

CITY COUNCIL AGENDA ITEM

CITY OF SHORELINE, WASHINGTON

AGENDA TITLE:	Discussing the 2019 Year-End Financial Report
DEPARTMENT:	Administrative Services
PRESENTED BY:	Sara Lane, Administrative Services Director Rick Kirkwood, Budget & Tax Manager
ACTION:	<input type="checkbox"/> Ordinance <input type="checkbox"/> Resolution <input type="checkbox"/> Motion <input checked="" type="checkbox"/> Discussion <input type="checkbox"/> Public Hearing

PROBLEM/ISSUE STATEMENT:

The 2019 Year-End Financial Report is attached to this staff report as Attachment A. This report summarizes the financial activities during 2019 for all City funds with detailed information provided on the General Fund, Street Fund, Surface Water Utility Fund, General Capital Fund, and Roads Capital Fund and includes the year end summary for the City's Transportation Impact Fee and Park Impact Fee collections and expenditures. This report is provided to keep the City Council informed of the financial issues and the financial position of the City as we complete the first year of our first biennial budget.

Amid the current COVID-19 pandemic emergency response, the City has focused on managing the needs of the community and the changing daily priorities while seeking to model the financial impacts of an event that is completely unprecedented. Assessing the impact and being able to effectively model revenues is essential for City Council to take the necessary immediate and long-term actions to maintain financial sustainability. Therefore, as the "new normal" takes shape over the next few months, Shoreline's Leadership Team is preparing for the near- and long-term effects that the COVID-19 pandemic may have on its funds and ability to deliver vital services. To that end, Attachment B of this report discusses three scenarios that illustrate the potential severity of the 2020 downturn and how long it might take to recover. The City Manager will discuss the plan for addressing the 2020 revenue impacts with Council in the coming months and will seek guidance that will guide our long-term response as the impacts of the event and shape of the recovery become more apparent. This will then be incorporated into the 2021-2022 biennial budget development and subsequent update of the 10 Year Financial Sustainability Model (10YFSM).

RESOURCE/FINANCIAL IMPACT:

The tables on pages 3-5 of the 2019 Year-End Financial Report (Attachment A) provide summaries of the financial results for all City funds. Attachment B provides an early analysis of the impact of the COVID-19 pandemic on the City's 2020 revenues.

RECOMMENDATION

No action is required by the Council. This item is provided for informational purposes.

ATTACHMENTS

Attachment A: 2019 Year-End Financial Report

Attachment B: 2020 COVID-19 Stress Test on Operating Revenues

Approved By: City Manager ***DT*** City Attorney ***JA-T***



2019 FOURTH QUARTER FINANCIAL REPORT

Attachment A

PERFORMANCE AT A GLANCE

The City of Shoreline adopted its first 2019-2020 Biennial Budget on November 19, 2018. This report reflects revenue collections and expenditures through December 31, 2019 as compared to the 2019 Plan as amended through December 31, 2019. The City, along with the nation, is currently facing the unprecedented impacts of the COVID-19 Pandemic. The City's early estimates for the impact of this Pandemic is discussed on Pages 23-24 of this report.

GENERAL FUND REVENUES	COMPARED TO 2019 CURRENT PLAN	COMPARED TO 2018 ACTUAL	REFERENCE
PROPERTY TAX REVENUE	◀NEUTRAL▶	▲ POSITIVE ▲	PAGE 6
SALES TAX REVENUE	▲ POSITIVE ▲	▲ POSITIVE ▲	PAGE 7
BUSINESS & OCCUPATION TAX	▲ POSITIVE ▲	N/A	
B&O TAX ON UTILITIES	▼ NEGATIVE ▼	▼ NEGATIVE ▼	PAGE 9
DEVELOPMENT REVENUE	▲ POSITIVE ▲	▲ POSITIVE ▲	PAGE 11
PARKS AND RECREATION REVENUE	▲ POSITIVE ▲	▲ POSITIVE ▲	PAGE 12
INTEREST INCOME	▲ POSITIVE ▲	▲ POSITIVE ▲	PAGE 13, 19, 20
NON-GENERAL FUND REVENUES			
GAS TAX	◀NEUTRAL▶	◀NEUTRAL▶	PAGE 14
REAL ESTATE EXCISE TAX	▲ POSITIVE ▲	▼ NEGATIVE ▼	PAGE 17
SURFACE WATER FEES	▼ NEGATIVE ▼	▲ POSITIVE ▲	PAGE 18

Key to revenue trend indicators:

▲ POSITIVE ▲ = Variance/Change of > +2%

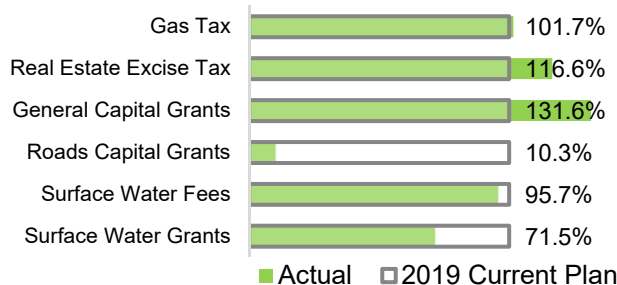
◀NEUTRAL▶ = Variance/Change of -1% to +2%

● WARNING ● = Variance/Change of -1% to -4%

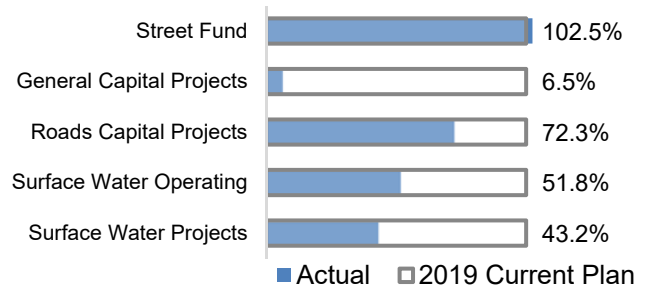
▼ NEGATIVE ▼ = Variance/Change of >-4%

OTHER FUNDS COMPARED TO 2019 CURRENT PLAN:

Revenues



Expenditures



Highlights:

- General Fund receipts reflect a year-over-year increase of 9.8%. The revised accrual procedure described last quarter to comply with accounting requirements on revenue recognition resulted in 13 months of revenue being recognized in 2018 for Sales Tax, Local Criminal Justice Tax, and many Intergovernmental Revenues, which means there is one less month reported for 2019 as compared to that reported for the same period in 2018. Departmental expenditures reflect a 3.5% increase. See pages 6-15 for details.
- Property tax receipts are at 99.4% of the allowable levy. See page 8 for details.



2019 FOURTH QUARTER FINANCIAL REPORT

Attachment A

PERFORMANCE AT A GLANCE

Highlights (Continued):

- Sales tax receipts reflecting activity from March 2019 through February 2020 are more than the budget projection and 2018 collections by 21.3% and 14.6%, respectively. Much of the increase is driven by activity in the construction sector, which is 44.5% more than 2018 collections. See page 9 for details.
- B&O Tax receipts from business operations are approximately \$533,000, or 51.6%, more than the budget projection. See pages 11-12 for details.
- B&O Tax receipts from utilities in the amount of \$3,322,597 are less than the 2019 budget projection and 2018 collections by 13.2% and 3.7%, respectively. Receipts are significantly lower than 2018 collections, possibly attributable to warmer weather and reduced consumer spending and competitive factors that provide consumers an increasing number of choices for some utilities. See pages 9-10 for details.
- Permit and Plan Check Fees receipts are more than 2018 and the 2019 budget projection by 33.8% and 53.2%, respectively. Total permits processed in 2019 are 206, or 7.1%, more than 2018. See page 13 for details.
- Street Fund receipts, excluding transfers in, are 13.4% less than 2018 as a result of the revised accrual procedure for revenues. The data presented in this report reflects the distributions for the month of March 2019 through February 2020 (for January 2019 through December 2019 activity), which is less than 2018 by 1.1% and less than the 2019 budget projection by 0.9%. Operating expenditures, excluding transfers out, are 50.3% more than 2018. Expenditures, including transfers out, are 2.0% more than 2018 activity. See page 16 for details.
- More information on each budget by fund and the scope and timing of capital projects, including updated estimates, can be found in the City's 2019-2020 Adopted Biennial Budget and 2019-2024 Capital Improvement Plan book on pp. 251-276 and 302-415, respectively available at the following link: <http://www.shorelinewa.gov/home/showdocument?id=42538>. See pages 17-18 for a status of the General Capital and Roads Capital funds.
- Real Estate Excise Tax (REET) revenue receipts are 37.7% more than the 2019 budget projection but 6.1% less than 2018 collections. The number of transactions were up 2.5% as compared to 2018. Of these transactions, 82 had a value that is greater than \$1 million and accounted for 23.5% of the valuation/taxes. That is, 8.4% of transactions through the fourth quarter of 2019 accounted for 23.5% of the valuation/taxes collected. See page 19 for details.
- Surface Water Fee payments are due to King County in April and October of each year. The County then remits the City's portion resulting in most collections occurring in the second and fourth quarters of each calendar year. Receipts are less than the budget projection by \$289,289, or 4.3%. Surface Water Utility operations expended 51.8% of the year-end estimate for the Operating Budget, which is 9.5% more than 2018. Capital projects expended 43.2% of the year-end estimate for the Capital Budget. Capital expenditures are impacted by the timing of construction schedules. See page 18 for details.
- The City Hall Debt refunding in 2019 for \$17.8M has been excluded from both the revenues and expenditures for comparability. Actual debt service is still included.



2019 FOURTH QUARTER FINANCIAL REPORT

Attachment A

ALL FUNDS BUDGET AND YEAR-OVER-YEAR COMPARISON OVERVIEW

The following table presents the 2019 Plan as amended through December 31 by Ordinance No. 872 ([link](#)).

REVENUES & OTHER SOURCES

FUND TYPE Fund Title	2019 Current Plan Revenues	2019 Fourth Quarter Actual	2019 % of Current Plan	2018 Current Plan Revenues	2018 Fourth Quarter Actual	2018 % of Current Plan	2019 v. 2018 \$ Change	2019 v. 2018 % Change
OPERATING FUNDS	\$46,992,041	\$50,044,292	106.5%	\$44,417,080	\$45,863,584	103.3%	\$4,180,707	9.1%
General Fund	\$45,629,117	\$48,714,418	106.8%	\$43,004,250	\$44,355,877	103.1%	\$4,358,540	9.8%
Street Fund	1,292,587	1,269,026	98.2%	1,296,037	1,465,749	113.1%	(196,723)	-13.4%
Code Abatement Fund	30,000	28,990	96.6%	80,550	16,268	20.2%	12,722	78.2%
State Drug Enforcement Fund	18,243	24,111	132.2%	18,243	14,522	79.6%	9,589	66.0%
Public Arts Fund	9,094	7,188	79.0%	5,000	10,537	210.7%	(3,349)	-31.8%
Federal Drug Enforcement Fund	13,000	559	4.3%	13,000	631	4.9%	(72)	-11.4%
DEBT SERVICE FUNDS	\$2,015,100	\$4,064,715	201.7%	\$2,000,742	\$2,036,486	101.8%	\$2,028,229	99.6%
CAPITAL FUNDS	\$9,423,120	\$9,304,786	98.7%	\$14,979,602	\$6,808,723	45.5%	\$2,496,062	36.7%
General Capital Fund	2,086,863	1,851,588	88.7%	1,594,755	1,980,542	124.2%	(128,954)	-6.5%
City Facility-Major Maint. Fund	0	939	0.0%	883	1,345	152.3%	(406)	-30.2%
Roads Capital Fund	7,211,257	5,373,473	74.5%	13,133,964	3,842,395	29.3%	1,531,078	39.8%
Transportation Impact Fee	0	1,332,727	0.0%	200,000	952,660	476.3%	380,067	39.9%
Park Impact Fee	125,000	746,057	596.8%	50,000	31,781	63.6%	714,276	2247.5%
ENTERPRISE FUNDS	\$9,888,929	\$9,382,316	94.9%	\$8,222,101	\$7,840,440	95.4%	\$1,541,875	19.7%
Surface Water Utility Fund*	7,596,171	7,146,872	94.1%	5,924,200	5,917,568	99.9%	1,229,304	20.8%
Wastewater Utility Fund	2,292,758	2,235,444	97.5%	2,297,901	1,922,872	83.7%	312,572	16.3%
INTERNAL SERVICE FUNDS	\$1,017,812	\$1,008,031	99.0%	\$1,009,413	\$937,337	92.9%	\$70,694	7.5%
TOTAL REVENUE	\$69,337,002	\$73,804,139	106.4%	\$70,628,938	\$63,486,571	89.9%	\$10,317,568	16.3%
OTHER SOURCES								
Proceeds from Capital Assets	\$2,454,500	\$15,759	0.6%	\$2,105,700	\$31,715	1.5%	(\$15,956)	-50.3%
Transfers In	8,396,392	7,985,457	95.1%	7,503,327	5,846,112	77.9%	2,139,345	36.6%
Other Financing Sources	25,615,047	26,219	0.1%	29,700,000	245,231	0.8%	(219,013)	-89.3%
Budgeted Use of Fund Balance	12,307,647	0	0.0%	12,964,930	0	0.0%	0	0.0%
TOTAL RESOURCES	\$118,110,588	\$81,831,574	69.3%	\$122,902,895	\$69,609,629	56.6%	\$12,221,945	17.6%

EXPENDITURES & TRANSFERS OUT

FUND TYPE Fund Title	2019 Current Plan Expenditures	2019 Fourth Quarter Actual	2019 % of Current Plan	2018 Current Plan Expenditures	2018 Fourth Quarter Actual	2018 % of Current Plan	2019 v. 2018 \$ Change	2019 v. 2018 % Change
OPERATING FUNDS	\$48,843,542	\$43,042,840	88.1%	\$47,059,689	\$41,056,806	87.2%	\$1,986,034	4.8%
General Fund	\$46,867,884	\$41,224,680	88.0%	\$45,210,942	\$39,822,975	88.1%	\$1,401,705	3.5%
Street Fund	1,647,661	1,688,291	102.5%	1,447,258	1,123,244	77.6%	565,047	50.3%
Code Abatement Fund	100,000	0	0.0%	130,000	0	0.0%	0	0.0%
Public Arts Fund	186,522	110,899	59.5%	195,246	56,193	28.8%	54,706	97.4%
State Drug Enforcement Fund	28,475	18,970	66.6%	18,243	6,471	35.5%	12,499	193.2%
Federal Drug Enforcement Fund	13,000	0	0.0%	58,000	47,923	82.6%	(47,923)	-100.0%
DEBT SERVICE FUNDS	\$4,561,915	\$3,741,236	82.0%	\$3,819,977	\$3,614,728	94.6%	\$126,509	3.5%
CAPITAL FUNDS	\$38,389,708	\$9,429,938	24.6%	\$49,278,947	\$9,245,893	18.8%	\$184,044	2.0%
General Capital Fund*	27,793,494	1,803,763	6.5%	31,143,370	5,325,670	17.1%	(3,521,907)	-66.1%
City Facility-Major Maint. Fund*	166,904	87,216	52.3%	181,742	178,548	98.2%	(91,332)	-51.2%
Roads Capital Fund*	10,429,310	7,538,959	72.3%	17,953,835	3,741,676	20.8%	3,797,284	101.5%
ENTERPRISE FUNDS	\$11,178,597	\$6,393,085	57.2%	\$9,185,326	\$6,430,626	70.0%	(\$37,541)	-0.6%
Surface Water Utility Fund*	9,044,012	4,376,697	48.4%	6,887,425	4,008,213	58.2%	368,485	9.2%
Wastewater Utility Fund	2,134,585	2,016,387	94.5%	2,297,901	2,422,413	105.4%	(406,025)	-16.8%
INTERNAL SERVICE FUNDS	\$1,202,601	\$1,233,501	102.6%	\$878,130	\$732,239	83.4%	\$501,262	68.5%
TOTAL EXPENDITURES	\$104,176,363	\$63,840,599	61.3%	\$110,222,069	\$61,080,291	55.4%	\$2,760,308	4.5%
TRANSFERS OUT	\$8,716,652	\$7,985,457	91.6%	\$7,505,657	\$5,846,112	77.9%	\$2,139,345	36.6%
TOTAL EXPENDITURES & TRANSFERS	\$112,893,015	\$71,826,056	63.6%	\$117,727,726	\$66,926,403	56.8%	\$4,899,654	7.3%

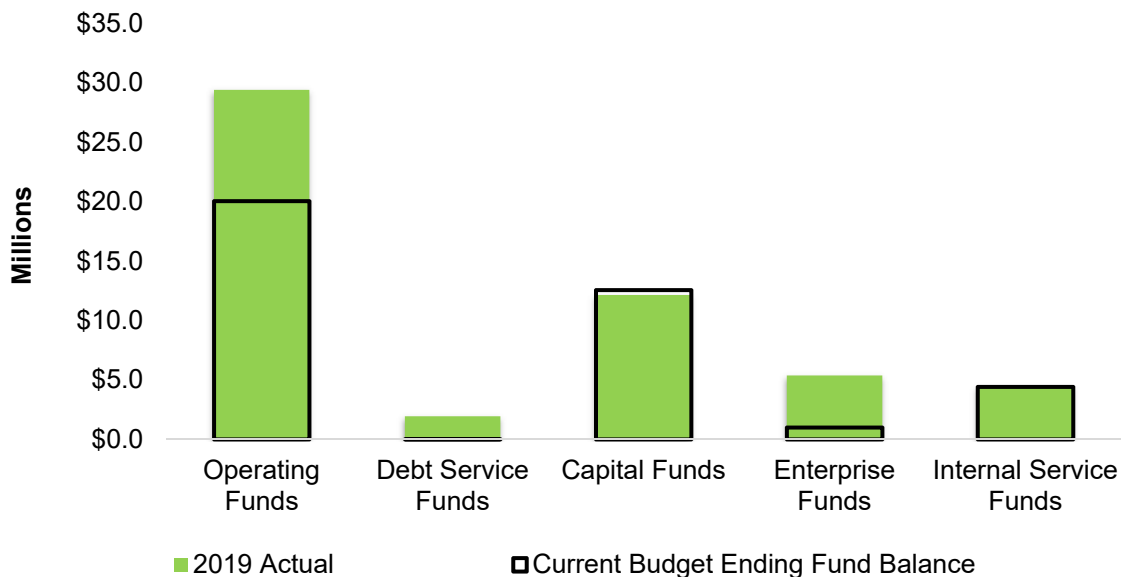


2019 FOURTH QUARTER FINANCIAL REPORT

Attachment A

FUND BALANCE OVERVIEW

FUND TYPE Fund Title	Beginning Fund Balance	Plus: Revenues	Plus: Other Financing Sources	Less: Expenditures	Less: Transfers Out	Equals: Ending Fund Balance
OPERATING FUNDS:						
General Fund	\$17,817,459	\$48,714,418	\$1,235,747	\$41,224,680	\$3,594,569	\$22,948,374
Revenue Stabilization Fund	5,150,777	0	313,752	0	0	5,464,529
Street Fund	576,847	1,269,026	531,668	1,688,291	393,461	295,789
Code Abatement Fund	395,097	28,990	0	0	0	424,087
State Drug Enforcement Fund	73,884	24,111	0	18,970	0	79,025
Public Arts Fund	283,403	7,188	0	110,899	0	179,692
Federal Drug Enforcement Fund	22,252	559	0	0	0	22,811
Sub-Total Operating Funds	\$24,319,719	\$50,044,292	\$2,081,166	\$43,042,840	\$3,988,030	\$29,414,306
DEBT SERVICE FUNDS:						
Unltd Tax GO Bond Fund	\$892	\$1,684,577	\$0	\$1,692,269	\$0	(\$6,801)
Limited Tax GO Bond 2009 Fund	1,309	353,195	1,356,417	1,789,110	0	(78,189)
Limited Tax GO Bond 2013 Fund	300	0	259,688	259,858	0	130
Sidewalk LGTO Bond 2019	0	2,026,944	0	0	0	2,026,944
Sub-Total Debt Service Funds	\$2,501	\$4,064,715	\$1,616,105	\$3,741,236	\$0	\$1,942,084
CAPITAL FUNDS:						
General Capital Fund*	\$1,157,568	\$1,851,588	\$686,287	\$1,803,763	\$716,200	\$1,175,480
City Facility-Major Maint. Fund*	58,073	939	124,032	87,216	0	95,828
Roads Capital Fund*	7,249,229	5,373,473	2,903,267	7,538,959	2,300,401	5,686,610
Transportation Impact Fee	3,148,687	1,332,727	0	0	66,800	4,414,615
Park Impact Fee	31,781	746,057	0	0	0	777,838
Sub-Total Capital Funds	\$11,645,338	\$9,304,786	\$3,713,586	\$9,429,938	\$3,083,401	\$12,150,372
ENTERPRISE FUNDS:						
Surface Water Utility Fund*	\$3,378,690	\$7,146,872	\$0	\$4,376,697	\$749,046	\$5,399,818
Wastewater Utility Fund	(81,916)	2,235,444	0	2,016,387	164,980	(27,840)
Sub-Total Enterprise Funds	\$3,296,773	\$9,382,316	\$0	\$6,393,085	\$914,026	\$5,371,978
INTERNAL SERVICE FUNDS:						
Vehicle Operations/ Maint. Fund	\$113,285	\$455,970	\$7,933	\$469,713	\$0	\$107,475
Equipment Replacement Fund	3,896,637	550,975	608,645	741,854	0	4,314,403
Unemployment Fund	58,197	1,086	0	21,934	0	37,350
Sub-Total Internal Service Funds	\$4,068,119	\$1,008,031	\$616,578	\$1,233,501	\$0	\$4,459,227
ALL FUNDS TOTAL	\$43,332,450	\$73,804,139	\$8,027,435	\$63,840,599	\$7,985,457	\$53,337,968





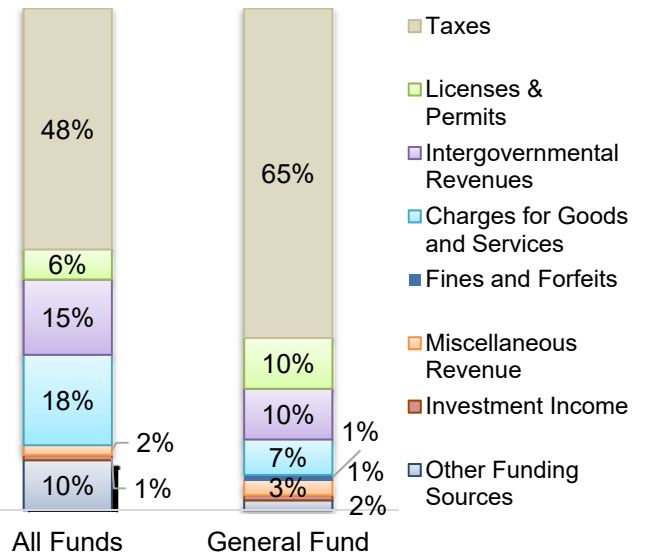
2019 FOURTH QUARTER FINANCIAL REPORT

Attachment A

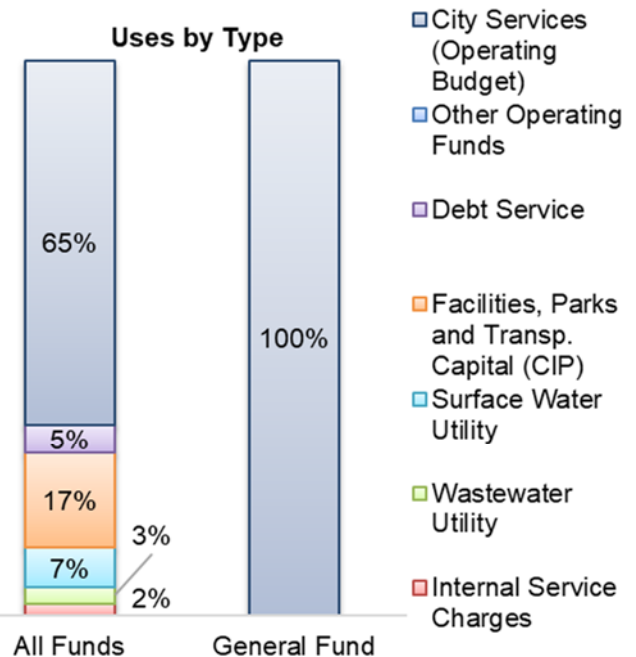
SOURCES AND USES OVERVIEW

RESOURCES AND USES BY TYPE	2019 Plan	2019 Actual All Funds	Variance from 2019 Plan	2019 Actual General Fund
BEGINNING FUND BALANCE	\$43,332,450	\$43,332,450		\$17,817,459
RESOURCES:				
<i>REVENUES:</i>				
Taxes	\$34,451,646	\$39,225,982	\$4,774,336	\$32,352,116
Licenses & Permits	4,822,420	5,184,141	361,721	5,184,141
Intergovernmental Revenues	14,592,428	12,031,404	(2,561,024)	5,208,409
Charges for Goods and Services	11,849,766	14,498,160	2,648,394	3,687,160
Fines and Forfeits	404,000	346,439	(57,561)	327,414
Miscellaneous Revenues	3,075,967	1,479,331	(1,596,636)	1,412,734
Investment Income	140,775	1,038,683	897,908	542,444
Total Revenues	\$69,337,002	\$73,804,139	\$4,467,137	\$48,714,418
<i>OTHER FINANCING SOURCES:</i>				
Proceeds from Capital Assets	2,454,500	15,759	(2,438,741)	1,359
Transfers In General Fund Overhead	1,231,602	1,231,602	0	1,231,602
Transfers In General Fund Capital Support	2,119,517	1,295,455	(824,062)	0
Transfers In General Fund Support	971,838	845,420	(126,419)	0
Other Transfers In	4,073,435	4,612,980	539,545	0
Other Financing Sources	25,615,047	26,219	(25,588,828)	2,786
Total Other Financing Sources	\$36,465,939	\$8,027,435	(\$28,438,504)	\$1,235,747
TOTAL RESOURCES (EXCL. FUND BAL.)	\$105,802,941	\$81,831,574	(\$23,971,367)	\$49,950,164
USES:				
<i>CITY SERVICES (OPERATING BUDGET):</i>				
Salaries & Benefits	\$18,610,248	\$18,630,810	\$20,562	\$17,454,794
Supplies	1,469,599	900,946	(568,653)	722,161
Other Services & Charges	10,262,696	8,099,328	(2,163,368)	8,003,011
Intergovernmental Services	15,716,485	14,552,126	(1,164,359)	14,551,824
Interfund Payments/Charges	709,681	657,718	(51,963)	420,846
Budgeted Contingency	1,664,062	0	(1,664,062)	0
Capital Outlays	82,774	72,043	(10,731)	72,043
Transfers Out	5,211,709	3,988,030	(1,223,679)	3,594,569
Sub-Total City Services	\$53,727,254	\$46,901,002	(\$6,826,253)	\$44,819,249
<i>ALL OTHER SERVICES:</i>				
Other Operating Funds	327,997	129,869	(198,128)	0
Debt Service	4,561,915	3,741,236	(820,679)	0
Facilities, Parks and Roads Capital (CIP)	40,879,709	12,513,338	(28,366,371)	0
Surface Water Utility	9,893,974	5,125,744	(4,768,230)	0
Wastewater Utility	2,299,565	2,181,367	(118,198)	0
Internal Service Funds	1,202,601	1,233,501	30,900	0
Sub-Total All Other Services	\$59,165,761	\$24,925,055	(\$34,240,706)	\$0
TOTAL USES	\$112,893,015	\$71,826,056	(\$41,066,959)	\$44,819,249
ENDING FUND BALANCE	\$36,242,376	\$53,337,968	\$17,095,591	\$22,948,374

Resources by Type



Uses by Type





2019 FOURTH QUARTER FINANCIAL REPORT

Attachment A

GENERAL FUND BUDGET AND YEAR-OVER-YEAR COMPARISON OVERVIEW RESOURCES (UNADJUSTED FOR REVISED ACCRUAL PROCEDURE)

General Fund Resource	2019 Current Plan	2019 Fourth Quarter Actual Revenue	% of 2019 Current Budget	2018 Current Plan	2018 Fourth Quarter Actual Revenue	% of 2018 Current Budget	Operating 2019 v. 2018 \$ Change	Operating 2019 v. 2018 % Change
Property Tax	\$13,301,684	\$13,372,161	100.5%	\$12,759,858	\$12,644,231	99.1%	\$727,929	5.8%
Sales Tax*	9,027,566	10,947,042	121.3%	8,428,191	10,414,951	123.6%	532,091	5.1%
Local Criminal Justice*	1,641,392	1,756,507	107.0%	1,570,543	1,960,448	124.8%	(203,942)	-10.4%
B&O, Utility, and Gambling Taxes	6,448,798	6,267,140	97.2%	5,652,319	5,048,507	89.3%	1,218,633	24.1%
Franchise Fees & Contract Payments	5,179,900	4,783,107	92.3%	4,886,800	4,796,985	98.2%	(13,878)	-0.3%
Development Revenue	2,765,865	4,650,098	168.1%	3,009,528	3,490,490	116.0%	1,159,608	33.2%
Park and Recreation Revenue	1,923,665	2,080,977	108.2%	1,770,687	1,880,684	106.2%	200,293	10.7%
Intergovernmental Revenue*	2,698,848	2,483,244	92.0%	2,459,756	1,906,410	77.5%	576,834	30.3%
Grant Revenue	907,416	602,350	66.4%	1,166,308	409,251	35.1%	193,099	47.2%
Fines and Licenses	603,125	452,692	75.1%	601,275	673,379	112.0%	(220,688)	-32.8%
Miscellaneous Revenue	1,060,258	702,919	66.3%	628,385	740,339	117.8%	(37,420)	-5.1%
Interest Income	70,600	616,182	872.8%	70,600	390,201	552.7%	225,981	57.9%
Total Revenues	\$45,629,117	\$48,714,418	106.8%	\$43,004,250	\$44,355,877	103.1%	\$4,358,540	9.8%
Proceeds from Capital Assets	0	1,359	0.0%	0	15,814	0.0%	(14,455)	-91.4%
Operating Transfers In	1,795,873	1,231,602	68.6%	1,833,395	1,833,395	100.0%	(601,793)	-32.8%
Other Financing Sources	0	2,786	0.0%	0	200,000	0.0%	(197,214)	-98.6%
Budgeted Use of Fund Balance	6,248,730	0	0.0%	6,173,934	0	0.0%	0	0.0%
Total Resources	\$53,673,720	\$49,950,164	93.1%	\$51,011,579	\$46,405,086	91.0%	\$3,545,078	7.6%

* Resources are unadjusted for the previously discussed revised accrual procedure, thus there is one fewer month reported for 2019 as compared those for 2018.

EXPENDITURES & TRANSFERS

Department	2019 Current Plan	2019 Fourth Quarter Actual Expenditures	% of 2019 Current Budget	2018 Current Plan	2018 Fourth Quarter Actual Expenditures	% of 2018 Current Budget	Operating 2019 v. 2018 \$ Change	Operating 2019 v. 2018 % Change
City Council	\$247,100	\$240,549	97.3%	\$248,652	\$226,141	90.9%	\$14,408	6.4%
City Manager's Office ¹	4,555,888	4,301,072	94.4%	4,050,035	3,105,438	76.7%	1,195,633	38.5%
City Attorney	921,002	918,042	99.7%	861,437	741,136	86.0%	176,907	23.9%
Community Services ²	1,272,513	1,229,087	96.6%	1,763,734	1,664,931	94.4%	(435,843)	-26.2%
Administrative Services ³	6,018,665	5,272,198	87.6%	6,275,393	5,340,913	85.1%	(68,715)	-1.3%
Citywide	2,526,038	864,444	34.2%	2,041,864	1,142,763	56.0%	(278,319)	-24.4%
Human Resources	485,905	438,566	90.3%	499,237	465,766	93.3%	(27,200)	-5.8%
Police	12,771,501	12,154,789	95.2%	12,346,618	11,607,461	94.0%	547,328	4.7%
Criminal Justice	3,033,059	2,060,718	67.9%	3,133,059	2,620,087	83.6%	(559,368)	-21.3%
Parks	7,989,202	7,112,522	89.0%	7,085,250	6,372,979	89.9%	739,544	11.6%
Planning & Community Development	3,489,726	3,243,297	92.9%	3,614,283	3,377,000	93.4%	(133,704)	-4.0%
Public Works	3,557,285	3,389,396	95.3%	3,291,380	3,158,361	96.0%	231,035	7.3%
Departmental Expenditures	\$46,867,884	\$41,224,680	88.0%	\$45,210,942	\$39,822,975	88.1%	\$1,401,705	3.5%
Operating Transfers Out	4,775,414	3,594,569	75.3%	4,202,736	2,814,808	67.0%	779,761	27.7%
Total Expenditures	\$51,643,298	\$44,819,249	86.8%	\$49,413,678	\$42,637,783	86.3%	\$2,181,466	5.1%

1. City Manager's Office includes City Clerk, Communications, Intergovernmental Relations, Economic Development, Property Management, and Light Rail Stations.

Beginning in 2019 it also includes Customer Response Team, and Code Enforcement.

2. Community Services includes Neighborhoods, Emergency Management Planning, Diversity & Inclusion and Human Services.

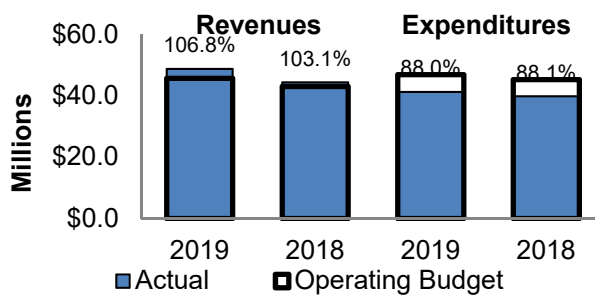
3. Administrative Services includes Finance, Budget & Tax, Information Technology, and Fleet & Facilities.



2019 FOURTH QUARTER FINANCIAL REPORT

Attachment A

GENERAL FUND FINANCIAL OVERVIEW



General Fund	Total Revenues	Dept. Exp.
2019 Operating Plan	\$45,629,117	\$46,867,884
Actual Operating Revenue/Expenditures	\$48,714,418	\$41,224,680
% of 2019 Revenue/Expenditures	106.8%	88.0%
2018 Operating Plan	\$43,004,250	\$45,210,942
Actual Operating Revenue/Expenditures	\$44,355,877	\$39,822,975
% of 2018 Revenue/Expenditures	103.1%	88.1%
Operating 2019 v. 2018 \$ Change	\$4,358,540	\$1,401,705
Operating 2019 v. 2018 % Change	9.8%	3.5%

The table on the previous page presents the 2019 planned revenues, expenditures, use of fund balance for one-time investments and transfers in from/out to other funds as approved in the 2019-2020 Biennial Budget. It also compares them to actual for 2019 and 2018. Since transfers in/out vary from year-to-year, the table on this page focuses on the 2019 Operating Plan, which compares planned revenues and departmental expenditures year-over-year.

Revenues:

General Fund revenue received reflects a year-over-year increase of 9.8%. The following are highlights comparing actual collections to those projected for 2019 and to 2018 collections for the General Fund:

- Property tax receipts are at 99.4% of the allowable levy.
- Sales tax receipts for 2019 are greater than the 2019 budget projection by 21.3% and the 2018 collections by 14.6%. Much of the increase in 2019 is driven by activity in the construction sector, which is 44.5% more than 2018 collections.
- Intergovernmental Revenue receipts are 30.3% greater than 2018 collections primarily as a result of revised accrual procedures. If not for the revised accrual procedures receipts in 2019 would be 14.7% more than 2018.
- B&O Tax receipts from business operations are \$533,000, or 51.6%, more than the 2019 budget projection. Gambling Tax receipts are 13.7% less than 2018 collections. Utility Tax receipts in the amount of \$3.323 million are less than the 2019 budget projection and 2018 collections by 13.2% and 3.7%, respectively. Staff is not completely sure why 2019 utility tax receipts are lower than 2018 collections but potentially it could be attributed to warmer weather, reduced consumer spending and competitive factors that provide consumers an increasing number of choices for some utilities.
- Franchise Fees, in the amount of \$2,660,236, are less than the 2019 budget projection and year-ago level by 5.3% and 0.1%, respectively.
- Permit and Plan Check Fees receipts are greater than 2018 collections and the 2019 budget projection by 33.8% and 53.2%, respectively. Staff processed 206, or 7.1%, more permits in 2019 than in 2018.
- Fines and Licenses collections are less than 2018 and 2019 budget projections by 32.8% and 24.9% respectively, due to the transition of licensing from the State's Business Licensing Service to FileLocal and also traffic infraction revenue from the District Court.

Departmental Expenditures:

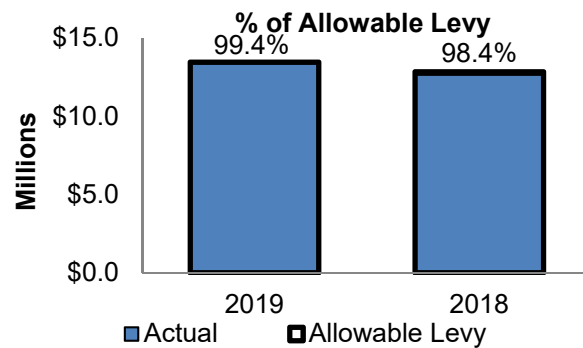
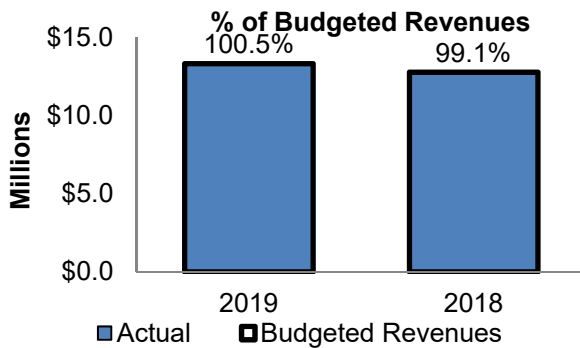
Departments spent \$41.225 million, or 88.0%, of the projected 2019 Current Budget. This level of expenditures is 3.5% more than the year-ago level.

General Fund Contributions to Projects:

General Fund contributions to select capital projects are reflected in the table to the right.

General Fund Contributions to Projects	Project Budget	Amount Spent YTD	Budgeted General Fund Support	Amount Transferred
General Capital Projects				
City Maintenance Facility	\$998,114	\$522,972	\$635,605	\$343,027
Parks Repair & Replacement	\$270,528	\$156,971	\$50,000	\$50,000
Echo Lake Park Improvements	\$195,793	\$116,383	\$162,329	\$0
Playground Replacement	\$500,000	\$597,493	\$100,000	\$100,000
Soccer Field Rental Contribution	N/A	N/A	\$130,000	\$130,000
Roads Capital Projects				
Sidewalk Rehabilitation Program	\$775,017	\$92,547	\$152,517	\$152,517
Trail Along the Rail	\$329,117	\$1,473	\$203,144	\$1,473
147 th /148 th Non-Motorized Bridge	\$400,000	\$226,127	\$54,000	\$51,901
185 th Corridor Study	\$375,691	\$323,307	\$375,691	\$323,307
160 th and Greenwood/Innis Arden	\$101,548	\$131,056	\$101,548	\$101,548
Transfer of Gambling Tax	N/A	N/A	\$97,651	\$97,651

PROPERTY TAX



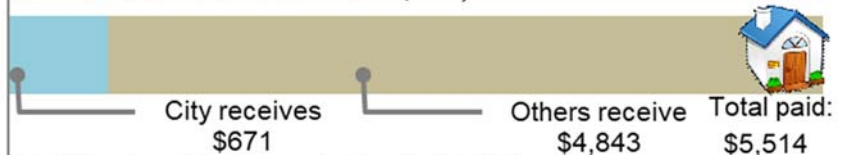
2019 Current Plan	\$13,301,684
2019 Fourth Quarter Actual Revenue	\$13,372,161
% of 2019 Plan Received	100.5%
2018 Current Plan	\$12,759,858
2018 Fourth Quarter Actual Revenue	\$12,644,231
% of 2018 Plan Received	99.1%
2019 v. 2018 \$ Change	\$727,929
2019 v. 2018 % Change	5.8%

Property tax payments are due to King County in April and October. The County then remits the City's portion with most city distributions occurring in the second and fourth quarters of a calendar year. Receipts for 2019 and 2018 as a percentage of the budgeted projection are at 100.5% and 99.1%, respectively. In terms of the allowable levy, which in many cases is different than the budgeted projection, receipts for 2019 and 2018 are 99.4% and 98.4%, respectively.

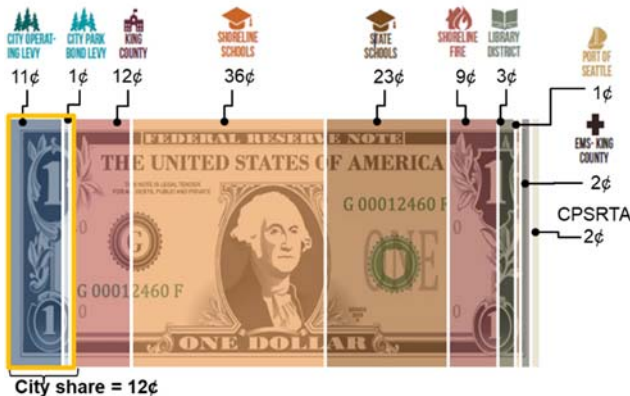
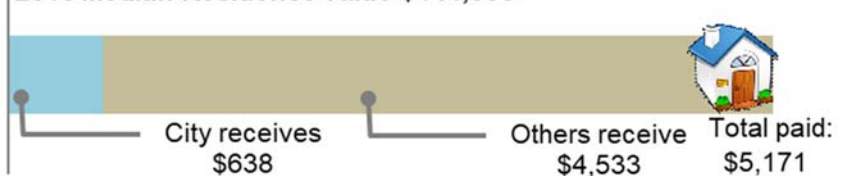
Impact on a median homeowner:

In 2019, the City of Shoreline property tax regular levy and excess voted levy rates decreased from \$1.27 to \$1.24 and \$0.17 to \$0.16, respectively. When all the taxing jurisdictions' levy rates are combined the total levy rate decreased from \$11.65 to \$11.49. The chart to the right exhibits the amount a homeowner of a residence with a median value (as determined by the King County Department of Assessments) paid to the City and all other taxing jurisdictions.

2019 Median Residence Value \$480,000



2018 Median Residence Value \$444,000



How \$1 is allocated:

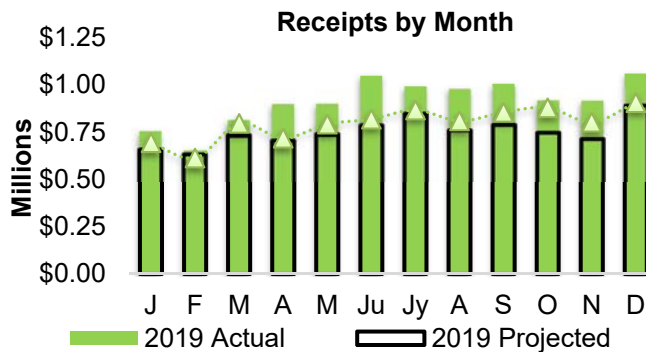
The chart to the left illustrates the allocation of each dollar paid at the 2019 levy rates for all taxing jurisdictions within Shoreline. The City receives 11¢ for the City's regular levy and 1¢ for the excess voted levy. Following the example above, the year-over-year increase totals \$33, or 5.2%, for the City's portion and \$343, or 6.8%, for all other taxing jurisdictions.



2019 FOURTH QUARTER FINANCIAL REPORT

Attachment A

SALES TAX



2019 Current Plan	\$9,027,566
2019 Fourth Quarter Actual Revenue	\$10,947,042
% of 2019 Plan Received	121.3%
2018 Current Plan	\$8,428,191
2018 Fourth Quarter Actual Revenue	\$9,550,072
% of 2018 Plan Received	113.3%
2019 v. 2018 \$ Change	\$1,396,970
2019 v. 2018 % Change	14.6%

When analyzing monthly sales tax receipts, there are three items of special note: First, most businesses remit their sales tax collections to the Washington State Department of Revenue (DOR) on a monthly basis. Small businesses only have to remit their sales tax collections either quarterly or annually, which can create anomalies when comparing the same month between two years. Second, for those businesses which remit sales tax monthly, there is a two-month lag from the time that sales tax is collected to the time it is distributed to the City. Third, as a result of the revised accrual procedure, the distribution received in February was accrued to 2018. It is important to note that for 2019 there are twelve months of revenue recorded but they are for the distributions received in March 2019 through February 2020, which reflects activity from January through December 2019. Data presented for 2018 includes twelve months for comparability.

The regular Sales Tax rate is 10.0% with the City's portion accounting for 0.85% of the rate. At the November 6, 2018 General Election, Shoreline voters approved an additional 0.2% Sales Tax rate for the Shoreline Transportation Benefit District (TBD), revenue from which is reported in the Sidewalk LTGO Bond 2019 Fund and not included here. Discussion of the TBD sales tax is on page 18.

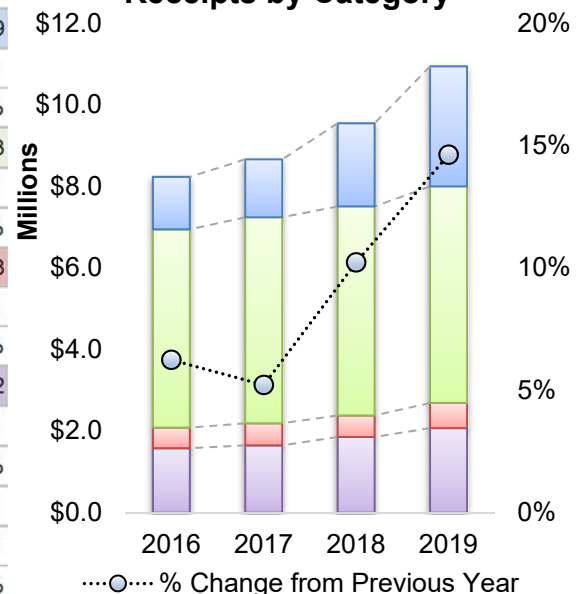
Receipts are more than the 2019 budget projection and 2018 collections by 21.3% and 14.6%, respectively. Much of the increase is driven by activity in the construction sector, which in 2019 is 44.5% more than 2018 collections.

The following table and chart illustrate the performance of the primary categories.

SALES TAX BY PRIMARY SECTOR FOR DISTRIBUTION PERIOD: MARCH TO FEBRUARY

Sector	2015	2016	2017	2018	2019
Construction	\$1,006,400	\$1,285,968	\$1,419,674	\$2,039,664	\$2,946,329
\$ Change		\$279,567	\$133,706	\$619,990	\$906,665
% Change		27.8%	10.4%	43.7%	44.5%
Retail Trade	\$4,862,692	\$4,862,568	\$5,052,108	\$5,126,296	\$5,311,073
\$ Change		(\$124)	\$189,539	\$74,189	\$184,776
% Change		0.0%	3.9%	1.5%	3.6%
Hotels/Restaurant	\$474,191	\$505,103	\$541,866	\$527,245	\$616,808
\$ Change		\$30,913	\$36,762	(\$14,621)	\$89,564
% Change		6.5%	7.3%	-2.7%	17.0%
All Others	\$1,406,685	\$1,580,337	\$1,649,956	\$1,856,867	\$2,072,832
\$ Change		\$173,651	\$69,619	\$206,911	\$215,965
% Change		12.3%	4.4%	12.5%	11.6%
Total Revenue	\$7,749,969	\$8,233,976	\$8,663,603	\$9,550,072	\$10,947,042
\$ Change		\$484,006	\$429,627	\$886,469	\$1,396,970
% Change		6.2%	5.2%	10.2%	14.6%

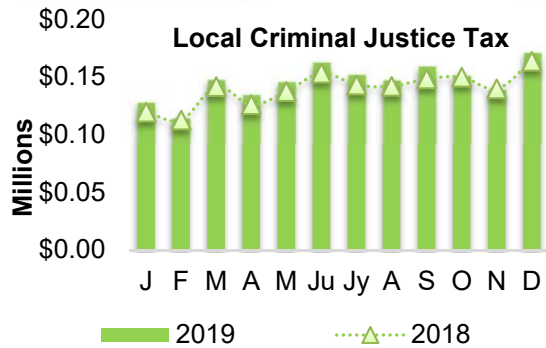
Receipts by Category



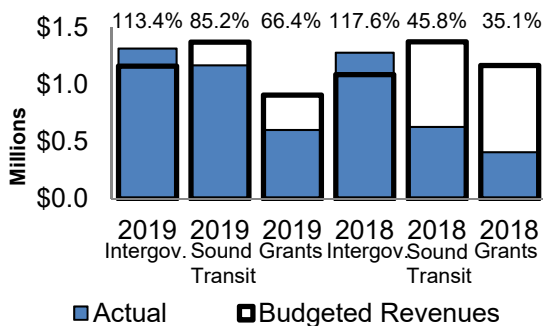
LOCAL CRIMINAL JUSTICE TAX

2019 Current Plan	\$1,641,392
2019 Fourth Quarter Actual Revenue	\$1,756,507
% of 2019 Plan Received	107.0%
2018 Current Plan	\$1,570,543
2018 Fourth Quarter Actual Revenue	\$1,677,117
% of 2018 Plan Received	106.8%
2019 v. 2018 \$ Change	\$79,390
2019 v. 2018 % Change	4.7%

The result for Local Criminal Justice Sales Tax receipts is not commensurate with the result for Sales Tax receipts because the distribution of Local Criminal Justice Sales Tax is based on the city's population and the amount of sales tax collected throughout all of King County. The Puget Sound Economic Forecaster estimated that retail sales throughout King County would increase year-over-year by 4.0%. Sales tax collected throughout King County was actually 6.3% more than 2018.



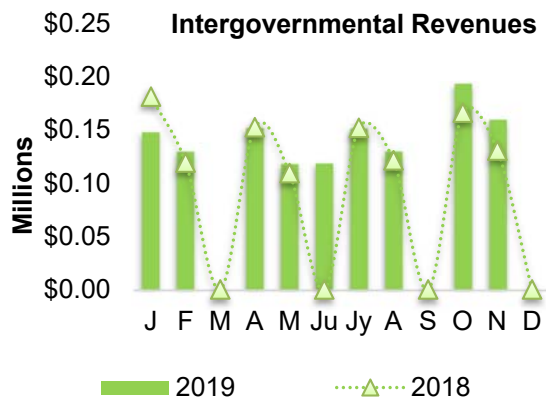
INTERGOVERNMENTAL AND GRANT REVENUE



Intergovernmental revenue sources are comprised primarily of funding for criminal justice programs, contract payments, liquor excise tax, liquor board profits, marijuana excise tax, grants, and reimbursement from Sound Transit per the Expedited Permitting and Reimbursement Agreement. Contract payments are discussed separately in this report. Many grants are applied for and received for specific purposes. The amount of grants received in any year can vary.

Total Intergovernmental receipts are 30.3% more than the year-ago level primarily as a result of the revised accrual procedure. Receipts by month from sources other than Sound Transit reimbursements are reflected in the Intergovernmental Revenues chart. Receipts in 2019 total \$1,315,177 and are 14.7% more than 2018. It is important to note that receipts in June and some in November 2019 were for right of entry agreement or temporary construction easements executed with Sound Transit.

Grant receipts are 47.2% more than 2018.





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Attachment A

BUSINESS & OCCUPATION TAXES AND FRANCHISE FEE & CONTRACT PAYMENTS

Business & Occupation Taxes

2019 Current Plan	\$6,448,798
Business & Occupation Tax	\$1,565,953
Utility Tax	\$3,322,597
Gambling Tax	\$1,378,590
2019 Fourth Quarter Actual Revenue	\$6,267,140
% of 2019 Plan Received	97.2%
2018 Current Plan	\$5,652,319
Business & Occupation Tax	\$0
Utility Tax	\$3,451,642
Gambling Tax	\$1,596,865
2018 Fourth Quarter Actual Revenue	\$5,048,507
% of 2018 Plan Received	89.3%
2019 v. 2018 \$ Change	\$1,218,633
2019 v. 2018 % Change	24.1%

The City has levied tax on gross operating revenues for gambling activities since 1995 and utility operations since 2005. The Business & Occupation (B&O) Tax and in-house processing of business licensing for Shoreline became effective in January 2019. The City is now using a combined tax form for B&O Tax, Utility Tax and Gambling Tax and new forms for business license applications and renewals.

This was the City's first year of collecting the B&O Tax on businesses. Staff forecast for collections were purposefully conservative due to the lack of reliable means for estimating collections. As such, B&O Tax receipts from business operations are \$0.533 million, or 51.6%, more than the 2019 budget projection. B&O Tax receipts from gambling operations are 13.7% less than 2018 collections. Utility Tax receipts in the amount of \$3.323 million are less than the 2019 budget projection and 2018 collections by 13.2% and 3.7%, respectively. Receipts are significantly lower than 2018 collections, possibly due to warmer weather, reduced consumer spending and competitive factors that provide consumers an increasing number of choices for some utilities.

Franchise Fee & Contract Payments

2019 Current Plan	\$5,179,900
Franchise Fee	\$2,660,236
Contract Payment	\$2,122,870
2019 Fourth Quarter Actual Revenue	\$4,783,107
% of 2019 Plan Received	92.3%
2018 Current Plan	\$4,886,800
Franchise Fee	\$2,661,674
Contract Payment	\$2,135,311
2018 Fourth Quarter Actual Revenue	\$4,796,985
% of 2018 Plan Received	98.2%
2019 v. 2018 \$ Change	(\$13,878)
2019 v. 2018 % Change	-0.3%

The City has franchises with water and cable services with fees imposed at 6% and 5%, respectively. The City also has agreements with Seattle City Light, which imposes a 6% contract fee on total electrical revenues, and Ronald Wastewater District, which imposes an Interlocal Operating Agreement Fee. More information is available at <http://www.shorelinewa.gov/government/departments/city-clerk-s-office/agreements-and-contracts/utility-franchise-agreements-document-library/-folder-386>.

Franchise Fees, in the amount of \$2.660 million, are less than the 2019 budget projection and 2018 collections by 5.3% and 0.1%, respectively. This is driven primarily by lower than historical cable collections likely as a result of changes in consumer options. Contract payments in the amount of \$2.123 million are less than the 2019 budget projections and 2018 collections by 7.9% and 0.6%, respectively likely driven again by warmer weather and consumer choices.

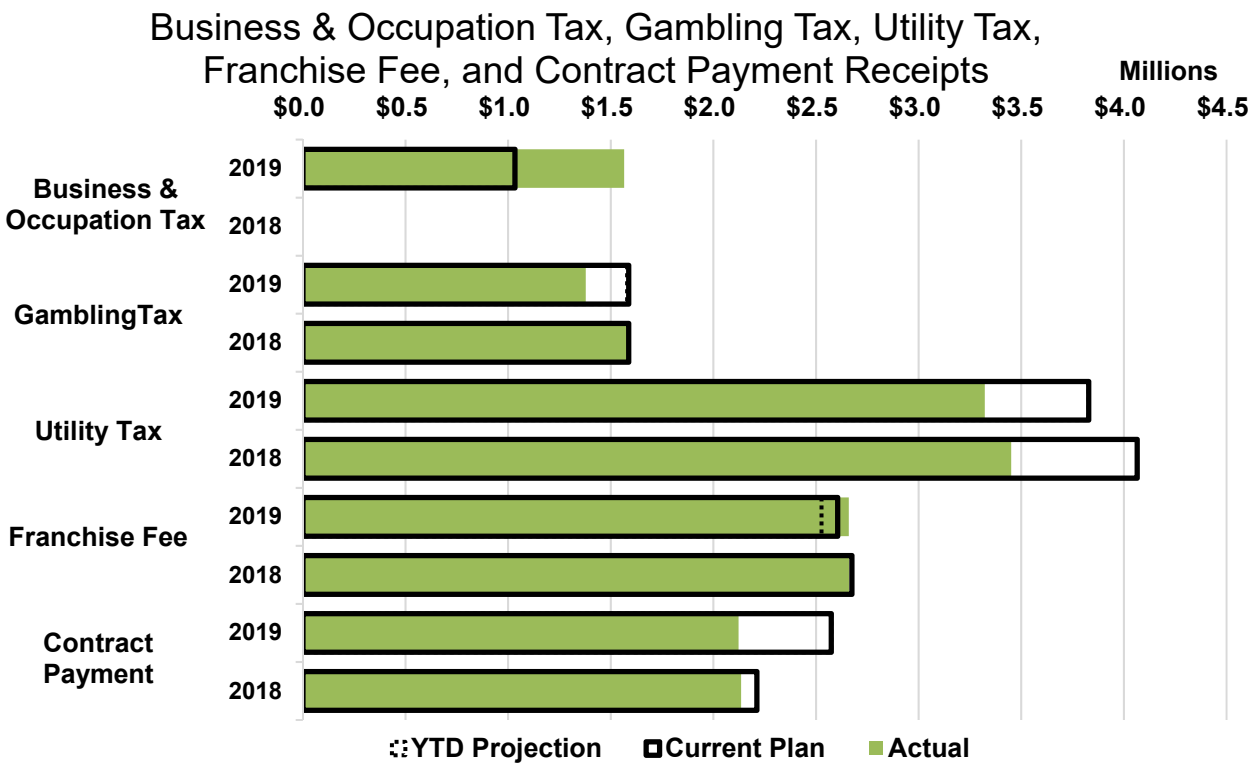
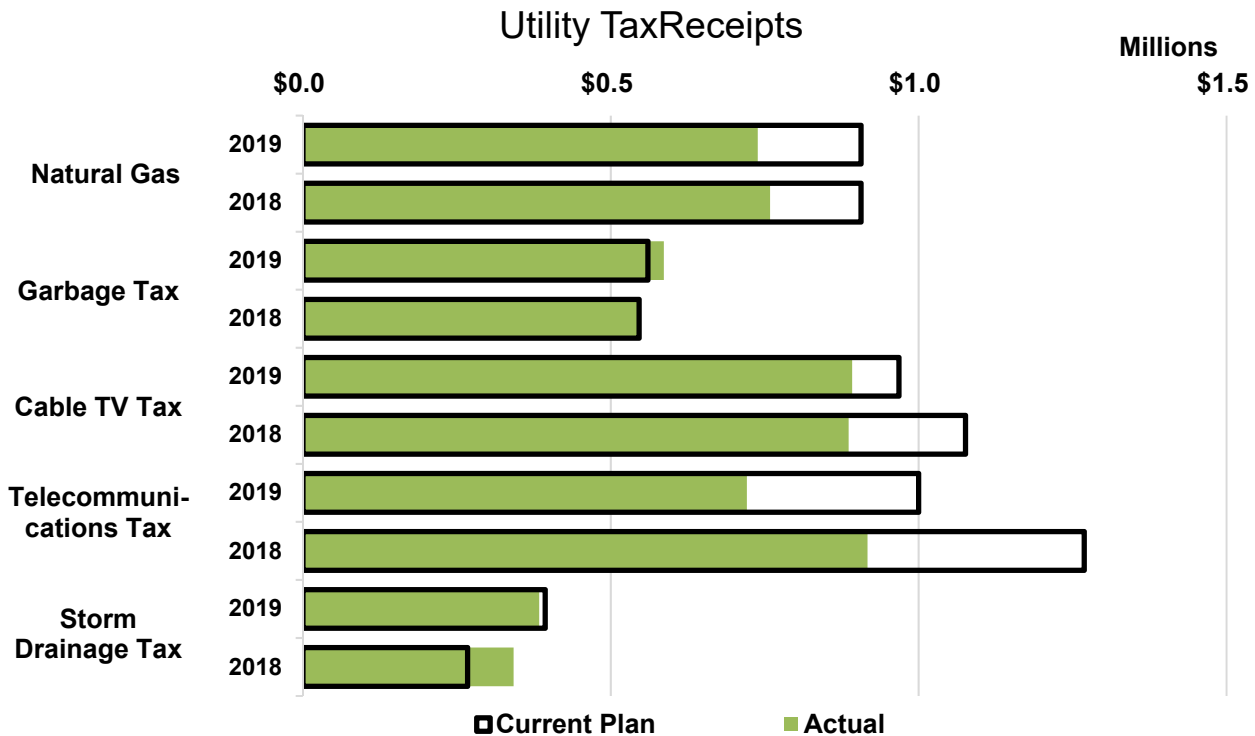


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Attachment A

BUSINESS & OCCUPATION TAXES AND FRANCHISE FEE & CONTRACT PAYMENTS

The chart below compares actual receipts to the annual budget for each year and budget projection for 2019.

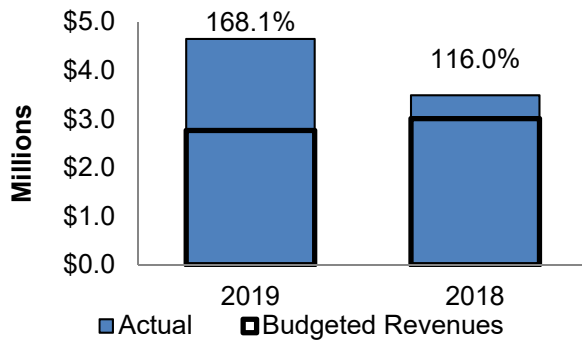




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DEVELOPMENT REVENUE

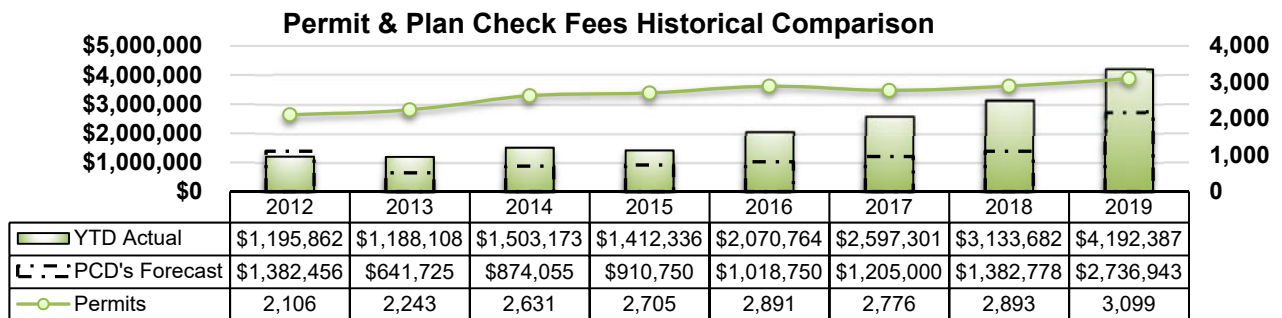


2019 Current Plan	\$2,765,865
2019 Fourth Quarter Actual Revenue	\$4,650,098
% of 2019 Plan Received	168.1%
2018 Current Plan	\$3,009,528
2018 Fourth Quarter Actual Revenue	\$3,490,490
% of 2018 Plan Received	116.0%
2019 v. 2018 \$ Change	\$1,159,608
2019 v. 2018 % Change	33.2%

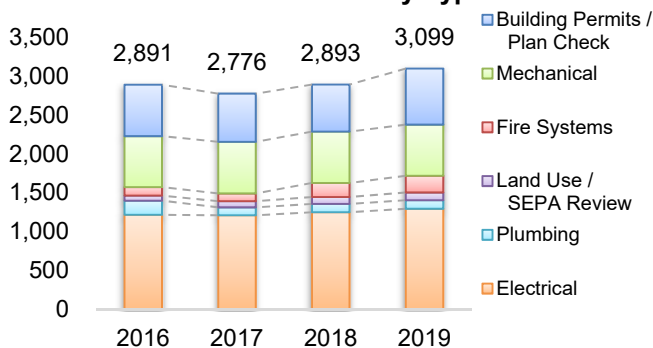
Development revenue receipts, including right-of-way permits, exhibit a year-over-year increase of 33.2%.

Permit & Plan Check Fees Historical Comparison

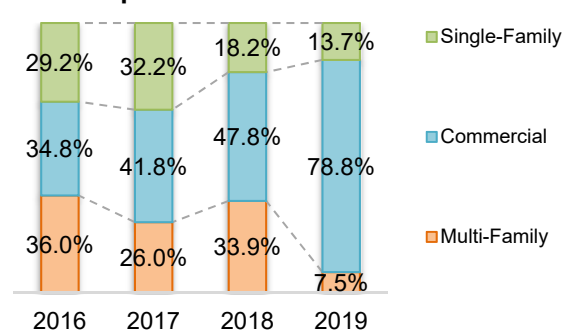
Permit and Plan Check Fees receipts are more than 2018 and the Planning and Community Development's projection by 33.8% and 53.2%, respectively. Total permits processed in 2019 are 206, or 7.1%, more than 2018.



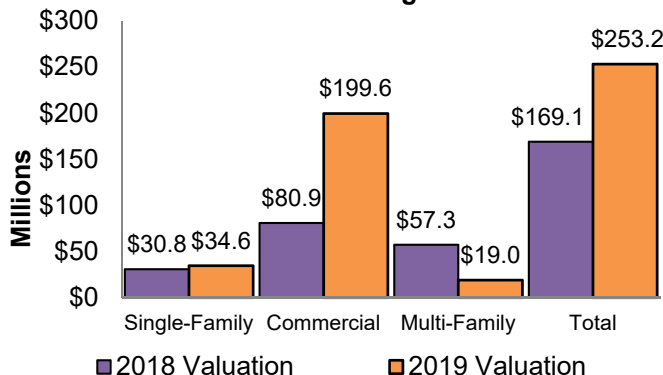
No. of Permits by Type



Composition of Permit Valuation



Valuation of Building Permits



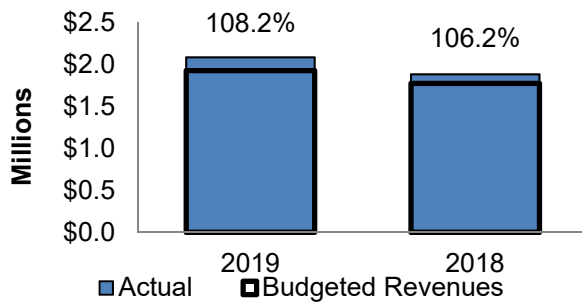
In 2019, the valuation of permits for new construction and remodels is comprised of 13.7% residential and 86.3% commercial / multi-family construction. In 2018 it was 18.2% residential and 81.8% commercial / multi-family construction. Compared to 2018, ten more permits were issued for new single-family residences, with a value that is \$3.7 million more and twenty fewer permits for commercial / multi-family construction (new and remodels), with a value that is \$80.4 million more.



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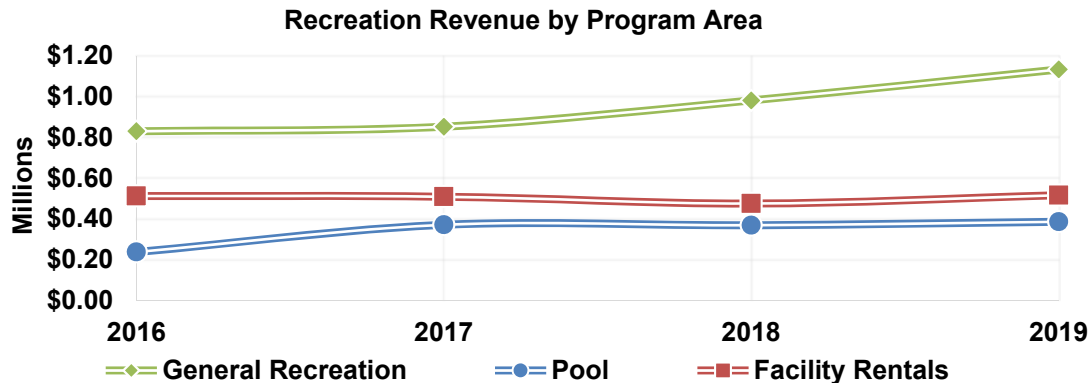
PARKS AND RECREATION REVENUE



2019 Current Plan	\$1,923,665
2019 Fourth Quarter Actual Revenue	\$2,080,977
% of 2019 Plan Received	108.2%
2018 Current Plan	\$1,770,687
2018 Fourth Quarter Actual Revenue	\$1,880,684
% of 2018 Plan Received	106.2%
2019 v. 2018 \$ Change	\$200,293
2019 v. 2018 % Change	10.7%

Parks and Recreation revenue receipts are 10.7% greater in 2019 than the 2018 level with receipts for general recreation programs 15.5% more than those collected in 2018. The 15.5% growth in receipts for general recreation programs is largely attributable to the increase in program offerings to lower the number of youth on waitlists. Staff is evaluating the sustainability of increasing the number of program offerings and plans to make appropriate adjustments to offer programs within current resources in 2020. Receipts for facility rentals are less than the 2019 projection due to all the Facilities Rentals cancellations as a result of the extraordinary snowstorm experienced in February 2019.

Revenue by Program Area:								
Year	General Recreation	Gen Rec % of Total	Pool	Pool % of Total	Facility Rentals	Fac Rent % of Total	Total Program Revenue	Non-Program Revenue
2016	\$829,493	52.5%	\$237,277	15.0%	\$512,083	32.4%	\$1,578,853	\$69,463
2017	\$852,094	49.2%	\$370,920	21.4%	\$508,922	29.4%	\$1,731,935	\$67,567
2018	\$980,872	53.8%	\$368,669	20.2%	\$475,189	26.0%	\$1,824,729	\$55,955
2019	\$1,132,851	55.7%	\$385,832	19.0%	\$515,923	25.4%	\$2,034,606	\$46,371

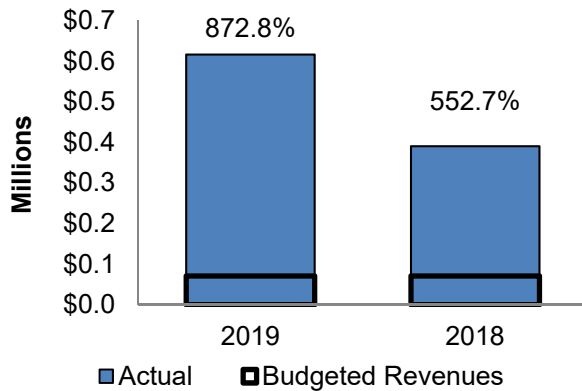




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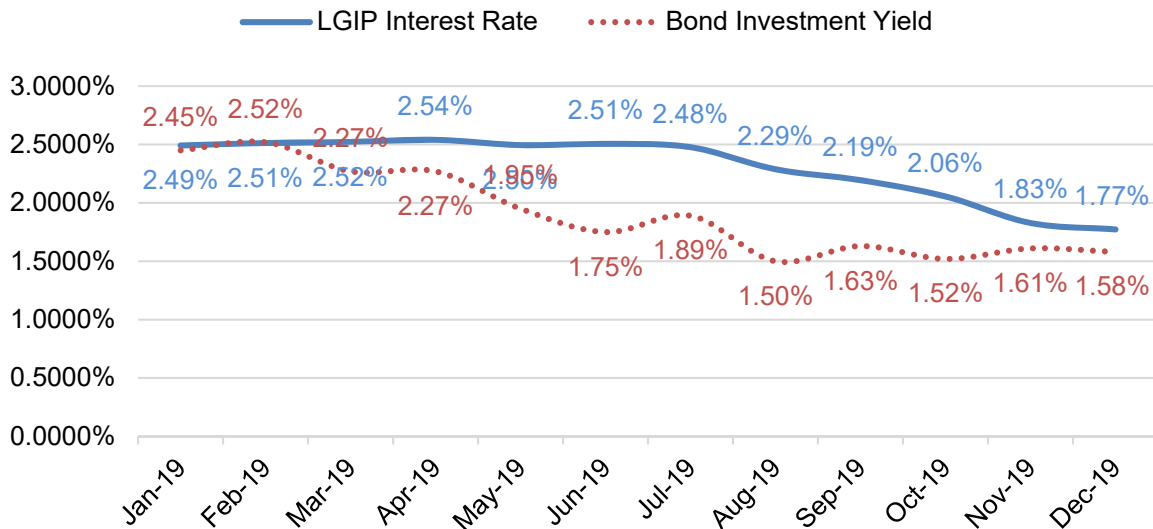
Attachment A

INTEREST INCOME



2019 Current Plan	\$70,600
2019 Fourth Quarter Actual Revenue	\$616,182
% of 2019 Plan Received	872.8%
2018 Current Plan	\$70,600
2018 Fourth Quarter Actual Revenue	\$390,201
% of 2018 Plan Received	552.7%
2019 v. 2018 \$ Change	\$225,981
2019 v. 2018 % Change	57.9%

Interest income is more than that for 2018 by 57.9% as a result of rising interest rates in 2019. The City's investment policy adheres to strict standards as prescribed by federal law, state statutes, and local ordinances, and allows the City to develop an investment model to maximize its investment returns with the primary objectives of safety and liquidity.

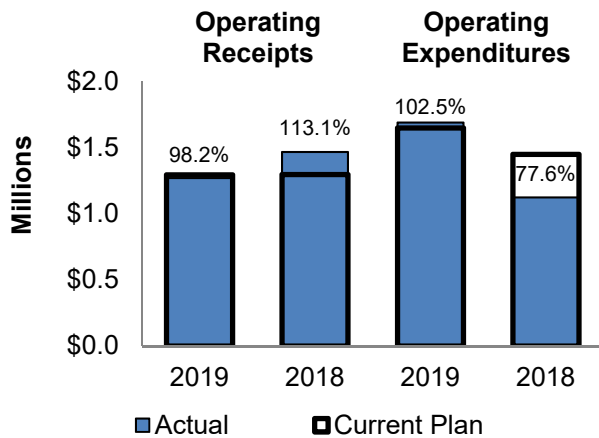




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Attachment A

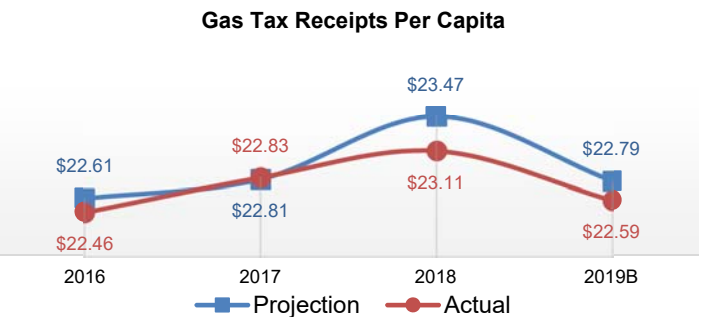
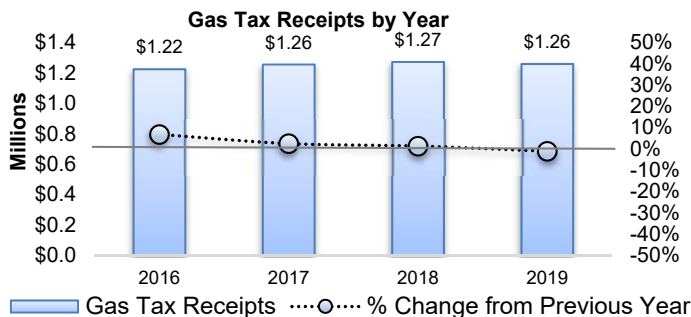
STREET FUND



Street Fund	Resources	Expenditures
2019 Current Plan	\$2,083,956	\$2,083,956
Less Budgeted Use of Fund Balance	148,975	N/A
Less Other Sources & Transfers	642,394	436,295
2019 Operating Plan	\$1,292,587	\$1,647,661
Actual Operating Receipts/Expenditures	\$1,269,026	\$1,688,291
% of 2019 Receipts/Expenditures	98.2%	102.5%
2018 Current Plan	\$2,376,815	\$2,376,815
Less Budgeted Use of Fund Balance	588,738	N/A
Less Other Sources & Transfers	492,040	929,557
2018 Operating Plan	\$1,296,037	\$1,447,258
Actual Operating Receipts/Expenditures	\$1,465,749	\$1,123,244
% of 2018 Receipts/Expenditures	113.1%	77.6%
Operating 2019 v. 2018 \$ Change	(\$196,723)	\$565,047
Operating 2019 v. 2018 % Change	-13.4%	50.3%

The table shows Street Fund receipts, excluding transfers in, are 13.4% less than 2018. The Motor Vehicle Fuel Excise Tax, commonly referred to as Gas Tax, is assessed by the State as cents per gallon so revenue depends on the number of gallons sold, not the dollar value of the sales. It is then distributed monthly on a per capita basis to cities. When analyzing monthly Gas Tax receipts, there are two items of special note. First, there is a two-month lag from the time that Gas Tax is collected to the time it is distributed to the City. Second, as a result of the aforementioned revised accrual procedure, the distribution received in February was accrued to 2018. It is important to note that for 2019 there are twelve months of revenue recorded, which reflects activity from January through December.

Distributions for the year total \$1,258,794, which is less than 2018.



Operating expenditures, excluding transfers out, are 50.3% more than 2018, primarily as a result of the Grounds Maintenance program starting in 2019. Expenditures, including transfers out, are 2.0% more than 2018. This is largely attributable to a one-time transfer of \$630,645, which was planned for in the 2018 Final Budget, to transfer fund balance in excess of the Street Fund's minimum required balance back to the General Fund. The City Manager is setting these monies aside in reserve for improvements and development of city-wide maintenance facility needs. Factoring out the one-time transfer, expenditures would have been 47.6% more year-over-year. This increase is attributable to the purchase of a new backhoe shared by Street Operations and Surface Water Management as well as acquisition of vehicles and trailers for the Grounds Maintenance Division.

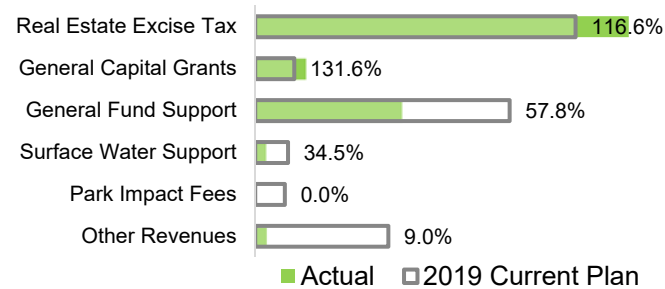
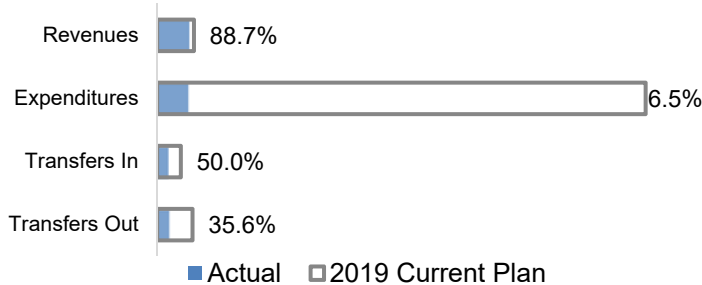


2019 FOURTH QUARTER FINANCIAL REPORT

Attachment A

GENERAL CAPITAL FUND

General Capital Fund	Resources	Expenditures
2019 Current Budget	\$31,688,582	\$29,804,165
Less Budgeted Use of Fund Balance	863,702	N/A
Less Other Sources & Transfers	28,738,017	2,010,671
2019 Capital Plan	\$2,086,863	\$27,793,494
Actual Capital Receipts/Expenditures	\$1,851,588	\$1,803,763
% of 2019 Receipts/Expenditures	88.7%	6.5%



Fourth Quarter Actual receipts are largely comprised of Real Estate Excise Tax, which is discussed separately in this report. The 2019 plan includes one-time transfers from the General Fund, Park Impact Fee Fund, and Surface Water Utility Fund as well as the sale of the Police Station and bond proceeds in support of the following capital projects listed in the table below. Funds are transferred from the General Fund, Park Impact Fee Fund, and Surface Water Utility Fund as expenditures are incurred by the projects.

Capital projects expended 6.5% of the current plan for the Capital Budget. Capital expenditures are impacted by the timing of construction schedules. The largest project planned for expenditure in 2019 was the acquisition of property for the future Shoreline Community and Aquatics Center. The issuance of debt and purchase of property were completed in January and February 2020 explaining the low level (6.5%) of planned expenditures for 2019.

Transfers Out are comprised of transfers to the General Fund for overhead and the Limited Tax General Obligation Bond Fund for City Hall debt service payments. More information on the scope and timing of capital projects, including updated estimates, can be found on pp. 302-324 of the City's 2019-2020 Adopted Biennial Budget and 2019-2024 Capital Improvement Plan book.

Transfers from the General Fund and Surface Water Utility Fund to cover expenditures for the City Maintenance Facility are reflected in this report and total \$343,027 and \$47,760, respectively. The General Fund also transferred its \$100,000 budgeted contribution for the Playground Replacement project.

General Fund Contributions to Projects	Project Budget	Amount Spent YTD	Budgeted General Fund Support	Amount Transferred
City Maintenance Facility	\$998,114	\$522,972	\$635,605	\$343,027
Parks Repair & Replacement	\$270,528	\$156,971	\$50,000	\$50,000
Echo Lake Park Improvements	\$195,793	\$116,383	\$162,329	\$0
Playground Replacement	\$500,000	\$597,493	\$100,000	\$100,000
Soccer Field Rental Contribution	N/A	N/A	\$130,000	\$130,000
Bond Proceeds for Projects	Project Budget	Amount Spent YTD	Budgeted Bond Proceeds	Amount Issued
Community-Aquatics Center	\$24,816,800	\$122,931	\$24,800,000	\$0
Park Impact Fee (PIF) Contributions to Projects	Project Budget	Amount Spent YTD	Budgeted PIF Support	Amount Transferred
Parks Facilities Recreation Amenities Plan	\$185,000	\$3,020	\$125,000	\$0
Surface Water Utility (SWM) Fund Contributions to Projects	Project Budget	Amount Spent YTD	Budgeted SWM Support	Amount Transferred
City Maintenance Facility	See above	See above	\$138,619	\$47,760



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Attachment A

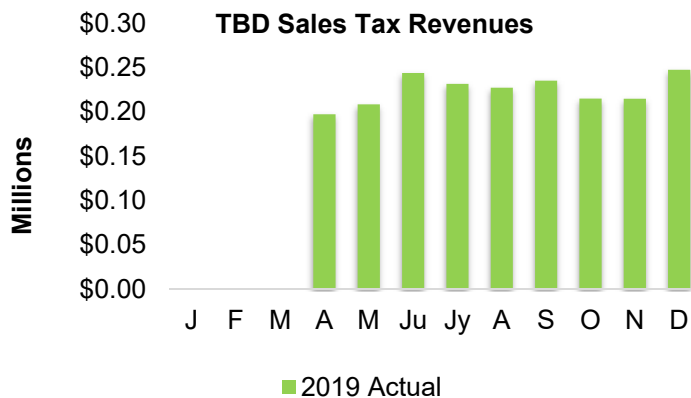
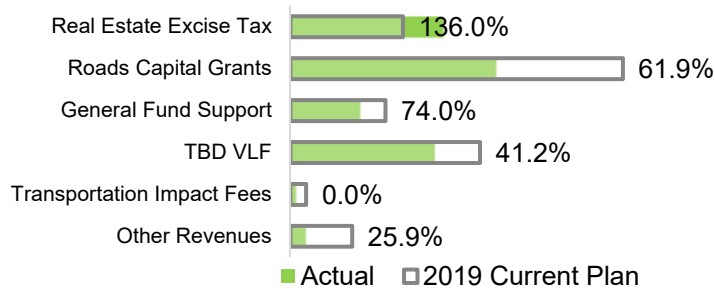
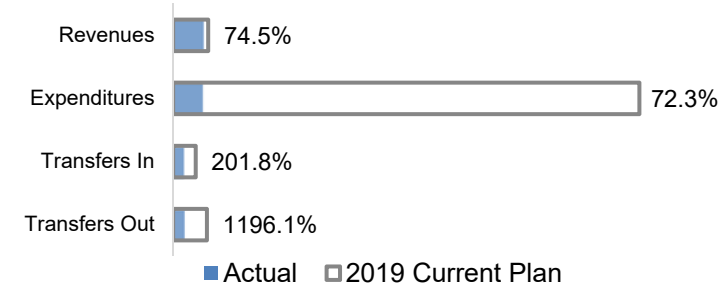
ROADS CAPITAL FUND

Roads Capital Fund	Resources	Expenditures
2019 Current Budget	\$11,163,571	\$10,621,640
Less Budgeted Use of Fund Balance	2,224,180	N/A
Less Other Sources & Transfers	1,728,134	192,330
2019 Capital Plan	\$7,211,257	\$10,429,310
Actual Capital Receipts/Expenditures	\$5,373,473	\$7,538,959
% of 2019 Receipts/Expenditures	74.5%	72.3%

Fourth Quarter Actual receipts are largely comprised of Real Estate Excise Tax, which is discussed separately in this report. The 2019 plan includes one-time transfers from the General Fund and Transportation Impact Fee Fund as well as bond proceeds in support of the following capital projects listed in the table below. Funds are transferred from the General Fund and Transportation Impact Fee Fund as expenditures are incurred by the projects. The City received \$11.539 million in bond proceeds for the New Sidewalks Program, which is reflected in the table at the bottom of this page.

The regular Sales Tax rate is 10.0% with the City's portion accounting for 0.85% of the rate. At the November 6, 2018 General Election, Shoreline voters approved an additional 0.2% Sales Tax rate for the Shoreline Transportation Benefit District, revenue from which is reported in the Roads Capital Fund and used to pay the debt service for the bonds issued to fund the New Sidewalks Program. There is a two-month lag from the time that sales tax is collected to the time it is distributed to the City. Receipts for the months of April 2019 through February 2020, in the amount of \$2.021 million, reflect activity for the months of April through December. This revenue is deposited in the Sidewalk LTGO Bond Fund to cover the debt service issued for the New Sidewalks Program.

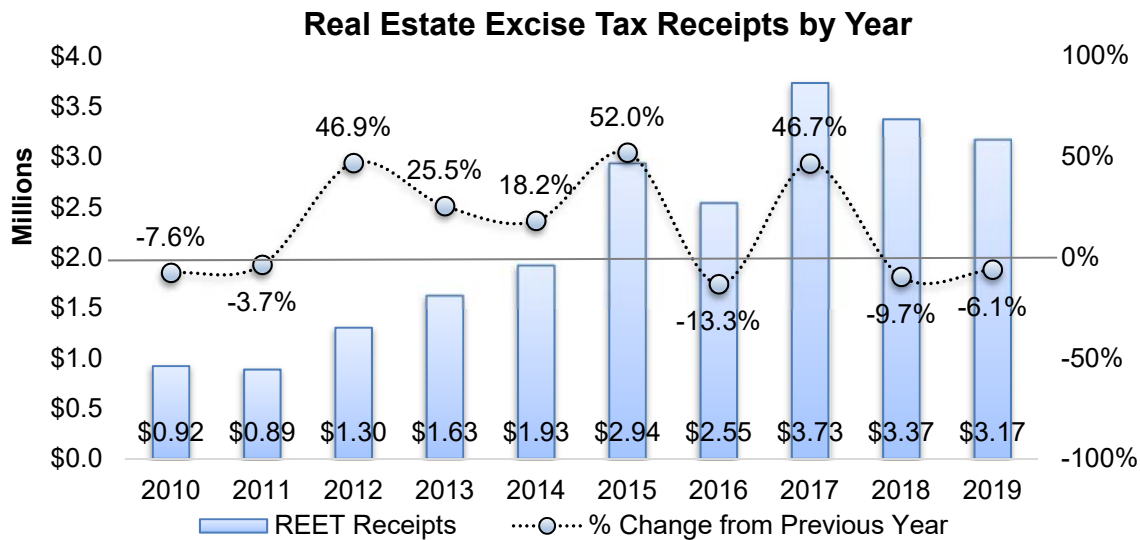
Capital projects expended 72.3% of the current plan for the Capital Budget. Capital expenditures are impacted by the timing of construction schedules. Transfers Out are comprised of transfers to the General Fund for overhead. More information on the scope and timing of capital projects, including updated estimates, can be found on pp. 344-375 of the City's 2019-2020 Adopted Biennial Budget and 2019-2024 Capital Improvement Plan book.



General Fund Contributions to Projects	Project Budget	Amount Spent YTD	Budgeted General Fund Support	GF Support Transferred
Sidewalk Rehabilitation Program	\$775,017	\$92,547	\$152,517	\$152,517
Trail Along the Rail	\$329,117	\$1,473	\$203,144	\$1,473
147 th /148 th Non-Motorized Bridge	\$400,000	\$226,127	\$54,000	\$51,901
185 th Corridor Study	\$375,691	\$323,307	\$375,691	\$323,307
160 th and Greenwood/Innis Arden	\$101,548	\$131,056	\$101,548	\$101,548
Transfer of Gambling Tax	N/A	N/A	\$97,651	\$97,651
Bond Proceeds for Projects	Project Budget	Amount Spent YTD	Budgeted Bond Proceeds	Amount Issued
New Sidewalks Program	\$581,583	\$13,155	\$581,583	\$11,538,551
Transportation Impact Fee (TIF) Contributions to Projects	Project Budget	Amount Spent YTD	Budgeted TIF Support	TIF Support Transferred
N 175 th St - Stone Ave N to I5	\$1,239,193	\$503,158	\$162,000	\$66,800

REAL ESTATE REPORT

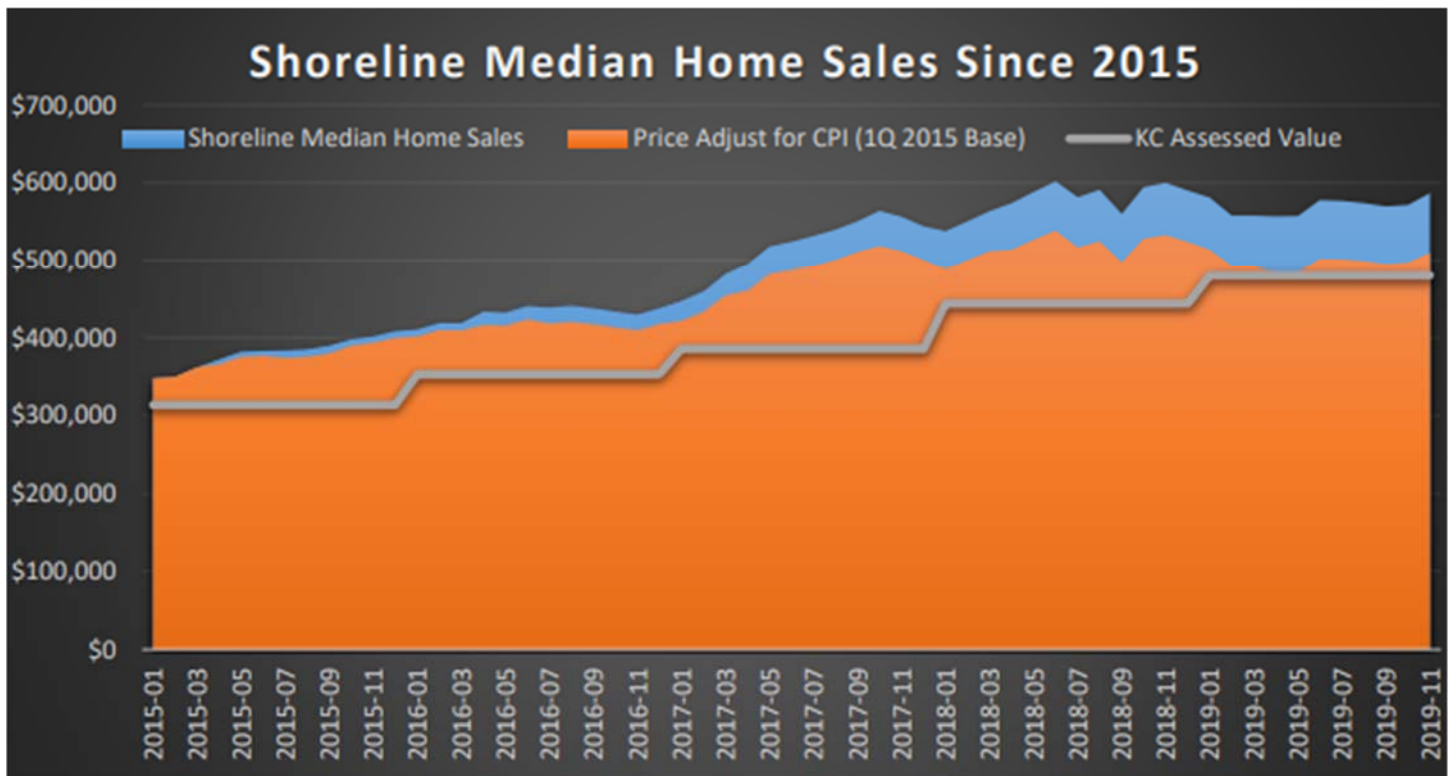
Real Estate Excise Tax



Real Estate Excise Tax (REET) revenue receipts, in the amount of \$3,167,912, are 37.7% more than the 2019 budget projection but 6.1% less than 2018 collections. The number of transactions is up 2.5% as compared to 2018. Of these transactions, 82 had a value that is greater than \$1 million and accounted for 23.5% of the valuation/taxes. That is, 8.4% of transactions accounted for 23.5% of the valuation/taxes.

Median Home Price and Housing Inventory County

The following chart presents data for home sales from Zillow Research. It's important to note this data's availability from Zillow lags behind REET information provided by King County.



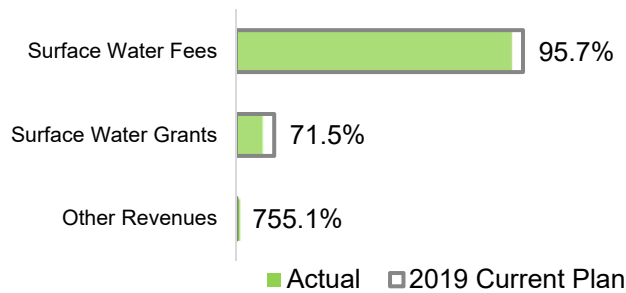
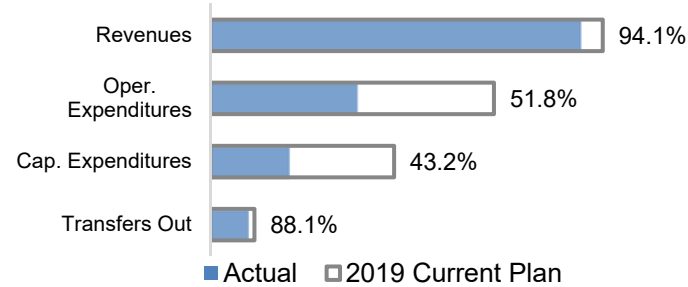


2019 FOURTH QUARTER FINANCIAL REPORT

Attachment A

SURFACE WATER UTILITY FUND

Surface Water Utility Fund	Resources	Expenditures
2019 Current Budget	\$9,893,974	\$9,893,974
Less Budgeted Use of Fund Balance	2,297,803	N/A
Less Other Sources & Transfers	0	849,962
Operating & Capital Budget	\$7,596,171	\$9,044,012
Actual Oper.+Cap. Receipts/Expenditures	\$7,146,872	\$4,376,697
% of 2019 Receipts/Expenditures	94.1%	48.4%



The Surface Water Utility Fund (SWM) includes both on-going operational programs and capital projects with both being reflected in the total expenditures and revenues for the fund.

SWM ongoing revenues include storm drainage fees and investment interest earnings. Surface Water Fee payments are due to King County in April and October. The County then must remit the City's portion resulting in most collections occurring in the second and fourth quarters. Receipts are less than the 2019 budget projection by \$168,555, or 2.6%.

Surface Water Utility operations expended 51.8% of the year-end estimate for the Operating Budget, which is 9.5% more than 2018. Capital projects expended 43.2% of the year-end estimate for the Capital Budget. Capital expenditures are impacted by the timing of construction schedules.

A transfer from the Surface Water Utility Fund to cover expenditures for the City Maintenance Facility in the General Capital Fund is reflected in this report and totals \$47,760.

More information on the scope and timing of capital projects, including updated estimates, can be found on pp. 380-415 of the City's 2019-2020 Adopted Biennial Budget and 2019-2024 Capital Improvement Plan book.



2019 FOURTH QUARTER FINANCIAL REPORT

Attachment A

INVESTMENT REPORT: DECEMBER 31, 2019

The City's investment policy adheres to strict standards prescribed by federal law, state statutes, local ordinances, and allows the City to develop an investment model to maximize its investment returns within the primary objectives of safety and liquidity.

Our yield objectives are very important and, pursuant to policy, the basis used by the City to determine whether the market yields are being achieved is through the use of a comparable benchmark. Our benchmark has been identified as the current yield to maturity of the Washington State Local Government Investment Pool (LGIP), which had been the City's primary mode of investment prior to adopting our Investment Policy. As of December 31, 2019, the City's investment portfolio, excluding the State Investment Pool had a current weighted average rate of return of 1.8036%. This is slightly higher than the 1.7731% rate of return of the State Investment Pool.

Total annual investment interest earnings through December 31, 2019 were \$1,035,039 which is 735% of \$140,775 (2019's total budgeted investment earnings). The better than expected investment earnings are due to the rising interest rate environment in 2019 and our conservative budget practices. Looking ahead to 2020 returns, we do not anticipate the same performance as rates have dropped significantly and the market remains volatile. We are already experiencing calls on our existing investments, with little opportunity to reinvest at a competitive rate. In this environment, staff will utilize the LGIP, and continue to seek reinvestment opportunities in order to return to a ladder portfolio.

As of December 31, 2019, the City's investment portfolio had a fair value of nearly \$55.0 million. Approximately 33% of the investment portfolio was held in U.S. government instrumentality securities, and 67% was held in the Washington State Investment Pool. The City's investment portfolio valued at cost as of December 31, 2019 was approximately \$54.9 million. The difference between the cost and the market value of the portfolio represents either the loss or the gain of the portfolio if the City were to liquidate investments as of the day that the market value is stated. This would only be done if the City needed to generate cash. The City holds all its investments until the scheduled maturity date, and therefore when the investments mature, the principal market value should equal the cost of the investment. The City also holds sufficient investments within the State Pool to allow for immediate cash liquidation if needed.



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Attachment A

LGIP Cash and Investment Balances

Investment Instruments	CUSIP #	BROKER	Settlement Date	Maturity Date	Par Value	Investment Cost	Yield To Maturity	Unrecognized Gain/(Loss)	Market Value 12/31/19
FFCB 1.55	3133EG3J2	PiperJaffray	08/13/18	01/10/20	1,020,000	1,005,924	2.5533%	14,049	1,019,973
FHLB 1.0	3134GBEB4	1st Empire	03/31/17	03/27/20	1,000,000	999,700	1.7000%	821	1,000,521
FNMA 1.37	3136G0T43	PiperJaffray	11/08/18	04/17/20	1,000,000	978,750	2.8851%	20,458	999,208
FHLB 1.75	3134GBYR7	Multi-Bank Security Time Value	07/27/17	07/27/20	1,000,000	1,000,350	1.7145%	362	1,000,712
FNMA 1.875	3136G4QF3	Investment	10/30/17	10/30/20	2,000,000	1,999,680	1.8805%	708	2,000,388
US Treasury 2.25	912828C57	PiperJaffray	11/20/19	03/31/21	2,000,000	2,017,032	1.6140%	(1,798)	2,015,234
US Treasury 2.25	912828WG1	PiperJaffray	11/22/19	04/30/21	2,000,000	2,017,780	1.6220%	(984)	2,016,796
FFCB 1.64	3133ELAS3	Multi-Bank Security	11/26/19	05/26/21	2,000,000	1,999,000	1.6740%	(1,102)	1,997,898
FFCB 1.64	3133ELDC5	Multi-Bank Security	12/11/19	06/11/21	2,000,000	1,999,020	1.6730%	1,020	2,000,040
US Treasury 1.625	9128287A2	Multi-Bank Security Time Value	12/06/19	06/30/21	2,000,000	1,999,675	1.6350%	1,107	2,000,782
FHLB 1.70	3130A94N8	Investment	12/06/19	08/25/21	2,000,000	1,999,300	1.7200%	806	2,000,106
Sub Total - Investments					\$ 18,020,000	\$ 18,016,211		\$ 35,447	\$ 18,051,658
State Investment Pool						36,913,780	1.7731%		36,913,780
Sub Total - State Investment Pool and Opus Bank Interest Checking						36,913,780			36,913,780
Total LGIP + Investments						\$ 54,929,991		\$ 35,447	\$ 54,965,438

Portfolio Diversification

Instrument Type	Percentage	Amount at Cost	Amount at Market Value
FFCB	9.1%	\$ 5,003,944	\$ 5,017,911
FHLB	7.3%	3,999,350	4,001,339
FNMA	5.5%	2,978,430	2,999,596
US Treasury	11.0%	6,034,487	6,032,812
FICO STRIP PRIN SER D-P	0.0%	0	0
State Investment Pool	67.2%	36,913,780	36,913,780
Total LGIP + Investments	100%	\$ 54,929,991	\$ 54,965,438

Broker	Percentage	Amount at Cost	Amount at Market Value
Financial North western	0.0%	\$ -	\$ -
1st Empire	1.8%	999,700	1,000,521
Time Value Investment	7.3%	3,998,980	4,000,494
PiperJaffray	11.0%	6,019,486	6,051,211
Multi-Bank Security	12.7%	6,998,045	6,999,432
State Investment Pool	67.2%	36,913,780	36,913,780
Total LGIP + Investments	100%	\$ 54,929,991	\$ 54,965,438

Investments by Fund

Fund	Investments at Cost as of 12/31/2019	LGIP State Investment Pool as of 12/31/2019	Total LGIP + Investments at Cost by Fund as of 12/31/2019	Unrecognized Gain/(Loss) as of 12/31/2019	Total Market Value of Investments by Fund as of 12/31/2019	2019 Budgeted Investment Earnings	2019 Actual Investment Earnings	Over/(Under) Budget
001 General	\$ 6,117,579	\$ 12,534,432	\$ 18,652,011	\$ 12,037	\$ 18,664,047	\$ 69,000	\$ 542,414	\$ 473,414
101 Street	100,163	205,226	305,388	197	305,585	2,500	7,136	4,636
107 Code Abatement	127,645	261,534	389,179	251	389,430	550	9,965	9,415
108 Asset Seizure	16,688.49	34,193.38	50,881.87	32.84	50,915	-	1,290	1,290
109 Public Arts	62,805	128,683	191,489	124	191,612	-	5,332	5,332
112 Fed Drug Enforcement	7,025	14,393	21,418	14	21,432	200	559	359
117 Transportation Impact Mitigation	1,325,815	2,716,489	4,042,304	2,609	4,044,912	-	90,606	90,606
118 Parks Impact Fees	218,642	447,980	666,621	430	667,052	-	9,193	9,193
190 Revenue Stabilization	1,691,214	3,465,162	5,156,375	3,328	5,159,703	-	-	-
230 Sidewalk LTGO Bond Admin	627,318	1,285,324	1,912,641	1,234	1,913,875	-	5,566	5,566
301 General Capital	357,803	733,110	1,090,913	704	1,091,617	6,710	29,882	23,172
312 City Fac-Mjr Maint	14,876	30,480	45,357	29	45,386	-	939	939
330 Roads Capital	1,411,873	2,892,816	4,304,689	2,778	4,307,467	39,364	123,826	84,462
331 Trans Bene Dist	154,081	315,700	469,781	303	470,084	-	41,416	41,416
332 Sidewalk Expansion Fund Admin	3,538,037	7,249,155	10,787,192	6,961	10,794,153	-	-	-
401 Surface Water Utility Fund	1,258,134	2,577,816	3,835,950	2,475	3,838,425	14,451	93,392	78,941
405 Wastewater Fund	43,384	88,890	132,273	85	132,358	-	5,337	5,337
501 Vehicle Oper/Maint	40,223	82,414	122,638	79	122,717	-	3,792	3,792
503 Equip Dep Replace	891,350	1,826,306	2,717,656	1,754	2,719,410	8,000	63,308	55,308
505 Unemployment	11,556	23,678	35,235	23	35,257	-	1,086	1,086
Total Investments	\$ 18,016,211	\$ 36,913,780	\$ 54,929,991	\$ 35,447	\$ 54,965,438	\$ 140,775	\$ 1,035,039	\$ 894,264



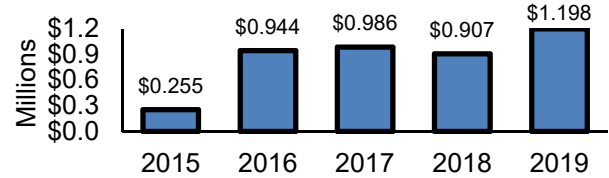
2019 FOURTH QUARTER FINANCIAL REPORT

Attachment A

TRANSPORTATION IMPACT FEES (PIF) 2019 ANNUAL FINANCIAL REPORT

Chapter 3.80 of the City of Shoreline's municipal code establishes impact fees for transportation. The following annual report provides information and data on the amount of Transportation Impact fees collected, earned or received and the transportation improvements that were financed in whole or in part by these impact fees, as required by article 3.80.100.

- Transportation Impact Fees Collected: In 2019, the City collected \$1,198,374 in Transportation Impact Fees (TIF), which is a 26.9% increase from 2018 with a collection of \$944,408. The table below depicts TIF revenue collections from 2015-2019, and Attachment A provides a detailed report of the source and the amount of all moneys collected, earned or received.



- Transportation Impact Fees Utilized: As of December 31, 2019, \$76,226 of Transportation Impact Fees have been utilized to finance the N 175th (Stone Ave N to I-5). The 2019-2025 CIP includes \$162,000 in funding for the N 175th (Stone Ave N to I-5) project:
- Transportation Impact Fee Exemptions: The following tables provides information on projects that have been exempted of all transportation impact fees:

Transportation Impact Fee Exemptions				
Permit #	Name	Year	Amount	Category
125831	Walgreens	2016	Addition & Remodel	\$2,938.17
124972	Starbuck's Parcel 6	2016	New Building	\$129,083.64
125727	Dr. Spain	2016	Addition & Remodel	\$19,417.92
SFR17-0442	Michele Tucker Salon	2017	New Building	\$1,292.72
COM17-0273	Hamlin Park Building Mod	2017	Addition & Remodel	\$21,820.70
COM17-0587	One Cup Coffee Drive Through	2017	Addition & Remodel	\$3,575.52
125711	Health Lab	2016	Light Industrial	\$4,622.40
COM17-1604	Wilson Vet	2017	Medical Dental Office	\$38,832.10
COM17-1613	Dr. Abano	2017	Medical Dental Office	\$12,444.00
COM18-0303	Starbucks TI	2018	Coffee/donut shop	\$26,264.72
COM19-1490	Get Strong First	2019	Health/Fitness Club	\$7,490.34
COM19-0066	North City Food Mart	2019	Coffee/Donut Shop	\$5,182.08
COM19-0963	Prevail Fitness Center	2019	Health/Fitness Club	\$123,616.80
COM18-1817	North City Water District	2019	Light Industrial/Church	\$92,298.01
COM19-0069	Ridgecrest Café	2019	Restaurant: Sit-Down	\$37,611.00
COM19-0317	North City Vet Clinic	2019	Medical Dental Office	\$107,663.40
COM19-0489	1610 NE 150 th St	2019	General Office	\$49,362.00
TIF Exemptions Total				\$683,515.52



2019 FOURTH QUARTER FINANCIAL REPORT

Attachment A

Transportation Impact Fee Exemptions for Community Based Services Agencies				
Permit #	Name	Year	Amount	Category
123511	Hopeline	2016	Addition & Remodel	\$25,638.82
125935	Jacob's Well Phase III, 3-Story Building	2018	Apartment	\$38,786.33
			Day Care Center	\$88,494.08
TIF Exemptions for Community Based Services Agencies Total				\$152,919.23

Per SMC 3.80.070 Exemptions, the amount of impact fees not collected from Community-Based Human Services Agencies and Business Exemptions shall be paid from public funds other than the impact fee account.

Summary of Other Public Funds		
Growth Project	Source	Amount
N 175 th (Stone Way to I5)	STP – federal funds	\$3,542,175

- Transportation Impact Fee Deferrals: Per SMC 3.80.050 Collection of impact fees, an applicant for a building permit for a single-family detached or attached residence may request a deferral of the full impact fee payment until final inspection or 18 months from the date of original building permit issuance, whichever occurs first. The table below depicts the list of Transportation Impact Fee deferrals, which are current as of January 1, 2020.

Transportation Impact Fee Deferrals								
Permit #	Name	Site Address	Tran Date	GL Date	Year	Description	Add'l Infor	Amount
SFR17-1735	NORTH CITY TOWNHOMES LLC	1509 NE 172 ND STREET	10/17/2018	10/17/2018	2018	NEW BUILDING	TIF DEFERRED REVENUE PROGRAM	\$13,133.44
SFR17-1736	NORHT CITY TOWNHOMES LLC	1513 NE 172 ND STREET	10/17/2018	10/17/2018	2018	NEW BUILDING	TIF DEFERRED REVENUE PROGRAM	\$13,133.44
SFR17-1741	NORTH CITY TOWNHOMES LLC	1517 NE 172 ND STREET	10/17/2018	10/17/2018	2018	NEW BUILDING	TIF DEFERRED REVENUE PROGRAM	\$13,133.44
SFR17-1662	PACIFIC HOMES CONST INC	20210 21 ST PL NW	3/25/2019	3/25/2019	2019	NEW BUILDING	PROJECT NOT STARTED AS OF 12/31/2019	\$6,566.72
SFR17-1387	RICHARD S LANE & BERNADETTE MOYLE	154 NW 183 RD ST	9/5/2019	9/5/2019	2019	ACCESSORY DWELLING UNIT	PROJECT NOT STARTED AS OF 12/31/2019	\$4,255.01
SFR18-0980	JONDRA I & ANDREW P CASE	15552 26 TH AVE NE	10/28/2019	10/28/2019	2019	NEW BUILDING	PROJECT NOT STARTED AS OF 12/31/2019	\$4,237.99
SFR19-2120	VALDET RUBLA...	15251 12 TH AVE NE	12/18/2019	12/18/2019	2019	ACCESSORY DWELLING UNIT ATTACHED	PROJECT NOT STARTED AS OF 12/31/2019	\$4,356.65
TIF DEFERRALS TOTAL								\$58,816.69



2019 FOURTH QUARTER FINANCIAL REPORT

Attachment A

PARK IMPACT FEES (PIF) 2019 ANNUAL FINANCIAL REPORT

Chapter 3.70 of the City of Shoreline's municipal code establishes impact fees for parks, open space and recreation facilities starting January 1, 2018. The following annual report provides information and data on the amount of Park Impact fees collected, earned or received and the parks projects proposed to be financed in whole or in part by these impact fees, as required by article 3.70.120.

- Park Impact Fees Collected:

In 2019, the City collected \$727,665 in Park Impact Fees increasing the available balance to \$768,440 as of December 31, 2019.

- Park Impact Fees Utilized:

As of December 31, 2018, no Park Impact Fees have been utilized to finance any Parks, Open Space or Recreation Facility projects. The table below provides information on projects that are expected to be financed in whole or in part by Park Impact Fees:

Projects to be financed by PIF based on 2019-2025 CIP	
Project	Estimated PIF Funding
Outdoor Multi-Use Sports Court	\$50,000
Parks Facilities Recreation Amenities	\$125,000

- Park Impact Fee Exemptions:

No projects were exempted in 2019.

Attachment A: Transportation Impact Fees Collected 2015-2019												
Permit #	PAID BY	Site Address	Tran Date	GL Date	Deposit Date	Year	Sub Type	D-CODE	Org Key	Object Code	Amount	10 Year Date
123423	CHRISTINE JUN	15336 ASHWORTH AVE NE	4/10/2015	4/10/2015	4/10/2015	2015	ADDITION & REMODEL	D095	1170000	3458400	\$ 3,607.00	4/10/2025
120202	BRIAN AND NINA FRANEY	2109 NW 201ST ST	4/28/2015	4/28/2015	4/28/2015	2015	NEW BUILDING	D095	1170000	3458400	\$ 3,607.49	4/28/2025
123422	EDWARD JONES	19270 AURORA AVE N	5/18/2015	5/18/2015	5/18/2015	2015		D095	1170000	3458400	\$ 1,965.00	5/18/2025
123511	SWEDISH MEDICAL GROUP	604 NW RICHMOND BEACH RD	6/3/2015	6/3/2015	6/3/2015	2015		D095	1170000	3458400	\$ 95,273.40	6/3/2025
123758	EYOB YESUF	117 NW 188TH ST	6/25/2015	6/25/2015	6/25/2015	2015	ADDITION & REMODEL	D095	1170000	3458400	\$ 3,607.49	6/25/2025
123739	JUSTIN RIPKIN	19209 15TH AVE NE	7/20/2015	7/20/2015	7/20/2015	2015	NEW BUILDING	D095	1170000	3458400	\$ 3,607.49	7/20/2025
123883	MESERET B TESFAYE	2144 N 155TH ST	7/24/2015	7/24/2015	7/24/2015	2015	ADDITION & REMODEL	D095	1170000	3458400	\$ 3,607.49	7/24/2025
123593	ARCADIA HOMES LLC											
123593	TIM KAIN TZ	2158 N 178TH ST	7/30/2015	7/30/2015	7/30/2015	2015	NEW BUILDING	D095	1170000	3458400	\$ 5,567.41	7/30/2025
123837	TSEDALE TEKLE	17416 ASHWORTH AVE N	9/4/2015	9/4/2015	9/4/2015	2015	NEW BUILDING	D095	1170000	3458400	\$ 3,607.49	9/4/2025
123837	EYASU MERESA											
123952	ECHO LAKE ADULT FAMILY HOME	2149 N 194TH ST	9/11/2015	9/11/2015	9/11/2015	2015	ADDITION & REMODEL	D095	1170000	3458400	\$ 1,091.42	9/11/2025
123978	ECHO LAKE PEDIATRIC DENTISTRY	19270 AURORA AVE N	9/28/2015	9/28/2015	9/28/2015	2015	REMODEL/REPAIR	D095	1170000	3458400	\$ 28,844.48	9/28/2025
123432	KEMAL POLOVINA	12022 10TH DR SE	10/2/2015	10/2/2015	10/2/2015	2015	NEW BUILDING	D095	1170000	3458400	\$ 5,567.41	10/2/2025
123778	PACIFIC RIDGE HOMES LLC											
123778	DAVID LUALU	2005 NE PERKINS WAY	10/12/2015	10/12/2015	10/12/2015	2015	NEW BUILDING	D095	1170000	3458400	\$ 5,567.41	10/12/2025
123779	PACIFIC RIDGE HOMES LLC											
123779	DAVID LUALU	18622 20TH AVE NE	10/12/2015	10/12/2015	10/12/2015	2015	NEW BUILDING	D095	1170000	3458400	\$ 5,567.41	10/12/2025
123457	DUBAGO, GETACHEW	18328 8TH AVE NW	10/12/2015	10/12/2015	10/12/2015	2015	ADDITION & REMODEL	D095	1170000	3458400	\$ 1,637.13	10/12/2025
123745	SHORELINE SCHOOL DISTRICT	15343 25TH AVE NE	10/20/2015	10/20/2015	10/20/2015	2015	NEW CONSTRUCTION	D095	1170000	3458400	\$ 9,158.38	10/20/2025
124000	MATHEWS, BRITTON	746 N 195TH ST	10/22/2015	10/22/2015	10/22/2015	2015	ADDITION & REMODEL	D095	1170000	3458400	\$ 3,607.49	10/22/2025
123990	BUILDING CO											
123990	KRISTIAN V NUNNELEE	20407 25TH AVE NW	11/3/2015	11/3/2015	11/3/2015	2015	NEW BUILDING	D095	1170000	3458400	\$ 5,567.41	11/3/2025
124266	BETTY R. MCDONALD	16334 25TH PL NE	11/3/2015	11/3/2015	11/3/2015	2015	ADDITION & REMODEL	D095	1170000	3458400	\$ 3,607.49	11/3/2025
123833	J M MURPHY INC	1357 N 167TH ST	12/1/2015	12/1/2015	12/1/2015	2015	NEW BUILDING	D095	1170000	3458400	\$ 5,567.41	12/1/2025

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124706	GANESH SHIWAKOTI EVEREST ADULT FAMILY HOME	912 N 196TH CT	12/7/2015	12/7/2015	12/7/2015	2015	ADDITION & REMODEL	D095	1170000	3458400	\$ 2,728.55	12/7/2025
124669	JILL B. & MIKE JENSEN	857 NE 151ST ST	12/14/2015	12/14/2015	12/14/2015	2015	ADDITION & REMODEL	D095	1170000	3458400	\$ 3,607.49	12/14/2025
124333	RICK BYNUM MASTON PROPERTIES & CONST	20054 10TH AVE NW	12/22/2015	12/22/2015	12/22/2015	2015	NEW BUILDING	D095	1170000	3458400	\$ 5,567.41	12/22/2025
124510	THE ANNEX LLC	20030 BALLINGER WAY NE A-02	12/23/2015	12/23/2015	12/23/2015	2015	REMODEL/REPAIR	D095	1170000	3458400	\$ 21,978.00	12/23/2025
124530	THE ANNEX LLC	20030 BALLINGER WAY NE A-04	12/23/2015	12/23/2015	12/23/2015	2015	REMODEL/REPAIR	D095	1170000	3458400	\$ 16,906.20	12/23/2025
123526	MICHAEL & JULIE M WENTZEL	17916 DAYTON AVE N	12/24/2015	12/24/2015	12/24/2015	2015	NEW BUILDING	D095	1170000	3458400	\$ 3,607.49	12/24/2025
123422	EDWARD R. JONES- REFUND	19270 AURORA AVE N	12/31/2015	12/31/2015	12/31/2015	2015		D095	1170000	3458400	\$ -	12/31/2025
123511	SWEDISH MEDICAL GROUP- REFUND	604 NW RICHMOND BEACH RD	12/31/2015	12/31/2015	12/31/2015	2015		D095	1170000	3458400	\$ -	12/31/2025
124638	STEVE MARTINSEN HOMES WEST INC	19042 21ST AVE NW	1/8/2016	1/8/2016	1/8/2016	2016	NEW BUILDING	D095	1170000	3458400	\$ 3,607.49	1/8/2026
124494	TODD HENDERSON HENDERSON'S CON	1115 NE 198TH ST	1/26/2016	1/26/2016	1/26/2016	2016	NEW BUILDING	D095	1170000	3458400	\$ 3,607.49	1/26/2026
124875	JEFFREY E CRITCHLOW CRITCHLOW	15210 GREENWOOD AVE N	2/8/2016	2/8/2016	2/8/2016	2016	NEW BUILDING	D095	1170000	3458400	\$ 5,567.41	2/8/2026
124794	BRUCE DEAN	14714 23RD AVE NE	2/10/2016	2/10/2016	2/10/2016	2016	NEW BUILDING	D095	1170000	3458400	\$ 3,607.49	2/10/2026
124343	WAYNE DOBBS CRISTA MINISTRIES	19345 CRISTA LN N	2/19/2016	2/19/2016	2/19/2016	2016	REMODEL/REPAIR	D095	1170000	3458400	\$ 4,678.20	2/19/2026
124447	RODIL ALCANTARA	239 NE 178TH ST	2/24/2016	2/24/2016	2/24/2016	2016	ADDITION & REMODEL	D095	1170000	3458400	\$ 1,091.42	2/24/2026
124994	ANTHONY J COLLINS NORHLIGHT BU	19826 10TH AVE NW	2/29/2016	2/29/2016	2/29/2016	2016	ADDITION & REMODEL	D095	1170000	3458400	\$ 4,007.92	3/1/2026
123507	TWIN PIER LLC	14540 STONE AVE N	3/1/2016	3/1/2016	3/1/2016	2016	NEW BUILDING	D095	1170000	3458400	\$ 5,567.41	3/1/2026
124770	GREG CHANDLER BEST HARBOUR DEV	15560 10TH AVE NE	3/7/2016	3/7/2016	3/7/2016	2016	NEW BUILDING	D095	1170000	3458400	\$ 5,567.41	3/7/2026
125187	VENANCIO BAUTISTA LAILA'S ADUL	14842 WALLINGFORD AVE N	3/22/2016	3/22/2016	3/22/2016	2016	ADDITION & REMODEL	D095	1170000	3458400	\$ 1,818.84	3/22/2026
124922	KEVIN MAVIS K & M'S HOME CONST	15204 GREENWOOD AVE N	4/8/2016	4/8/2016	4/8/2016	2016	NEW BUILDING	D095	1170000	3458400	\$ 6,185.39	4/8/2026
125322	JEFFREY E CRITCHLOW CRITCHLOW	15220 GREENWOOD AVE N	4/22/2016	4/22/2016	4/22/2016	2016	NEW BUILDING	D095	1170000	3458400	\$ 6,185.39	4/22/2026

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125127	ARLENE M HUBER HUBER'S CUSTOM	2115 N 159TH ST	4/25/2016	4/25/2016	4/25/2016	2016	NEW BUILDING	D095	1170000	3458400	\$ 4,007.92	4/25/2026
125446	POLLIE MCCLOSKEY	14533 EVANSTON AVE N	4/29/2016	4/29/2016	4/29/2016	2016	NEW BUILDING	D095	1170000	3458400	\$ 4,007.92	4/29/2026
125542	LLOYD HOLLOWAY	18112 PALATINE AVE N	5/11/2016	5/11/2016	5/11/2016	2016	ADDITION & REMODEL	D095	1170000	3458400	\$ 2,425.12	5/11/2026
125452	JEFFREY E CRITCHLOW	15212 GREENWOOD AVE N	5/13/2016	5/13/2016	5/13/2016	2016	NEW BUILDING	D095	1170000	3458400	\$ 6,185.39	5/13/2026
125618	JEFFREY E CRITCHLOW	15222 GREENWOOD AVE N	5/13/2016	5/13/2016	5/13/2016	2016	NEW BUILDING	D095	1170000	3458400	\$ 6,185.39	5/13/2026
125354	ESREF MARUSIC	3018 NE 149TH ST	5/20/2016	5/20/2016	5/20/2016	2016	ADDITION & REMODEL	D095	1170000	3458400	\$ 4,007.92	5/20/2026
125445	KRISTINE KLEEDEHN	16732 FREMONT AVE N	5/20/2016	5/20/2016	5/20/2016	2016	NEW BUILDING	D095	1170000	3458400	\$ 4,007.92	5/20/2026
123917	TIM KAIN TZ ARCADIA HOMES LLC	123 NW 185TH ST	5/24/2016	5/24/2016	5/24/2016	2016	NEW BUILDING	D095	1170000	3458400	\$ 5,567.41	5/24/2026
123918	TIM KAIN TZ ARCADIA HOMES LLC	123 NW 185TH ST	5/24/2016	5/24/2016	5/24/2016	2016	NEW BUILDING	D095	1170000	3458400	\$ 5,567.41	5/24/2026
125567	DAWIT B TESFAI	19711 WHITMAN AVE N	6/8/2016	6/8/2016	6/8/2016	2016	ADDITION & REMODEL	D095	1170000	3458400	\$ 3,637.68	6/8/2026
125269	KENNETH E & RONA J CORNELL	830 NW 190TH ST	6/9/2016	6/9/2016	6/9/2016	2016	ADDITION & REMODEL	D095	1170000	3458400	\$ 4,007.92	6/9/2026
125144	JAKE LYON DEMERS COURT LLC	1845 N 167TH ST	6/15/2016	6/15/2016	6/15/2016	2016	NEW BUILDING	D095	1170000	3458400	\$ 6,185.39	6/15/2026
125145	JAKE LYON DEMERS COURT LLC	1843 N 167TH ST	6/15/2016	6/15/2016	6/15/2016	2016	NEW BUILDING	D095	1170000	3458400	\$ 6,185.39	6/15/2026
123158		1613 N 167TH ST	6/23/2016	6/23/2016	6/23/2016	2016	NEW BUILDING	D095	1170000	3458400	\$ 5,567.41	6/23/2026
125578	CHARLES D & DEBORAH L BRIGHT	20015 30TH AVE NE	6/23/2016	6/23/2016	6/23/2016	2016	NEW BUILDING	D095	1170000	3458400	\$ 6,185.39	6/23/2026
125593	MARLA MILLER SHORELINE SCHOOL	2800 NE 200TH ST	6/30/2016	6/30/2016	6/30/2016	2016	REMODEL/REPAIR	D095	1170000	3458400	\$ 63,058.00	6/30/2026
126054	PETER LINDAHL	440 N 188TH ST B	7/8/2016	7/8/2016	7/8/2016	2016	ADDITION & REMODEL	D095	1170000	3458400	\$ 4,007.92	7/8/2026
125221	ERIN WARREN	18833 FIRLANDS WAY N B	7/27/2016	7/27/2016	7/27/2016	2016	NEW BUILDING	D095	1170000	3458400	\$ 4,007.92	7/27/2026
125724	TIM KAIN TZ ARCADIA HOMES LLC	19806 8TH AVE NW	7/28/2016	7/28/2016	7/28/2016	2016	NEW BUILDING	D095	1170000	3458400	\$ 6,185.39	7/28/2026
125819	LI MA	16068 GREENWOOD AVE N UNIT A	8/4/2016	8/4/2016	8/4/2016	2016	ADDITION & REMODEL	D095	1170000	3458400	\$ 6,185.39	8/4/2026

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125889	JANICE L MAXSON	1802 NW 197TH ST B	8/5/2016	8/5/2016	8/5/2016	2016	NEW BUILDING	D095	1170000	3458400	\$ 4,007.92	8/5/2026
124603	STEPHEN BOURNE SITE + PLAN + M	14535 BOTHELL WAY NE	8/16/2016	8/16/2016	8/16/2016	2016	NEW CONSTRUCTION	D095	1170000	3458400	\$ 98,105.97	8/16/2026
125913	YORDANOS BEYENE	17722 SUNNYSIDE CT N	8/25/2016	8/25/2016	8/25/2016	2016	ADDITION & REMODEL	D095	1170000	3458400	\$ 3,637.68	8/25/2026
124658	TRENT MUMMERY SHORELINE INVEST	17202 Aurora Ave N Apt 1	9/8/2016	9/8/2016	9/8/2016	2016	NEW CONSTRUCTION	D095	1170000	3458400	\$ 443,372.09	9/8/2026
124446	JOSHUA NORRIS	1833 NE 172ND ST	9/27/2016	9/27/2016	9/27/2016	2016	NEW BUILDING	D095	1170000	3458400	\$ 3,607.49	9/27/2026
126011	DON LOCKEN LOCKEN DESIGNER HOM	15327 15TH AVE NE	9/27/2016	9/27/2016	9/27/2016	2016	NEW BUILDING	D095	1170000	3458400	\$ 6,185.39	9/27/2026
126048	STEVE BEATTY BT CONTRACTING LL	15261 FREMONT AVE N	10/4/2016	10/4/2016	10/4/2016	2016	NEW BUILDING	D095	1170000	3458400	\$ 6,185.36	10/4/2026
125985	NEAVA LLC	2318 NE 145TH ST	10/5/2016	10/5/2016	10/5/2016	2016	NEW BUILDING	D095	1170000	3458400	\$ 6,185.39	10/5/2026
125986	NEAVA LLC	2310 NE 145TH ST	10/5/2016	10/5/2016	10/5/2016	2016	NEW BUILDING	D095	1170000	3458400	\$ 6,185.39	10/5/2026
125993	NEAVA LLC	2316 NE 145TH ST	10/5/2016	10/5/2016	10/5/2016	2016	NEW BUILDING	D095	1170000	3458400	\$ 6,158.39	10/5/2026
125507	STEPHEN BOURNE SITE + PLAN + M	16523 AURORA AVE N	10/6/2016	10/6/2016	10/6/2016	2016	NEW CONSTRUCTION	D095	1170000	3458400	\$ 57,833.74	10/6/2026
126161	MEGAN JOHNSON	19537 2ND AVE NW	10/7/2016	10/7/2016	10/7/2016	2016	NEW BUILDING	D095	1170000	3458400	\$ 4,007.92	10/7/2026
125602	NORTHWEST NEIGHBORHOODS LLC	18509 DENSMORE AVE N	10/11/2016	10/11/2016	10/11/2016	2016	NEW CONSTRUCTION	D095	1170000	3458400	\$ 24,741.56	10/11/2026
126372	TIM KAIN TZ ARCADIA HOMES LLC	2152 N 178TH ST	10/12/2016	10/12/2016	10/12/2016	2016	NEW BUILDING	D095	1170000	3458400	\$ 6,185.39	10/12/2026
125968	JAMES & BARBARA L MURPHY	1204 NW 201ST ST	10/26/2016	10/26/2016	10/26/2016	2016	NEW BUILDING	D095	1170000	3458400	\$ 4,007.92	10/26/2026
126391	DAVID OLSON ARCHITECT	1836 NE 171ST ST UNIT B	10/26/2016	10/26/2016	10/26/2016	2016	ADDITION & REMODEL	D095	1170000	3458400	\$ 4,007.92	10/26/2026
125737	STEVE & AMY DUONG DAO	1520 N 149TH CT	11/1/2016	11/1/2016	11/1/2016	2016	NEW BUILDING	D095	1170000	3458400	\$ 10,193.31	11/1/2026
126399	RESIDENCE CHOICE ADULT FAMILY	17400 17TH PL NE	11/10/2016	11/10/2016	11/10/2016	2016	ADDITION & REMODEL	D095	1170000	3458400	\$ 3,637.68	11/10/2026
126462	NIKI D BUCKLEY	19277 BURKE AVE N	11/10/2016	11/10/2016	11/10/2016	2016	NEW BUILDING	D095	1170000	3458400	\$ 4,007.92	11/10/2026
126608	BRUCE HOSFORD	174 NW CASCADE DR	11/21/2016	11/21/2016	11/21/2016	2016	NEW BUILDING	D095	1170000	3458400	\$ 6,185.39	11/21/2026

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127015	KINGSMEN BUILDING & DESIGN LLC	16739 ASHWORTH AVE N	4/6/2017	4/6/2017	4/6/2017	2017	NEW BUILDING	D095	1170000	3458400	\$ 6,158.39	4/6/2027
126025	DANG DEVELOPMENT LLC	18313 ASHWORTH AVE N	4/12/2017	4/12/2017	4/12/2017	2017	NEW BUILDING	D095	1170000	3458400	\$ 4,007.92	4/12/2027
SFR17-0052	TSIGNEH H ALI	1911 N 198th St	4/18/2017	4/18/2017	4/18/2017	2017	ADULT FAMILY HOME	D095	1170000	3458400	\$ 3,861.96	4/18/2027
127109	KEITH & AMY YOUNG	18014 8TH AVE NW	4/19/2017	4/19/2017	4/19/2017	2017	ADDITION & REMODEL	D095	1170000	3458400	\$ 6,566.72	4/19/2027
125016	BELTON HOMES, LLC	20059 10th Ave NW	4/27/2017	4/27/2017	4/27/2017	2017	NEW BUILDING	D095	1170000	3458400	\$ 6,185.39	4/27/2027
125017	BELTON HOMES, LLC	20057 10th Ave NW	4/27/2017	4/27/2017	4/27/2017	2017	NEW BUILDING	D095	1170000	3458400	\$ 6,185.39	4/27/2027
125018	BELTON HOMES LLC	20055 10th Ave NW	5/11/2017	5/11/2017	5/11/2017	2017	NEW BUILDING	D095	1170000	3458400	\$ 6,185.39	5/11/2027
125019	BELTON HOMES LLC	20053 10th Ave NW	5/11/2017	5/11/2017	5/11/2017	2017	NEW BUILDING	D095	1170000	3458400	\$ 6,185.39	5/11/2027
126772	TEMPERLY'S LONG TERM CARE ROSA	16222 CORLISS PL N	5/15/2017	5/15/2017	5/15/2017	2017	ADDITION & REMODEL	D095	1170000	3458400	\$ 3,637.68	5/15/2027
125021	ARDSLEY HOMES LLC	20049 10th Ave NW	5/30/2017	5/30/2017	5/30/2017	2017	NEW BUILDING	D095	1170000	3458400	\$ 6,185.39	5/30/2027
125022	WES TANIGAMA SUNDQUIST HOMES L	20047 10th Ave NW	5/30/2017	5/30/2017	5/30/2017	2017	NEW BUILDING	D095	1170000	3458400	\$ 6,185.39	5/30/2027
126056	STONE AVE TOWNHOUSES	18344 STONE AVE N	6/19/2017	6/19/2017	6/19/2017	2017	NEW BUILDING	D095	1170000	3458400	\$ 1.00	6/19/2027
126056	STONE AVE TOWNHOUSES	18344 STONE AVE N	6/19/2017	6/19/2017	6/19/2017	2017	NEW BUILDING	D095	1170000	3458400	\$ 6,184.39	6/19/2027
126057	STONE AVE TOWNHOUSES	18344 STONE AVE N	6/19/2017	6/19/2017	6/19/2017	2017	NEW BUILDING	D095	1170000	3458400	\$ 12,370.78	6/19/2027
127424	UPRIGHT CONSTRUCTION INC	1525 NE 171st St	6/23/2017	6/23/2017	6/23/2017	2017	NEW BUILDING	D095	1170000	3458400	\$ 6,566.72	6/23/2027
126674	SPITZENBERG LLC	14703 31ST AVE NE	6/30/2017	6/30/2017	6/30/2017	2017	ADDITION & REMODEL	D095	1170000	3458400	\$ 10,193.31	6/30/2027
127270	Susan Chang & Charles (Russ) R	20107 24th Ave NW	7/3/2017	7/3/2017	7/3/2017	2017	NEW BUILDING	D095	1170000	3458400	\$ 4,255.01	7/3/2027
125024	BELTON HOMES, LLC	20043 10th Ave NW	7/5/2017	7/5/2017	7/5/2017	2017	NEW BUILDING	D095	1170000	3458400	\$ 6,185.39	7/5/2027
125025	BELTON HOMES, LLC	20041 10th Ave NW	7/5/2017	7/5/2017	7/5/2017	2017	NEW BUILDING	D095	1170000	3458400	\$ 6,185.39	7/5/2027
125023	WES TANIGAWA SUNDQUIST HOMES L	20047 10th Ave NW	7/17/2017	7/17/2017	7/17/2017	2017	NEW BUILDING	D095	1170000	3458400	\$ 6,185.39	7/17/2027

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125874	PHUONG TRAN	14741 22ND AVE NE	12/5/2016	12/5/2016	12/5/2016	2016	NEW BUILDING	D095	1170000	3458400	\$ 10,193.31	12/5/2026
126420	GRACE N GITOME	738 N 203RD ST	12/14/2016	12/14/2016	12/14/2016	2016	ADDITION & REMODEL	D095	1170000	3458400	\$ 3,846.67	12/14/2026
126020	GREG CHANDLER AESTHETE LLC	15507 GREENWOOD AVE N	12/21/2016	12/21/2016	12/21/2016	2016	NEW BUILDING	D095	1170000	3458400	\$ 6,185.39	12/21/2026
126021	GREG CHANDLER AESTHETE LLC	15509 GREENWOOD AVE N	12/21/2016	12/21/2016	12/21/2016	2016	NEW BUILDING	D095	1170000	3458400	\$ 6,185.39	12/21/2026
126643	WAYNE SCHARBACH SCHARBACH CUST	16546 LINDEN AVE N	1/5/2017	1/5/2017	1/5/2017	2017	NEW BUILDING	D095	1170000	3458400	\$ 6,185.31	1/5/2027
125637	CHRISTY DOPP BELTON HOMES, LLC	1338 N 165TH ST	1/9/2017	1/9/2017	1/9/2017	2017	NEW BUILDING	D095	1170000	3458400	\$ 6,185.39	1/9/2027
125747	ROSE BENI	601 N 148TH ST	1/31/2017	1/31/2017	1/31/2017	2017	NEW BUILDING	D095	1170000	3458400	\$ 4,001.92	1/31/2027
125635	WES TANIGAWA SUNDQUIST HOMES L	1342 N 165TH ST	2/3/2017	2/3/2017	2/3/2017	2017	NEW BUILDING	D095	1170000	3458400	\$ 6,185.39	2/3/2027
125636	WES TANIGAWA SUNDQUIST HOMES L	1340 N 165TH ST	2/3/2017	2/3/2017	2/3/2017	2017	NEW BUILDING	D095	1170000	3458400	\$ 6,185.39	2/3/2027
126210	ERIC W SUNDQUIST	18917 16TH AVE NE	2/3/2017	2/3/2017	2/3/2017	2017	NEW BUILDING	D095	1170000	3458400	\$ 6,185.39	2/3/2027
126211	ERIC W SUNDQUIST	18915 16TH AVE NE	2/3/2017	2/3/2017	2/3/2017	2017	NEW BUILDING	D095	1170000	3458400	\$ 6,185.39	2/3/2027
126838	PHILIP WALTON	835 NW 190TH ST	2/7/2017	2/7/2017	2/7/2017	2017	NEW BUILDING	D095	1170000	3458400	\$ 4,007.92	2/7/2027
127094	WILLIAM GUSTAVSON EE-NA ENTERP	16536 LINDEN AVE N	2/7/2017	2/7/2017	2/7/2017	2017	NEW BUILDING	D095	1170000	3458400	\$ 6,566.72	2/7/2027
127095	WILLIAM GUSTAVSON EE-NA ENTERP	16534 LINDEN AVE N	2/7/2017	2/7/2017	2/7/2017	2017	NEW BUILDING	D095	1170000	3458400	\$ 6,566.72	2/7/2027
127096	WILLIAM GUSTAVSON EE-NA ENTERP	16530 LINDEN AVE N	2/7/2017	2/7/2017	2/7/2017	2017	NEW BUILDING	D095	1170000	3458400	\$ 6,566.72	2/7/2027
125210	OMAR FALAH TURKMEN	1234 NE 152ND ST	2/9/2017	2/9/2017	2/9/2017	2017	NEW BUILDING	D095	1170000	3458400	\$ 6,185.39	2/9/2027
126626	BEST HARBOUR DEVELOPMENT LLC	19318 3RD AVE NW	3/28/2017	3/28/2017	3/28/2017	2017	NEW BUILDING	D095	1170000	3458400	\$ 6,185.39	3/28/2027
126627	BEST HARBOUR DEVELOPMENT LLC	19314 3RD AVE NW	3/28/2017	3/28/2017	3/28/2017	2017	NEW BUILDING	D095	1170000	3458400	\$ 6,185.39	3/28/2027
126890	GREG CHANDLER BEST HARBOUR DEV	17831 8TH AVE NE	3/28/2017	3/28/2017	3/28/2017	2017	NEW BUILDING	D095	1170000	3458400	\$ 6,185.39	3/28/2027
125015	BELTON HOMES, LLC	20061 10th Ave NW	4/4/2017	4/4/2017	4/4/2017	2017	NEW BUILDING	D095	1170000	3458400	\$ 6,185.39	4/4/2027

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SFR17-0353	RYAN B CUETO	17201 10th Ave NE	7/19/2017	7/19/2017	7/19/2017	2017	ACCESSORY DWELLING UNIT DETACHED	D095	1170000	3458400	\$ 4,255.01	7/19/2027
125020	SUNDQUIST HOMES LLC.	20051 10th Ave NW	7/24/2017	7/24/2017	7/24/2017	2017	NEW BUILDING	D095	1170000	3458400	\$ 6,185.39	7/24/2027
SFR17-0235	Zaya & Lhanze Sakya + Avikrita MARIUS V ARBUNE AND IONELA	1555 NE 148TH ST	7/26/2017	7/26/2017	7/26/2017	2017	ACCESSORY DWELLING UNIT DETACHED	D095	1170000	3458400	\$ 4,255.01	7/26/2027
SFR17-0734	CAR	19538 Burke Ave N	8/15/2017	8/15/2017	8/15/2017	2017	ADULT FAMILY HOME	D095	1170000	3458400	\$ 1,930.98	8/15/2027
SFR17-0505	ANREALTY LLC.	14730 31st AVE NE Ave	8/17/2017	8/17/2017	8/17/2017	2017	NEW BUILDING	D095	1170000	3458400	\$ 6,566.72	8/17/2027
SFR17-0584	ARCADIA HOMES LLC	15208 Dayton Ave N	8/22/2017	8/22/2017	8/22/2017	2017	NEW BUILDING	D095	1170000	3458400	\$ 6,566.72	8/22/2027
SFR17-0585	ARCADIA HOMES LLC	15210 DAYTON AVE N	8/22/2017	8/22/2017	8/22/2017	2017	NEW BUILDING	D095	1170000	3458400	\$ 6,566.72	8/22/2027
SFR17-0453	Ann Penta	2106 NE 168th St	9/1/2017	9/1/2017	9/1/2017	2017	ACCESSORY DWELLING UNIT DETACHED	D095	1170000	3458400	\$ 4,255.01	9/1/2027
SFR17-0543	ARCADIA HOMES LLC	1809 N 180th St	9/1/2017	9/1/2017	9/1/2017	2017	NEW BUILDING	D095	1170000	3458400	\$ 6,566.72	9/1/2027
SFR17-0583	ARCADIA HOMES LLC	15206 DAYTON AVE N	9/8/2017	9/8/2017	9/8/2017	2017	NEW BUILDING	D095	1170000	3458400	\$ 6,566.72	9/8/2027
SFR17-0694	ELMO PAIGE	18317 1st Ave NW UNIT B	9/18/2017	9/18/2017	9/18/2017	2017	ACCESSORY DWELLING UNIT DETACHED	D095	1170000	3458400	\$ 4,255.01	9/18/2027
SFR17-0366	SUNSET HOMES NW LLC.	17550 Wallingford Ave N	9/19/2017	9/19/2017	9/19/2017	2017	NEW BUILDING	D095	1170000	3458400	\$ 6,566.72	9/19/2027
127013	HIGH HILL LLC	18557 FIRLANDS WAY N	9/19/2017	9/19/2017	9/19/2017	2017	NEW CONSTRUCTION	D095	1170000	3458400	\$ 126,075.97	9/19/2027
SFR17-0784	PAUL ULRICKSON.	14815 Evanston Ave N	9/20/2017	9/20/2017	9/20/2017	2017	ACCESSORY DWELLING UNIT DETACHED	D095	1170000	3458400	\$ 4,255.01	9/20/2027
125028	SKAGIT HIGHLAND HOMES LLC	20210 12th AVE NW	9/21/2017	9/21/2017	9/21/2017	2017	NEW BUILDING	D095	1170000	3458400	\$ 6,185.39	9/21/2027
125029	SKAGIT HIGHLAND HOMES LLC	20206 12TH AVE NW	9/21/2017	9/21/2017	9/21/2017	2017	NEW BUILDING	D095	1170000	3458400	\$ 6,185.39	9/21/2027
125030	SKAGIT HIGHLAND HOMES LLC	20202 12TH AVE NW	9/21/2017	9/21/2017	9/21/2017	2017	NEW BUILDING	D095	1170000	3458400	\$ 6,185.39	9/21/2027
COM17-0918	SHORELINE UNITARIAN CHURCH.	14724 1st Ave NE	9/28/2017	9/28/2017	9/28/2017	2017	MANUFACTURED OR PORTABLE	D095	1170000	3458400	\$ 5,618.35	9/28/2027
SFR17-0324	SUNDQUIST HOMES LLC	2361 NE 150TH ST	10/3/2017	10/3/2017	10/3/2017	2017	NEW BUILDING	D095	1170000	3458400	\$ 6,566.72	10/3/2027
SFR17-0325	SUNDQUIST HOMES LLC	2363 NE 150TH ST	10/3/2017	10/3/2017	10/3/2017	2017	NEW BUILDING	D095	1170000	3458400	\$ 6,566.72	10/3/2027

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SFR17-0326	SUNDQUIST HOMES LLC	2365 NE 150TH ST	10/3/2017	10/3/2017	10/3/2017	2017	NEW BUILDING	D095	1170000	3458400	\$ 6,566.72	10/3/2027
SFR17-0321	BELTON HOMES LLC	2355 NE 150TH ST	10/20/2017	10/20/2017	10/20/2017	2017	NEW BUILDING	D095	1170000	3458400	\$ 6,566.72	10/20/2027
SFR17-0322	BELTON HOMES LLC	2357 NE 150TH ST	10/20/2017	10/20/2017	10/20/2017	2017	NEW BUILDING	D095	1170000	3458400	\$ 6,566.72	10/20/2027
SFR17-0323	BELTON HOMES LLC	2359 NE 150TH ST	10/20/2017	10/20/2017	10/20/2017	2017	NEW BUILDING	D095	1170000	3458400	\$ 6,566.72	10/20/2027
SFR17-0634	AA ASHWORTH DEV. LLC	15604 5th Ave NE	10/25/2017	10/25/2017	10/25/2017	2017	NEW BUILDING	D095	1170000	3458400	\$ 6,566.72	10/25/2027
SFR17-0636	AA ASHWORTH DEV. LLC	15610 5th Ave NE	10/25/2017	10/25/2017	10/25/2017	2017	NEW BUILDING	D095	1170000	3458400	\$ 6,566.72	10/25/2027
SFR17-0637	AA ASHWORTH DEV. LLC	15606 5th Ave NE	10/25/2017	10/25/2017	10/25/2017	2017	NEW BUILDING	D095	1170000	3458400	\$ 6,566.72	10/25/2027
SFR17-0699	GREG CHANDLER...AESTHETE LLC	318 N 188th ST	11/6/2017	11/6/2017	11/6/2017	2017	NEW BUILDING	D095	1170000	3458400	\$ 6,566.72	11/6/2027
COM17-0037	ALASKAUSA FEDERAL CREDIT UNION	20029 19th AVE NE	11/8/2017	11/8/2017	11/8/2017	2017	NEW CONSTRUCTION	D095	1170000	3458400	\$ 59,845.65	11/8/2027
126009	ARABELLA DEVELOPMENT ACCOUNT	1221 NE 180TH ST	11/9/2017	11/9/2017	11/9/2017	2017	NEW CONSTRUCTION	D095	1170000	3458400	\$ 213,761.71	11/9/2027
MFR17-0569	ZEKARIAS TESFAGABER...YORDANOS	15313 15th Ave NE	12/6/2017	12/6/2017	12/6/2017	2017	NEW CONSTRUCTION	D095	1170000	3458400	\$ 19,700.16	12/6/2027
SFR17-0661	MICHAEL R GIOMI	2144 NW 201st St	12/15/2017	12/15/2017	12/15/2017	2017	NEW BUILDING	D095	1170000	3458400	\$ 6,556.72	12/15/2027
COM17-1288	RETAIL OPPORTUNITY INVESTMENTS	15809 Westminster Way N	12/18/2017	12/18/2017	12/18/2017	2017	TENANT IMPROVEMENT	D095	1170000	3458400	\$ 135,626.90	12/18/2027
SFR17-1059	ANNA GOLUBOVICH	2962 NE 201st Ct	12/21/2017	12/21/2017	12/21/2017	2017	NEW BUILDING	D095	1170000	3458400	\$ 6,566.72	12/21/2027
SFR17-1061	ANNA GOLUBOVICH	2954 NE 201st Ct	12/21/2017	12/21/2017	12/21/2017	2017	NEW BUILDING	D095	1170000	3458400	\$ 6,566.72	12/21/2027
126962	WEST COAST BULDING INC	1540 NE 175th St	12/26/2017	12/26/2017	12/26/2017	2017	NEW CONSTRUCTION	D095	1170000	3458400	\$ 37,112.34	12/26/2027
SFR17-0411	Belmont Homes NW Inc	1342 N 167th St	1/10/2018	1/10/2018	1/10/2018	2018	NEW BUILDING	D095	1170000	3458400	\$ 6,566.72	1/10/2028
SFR17-0806	CAREY HOMES LLC	16747 Ashworth Ave N Ave	1/24/2018	1/24/2018	1/24/2018	2018	NEW BUILDING	D095	1170000	3458400	\$ 6,566.72	1/24/2028
MFR17-0735	JESSE MOLNICK	2322 N 185th St	1/25/2018	1/25/2018	1/25/2018	2018	NEW CONSTRUCTION	D095	1170000	3458400	\$ 19,700.16	1/25/2028
MFR17-0736	WILLIAM CRITES	2324 N 185th St	1/25/2018	1/25/2018	1/25/2018	2018	NEW CONSTRUCTION	D095	1170000	3458400	\$ 26,266.88	1/25/2028

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SFR17-1327	JEFFREY L & TAMARA J BREWER	20300 Whitman Ave N	2/16/2018	2/16/2018	2/16/2018	2018	ACCESSORY DWELLING UNIT ATTACHED	D095	1170000	3458400	\$ 4,255.01	2/16/2028
SFR17-1419	RAJA ATALLAH	15217 Fremont Ave N	3/5/2018	3/5/2018	3/5/2018	2018	NEW BUILDING	D095	1170000	3458400	\$ 6,566.72	3/5/2028
SFR17-1062	ANNA GOLUBOVICH, SANDA INC	2950 NE 201st Ct	3/9/2018	3/9/2018	3/9/2018	2018	NEW BUILDING	D095	1170000	3458400	\$ 6,566.72	3/9/2028
SFR17-0669	EDGAR DAZA	14819 Corliss Ave N	3/20/2018	3/20/2018	3/20/2018	2018	ACCESSORY DWELLING UNIT ATTACHED	D095	1170000	3458400	\$ 4,255.01	3/20/2028
SFR17-1120	ARCADIA HOMES LLC	133 NW 185th St	3/22/2018	3/22/2018	3/22/2018	2018	NEW BUILDING	D095	1170000	3458400	\$ 6,566.72	3/22/2028
SFR17-1121	ARCADIA HOMES LLC	131 NW 185th St	3/22/2018	3/22/2018	3/22/2018	2018	NEW BUILDING	D095	1170000	3458400	\$ 6,566.72	3/22/2028
SFR17-1623	LACHANCE STEVEN & KRISTINA	1624 N 180th St	3/23/2018	3/23/2018	3/23/2018	2018	ACCESSORY DWELLING UNIT DETACHED	D095	1170000	3458400	\$ 4,255.01	3/23/2028
127209	CENTURY COMMUNITIES, INC.	1249 NW Richmond Beach Rd	3/27/2018	3/27/2018	3/27/2018	2018	NEW BUILDING	D095	1170000	3458400	\$ 6,566.72	3/27/2028
127303	CENTURY COMMUNITIES, INC.	1247 NW Richmond Beach Rd	3/27/2018	3/27/2018	3/27/2018	2018	NEW BUILDING	D095	1170000	3458400	\$ 6,566.72	3/27/2028
127304	CENTURY COMMUNITIES, INC.	1251 NW Richmond Beach Rd	3/27/2018	3/27/2018	3/27/2018	2018	NEW BUILDING	D095	1170000	3458400	\$ 6,566.72	3/27/2028
SFR17-1506	RICHARD CROSBY IRA LLC	20126 Greenwood Ave N	3/27/2018	3/27/2018	3/27/2018	2018	NEW BUILDING	D095	1170000	3458400	\$ 6,566.72	3/27/2028
SFR17-0816	ALEXANDER WHITAKER	15203 12th Ave NE	3/30/2018	3/30/2018	3/30/2018	2018	NEW BUILDING	D095	1170000	3458400	\$ 10,821.73	3/30/2028
SFR17-1217	TODD LEAMAN	409 NE 155th St	4/4/2018	4/4/2018	4/4/2018	2018	NEW CONSTRUCTION	D095	1170000	3458400	\$ 32,000.00	4/4/2028
SFR17-1217	TODD LEABMAN	409 NE 155th St	4/4/2018	4/4/2018	4/4/2018	2018	NEW CONSTRUCTION	D095	1170000	3458400	\$ 833.60	4/4/2028
SFR17-1748	ALI AMIR	15315 Stone Ave N Unit B	4/19/2018	4/19/2018	4/19/2018	2018	ACCESSORY DWELLING UNIT ATTACHED	D095	1170000	3458400	\$ 4,255.01	4/19/2028
127207	CENTURY COMMUNITIES INC	1243 NW Richmond Beach Rd	5/8/2018	5/8/2018	5/8/2018	2018	NEW BUILDING	D095	1170000	3458400	\$ 6,566.72	5/8/2028
127208	CENTURY COMMUNITIES INC	1245 NW Richmond Beach Rd	5/8/2018	5/8/2018	5/8/2018	2018	NEW BUILDING	D095	1170000	3458400	\$ 6,566.72	5/8/2028
127301	CENTURY COMMUNITIES	1239 NW Richmond Beach Rd	5/24/2018	5/24/2018	5/24/2018	2018	NEW BUILDING	D095	1170000	3458400	\$ 6,566.72	5/24/2028
127302	CENTURY COMMUNITIES	1241 NW Richmond Beach Rd	5/24/2018	5/24/2018	5/24/2018	2018	NEW BUILDING	D095	1170000	3458400	\$ 6,566.72	5/24/2028
127305	BENCHMARK COMMUNITIES LLC	1253 NW RICHMOND BEACH RD	5/8/2018	5/8/2018	5/8/2018	2018	NEW BUILDING	D095	1170000	3458400	\$ 6,566.72	5/8/2028

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MFR17-1322	SHORELINE COMMUNITY COLLEGE	16101 Greenwood Ave N	5/25/2018	5/25/2018	5/25/2018	2018	NEW CONSTRUCTION	D095	1170000	3458400	\$ 239,241.07	5/25/2028
SFR18-0320	BRANDON & SHIREE K TAYLOR	16388 28th Pl NE	5/29/2018	5/29/2018	5/29/2018	2018	ACCESSORY DWELLING UNIT DETACHED	D095	1170000	3458400	\$ 4,237.99	5/29/2028
SFR18-0644	JOSHUA A LAROSEE	1638 N 200th St	5/22/2018	5/22/2018	5/22/2018	2018	ACCESSORY DWELLING UNIT DETACHED	D095	1170000	3458400	\$ 4,237.99	5/22/2028
SFR18-0913	AMEN N BERHANU	20400 Whitman Ave N	5/24/2018	5/24/2018	5/24/2018	2018	ADULT FAMILY HOME	D095	1170000	3458400	\$ 3,846.52	5/24/2028
127275	SHORELINE SCHOOL DISTRICT		5/31/2018	5/31/2018	5/31/2018	2018	NEW CONSTRUCTION	D095	1170000	3458400	\$ 51,759.63	5/31/2028
SFR18-0558	CRAIG S LAWRENCE..	1879 NE 170th St	6/19/2018	6/19/2018	6/19/2018	2018	ACCESSORY DWELLING UNIT DETACHED	D095	1170000	3458400	\$ 4,237.99	6/19/2028
MFR17-0781	IVASHKIN ALEXANDER	1117 N 199th St	6/21/2018	6/21/2018	6/21/2018	2018	NEW CONSTRUCTION	D095	1170000	3458400	\$ 32,833.60	6/21/2028
MFR17-1703	DAVID KADINGER.AA ASHWORTH DEV LLC	15425 2nd Ave NE	6/21/2018	6/21/2018	6/21/2018	2018	NEW CONSTRUCTION	D095	1170000	3458400	\$ 26,266.88	6/21/2028
SFR18-0424	CHILAN TA	1822 NE 169th St	6/21/2018	6/21/2018	6/21/2018	2018	ACCESSORY DWELLING UNIT DETACHED	D095	1170000	3458400	\$ 4,237.99	6/21/2028
MFR17-1539	KEVIN A MURRAY	1003 NE 185th St	7/5/2018	7/5/2018	7/5/2018	2018	NEW CONSTRUCTION	D095	1170000	3458400	\$ 26,266.88	7/5/2028
MFR17-1701	ERICH ARMBRUSTER	224 NE 180th St	7/12/2018	7/12/2018	7/12/2018	2018	NEW CONSTRUCTION	D095	1170000	3458400	\$ 13,133.44	7/12/2028
MFR17-1702	ERICH ARMBRUSTER	224 NE 180th St	7/12/2018	7/12/2018	7/12/2018	2018	NEW CONSTRUCTION	D095	1170000	3458400	\$ 19,700.16	7/12/2028
SFR18-0780	ALMAZ GETACHEW BERIHUN	14504 Ashworth Ave N	7/23/2018	7/23/2018	7/23/2018	2018	ADULT FAMILY HOME	D095	1170000	3458400	\$ 3,846.52	7/23/2028
SFR18-0727	BEATTY STEVEN W+RACHEL F	333 N 188th St	8/8/2018	8/8/2018	8/8/2018	2018	ACCESSORY DWELLING UNIT ATTACHED	D095	1170000	3458400	\$ 4,237.99	8/8/2028
SFR17-1348	LI PENG+XIA LIU	15705 Midvale Ave N	8/28/2018	8/28/2018	8/28/2018	2018	NEW BUILDING	D095	1170000	3458400	\$ 4,255.01	8/28/2028
SFR17-1348	LI PENG+XIA LIU	15705 Midvale Ave N	8/28/2018	8/28/2018	8/28/2018	2018	NEW BUILDING	D095	1170000	3458400	\$ 4,255.01	8/28/2028
COM17-1034	WA SHOREWOOD SELF STORAGE, LLC	16750 Aurora Ave N Ave	8/29/2018	8/29/2018	8/29/2018	2018	NEW CONSTRUCTION	D095	1170000	3458400	\$ 55,577.13	8/29/2028
SFR17-1529	RICHARD CROSBY.	19128 15TH AVE NW	8/30/2018	8/30/2018	8/30/2018	2018	NEW BUILDING	D095	1170000	3458400	\$ 6,566.72	8/30/2028
COM17-0061	BARANOF HOLDINGS	19237 Aurora Ave N	9/11/2018	9/11/2018	9/11/2018	2018	NEW CONSTRUCTION	D095	1170000	3458400	\$ 73,049.61	9/11/2028
MFR18-0695	TODD LEABMAN	2328 N 185th St Unit A	9/21/2018	9/21/2018	9/21/2018	2018	NEW CONSTRUCTION	D095	1170000	3458400	\$ 19,621.35	9/21/2028

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MFR18-0696	TODD LEABMAN	2330 N 185th St Unit A	9/21/2018	9/21/2018	9/21/2018	2018	NEW CONSTRUCTION	D095	1170000	3458400	\$ 26,161.80	9/21/2028
MFR17-1626	TENREAL LLC...TIANSHAN ZHANG	3108 NE 145th St	9/24/2018	9/24/2018	9/24/2018	2018	NEW CONSTRUCTION	D095	1170000	3458400	\$ 48,380.00	9/24/2028
SFR18-1199	DNG CONSTRUCTION INC.....	743 N 202nd St	9/25/2018	9/25/2018	9/25/2018	2018	ADDITION AND REMODEL	D095	1170000	3458400	\$ 3,846.52	9/25/2028
SFR17-0027	CENTURY COMMUNITIES	20313 8th Ave NW	10/2/2018	10/2/2018	10/2/2018	2018	NEW BUILDING	D095	1170000	3458400	\$ 6,566.72	10/2/2028
SFR17-0099	CENTURY COMMUNITIES	20315 8th Ave NW	10/2/2018	10/2/2018	10/2/2018	2018	NEW BUILDING	D095	1170000	3458400	\$ 6,566.72	10/2/2028
SFR17-0246	CENTURY COMMUNITIES	20317 8th Ave NW	10/2/2018	10/2/2018	10/2/2018	2018	NEW BUILDING	D095	1170000	3458400	\$ 6,566.72	10/2/2028
SFR17-0247	CENTURY COMMUNITIES	20319 8th Ave NW	10/2/2018	10/2/2018	10/2/2018	2018	NEW BUILDING	D095	1170000	3458400	\$ 6,566.72	10/2/2028
SFR17-0248	CENTURY COMMUNITIES	20321 8th Ave NW	10/2/2018	10/2/2018	10/2/2018	2018	NEW BUILDING	D095	1170000	3458400	\$ 6,566.72	10/2/2028
SFR18-0572	TEETER GREGORY	1555 NE 175th St	10/16/2018	10/16/2018	10/16/2018	2018	ACCESSORY DWELLING UNIT DETACHED	D095	1170000	3458400	\$ 4,237.99	10/16/2028
SFR18-1056	UE SERVICES LLC	715 N 184th St	10/23/2018	10/23/2018	10/23/2018	2018	NEW BUILDING	D095	1170000	3458400	\$ 6,540.45	10/23/2028
SFR18-0994	MCLANE DAVID A+MCLANE KRIST	102 NW 188TH ST	11/7/2018	11/7/2018	11/7/2018	2018	ACCESSORY DWELLING UNIT ATTACHED	D095	1170000	3458400	\$ 4,255.01	11/7/2028
126706	SHORELINE HISTORICAL MUSEUM.....	18511 LINDEN AVE N	12/6/2018	12/6/2018	12/6/2018	2018	NEW CONSTRUCTION	D095	1170000	3458400	\$ 11,600.00	12/6/2028
SFR18-1479	HOLY LIVING ADULT FAMILY HOME LLC	20121 8th Ave NE	1/22/2019	1/22/2019	1/22/2019	2019	ADULT FAMILY HOME	D095	1170000	3458400	\$ 8,084.50	1/22/2029
SFR18-2096	SUSAN KARLSEN	2411 NW 195th Pl # A	1/22/2019	1/22/2019	1/22/2019	2019	ACCESSORY DWELLING UNIT ATTACHED	D095	1170000	3458400	\$ 3,000.00	1/22/2029
MFR18-1441	RIK JONES LLC.	19840 25th Ave NE	1/29/2019	1/29/2019	1/29/2019	2019	NEW CONSTRUCTION	D095	1170000	3458400	\$ 19,621.35	1/29/2029
MFR18-1499	RIK JONES LLC.	19848 25TH AVE NE	1/29/2019	1/29/2019	1/29/2019	2019	NEW CONSTRUCTION	D095	1170000	3458400	\$ 19,621.35	1/29/2029
SFR18-2236	ARCADIA HOMES	1409 NW 198th St	1/29/2019	1/29/2019	1/29/2019	2019	NEW BUILDING	D095	1170000	3458400	\$ 6,540.45	1/29/2029
SFR18-1052	PING QIU.	1031 NW 196TH ST	2/13/2019	2/13/2019	2/13/2019	2019	NEW BUILDING	D095	1170000	3458400	\$ 6,540.45	2/13/2029
MFR18-1095	SAGE HOMES NORTHWEST, LLC	18311 11th Ave NE	2/21/2019	2/21/2019	2/21/2019	2019	NEW CONSTRUCTION	D095	1170000	3458400	\$ 13,080.90	2/21/2029
SFR18-1094	SAGE HOMES NORTHWEST, LLC	18311 11th Ave NE	2/21/2019	2/21/2019	2/21/2019	2019	NEW BUILDING	D095	1170000	3458400	\$ 13,080.90	2/21/2029
COM18-1766	SHORELINE PUBLIC SCHOOLS	816 NE 190th St	3/1/2019	3/1/2019	3/1/2019	2019	MANUFACTURED OR PORTABLE	D095	1170000	3458400	\$ 1,805.39	3/1/2029

Permit #	PAID BY	Site Address	Tran Date	GL Date	Deposit Date	Year	Sub Type	D-CODE	Org Key	Object Code	Amount	10 Year Date
SFR18-0987	MARIYA DOBREVA GENADIEVA.GENADIEV LLC	17921 Fremont Ave N	3/14/2019	3/14/2019	3/14/2019	2019	NEW BUILDING	D095	1170000	3458400	\$ 6,540.45	3/14/2029
SFR18-0989	MARIYA DOBREVA GENADIEVA.GENADIEV LLC	17919 Fremont Ave N	3/14/2019	3/14/2019	3/14/2019	2019	NEW BUILDING	D095	1170000	3458400	\$ 6,540.45	3/14/2029
SFR18-1356	BAYASGALAN BEKHNASAN	15527 14th Ave NE	3/22/2019	3/22/2019	3/22/2019	2019	ADDITION	D095	1170000	3458400	\$ 2,564.34	3/22/2029
SFR18-2024	GARY MO	726 N 204th St	3/22/2019	3/22/2019	3/22/2019	2019	ACCESSORY DWELLING UNIT DETACHED	D095	1170000	3458400	\$ 4,237.99	3/22/2029
SFR17-1662	PACIFIC HOMES CONST INC	20210 21st Pl NW	3/25/2019	3/25/2019	3/25/2019	2019	NEW BUILDING	D095	1170000	3458400	\$ -	3/25/2029
SFR18-2234	ARCADIA HOMES	1403 NW 198th St	3/25/2019	3/25/2019	3/25/2019	2019	NEW BUILDING	D095	1170000	3458400	\$ 6,540.45	3/25/2029
SFR19-0173	DUMONT NANCY	2529 NE 165th St	3/26/2019	3/26/2019	3/26/2019	2019	ACCESSORY DWELLING UNIT DETACHED	D095	1170000	3458400	\$ 4,356.65	3/26/2029
SFR19-0158	TARGA HOMES LLC.	1821 NE 171st St	3/28/2019	3/28/2019	3/28/2019	2019	ACCESSORY DWELLING UNIT DETACHED	D095	1170000	3458400	\$ 4,356.65	3/28/2029
TWN18-1937	BLUE FERN DEVELOPMENT	18322 1st Ave NE	4/1/2019	4/1/2019	4/1/2019	2019		D095	1170000	3458400	\$ 39,242.70	4/1/2029
SFR18-2362	WILLIAN D MACCULLY	19741 10th Ave NE	4/12/2019	4/12/2019	4/12/2019	2019	ACCESSORY DWELLING UNIT DETACHED	D095	1170000	3458400	\$ 4,237.99	4/12/2029
SFR18-0903	AARON DAVID SWETT DBA AM CONSTRUCTION	20042 Greenwood Ave N	4/23/2019	4/23/2019	4/23/2019	2019	NEW BUILDING	D095	1170000	3458400	\$ 6,540.45	4/23/2029
MFR18-1409	EVERGREEN POINT REDMOND.....	17567 15th Ave NE	4/25/2019	4/25/2019	4/25/2019	2019	NEW CONSTRUCTION	D095	1170000	3458400	\$ 357,684.05	4/25/2029
SFR18-2096	SUSAN KARLSEN	2411 NW 195th Pl # A	4/26/2019	4/26/2019	4/26/2019	2019	ACCESSORY DWELLING UNIT ATTACHED	D095	1170000	3458400	\$ 1,237.99	4/26/2029
SFR18-1663	BAIN STEVEN D & ELIZABETH	123 NW 180th St	5/7/2019	5/7/2019	5/7/2019	2019	ACCESSORY DWELLING UNIT DETACHED	D095	1170000	3458400	\$ 4,237.99	5/7/2029
COM19-0056	SHORELINE PUBLIC SCHOOLS	16045 25th Ave NE	5/23/2019	5/23/2019	5/23/2019	2019	NEW CONSTRUCTION	D095	1170000	3458400	\$ 57,275.40	5/23/2029
SFR18-1290	TL PROPERTIES	18323 Stone Ave N	5/28/2019	5/28/2019	5/28/2019	2019	NEW BUILDING	D095	1170000	3458400	\$ 13,080.90	5/28/2029
SFR18-1292	TL PROPERTIES	18323 Stone Ave N	5/28/2019	5/28/2019	5/28/2019	2019	NEW BUILDING	D095	1170000	3458400	\$ 6,540.45	5/28/2029
SFR19-0156	HAPPY FAMILY ADULT FAMILY HOME	18239 Linden Ave N	7/1/2019	7/1/2019	7/1/2019	2019	ADULT FAMILY HOME	D095	1170000	3458400	\$ 3,954.24	7/1/2029
TWN18-2042	BLUE FERN DEVELOPMENT	2156 N 185th St	7/2/2019	7/2/2019	7/2/2019	2019		D095	1170000	3458400	\$ 39,242.70	7/2/2029
SFR18-2027	ELISE M & STEVEN L PEPIN	2202 NE 171st St	7/8/2019	7/8/2019	7/8/2019	2019	ACCESSORY DWELLING UNIT DETACHED	D095	1170000	3458400	\$ 4,255.01	7/8/2029
SFR19-0094	THUAN NGUYEN	15625 3rd Ave NE	7/8/2019	7/8/2019	7/8/2019	2019	ACCESSORY DWELLING UNIT DETACHED	D095	1170000	3458400	\$ 4,356.65	7/8/2029

Permit #	PAID BY	Site Address	Tran Date	GL Date	Deposit Date	Year	Sub Type	D-CODE	Org Key	Object Code	Amount	10 Year Date
TWN18-1950	WICK HOMES LLC.	18510 Wallingford Ave N	7/16/2019	7/16/2019	7/16/2019	2019		D095	1170000	3458400	\$ 26,161.80	7/16/2029
MFR18-0487	FIREWALKER CONSTRUCTION LLC	18339 Wallingford Ave N	7/22/2019	7/22/2019	7/22/2019	2019	NEW CONSTRUCTION	D095	1170000	3458400	\$ 19,621.35	7/22/2029
SFR18-0485	FIREWALKER CONSTRUCTION LLC	18339 Wallingford Ave N	7/22/2019	7/22/2019	7/22/2019	2019	NEW BUILDING	D095	1170000	3458400	\$ 6,540.45	7/22/2029
SFR18-0486	FIREWALKER CONSTRUCTION LLC	18339 Wallingford Ave N	7/22/2019	7/22/2019	7/22/2019	2019	NEW BUILDING	D095	1170000	3458400	\$ 13,080.90	7/22/2029
MFR17-1759	TRANG T PHAM...	18524 Wallingford Ave N	8/1/2019	8/1/2019	8/1/2019	2019	NEW CONSTRUCTION	D095	1170000	3458400	\$ 32,833.60	8/1/2029
TWN18-1958	WICK HOMES LLC	18500 Wallingford Ave N	8/5/2019	8/5/2019	8/5/2019	2019		D095	1170000	3458400	\$ 26,161.80	8/5/2029
SFR19-1353	JULEE KRAUS	2131 N 150th St	8/22/2019	8/22/2019	8/22/2019	2019	ACCESSORY DWELLING UNIT DETACHED	D095	1170000	3458400	\$ 4,356.65	8/22/2029
SFR17-1387	RICHARD S LANE & BERNADETTE MOYLE	154 NW 183rd St	9/5/2019	9/5/2019	9/5/2019	2019	ACCESSORY DWELLING UNIT ATTACHED	D095	1170000	3458400	\$ -	9/5/2029
TWN19-0003	JASMINE L JACOBSON	915 N 167th St	9/6/2019	9/6/2019	9/6/2019	2019		D095	1170000	3458400	\$ 33,617.90	9/6/2029
SFR19-0188	JAGDEV SINGH.....	925 N 198th St Unit B	9/11/2019	9/11/2019	9/11/2019	2019	ACCESSORY DWELLING UNIT DETACHED	D095	1170000	3458400	\$ 4,356.65	9/11/2029
SFR17-1705	MARVIN LEE...	2501 NW 191st Pl	9/24/2019	9/24/2019	9/24/2019	2019	NEW BUILDING	D095	1170000	3458400	\$ 6,566.72	9/24/2029
SFR19-1028	CAREFREE HOMES INC	18559 1st Ave NW	9/26/2019	9/26/2019	9/26/2019	2019	NEW BUILDING	D095	1170000	3458400	\$ 6,723.58	9/26/2029
TWN18-2210	INTRACORP REAL ESTATE	2349 N 147th St	10/2/2019	10/2/2019	10/2/2019	2019		D095	1170000	3458400	\$ 26,161.80	10/2/2029
TWN18-2212	INTRACORP REAL ESTATE	2355 N 147th St	10/2/2019	10/2/2019	10/2/2019	2019		D095	1170000	3458400	\$ 32,702.25	10/2/2029
SFR18-2081	PARASHAR PRODUCTIONS INC	15256 Densmore Ave N	10/8/2019	10/8/2019	10/8/2019	2019	ACCESSORY DWELLING UNIT ATTACHED	D095	1170000	3458400	\$ 4,356.65	10/8/2029
SFR17-1705	MARVIN LEE...	2501 NW 191st Pl	10/10/2019	10/10/2019	10/10/2019	2019	NEW BUILDING: 100% REFUND OF TIF FEE DUE TO	D095	1170000	3458400	\$ (6,566.72)	10/10/2029
TWN19-0464	BLUE FERN DEVELOPMENT LLC	18515 Meridian Ave N	10/25/2019	10/25/2019	10/25/2019	2019		D095	1170000	3458400	\$ 40,341.48	10/25/2029
SFR18-0980	JONDRA I & ANDREW P CASE	15552 26th Ave NE	10/28/2019	10/28/2019	10/28/2019	2019	NEW BUILDING	D095	1170000	3458400	\$ -	10/28/2029
SFR17-1712	ARCADIA HOMES LLC	17221 8th Ave NE	11/5/2019	11/5/2019	11/5/2019	2019	NEW BUILDING	D095	1170000	3458400	\$ 6,566.72	11/5/2029
SFR17-1713	ARCADIA HOMES LLC	17219 8th Ave NE	11/5/2019	11/5/2019	11/5/2019	2019	NEW BUILDING	D095	1170000	3458400	\$ 6,566.72	11/5/2029
SFR17-1714	ARCADIA HOMES LLC	17211 8th Ave NE	11/5/2019	11/5/2019	11/5/2019	2019	NEW BUILDING	D095	1170000	3458400	\$ 6,566.72	11/5/2029

Permit #	PAID BY	Site Address	Tran Date	GL Date	Deposit Date	Year	Sub Type	D-CODE	Org Key	Object Code	Amount	10 Year Date
SFR17-1715	ARCADIA HOMES LLC	17213 8th Ave NE	11/5/2019	11/5/2019	11/5/2019	2019	NEW BUILDING	D095	1170000	3458400	\$ 6,566.72	11/5/2029
SFR17-1716	ARCADIA HOMES LLC	17215 8th Ave NE	11/5/2019	11/5/2019	11/5/2019	2019	NEW BUILDING	D095	1170000	3458400	\$ 6,566.72	11/5/2029
SFR17-1717	ARCADIA HOMES LLC	17217 8th Ave NE	11/5/2019	11/5/2019	11/5/2019	2019	NEW BUILDING	D095	1170000	3458400	\$ 6,566.72	11/5/2029
TWN19-0264	JAKE'SD CORPORATION	225 NE 185th St	11/13/2019	11/13/2019	11/13/2019	2019		D095	1170000	3458400	\$ 13,447.16	11/13/2029
TWN19-0266	JAKE'SD CORPORATION	225 NE 185th St	11/13/2019	11/13/2019	11/13/2019	2019		D095	1170000	3458400	\$ 20,170.74	11/13/2029
SFR17-1742	NORTH CITY TOWNHOMES LLC.	1521 NE 172nd St	12/6/2019	12/6/2019	12/6/2019	2019	NEW BUILDING	D095	1170000	3458400	\$ 13,133.44	12/6/2029
SFR19-2504	ARAYA SEYFU	16722 Meridian Ave N	12/16/2019	12/16/2019	12/16/2019	2019	ADULT FAMILY HOME	D095	1170000	3458400	\$ 3,295.20	12/16/2029
SFR19-2120	VALDET RUBLA...	15251 12th Ave NE	12/18/2019	12/18/2019	12/18/2019	2019	ACCESSORY DWELLING UNIT ATTACHED	D095	1170000	3458400	\$ -	12/18/2029
TWN18-2625	INTRACORP REAL ESTATE.....	14527 1st Ave NE	12/20/2019	12/20/2019	12/20/2019	2019		D095	1170000	3458400	\$ 45,783.15	12/20/2029
TWN18-2627	INTRACORP REAL ESTATE.....	14517 1st Ave NE	12/20/2019	12/20/2019	12/20/2019	2019		D095	1170000	3458400	\$ 39,242.70	12/20/2029
TWN18-2631	INTRACORP REAL ESTATE.....	14513 1st Ave NE	12/20/2019	12/20/2019	12/20/2019	2019		D095	1170000	3458400	\$ 39,242.70	12/20/2029
TWN18-2634	INTRACORP REAL ESTATE.....	2356 N 145th St	12/20/2019	12/20/2019	12/20/2019	2019		D095	1170000	3458400	\$ 39,242.70	12/20/2029
											\$ 4,326,597.25	



2020 COVID-19 STRESS TEST ON OPERATING REVENUES

Attachment B

Amid the current environment, the City has been focused on managing the needs of the community and the changing daily priorities and seeking to model the financial impacts of an event that is completely unprecedented.

Modeling Using a Stress Test:

Assessing the impact and being able to effectively model revenues is essential for the City Council to take the necessary immediate and long-term actions to maintain financial sustainability. Many of our local government colleagues, economists, and other professionals have advised that we cannot "trust our gut" and hope that the economy responds/recovers as it did during previous downturns, and that we should prepare for a "deeper- and longer-than-expected" downturn and recovery. Therefore, as the "new normal" takes shape over the next few months, Shoreline's Leadership Team is preparing for the near-and long-term effects that the COVID-19 pandemic may have on its funds and ability to deliver valued services by evaluating three scenarios. Each is illustrative of the potential severity of the 2020 downturn and how long it might take to recover, as follows:

Little "v" Recovery

- Rebound is swift, but not easy
- Short-term, quick fixes could bridge the gap to recovery

Big "V" Recovery

- Downturn is deeper, but bounce back is rapid
- Short-term bridge strategies apply

"L" Recovery

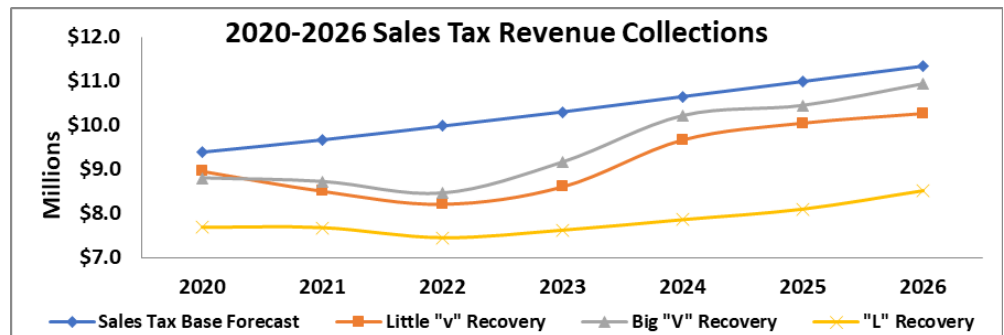
- Recovery is stalled by deeper economic woes
- Long-term transformation strategies needed ASAP

The table below assesses potential impacts on Shoreline's operating revenue streams, which vary by revenue type:

Revenue	2020 Base	Little "v" Recovery				Big "V" Recovery				"L" Recovery			
	Collections	Collections	\$ Change	% Change	Collections	\$ Change	% Change	Collections	\$ Change	% Change	Collections	\$ Change	% Change
Property Tax	\$13,916,110	\$13,220,305	(\$695,806)	-5.0%	\$12,524,499	(\$1,391,611)	-10.0%	\$12,524,499	(\$1,391,611)	-10.0%	\$12,524,499	(\$1,391,611)	-10.0%
Sales Tax	\$9,391,258	\$8,957,646	(\$433,612)	-4.6%	\$8,800,427	(\$590,831)	-6.3%	\$7,684,246	(\$1,707,012)	-18.2%	\$7,684,246	(\$1,707,012)	-18.2%
B&O Tax	\$1,064,819	\$1,015,654	(\$49,165)	-4.6%	\$997,828	(\$66,991)	-6.3%	\$871,271	(\$193,548)	-18.2%	\$871,271	(\$193,548)	-18.2%
Gambling Tax	\$1,437,300	\$872,784	(\$564,516)	-39.3%	\$679,324	(\$757,976)	-52.7%	\$537,907	(\$899,393)	-62.6%	\$537,907	(\$899,393)	-62.6%
PRCS Classes & Rentals	\$1,698,736	\$1,583,840	(\$114,896)	-6.8%	\$1,583,840	(\$114,896)	-6.8%	\$1,583,840	(\$114,896)	-6.8%	\$1,583,840	(\$114,896)	-6.8%
PCD Development Fees	\$2,164,258	\$1,848,078	(\$316,180)	-14.6%	\$1,604,515	(\$559,743)	-25.9%	\$1,538,275	(\$625,983)	-28.9%	\$1,538,275	(\$625,983)	-28.9%
Fuel Tax	\$1,274,526	\$1,012,009	(\$262,517)	-20.6%	\$981,235	(\$293,291)	-23.0%	\$634,666	(\$639,860)	-50.2%	\$634,666	(\$639,860)	-50.2%
Totals	\$30,947,007	\$28,510,316	(\$2,436,691)	-7.9%	\$27,171,668	(\$3,775,339)	-12.2%	\$25,374,703	(\$5,572,303)	-18.0%	\$25,374,703	(\$5,572,303)	-18.0%
Base Operating Revenue	\$48,819,600	\$46,382,909	(\$2,436,691)	-5.0%	\$45,044,261	(\$3,775,339)	-7.7%	\$43,247,297	(\$5,572,303)	-11.4%	\$43,247,297	(\$5,572,303)	-11.4%

The above recovery scenarios were developed with current data, comments and analysis by local government colleagues and economists, and anecdotal evidence available at this time. Staff will continue to evaluate data as it becomes available from various sources (e.g., revenue collections, economic forecasts, etc.), monitor for trends that may develop and modify projections as necessary.

Each revenue source is impacted differently, and our model takes these stress factors into consideration. For example, property tax, while considered relatively stable, is subject to each property owner's ability to pay so the City may experience a greater-than-historical level of delinquencies that impact current cash flow. The significant downturn in business activity resulting from closing businesses or severely restricting operations will result in decreased state and local tax revenues (e.g., Sales, Business & Occupation, and Gambling taxes). For Shoreline's Sales Tax, the largest impact will likely be seen in the Retail Trade Sector but restriction on construction activity may have an impact on the Construction Sector as well. The shape of the recovery can be illustrated with the forecast for Sales Tax collections.



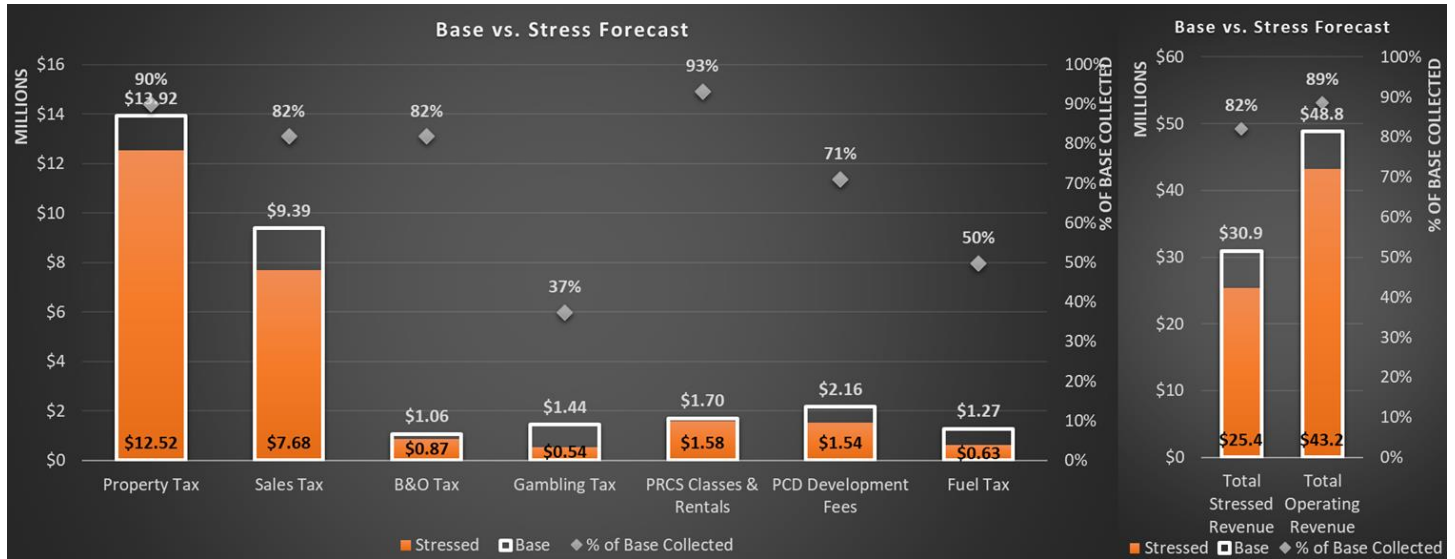
Parks and Recreation revenues have already been impacted as the cancellation of classes and rentals resulted in a significant amount and number of refunds. Staff will be evaluating the potential impact of the Stay Home – Stay Healthy Order will have on participation in future classes and rentals of facilities and incorporating the rental fees from the Assessment and Recovery Center located on Shoreline B. Development Fees will likely be impacted in the near-term by the closure of City Hall but may also be impacted in the long-term if the ability to finance development projects is curtailed.



2020 COVID-19 STRESS TEST ON OPERATING REVENUES

Attachment B

Lastly, revenue from Fuel Tax is based on the number of gallons sold, not the dollar value of the sales. Therefore, the 2020 distribution will be impacted in the near-term by the Stay Home – Stay Healthy Order but may also be impacted in the long-term like the decline in consumption experienced during the Great Recession.



Impacts on Cash Flow:

Actions taken by the King County Assessor to defer April property tax payments until the end of June, the DOR's extension for tax returns, and Shoreline's extension of 2020 first and second quarter Business & Occupation Tax and Gambling Tax returns will impact the City's cash flow. The Administrative Services Department is closely monitoring cash flow and, while not anticipated, will be prepared to take any necessary actions that may include drawing down reserves and / or issuance of tax anticipation notes.

Non-Operating Fund Impacts:

The City Capital Funds rely heavily on Real Estate Excise Tax (REET) to fund Transportation, Parks and General Capital Projects. Early modeling of potential REET impacts reveal a potential shortfall of between \$3,000 to \$230,000 as compared to the 2020 budget projection. The City's Voted Transportation Benefit District (TBD) Sales Tax, which funds the expansion of the City's Sidewalk system, will also be impacted by the significant downturn in business activity. Applying the Sales Tax stress factors to the TBD Sales tax reveals a potential shortfall of between \$124,000 to \$491,000. While this shortfall is not anticipated to impact Shoreline's ability to cover debt service on the bonds that were issued in 2019, it will reduce the amount of sidewalk expansion Shoreline can finance in the future.

Summary and City Response:

In summary, as a result of the impacts of the COVID-19 pandemic and the Stay Home – Stay Healthy Order, Shoreline's 2020 operating revenues may experience a decrease of \$2.4 million to \$5.6 million (5.0-11.4% of budgeted operating revenues) depending on the shape of the recovery. Shoreline is fortunate that, due to the strong financial policies adopted by Council, it is in a good position from a cash and reserve perspective with sufficient fund balance for the General Fund that exceeds reserve targets as well as a fully funded Revenue Stabilization Fund, commonly referred to as a rainy-day reserve. Despite this strong position, Leadership and staff recognize that the economic challenges of this event will likely impact multiple years and these resources must be conserved to mitigate impacts both now and in future budgets. To that end, as was mentioned above, Shoreline's Leadership Team is evaluating opportunities for cost containment, including considering deferral of one-time spending authorized but not already expended in the 2019-2020 biennial budget and identifying opportunities for ongoing cost savings that honors Council's commitments to the community and staff. The City Manager will discuss the plan for addressing the 2020 revenue impacts with Council in the coming months and will seek guidance that will guide our long-term response to be incorporated into the 2021-2022 biennial budget development and update of the 10 Year Financial Sustainability Model (10YFSM) as the impacts of the event and shape of the recovery become more apparent.