nonmajor Funds
\$ -	\$ -	\$ -	\$ 129,350
12,088	5,276	-	17,364
-	-	-	150,383
-	-	-	2,717
-	-	-	294
10	5	-	136
-	-	-	6,352
-	-	-	1,338
12,098	5,281	-	307,934
-	-	-	155,662
355	355	-	21,148
-	-	11,069	11,069
-	-	-	15,408
935	4,767	-	5,702
1,290	5,122	11,069	208,989
10,808	159	(11,069)	98,945
-	-	-	25,750
-	-	-	(6,000)
-	-	-	19,750
10,808	159	(11,069)	118,695
(27,576)	(71,325)	-	(16,317)
<u>\$ (16,768)</u>	<u>\$ (71,166)</u>	<u>\$ (11,069)</u>	<u>\$ 102,378</u>

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CITY OF HARMONY, MINNESOTA
GENERAL FUND
COMPARATIVE BALANCE SHEETS
DECEMBER 31, 2016 AND 2015

	<u>2016</u>	<u>2015</u>
ASSETS		
Cash and temporary investments	\$ 868,229	\$ 783,064
Receivables		
Interest	3,263	1,262
Special assessments	1,248	3,087
Delinquent taxes	9,114	36,710
Accounts	4,410	194
Intergovernmental	51,787	3,768
Advance to other funds	16,893	27,691
Due from other funds	-	2,021
Prepaid items	<u>15,973</u>	<u>16,892</u>
TOTAL ASSETS	<u><u>\$ 970,917</u></u>	<u><u>\$ 874,689</u></u>
LIABILITIES		
Accounts payable	\$ 12,948	\$ 60,189
Accrued salaries payable	5,781	3,092
Due to other governments	<u>56,372</u>	<u>11</u>
TOTAL LIABILITIES	<u>75,101</u>	<u>63,292</u>
DEFERRED INFLOWS OF RESOURCES		
Unavailable revenue - property taxes	9,114	36,710
Unavailable revenue - special assessment	<u>1,248</u>	<u>3,087</u>
TOTAL DEFERRED INFLOWS OF RESOURCES	<u>10,362</u>	<u>39,797</u>
FUND BALANCES		
Nonspendable		
Prepaid items	15,973	16,892
Advance to other funds	16,893	27,691
Restricted		
Streets	4,125	4,125
Assigned	259,925	259,935
Unassigned	<u>588,538</u>	<u>462,957</u>
TOTAL FUND BALANCES	<u>885,454</u>	<u>771,600</u>
TOTAL LIABILITIES, DEFERRED INFLOWS OF RESOURCES AND FUND BALANCES	<u><u>\$ 970,917</u></u>	<u><u>\$ 874,689</u></u>

CITY OF HARMONY, MINNESOTA
GENERAL FUND
SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES -
BUDGET AND ACTUAL - CONTINUED ON THE FOLLOWING PAGES
FOR THE YEAR ENDED DECEMBER 31, 2016
(With Comparative Actual Amounts for Year Ended December 31, 2015)

	2016				2015
	Budgeted Amounts		Actual Amounts	Variance with Final Budget	Actual Amounts
	Original	Final			
REVENUES					
Taxes					
Property taxes	\$ 177,687	\$ 177,687	\$ 200,195	\$ 22,508	\$ 176,774
Tax increment	-	-	-	-	2,719
Franchise taxes	3,500	3,500	4,410	910	4,282
Lodging	5,000	5,000	4,966	(34)	5,305
Total taxes	186,187	186,187	209,571	23,384	189,080
Special assessments	1,500	1,500	1,560	60	2,982
Licenses and permits					
Business	4,425	4,425	4,450	25	4,425
Nonbusiness	2,750	2,750	3,096	346	3,327
Total licenses and permits	7,175	7,175	7,546	371	7,752
Intergovernmental					
Federal					
USDA grant	-	-	50,000	50,000	35,000
State					
Local government aid	342,069	342,069	342,069	-	341,552
Property tax credits and aids	112	112	112	-	123
Fire aid	15,000	15,000	17,327	2,327	18,403
Other State aids	864	864	864	-	20,796
Total State	358,045	358,045	360,372	2,327	380,874
Total intergovernmental	358,045	358,045	410,372	52,327	415,874
Charges for services					
General government	100	100	40	(60)	13
Public safety	-	-	175	175	75
Streets and highways	500	500	845	345	795
Total charges for services	600	600	1,060	460	883
Fines and forfeits	750	750	1,227	477	1,432
Investment earnings (loss)	1,500	1,500	2,516	1,016	1,580
Miscellaneous					
Contributions and donations	4,000	4,000	7,200	3,200	7,700
Refunds and reimbursements	5,000	5,000	27,702	22,702	18,580
Rents	22,500	22,500	21,169	(1,331)	21,324
Other	1,000	1,000	11,891	10,891	23,964
Total miscellaneous	32,500	32,500	67,962	35,462	71,568
TOTAL REVENUES	588,257	588,257	701,814	113,557	691,151

CITY OF HARMONY, MINNESOTA
GENERAL FUND
SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES -
BUDGET AND ACTUAL - CONTINUED
FOR THE YEAR ENDED DECEMBER 31, 2016
(With Comparative Actual Amounts for Year Ended December 31, 2015)

	2016				2015
	Budgeted Amounts		Actual	Variance with	Actual
	Original	Budget	Amounts	Final Budget	Amounts
EXPENDITURES					
Current					
General government					
Mayor and Council					
Personal services	\$ 7,600	\$ 7,600	\$ 7,379	\$ 221	\$ 7,321
Materials and supplies	350	350	2,270	(1,920)	5
Other services and charges	2,075	2,075	77	1,998	30
Total Mayor and Council	10,025	10,025	9,726	299	7,356
Finance and administration					
Personal services	65,754	65,754	60,401	5,353	59,047
Materials and supplies	5,400	5,400	8,897	(3,497)	5,489
Printing and publication	2,489	2,489	2,815	(326)	2,491
Training	1,000	1,000	73	927	350
Repairs and maintenance	1,000	1,000	2,591	(1,591)	1,338
Professional fees	7,000	7,000	7,190	(190)	9,059
Miscellaneous	2,235	2,235	1,119	1,116	1,037
Total finance and administration	84,878	84,878	83,086	1,792	78,811
Elections	1,365	1,365	1,783	(418)	-
Professional services					
Legal	8,000	8,000	5,769	2,231	4,638
Total general government	104,268	104,268	100,364	3,904	90,805
Government buildings					
Visitor center					
Personal services	10,600	10,600	8,818	1,782	8,640
Materials and supplies	3,000	3,000	2,198	802	1,989
Insurance	1,510	1,510	1,268	242	1,340
Repairs and maintenance	3,750	3,750	3,173	577	3,532
Utilities	7,450	7,450	5,811	1,639	6,045
Total visitor center	26,310	26,310	21,268	5,042	21,546
Community center					
Personal services	45,258	45,258	33,161	12,097	30,989
Materials and supplies	6,250	6,250	5,058	1,192	6,231
Insurance	15,756	15,756	13,683	2,073	14,151
Repairs and maintenance	10,750	10,750	16,016	(5,266)	12,572
Utilities	35,500	35,500	28,765	6,735	30,242
Miscellaneous	100	100	8	92	-
Total community center	113,614	113,614	96,691	16,923	94,185
Total government buildings	139,924	139,924	117,959	21,965	115,731

CITY OF HARMONY, MINNESOTA
GENERAL FUND
SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES -
BUDGET AND ACTUAL - CONTINUED
FOR THE YEAR ENDED DECEMBER 31, 2016
(With Comparative Actual Amounts for Year Ended December 31, 2015)

	2016				2015
	Budgeted Amounts		Actual Amounts	Variance with Final Budget	Actual Amounts
	Original	Final			
EXPENDITURES - CONTINUED					
Current - continued					
Public safety					
Police					
Contracted services	\$ 83,500	\$ 83,500	\$ 90,777	\$ (7,277)	\$ 83,779
Vehicle expense	3,500	3,500	3,874	(374)	3,102
Materials and supplies	600	600	-	600	37
Insurance	526	526	455	71	475
Repairs and maintenance	1,050	1,050	9,334	(8,284)	11,905
Miscellaneous	775	775	598	177	656
Total police	89,951	89,951	105,038	(15,087)	99,954
Fire					
Firemen's relief	22,500	22,500	24,827	(2,327)	25,903
Civil defense					
Personal services	660	660	646	14	646
Supplies	-	-	-	-	315
Repairs and maintenance	1,000	1,000	-	1,000	120
Other charges	1,540	1,540	1,943	(403)	1,550
Civil defense	3,200	3,200	2,589	611	2,631
Animal control					
Personal services	4,388	4,388	2,943	1,445	2,806
Materials and supplies	350	350	408	(58)	271
Other services	200	200	205	(5)	1,060
Animal and pest control	4,938	4,938	3,556	1,382	4,137
Total public safety	120,589	120,589	136,010	(15,421)	132,625
Streets and highways					
Personal services	18,890	18,890	16,243	2,647	16,993
Vehicle expenses	3,500	3,500	1,660	1,840	1,769
Materials and supplies	12,000	12,000	10,256	1,744	8,420
Insurance	1,199	1,199	1,485	(286)	1,524
Repairs and maintenance	21,650	21,650	7,465	14,185	15,375
Snow and ice	34,450	34,450	26,362	8,088	31,742
Building maintenance	24,482	24,482	22,722	1,760	22,772
Total streets and highways	116,171	116,171	86,193	29,978	98,595
Culture and recreation					
Community events	6,575	6,575	9,968	(3,393)	10,252
Economic development					
Lodging tax	5,000	5,000	4,488	512	6,420
Community development	3,000	3,000	1,715	1,285	450
Total economic development	8,000	8,000	6,203	1,797	6,870
Unallocated					
Miscellaneous	5,000	5,000	10,455	(5,455)	5,000
Insurance	3,431	3,431	2,948	483	3,186
Total miscellaneous	8,431	8,431	13,403	(4,972)	8,186
Total current	503,958	503,958	470,100	33,858	463,064

CITY OF HARMONY, MINNESOTA
GENERAL FUND
SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES -
BUDGET AND ACTUAL - CONTINUED
FOR THE YEAR ENDED DECEMBER 31, 2016
(With Comparative Actual Amounts for Year Ended December 31, 2015)

	2016			2015
	Budgeted Amounts		Actual	Actual
	Original	Final	Amounts	Amounts
EXPENDITURES - CONTINUED				
Capital outlay				
Finance and administration	\$ 1,000	\$ 1,000	\$ -	\$ -
Government buildings	-	-	-	10,127
Public safety	2,500	2,500	68,860	56,608
Streets and highways	60,000	60,000	9,500	64,805
Total capital outlay	63,500	63,500	78,360	131,540
TOTAL EXPENDITURES	567,458	567,458	548,460	594,604
EXCESS (DEFICIENCY) OF REVENUES OVER (UNDER) EXPENDITURES	20,799	20,799	153,354	96,547
OTHER FINANCING SOURCES (USES)				
Sale of capital assets	-	-	14,500	-
Transfers in	100,250	100,250	47,000	115,000
Transfers out	(91,000)	(91,000)	(101,000)	(114,791)
TOTAL OTHER FINANCING SOURCES (USES)	9,250	9,250	(39,500)	209
NET CHANGE IN FUND BALANCES	30,049	30,049	113,854	96,756
FUND BALANCES, JANUARY 1	771,600	771,600	771,600	674,844
FUND BALANCES, DECEMBER 31	\$ 801,649	\$ 801,649	\$ 885,454	\$ 771,600

CITY OF HARMONY, MINNESOTA
DEBT SERVICE FUNDS
COMBINING BALANCE SHEET
DECEMBER 31, 2016

	314 2010 G.O. Improvement Bonds	315 2013A G.O. Tax Abatement Bonds	316 2013B G.O. Tax Abatement Bonds
ASSETS			
Cash and temporary investments	\$ 49,622	\$ 4,328	\$ 20,729
Receivables			
Delinquent taxes	587	807	660
Special assessments	18,174	-	-
Intergovernmental	116	160	130
TOTAL ASSETS	<u><u>\$ 68,499</u></u>	<u><u>\$ 5,295</u></u>	<u><u>\$ 21,519</u></u>
DEFERRED INFLOWS OF RESOURCES			
Unavailable revenue - property taxes	\$ 587	\$ 807	\$ 660
Unavailable revenue - special assessments	18,174	-	-
TOTAL DEFERRED INFLOWS OF RESOURCES	18,761	807	660
FUND BALANCES			
Restricted for debt service	49,738	4,488	20,859
TOTAL DEFERRED INFLOWS OF RESOURCES AND FUND BALANCES	<u><u>\$ 68,499</u></u>	<u><u>\$ 5,295</u></u>	<u><u>\$ 21,519</u></u>

317
2014A G.O.
Improvement

<u>Bonds</u>	<u>Totals</u>
\$ 161,114	\$ 235,793
741	2,795
133,868	152,042
170	576
<u>\$ 295,893</u>	<u>\$ 391,206</u>
\$ 741	\$ 2,795
133,868	152,042
134,609	154,837
<u>161,284</u>	<u>236,369</u>
<u>\$ 295,893</u>	<u>\$ 391,206</u>

CITY OF HARMONY, MINNESOTA
DEBT SERVICE FUNDS
COMBINING SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES
FOR THE YEAR ENDED DECEMBER 31, 2016

	314 2010 G.O. Improvement Bonds	315 2013A G.O. Tax Abatement Bonds	316 2013B G.O. Tax Abatement
REVENUES			
Property taxes	\$ 29,043	\$ 39,586	\$ 32,382
Special assessments	8,459	-	-
Investment earnings (loss)	120	19	16
	<u>37,622</u>	<u>39,605</u>	<u>32,398</u>
TOTAL REVENUES			
EXPENDITURES			
Debt service			
Principal	30,000	33,000	21,000
Interest and other costs	2,291	4,774	9,878
	<u>32,291</u>	<u>37,774</u>	<u>30,878</u>
TOTAL EXPENDITURES			
NET CHANGE IN FUND BALANCES	5,331	1,831	1,520
FUND BALANCES, JANUARY 1	<u>44,407</u>	<u>2,657</u>	<u>19,339</u>
FUND BALANCES, DECEMBER 31	<u><u>\$ 49,738</u></u>	<u><u>\$ 4,488</u></u>	<u><u>\$ 20,859</u></u>

317
2014A G.O.
Improvement
Bonds

	Totals
\$ 35,695	\$ 136,706
31,479	39,938
414	569
<u>67,588</u>	<u>177,213</u>
46,000	130,000
<u>7,808</u>	<u>24,751</u>
<u>53,808</u>	<u>154,751</u>
13,780	22,462
<u>147,504</u>	<u>213,907</u>
<u>\$ 161,284</u>	<u>\$ 236,369</u>

CITY OF HARMONY, MINNESOTA
SUMMARY FINANCIAL REPORT
REVENUES AND EXPENDITURES FOR GENERAL OPERATIONS -
GOVERNMENTAL FUNDS
FOR THE YEARS ENDED DECEMBER 31, 2016 AND 2015

	Total 2016	Total 2015	Percent Increase (Decrease)	
REVENUES				
Taxes	\$ 620,041	\$ 581,333	6.66	%
Special assessments	41,616	74,913	(44.45)	
Licenses and permits	7,546	7,752	(2.66)	
Intergovernmental	689,650	534,143	29.11	
Charges for services	271,335	183,266	48.06	
Fines and forfeits	1,521	1,802	(15.59)	
Investment earnings	6,136	4,262	43.97	
Miscellaneous	131,276	173,893	(24.51)	
TOTAL REVENUES	\$ 1,769,121	\$ 1,561,364	13.31	%
Per Capita	\$ 1,729	\$ 1,532	12.86	%
EXPENDITURES				
Current				
General government	\$ 218,323	\$ 206,536	5.71	%
Public safety	430,610	380,576	13.15	
Streets and highways	86,193	98,595	(12.58)	
Culture and recreation	165,630	179,952	(7.96)	
Economic development	134,155	143,272	(6.36)	
Miscellaneous	13,403	8,186	63.73	
Capital outlay				
General government	-	10,127	(100.00)	
Public safety	248,205	59,033	320.45	
Streets and highways	20,569	65,651	(68.67)	
Culture and recreation	15,408	-	100.00	
Economic development	23,524	-	100.00	
Debt service				
Principal	130,000	83,000	56.63	
Interest and other charges	30,453	29,319	3.87	
TOTAL EXPENDITURES	\$ 1,516,473	\$ 1,264,247	19.95	%
Per Capita	\$ 1,482	\$ 1,241	19.48	%
Total Long-term Indebtedness	\$ 372,000	\$ 448,000	(16.96)	%
Per Capita	364	440	(17.29)	
General Fund Balance - December 31	\$ 885,454	\$ 771,600	14.76	%
Per Capita	866	757	14.31	

The purpose of this report is to provide a summary of financial information concerning the City of Harmony to interested citizens. The complete financial statements may be examined at City Hall, 225 3rd Ave SW, Harmony, Minnesota. Questions about this report should be directed to Jerome Illg, Administrator at (507) 886-8122.

SINGLE AUDIT AND OTHER REQUIRED REPORTS

CITY OF HARMONY HARMONY, MINNESOTA

FOR THE YEAR ENDED DECEMBER 31, 2016

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INDEPENDENT AUDITOR'S REPORT ON
MINNESOTA LEGAL COMPLIANCE

Honorable Mayor and City Council
City of Harmony, Minnesota

We have audited, in accordance with auditing standard generally accepted in the United States of America, the financial statements of the governmental activities, the business-type activities, each major fund and the aggregate remaining fund information of the City of Harmony, Minnesota (the City) as of and for the year ended December 31, 2016, and the noted to the financial statements, and have issued our report thereon dated March 17, 2017.

The *Minnesota Legal Compliance Audit Guide for Cities*, promulgated by the State Auditor pursuant to Minnesota Statute §6.65, contains seven categories of compliance to be tested: contracting and bidding, deposits and investments, conflicts of interest, public indebtedness, claims and disbursements, miscellaneous provisions, and tax increment financing. Our audit considered all of the listed categories.

In connection with our audit, nothing came to our attention that caused us to believe that the City failed to comply with the provisions of the *Minnesota Legal Compliance Audit Guide for Cities*. However, our audit was not directed primarily toward procedures, other matters may have come to our attention regarding the City's noncompliance with the above referenced provisions. Accordingly, had we performed additional procedures, other matters may have come to our attention regarding the City's noncompliance with the above referenced provisions.

The purpose of this report is solely to describe the scope of our testing of compliance and the results of that testing, and not to provide an opinion on compliance. Accordingly, this communication is not suitable for any other purpose.

ABDO, EICK & MEYERS, LLP
Mankato, Minnesota
March 17, 2017

INDEPENDENT AUDITOR'S REPORT ON INTERNAL CONTROL
OVER FINANCIAL REPORTING AND ON COMPLIANCE AND
OTHER MATTERS BASED ON AN AUDIT OF FINANCIAL
STATEMENTS PERFORMED IN ACCORDANCE
WITH *GOVERNMENT AUDITING STANDARDS*

Honorable Mayor and City Council
City of Harmony, Minnesota

We have audited, in accordance with the 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, the financial statements of the governmental activities, the business-type activities, each major fund, and the aggregate remaining fund information of the City of Harmony, Minnesota (the City), as of and for the year ended December 31, 2016, and the related notes to the financial statements, which collectively comprise the City's basic financial statements, and have issued our report there on dated March 17, 2017.

Internal Control Over Financial Reporting

In planning and performing our audit of the financial statements, we considered the City's internal control over financial reporting (internal control) to determine the audit procedures that are appropriate in the circumstances for the purpose of expressing our opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of the City's internal control. Accordingly, we do not express an opinion on the effectiveness of the City's internal control.

A deficiency in internal control exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct, misstatements on a timely basis. *A material weakness* is a deficiency, or a combination of deficiencies, in internal control such that there is a reasonable possibility that a material misstatement of the entity's financial statements will not be prevented, or detected and corrected on a timely basis. *A significant deficiency* is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

Our consideration of internal control was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or significant deficiencies and therefore, material weaknesses or significant deficiencies may exist that were not identified. Given these limitations, during our audit we did not identify any deficiencies in internal control that we consider to be material weaknesses. However, material weaknesses may exist that have not been identified. We did identify a certain deficiency in internal control, described in the accompanying Schedule of Findings, Responses and Questioned Costs as item 2016-001 that we consider to be a significant deficiency.

Compliance and Other Matters

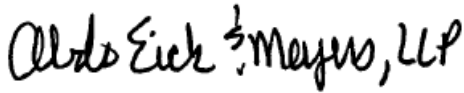
As part of obtaining reasonable assurance about whether the City's financial statements are free of material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a direct and material effect on the determination of financial statement amounts. However, providing an opinion on compliance with those provisions was not an objective of our audit, and accordingly, we do not express such an opinion. The results of our tests disclosed one instance of noncompliance or other matters that is required to be reported under *Government Auditing Standards*, the Uniform Guidance or Minnesota statutes which is described in the accompanying Schedule of Findings, Responses and Questioned Costs as item 2016-002.

The City's Responses to Findings

The City's responses to the findings identified in our audit are described in the accompanying Schedule of Findings, Responses and Questioned Costs. The City's responses were not subjected to the auditing procedures applied in the audit of the financial statements and, accordingly, we express no opinion on them.

Purpose of this Report

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the entity's internal control or on compliance. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the entity's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.



ABDO, EICK & MEYERS, LLP
Mankato, Minnesota
March 17, 2017



INDEPENDENT AUDITOR'S REPORT ON COMPLIANCE
FOR EACH MAJOR PROGRAM AND ON INTERNAL CONTROL OVER
COMPLIANCE REQUIRED BY *THE UNIFORM GUIDANCE*

Honorable Mayor and City Council
City of Harmony, Minnesota

Report on Compliance for Each Major Federal Program

We have audited City of Harmony's, Harmony, Minnesota (the City) compliance with the types of compliance requirements described in the *OMB Compliance Supplement* that could have a direct and material effect on each of the City's major federal programs for the year ended December 31, 2016. The City's major federal programs are identified in the summary of auditor's results section of the accompanying Schedule of Findings, Responses and Questioned Costs.

Management's Responsibility

Management is responsible for compliance with federal statutes, regulations, and the terms and conditions of its federal awards applicable to its federal programs.

Auditor's Responsibility

Our responsibility is to express an opinion on compliance for each of the City's major federal programs based on our audit of the types of compliance requirements referred to above. We conducted our audit of compliance in accordance with auditing standards generally accepted in the United States of America; the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States; and the audit requirements of Title 2 U.S. Code of Federal Regulations Part 200, Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards (Uniform Guidance). Those standards and the Uniform Guidance require that we plan and perform the audit to obtain reasonable assurance about whether noncompliance with the types of compliance requirements referred to above that could have a direct and material effect on a major federal program occurred. An audit includes examining, on a test basis, evidence about the City's compliance with those requirements and performing such other procedures as we considered necessary in the circumstances.

We believe that our audit provides a reasonable basis for our opinion on compliance for each major federal program. However, our audit does not provide a legal determination of the City's compliance.

Opinion on Each Major Federal Program

In our opinion, the City complied, in all material respects, with the types of compliance requirements referred to above that could have a direct and material effect on each of its major federal programs for the year ended December 31, 2016.

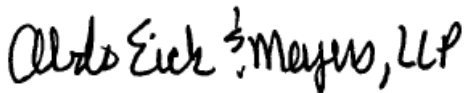
Report on Internal Control Over Compliance

Management of the City is responsible for establishing and maintaining effective internal control over compliance with the types of compliance requirements referred to above. In planning and performing our audit of compliance, we considered the City's internal control over compliance with the types of requirements that could have a direct and material effect on each major federal program to determine the auditing procedures that are appropriate in the circumstances for the purpose of expressing an opinion on compliance for each major federal program and to test and report on internal control over compliance in accordance with the Uniform Guidance, but not for the purpose of expressing an opinion on the effectiveness of internal control over compliance. Accordingly, we do not express an opinion on the effectiveness of the City's internal control over compliance.

A deficiency in internal control over compliance exists when the design or operation of a control over compliance does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct, noncompliance with a type of compliance requirement of a federal program on a timely basis. A *material weakness in internal control over compliance* is a deficiency, or combination of deficiencies, in internal control over compliance, such that there is a reasonable possibility that material noncompliance with a type of compliance requirement of a federal program will not be prevented, or detected and corrected, on a timely basis. A *significant deficiency in internal control over compliance* is a deficiency, or a combination of deficiencies, in internal control over compliance with a type of compliance requirement of a federal program that is less severe than a material weakness in internal control over compliance, yet important enough to merit attention by those charged with governance.

Our consideration of internal control over compliance was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control over compliance that might be material weaknesses or significant deficiencies and therefore, material weaknesses or significant deficiencies may exist that were not identified. We did not identify any deficiencies in internal control over compliance that we consider to be material weaknesses. However, material weaknesses may exist that have not been identified.

The purpose of this report on internal control over compliance is solely to describe the scope of our testing of internal control over compliance and the results of that testing based on the requirements of the Uniform Guidance. Accordingly, this report is not suitable for any other purpose.



ABDO, EICK & MEYERS, LLP
Mankato, Minnesota
March 17, 2017

CITY OF HARMONY, MINNESOTA
SCHEDULE OF EXPENDITURES OF FEDERAL AWARDS
FOR THE YEAR ENDED DECEMBER 31, 2016

<u>Federal Funding Source</u>	<u>Administering Department</u>	<u>Program Name</u>	<u>Federal Domestic Assistance Number</u>	<u>Pass-Through Entity Identifying Number</u>	<u>Total Federal Expenditures</u>
U.S. Environmental Protection Agency	Minnesota Public Facilities Authority	Capitalization Grants for Drinking Water State Revolving Funds	66.468	MPFA-16-002-R-FY16	\$ 622,596
U.S. Department of Housing and Urban Development	Minnesota Department of Trade and Economic Development	Community Development Block Grants/State's Program and Non-Entitlement Grants in Hawaii	14.228	CDAP-14-003-O-FY15	121,786
U.S. Department of Homeland Security	Direct	Assistance to Firefighters Grant	97.044	N/A	89,824
U.S. Department of Agriculture	Direct	Community Facilities Loans and Grants	10.766	N/A	<u>50,000</u>
Total Federal Expenditures					<u>\$ 884,206</u>

CITY OF HARMONY, MINNESOTA
NOTES TO SCHEDULE OF EXPENDITURES OF FEDERAL AWARDS
FOR THE YEAR ENDED DECEMBER 31, 2016

Note 1: Basis of presentation

The accompanying Schedule of Expenditures of Federal Awards includes the federal grant activity of City of Harmony, Minnesota, (the City) for the year ended December 31, 2016. The City's reporting entity is defined in Note 1A to the City's financial statements. The information in this schedule is presented in accordance with the requirement of the Uniform Guidance, Audits of States, Local Governments, and Non-Profit Organizations. All Federal awards received directly from Federal agencies as well as Federal awards passed through other government agencies are included on the schedule.

Note 2: Summary of significant accounting policies for expenditures

Expenditures reported on this schedule are reported on the accrual and modified accrual basis of accounting.

Note 3: Pass-through entity identifying numbers

Pass-through entity identifying numbers, if any, are presented where available.

Note 4: Subrecipients

No federal expenditures presented in this schedule were provided to subrecipients.

Note 5: Indirect cost rate

During the year ended December 31, 2016, the City did not elect to use the 10 percent de minimis indirect cost rate.

CITY OF HARMONY, MINNESOTA
SCHEDULE OF FINDINGS, RESPONSES AND QUESTIONED COSTS
FOR THE YEAR ENDED DECEMBER 31, 2016

Section I - Summary of Auditor's Results

Financial Statements

Type of auditor's report issued	Unmodified
Internal control over financial reporting	
Material weaknesses identified?	No
Significant deficiencies identified not considered to be material weaknesses?	Yes
Noncompliance material to financial statements noted?	No

Federal Awards

Internal control over major programs	
Material weaknesses identified?	No
Significant deficiencies identified not considered to be material weaknesses?	None reported
Type of auditor's report issued on compliance for major programs	Unmodified
Any audit findings disclosed that are required to be reported in accordance with 2CFR section 200.516(a) of the Uniform Guidance.	Yes

Identification of Major Programs/Projects

	<u>CFDA No.</u>
U.S. Environmental Protection Agency	
Capitalization Grants for Drinking Water State Revolving Funds	66.468
Dollar threshold used to distinguish between Type A and Type B Programs	\$ 750,000
Auditee qualified as low-risk auditee?	No

Section II - Financial Statement Findings

One significant deficiency (finding 2016-001) relating to the audit of the financial statements is reported in the Report on Internal Control and on Compliance and Other Matters Based on an Audit of Financial Statements Performed in Accordance with Government Auditing Standards.

Section III - Major Federal Award Findings and Questioned Costs

There are no significant deficiencies or material weaknesses that required to be reported in accordance with the Uniform Guidance. There are no instances of noncompliance including questioned costs that are required to be reported in accordance with the Uniform Guidance. Finding 2016-002 is reported but does not qualify as an instance of material noncompliance.

Section IV - Corrective Action Plans

Corrective Action Plans are attached as required to be reported under the Federal Single Audit Act.

Section V - Schedule of Prior Year Audit Findings

There were prior year audit findings that are attached.

CITY OF HARMONY, MINNESOTA
SCHEDULE OF FINDINGS, RESPONSES AND QUESTIONED COSTS - CONTINUED
FOR THE YEAR ENDED DECEMBER 31, 2016

Finding

Description

2016-001

Segregation of duties

- Condition:* During our audit we reviewed internal control procedures over payroll, disbursements, cash receipts, utility billing and investments and found the City to have limited segregation of duties in these areas as noted below.
- Criteria:* There are four general categories of duties: authorization, custody, record keeping and reconciliation. In an ideal system, different employees perform each of these four major functions. In other words, no one person has control of two or more of these responsibilities.
- Effect:* The existence of this limited segregation of duties increases the risk of fraud and misstatement.

Internal control over payroll

- Cause:* The Administrator controls and maintains the control over the ACH, sets up employee records, posts activity to the general ledger, prepares payroll tax returns, and maintains the payroll records as well as reconciling the bank statements.
- Recommendation:* While we recognize the number of staff is not large enough to eliminate this deficiency it is important that the Council is aware of this condition and monitor all financial information. We recommend that in addition to approving payroll disbursements and wage rates, the Council review amounts earned and accrued for compensated absences on an annual basis to compensate for control deficiencies with respect to payroll accruals. Also bank reconciliations should be reviewed by clerk with emphasis on reviewing approved ACH payments and confirm proper payment amount.

Management response:

The Council will continue to review the ACH payments along with compensated absences reports and the Deputy Clerk will compare approved payments to the bank reconciliation upon review. It is important that these procedures are document that these procedures are completed.

Updated progress from prior year:

No progress has been made in addressing this finding in the current year.

Internal control over cash disbursements

- Cause:* The Deputy Clerk has control over the check stock, sets up and maintains vendors, prepares checks and enters transactions into the accounting system.
- Recommendation:* While we recognize staff is not large enough to eliminate this deficiency, we recommend that an individual separate from the Administrator review cancelled checks received with bank statement and investigate items such as: voided checks, inconsistencies in check sequence, possible alterations, and unusual payees. It is important that the Council is aware of this condition and monitor all financial information. The Deputy Clerk should enter disbursements and mail disbursements. The Administrator will sign checks.

Management response:

The Administrator will review the cancelled checks that are received with the bank statements and look for any inconsistencies in check numbers along with mail disbursements.

CITY OF HARMONY, MINNESOTA
SCHEDULE OF FINDINGS, RESPONSES AND QUESTIONED COSTS - CONTINUED
FOR THE YEAR ENDED DECEMBER 31, 2016

Finding

Description

2016-001

Segregation of duties - continued

Internal control over cash receipts

Cause: The Deputy Clerk sets up and maintains customers, generates billing statements, maintains receipts journal, posts to the general ledger, prepares deposits and delivers to the bank.

Recommendation: We recommend that an individual separate from the Administrator, such as the Deputy Clerk, review bank reconciliations for accuracy and timeliness of preparation. The City could also look at a point of sale software to assist with documenting receipts. It is important that the Council is aware of this condition and monitor all financial information.

Management response:

The Council has already taken measures to attempt to comply even though the City is relatively small and the number of clerical/bookkeeping staff they can employ is limited. The Council has addressed this circumstance by active participation in the City's affairs. This includes review of deposits, regular review of financial statements, regular review of bank reconciliations and budget comparisons.

Updated progress from prior year:

No progress has been made in addressing this finding in the current year.

Internal control over utility billing

Cause: The Deputy Clerk approves new accounts, sets up customers and rates in the billing systems, generates statements, enters readings, prepares the deposit and makes adjustments to accounts.

Recommendation: We recommend that an individual, separate from the Administrator such as the Deputy Clerk, review bank reconciliations for accuracy and timeliness of preparation. The utility billing adjustment reports should be reviewed and documented any adjustments made to the utility billing system. It is important that the Council is aware of this condition and monitor all financial information.

Management response:

The City Administrator will review the utility adjustment report and the Deputy Clerk with review the bank reconciliation.

Updated progress from prior year:

No progress has been made in addressing this finding in the current year.

Internal control over investment transactions

Cause: As a result of the number of staff, the Administrator receives investment statements in the mail, initiates investment transactions, maintains investment subledger and spreadsheet and reconciles investment accounts.

Recommendation: It is important that the Council is aware of this condition and monitor all financial information. We recommend the City adopt an investment policy which outlines procedures for investment transactions that can be followed by the Administrator.

Management response:

The City will implement an investment policy for 2017.

Updated progress from prior year:

No progress has been made in addressing this finding in the current year.

CITY OF HARMONY

CITY OF HARMONY, MINNESOTA
CORRECTIVE ACTION PLAN
FOR THE YEAR ENDED DECEMBER 31, 2016

2016-001 Segregation of duties

CORRECTIVE ACTION PLAN (CAP)

1. Explanation of Disagreements with Audit Finding:

There is no disagreement with the audit finding.

2. Actions Planned in Response to Finding:

The City Council is taking an active role in management of City functions.

3. Official Responsible for Ensuring CAP:

Jerome Illg, Administrator, is the official responsible for ensuring corrective action of the deficiency.

4. Planned Completion Date for CAP:

Continual.

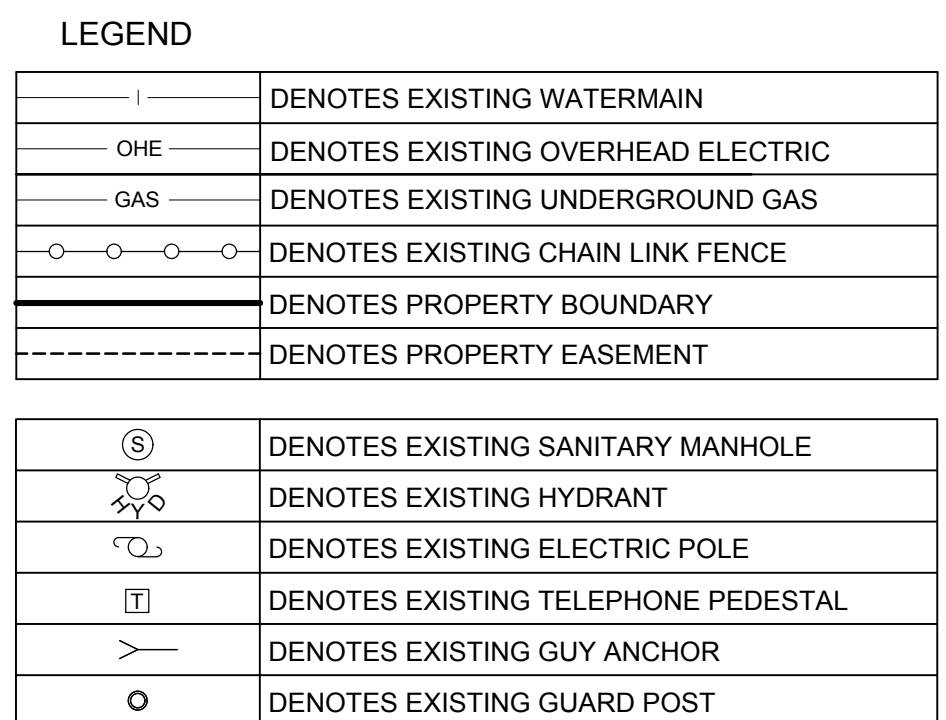
5. Plan to Monitor Completion of CAP:

The Council will be monitoring this corrective action plan.

Sincerely,



Jerome Illg,
Administrator



WIDSETH SMITH NOLTING
Engineering | Architecture | Surveying | Environmental



#####	DATE: #####	LIC. NO. #####
-------	-------------	----------------

DATE	NAME	THE PROPOSED SECONDARY TOWN	DT

DATE:	AS SHOWN	1080R0078.000
DRAWN BY:	JTW	
CHECKED BY:	CNB	

1	FILLMORE CENTRAL SCHOOLS
2	FILLMORE CENTRAL STORAGE AND MAINTENANCE BLDG
3	HARMONY, MN
4	CONCEPT SITE PLAN

SHEET NO.

Hammel House

est. 2016 & Co.

Mayor Steve Donney

City of Harmony

225 3rd Ave SW

PO Box 488

Harmony, MN 55939

April 1, 2017

Re: Hammel House & Co Engineering Agreement

Dear Mayor Donney:

As we discussed at the March 2017 City Council meeting, we desire that the City move forward with the design aspects of the residential development as we proposed that evening.

We request that the City of Harmony utilize its City Engineer for design services related to our proposed development as outlined in the attached Stantec Proposal for Design and Construction Services (Exhibit A).

We agree to reimburse the City for such costs, as they are incurred.

Thank you for your assistance with this project.

Sincerely,



Steve Cremer

Bria Hammel

Cc: Jerome Illg, City Administrator



Stantec Consulting Services Inc.
6188 Rome Circle NW
Rochester MN 55901
Tel: (507) 282-2100
Fax: (507) 282-3100

April 3, 2017

Mr. Jerome Illg
City of Harmony
225 3rd Avenue SW
P.O. Box 488
Harmony, MN 55935-0488

Reference: Hammel House Development Phase I
Design and Construction Services Letter Proposal

Dear Mayor and City Council,

In November of 2016, Hammel House and Company commissioned Stantec Consulting to draft a feasibility report on the build-out and development of Outlots A & B of the Lutes Scrabeck First Addition within the City of Harmony. At the March 14, 2017 City Council Meeting, the developer presented their plan to the City of Harmony for the proposed development. As part of the discussions with the City of Harmony and Stantec Consulting, it was concluded that the design and construction services for the private development would be completed by Stantec as a contract with the City of Harmony. The City of Harmony would then be reimbursed for those services as part of the development agreement between the City of Harmony and Hammel House and Company.

Below is a proposal to complete the project for the City of Harmony from the preliminary survey through final construction. It has been prepared in accordance with our Professional Services Agreement with the City of Harmony.

Project Understanding

As Part of Phase I, the developer is proposing to construct the Third Avenue SE extension from its current termination point, south to Garden Road. Within the right-of-way corridor, public utilities (wastewater collection, water distribution and storm water collection) will be installed to service the proposed lots within what is currently Outlot B of the Lutes Scrabeck First Addition.

Proposed Roadway Corridor and Storm Water Improvements: The proposed roadway typical section would consist of a 32-foot back of curb to back of curb urban design section. Surmountable concrete curb and gutter would account of the storm water conveyance within the phase, and ultimately discharge to the existing retention pond system. The roadway is proposed to be constructed with geotextile fabric, 15-inches of Class 5 aggregate base, and 3.5-inches of bituminous pavement surface. Access to the eastern lot (not accessible via Third Avenue SE) is proposed to be via driveway access directly off of Garden Road.

Proposed Wastewater Collection Improvements: An existing trunk sanitary sewer main exists within the proposed right-of-way. Improvements to the sanitary sewer collection system include the following. Necessary adjustments of existing manhole castings within the proposed roadway for the designed roadway elevations would be completed prior to roadway surfacing. An additional sanitary sewer manhole is proposed near the south end of the corridor, along with approximately 250-feet of 8-inch PVC piping to the East to accommodate the eastern lot.



Reference: Hammel House Phase I Development; City of Harmony, MN

Proposed Water Distribution Improvements: To serve Phase I with municipal water, we propose the extension of an existing 6-inch PVC water main pipe south within the right-of-way corridor, terminating with a tee at the Garden Road access point. From the tee termination point, the 6-inch water main will be extended approximately 250-feet to the East to accommodate the eastern parcel. The 6-inch water main infrastructure will be complete with hydrants and gate valves.

Proposed Utility Service Improvements: Sanitary sewer service piping would be installed from the trunk line to the edge of the proposed right-of-way. These 4-inch PVC services would allow for private residential service connections to the trunk main from the developed parcel. The created residential lots are proposed to be served with a 1-inch copper water service that is connected to the trunk main with a corporation stop, and terminated at the right-of-way line with a curb stop and box.

Engineering Services

The proposed engineering services include:

1. Project Management & Coordination
2. Preliminary Design, Final Design and Preparation of Plans, Specifications and Bidding Documents
3. Bidding Assistance
4. Preliminary Survey (See Supplemental Services Tasks and Hours Attached)
5. Permitting (See Supplemental Services Tasks and Hours Attached)
6. Preliminary and Final Plat Services (See Supplemental Services Tasks and Hours Attached)
7. Record Plans (See Supplemental Services Task and Hours Attached)
8. Construction Services (Staking and Inspection)

Compensation

We propose to complete engineering service Items 1 – 3 referenced above on a fee basis, plus reimbursable expenses as detailed in our Professional Services Agreement with the City of Harmony. Per the Professional Services Agreement, the fee for an improvement of this type estimated at \$272,944.45, would be approximately 9.15% or \$24,986.58. This fee will be recalculated once the project is publicly bid and based upon the actual low bid amount.

Engineering Service Items 4-7 above are supplemental services necessary for the design and completion of the Hammel House Development Phase I Project. These services are proposed to be reimbursed on an hourly basis as detailed in the attached Tasks and Hours breakdown, and per our Professional Services Agreement. These supplemental services, along with reimbursable expenses are anticipated to total \$18,388.00.

Engineering Service Item 8 (Construction Services) is proposed to be completed on an hourly basis plus reimbursable expenses. These costs are estimated to be approximately 6-8% of construction costs or \$16,376.67-\$21,835.56. All of our work would be completed in accordance with the terms and conditions of our Professional Services Agreement with the City of Harmony.



April 3, 2017
Page 3 of 3

Reference: Hammel House Phase I Development; City of Harmony, MN

In summary, we request authorization to proceed with final design, construction document preparation, bidding assistance, outlined additional services and construction services for the proposed Hammel House Phase I Development in accordance with our Professional Services Agreement with the City of Harmony. If this proposal is acceptable, please sign and return a copy of this proposal letter.

All services detailed within this letter of understanding are to be completed per the attached project schedule.

Please feel free to call me if you have any questions or concerns at (507) 529-6030.

Respectfully,
STANTEC CONSULTING SERVICES INC.

Brett A. Grabau, PE
City Engineer
Phone: (507) 529-6030
brett.grabau@stantec.com

Joseph C. Palen, PE
Senior Associate
Phone: (507) 529-6036
joseph.palen@stantec.com

By signing this proposal, the City of Harmony authorizes Stantec Consulting Services, Inc. to proceed with the services herein described as Tasks 1 - 8, and the Client acknowledges that this work shall be completed in accordance with the Professional Services Agreement with the City of Harmony.

This proposal is accepted and agreed on the ____ day of _____, 2017.

Per: City of Harmony

Signature

Hammel House Phase I Development; Harmony, MN
Final Design - Supplemental Services

Supplemental Services - Tasks, Hourly Costs and Fee

Major Tasks	Team Manager	Project/ Design Engineer	2-Man Survey Crew	Senior Technician	Land Surveyor	Admin. Assistant	Total Hours	Cost
Team Members	Joe Palen	Brett Grabau	-	Ken Hames	Linda Brown	Ann Fogarty		
Summary of Total Estimated Supplemental Services Associated with Final Design - Hourly Costs								
<i>Task 4 - Preliminary Survey</i>	2	10	24	18			54	\$7,524.00
<i>Task 5 - Permit Applications</i>		8		4		10	22	\$2,056.00
<i>Task 6 - Preliminary and Final Plat Services</i>			8		52		60	\$7,328.00
<i>Task 7 - Record Plans</i>		8		4		2	14	\$1,480.00
Total Estimated Supplemental Services (Hourly)	2	26	32	26	52	12		\$18,388.00
Hourly Rates 2017	\$138.00	\$114.00	\$175.00	\$106.00	\$114.00	\$72.00	- - -	- - -
Estimated Final Design Fees								
<i>Hammel House Development Phase I - Design Fee Including the Preparation of Plans and Specifications (~9.15%) per Fee Curve</i>								\$24,986.58
Anticipated Stantec Reimbursable Expenses								- - -
Travel								\$3,540.00
Supplies & Equipment								\$1,412.00
Total Reimbursable								\$4,952.00
Total Project Cost								\$48,326.58

Hammel House Phase I Development; Harmony, MN
Final Design - Supplemental Services Tasks and Hours

Tasks	Project Manager	Design Engineer	2-Man Survey Crew	Senior Technician	Land Surveyor	Admin. Assistant	Total Hours
Team Members	Joe Palen	Brett Grabau		Ken Hames	Linda Brown	Ann Fogarty	
Task 4 - Preliminary Survey							
1.1 - Establish survey vertical and horizontal control throughout project areas. Locate existing property corners and section corners.			8				8
1.2 - Coordinate location of private utilities within project area using Gopher State One Call. Solicit quotes for soil borings, coordinate work with Geotechnical Consultant, stake soil boring and review geotechnical report.		8					8
1.3 - Conduct topographic survey as needed to complete project design.			16				16
1.4 - Download topographic survey points and generate topographic mapping, 3 dimensional surface (TIN) and generate automated survey line work.	2	2		18			22
Task 4 - Total	2	10	24	18			54
Task 5 - Permit Applications							
2.1 - Prepare permit applications as required to construct the project including: Minnesota Department of Health (MDH), Minnesota Pollution Control Agency (MPCA), Fillmore County Utility and Access permits & NPDES. Stormwater Permit and Stormwater Pollution Prevention Plan. (City to Pay all Permit Fees / Licenses)		8		4		10	22
Task 5 - Total		8		4		10	22
Task 6 - Preliminary and Final Plat Services							
1.1 - Complete Preliminary and Final Plat for the development of Lutes Scrabeck First Addition, Outlot B. Set Property Pins.			8		52		60
Task 6 - Total			8		52		60
Task 7 - Record Plans							
2.1 - Prepare record plan drawings, illustrating and revisions made in the field that deviate from the design. Provide 2 hard copies of the record plan drawings, as well as in pdf format.		8		4		2	14
Task 7 - Total		8		4		2	14

Hammel House Phase I Development; Harmony, MN
Final Design - Supplemental Services

Design Services Travel	Total
Mileage (200 miles at \$0.54/mile)	\$108.00
Survey Truck Mileage (200 miles at \$0.70/mile)	\$140.00
Sub-Total	\$248.00
Construction Services Travel	Total
Mileage (4,800 miles at \$0.54/mile)	\$2,592.00
Survey Truck Mileage (1,000 miles at \$0.70/mile)	\$700.00
Sub-Total	\$3,292.00
Supplies	
<i>Prepare 10 copies of 11"x17" plans and 10 project manuals for the Hammel House Phase I Development</i>	\$600.00
<i>GPS Equipment (14 hrs @ \$38 / Hour)</i>	\$532.00
<i>Total Station Equipment (10 hrs @ \$28 / Hour)</i>	\$280.00
Sub-Total	\$1,412.00
Total Reimbursable Expenses	\$4,952.00

Revised 04/3/2017

Re: Hammel House and Company
Private Development

TENTATIVE SCHEDULE

<u>Task</u>	<u>Date</u>
Commission Feasibility Report	Complete
Present Feasibility Report/ Meet with Owner	Complete
Discussions/ Developers Agreement with City of Harmony	In Progress
Engineering Proposal	April 2017
Execution of Engineering Proposal	April 2017
Design Improvement Plans and Specifications	April 2017-June 2017
Owner Approval of Plans and Specifications	June 2017
Council Approval to Submittal of Ad for Bid	June 2017
Submit Advertisement for Bids for Publication	June 2017
First Publication in Official News Paper	June 2017
Bid Date	July 2017
Award Contract	July 2017
Begin Construction	August 2017
Substantial Completion	November 2017
Final Completion	July 2018



Stantec Consulting Services Inc.
6188 Rome Circle NW
Rochester MN 55901
Tel: (507) 282-2100
Fax: (507) 282-3100

April 4, 2017

Mr. Jerome Illg
City of Harmony
225 3rd Avenue SW
P.O. Box 488
Harmony, MN 55935-0488

Reference: Garden Road Water Main Looping Improvements
Design and Construction Services Letter Proposal

Dear Mayor and City Council,

With the anticipated development of what is currently Lutes Scrabeck First Addition Outlot B, it provides the City of Harmony with the opportunity to loop its water distribution infrastructure between the residential development and the trunk water main that terminates at the fire hall. When the proposed residential development was initially discussed with Mr. Illg, we began preliminary discussions on what it would take to loop this infrastructure, and what the benefits to the system may be. Following the presentation of the proposed development to the City Council in February, a brief discussion about the potential looping was discussed within Council Chambers.

The looping improvement would be proposed to be completed this fall, following the installation of the water main within the development. After looking at options such as including it within the development contract, and adding it as a change order to the 2017 Street and Utility Improvements project, it is my recommendation that this be completed as a standalone project.

Below is a proposal to complete the improvement for the City of Harmony from the preliminary survey through final construction. It has been prepared in accordance with our Professional Services Agreement with the City of Harmony.

Project Understanding

It is proposed that the 6-inch equivalent water main (8-inch OD HDPE) would be looped from the intersection of Third Street SE/ Garden Road westerly along Garden Road, and connecting to the existing water main in the boulevard just west of the fire hall. A 6-inch equivalent water main service will also be installed southerly across Garden Road to the WWTF, and terminate with a hydrant. By installing this water main via directional drill, the contractor will not have to navigate the abundance of private utilities within the proposed alignment (north in-slope of Garden Road); cost savings will also be achieved by not dealing with roadway and driveway reconstructions while crossing for the WWTF service/ hydrant and fire hall parking lot respectively.



April 4, 2017
Page 2 of 3

Reference: Garden Road Water Main Looping Improvements; City of Harmony, MN

Engineering Services

The proposed engineering services include:

1. Project Management & Coordination
2. Preliminary Design, Final Design and Preparation of Plans, Specifications and Bidding Documents
3. Bidding/ Quote Assistance
4. Preliminary Survey
5. Permitting
6. Record Plans
7. Construction Services (Staking and Inspection)

Compensation

With anticipated construction costs between \$80,000 - \$90,000 we proposed to complete the improvement (design and construction services) on an hourly basis in accordance with our Professional Services Agreement with the City of Harmony.

These proposed services and the anticipated hours/ compensation are detailed in the attached Tasks and Hours breakdown, and are per our Professional Services Agreement.

The total anticipated design/ construction services compensation on an hourly basis is \$18,746.00, along with \$1,196.00 in anticipated direct project expenses.

In summary, we request authorization to proceed with final design, construction document preparation, bidding assistance, and construction services for the proposed Garden Road Water Main Looping Improvements in accordance with our Professional Services Agreement with the City of Harmony. If this proposal is acceptable, please sign and return a copy of this proposal letter.

Please feel free to call me if you have any questions or concerns at (507) 529-6030.

Respectfully,
STANTEC CONSULTING SERVICES INC.

Brett A. Grabau, PE
City Engineer
Phone: (507) 529-6030
brett.grabau@stantec.com

Joseph C. Palen, PE
Senior Associate
Phone: (507) 529-6036
joseph.palen@stantec.com



April 4, 2017
Page 3 of 3

Reference: Garden Road Water Main Looping Improvements; City of Harmony, MN

By signing this proposal, the City of Harmony authorizes Stantec Consulting Services, Inc. to proceed with the services herein described as Tasks 1 - 7, and the Client acknowledges that this work shall be completed in accordance with the Professional Services Agreement with the City of Harmony.

This proposal is accepted and agreed on the _____ day of _____, 2017.

Per: City of Harmony

Signature

Garden Road Water Main Looping Improvements; Harmony, MN
Final Design and Construction Services

Tasks and Hourly Costs

Major Tasks	Team Manager	Project/ Design Engineer	2-Man Survey Crew	Senior Technician	Admin. Assistant	Total Hours	Cost
Team Members	Joe Palen	Brett Grabau	-	Ken Hames	Ann Fogarty		
Summary of Total Estimated Supplemental Services Associated with Final Design - Hourly Costs							
<i>Task 1 - Project Management and Coordination</i>		10				10	\$1,140.00
<i>Plans, Specifications and Bidding Documents</i>	2	20		28		50	\$5,524.00
<i>Task 3 - Bidding/ Quote Assistance</i>		10				10	\$1,140.00
<i>Task 4 - Preliminary Survey</i>		2	10	8		20	\$2,826.00
<i>Task 5 - Permit Applications</i>				2	2	4	\$356.00
<i>Task 6 - Record Plans</i>		2			2	4	\$372.00
<i>Task 7 - Construction Services (Staking and Inspection)</i>		50	8		4	62	\$7,388.00
<i>Total Estimated Hours</i>	2	94	18	38	8	160	\$18,746.00
Hourly Rates 2017	\$138.00	\$114.00	\$175.00	\$106.00	\$72.00	- - -	- - -
Anticipated Stantec Reimbursable Expenses							- - -
Travel							\$534.00
Supplies & Equipment							\$662.00
Total Reimbursable							\$1,196.00
Total Project Cost							\$19,942.00

Garden Road Water Main Looping Improvements; Harmony, MN
Final Design & Construction Services Tasks and Hours

Tasks	Project Manager	Design Engineer	2-Man Survey Crew	Senior Technician	Admin. Assistant	Total Hours
Team Members	Joe Palen	Brett Grabau		Ken Hames	Ann Fogarty	
Task 1 - Project Management and Coordination						
1.1 - Project team communication and tasking		8				8
1.2 - Coordination with MDH and City Staff		2				2
Task 1 - Total		10				10
Task 2 - Preliminary Design, Final Design and Preparation of Plans, Specifications and Bidding Documents						
1.1 - Review existing base mapping, plating and background data for design purposes.	2			4		6
1.2 - Identify preferred horizontal alignment and review vertical profile for constructability.		6				6
1.3 - Plan sheet production (Title Sheet, Legend, Existing Conditions/Removals/ Restoration, Construction Notes, Plan and Profile (2 sheets), and Detail Plates.)		6		24		30
1.4 - Bidding Package and Project Specifications.		8				8
Task 2 - Total	2	20		28		50
Task 3 - Bidding/ Quote Assistance						
1.1 - Communicate with City Staff and Contractors throughout the Bidding process.		6				6
1.2 - Quote Opening, Review of Quotes, and provide recommendations to the City Council on award.		4				4
Task 3 - Total		10				10
Task 4 - Preliminary Survey						
1.1 - Establish survey vertical and horizontal control throughout project areas. Locate existing property corners and section corners.			2			2
1.2 - Coordinate location of private utilities within project area using Gopher State One Call.		2				2
1.3 - Conduct topographic survey as needed to complete project design.			8			8
1.4 - Download topographic survey points and generate topographic mapping, 3 dimensional surface (TIN) and generate automated survey line work.				8		8
Task 4 - Total		2	10	8		20
Task 5 - Permit Applications						
2.1 - Prepare permit applications as required to construct the project including: Minnesota Department of Health (MDH), Minnesota Department of Transportation Utility within ROW Permit. (City to Pay all Permit Fees / Licenses)				2	2	4
Task 5 - Total				2	2	4
Task 6 - Record Plans						
2.1 - Prepare record plan drawings, illustrating and revisions made in the field that deviate from the design. Provide 2 hard copies of the record plan drawings, as well as in pdf format.		2			2	4
Task 6 - Total		2			2	4
Task 7 - Construction Services (Staking and Inspection)						
1.1 - Construction Observation and Project Management.		40				40
1.2 - Construction Staking.			8			8
1.3 - Produce Project Pay Requests and Correspondence with City Staff.		6			2	8
1.4 - Project Close-out		4			2	6
Task 7 - Total		50	8		4	62

Garden Road Water Main Looping Improvements; Harmony, MN
Final Design and Construction Services

Design Services Travel		Total
Mileage (100 miles at \$0.54/mile)		\$54.00
Survey Truck Mileage (100 miles at \$0.70/mile)		\$70.00
	Sub-Total	\$124.00
Construction Services Travel		Total
Mileage (500 miles at \$0.54/mile)		\$270.00
Survey Truck Mileage (200 miles at \$0.70/mile)		\$140.00
	Sub-Total	\$410.00
Supplies		
<i>Prepare 10 copies of quote/ bidding documents for the Gardem Road Water Main Looping Improvements</i>		\$150.00
<i>GPS Equipment (12 hrs @ \$38 / Hour)</i>		\$456.00
<i>Total Station Equipment (2 hrs @ \$28 / Hour)</i>		\$56.00
	Sub-Total	\$662.00
Total Reimbursable Expenses		\$1,196.00

MINUTES
HARMONY PLANNING & ZONING COMMISSION
Special Meeting

April 4, 2017
7:00 P.M.

Council Room
Community Center

The regular meeting was called to order by Deb Swenson at 7:00 p.m.

Present: Erik Olson, Harold Berge, Lynn Mensink, Miles Petree, Deb Swenson
Also attending: Jerome Illg, Greg Schieber, Pam and David Hoppe, Bryan Berg, Jay Masters.

Monster Bash Inc. Variance Request

Administrator Illg explained the information that was illustrated for this variance request. Monster Bash, Inc has requested a side-yard setback variance for the west side of their property. They would like to install a 4' handicap accessible sidewalk from the west entrance alongside/parallel to building to the curb/street. They would then construct a covered entryway over the sidewalk to shelter their customers during the activities and events. The entryway addition is considered a structure thus necessitating a zoning permit that would need to comply with the zoning ordinance in regards to side yard setback. The enclosed entryway addition would encroach with 1'-2' of the adjoining property. Attorney Greg Schieber explained the steps and rationale that the city must go through for a variance request. Discussion occurred regarding the rationale for each of the 4 steps. Several board members discussed several items that they felt meet the steps for a variance:

1. The property is unique, in the fact that it was subdivided recently, when it was one parcel earlier, with a business and house.
2. The proposal was found to be reasonable in that the entry way addition is making the building handicap accessible and there is already an existing breezeway and door on the west side of the building.
3. The addition could not be constructed on the east side of the building due to utilities (gas and electric) being located there and still would necessitate a variance as well.
4. The property has been used as a business prior. It is located in an R-2 district, but had a similar commercial use prior to enactment of the current zoning code.
5. The addition would blend well with the property and be unnoticeable when considering the size, scale, and appearance of the existing building.
6. The alternative improvements that would not require a variance could in effect be more obstructive and obscure.
7. The adjacent property owner is reported by both the applicant and Swenson to be in support of the variance request and did not make an appearance to object to the request.

Motion by Swenson, seconded by Petree to recommend to the city council approval of a side yard variance for Monster Bash, Inc. Voting for the variance recommendation was Swenson, Berge, Petree, Mensink. Voting against was Olson. Motion carried. Olson stated that he felt the variance request for the property did not meet the unique circumstances element of the practical difficulties test.

Renewable Energy Ordinance

Administrator Illg stated that the council has requested that the zoning board look into the development of an ordinance for solar energy. Administrator Illg mentioned that there would need to be two components. One would be the zoning aspects, with the second part being the interconnectivity, which would be handled by the utility committee and city. Attorney Schieber shared an outline of questions that would assist him and the zoning board in developing a draft ordinance for consideration. The board discussed the various types/styles of solar panels, locations of solar panels on property or buildings, how to regulate them, etc. Consensus was to gather some sample ordinances and send to board for review. Then the board would meet at a later date to discuss.

There being no further business the meeting was adjourned by Olson, seconded by Berge at 8:10 p.m.

Deb Swenson, Zoning Board Member

A T T E S T

Jerome Illg, Zoning Administrator

**CITY OF HARMONY
PUBLIC HEARING NOTICE**

Proposed Variance

Notice is hereby given that a public hearing will be held by the Harmony Planning & Zoning Commission for the purpose of considering a request from the Monster Bash, Inc. for a side yard setback variance at 150 1st St NW, City of Harmony, Fillmore County, Minnesota. The hearing will be held at 7:00 p.m., Tuesday, April 4, 2017 in the Council Room of the Community Center. Further information is available at the city offices during normal business hours. The public is invited to comment during the hearing or provide written comments prior to the hearing.

Jerome Illg
City Administrator

CITY OF HARMONY APPLICATION FOR ZONING VARIANCE Fee: \$150.00	DATE: 2/1/17 PARCEL ID: 15.0113.010 PROPERTY ADDRESS: 150 First Street NW HARMONY MN 55937
APPLICANT NAME: JAY MASTERS - PRESIDENT, MONSTER BASH, INC APPLICANT ADDRESS: 155 FOURTH AVENUE SE HARMONY MN 55939 HOME PHONE: CELL: 507-273-3143 EMAIL: jaynzo@harmonytenet.net	
BACKGROUND: Please answer the following questions for variance consideration. Additional sheets may be attached if necessary. Please contact the City Office if you have questions about this form.	
Describe the existing use or configuration of the property. PREVIOUS USE WAS AS SLIM'S WOODSHED. It was purchased by Monster Bash, Inc to be used for the Haunted House fundraising event in support of the Music and Art departments of Fillmore Central Schools	
Describe the changes you propose for the property. To provide for handicapped access as well as to prevent people from walking on the property to the west of the Monster Bash Building, we would like to add a concrete walkway from the southwest edge of the property to a set of double doors on the west side and enclose the walkway	
Describe how the changes you propose are not allowed by the current zoning ordinance. The property boundaries create a set-back problem for the building/construction of the proposed handicapped access	
Identify or describe the ordinance from which the variance is sought (list specific ordinance numbers if known): Specific ordinance numbers are not known, but conversations that Jay Masters has had with the City of Harmony indicated that a variance would be needed because of existing set-back rules for new construction.	
PRACTICAL DIFFICULTIES: The reviewing board must make an affirmative finding on all five criteria listed below in order to grant a variance. The applicant has the burden of proof to show that all of the criteria listed below have been satisfied. No permitted or nonconforming use of neighboring lands, structures, or buildings in the same locale may be considered grounds for the issuance of a variance.	
1. Describe the practical difficulties you are facing that would prevent your project from being accomplished within the parameters of the City Ordinances. The handicapped access to the west-end double doors would violate set-back rules. The other entrances would not allow for easy access to the bathroom areas for handicapped visitors to the Monster Bash Building	

2. Describe any unique characteristics of the property that would necessitate a variance?

The double-door entryway on the west side of the Monster Bash Building gives easy access to space that we would like to use for admissions and bathrooms for events such as the Haunted House. The other two entry areas don't provide access to bathrooms with the same ease.

3. Show that you are not the cause of the circumstances which have resulted in your practical

difficulty. In other words, you must demonstrate that someone or something else created the difficulty that prevents your reasonable use of the property. (For example, if you build at the minimum setback from the lot line, you cannot expect to later get a variance which allows you to build an addition to the structure closer to the lot line; or if you buy a lot which is too small for required setbacks, you cannot expect to then get a variance to build a structure that may be too large for that lot).

The Slim's Workshop Building and property is now separate from the house and property to the west of the Building and owned by different parties.

4. Describe how the variance, if granted, would NOT alter the essential character of the

locality? Will the proposed structure be out of scale, out of place, or otherwise inconsistent with the surrounding area?

The addition of the handicapped-accessible walkway will keep the existing structure in the same scale as it is presently. In addition it will prevent people from being on the adjacent property.

5. Economic considerations alone cannot provide the foundation for granting a variance.

Describe how the variance would benefit you in more than an economic way.

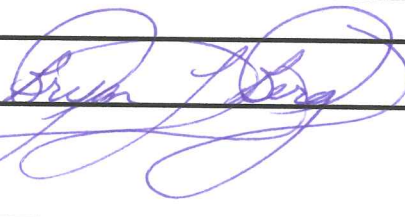
It would provide handicapped-accessible entry to the existing double-door entryway on the west-side of the structure as well as prevent those entering the building on that side from trespassing on the property adjacent to the Monster Bash Building on the west side.

Include the following attachments

1. Legal description of property
2. Survey, site plan, or if neither of those are available, a hand drawing depicting the property lines, structures, and changes that necessitate a variance.

Include any additional comments you think will be helpful in reviewing your application:

Applicant Signature:



Date: 2/1/14

Please note the application requires notice to adjacent landowners within 350 feet of proposed variance area at least 10 days prior to a public hearing on your application.

Please contact the City Office if you have any additional questions.

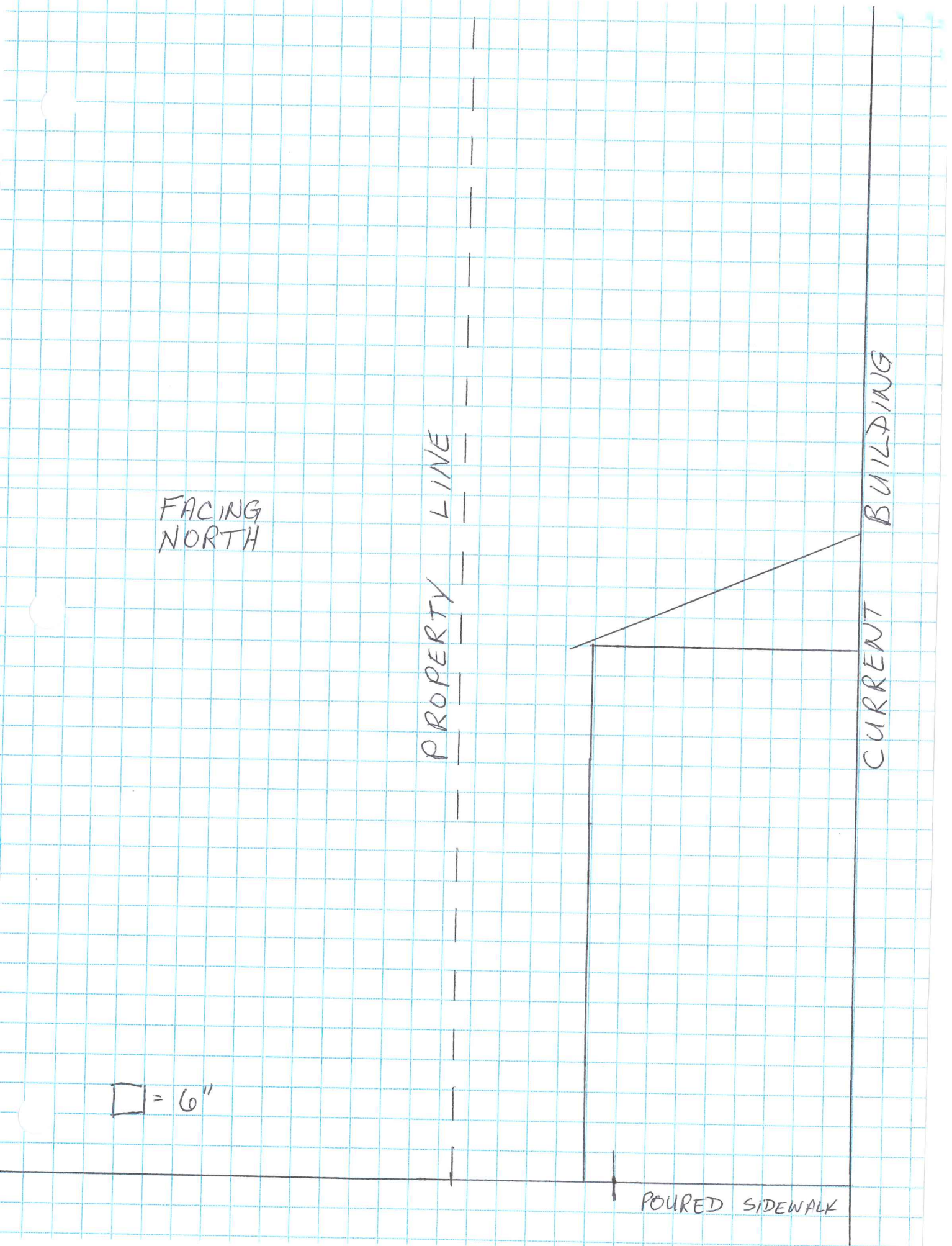
FACING
NORTH

PROPERTY LINE

CURRENT BUILDING

$\square = 6''$

POURED SIDEWALK



N
W E
S

PROPERTY LINE

48' 4"

NEW SIDEWALK

CURRENT BUILDING

4'

Monster Bash, Inc. is requesting a zoning variance along the west side of our property. It is our desire to add a four foot wide cement walkway, from the street to the double doors on the west of our building. We also wish to enclose the walkway to keep our visitors off of the property currently owned by William McKernan. The walkway will have a gradual slope to accommodate wheelchairs and meet handicap accessibility regulations.

Our decision to add the proposed addition came after extensive discussions to determine the best traffic flow pattern for our annual haunted house. The addition will become the main entrance to our building. We want to enclose the addition to protect the property of our neighbor and our guests in the event of inclement weather. Mr. McKernan is aware of our plan to add the enclosed walkway and has given his complete approval. He told us, if necessary, he will sign any paperwork authorizing the addition. If you have any questions, please feel free to contact me.

Sincerely,

Jay Masters
Pres. Monster Bash, Inc.

NETHERCUT • SCHIEBER • ATTORNEYS P A

32 MAIN AVENUE NORTH | PO BOX 657 | HARMONY, MINNESOTA 55939-0657
507.886.6131 | NETHERCUTLAW.COM | 507.886.2711 FAX

DATE: March 25, 2017

TO: City of Harmony, Planning & Zoning

FROM: Greg Schieber

RE: **Analysis of Monster Bash Application for Zoning Variance**

First, this is a nice summary from a League of MN Cities Memo:

Variances are an exception to rules laid out in a zoning ordinance. They are permitted departures from strict enforcement of an ordinance provision as applied to a particular piece of property if enforcement would cause “practical difficulties.” Variances shall only be permitted when they are in harmony with the general purposes and intent of the ordinance and when the terms of the variance are consistent with the comprehensive plan. Variances are generally for dimensional standards (such as setbacks or height limits) and may not be used to allow a use that is prohibited in the particular zoning district. Essentially, variances allow the landowner to break the dimensional rules that would otherwise apply.

For the City to properly grant a variance, it must first conclude the request meets the following four elements:

1. **Property owner proposes to use the property in a reasonable manner.** Under this element as applied to the Monster Bash request for the addition, you must ask: Is it reasonable to permit an addition to the building in that location?
2. **Circumstances unique to the property.** Under this element, you must ask whether the landowner’s challenge is due to unique circumstances of the land or physical characteristics of the property.
3. **Maintain essential character of locality.** Under this element, you must ask whether the addition requested, if built, would blend in to its surroundings.
4. **Harmony with general purposes and intent of ordinance.** If the proposal was approved, would the addition still fit within the general purposes and intent of ordinance?

The applicant provided comments on these criteria in the variance application and I will comment on each of the elements so as to provide the committee with some considerations.

Element 1:

Under this element, the committee should consider the project as proposed and determine whether the request is reasonable given all the surrounding information and circumstances. The committee should consider whether it is not only a reasonable proposal, but also if it is reasonable to put an addition that close to the neighbor's property line.

Element 2:

The circumstances giving rise to the request are not self-inflicted in the sense that the property lines were already drawn and the building already constructed prior to the current owner's possession. Nevertheless, it would be difficult to argue the need for the variance is due to a "unique circumstance" of the land or physical characteristics of the property. A sinkhole forming and limiting the developable area of a lot would constitute a physical characteristic or unique circumstance. This is a situation where the building is already covering a large portion of the lot, making it impossible to add on without further encroaching on the setbacks. This scenario can occur on lots throughout town, thus, the problem is not unique to this specific piece of land. This is perhaps the toughest element to meet. A person may be able to come up with a creative argument that it passes this element.

Element 3:

Given the nature of the building—a shed that is located in an otherwise residential neighborhood—it is possible the addition would not disrupt the character of the locality. The answer to this element depends on the visual appearance of the proposed addition. Scale of the addition in comparison to the building is an important feature to consider.

Element 4:

The ordinances dictate setbacks with the goal of restricting property owners from developing their lot too close to the neighboring properties, so as to give people "room to breathe" so to speak. This derives from a public policy of trying to keep some separation in residential neighborhoods. In light of that, this request for an exception to the rules does run counter to that public policy and the rules outlined in the ordinance. One could make an argument that allowing an encroachment that close to the neighbor is not in harmony with the purposes and intent of the ordinance. In fact, that is exactly what the ordinances were intended to prevent. On the other hand, one could focus on an argument that adding a small addition in this one spot does not significantly affect the neighboring property any more than it is already affected. It appears the building is already in violation of the setback by nature of how the properties were divided. Depending on the width

of the addition, does a little more encroachment make a big difference? Those are the types of questions to consider.

Neighboring property owners may have either positive or negative opinions on this matter. Their opinions are not to dictate the decision made by the committee and council. The council can take those opinions into consideration but must ultimately root any decision in the criteria discuss above.

I will plan to attend your meeting on this topic to further discuss and answer any questions as best I can.

APPROVED ZONING ORDINANCE SECTION ON VARIANCES

ARTICLE X. BOARD OF APPEALS AND ADJUSTMENTS

Section 1001 Administrative Review

The Planning Commission shall be the Board of Appeals and Adjustments for this city, and as provided by Minn. Stat. Sec. 462.354, subd. 2 shall have the powers granted under Minn. Stat. Sec. 462.357, subd. 6, as they may be amended from time to time.

Section 1002 Variances

Pursuant to Minn. Stat. Sec. 462.357, subd. 6, as it may be amended from time to time, the Planning Commission, acting as a Board of Appeals and Adjustments, may issue variances from the provisions of this zoning code. A variance is a modification or variation of the provisions of this zoning code as applied to a specific piece of property.

Section 1002.1. Variances shall only be permitted when they are in harmony with the general purposes and intent of the ordinance, and when the variances are consistent with the comprehensive plan.

Variances may be granted when the applicant for the variance establishes by written application that there are practical difficulties in complying with the zoning ordinance, and:

- a. That special conditions and circumstances exist which are peculiar to the land, structure, or building involved and which are not applicable to other lands, structures, or buildings in the same district.
- b. That literal interpretation of the provisions of this ordinance would deprive the applications of rights commonly enjoyed by other properties in the same district under the terms of this ordinance.
- c. That the special conditions and circumstances do not result from the actions of the applicant.
- d. That granting the variance requested will not confer on the applicant any special privilege that is denied by this ordinance to other lands, structures, or buildings in the same district.

No nonconforming use of neighboring lands, structures, or buildings in the same district, and no permitted or nonconforming use of lands, structures, or buildings in other districts shall be considered grounds for the issuance of a variance.

Section 1002.2 "Practical difficulties," as used in connection with the granting of a variance, means that

- a. the property owner proposes to use the property in a reasonable manner not permitted by the zoning ordinance;
- b. the plight of the landowner is due to circumstances unique to the property not created by the landowner; and
- c. the variance, if granted, will not alter the essential character of the locality.

Economic considerations alone do not constitute practical difficulties. Practical difficulties include, but are not limited to, inadequate access to direct sunlight for solar energy systems.

Section 1002.3 Notice of public hearing shall be given at least fifteen (15) days in advance of public hearing. Such notice of hearings shall be posted on the property for which the variance is sought, at the City Hall, and in one other public place.

Section 1002.4 The public hearing shall be held. Any party may appear in person, or by agent or by attorney.

Section 1002.5 The Board of Adjustment shall make findings that the requirements of Section 1002.1 have been met by the applicant for a variance.

Section 1002.6 The Board of Adjustment shall further make a finding that the reasons set forth in the application justify the granting of the variance, and that the variance is the minimum variance that will make possible the reasonable use of the land, building, or structure.

Section 1002.7 The Board of Adjustment shall further make a finding that the granting the variance will be in harmony with the general purpose and intent of this ordinance, and will not be injurious to the neighborhood or otherwise detrimental to the public welfare.

In granting any variance, the Board of Adjustment may prescribe appropriate conditions and safeguards in conformity with this ordinance. A condition must be directly related to and must bear a rough proportionality to the impact created by the variance. Violation of such conditions and safeguards, when made a part of the terms under which the variance is granted, shall be deemed a violation of this ordinance and punishable under ARTICLE XVII of this ordinance.

Under no circumstances shall the Board of Adjustment grant a variance to allow a use not permissible under the terms of this ordinance in the district involved, or any use expressly or by implication prohibited by the terms of this ordinance in said district.

Section 1002.8 Variances shall be granted for earth sheltered construction as defined in section 216C.06, subdivision 14, when in harmony with the ordinance. The board of appeals and adjustments may not permit as a variance any use that is not allowed under the zoning ordinance for property in the zone where the affected person's land is located. The board may permit as a variance the temporary use of a one family dwelling as a two family dwelling. The board may impose conditions in the granting of variances.

Section 1003 Board Has Power of Administrative Official on Appeals; Reversing Decision of Administrative Official.

In exercising the above mentioned powers, the Board of Adjustment may, so long as such action is in conformity with the terms of this ordinance, reverse or affirm, wholly or partly, or may modify the order, requirement, decision, or determination appealed from and may make such order, requirement, decision, or determination as ought to be made, and to that end shall have the powers of the Administrative Official from whom the appeal is taken.

The concurring vote of three (3) members of the Board shall be necessary to reverse any order, requirements, decision, or determination of the Administrative Official, or to decide in favor of the applicant on any matter upon which it is required to pass under this ordinance, or to effect any variation in the application of this ordinance.

Section 1004 Effective Date

This ordinance becomes effective from and after its passage and publication.

Passed by the City Council of Harmony, Minnesota on this _____ day of November, 2011.



CONNECTING & INNOVATING
SINCE 1913

VARIANCES

Frequently Asked Questions
(Reflects 2011 law change)

What is a variance?

A variance is a way that a city may allow an exception to part of a zoning ordinance. It is a permitted departure from strict enforcement of the ordinance as applied to a particular piece of property. A variance is generally for a dimensional standard (such as setbacks or height limits). A variance allows the landowner to break a dimensional zoning rule that would otherwise apply.

Who grants a variance?

Minnesota law provides that requests for variances are heard by a body called the board of adjustment and appeals; in many smaller communities, the planning commission or even the city council may serve that function. A variance decision is generally appealable to the city council. For more information, see [Minn. Stat. § 462.357](#).

When can a variance be granted?

A variance may be granted if enforcement of a zoning ordinance provision as applied to a particular piece of property would cause the landowner “practical difficulties.” For the variance to be granted, the applicant must satisfy the statutory three-factor test for practical difficulties. If the applicant does not meet all three factors of the statutory test, then a variance should not be granted. Also, variances are only permitted when they are in harmony with the general purposes and intent of the ordinance, and when the terms of the variance are consistent with the comprehensive plan. For more information, see [Minn. Stat. § 462.357](#).

What kind of authority is the city exercising?

A city exercises so-called “quasi-judicial” authority when considering a variance application. This means that the city’s role is limited to applying the legal standard of practical difficulties to the facts presented by the application. The city acts like a judge in evaluating the facts against the legal standard. If the applicant meets the standard, then the variance may be granted. In contrast, when the city writes the rules in zoning ordinance, the city is exercising “legislative” authority and has much broader discretion.

What is practical difficulties?

Practical difficulties is a legal standard set forth in law that cities must apply the when considering applications for variances. It is a three-factor test and applies to all requests for variances. To constitute practical difficulties, all three factors of the test must be satisfied. For more information, see [Minn. Stat. § 462.357](#).

This material is provided as general information and is not a substitute for legal advice.
Consult your attorney for advice concerning specific situations.

What are the practical difficulties factors?

The first factor is that the property owner proposes to use the property in a reasonable manner. This factor means that the landowner would like to use the property in a particular reasonable way but cannot do so under the rules of the ordinance. It does not mean that the land cannot be put to any reasonable use whatsoever without the variance. For example, if the variance application is for a building too close to a lot line, or does not meet the required setback, the focus of the first factor is whether the request to place a building there is reasonable.

The second factor is that the landowner's problem is due to circumstances unique to the property not caused by the landowner. The uniqueness generally relates to the physical characteristics of the particular piece of property, that is, to the land, and not personal characteristics or preferences of the landowner. When considering the variance for a building to encroach or intrude into a setback, the focus of this factor is whether there is anything physically unique about the particular piece of property, such as sloping topography or other natural features like wetlands or trees.

The third factor is that the variance, if granted, will not alter the essential character of the locality. Under this factor consider whether the resulting structure will be out of scale, out of place, or otherwise inconsistent with the surrounding area. For example, when thinking about the variance for an encroachment into a setback, the focus is how the particular building will look closer to a lot line and if that fits in with the character of the area.

Are there are other factors a city should consider?

Yes. State statute provides variances shall only be permitted when they are in harmony with the general purposes and intent of the ordinance, and when the terms of the variance are consistent with the comprehensive plan. So, in addition to the three-factor practical difficulties test, a city evaluating a variance application should make findings as to (1) whether or not the variance is in harmony with the purposes and intent of the ordinance, and (2) whether or not the variance is consistent with the comprehensive plan.

What about economic considerations?

Sometimes landowners insist that they deserve a variance because they have already incurred substantial costs or argue they will not receive expected revenue without the variance. State statute specifically notes that economic considerations alone cannot create practical difficulties. Rather, practical difficulties exists only when the three statutory factors are met.

What about undue hardship?

"Undue hardship" was the name of the three-factor test prior to a May 2011 change of law. Effective May 6, 2011 [Minnesota Laws, Chapter 19](#), amended [Minn. Stat. § 462.357, subd. 6](#) to restore municipal variance authority in response to *Krummenacher v. City of Minnetonka*, 783 N.W.2d 721 (Minn. June 24, 2010). In *Krummenacher*, the Minnesota Supreme Court interpreted the statutory definition of "undue hardship" and held that the "reasonable use" prong of the "undue hardship" test was not whether the proposed use is reasonable, but rather whether there is a reasonable use in the absence of the variance.

What did the 2011 law change?

The 2011 law changed the first factor back to the “reasonable manner” understanding that had been used by some lower courts prior to the *Krummenacher* ruling. The 2011 law renamed the municipal variance standard from “undue hardship” to “practical difficulties,” but otherwise retained the familiar three-factor test of (1) reasonableness, (2) uniqueness, and (3) essential character. The 2011 law also provides that: “Variances shall only be permitted when they are in harmony with the general purposes and intent of the ordinance and when the terms of the variance are consistent with the comprehensive plan.”

Can a city grant a use variance?

Sometimes a landowner will seek a variance to allow a particular use of their property that would otherwise not be permissible under the zoning ordinance. Such variances are often termed “use variances” as opposed to “area variances” from dimensional standards. Use variances are not generally allowed in Minnesota—state law prohibits a city from permitting by variance any use that is not permitted under the ordinance for the zoning district where the property is located. For more information, see [Minn. Stat. § 462.357](#).

Is a public hearing required?

Minnesota statute does not clearly require a public hearing before a variance is granted or denied, but many practitioners and attorneys agree that the best practice is to hold public hearings on all variance requests. A public hearing allows the city to establish a record and elicit facts to help determine if the application meets the practical difficulties factors.

What is the role of neighborhood opinion?

Neighborhood opinion alone is not a valid basis for granting or denying a variance request. While city officials may feel their decision should reflect the overall will of the residents, the task in considering a variance request is limited to evaluating how the variance application meets the statutory practical difficulties factors. Residents can often provide important facts that may help the city in addressing these factors, but unsubstantiated opinions and reactions to a request do not form a legitimate basis for a variance decision. If neighborhood opinion is a significant basis for the variance decision, the decision could be overturned by a court.

What is the role of past practice?

While past practice may be instructive, it cannot replace the need for analysis of all three of the practical difficulties factors for each and every variance request. In evaluating a variance request, cities are not generally bound by decisions made for prior variance requests. If a city finds that it is issuing many variances to a particular zoning standard, the city should consider the possibility of amending the ordinance to change the standard.

When should a variance decision be made?

A written request for a variance is subject to Minnesota’s 60-day rule and must be approved or denied within 60 days of the time it is submitted to the city. A city may extend the time period for an additional 60 days, but only if it does so in writing before expiration of the initial 60-day period. Under the 60-day rule, failure to approve or deny a request within the statutory time period is deemed an approval. For more information, see [Minn. Stat. § 15.99](#).

How should a city document a variance decision?

Whatever the decision, a city should create a record that will support it. In the case of a variance denial, the 60-day rule requires that the reasons for the denial be put in writing. Even when the variance is approved, the city should consider a written statement explaining the decision. The written statement should explain the variance decision, address each of the three practical difficulties factors and list the relevant facts and conclusions as to each factor.

Can meeting minutes adequately document a variance decision?

If a variance is denied, the 60-day rule requires a written statement of the reasons for denial be provided to the applicant within the statutory time period. While meeting minutes may document the reasons for denial, usually a separate written statement will need to be provided to the applicant in order to meet the statutory deadline. A separate written statement is advisable even for a variance approval, although meeting minutes could serve as adequate documentation, provided they include detail about the decision factors and not just a record indicating an approval motion passed.

Can a city attach conditions to a variance?

By law, a city may impose a condition when it grants a variance so long as the condition is directly related and bears a rough proportionality to the impact created by the variance. For instance, if a variance is granted to exceed an otherwise applicable height limit, any conditions attached should presumably relate to mitigating the affect of excess height. For more information, see [Minn. Stat. § 462.357](#).

What happens to the variance once granted?

A variance once issued is a property right that “runs with the land” so it attaches to and benefits the land and is not limited to a particular landowner. A variance is typically filed with the county recorder. Even if the property is sold to another person, the variance applies.

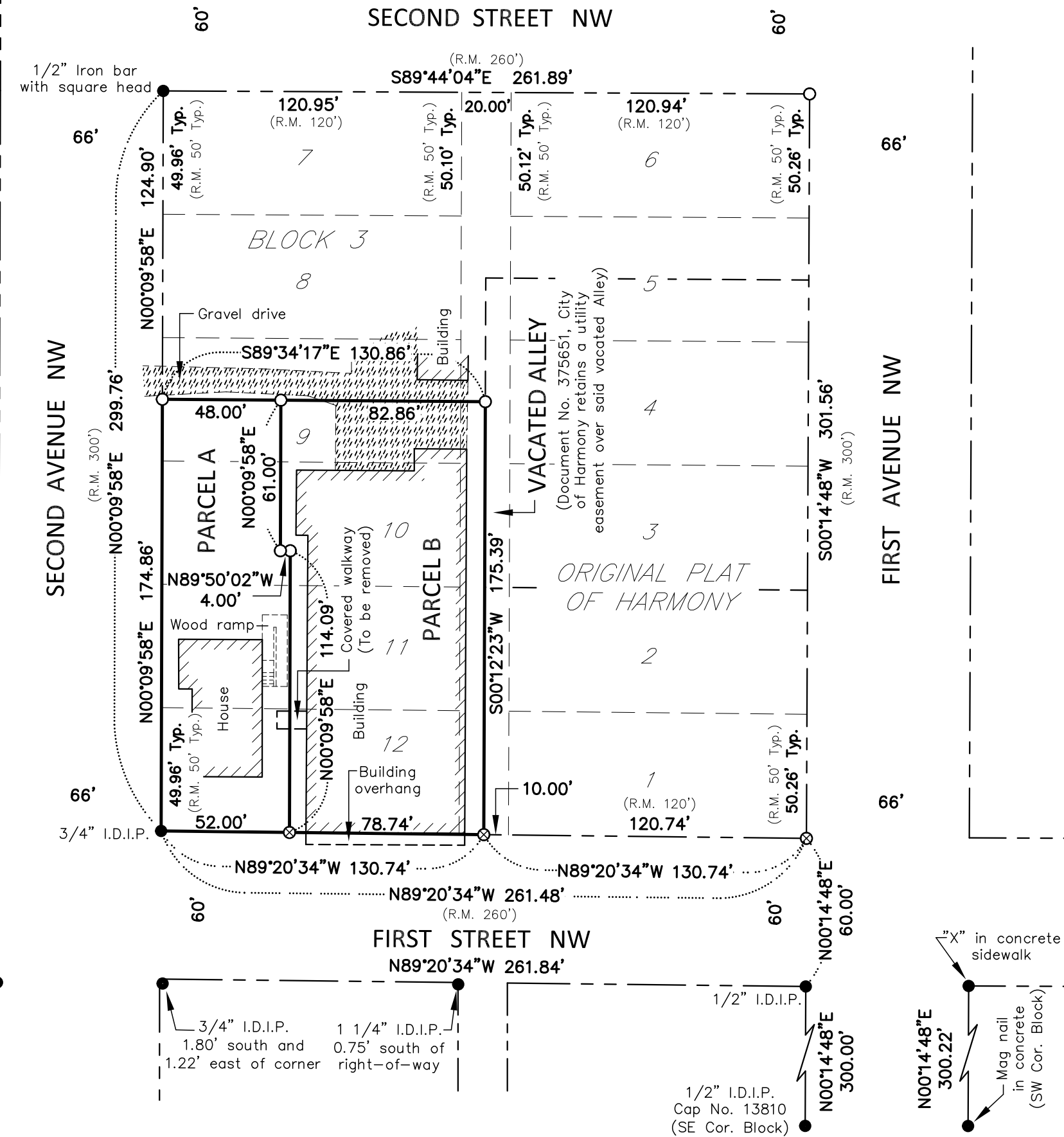
Jed Burkett 2011/06

CERTIFICATE OF SURVEY

THE SOUTH HALF OF LOT 9 AND LOTS 10, 11 AND 12, BLOCK 3, ORIGINAL PLAT OF HARMONY, BEING A PART OF THE NE 1/4 OF THE NE 1/4 OF SECTION 15, T101N, R10W, CITY OF HARMONY, FILLMORE COUNTY, MINNESOTA.

LEGEND:

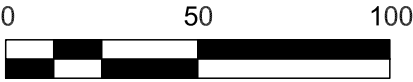
- Set 3/4" Inside Diameter x 24" Iron Pipe Bearing Cap No. 47030
- ⊗ Set Mag Nail in Concrete
- Found Monument (Type and size labeled)
- I.D.I.P. Inside Diameter Iron Pipe
- (R.M.) Recorded Measurement



I hereby certify that this survey, plan, or report was prepared by me or under my direct supervision and that I am a duly licensed land surveyor under the laws of the State of Minnesota.

Andy M. Lutichens License. No. 47030

Date: August 04, 2016



SCALE 1" = 50'

BASIS OF BEARINGS:

Bearings are based on the Minnesota County Coordinate System, Fillmore County Zone, NAD 83 (1996 Adj.), U.S. Survey feet.



TRI-STATE
SURVEYING, LLC

21240 STATE 26
CALEDONIA, MN 55921
(507) 542-4673

SURVEY PREPARED FOR:
STANLEY MAROUSHEK
160 1ST STREET NW
HARMONY, MN 55939

DATE:	FIELD BOOK NO.	PROJECT NO.	SHEET
8/04/2016	2	16027-001.110	1 OF 2

CITY OF HARMONY

April 3, 2017

«First_Name» «Last_Name»

«Address»

«City», «State» «Zip»

To Whom It May Concern:

Attached is a public hearing notice in regards to a variance request. Your parcel of land may be within approximately 350' of this proposed variance. The proposed variance will be for a side yard setback.

Please don't hesitate to contact me should you have any questions or concerns.

Sincerely,

CITY OF HARMONY

Jerome Illg
City Administrator

First Name	Last Name	Address	City	State	Zip	PID
Harmony	Enterprises	704 Main Ave N	Harmony	MN		55939 15.0096.070
Blaine	Whalen	P.O. Box 73	Harmony	MN		55939 15.0108.000
Pam	Smith	P.O. Box 22	Harmony	MN		55939 15.0108.010
Jesse	Grabau	P.O. Box 213	Harmony	MN		55939 15.0109.000
Allan	Dahl	160 5th Ave SE	Harmony	MN		55939 15.0106.010
Bill	Hanlon	P.O. Box 344	Harmony	MN		55939 15.0107.000
Leaetta	Jarland	P.O. Box 402	Harmony	MN		55939 15.0118.000
Luanne	Peterson	P.O. Box 204	Harmony	MN		55939 15.0117.000
Alex	Properties	515 1st Ave SE	Harmony	MN		55939 15.0116.000
Ramona	Cloutier	P.O. Box 303	Harmony	MN		55939 15.0114.000
Ralph	Schansberg	P.O. Box 74	Harmony	MN		55939 15.0115.000
Larry	Torgerson	P.O. Box 323	Harmony	MN		55939 15.0121.010
Manferd	Nordsving	P.O. Box 394	Harmony	MN		55939 15.0121.000
Kayla	Eiken	40 2nd Ave NW	Harmony	MN		55939 15.0120.000
Isaiah	Kingsley	P.O. Box 93	Harmony	MN		55939 15.0119.000
William	McKernan	160 1st St NW	Harmony	MN		55939 15.0113.010
Corey	Whalen	115 2nd Ave NW	Harmony	MN		55939 15.0099.000
Michael	Shaw	P.O. Box 292	Wykoff	MN		55990 15.0100.000
Chris	Applen	260 1st St NW	Harmony	MN		55939 15.0096.010
Jon	Rhodes	P.O. Box 581	Harmony	MN		55939 15.0166.000
Dave	Hoppe	P.O. Box 85	Harmony	MN		55939 15.0167.000
Ruth	Snyder	210 Center St W	Harmony	MN		55939 15.0168.000
Dan	Gulbranson	220 Center St W	Harmony	MN		55939 15.0168.010
Rodney	Gregerson	P.O. Box 597	Harmony	MN		55939 15.0169.000
Beverly	Bettin	30 3rd Ave NW	Harmony	MN		55939 15.0170.000
Randy	Mohs	P.O. Box 313	Harmony	MN		55939 15.0174.000
Jim	Frye	255 1st St NW	Harmony	MN		55939 15.0173.000
Monster	Bash	155 4th Ave SE	Harmony	MN		55939 15.0113.020
John	Ryan	P.O. Box 573	Harmony	MN		55939 15.0112.000
Harmony	Township	P.O. Box 73	Harmony	MN		55939 15.0110.000
Michael	Rumsey	135 1st Ave NW	Harmony	MN		55939 15.0111.000



Property Line/Pin

Property Line/Pin

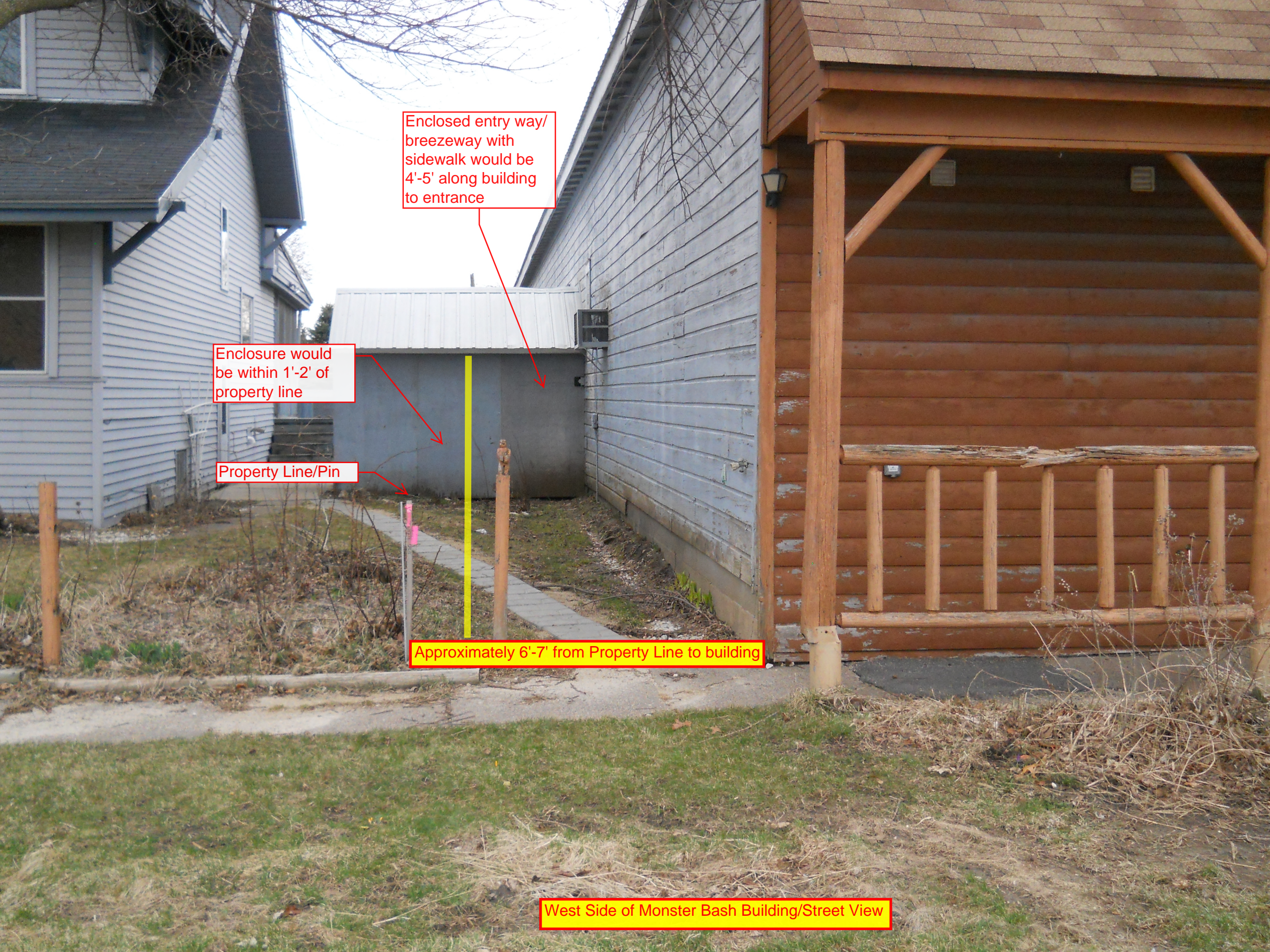
Backyard

FOR SALE
LUMBER RACK
\$570



Property Line/Pin

East view from Street



Enclosed entry way/
breezeway with
sidewalk would be
4'-5' along building
to entrance

Enclosure would
be within 1'-2' of
property line

Property Line/Pin

Approximately 6'-7' from Property Line to building

West Side of Monster Bash Building/Street View



Street View with 2 entrances