

Table 19
Public Service Enterprises - Analysis of Economic Development Enterprise Operations
For the Year Ended December 31, 2003

Name of City	Pop.	O P E R A T I N G			NONOPERATING		NET INCOME	Taxes	Federal Grants	State Grants	Transfers		DEBT SERVICE		
		Revenue	Expense	Income	Revenue	Expense					To/(From) Other Funds	Capital Outlay	Borrowing	Interest Paid	Principal Payments
ADRIAN	1,234														
SLADE APARTMENTS		43,627	72,598	(28,971)	186	466	(29,251)	--	--	--	--	--	--	466	--
TENNESSEE TOWNHOUSE		55,152	28,847	26,305	402	29,216	(2,509)	--	--	--	--	--	--	29,216	8,927
ALBERT LEA	18,082														
PORT AUTHORITY		557,652	464,919	92,733	19,114	12,000	99,847	--	--	--	--	--	--	--	44,000
ATWATER	1,066														
EDA [29]		74,305	48,878	25,427	731	32,395	(6,237)	--	--	--	--	--	--	32,395	16,623
AURORA	1,791														
IRONGATE APART/TOWNHOMES [29]		514,316	339,492	174,824	16,319	173,579	17,564	--	--	--	--	8,446	--	16,319	95,000
AUSTIN	23,685														
HRA [14][29]		3,342,042	2,859,296	482,746	110,486	870,133	(276,901)	--	948,848	--	(19,000)	252,038	--	870,133	70,000
PORT AUTHORITY [29]		440,689	232,311	208,378	81,431	301,439	(11,630)	19,961	--	5,289	--	--	--	301,439	315,000
BACKUS	317														
TOWNHOUSES		19,550	13,089	6,461	7	14,207	(7,739)	--	--	--	--	--	--	14,207	6,081
BEAVER BAY	182														
EDA [29]		48,400	28,361	20,039	--	--	20,039	--	--	--	--	--	--	--	--
BELGRADE	716														
EDA HOUSING		103,559	71,095	32,464	8,350	37,238	3,576	--	--	--	--	--	--	37,238	30,000
BELVIEW	398														
VILLAGE PARK TOWN HOMES		22,960	12,840	10,120	--	14,592	(4,472)	--	--	--	--	--	15,879	14,592	2,644
BEMIDJI	12,758														
SENIOR HOUSING PROJECT		495,753	321,436	174,317	2,179	166,542	9,954	--	--	--	--	10,499	--	166,542	115,000
BLAINE	49,962														
SENIOR HOUSING		1,216,251	1,028,045	188,206	25,455	--	213,661	--	--	--	368,358	1,000	--	--	--
BLOOMING PRAIRIE	1,943														
EDA [29]		112,937	63,163	49,774	9,690	37,030	22,434	--	--	--	(20,000)	--	765,000	37,030	828,358
BLOOMINGTON	85,301														
HRA		324,629	433,139	(108,510)	2,546	--	(105,964)	45,769	--	--	--	--	--	--	--
BLUFFTON	217														
EDA [29]		20,835	21,093	(258)	11	28,212	(28,459)	--	--	--	--	3,285	--	28,212	13,236
BRAINERD	13,780														
HRA [29]		1,920,515	2,286,711	(366,196)	639,386	16,878	256,312	--	1,952,035	--	--	576,614	3,225,750	16,878	12,938
BRANDON	436														
EDA [0]		26,163	6,144	20,019	210,426	11,567	218,878	--	--	--	--	--	--	10,604	220,448
BREWSTER	490														
HRA APARTMENTS		12,225	9,390	2,835	76	5,744	(2,833)	--	--	--	(1,482)	--	--	5,744	1,751

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		Revenue	Expense	Income	Revenue	Expense							Interest Paid	Principal Payments
CAMBRIDGE	6,306													
HOUSING		196,328	218,455	(22,127)	1,786	--	(20,341)	--	--	--	7,218	14,458	--	--
CHANDLER	256													
TENNESSEE TOWNHOUSE		25,116	24,357	759	3,787	7,613	(3,067)	--	--	--	--	--	--	7,613 4,387
CLARA CITY	1,353													
CONGREGATE HOUSING		286,357	205,635	80,722	1,331	72,979	9,074	--	--	--	--	--	--	72,979 54,838
CLARKFIELD	904													
EDA APARTMENTS		90,834	49,530	41,304	118	53,974	(12,552)	--	--	--	--	--	--	53,255 19,173
HRA [14][29]		68,842	138,181	(69,339)	7,860	--	(61,479)	--	--	--	--	--	--	--
DANUBE	510													
EDA		21,783	10,762	11,021	10	12,949	(1,918)	--	--	--	--	--	--	12,949 4,094
DAWSON	1,506													
ARMORY HOUSING		61,869	52,235	9,634	749	26,120	(15,737)	--	--	--	--	--	--	26,120 9,703
PRAIRIE EAST APTS.		53,755	45,787	7,968	345	23,065	(14,752)	--	--	--	--	--	--	23,065 6,323
PRAIRIE WEST APT.		53,211	32,481	20,730	379	14,969	6,140	--	--	--	--	--	--	14,969 7,759
EAST GRAND FORKS	7,616													
CITY MALL		310,250	469,038	(158,788)	314	19,359	(177,833)	--	--	--	--	9,094	--	19,359 23,516
EDA		199,298	137,594	61,704	180,888	52,072	190,520	33,784	--	142,114	--	--	--	52,072 54,558
HRA		333,737	2,112,653	(1,778,916)	1,630,191	--	(148,725)	--	1,622,060	--	--	122,638	--	--
EDEN VALLEY	889													
SENIOR HOUSING		109,074	59,214	49,860	820	50,321	359	--	--	--	--	--	--	50,321 30,000
EDGERTON	1,023													
EDA [*]		--	28,044	(28,044)	1,790	--	(26,254)	--	--	--	(159,161)	--	--	--
ELBOW LAKE	1,272													
MAPLEWOOD MANOR APTS.		137,128	103,846	33,282	809	--	34,091	--	--	--	--	1,896	--	11,451 65,001
EVELETH	3,745													
SENIOR HOUSING		245,310	177,712	67,598	10,753	111,880	(33,529)	--	--	--	--	6,571	--	105,342 35,000
EYOTA	1,766													
SENIOR HOUSING		309,967	475,125	(165,158)	1,667	143,910	(307,401)	--	--	--	--	920,541	--	143,910 2,176
FAIRFAX	1,298													
EDA		183,341	82,539	100,802	37,715	95,215	43,302	--	--	--	--	--	--	95,215 --
HRA		136,874	110,967	25,907	1,535	11,638	15,804	--	--	--	--	--	--	11,638 5,065
FERGUS FALLS	13,782													
WESTERN MN INDUSTRIES		89,263	122,422	(33,159)	44,688	--	11,529	--	--	--	--	--	--	40,982 180,891
FOREST LAKE	15,692													
HRA [29]		132,978	214,245	(81,267)	32,846	9,984	(58,405)	--	--	--	--	8,691	--	--

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Name of City	Pop.	O P E R A T I N G			NONOPERATING		NET INCOME	Federal Taxes	Federal Grants	State Grants	Transfers		DEBT SERVICE		
		Revenue	Expense	Income	Revenue	Expense					To/(From) Other Funds	Capital Outlay	Borrowing	Interest Paid	Principal Payments
FRAZEE	1,381														
EDA [25]		--	--	--	--	--	--	--	--	--	--	--	--	--	--
FULDA	1,307														
EDA [*]		--	--	--	6,657	--	6,657	--	--	--	(3,300)	--	--	--	--
GRANITE FALLS	3,105														
COMMUNITY HOUSING		254,638	179,094	75,544	1,205	96,947	(20,198)	--	--	--	--	--	--	89,377	40,886
GROVE CITY	620														
EDA SR HOUSING		106,429	100,043	6,386	9,861	73,864	(57,617)	--	--	--	--	--	950,438	37,275	975,000
HALSTAD	608														
JOHN WIMMER HOMES		23,833	19,805	4,028	--	--	4,028	--	--	--	--	1,892	--	--	--
HARMONY	1,133														
EDA		24,340	86,047	(61,707)	10,968	44,395	(95,134)	--	--	--	(63,444)	--	--	11,238	139,423
SENIOR HOUSING		558,663	585,747	(27,084)	628	159,548	(186,004)	--	--	--	(24,107)	--	--	159,548	75,000
HENNING	783														
EDA		49,996	20,462	29,534	117	21,895	7,756	--	--	--	--	--	--	21,895	10,827
EDA SR HOUSING [20]		--	25	(25)	--	551	(576)	--	--	--	--	341,808	2,946,849	--	--
HIBBING	16,800														
HEDA FAMILY CENTER [29]		140,916	75,603	65,313	293	4,127	61,479	--	--	--	60,808	--	--	4,127	20,746
HEDA STUDENT HOUSING [29]		277,184	214,015	63,169	3,848	133,966	(66,949)	--	--	--	(69,287)	--	--	132,084	55,000
HILLS	572														
SLADE APARTMENTS		23,119	16,367	6,752	519	10,480	(3,209)	--	--	--	--	--	--	10,480	2,700
HOPKINS	17,643														
HOUSING AUTHORITY		427,495	448,669	(21,174)	280,956	--	259,782	--	--	--	--	--	--	--	--
HUTCHINSON	13,545														
HRA		250,954	532,083	(281,129)	440,278	--	159,149	--	--	--	--	227,213	--	--	--
IVANHOE	652														
EDA APARTMENT		92,983	58,503	34,480	15	42,975	(8,480)	--	--	--	--	3,954	--	42,975	14,228
JACKSON	3,481														
WEDGEWOOD APARTMENTS		139,270	79,576	59,694	23,653	78,338	5,009	--	--	--	--	24,483	--	78,338	21,074
JANESVILLE	2,123														
HRA [29]		97,471	202,887	(105,416)	79,268	--	(26,148)	--	67,355	--	--	69,947	--	--	--
JASPER	594														
EDA HOUSING		30,870	22,760	8,110	1,149	16,739	(7,480)	--	--	--	--	329,658	337,000	16,739	3,810
SUNRISE VILLAGE		397,163	356,930	40,233	2,205	13,920	28,518	--	--	--	26,845	--	--	13,920	14,880
LAKE PARK	811														
EDA APARTMENTS		49,842	25,363	24,479	--	17,588	6,891	--	--	--	--	--	--	17,588	--

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		Revenue	Expense	Income	Revenue	Expense						Taxes	Borrowing	Interest Paid	Principal Payments
LAMBERTON	826														
EDA HOUSING		29,911	17,202	12,709	1,028	6,768	6,969	--	--	--	--	--	6,768	10,974	
LANESBORO	776														
EDA		34,288	16,229	18,059	--	14,288	3,771	--	--	--	--	--	14,288	20,000	
LEROY	915														
SENIOR HOUSING [*]		618,670	418,551	200,119	666	--	200,785	--	--	--	--	--	--	--	
LUVERNE	4,600														
EDA		195,719	362,085	(166,366)	339,055	72,342	100,347	--	--	196	(309,500)	18,637	--	72,342	1,319,920
LYND	340														
HOUSING		25,309	18,438	6,871	325	11,337	(4,141)	--	--	--	--	--	11,337	3,288	
MADISON	1,742														
SLADE APARTMENTS		141,750	60,366	81,384	1,808	--	83,192	--	--	--	65,933	--	--	--	
MANKATO	33,844														
EASTWOOD INDUSTRIAL PARK [*]		--	8	(8)	11,001	--	10,993	--	--	--	(68,216)	--	--	--	
ECONOMIC DEVELOPMENT		641,244	648,718	(7,474)	224,448	--	216,974	169,993	--	3,035	3,568,216	--	--	--	
MANKATO EDA		536,805	2,697,868	(2,161,063)	2,309,661	--	148,598	--	2,234,893	--	290,000	186,487	--	--	
RIVERFRONT 2000		2,518,679	3,609,435	(1,090,756)	3,819,641	304,534	2,424,351	3,686,447	--	--	600,000	234,531	--	303,515	4,990,000
MAPLEVIEW	177														
EDA [0]		71,162	--	71,162	2,336	14,001	59,497	1,414	--	--	--	--	11,769	35,000	
MARSHALL	12,788														
PARKWAY TOWNHOMES		119,223	95,869	23,354	--	46,248	(22,894)	--	--	--	--	--	46,248	9,469	
PUBLIC HOUSING [29]		764,358	664,369	99,989	5,243	--	105,232	--	--	--	--	--	--	--	
MC INTOSH	616														
EDA [*]		--	--	--	17,381	201,875	(184,494)	--	--	--	3,027	1,919,569	2,880,000	80,762	--
MELROSE	3,177														
HRA [13][29]		130,633	155,203	(24,570)	2,492	--	(22,078)	--	44,587	--	--	26,693	--	--	--
MINNEAPOLIS	382,295														
MCDAs [29]		10,791,000	9,227,000	1,564,000	1,735,000	5,735,000	(2,436,000)	--	--	--	(1,649,000)	878,000	3,300,000	5,735,000	19,740,000
MONTEVIDEO	5,448														
EDA		626,049	405,684	220,365	41,414	202,288	59,491	10,000	--	22,299	(88,000)	13,096	--	202,288	105,327
MONTGOMERY	2,951														
HRA [29]		108,671	260,574	(151,903)	32,577	--	(119,326)	--	--	--	--	23,214	--	--	--
MOORHEAD	32,720														
PUBLIC HOUSING [13][29]		1,778,410	1,698,751	79,659	6,981	--	86,640	--	1,114,317	158,720	--	33,141	--	35,450	105,000
MOUND	9,630														
HRA Public Housing		125,433	288,247	(162,814)	101,718	--	(61,096)	--	98,186	--	--	24,012	--	--	--

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		Revenue	Expense	Income	Revenue	Expense							Interest Paid	Principal Payments	
MOUNTAIN IRON	2,940														
HRA [29]		76,346	114,813	(38,467)	19,387	6,878	(25,958)	--	--	--	--	--	--	6,878	19,623
MOUNTAIN LAKE	2,103														
8-PLEX		47,852	23,206	24,646	--	28,277	(3,631)	--	--	--	19,500	--	--	28,277	5,774
HERITAGE ESTATES		26,651	14,567	12,084	--	13,102	(1,018)	--	--	--	--	--	--	13,102	3,813
NEW PRAGUE	5,391														
EDA		57,214	66,840	(9,626)	15,191	17,116	(11,551)	--	--	--	10,000	119,915	--	17,116	13,791
NEW ULM	13,798														
EDA [29]		828,059	1,098,710	(270,651)	555,443	226,069	58,723	72,981	439,656	--	--	60,983	--	226,069	125,631
NICOLLET	944														
EDA [29]		62,713	74,729	(12,016)	2,346	34,771	(44,441)	--	--	--	55,000	109,375	94,118	19,062	113,143
NISSWA	2,008														
EDA		--	14,391	(14,391)	--	17,101	(31,492)	--	--	--	(40,000)	--	--	17,101	22,898
NORTHFIELD	18,256														
EDA [25][29]		--	--	--	--	--	--	--	--	--	--	--	--	--	--
OLIVIA	2,518														
CONGREGATE HOUSING		357,091	279,855	77,236	77,788	86,121	68,903	40,000	--	--	40,000	--	--	86,121	65,000
MULTI FAMILY HOUSING		109,709	66,521	43,188	2,726	61,737	(15,823)	--	--	--	6,200	--	--	61,737	20,000
OWATONNA	23,379														
HRA HOUSING [*]		--	577,409	(577,409)	577,409	--	--	--	577,409	--	--	--	--	--	--
PINE ISLAND	3,036														
EVERGREEN PLACE		192,700	174,111	18,589	1,926	50,746	(30,231)	--	--	--	--	--	1,190,459	27,257	1,192,000
PLYMOUTH	70,238														
TOWNE SQUARE HRA [29]		777,684	551,720	225,964	35,992	202,840	59,116	--	--	--	--	26,821	4,771,912	202,840	110,000
REDWOOD FALLS	5,370														
ASPENWOOD APARTMENTS		130,501	53,275	77,226	2,959	79,905	280	--	--	--	1,296	--	--	78,259	21,214
SOUTHWAITE APTS		229,448	104,262	125,186	3,696	104,921	23,961	--	--	--	2,286	--	--	102,742	27,837
ROBBINSDALE	14,068														
BROADWAY COURT		641,223	381,126	260,097	63,899	303,165	20,831	--	--	--	75,000	27,256	--	303,165	25,000
HUBBARD MARKETPLACE		121,850	238,740	(116,890)	--	--	(116,890)	--	--	--	(75,000)	--	--	--	--
SACRED HEART	531														
SHEDA [29]		72,942	50,508	22,434	6,633	34,925	(5,858)	--	--	--	--	--	--	34,925	19,620
SANDSTONE	2,475														
WILD RIVER APARTMENT		548,894	315,328	233,566	81,533	377,018	(61,919)	61,000	--	--	--	2,179	26,476	377,018	85,000
SAUK CENTRE	4,023														
HRA [14][29]		189,030	139,598	49,432	2,967	--	52,399	--	78,926	--	--	156,256	--	--	--

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		Revenue	Expense	Income	Revenue	Expense						Taxes	Borrowing	Interest Paid	Principal Payments
SHERBURN	1,045														
EDA		44,685	79,680	(34,995)	2,797	95,077	(127,275)	--	--	--	--	--	92,435	14,293	
SPRINGFIELD	2,198														
RENTAL HOUSING		73,723	34,163	39,560	3,264	53,072	(10,248)	--	--	--	389,262	330,000	48,637	12,452	
ST. CLOUD	62,850														
HRA [12][29]		1,319,846	6,972,063	(5,652,217)	6,060,255	369,878	38,160	--	5,517,503	203,530	(392,853)	1,129,214	884,426	369,878	382,857
ST. JAMES	4,651														
EDA HOUSING [29]		132,028	52,903	79,125	1,846	46,890	34,081	--	--	--	--	--	46,890	25,107	
ST. PAUL	287,604														
HRA HOUSING LOAN [*]		2,652,971	5,836,969	(3,183,998)	1,219,538	190,988	(2,155,448)	--	--	338,214	(2,614,703)	--	--	26,780	--
PORT AUTHORITY [29]		32,353,952	30,349,858	2,004,094	5,938,086	12,616,251	(4,674,071)	1,475,527	--	3,624,754	--	2,011,296	23,873,216	8,517,821	12,201,949
RIVERPRINT		1,238,072	1,289,093	(51,021)	--	--	(51,021)	--	--	--	--	22,599	--	--	--
ST. PETER	10,210														
HRA [29]		341,443	236,727	104,716	7,639	--	112,355	--	--	--	--	--	--	--	--
TRACY	2,213														
5TH STREET APARTMENTS		45,845	31,783	14,062	945	24,842	(9,835)	--	--	--	--	--	--	24,842	9,000
EASTVIEW APARTMENTS		46,240	25,147	21,093	3,994	19,625	5,462	--	--	--	--	--	--	19,625	11,933
O'BRIEN COURT		141,966	45,768	96,198	9,917	44,973	61,142	--	--	--	5,791	--	--	44,973	90,000
ULEN	537														
EDA [*][29]		--	350	(350)	25,509	25,506	(347)	--	--	--	--	--	--	25,506	5,000
VIRGINIA	8,981														
WASHINGTON MANOR		542,773	281,608	261,165	26,286	252,067	35,384	--	--	--	18,228	--	--	252,067	100,000
WACONIA	8,018														
SLADE APARTMENTS [*]		11,262	8,161	3,101	--	--	3,101	--	--	--	3,101	--	--	--	--
WANAMINGO	1,028														
SENIOR HOUSING		132,142	76,845	55,297	60,520	135,869	(20,052)	--	--	--	--	--	--	135,869	25,000
WATERVILLE	1,858														
HILLTOP TERRACE APARTMENTS		163,560	115,882	47,678	56,913	190,086	(85,495)	--	--	--	--	1,093,146	137,697	2,205,000	
WELLS	2,543														
HRA - BROADWAY APT. [29]		77,942	160,649	(82,707)	146,135	64,925	(1,497)	--	--	--	(11,452)	389,048	337,568	64,925	30,000
WHITE BEAR LAKE	24,909														
SENIOR HOUSING		296,053	166,977	129,076	9,324	1,943	136,457	--	--	--	175,485	--	--	--	--
WINDOM	4,513														
RIVER BLUFF TOWNHOMES		72,939	71,090	1,849	--	30,507	(28,658)	--	--	--	--	--	--	30,507	5,284
WINNEBAGO	1,449														
DUPLEX		16,040	14,205	1,835	112	--	1,947	--	--	--	--	--	--	--	--

Table 19
Public Service Enterprises - Analysis of Economic Development Enterprise Operations
For the Year Ended December 31, 2003

Name of City	Pop.	<u>O P E R A T I N G</u>			<u>NONOPERATING</u>		NET INCOME	Taxes	Federal Grants	State Grants	Transfers			<u>DEBT SERVICE</u>	
		Revenue	Expense	Income	Revenue	Expense					To/(From) Other Funds	Capital Outlay	Borrowing	Interest Paid	Principal Payments
WORTHINGTON	11,300														
PRAIRIE ACRES APARTMENTS		105,727	72,467	33,260	970	50,636	(16,406)	---	---	---	---	---	---	50,636	15,000
GRAND TOTAL		78,878,471	87,142,342	(8,263,871)	27,625,516	25,639,127	(6,277,482)	5,616,876	14,695,775	4,498,151	(230,232)	10,760,329	47,022,237	20,968,363	46,998,261