CITY OF BLACK DIAMOND

September 28, 2023 Special Meeting Agenda
Council Chambers, 25510 Lawson St.
Black Diamond, WA 98010

THIS IS OFFERED AS A HYBRID MEETING AND MAY BE ATTENDED IN PERSON AT THE ABOVE NOTED ADDRESS OR BY JOINING VIRTUAL/TELEPHONICALLY. CALL IN AND JOINING INFORMATION FOLLOWS:

Zoom link to join meeting:
https://zoom.us/j/4454477047?pwd=eGxRY3ZEeU14SVM2cGRBcUxCSjdmZz09
(Note: You do not need a web cam to join the meeting, but you will need audio to hear the proceedings.)
Meeting ID: 445 447 7047
Password: Council

Telephone dial in options:
+1 253 215 8782 US (Tacoma)
+1 206 337 9723 US (Seattle)
Meeting ID: 445 447 7047
Password:426953 (phone in only)

6:00 P.M. – CALL TO ORDER, FLAG SALUTE, ROLL CALL

WORK SESSION:

1) Review of Current Year Revenues and Expenditures as Adopted in the 2023 Budget and Review of 2024 Preliminary Budget Summary for all Funds Including Debt Service and Possible Increase for Property Tax — Mr. Mason/Ms. Miller

ADJOURNMENT:

Black Diamond Preliminary Budget

2024

City Council Work Session

September 28, 2023

'Black Diamond's New Gateway Entrance Sign'

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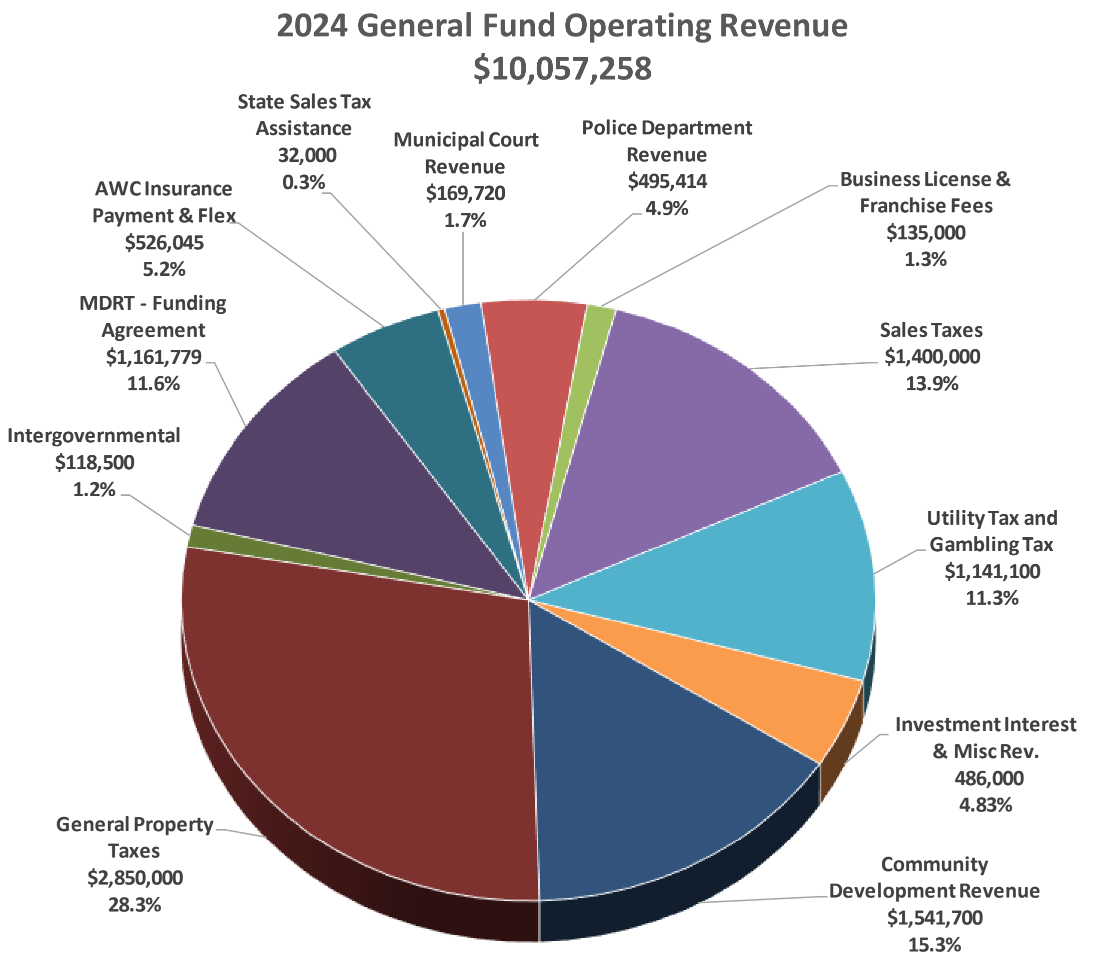
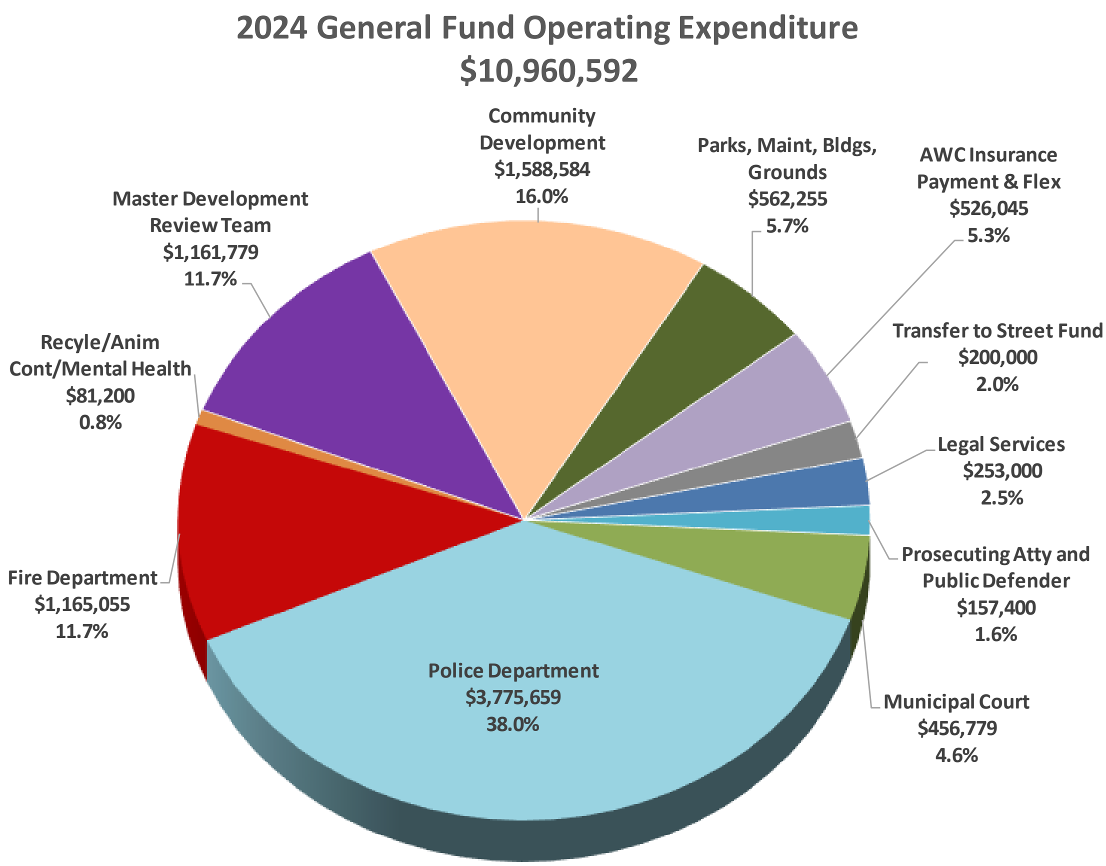
Black Diamond Historical Museum
Courtesy of Craig Goodwin



2024 General Fund Operating Revenue
$10,057,258
State Sales Tax Assistance 32,000 0.3%
Municipal Court Revenue $169,720 1.7%
Police Department Revenue $495,414 4.9%
Business License & Franchise Fees $135,000 1.3%
AWC Insurance Payment & Flex $526,045 5.2%
MDRT - Funding Agreement $1,161,779 11.6%
Sales Taxes $1,400,000 13.9%
Intergovernmental $118,500 1.2%
Utility Tax and Gambling Tax $1,141,100 11.3%
Investment Interest & Misc Rev. 486,000 4.83%
General Property Taxes $2,850,000 28.3%
Community Development Revenue $1,541,700 15.3%



2024 General Fund Operating Expenditure
$10,960,592
Community Development $1,588,584 16.0%
Parks, Maint, Bldgs, Grounds $562,255 5.7%
AWC Insurance Payment & Flex $526,045 5.3%
Master Development Review Team $1,161,779 11.7%
Transfer to Street Fund $200,000 2.0%
Recyle/Anim Cont/Mental Health $81,200 0.8%
Legal Services $253,000 2.5%
Prosecuting Atty and Public Defender $157,400 1.6%
Fire Department $1,165,055 11.7%
Police Department $3,775,659 38.0%
Municipal Court $456,779 4.6%

	General Fund Revenue Projection	2023 Budget	2023 Actuals thru June	2023 Estimated Year End	2024 Budget	2024 $ Budget Change	2024 % Budget Change
	REVENUES						
1	Beginning Cash and Investments	**6,097,682**	**7,506,059**	**7,506,059**	**7,533,420**	1,435,738	23.5%
2	General Property Taxes	2,674,500	1,503,079	2,674,500	2,850,000	175,500	6.6%
3	Sales Taxes	1,200,000	637,712	1,290,000	1,400,000	200,000	16.7%
4	State Sales Tax Assistance	26,000	-	26,000	32,000	6,000	0.0%
5	Utility Tax and Gambling Tax	984,140	601,327	1,034,950	1,141,100	156,960	15.9%
6	Cable Franchise Fees	66,200	40,493	80,000	85,000	18,800	28.4%
7	Business License	35,600	27,025	43,000	50,000	14,400	40.4%
8	Liquor Profits & Excise Tax	80,800	45,028	90,000	102,000	21,200	26.2%
9	KC Recycle & State Court Grants	16,500	9,140	16,500	16,500	0	0.0%
10	Municipal Court Revenue	113,400	49,849	125,250	169,720	56,320	49.7%
11	Police Department Revenue	427,650	206,450	502,542	495,414	67,764	15.8%
12	Community Development Rev	1,353,100	937,618	1,353,291	1,541,700	188,600	13.9%
13	Parks Revenue	56,000	22,905	56,000	75,000	19,000	33.9%
14	Cemetery Revenue	3,600	2,150	2,150	4,000	400	11.1%
15	Investment Interest & Misc Rev.	92,000	274,597	490,743	407,000	315,000	342.4%
16	Funding Agreement - MDRT	1,052,396	426,949	843,218	1,161,779	109,383	10.4%
17	AWC Insurance Payment & Flex	403,000	209,089	416,600	526,045	123,045	30.5%
18	**Total Operating Revenues**	**8,584,886**	**4,993,411**	**9,044,744**	**10,057,258**	**1,472,372**	**17.2%**
19	Devel Reimb-MDRT Conslt	1,645,000	547,000	1,027,700	1,905,000	260,000	15.8%
20	**TOTAL GENERAL FUND SOURCES**	**16,327,568**	**13,046,470**	**17,578,503**	**19,495,678**	**3,168,110**	**19.4%**

	General Fund Expenditure Projection	2023 Budget	2023 Actuals Thru June	2023 Estimated Year End	2024 Budget	2024 $ Budget Change	2024 % Budget Change
	EXPENDITURES						
1	Legislative - Council	24,542	7,849	17,602	25,574	1,032	4.2%
2	Executive - Mayor	15,898	6,851	14,348	15,837	(61)	-0.4%
3	Administration - City Administrator	206,351	-	-	212,138	5,787	2.8%
4	Administrative Services	803,854	355,129	767,833	779,287	(24,567)	-3.1%
5	Legal Services	369,000	56,654	178,000	253,000	(116,000)	-31.4%
6	Prosecuting Atty and Public Defender	130,300	41,800	111,650	157,400	27,100	20.8%
7	Municipal Court	442,488	182,528	372,811	456,779	14,291	3.2%
8	Police Department	3,552,317	1,519,476	2,961,467	3,775,659	223,342	6.3%
9	Fire Department	1,133,340	541,157	1,103,340	1,165,055	31,715	2.8%
10	Recyle/Anim Cont/Mental Health	122,200	4,284	52,996	81,200	(41,000)	-33.6%
11	Master Development Review Team	1,052,396	464,507	843,218	1,161,779	109,383	10.4%
12	Community Development	2,024,737	687,905	1,236,787	1,588,584	(436,153)	-21.5%
13	Facilities	152,702	63,846	230,875	82,647	(70,055)	-45.9%
14	Parks Department	359,570	105,844	320,422	418,096	58,526	16.3%
15	Cemetery	28,742	8,282	14,433	61,512	32,770	114.0%
16	AWC Insurance Payment & Flex	403,000	1,248	416,600	526,045	123,045	30.5%
17	Transfer to Street & Comp Plan	200,000	200,000	375,000	200,000	0	0.0%
18	**Total Operating Expenditures**	**11,021,437**	**4,247,361**	**9,017,383**	**10,960,592**	**(60,845)**	**-0.6%**
19	Developer MDRT Consultants	1,645,000	447,134	1,027,700	1,905,000	260,000	15.8%
20	**Total Expenditures**	**12,666,437**	**4,694,495**	**10,045,083**	**12,865,592**	**199,155**	**1.6%**
21	30% Reserved Cash and Investments	3,306,431	2,505,593	2,705,215	3,288,178	(18,254)	-0.6%
22	Unreserved Cash and Investments	354,700	5,846,383	4,828,205	3,341,909	2,987,209	842.2%
23	**Total Ending Cash and Investments**	**3,661,131**	**8,351,975**	**7,533,420**	**6,630,086**	**2,968,955**	**81.1%**
24	**TOTAL GENERAL FUND USES**	**16,327,568**	**13,046,470**	**17,578,503**	**19,495,678**	**3,168,110**	**19.4%**

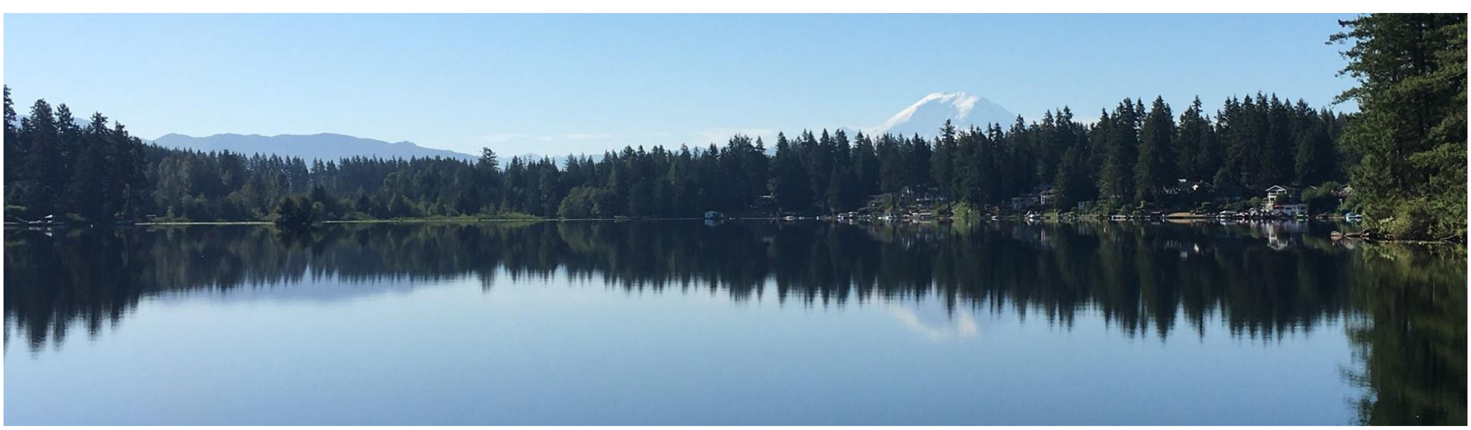
Street Fund Preliminary Budget 2022	2023 Budget	 Actuals Thru June	 Estimated Year End	2024 Prelim Budget	 $ Budget Change	 % Budget Change
REVENUE						
1 Beg Cash & Investment Reserved	243,905	325,924	325,924	444,863	200,958	82.4%
2 Street Gas Tax	100,200	53,419	107,000	117,786	17,586	17.6%
3 Right of Way Permit	1,200	5,552	12,000	10,000	8,800	733.3%
4 Other Revenue	39,500	17,248	24,500	38,306	(1,194)	-3.0%
5 Total Operating Revenue	**140,900**	**76,219**	**143,500**	**166,092**	**25,192**	**17.9%**
6 LGIP Investment Interest	14,000	4,997	11,000	10,000	(4,000)	-28.6%
7 Insurance/Claim Recovery	0	5,280	5,280	0	0	0.0%
8 Transfer In REET II	100,000	100,000	100,000	100,000	0	0.0%
9 Transfer In General Fund	200,000	200,000	200,000	200,000	0	0.0%
10 Transfer In Car Tab Fees	150,000	100,000	200,000	100,000	(50,000)	-33.3%
11 Total Revenue	**604,900**	**486,496**	**659,780**	**576,092**	**(28,808)**	**-4.8%**
12 **TOTAL STREET FUND SOURCES**	**848,805**	**812,420**	**985,704**	**1,020,955**	**172,150**	**20.3%**
EXPENDITURES						
13 Employee Salaries and Benefits	347,905	125,898	275,128	445,581	97,676	28.1%
14 Supplies	31,550	16,444	36,291	43,350	11,800	37.4%
15 Services and Charges	237,735	98,707	194,422	267,645	29,910	12.6%
16 Total Operating Expenditures	**617,190**	**241,049**	**505,841**	**756,576**	**139,386**	**22.6%**
17 Transfer Out - Capital Equip Replace	35,000	35,000	35,000	55,000	20,000	57.1%
18 Total Other Expenditures	**652,190**	**276,049**	**540,841**	**811,576**	**159,386**	**24.4%**
19 30% Reserved Cash and Investments	185,157	144,630	151,752	226,973	41,816	22.6%
20 Unreserved Ending Cash and Investments	11,458	391,741	293,111	(17,593)	(29,051)	-253.5%
21 **Total Ending Cash and Investments**	**196,615**	**536,371**	**444,863**	**209,379**	**12,764**	**6.5%**
22 **TOTAL STREET FUND USES**	**848,805**	**812,420**	**985,704**	**1,020,955**	**172,150**	**20.3%**

Water Fund Preliminary Budget 2022	2023 Budget	2023 Actuals Thru June	2023 Estimated Year End	2024 Prelim Budget	2024 $ Budget Change	2024 % Budget Change
REVENUE						
1 Beg Cash & Investment Unreserved	620,516	704,394	704,394	693,901	73,385	11.8%
2 Water Charges	1,472,300	700,596	1,485,550	1,607,000	134,700	9.1%
3 Water Late Fees/Name Changes	7,000	2,959	7,000	7,500	500	7.1%
4 Hydrant and Irrigation Water Sales	127,000	34,702	120,000	134,000	7,000	5.5%
5 Meter Purchasing, Setting Fees, Inspections & misc	144,000	118,961	200,000	183,700	39,700	27.6%
6 Total Operating Revenue	**1,750,300**	**857,217**	**1,812,550**	**1,932,200**	**181,900**	**10.4%**
7 LGIP Investment Interest	8,000	11,839	22,000	14,000	6,000	75.0%
8 Palmer Coking Coal -Payment *(debt)*	0	0	0	0	0	0.0%
9 Water Permit Consulting-Deposits	40,000	5,000	20,000	40,000	0	0.0%
10 Total Revenue	**1,798,300**	**874,056**	**1,854,550**	**1,986,200**	**187,900**	**10.4%**
11 TOTAL WATER FUND SOURCES	**2,418,816**	**1,578,450**	**2,558,944**	**2,680,101**	**261,285**	**10.8%**
EXPENDITURES						
12 Employee Salaries and Benefits	560,186	219,753	442,100	557,390	(2,796)	-0.5%
13 Supplies	204,740	52,533	218,800	186,185	(18,555)	-9.1%
14 Services and Charges	851,363	346,926	750,700	927,611	76,248	9.0%
15 **Total Operating Expenditures**	**1,616,289**	**619,211**	**1,411,600**	**1,671,186**	**54,897**	**3.4%**
16 Transfer Out - Water Capital & Res	100,000	100,000	100,000	100,000	0	0.0%
17 Transfer Out - Capital Equip Reserve	35,000	35,000	35,000	55,000	20,000	57.1%
18 Total Transfers Out	**135,000**	**135,000**	**135,000**	**155,000**	**20,000**	**14.8%**
19 Water Fund Debt Service	298,444	298,443	298,443	298,442	(2)	0.0%
20 Water Permit Consulting	30,000	12,605	20,000	20,000	(10,000)	-33.3%
21 Total Expenditures	**2,079,733**	**1,065,260**	**1,865,043**	**2,144,628**	**64,895**	**3.1%**
22 30% Reserved Cash and Investments	623,920	319,578	559,513	643,389	19,469	3.1%
23 Unreserved Ending Cash and Investments	(284,837)	193,612	134,388	(107,916)	176,921	-62.1%
24 **Ending Cash and Investments**	**339,083**	**513,190**	**693,901**	**535,473**	**196,390**	**57.9%**
25 TOTAL WATER FUND USES	**2,418,816**	**1,578,450**	**2,558,944**	**2,680,101**	**261,285**	**10.8%**

Sewer Fund Preliminary Budget 2022	2023 Budget	Actuals Thru June	Estimated Year End	2024 Prelim Budget	$ Budget Change	% Budget Change
REVENUE						
1 Beg Cash & Investment Unreserved	525,000	627,875	627,875	666,375	141,375	26.9%
2 King County Metro Sewer Charges	1,420,000	715,114	1,261,000	1,520,000	100,000	7.0%
3 Black Diamond Sewer Charges	625,000	334,521	600,000	700,000	75,000	12.0%
4 Inspections & Misc	57,200	31,173	88,700	57,300	100	0.2%
5 Total Operating Revenue	**2,102,200**	**1,080,809**	**1,949,700**	**2,277,300**	**175,100**	**8.3%**
6 LGIP Investment Interest	5,000	12,530	15,000	18,000	13,000	260.0%
7 Total Revenue	**2,107,200**	**1,093,339**	**1,964,700**	**2,295,300**	**491,575**	**23.3%**
8 TOTAL SEWER FUND SOURCES	**2,632,200**	**1,721,214**	**2,592,575**	**2,961,675**	**329,475**	**12.5%**
EXPENDITURES						
9 Employee Salaries and Benefits	437,214	170,627	330,300	499,938	62,724	14.3%
10 Supplies	25,669	8,830	20,000	23,285	(2,384)	-9.3%
11 Services and Charges	395,582	163,534	310,900	417,899	22,317	5.6%
12 KC Metro Sewer Payments	1,420,000	719,118	1,230,000	1,520,000	100,000	7.0%
13 Total Operating Expenditures	**2,278,465**	**1,062,108**	**1,891,200**	**2,461,122**	**182,657**	**8.0%**
14 Transfer Out - Capital Equip Replace	11,000	35,000	35,000	55,000	44,000	400.0%
15 **Total Expenditures**	**2,289,465**	**1,097,108**	**1,926,200**	**2,516,122**	**226,657**	**9.9%**
16 30% Reserved Cash and Investments	686,840	329,132	577,860	754,837	67,997	9.9%
17 Unreserved Ending Cash and Investments	(344,105)	294,974	88,515	(309,284)	34,820	-10.1%
18 **Ending Cash and Investments**	**342,735**	**624,106**	**666,375**	**445,553**	**102,818**	**30.0%**
19 **TOTAL SEWER FUND USES**	**2,632,200**	**1,721,214**	**2,592,575**	**2,961,675**	**329,475**	**12.5%**

Roundabout with Mt. Rainier
Courtesy of Craig Goodwin

Stormwater Fund **Preliminary Budget 2022**	**2023** **Budget**	**2023** **Actuals Thru June**	**2023** **Estimated Year End**	**2024** **Prelim Budget**	**2024** **$ Budget Change**	**2024** **% Budget Change**
REVENUE						
1 Beg Cash & Investment Unreserved	450,000	414,572	414,572	438,072	(11,928)	-2.7%
2 Stormwater Charges	755,000	427,544	695,000	820,000	65,000	8.6%
3 Stormwater Inspection Fees & Misc	27,200	31,107	39,000	62,790	35,590	130.8%
4 Total Operating Revenue	**782,200**	**458,650**	**734,000**	**882,790**	**100,590**	**12.9%**
5 LGIP Investment Interest	4,000	7,200	15,000	12,000	8,000	200.0%
6 Total Revenue	**786,200**	**465,851**	**749,000**	**894,790**	**108,590**	**13.8%**
7 TOTAL STORMWATER SOURCES	**1,236,200**	**880,422**	**1,163,572**	**1,332,862**	**96,662**	**7.8%**
EXPENDITURES						
8 Employee Salaries and Benefits	449,174	171,757	335,000	541,822	92,648	20.6%
9 Supplies	27,692	4,663	23,000	24,935	(2,757)	-10.0%
10 Services and Charges	433,565	177,756	272,500	474,312	40,747	9.4%
11 Services and Charges	**910,431**	**354,176**	**630,500**	**1,041,069**	**130,638**	**14.3%**
12 Transfer Out - Capital Equip Replace	35,000	35,000	35,000	55,000	20,000	57.1%
13 Transfer Out to Capital Projects	60,000	60,000	60,000	75,000	15,000	25.0%
14 Total Expenditures	**1,005,431**	**449,176**	**725,500**	**1,171,069**	**165,638**	**16.5%**
15 30% Reserved Cash and Investments	301,629	134,753	217,650	351,321	49,691	16.5%
16 Unreserved Ending Cash and Investments	(70,860)	296,494	220,422	(189,528)	(118,667)	167.5%
17 Ending Cash and Investments	**230,769**	**431,246**	**438,072**	**161,793**	**(68,976)**	**-29.9%**
18 TOTAL STORMWATER FUND USES	**1,236,200**	**880,422**	**1,163,572**	**1,332,862**	**27,686**	**2.2%**



Lake Sawyer and Mt. Rainier
Courtesy of Craig Goodwin

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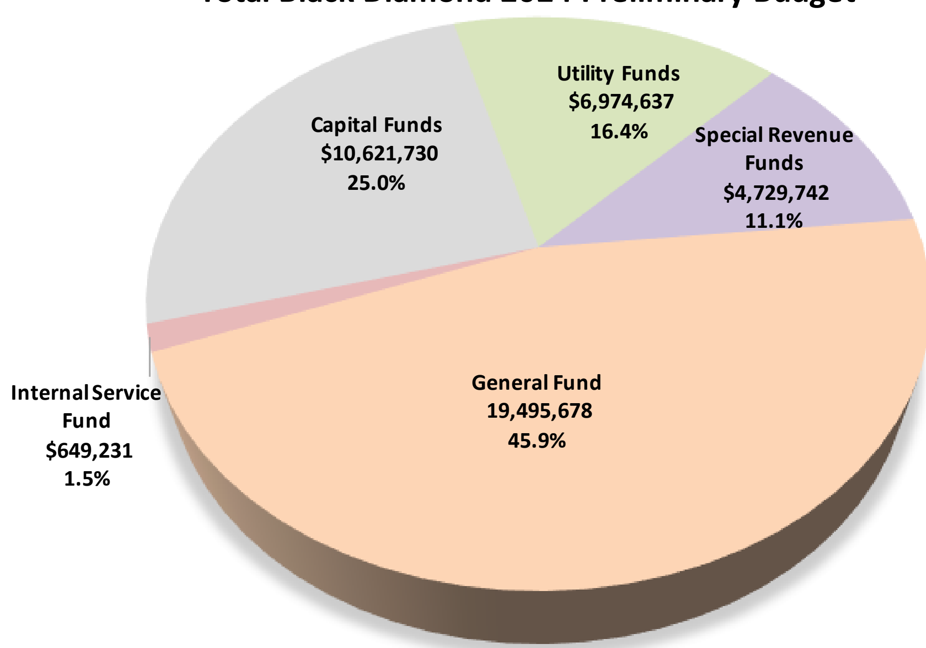
Combined 2024 Budget - All Funds

#	Fund	Beginning Fund Balance	2024 Revenue	Total Sources	2024 Expenditures	Ending Fund Balance	Total Uses
1	**General Fund 001**	7,533,420	11,962,258	19,495,678	12,865,592	6,630,086	19,495,678
2	**Special Revenue Funds**						
3	101 Street Fund	444,863	576,092	1,020,955	811,576	209,379	1,020,955
4	107 Fire Impact Fees	1,621,201	470,000	2,091,201	2,091,201	-	2,091,201
5	108 Trans. Benefit District Fund	82,132	133,400	215,532	150,000	65,532	215,532
6	109 Traffic Mitigation Fees	289,411	35,000	324,411	324,411	-	324,411
7	110 ARPA Fiscal Recovery Funds	324,643	3,000	327,643	327,643	-	327,643
8	111 School Impact Fees	-	750,000	750,000	750,000	-	750,000
9	112 Traffic Impact Fees	-	130,200	130,200	130,200	-	130,200
10	**Utility Operating Funds**						
11	401 Water Fund	693,901	1,986,200	2,680,101	2,144,628	535,473	2,680,101
12	407 Sewer Fund	666,375	2,295,300	2,961,675	2,516,122	445,553	2,961,675
13	410 Stormwater Fund	438,072	894,790	1,332,862	1,171,069	161,793	1,332,862
14	**Capital Funds**						
15	310 Gen. Government CIP Fund	1,022,962	995,000	2,017,962	2,010,000	7,962	2,017,962
16	311 REET 1	216,105	339,000	555,105	320,000	235,105	555,105
17	320 Public Works CIP Fund	168,000	2,418,500	2,586,500	2,596,500	(10,000)	2,586,500
18	321 REET 2	193,237	343,500	536,737	425,000	111,737	536,737
19	322 Public Works Retainage	-	202,500	202,500	202,500	-	202,500
20	402 WSFFA Partners CIP Fund	-	1,875,000	1,875,000	1,875,000	-	1,875,000
21	404 Water CIP Fund	1,940,748	233,000	2,173,748	2,173,748	-	2,173,748
22	408 Sewer CIP Fund	371,300	50,000	421,300	105,000	316,300	421,300
23	412 Stormwater CIP Fund	42,878	210,000	252,878	220,000	32,878	252,878
24	**Internal Service Fund 510**	375,471	273,760	649,231	490,658	158,573	649,231
25	**Grand Total All Funds**	**16,424,719**	**26,176,500**	**42,601,219**	**33,700,848**	**8,900,371**	**42,601,219**

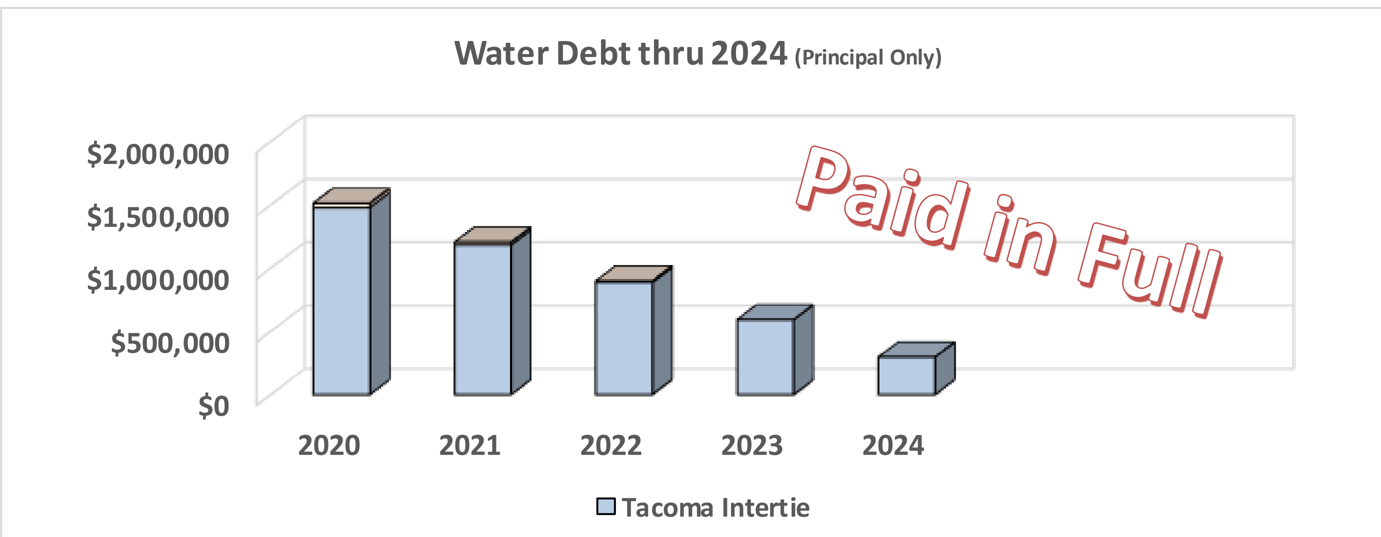
Total Black Diamond 2024 Preliminary Budget



City of Black Diamond - DEBT

Water Debt Service 2024

Issue Date	Issue Amount	Type	Purpose	Maturity Date	12/31/2023 Debt Owed	2024 Principal	2024 Interest	2024 Total Debt Payment
2005	3,407,063	PWTF	Tac 500mg	2024	**236,158**	236,158	2,362	238,520
	256,064	PWTF	Tac city 1st	2024				
	1,784,693	PWTF	Pump Fac, Res & lines	2024	**59,329**	59,329	593	59,922
	5,447,820	**PWTF**			**295,487**	**295,487**	**2,955**	**298,442**



CITY OF BLACK DIAMOND

2023 Calendar for 2024 Budget Meetings

As Passed by Resolution 23-XXXX

	Process	Work Session	City Council	State Law Limitations
1	Budget CALL: 2024 Budget requests and instructions go out to all departments			By Sept 11
2	2024 Estimates to be filed with Finance / City Clerk			By Sept 25
3	Special Meeting - Work Session 6:00 pm - CAO provides Council with current info on revenue from all sources as adopted in 2023 Budget, provides the Clerk's proposed Prelim 2024 Budget for General Fund and 2024 Budget totals for all funds including debt service & possible revenue for property taxes.	Sept 28		October 2
4	City Clerk Submits to CAO the proposed prelim 2024 budget setting forth the complete financial program			October 2
5	Special Meeting – Work Session 5:30 pm – General Fund Budget REV and EXP for Public Safety, Community Development, Parks etc. & possible property taxes increases.	Oct 19		Oct 14 – Nov 18
6	Special Meeting – Work Session 6:00 pm – Public Works 2024 Budgets for REV and EXP for Street, Water, Sewer, Stormwater, REET I & II and Gen Govt, Utilities, Capital Projects, and Debt Service.	Oct 26		Oct 14 – Nov 18
7	Mayor prepares 2024 Preliminary Budget and message and files with Council and Clerk		Nov 2	Nov 2
8	City Clerk publishes notice of Final Public Hearing on 2024 Budget and filing of Preliminary Budget – once a week for two consecutive weeks			Nov 1 - Nov 18
9	Preliminary 2024 Budget document made available to public six weeks before Jan. 1, 2024			Nov 21
10	Special Meeting – Work Session 6:00 pm - G/F 2024 Revenue review and possible property tax increase & ordinances	Nov 2		Nov 1 – Nov 30
11	1st Public Hearing on 2024 revenue sources including possible increases in property taxes, & two property tax ordinances.		Nov 2	Nov 1 – Nov 30
12	Council adopts two 2024 property tax ordinances & Finance sends to King County by Nov. 30, 2023		Nov 16	Nov 30
13	City Council Holds 2nd Public Hearing on 2024 Prelim Budget		Nov 16	Nov 1 – Nov 30
14	Council holds Final Budget hearing on 2024 Budget		Dec 4	Dec 4
15	Council adopts Final 2024 Budget		Dec 4	Dec 31
16	Council amends 2023 Budget		Dec 4	Dec 31

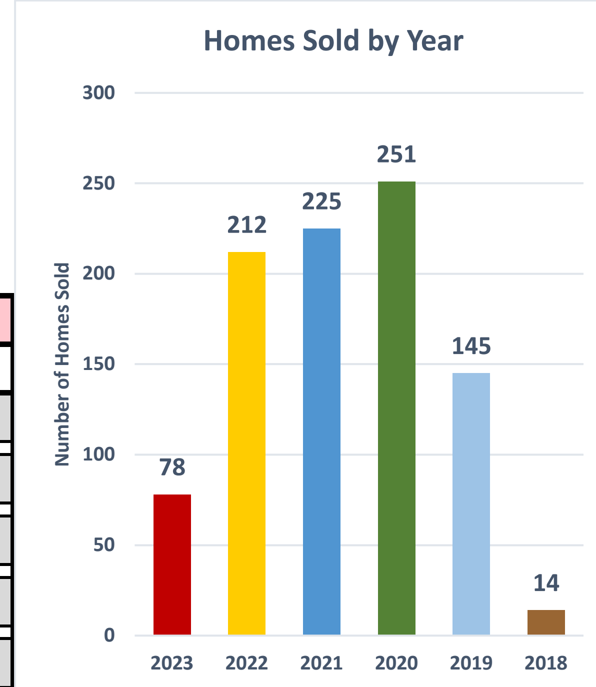
City of Black Diamond

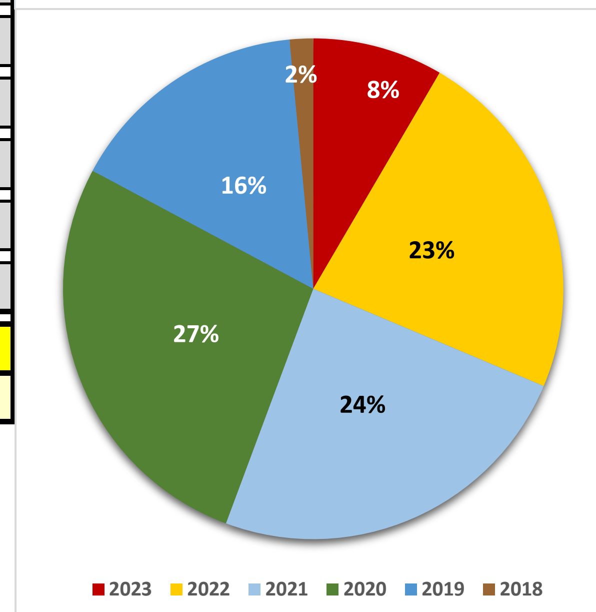
Ten Trails New Home Builder Properties Without Residents (Billed) By Month (2023):

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
Homes to be sold (Permits Issued) 2023												
Conner:	0	0	0	0	0	0	0	0				
Ichijo:	33	33	33	25	24	20	16	13				
Lennar:	0	0	0	0	0	0	0	0				
MainVue:	20	19	17	17	17	16	15	14				
Rudd:	3	0	0	0	0	0	0	0				
Pulte:	0	0	0	0	0	0	0	0				
OakRidge:	7	5	4	4	3	5	5	6				
Toll Bros:	0	0	0	0	0	0	0	0				
Regency: (Toll Brothers 55 & up)	72	62	68	70	62	81	76	87				
JK Monarch:	0	0	0	0	0	0	0	0				
Total: 2023	**135**	**119**	**122**	**116**	**106**	**122**	**112**	**120**	**0**	**0**	**0**	**0**
2022 Trend	214	207	175	155	138	103	129	145	148	139	143	140

Rental Permits Issued (buildings)

Eagle Creek Apartments	**19**
AMH Development	**61**
Rudd Townhomes	**10**





Ten Trails New Home Builder Properties **With** Residents (Sold) By Month (2023):

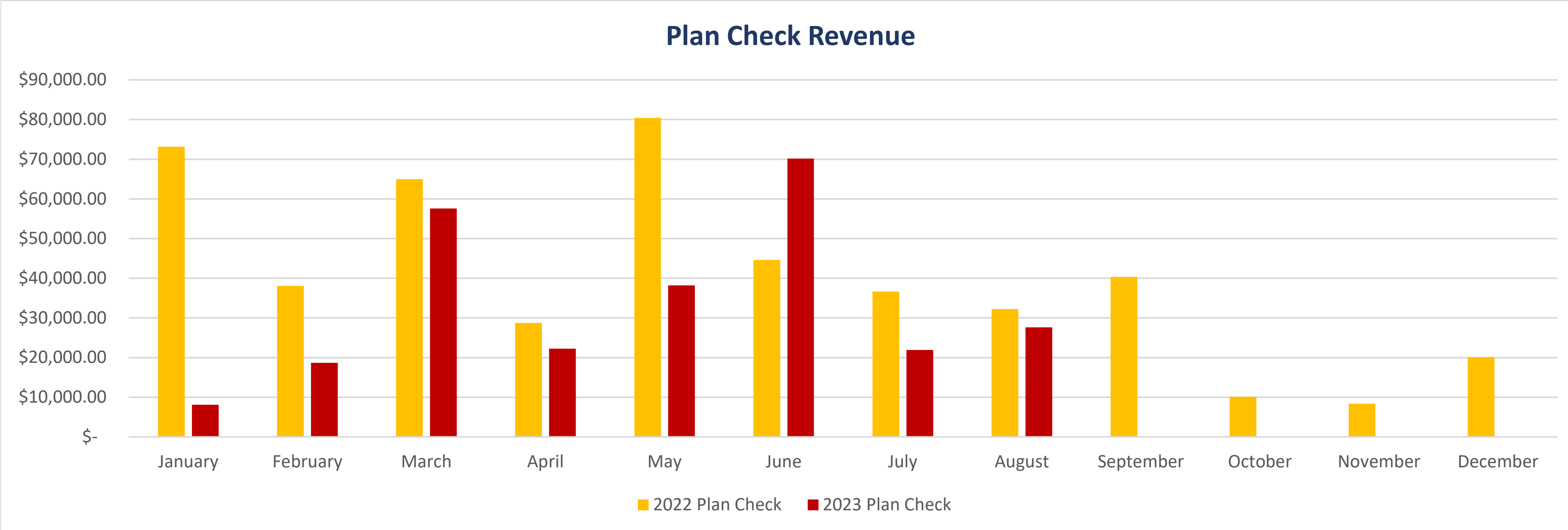
	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	2023	2022	2021	2020	2019	2018	LTD
Single Family Homes sold by month 2023																			
Conner:	0	0	0	0	0	0	0	0					0	0	0	26	24	8	**58**
Ichijo:	1	0	8	1	4	4	3	1					22	45	11	35	3	0	**116**
JK Monarch:	0	0	0	0	0	0	0	0					0	1	14	0	0	0	**15**
Lennar:	0	0	0	0	0	0	0	0					0	58	58	142	110	6	**374**
MainVue:	1	2	1	0	1	1	2	1					9	15	29	20	8	0	**81**
Oak Ridge:	2	0	1	0	1	0	0	1					5	24	33	0	0	0	**62**
Pulte:	0	0	0	0	0	0	0	0					0	25	55	10	0	0	**90**
Rudd:	0	0	0	0	0	0	0	0					0	12	5	18	0	0	**35**
Toll Bros:	0	0	0	0	0	0	0	0					0	29	20	0	0	0	**49**
Regency: (Toll Brothers 55 & up)	10	2	5	3	6	4	9	3					42	3	0	0	0	0	**45**
Total: 2023	**14**	**4**	**15**	**4**	**12**	**9**	**14**	**6**	**0**	**0**	**0**	**0**	**78**	**212**	**225**	**251**	**145**	**14**	**925**
2022 Trend	21	34	31	28	28	15	14	13	7	7	7	5	Historical Accum. Total:	847	635	410	159	14	

2023 Rental Units - Occupancy Issued (units)

Eagle Creek Apartments	**176**
AMH Units	**61**
Rudd Townhomes	**10**

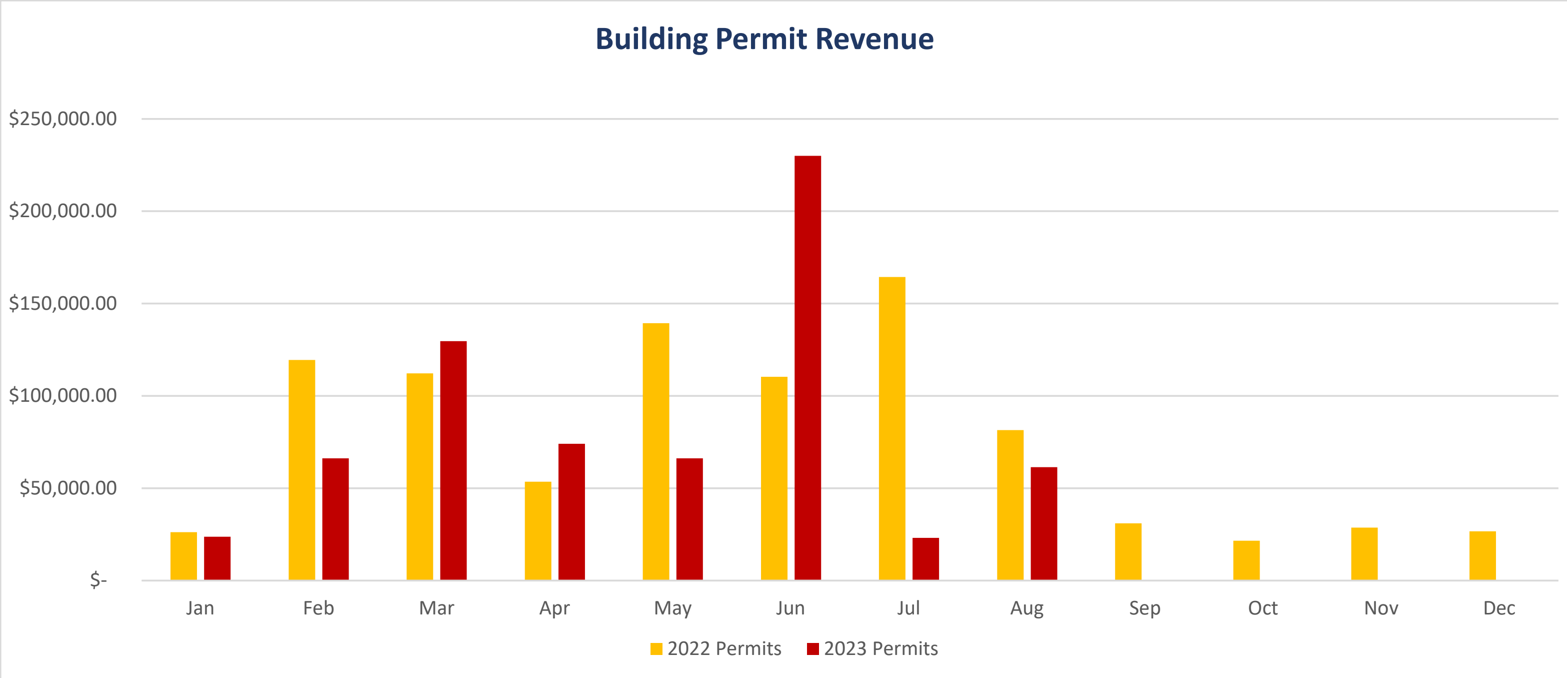
(Some Ten Trails Owners are 12 unit bldgs & some are 2 unit bldgs)

	Rentals		Homes Sold							
(x2 for apartments & age restricted, x2.5 for single family)	**Single Family**	Apartments	**Total Age Restricted**	**2018**	**2019**	**2020**	**2021**	**2022**	**2023**	
# of homes sold/rentals occupied:	71	176	45	14	145	251	225	209	36	1172 Total Dwelling Units
Estimated population:	**178**	**352**	**90**	**35**	**363**	**628**	**563**	**523**	**90**	**2820 Total Estimated Population**



Plan Check, Misc & Other

	2022 Plan Check	2023 Plan Check	2022 Other Rev.	2023 Other Rev.	2022 Total	2023 Total
January	$ 73,123.00	**$ 8,083.28**	$ 10,429.42	**$ 4,172.48**	$ 83,552.42	**$ 12,255.76**
February	$ 38,038.00	**$ 18,674.23**	$ 8,055.77	**$ 5,046.60**	$ 46,093.77	**$ 23,720.83**
March	$ 65,002.00	**$ 57,551.30**	$ 7,052.00	**$ 9,504.07**	$ 72,253.59	**$ 67,055.37**
April	$ 28,706.00	**$ 22,272.95**	$ 17,251.00	**$ 6,372.18**	$ 45,207.21	**$ 28,645.13**
May	$ 80,380.60	**$ 38,161.80**	$ 7,199.46	**$ 6,515.53**	$ 87,580.06	**$ 44,677.33**
June	$ 44,645.30	**$ 70,137.00**	$ 8,779.03	**$ 19,544.26**	$ 53,424.33	**$ 89,681.26**
July	$ 36,662.70	**$ 21,923.20**	$ 10,783.27	**$ 5,945.98**	$ 47,445.97	**$ 27,869.18**
August	$ 32,230.60	**$ 27,599.72**	$ 29,070.75	**$ 18,431.19**	$ 61,301.35	**$ 46,030.91**
September	$ 40,358.00		$ 12,516.49	**$ -**	$ 52,874.49	
October	$ 10,087.00		$ 16,892.79	**$ -**	$ 26,979.79	
November	$ 8,366.00		$ 13,092.45	**$ -**	$ 21,458.45	
December	$ 20,087.00		$ 22,375.22	**$ -**	$ 42,462.22	
Actuals	$ 477,686.20	**$ 264,403.48**	$ 163,497.65	**$ 75,532.29**	$ 640,633.65	**$ 339,935.77**
Budget	$ 650,000.00	**$ 420,000.00**	$ 109,250.00	**$ 89,900.00**	$ 759,250.00	**$ 509,900.00**



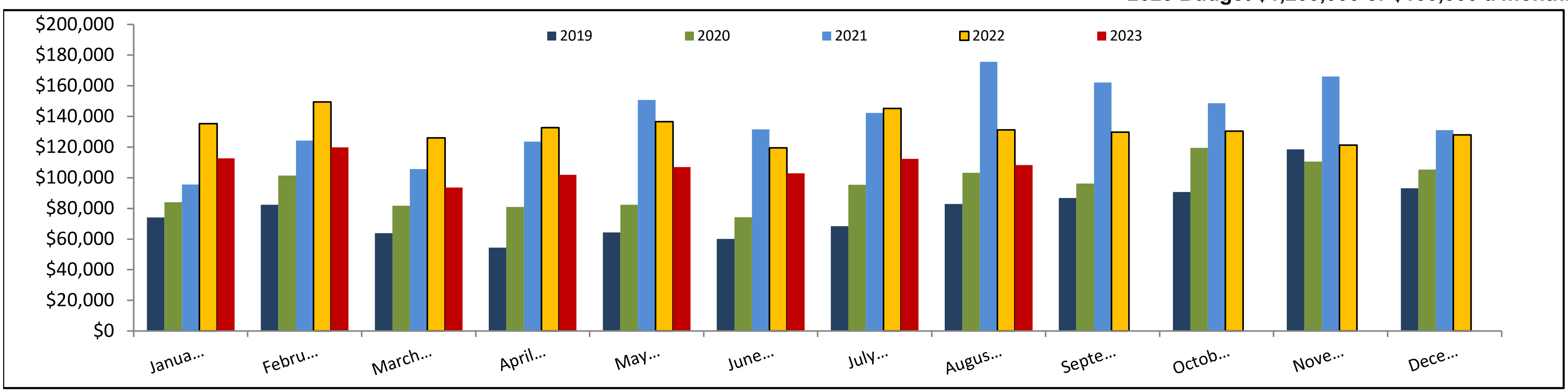
Building Permit Analysis

	2022 Permits	2023 Permits	2022 Other	2023 Other	2022 Total	2023 Total
Jan	$ 26,222.00	**$ 23,768.50**	$ 9,642.00	**$ 8,949.00**	$ 35,864.00	**$ 32,717.50**
Feb	$ 119,409.00	**$ 66,126.00**	$ 13,399.00	**$ 10,579.00**	$ 132,808.00	**$ 76,705.00**
Mar	$ 112,171.00	**$ 129,583.00**	$ 17,794.00	**$ 15,035.00**	$ 129,965.00	**$ 144,618.00**
Apr	$ 53,479.00	**$ 74,039.00**	$ 7,321.00	**$ 10,612.00**	$ 60,800.00	**$ 84,651.00**
May	$ 139,325.00	**$ 66,139.00**	$ 20,123.00	**$ 8,413.00**	$ 159,448.00	**$ 74,552.00**
Jun	$ 110,357.00	**$ 229,969.00**	$ 21,635.00	**$ 19,320.00**	$ 131,992.00	**$ 249,289.00**
Jul	$ 164,353.00	**$ 23,186.05**	$ 28,101.00	**$ 4,847.85**	$ 192,454.00	**$ 28,033.90**
Aug	$ 81,420.00	**$ 61,463.00**	$ 14,705.00	**$ 8,699.00**	$ 96,125.00	**$ 70,162.00**
Sep	$ 30,932.50		$ 5,205.00	**$ -**	$ 36,137.50	
Oct	$ 21,557.00		$ 6,074.00	**$ -**	$ 27,631.00	
Nov	$ 28,732.00		$ 3,114.00	**$ -**	$ 31,846.00	
Dec	$ 26,736.50		$ 3,193.00	**$ -**	$ 29,929.50	
Actuals	$ 914,694.00	**$ 674,273.55**	$ 150,306.00	**$ 86,454.85**	$ 1,065,000.00	**$ 760,728.40**
Budget	$ 1,100,000.00	**$ 700,000.00**	$ 276,500.00	**$ 133,200.00**	$ 1,276,500.00	**$ 833,200.00**

City of Black Diamond
Sales Tax Remittance Analysis

Sales Taxes	2019		2020		2021		2022		2023		Change
Month	Monthly	YTD	Monthly	YTD	Monthly	YTD	Monthly	YTD	Monthly	YTD	YTD
January (from Nov)	74,030	74,030	83,937	83,937	95,529	95,529	135,292	135,292	112,722	112,722	-16.68%
February (from Dec)	82,302	156,332	101,429	185,367	124,190	219,719	149,361	284,653	119,801	232,523	-18.31%
March (from Jan)	63,858	220,189	81,801	267,168	105,724	325,443	126,048	410,701	93,534	326,057	-20.61%
April (from Feb)	54,403	274,592	80,920	348,088	123,518	448,961	132,599	543,300	101,838	427,894	-21.24%
May (from Mar)	64,235	338,827	82,360	430,448	150,753	599,714	136,619	679,919	106,968	534,863	-21.33%
June (from Apr)	60,042	398,869	74,246	504,693	131,558	731,272	119,559	799,478	102,850	637,713	-20.23%
July (from May)	68,463	467,332	95,439	600,133	142,210	873,482	145,233	944,711	112,335	750,047	-20.61%
August (from Jun)	82,833	550,166	103,139	703,272	175,632	1,049,114	131,242	1,075,953	108,263	858,310	-20.23%
September (from Jul)	86,783	636,949	96,290	799,562	162,133	1,211,247	129,759	1,205,712			
October (from Aug)	90,635	727,584	119,507	919,069	148,582	1,359,829	130,390	1,336,102			
November (from Sep)	118,487	846,071	110,492	1,029,561	165,974	1,525,803	121,339	1,457,441			
December (from Oct)	93,191	939,262	105,377	1,134,938	131,025	1,656,828	127,954	1,585,395			
TOTAL	**939,262**		**1,134,938**		**1,656,828**		**1,585,395**		**858,310**		

2023 Budget $1,200,000 or $100,000 a month.



City of Black Diamond
Transportation Benefit District Revenue Analysis

Sales Taxes	2019		2020		2021		2022		2023		Change
Month	Monthly	YTD	Monthly	YTD	Monthly	YTD	Monthly	YTD	Monthly	YTD	YTD
January	8,237	8,237	7,623	7,623	9,504	9,504	8,514	8,514	8,296	8,296	-2.6%
February	7,979	16,216	9,880	17,503	9,306	18,810	8,474	16,988	10,078	18,374	8.2%
March	6,435	22,651	8,672	26,175	8,455	27,265	8,197	25,185	9,306	27,680	9.9%
April	9,643	32,294	9,475	35,650	10,949	38,214	12,573	37,758	12,118	39,798	5.4%
May	11,524	43,818	8,554	44,204	11,543	49,757	11,266	49,025	10,771	50,569	3.2%
June	9,682	53,500	10,672	54,876	10,375	60,132	10,751	59,776	11,246	61,815	3.4%
July	9,860	63,360	9,682	64,558	11,326	71,458	11,959	71,735	11,213	73,029	1.8%
August	8,830	72,190	8,078	72,636	11,031	82,489	9,088	80,823	13,352	86,381	6.9%
September	10,296	82,486	11,068	83,704	10,890	93,379	14,355	95,178			
October	8,334	90,820	9,563	93,267	8,197	101,577	9,148	104,326			
November	8,296	99,116	9,068	102,335	9,187	110,764	10,098	114,424			
December	5,683	104,799	8,613	110,948	8,989	119,753	9,227	123,651			
TOTAL	**104,799**		**110,948**		**119,753**		**123,651**		**86,381**		

2023 Budget $130,000 or $10,833 a month.