



City of Tukwila
***Finance and Governance
Committee***

- ◆ **Armen Papyan, Chair**
- ◆ **Dennis Martinez**
- ◆ **Verna Seal**

Distribution:

A. Papyan
D. Martinez
V. Seal
T. Sharp

Mayor McLeod
M. Wine
A. Youn
L. Humphrey

AGENDA

MONDAY, OCTOBER 27, 2025 – 5:30 PM

ON-SITE PRESENCE:

**TUKWILA CITY HALL
HAZELNUT CONFERENCE ROOM
6200 SOUTHCENTER BOULEVARD**

REMOTE PARTICIPATION FOR THE PUBLIC:

1-253-292-9750, ACCESS CODE: 441656166#
Click here to: [Join Microsoft Teams Meeting](#)
For Technical Support: 1-206-433-7155

Item	Recommended Action	Page
1. BUSINESS AGENDA		
a. Contract with Clearwater Advisors for Investment Advisory Services <i>Aaron BeMiller, Finance Director</i>	a. Forward to 11/3 Regular Consent Agenda	Pg.1
b. An ordinance adopting 2025 Year-end Budget Amendments <i>Tony Cullerton, Deputy Finance Director</i>	b. Forward to 11/3 Regular & 11/10 Special Meeting	Pg.27
c. An ordinance adopting 2026 Mid-biennium Budget Amendments <i>Aaron BeMiller, Finance Director</i>	c. Forward to 11/3 Regular & 11/10 Special Meeting	Pg.43
d. 2026 Property Tax Ordinances: <i>Tony Cullerton, Deputy Finance Director</i> <ul style="list-style-type: none">An ordinance levying the 2026 Regular Property Tax LevyAn ordinance levying the 2026 Excess Levy.	d. Forward to 11/3 Regular & 11/10 Special Meeting	Pg.51
e. 2025 3 rd Quarter Financial Report <i>Tony Cullerton, Deputy Finance Director</i>	e. Discussion Only	Pg.71
2. MISCELLANEOUS		

Next Scheduled Meeting: November 24, 2025



The City of Tukwila strives to accommodate individuals with disabilities.
Please contact the City Clerk's Office at **206-433-1800** (TukwilaCityClerk@TukwilaWA.gov) for assistance.



INFORMATIONAL MEMORANDUM

TO: Finance and Governance Committee

FROM: Aaron BeMiller, Finance Director

CC: Thomas McLeod, Mayor & Marty Wine, City Administrator

DATE: October 21, 2025

SUBJECT: Investment Advisor Contract

ISSUE

The City Council approved changes made by the finance department to update the City's investment policy.

BACKGROUND

The City Council approved changes made by the finance department to update the City's investment policy. The finance department held five interviews with investment advisors and selected Clearwater Advisors as its preferred vendor based on knowledge, customer service and access to our advisor, investment philosophy and practice, as well as cost.

We are seeking Committee approval for a five-year contract.

FINANCIAL IMPACT

Estimates are that the annual fee for service will be \$15,000 based on \$80M invested through our advisor.

RECOMMENDATION

Approval of contract with Clearwater Advisors and forward to the November 3rd City Council meeting as a consent item.

ATTACHMENTS

- Contract – Redlined
 - Exhibit A – Scope of Work
 - Exhibit B – Fee Language & Agreed Upon Fees
- Clearwater Advisors Brochure



PROFESSIONAL SERVICES AGREEMENT

(Includes consultants, architects, engineers, accountants, and other professional services)

THIS AGREEMENT is entered into between the City of Tukwila, Washington, hereinafter referred to as "the City", and Clearwater Advisors, LLC, hereinafter referred to as "the Consultant", in consideration of the mutual benefits, terms, and conditions hereinafter specified.

1. **Project Designation.** The Consultant is retained by the City to perform _____ services in connection with the project titled _____.
2. **Scope of Services.** The Consultant agrees to perform the services, identified on Exhibit "A" attached hereto, including the provision of all labor, materials, equipment and supplies.
3. **Duration of Agreement; Time for Performance.** This Agreement shall be in full force and effect for a period commencing upon execution and ending _____, unless sooner terminated under the provisions hereinafter specified. Work under this Agreement shall commence upon written notice by the City to the Consultant to proceed. The Consultant shall perform all services and provide all work product required pursuant to this Agreement no later than _____ unless an extension of such time is granted in writing by the City.
4. **Payment.** The Consultant shall be paid by the City for completed work and for services rendered under this Agreement as follows:
 - A. Payment for the work provided by the Consultant shall be made as provided on Exhibit "B" attached hereto, provided that the total amount of payment to the Consultant shall not exceed _____ without express written modification of the Agreement signed by the City.
 - B. The Consultant may submit vouchers to the City once per month during the progress of the work for partial payment for that portion of the project completed to date. Such vouchers will be checked by the City and, upon approval thereof, payment shall be made to the Consultant in the amount approved.
 - C. Final payment of any balance due the Consultant of the total contract price earned will be made promptly upon its ascertainment and verification by the City after the completion of the work under this Agreement and its acceptance by the City.
 - D. Payment as provided in this section shall be full compensation for work performed, services rendered, and for all materials, supplies, equipment and incidentals necessary to complete the work.
 - E. The Consultant's records and accounts pertaining to this Agreement are to be kept available for inspection by representatives of the City and the state of Washington for a period of three (3) years after final payments. Copies shall be made available upon request.

5. **Ownership and Use of Documents.** All documents, drawings, specifications and other materials produced by the Consultant in connection with the services rendered under this Agreement shall be the property of the City whether the project for which they are made is executed or not. The Consultant shall be permitted to retain copies, including reproducible copies, of drawings and specifications for information, reference and use in connection with the Consultant's endeavors. The Consultant shall not be responsible for any use of the said documents, drawings, specifications or other materials by the City on any project other than the project specified in this Agreement.
6. **Compliance with Laws.** The Consultant shall, in performing the services contemplated by this Agreement, faithfully observe and comply with all federal, state, and local laws, ordinances and regulations, applicable to the services rendered under this Agreement.
7. **Indemnification.** The Consultant shall defend, indemnify and hold the City, its officers, officials, employees and volunteers harmless from any and all claims, injuries, damages, losses or suits including attorney fees, arising out of or resulting from the acts, errors or omissions of the Consultant in performance of this Agreement, except for injuries and damages caused by the sole negligence of the City.

Should a court of competent jurisdiction determine that this Agreement is subject to RCW 4.24.115, then, in the event of liability for damages arising out of bodily injury to persons or damages to property caused by or resulting from the concurrent negligence of the Consultant and the City, its officers, officials, employees, and volunteers, the Consultant's liability hereunder shall be only to the extent of the Consultant's negligence. It is further specifically and expressly understood that the indemnification provided herein constitutes the Consultant's waiver of immunity under Industrial Insurance, Title 51 RCW, solely for the purposes of this indemnification. This waiver has been mutually negotiated by the parties. The provisions of this section shall survive the expiration or termination of this Agreement.

8. **Insurance.** The Consultant shall procure and maintain for the duration of the Agreement, insurance against claims for injuries to persons or damage to property which may arise from or in connection with the performance of the work hereunder by the Consultant, its agents, representatives, or employees. Consultant's maintenance of insurance as required by the agreement shall not be construed to limit the liability of the Consultant to the coverage provided by such insurance, or otherwise limit the City's recourse to any remedy available at law or in equity.

A. **Minimum Amounts and Scope of Insurance.** Consultant shall obtain insurance of the types and with the limits described below:

1. **Automobile Liability** insurance with a minimum combined single limit for bodily injury and property damage of \$1,000,000 per accident. Automobile Liability insurance shall cover all owned, non-owned, hired and leased vehicles. Coverage shall be written on Insurance Services Office (ISO) form CA 00 01 or a substitute form providing equivalent liability coverage. If necessary, the policy shall be endorsed to provide contractual liability coverage.
2. **Commercial General Liability** insurance with limits no less than \$2,000,000 each occurrence, \$2,000,000 general aggregate. Commercial General Liability insurance shall be at least as broad as ISO occurrence form CG 00 01 and shall cover liability arising from premises, operations, stop-gap independent contractors and personal injury and advertising injury. The City shall be named as an additional insured under the Consultant's Commercial General Liability insurance policy with respect to the work performed for the City using an additional insured endorsement at least as broad as ISO endorsement form CG 20 26.
3. **Workers' Compensation** coverage as required by the Industrial Insurance laws of the State of Washington.

4. Professional Liability with limits no less than \$2,000,000 per claim and \$2,000,000 policy aggregate limit. Professional Liability insurance shall be appropriate to the Consultant's profession.

- B. **Public Entity Full Availability of Contractor Limits.** If the Contractor maintains higher insurance limits than the minimums shown above, the Public Entity shall be insured for the full available limits of Commercial General and Excess or Umbrella liability maintained by the Contractor, irrespective of whether such limits maintained by the Contractor are greater than those required by this Contract or whether any certificate of insurance furnished to the Public Entity evidences limits of liability lower than those maintained by the Contractor.
- C. **Other Insurance Provision.** The Consultant's Automobile Liability and Commercial General Liability insurance policies are to contain, or be endorsed to contain that they shall be primary insurance with respect to the City. Any Insurance, self-insurance, or insurance pool coverage maintained by the City shall be excess of the Consultant's insurance and shall not be contributed or combined with it.
- D. **Acceptability of Insurers.** Insurance is to be placed with insurers with a current A.M. Best rating of not less than A:VII.
- E. **Verification of Coverage.** Consultant shall furnish the City with original certificates and a copy of the amendatory endorsements, including but not necessarily limited to the additional insured endorsement, evidencing the insurance requirements of the Contractor before commencement of the work. Upon request by the City, the Consultant shall furnish certified copies of all required insurance policies, including endorsements, required in this Agreement and evidence of all subcontractors' coverage.
- F. **Notice of Cancellation.** The Consultant shall provide the City with written notice of any policy cancellation, within two business days of their receipt of such notice.
- G. **Failure to Maintain Insurance.** Failure on the part of the Consultant to maintain the insurance as required shall constitute a material breach of contract, upon which the City may, after giving five business days notice to the Consultant to correct the breach, immediately terminate the contract or, at its discretion, procure or renew such insurance and pay any and all premiums in connection therewith, with any sums so expended to be repaid to the City on demand, or at the sole discretion of the City, offset against funds due the Consultant from the City.

9. **Independent Contractor.** The Consultant and the City agree that the Consultant is an independent contractor with respect to the services provided pursuant to this Agreement. Nothing in this Agreement shall be considered to create the relationship of employer and employee between the parties hereto. Neither the Consultant nor any employee of the Consultant shall be entitled to any benefits accorded City employees by virtue of the services provided under this Agreement. The City shall not be responsible for withholding or otherwise deducting federal income tax or social security or for contributing to the state industrial insurance program, otherwise assuming the duties of an employer with respect to the Consultant, or any employee of the Consultant.

The Consultant is free to contract with other parties for the duration of the Agreement including making recommendations to other parties which may be the same as, or may be different from those made in relation to the City's Account. The City understands and acknowledges the risk and conflicts of interest disclosures related to the foregoing as well as the Consultant's other activities, as more fully described in the Consultant's Form ADV. The City further understands that the Consultant, its affiliates, and any officer, director, stockholder, or employee that may have an interest in the Consultant's actions with respect to securities in the Account may take the same or different actions with other clients advised by the Consultant or with respect to personal accounts provided that the Consultant's actions and recommendations are consistent with its fiduciary obligations to the City under this Agreement.

10. **Covenant Against Contingent Fees.** The Consultant warrants that he has not employed or retained any company or person, other than a bonafide employee working solely for the Consultant, to solicit or secure this contract, and that he has not paid or agreed to pay any company or person, other than a bonafide employee working solely for the Consultant, any fee, commission, percentage, brokerage fee, gifts, or any other consideration contingent upon or resulting from the award or making of this contract. For breach or violation of this warrant, the City shall have the right to annul this contract without liability, or in its discretion to deduct from the contract price or consideration, or otherwise recover, the full amount of such fee, commission, percentage, brokerage fee, gift, or contingent fee.
11. **Discrimination Prohibited.** Contractor, with regard to the work performed by it under this Agreement, will not discriminate on the grounds of race, religion, creed, color, national origin, age, veteran status, sex, sexual orientation, gender identity, marital status, political affiliation, the presence of any disability, or any other protected class status under state or federal law, in the selection and retention of employees or procurement of materials or supplies.
12. **Assignment.** The Consultant shall not sublet or assign any of the services covered by this Agreement without the express written consent of the City.
13. **Non-Waiver.** Waiver by the City of any provision of this Agreement or any time limitation provided for in this Agreement shall not constitute a waiver of any other provision.
14. **Termination.**
 - A. The City reserves the right to terminate this Agreement at any time by giving ten (10) days written notice to the Consultant.
 - B. In the event of the death of a member, partner or officer of the Consultant, or any of its supervisory personnel assigned to the project, the surviving members of the Consultant hereby agree to complete the work under the terms of this Agreement, if requested to do so by the City. This section shall not be a bar to renegotiations of this Agreement between surviving members of the Consultant and the City, if the City so chooses.
15. **Applicable Law; Venue; Attorney's Fees.** This Agreement shall be subject to, and the Consultant shall at all times comply with, all applicable federal, state and local laws, regulations, and rules, including the provisions of the City of Tukwila Municipal Code and ordinances of the City of Tukwila. In the event any suit, arbitration, or other proceeding is instituted to enforce any term of this Agreement, the parties specifically understand and agree that venue shall be properly laid in King County, Washington. The prevailing party in any such action shall be entitled to its attorney's fees and costs of suit. Venue for any action arising from or related to this Agreement shall be exclusively in King County Superior Court.
16. **Severability and Survival.** If any term, condition or provision of this Agreement is declared void or unenforceable or limited in its application or effect, such event shall not affect any other provisions hereof and all other provisions shall remain fully enforceable. The provisions of this Agreement, which by their sense and context are reasonably intended to survive the completion, expiration or cancellation of this Agreement, shall survive termination of this Agreement.
17. **Notices.** Notices to the City of Tukwila shall be sent to the following address:

City Clerk
City of Tukwila
6200 Southcenter Boulevard
Tukwila, WA 98188

Notices to Consultant shall be sent to the following address:

Clearwater Advisors, LLC

Attn: Legal Department
101 S. Capitol Blvd, Suite 1201
Boise, Idaho 83702
Tel: (208) 433-1200

18. **Entire Agreement; Modification.** This Agreement, together with attachments or addenda, represents the entire and integrated Agreement between the City and the Consultant and supersedes all prior negotiations, representations, or agreements written or oral. No amendment or modification of this Agreement shall be of any force or effect unless it is in writing and signed by the parties.
19. **Investment Management Brochure.** The City hereby acknowledges that it has received from the Consultant a copy of the Consultant's statement on Form ADV, Part 2A prior to or at the time of entering into this Agreement.
20. **Aggregation and Allocation of Orders.** The City acknowledges that circumstances may arise under which the Consultant determines that, while it would be both desirable and suitable that a particular security or other investment be purchased or sold for the account of more than one of the Consultant's clients, there is a limited supply or demand for the security or other investment. Under such circumstances, the City acknowledges that, while the Consultant will seek to allocate the opportunity to purchase or sell that security or other investment among those accounts on an equitable basis, the Consultant shall not be required to assure equality of treatment among all of its clients or to assure that the opportunity to purchase or sell that security or other investment will be allocated proportionally among those clients according to any particular or predetermined standards or criteria. Where, because of prevailing market conditions, it is not possible to obtain the same price or time of execution for all of the securities or other investments purchased or sold for the Account, the Consultant may average the various prices and charge or credit the Account with the average price.
21. **Directions to the Consultant.** All directions by or on behalf of the City to the Consultant shall be communicated by individuals designated as authorized representatives, as the same may be amended from time to time by the City in its sole discretion (such individuals are referred to as the "Authorized Representatives").

The Consultant shall be fully protected in relying upon any direction in accordance with the immediately preceding paragraph with respect to any instruction, direction or approval of the City, and shall also be fully protected in relying upon a certification duly executed on behalf of the City as to the names of persons authorized to act for it and in continuing to rely upon such certification until notified in writing by the City to the contrary.

The Consultant shall be fully protected in acting upon any instrument, communication reasonably believed by it to be genuine and to be presented by the proper persons, and the Consultant may accept the same as conclusive evidence of the truth and accuracy of the statements therein contained.

DATED this _____ day of _____, 20_____.

**** City signatures to be obtained by
City Clerk's Staff ONLY. ****

CITY OF TUKWILA

AAB _____
Thomas McLeod, Mayor

ATTEST/AUTHENTICATED:

Andy Youn, City Clerk

APPROVED AS TO FORM:

Office of the City Attorney

**** Consultant signature to be obtained by
sponsor staff. ****

CONSULTANT:

By:  _____

Printed Name: Daniel Bates

Title: Chief Executive Officer

EXHIBIT A

STATEMENT OF WORK

1. STATEMENT OF SERVICES

Clearwater shall perform Work as described below.

A. GENERAL INFORMATION. Client is looking for Clearwater to assist with the management and performance of Client's investment portfolio by providing discretionary management of the portfolio in accordance with Client's Investment Policy, Exhibit C.

B. REQUIRED SERVICES, DELIVERABLES AND DELIVERY SCHEDULE.

Agreement shall provide the following services:

- i. Provide full-time, non-discretionary management of the portion of Client's investment portfolio under advisement.
- ii. Help develop and implement investment strategies that will maintain or enhance portfolio quality and performance within the parameters of Client's established policies and cash flow needs, taking into consideration Client's primary objective of preservation of principal.
- iii. Work with Client staff to assure coordination of investment trades, delivery of securities, and availability of funds. Assist with trade settlements. Obtain and document competitive prices for securities transactions. Provide technical and fundamental market research, including yield curve analysis.
- iv. Perform due diligence reviews of current and proposed broker/dealers and financial institutions
- v. Monitor any repurchase agreement documentation to maintain the necessary paperwork.
- vi. Monitor transfers from and to the LGIP at minimum cost.
- vii. Provide detailed reports of investment portfolio activity, performance, and evaluation on a monthly, quarterly, and annual basis. Include earnings and accounting methodology. Reports shall follow Generally Accepted Accounting Principles (GAAP) and Government Accounting Standards Board (GASB) fair market value reporting.
- viii. Provide Client staff with ongoing training and technical advice, as needed.
- ix. Meet with and provide information to Client staff and Board of Commissioners and be available to provide additional information, if needed. Meet periodically with staff to review and refine portfolio strategy and performance.

Fee Discussion

- Clearwater Advisors charges a tiered fee based upon assets being managed (“AUM”)
- The fee is 9bps on the first \$50mm of AUM with 5bps charged on assets above \$50mm
- Clearwater will offer the City of Tukwila a 75% discount off the proposed fee schedule for the first contract (limited to 5 years) reflecting our strong interest to obtain a marquee public sector client in the State of Washington
 - $.09\% * (1-75\%) = .0225\%$; 2.25 basis points
 - $.05\% * (1-75\%) = .0125\%$; 1.25 basis points
- For example, if Clearwater Advisors manages \$50mm on behalf of the City, the annual fee would be \$11,250
 - $0.0225\% * \$50\text{mm} = \$11,250$
- Clearwater Analytics reporting is provided on assets we manage – reporting on additional assets can be accommodated for 1 basis point (sometimes less depending on the type of assets)

Example contract fee language

SPECIFIC INVESTMENT FEE SCHEDULE FOR CLIENT ACCOUNT MANAGED BY CLEARWATER ADVISORS, LLC

Annual Fee Schedule

Fee	Of Portfolio Market Values
0.09% (9 basis points)	Up to \$50,000,000
0.05% (5 basis points)	Above \$50,000,000

Fees are payable monthly in arrears and are computed on the basis of the average daily net asset value. The fee for any period that is less than a full month shall be pro-rated daily. The fee for the period in which Clearwater’s services are terminated shall be calculated through the close of business of the effective date of termination, per the City’s direction.

The portfolio net asset value includes all funds and assets, including cash, cash accruals, additions, substitutions, and alterations which are subject to advice by Clearwater. In addition to the investment management services described in this Agreement, Clearwater will provide Clearwater Analytics Reporting for assets managed by Clearwater at no charge for the term of this agreement. Use of the Clearwater Analytics Reporting is subject to terms of the Access Agreement available on the Clearwater Analytics, LLC website, as it may be updated from time to time. If City wishes to receive Clearwater Analytics Reporting on City assets in excess of assets managed by Clearwater, City shall pay 0.01% of additional City assets reported on the Clearwater Analytics Reporting System.

SPECIFIC INVESTMENT FEE SCHEDULE
FOR CLIENT ACCOUNT
MANAGED BY CLEARWATER ADVISORS, LLC

Annual Fee Schedule

X.XX% (X.X basis points)	Of Portfolio Market Values
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Fees are payable monthly in arrears and are computed on the basis of the average daily net asset value. The fee for any period that is less than a full month shall be pro-rated daily. The fee for the period in which Clearwater's services are terminated shall be calculated through the close of business of the effective date of termination, per the Company's direction.

The portfolio net asset value includes all funds and assets, including cash, cash accruals, additions, substitutions, and alterations which are subject to advice by Clearwater. In addition to the investment management services described in this Agreement, Clearwater will provide Clearwater Analytics Reporting for assets managed by Clearwater at no charge for the term of this agreement. Use of the Clearwater Analytics Reporting is subject to terms of the Access Agreement available on the Clearwater Analytics, LLC website, as it may be updated from time to time. If Company wishes to receive Clearwater Analytics Reporting on Company assets in excess of assets managed by Clearwater, Company shall pay 0.01% of additional Company assets reported on the Clearwater Analytics Reporting System.

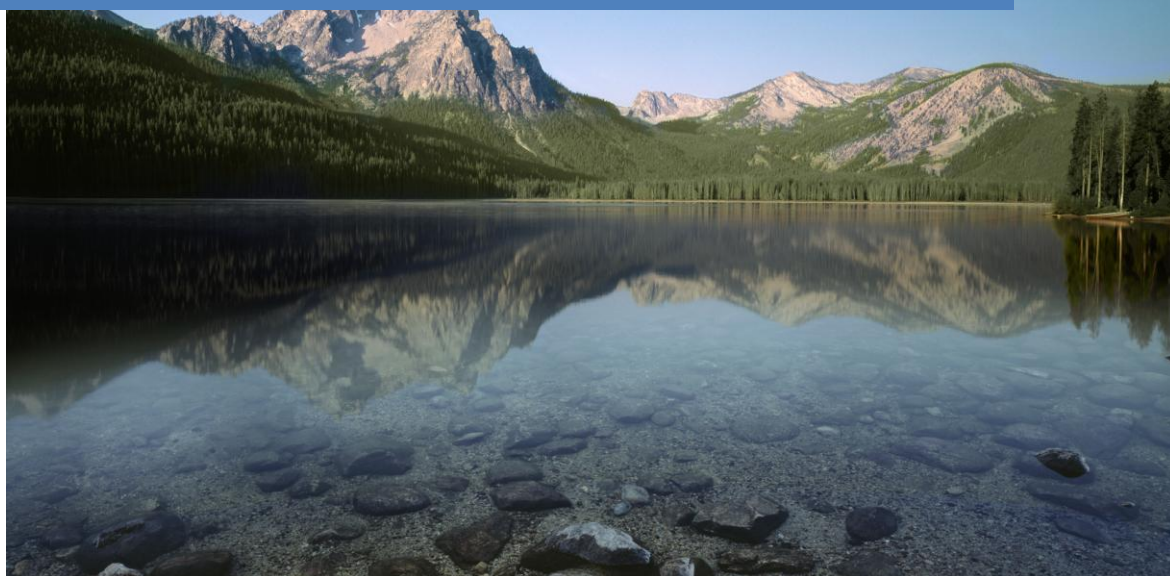
Clearwater Advisors, LLC

Form ADV Part 2 Brochure
Updated: March 6, 2025

101 S. Capitol Blvd, Suite 1201
Boise, Idaho 83702
Phone: 208.433.1222
Fax: 208.278.1282

www.clearwateradvisors.com

Clearwater Advisors



This brochure provides information about the qualifications and business practices of Clearwater Advisors, LLC (Clearwater).

If you have any questions about the contents of this brochure, please contact Clearwater at 208-433-1222.

The information in this brochure has not been approved or verified by the United States Securities and Exchange Commission or by any state securities authority.

Additional information about Clearwater is also available on the SEC's website at www.adviserinfo.sec.gov.

Material Changes

Clearwater filed its last annual update to the brochure on March 4, 2024. Clearwater continues to conduct its business activities and provide investment advisory services in substantially the same manner as described in the last update to the brochure. The ensuing is only a list of changes since the last update that are or may be considered material. It does not identify every change to the brochure since the last update. In addition, there have been minor word enhancements and clarifications throughout the brochure.

There have been no material changes to the brochure since the last annual update.

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Advisory Business

History

Clearwater was founded in 2001 by treasury and investment professionals focused on innovative fixed income investment management solutions. Members of the Clearwater portfolio management team have been managing institutional portfolios since 1995, with risk management careers dating back to the early 1980s. Throughout their careers Clearwater's principals have developed and used innovative technology solutions for portfolio management. Among the tools developed by the Clearwater team is Clearwater Analytics, a web-based portfolio reporting software designed to offer clients daily account transparency, including daily compliance, risk, accounting, and performance reports.

Honey Badger Investment Development LLC as well as various employees own shares in Clearwater. The beneficial owner of Honey Badger, LLC is Daniel Bates, the Chief Executive Officer of Clearwater.

Advisory Services

Clearwater specializes in fixed income investing for separately managed accounts. Clearwater's clients include corporate cash portfolios, state and local governments, school districts, insurance companies, endowments, foundations, trusts, family offices, credit unions and corporate pension plans. Clearwater constructs investment strategies that meet the client's portfolio risk and return objectives. The firm strives to maximize returns through time-tested investment management processes that include constant relative value analysis, careful security selection, and efficient trade execution.

Clearwater's goal is to help clients achieve their portfolio objectives while meeting portfolio liquidity requirements. Since each client has unique needs, the firm tailors each strategy to help clients accomplish their individual goals. While mandates vary by duration and need, the firm uses a top-down, relative value approach utilizing liquid products and focuses on identifying market opportunities within sectors, industries and credits. Clearwater is tenacious in its approach toward minimizing portfolio transaction costs and maximizing portfolio liquidity. The firm does not take large duration bets relative to the benchmark and believes Clearwater's relative value approach using liquid products and minimizing transaction costs best achieves clients' portfolio investment risk and return objectives. With the variety of clients and experience the firm holds collectively, Clearwater prides itself on the ability to listen and understand a client's particular needs and provide tailored investment options and solutions. Clearwater works diligently to enable open communication and become an extension of, and available resource to clients' treasury groups in all aspects of their investing — from investment policy discussion to implementation and specific security allowance and comprehensive reporting and monitoring.

Clearwater also provides a small number of clients services relating to liquidity and counterparty analysis.

Assets Under Management

Clearwater specializes in fixed income investing for separately managed accounts. As of December 31, 2024, Clearwater managed discretionary accounts only and had a total of \$4,525,460,773 in assets under management.

Fees and Compensation

Fees

Clearwater is generally compensated for its investment advisory services by receiving a fee based on a percentage of the fair market value of assets under management. Fees are negotiable based on the amount of assets under management, the nature of the client accounts, and client's specific investment guidelines and objectives. Management fees typically range between 0.1% and 0.40% of assets under management. Clients will not be responsible to Clearwater for any other fees, including brokerage and other transaction costs. However, clients are responsible for separately arranging custody of their assets. Neither Clearwater nor its employees accept compensation for the sale of securities or other investment products.

Clearwater receives a fixed fee from a small number of clients for services relating to liquidity and counterparty analysis.

Invoicing

Fees are generally invoiced in arrears on a monthly or quarterly basis depending on the client. Most invoices are set with a payable date within 30 days of receipt of the day the client receives the invoice. For a small number of clients, Clearwater will deduct the client's advisory fees directly from the client's custodian.

A client's fee invoice will also generally include the amount of fees being charged by Clearwater Analytics for various reporting services provided to the client. Such fees are covered by Clearwater Advisors. Please see the Other Financial Industry Activities and Affiliations section below for more information.

Performance-Based Fees and Side-By-Side Management

Clearwater does not use performance-based fees for any of its clients so there is no side-by-side management.

Types of Clients

Clearwater's clients include:

- Corporate Cash Portfolios
- State and Local Governments
- School Districts
- Insurance Companies
- Endowments
- Foundations
- Trusts
- Family Offices
- Corporate Pension Plans
- Credit Unions
- High Net Worth Individuals

Clearwater assesses and accepts clients on a case-by-case basis, with no set minimum account size.

Methods of Analysis, Investment Strategies and Risk of Loss

Clearwater's Investment Strategy Committee is responsible for the macro investment strategy decisions and includes the firm's principals, portfolio management and research staff. Specialized portfolio management and research staff make the individual credit and security selection decisions.

The experience and abilities of Clearwater's investment team span most securities traded in established markets. As a boutique investment manager, Clearwater works with most major broker-dealers that trade in its clients' investible universe.

Clearwater uses a top-down, relative value approach focused on identifying market opportunities within sectors, industries, and credits. The firm is keenly focused on minimizing portfolio turnover, minimizing portfolio transaction costs, and maximizing portfolio liquidity. Clearwater does not take large duration bets relative to the benchmark. Its methods of analysis, in order of priority, are as follows:

- 1) Economic analysis
- 2) Sector decision
- 3) Credit research
- 4) Yield Curve Analysis
- 5) Security selection
- 6) Trading
- 7) Best Execution

Clearwater uses proprietary risk management tools to screen and analyze potential investments. These tools also give advisors access to daily portfolio risk characteristics of relevance to Clearwater clients. The majority of credit research and modeling is done internally using sources including Fitch, Moody's, S&P, the Securities and Exchange Commission resources, news, and other publicly accessible research.

Each member of the portfolio management group is responsible for monitoring industry-relevant news and analysis, processing this news to develop viewpoints and insights, discussing it with the other portfolio managers, and delivering specifically-related information to the client. This delivery takes many forms ranging from phone calls and emails to more formal monthly market

commentaries and issue-specific white papers. The more formal white papers and monthly updates are emailed to clients and made available on Clearwater's website.

Material Risks

Below is a summary of the material risks associated with the strategies and methods of analysis used by Clearwater. Investing in securities and other instruments and assets involves risk of loss that clients should be prepared to bear. Clients should be aware that not all of the risks listed below will pertain to every client as certain risks may only apply to certain investment strategies. Furthermore, the risks listed below are not intended to be a complete description of the risks associated with the strategies and methods of analysis used by Clearwater. There can be no assurance that expected or targeted returns for any client will be achieved.

Call Risk. A client that invests in fixed income securities will be subject to the risk that an issuer may exercise its right to redeem the security earlier than expected (a call). Issuers may call outstanding securities prior to their maturity for a number of reasons (e.g., declining interest rates, changes in credit spreads and improvements in the issuer's credit quality). If an issuer calls a security that a client has invested in, the client may not recoup the full amount of its initial investment or may not realize the full anticipated earnings from the investment and may be forced to reinvest in lower-yielding securities, securities with greater credit risks or securities with other, less favorable features.

Corporate Debt Securities Risk. Corporate debt securities include corporate bonds, debentures, notes and other similar corporate debt instruments, including convertible securities. Corporate debt securities may be highly customized and as a result may be subject to, among others, liquidity risk and pricing transparency risks. Corporate debt securities are also subject to the risk of the issuer's inability to meet principal and interest payments on the obligation and may also be subject to price volatility due to such factors as interest rate sensitivity, market perception of the creditworthiness of the issuer and general market liquidity. Company defaults can impact the level of returns generated by corporate debt securities. An unexpected default can reduce income and the capital value of a corporate debt security. Furthermore, market expectations regarding economic conditions and the likely number of corporate defaults may impact the value of corporate debt securities.

Credit Risk. A client could lose money if the issuer or guarantor of a security (including a security purchased with securities lending collateral), the counterparty to a derivatives contract, repurchase agreement or a loan of portfolio securities, or the issuer or guarantor of collateral, is unable or unwilling, or is perceived (whether by market participants, rating agencies, pricing services or otherwise) as unable or unwilling, to honor its obligations. The downgrade of the credit of a security or of the issuer of security held by a client may decrease its value. Securities are subject to varying degrees of credit risk, which are often reflected in credit ratings.

Derivative Risks. Clearwater's cash overlay strategy involves the use of derivatives (futures contracts). Derivatives are subject to additional risks, including that the value of the derivative does not correlate with the value of the underlying security or index, that portfolio volatility increases due to increased exposure to the security or index, and that the counterparty to the derivative is unable to satisfy its obligations or Clearwater is not otherwise able to sell or close out its position.

Inflation and Deflation Risk. A client may be subject to inflation and deflation risk. Inflation risk is the risk that the present value of assets or income of a client's account will be worth less in the future as inflation decreases in the present value of money. Deflation risk is the risk that prices throughout the economy decline over time creating an economic recession, which could make issuer default more likely and may result in a decline in the value of an account's assets.

Interest Rate Risk. Interest rate risk is the risk that fixed income securities will decline in value because of changes in interest rates. As nominal interest rates rise, the value of certain fixed income securities held by a client is likely to decrease. A nominal interest rate can be described as the sum of a real interest rate and an expected inflation rate. Interest rate changes can be sudden and unpredictable, and a client may lose money as a result of movements in interest rates. Fixed income securities with longer durations tend to be more sensitive to changes in interest rates, usually making them more volatile than securities with shorter durations. Variable and floating rate securities generally are less sensitive to interest rate changes but may decline in value if their interest rates do not rise as much, or as quickly, as interest rates in general. Conversely, floating rate securities will not generally increase in value if interest rates decline.

Issuer Risk. The value of a security may decline for a number of reasons, which directly relate to the issuer, such as management performance, financial leverage, reputation, and reduced demand for the issuer's goods or services, as well as the historical and prospective earnings of the issuer and the value of its assets.

Market Risk. The market price of securities owned by a client may go up or down, sometimes rapidly or unpredictably. Securities may decline in value due to factors affecting securities or credit markets generally or particular industries represented in the securities markets. The value of a security may decline due to general market conditions which are not specifically related to a particular company, such as real or perceived adverse economic conditions, changes in the general outlook for corporate earnings, changes in interest or currency rates or adverse investor sentiment generally. The value of a security may also decline due to factors which affect a particular industry or industries, such as labor shortages or increased production costs and competitive conditions within an industry.

Mortgage-Related Securities Risk. Mortgage-related securities often involve risks that are different from or more acute than risks associated with other types of debt instruments. Generally, rising interest rates tend to extend the duration of fixed rate mortgage-related securities, making them more sensitive to changes in interest rates. As a result, in a period of rising interest rates, if a client holds mortgage-related securities, it may exhibit additional volatility. In addition, adjustable and fixed rate mortgage-related securities are subject to prepayment risk. When interest rates decline, borrowers may pay off their mortgages sooner than expected. This can reduce the returns of a client's account because the account may have to reinvest that money at the lower prevailing interest rates.

ETF Risks. Investments in exchange-traded funds ("ETFs") entail certain risks. In particular, investments in passive ETFs involve the risk that the ETF's performance may not track the performance of the index the ETF is designed to track. Unlike the index, an ETF incurs advisory and administrative expenses and transaction costs in trading securities. In addition, the timing and magnitude of cash inflows and outflows from and to investors buying and redeeming shares in the ETF could create cash balances that cause the ETF's performance to deviate from the index. Performance of an ETF and the index it is designed to track also may diverge because the composition of the index and the securities held by the ETF may occasionally differ.

Disciplinary Information

Neither Clearwater nor any of its employees have any disciplinary or legal events to disclose.

Other Financial Industry Activities and Affiliations

Clearwater Advisors has a licensing agreement with Clearwater Analytics. Clearwater Analytics operates separately from Clearwater Advisors, providing clients of Clearwater Advisors and other clients daily compliance, risk, accounting, and performance reports. For certain existing clients of Clearwater Advisors, an arrangement has been made in the past with Clearwater Analytics whereby Clearwater Advisors has covered the cost of these services with regard to assets it manages on behalf of a client as well as for a certain amount of the client's externally managed assets. In some cases, where a client's externally managed assets exceed a certain threshold, Clearwater Advisors, as disclosed to the client, has retained a portion of the fees paid by the client for the reporting services provided by Clearwater Analytics on these additional assets. However, since Clearwater Advisors is covering the cost of these services up to this threshold, including assets where Clearwater Advisors is not earning any advisory fee, Clearwater Advisors does not believe that this type of fee arrangement represents a conflict of interest.

Clearwater Analytics is also a client of Clearwater Advisors, which could be a conflict of interest as Clearwater Advisors may have an incentive to favor Clearwater Analytics over other clients in order to obtain more favorable terms with regard to its licensing agreement with the service provider. This potential conflict of interest is mitigated, however, by the fact that Clearwater Advisors has policies and procedures in place to ensure that, pursuant to the firm's fiduciary duty, all clients are treated fairly and equitably and no single client is favored over another client.

Code of Ethics, Participation or Interest in Client Transactions and Personal Trading

Code of Ethics and Personal Trading

Clearwater employees are required to indicate their acknowledgement and compliance with the Code of Ethics upon hire and on an annual basis. The firm's Code of Ethics outlines and discusses the following topics:

- Business and Accounting Principles
- Conflicts of Interest
- Personal Securities Holdings Disclosure Procedures
- Insider Trading

- Confidential Information
- Competition, Solicitation and Interference
- Payments to Governmental Officials or Employees
- Foreign Transactions and Payments
- Monitoring of Compliance
- Severability and Judicial Modification

The Code of Ethics requires employees to submit quarterly reports detailing their transactions in certain Reportable Securities, defined by the Code of Ethics. Additionally, the Compliance Department maintains a Restricted Trading List and Blacklist that include the names of companies about which Clearwater has, or is likely to have, material and non-public information. Employees are required to request permission from the Compliance Department prior to purchasing or selling any Reportable Security listed on the Restricted Trading List. The Compliance Department reviews these reports for suspicious trading activity and compliance with the Restricted Trading List and Blacklist policies. Clearwater's Code of Ethics is available for review by its clients upon request.

Conflicts of Interest

Clearwater endeavors to minimize potential conflicts of interest at all times. Clearwater does not recommend securities to clients or purchase or sell securities for client accounts in which Clearwater or any related companies have a material financial interest. Clearwater may from time to time invest funds of the company, affiliates, principals, or employees ("Proprietary Funds") in securities or investment strategies similar to those employed on behalf of clients. Proprietary Funds will not receive preference over client funds at any time. All transactions involving Proprietary Funds will be executed simultaneously or subsequent to similar transactions for clients. In the event of any potential conflict of interest, client accounts will receive preference over proprietary accounts. All proprietary trading is monitored by two or more principals or officers to ensure compliance with this policy.

Brokerage Practices

Clients delegate authority to Clearwater to designate the broker-dealers who purchase and sell within Clearwater-managed accounts. When seeking to effect a transaction on behalf of a client, Clearwater generally seeks the most favorable bid or offer available in the market from an approved list of broker-dealers. Clearwater favors broker-dealers who exhibit the ability to effect trades that most closely conform to the firm's price expectations. Clearwater also takes into account factors such as the broker-dealer's access to the primary market, the ability to effect specific trades, the size and breadth of inventory, and clearance and settlement capability. Portfolio managers do not use the firm or any affiliates as brokers to execute transactions for the accounts.

While Clearwater does not have any soft dollar arrangements, the firm does receive proprietary research from broker-dealers that effect securities transactions on behalf of advisory clients. Such research is not a significant factor with respect to the selection of broker-dealers.

Clearwater does not accept any additional services or benefits in exchange for its brokerage selection including client referrals.

Clearwater may accept instructions from clients to direct their brokerage transactions to a specific broker-dealer. A client, for example, may have a pre-existing relationship with the broker-dealer. In cases where directed brokerage is permitted, Clearwater will review whether the directed broker-dealer is providing competitive and high-quality brokerage execution services.

Trade Aggregation

At times, a portfolio manager may determine that it would be both desirable and suitable to purchase or sell a particular security for more than one of the portfolio manager's clients and there is a limited supply or demand for the security. Under such circumstance, Clearwater's policies allow the portfolio managers to aggregate or bunch orders on behalf of two or more clients ("Trade Aggregation"). Any Trade Aggregation is only permissible to achieve best execution and efficiency based on the commonality of the clients' investment objectives. If an order is only partially filled, it is generally allocated on a pro rata basis based on the original Trade Aggregation plan. If the portfolio manager determines in good faith that it is in the best interests of the clients to allocate the order in a way other than on a pro rata basis, the portfolio manager must make a written record of the reasoning behind the final allocation and notify the Compliance Department.

Review of Accounts

Periodic Reviews with Portfolio Managers

Nearly all accounts are reviewed internally by the portfolio management team on a daily basis. Accounts are formally reviewed with clients as appropriate to ensure that investments continue to be appropriate for clients' particular investment guidelines. A significant change in the markets or a particular security held by a client may trigger additional review of client portfolios with the clients. Clients may also request a review with the portfolio manager at any time.

Daily Online Reporting

Clients have access to daily accounting, compliance, performance, and risk reports on a secure, password-protected website provided by Clearwater Analytics. Static monthly reports are also available on the website on the first business day following the end of each month.

Client Referrals and Other Compensation

Clearwater does not receive any economic benefits from any non-client for providing investment advice or other advisory services to its clients.

Neither Clearwater, nor any related company, directly or indirectly compensates any person who is not an employee for client referrals.

Custody

Clients are responsible for selecting their own custodian. Clearwater has limited custody only in cases where the client requests Clearwater deduct fees directly from the investment accounts.

Clients should compare any account statements received from Clearwater Advisors or Clearwater Analytics with the statements received from the qualified custodian.

Investment Discretion

Clearwater has discretionary trading authority over clients' accounts subject to occasional restrictions imposed by clients on a case-by-case basis. Clearwater generally requires clients to provide an investment policy as the basis for creation and maintenance of its portfolio. Within the constraints of the client's investment policy, Clearwater's authority includes selecting the security types and amounts to be purchased or sold for a client's account, selecting the broker-dealers to be used for the purchase or sale of securities for a client's account, and selecting the commission rates to be paid to the broker-dealer for a client's securities transactions. However, unless otherwise authorized, Clearwater always obtains specific consent from clients before realizing a gain or loss in a client account. Before assuming discretionary authority over clients' accounts, Clearwater obtains an executed investment management agreement that includes language describing the discretionary authority.

Voting Client Securities

Clearwater's policy is to not vote proxies on behalf of its clients.

Financial Information

Clearwater is cash-flow positive and does not have any debt. Therefore, Clearwater does not have a current or reasonably likely financial condition that would impair its ability to meet contractual commitments to clients.

Brochure Supplement: Supervised Persons

Clearwater Advisors, LLC

Form ADV Brochure Supplement for Daniel Bates – Chief Executive Officer

Updated: February 24, 2020
101 S. Capitol Blvd, Suite 1201
Boise, Idaho 83702
Phone: 208.433.1222

This brochure supplement provides information about Daniel Bates that supplements the Clearwater Advisors brochure, which you should have received. If you did not receive a copy or if you have any questions about the contents of this supplement, please contact us at 208-433-1222. Additional information about Daniel Bates is available on the SEC's website at www.adviserinfo.sec.gov.

Educational Background and Business Experience

Dan joined Clearwater in April 2018 as the firm's Chief Executive Officer and a member of the Board of Directors.

Previously, from December 2012 to April 2018, Dan worked at Goldman Sachs as a Vice-President in Investment-Banking, doing M&A, leveraged finance, and capital markets transactions. From September 2008 to December 2012, he worked in Investment-Banking at Credit Suisse.

Dan holds a Bachelor of Science degree in Accounting from Brigham Young University.

Year of Birth: 1982

Disciplinary Information

Dan has no legal or disciplinary events to disclose.

Other Business Activities

None.

Additional Compensation

Dan does not receive any economic benefits from any non-client for providing investment advice or other advisory services to Clearwater's clients.

Supervision

Clearwater has a formal Compliance Program and Code of Ethics designed to prevent violations of government regulations and ethical principles. The Chief Compliance Officer oversees the enforcement of the Compliance Program and Code of Ethics through regular communication with employees as well as an annual review. The Compliance Program includes provisions and guidance concerning fiduciary duties, conflicts of interest and portfolio management and trading practices.

Dan is supervised by Hayley Nelson, Chief Compliance Officer. Hayley may be reached at hnelson@clearwateradvisors.com.

Clearwater Advisors, LLC

Form ADV Brochure Supplement for Rhet Hulbert – Portfolio Manager

Updated: February 24, 2020
101 S. Capitol Blvd, Suite 1201
Boise, Idaho 83702
Phone: 208.433.1222

This brochure supplement provides information about Rhet Hulbert that supplements the Clearwater Advisors brochure, which you should have received. If you did not receive a copy or if you have any questions about the contents of this supplement, please contact us at 208-433-1222. Additional information about Rhet Hulbert is available on the SEC's website at www.adviserinfo.sec.gov.

Educational Background and Business Experience

Rhet joined the portfolio management team in 2006 and has spent most of his time specializing in portfolios with durations less than one year.

Rhet's work with Clearwater began in 2003. He helped design, build and improve the Clearwater Analytics System, specializing in data quality and custom report building. Rhet brings a strong analytical and technical background to the portfolio management team which enables him to provide the team with operational efficiencies, including the development of proprietary portfolio management tools.

Rhet graduated Cum Laude and holds a Bachelor of Business Administration in Computer Information Systems from Boise State University.

Year of Birth: 1977

Disciplinary Information

Rhet has no legal or disciplinary events to disclose.

Other Business Activities

None.

Additional Compensation

Rhet does not receive any economic benefits from any non-client for providing investment advice or other advisory services to Clearwater's clients.

Supervision

Clearwater has a formal Compliance Program and Code of Ethics designed to prevent violations of government regulations and ethical principles. The Chief Compliance Officer oversees the enforcement of the Compliance Program and Code of Ethics through regular communication with employees as well as an annual review. The Compliance Program includes provisions and guidance concerning fiduciary duties, conflicts of interest and portfolio management and trading practices.

Rhet is supervised by Dan Bates, Chief Executive Officer. Dan may be reached at (208) 433-1222.

Clearwater Advisors, LLC

Form ADV Brochure Supplement for Garrett Cudahey – Portfolio Manager

Updated: February 5, 2024
101 S. Capitol Blvd, Suite 1201
Boise, Idaho 83702
Phone: 208.433.1222

This brochure supplement provides information about Garrett Cudahey that supplements the Clearwater Advisors brochure, which you should have received. If you did not receive a copy or if you have any questions about the contents of this supplement, please contact us at 208-433-1222. Additional information about Garrett Cudahey is available on the SEC's website at www.adviserinfo.sec.gov.

Educational Background and Business Experience

Garrett joined the portfolio management team in 2024 where he manages high-quality fixed income portfolios. Prior to joining Clearwater, Garrett was the Chief Investment Officer for Government Portfolio Advisors LLC from January 2020 until December of 2023. Before Government Portfolio Advisors, Garrett was a Fixed Income Investment Officer at the Oregon State Treasury from August 2012 until January of 2020.

Garrett holds a Bachelor of Science in Accounting and Finance from Oregon State University and a Master of Business Administration from Indiana University's Kelley School of Business. Garrett is a Chartered Financial Analyst (CFA), and Certified Public Accountant (CPA), a Chartered Alternative Investment Analyst (CAIA) and holds a Series 65 license.

Year of Birth: 1981

Disciplinary Information

Garrett has no legal or disciplinary events to disclose.

Other Business Activities

None.

Additional Compensation

Garrett does not receive any economic benefits from any non-client for providing investment advice or other advisory services to Clearwater's clients.

Supervision

Clearwater has a formal Compliance Program and Code of Ethics designed to prevent violations of government regulations and ethical principles. The Chief Compliance Officer oversees the enforcement of the Compliance Program and Code of Ethics through regular communication with employees as well as an annual review. The Compliance Program includes provisions and guidance concerning fiduciary duties, conflicts of interest and portfolio management and trading practices.

Garrett is supervised by Dan Bates, Chief Executive Officer. Dan may be reached at (208) 433-1222.

Clearwater Advisors, LLC

Form ADV Brochure Supplement for Richard Lin – Head of Research

Updated: February 24, 2020
101 S. Capitol Blvd, Suite 1201
Boise, Idaho 83702
Phone: 208.433.1222

This brochure supplement provides information about Richard Lin that supplements the Clearwater Advisors brochure, which you should have received. If you did not receive a copy or if you have any questions about the contents of this supplement, please contact us at 208-433-1222. Additional information about Richard Lin is available on the SEC's website at www.adviserinfo.sec.gov.

Educational Background and Business Experience

Richard joined Clearwater in October 2014 as a Credit Analyst.

Prior to joining Clearwater Advisors, he was a Manager with KPMG LLP working primarily on valuation, modeling, and regulation related to structured products. Prior to KPMG, he was a public finance consultant working with municipal bonds. Richard's expertise is in the valuation and analysis of fixed income issuers and securities.

Richard received an MBA from UCLA Anderson and a BA in Business Economics from UCLA and is a CFA Charterholder¹.

Year of Birth: 1982

Disciplinary Information

Richard has no legal or disciplinary events to disclose.

Other Business Activities

None.

Additional Compensation

Richard does not receive any economic benefits from any non-client for providing investment advice or other advisory services to Clearwater's clients.

Supervision

Clearwater has a formal Compliance Program and Code of Ethics designed to prevent violations of government regulations and ethical principles. The Chief Compliance Officer oversees the enforcement of the Compliance Program and Code of Ethics through regular communication with employees as well as an annual review. The Compliance Program includes provisions and guidance concerning fiduciary duties, conflicts of interest and portfolio management and trading practices.

Richard is supervised by Dan Bates, Chief Executive Officer. Dan may be reached at (208) 433-1222.

¹ CFA Charterholder Requirements: Four years qualified investment work experience, completion of the Chartered Financial Analyst (CFA) program, active membership in the CFA Institute, adherence to the CFA Institute Code of Ethics and Standards of Professional Conduct on an annual basis, membership to a local CFA member society.

Clearwater Advisors, LLC

Form ADV Brochure Supplement for Dennis Klimes – SVP Institutional Sales

Updated: September 21, 2021
101 S. Capitol Blvd, Suite 1201
Boise, Idaho 83702
Phone: 208.433.1222

This brochure supplement provides information about Dennis Klimes that supplements the Clearwater Advisors brochure, which you should have received. If you did not receive a copy or if you have any questions about the contents of this supplement, please contact us at 208-433-1222. Additional information about Dennis Klimes is available on the SEC's website at www.adviserinfo.sec.gov.

Educational Background and Business Experience

Dennis joined Clearwater in September 2021 as Senior Vice President of Institutional Sales.

Dennis worked for Merrill Lynch from July 2020 through September 2021 as a Financial Advisor and Portfolio Manager. He was responsible for business development of institutional outsourced Chief Investment Office consulting and multi-asset wealth management. In 2015, he joined Prime Advisors, Inc. a fixed Income asset manager with \$18 billion under management. As a member of the executive leadership team, he was an SVP - Director of Business Development & Sales. Dennis managed the execution of all external marketing and institutional prospect development through strategic sales campaigns focused primarily on insurance company investment portfolios. Dennis had a 20- year span working for legacy Morgan Stanley companies managing an institutional fixed income sales team. Through his tenure at Morgan Stanley, he was a fixed income and foreign currency specialist managing multi-asset portfolios for both institutional and high net worth investors.

Dennis holds a Bachelor of Business Administration - International Business from Western Michigan University.

Year of Birth: 1960

Disciplinary Information

Dennis has no legal or disciplinary events to disclose.

Other Business Activities

None.

Additional Compensation

Dennis does not receive any economic benefits from any non-client for providing investment advice or other advisory services to Clearwater's clients.

Supervision

Clearwater has a formal Compliance Program and Code of Ethics designed to prevent violations of government regulations and ethical principles. The Chief Compliance Officer oversees the enforcement of the Compliance Program and Code of Ethics through regular communication with employees as well as an annual review. The Compliance Program includes provisions and guidance concerning fiduciary duties, conflicts of interest and portfolio management and trading practices.

Dennis is supervised by Dan Bates, Chief Executive Officer. Dan may be reached at (208) 433-1222.

Clearwater Advisors, LLC

Form ADV Brochure Supplement for Brandon Beall – Portfolio Manager

Updated: March 7, 2024
101 S. Capitol Blvd, Suite 1201
Boise, Idaho 83702
Phone: 208.433.1222

This brochure supplement provides information about Brandon Beall that supplements the Clearwater Advisors brochure, which you should have received. If you did not receive a copy or if you have any questions about the contents of this supplement, please contact us at 208-433-1222. Additional information about Brandon Beall is available on the SEC's website at www.adviserinfo.sec.gov.

Educational Background and Business Experience

Brandon joined Clearwater in September 2021 as an Investment Analyst and became a Portfolio Manager in July 2023.

Brandon worked for Regions Bank from 2015 through 2017 as a public policy analyst, where he covered banking and consumer credit public and regulatory policy. He then worked for the U.S. Committee on Banking, Housing, and Urban Affairs from 2017 through 2020 as a professional staff member, where he was responsible for public and regulatory policy pertaining to financial institutions, consumer credit, economic stabilization, and monetary policy. He then worked for the U.S. Committee on Finance in 2021, where he was responsible for public policy issues pertaining to the U.S. Treasury Department and domestic tax.

Brandon holds Bachelor of Science degrees in Finance and Accounting from Oregon State University and is a CFA Charterholder².

Year of Birth: 1989

Disciplinary Information

Brandon has no legal or disciplinary events to disclose.

Other Business Activities

None.

Additional Compensation

Brandon does not receive any economic benefits from any non-client for providing investment advice or other advisory services to Clearwater's clients.

Supervision

Clearwater has a formal Compliance Program and Code of Ethics designed to prevent violations of government regulations and ethical principles. The Chief Compliance Officer oversees the enforcement of the Compliance Program and Code of Ethics through regular communication with employees as well as an annual review. The Compliance Program includes provisions and guidance concerning fiduciary duties, conflicts of interest and portfolio management and trading practices.

Brandon is supervised by Rhet Hulbert, Portfolio Manager. Rhet may be reached at (208) 433-1222.

² CFA Charterholder Requirements: Four years qualified investment work experience, completion of the Chartered Financial Analyst (CFA) program, active membership in the CFA Institute, adherence to the CFA Institute Code of Ethics and Standards of Professional Conduct on an annual basis, membership to a local CFA member society.



INFORMATIONAL MEMORANDUM

TO: **City Council**
CC: **Mayor McLeod**
FROM: **Aaron BeMiller, Finance Director**
BY: **Tony Cullerton, Deputy Finance Director**
CC: **Mayor McLeod**
DATE: **October 27, 2025**
SUBJECT: **2025 Biennium Budget Amendment Ordinance**

ISSUE

Approval of Administrative Budget Amendments.

BACKGROUND

A budget amendment is necessary only when a fund as a whole risks exceeding its approved allocation. Budget amendments provide organizations the opportunity to incorporate best practices, adjust to substantial changes in financial plans or policy decisions, and enhance transparency for key decisions. The proposed amendments will make the following adjustments to the General Fund for the current biennium:

- Transfer from General Fund to Sewer Fund for early repayment of interfund loan. Budget impact of \$947,112.
- Transfer from Land Acquisition Fund to General Government Improvements Fund for TCC HVAC costs. Budget impact of \$405,000.
- Transfer funds from the Urban Renewal Fund to the General Fund with the intent of closing the Facilities Replacement Fund. Budget impact of \$947,112.
- An increase to the Insurance – LEOFF 1 fund to cover additional miscellaneous LEOFF retiree expenditures. Budget impact of \$100,000.
- Authorization to add a limited term position to HR to extend through 2026. Budget impact of \$0.

DISCUSSION

On November 21, 2022, the City authorized an interfund loan from the Sewer fund (402) for the purchase of a fire apparatus. The interfund loan was scheduled for repayment in 2026. However, the City is in a position to pay the interfund loan off in 2025. This resulted in approximately \$30k savings in interest expense.

The Tukwila Community Center incurred unexpected necessary repairs to the HVAC unit. A transfer from the Land Acquisition Fund to the General Government Improvement Fund was necessary to absorb the costs to repair the HVAC unit and equipment.

In 2024 through the 2025-2026 budget process the City was authorized to close the Urban Renewal (302) fund. There are unassigned funds associated with that Fund that will be transferred to the General Fund prior to closing. The amount planned for transfer is \$947,112.

An increase in the amount of \$100,000 is needed for the LEOFF 1 Self Insurance Plan Fund. This increase is necessary due to unbudgeted miscellaneous health care costs attributed to the retirees' covered by this insurance fund.

Human Resource identified a need for a limited term position to assist with a variety of HR functions. It was determined that the cost of this role would be absorbed by the department. This position was approved by city leadership. This amendment item has zero financial impact to the budget and solely seeks Council authorization.

The total year-end budget amendment is \$2,399,224.

Fund	2025 Adopted Revenues	2025 Proposed Revenues	Difference	2025 Adopted Expenditures	2025 Proposed Expenditures	Difference
Fund 000 - General	\$ 78,322,596	\$ 79,269,708	\$ 947,112	\$ 77,768,407	\$ 78,715,519	\$ 947,112
Fund 105 - Contingency	120,000	120,000	-	-	-	-
Fund 101 - Hotel/Motel Tax	1,047,750	1,047,750	-	1,644,765	1,644,765	-
Fund 103 - Residential Streets	4,869,000	4,869,000	-	4,953,000	4,953,000	-
Fund 104 - Bridges & Arterial Streets	11,042,001	11,042,001	-	10,537,131	10,537,131	-
Fund 109 - Drug Seizure	98,100	98,100	-	73,000	73,000	-
Funds 2XX-LTGO Debt Service Funds	4,736,172	4,736,172	-	4,736,172	4,736,172	-
Fund 206 - LID Guarantee	8,000	8,000	-	-	-	-
Fund 213 - UTGO Bonds	4,905,000	4,905,000	-	5,059,475	5,059,475	-
Fund 233 - 2013 LID	453,500	453,500	-	453,000	453,000	-
Fund 301 - Land Acq, Rec, Park Develop	5,665,690	5,665,690	-	6,663,000	7,068,000	405,000
Fund 302 - Urban Renewal	-	-	-	-	947,112	947,112
Fund 303 - General Government Imp	401,000	806,000	405,000	400,000	400,000	-
Fund 304 - Fire Improvements	600,000	600,000	-	600,000	600,000	-
Fund 305 - Public Safety Plan	1,115,000	1,115,000	-	1,317,849	1,317,849	-
Fund 306 - City Facilities	5,000	5,000	-	825,238	825,238	-
Fund 401 - Water	10,254,836	10,254,836	-	11,023,093	11,023,093	-
Fund 402 - Sewer	13,101,957	14,049,069	947,112	15,917,066	15,917,066	-
Fund 411 - Foster Golf Course	2,787,500	2,787,500	-	3,287,832	3,287,832	-
Fund 412 - Surface Water	14,978,410	14,978,410	-	17,088,102	17,088,102	-
Fund 501 - Equip Rental & Replacement	6,093,106	6,093,106	-	4,946,807	4,946,807	-
Fund 502 - Self-Insured Healthcare Plan	8,346,309	8,346,309	-	7,031,880	7,031,880	-
Fund 503 - LEOFF I Self-Ins Health Plan	474,514	474,514	-	599,903	699,903	100,000
Fund 611 - Firemen's Pension	155,000	155,000	-	82,000	82,000	-
Total All Funds Combined	\$ 169,580,441	\$ 171,879,665	\$ 2,299,224	\$175,007,720	\$177,406,944	\$ 2,399,224

RECOMMENDATION

Forward to the November 3, 2025 Regular Meeting as Unfinished Business and to November 10, 2025 Special Meeting to approve the Budget Amendment Ordinance.

2025 Year-End Budget Amendment

Presented by:

Tony Cullerton, Deputy Finance Director

October 27, 2025

Purpose

- Incorporate final year-end adjustments to close the 2025 fiscal year
- Ensure compliance with RCW 35A.34 and City financial policies
- Reflect accurate and transparent reporting of City funds and activities

Summary of Adjustments

Description	Fund(s)	Budget Impact
Interfund loan early payoff (Fire Apparatus)	General → Sewer	\$947,112
HVAC repairs – Tukwila Community Center	Land Acquisition → Gen Gov't Improvements	\$405,000
Close Urban Renewal Fund and transfer balance	Urban Renewal → General	\$947,112
Additional retiree health costs	LEOFF 1 Insurance Fund	\$100,000
HR Limited-Term Position (no cost impact)	General Fund	\$0
Total Year-End Adjustment		\$2,399,224

Discussion Highlights

- Early repayment of interfund loan saves approximately \$30,000 in interest expense
- HVAC repairs at TCC required prompt action to maintain facility operations
- Urban Renewal Fund (302) being closed; residual balance transferred to the General Fund
- Increase in LEOFF 1 fund covers unbudgeted retiree health expenses
- HR limited-term position added; cost absorbed by department, no budget impact

Fiscal Summary

- All adjustments incorporated into 2025 Year-End Budget Amendment Ordinance
- Ordinance amends TMC Ordinance No. 2749 (2025–2026 Biennium)
- Aligns with adopted budget policies and ensures financial transparency
- Maintains balanced funds across the biennium

Recommendation

Approve the 2025 Year-End Budget Amendment Ordinance to formally adopt the listed adjustments.

Next Steps

- Review at Finance & Governance Committee –
October 27, 2025
- Forward to City Council for formal adoption in
November
- Publish and transmit final adopted ordinance per
RCW 35A.34.200

DRAFT

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TUKWILA, WASHINGTON, AMENDING ORDINANCE NO. 2749, WHICH ADOPTED THE CITY OF TUKWILA'S BIENNIAL BUDGET FOR THE 2025-2026 BIENNIUM, TO ADOPT AN AMENDED YEAR-END BUDGET; PROVIDING FOR SEVERABILITY; AND ESTABLISHING AN EFFECTIVE DATE.

WHEREAS, on November 25, 2024, the City Council of the City of Tukwila adopted Ordinance No. 2749, which adopted the 2025-2026 Biennial Budget of the City of Tukwila; and

WHEREAS, the City has determined a need to amend the 2025-2026 Biennial Budget before fiscal year-end;

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF TUKWILA, WASHINGTON, HEREBY ORDAINS AS FOLLOWS:

Section 1. Ordinance Amended. Tukwila Ordinance No. 2749 is hereby amended with the City Council's adoption of the document entitled "City of Tukwila 2025-2026 Year-End Budget Amendment," attached hereto and incorporated by this reference as if fully set forth herein, in accordance with RCW 35A.34.200.

Section 2. Purposes of Year-End 2025 Budget Amendment. This year-end amendment updates the 2025 budget to reflect actual revenues, expenditures, and approved adjustments made during the year. It aligns the budget with current financial activity and project updates. Additionally, it ensures the City ends the year in compliance with state budget requirements.

Section 3. Estimated 2026 Revenues and Appropriations. The totals of the estimated revenues and appropriations for the General Fund and the aggregate totals are as follows:

<u>Fund</u>	<u>2025 Beginning Fund Balance*</u>	<u>2025 Adopted Revenues</u>	<u>2025 Adopted Expenditures</u>	<u>2025 Adopted Ending Fund Balance</u>
Fund 000 - General	\$ 17,294,897	\$ 78,322,596	\$ 77,768,407	\$ 17,849,086
Fund 105 - Contingency	7,427,328	120,000	-	7,547,328
Fund 101 - Hotel/Motel Tax	3,728,106	1,047,750	1,644,765	3,131,091
Fund 103 - Residential Streets	1,770,619	4,869,000	4,953,000	1,686,619
Fund 104 - Bridges & Arterial Streets	7,326,170	11,042,001	10,537,131	7,831,040
Fund 109 - Drug Seizure	436,912	98,100	73,000	462,012
Funds 2XX-LTGO Debt Service Funds	-	4,736,172	4,736,172	-
Fund 206 - LID Guarantee	829,009	8,000	-	837,009
Fund 213 - UTGO Bonds	494,144	4,905,000	5,059,475	339,669
Fund 233 - 2013 LID	536,626	453,500	453,000	537,126
Fund 301 - Land Acq, Rec, Park Develop	4,359,134	5,665,690	6,663,000	3,361,824
Fund 302 - Urban Renewal	2,055,907	-	-	2,055,907
Fund 303 - General Government Imp	41,694	401,000	400,000	42,694
Fund 304 - Fire Improvements	-	600,000	600,000	-
Fund 305 - Public Safety Plan	1,617,834	1,115,000	1,317,849	1,414,985
Fund 306 - City Facilities	989,887	5,000	825,238	169,649
Fund 401 - Water	4,548,131	10,254,836	11,023,093	3,779,874
Fund 402 - Sewer	13,900,117	13,101,957	15,917,066	11,085,008
Fund 411 - Foster Golf Course	1,695,891	2,787,500	3,287,832	1,195,559
Fund 412 - Surface Water	13,081,527	14,978,410	17,088,102	10,971,835
Fund 501 - Equip Rental & Replacement	1,931,334	6,093,106	4,946,807	3,077,633
Fund 502 - Self-Insured Healthcare Plan	3,454,472	8,346,309	7,031,880	4,768,901
Fund 503 - LEOFF I Self-Ins Health Plan	(58,262)	474,514	599,903	(183,651)
Fund 611 - Firemen's Pension	1,652,177	155,000	82,000	1,725,177
Total All Funds Combined	\$ 89,113,654	\$ 169,580,441	\$ 175,007,720	\$ 83,686,375

* Based on 2024 ACFR ending balances

AMOUNTS ARE SUBJECT TO CHANGE DURING BUDGET PROCESS

Fund	2025 Adopted Revenues	2025 Proposed Revenues	Difference	2025 Adopted Expenditures	2025 Proposed Expenditures	Difference
Fund 000 - General	\$ 78,322,596	\$ 79,269,708	\$ 947,112	\$ 77,768,407	\$ 78,715,519	\$ 947,112
Fund 105 - Contingency	120,000	120,000	-	-	-	-
Fund 101 - Hotel/Motel Tax	1,047,750	1,047,750	-	1,644,765	1,644,765	-
Fund 103 - Residential Streets	4,869,000	4,869,000	-	4,953,000	4,953,000	-
Fund 104 - Bridges & Arterial Streets	11,042,001	11,042,001	-	10,537,131	10,537,131	-
Fund 109 - Drug Seizure	98,100	98,100	-	73,000	73,000	-
Funds 2XX-LTGO Debt Service Funds	4,736,172	4,736,172	-	4,736,172	4,736,172	-
Fund 206 - LID Guarantee	8,000	8,000	-	-	-	-
Fund 213 - UTGO Bonds	4,905,000	4,905,000	-	5,059,475	5,059,475	-
Fund 233 - 2013 LID	453,500	453,500	-	453,000	453,000	-
Fund 301 - Land Acq, Rec, Park Develop	5,665,690	5,665,690	-	6,663,000	7,068,000	405,000
Fund 302 - Urban Renewal	-	-	-	-	947,112	947,112
Fund 303 - General Government Imp	401,000	806,000	405,000	400,000	400,000	-
Fund 304 - Fire Improvements	600,000	600,000	-	600,000	600,000	-
Fund 305 - Public Safety Plan	1,115,000	1,115,000	-	1,317,849	1,317,849	-
Fund 306 - City Facilities	5,000	5,000	-	825,238	825,238	-
Fund 401 - Water	10,254,836	10,254,836	-	11,023,093	11,023,093	-
Fund 402 - Sewer	13,101,957	14,049,069	947,112	15,917,066	15,917,066	-
Fund 411 - Foster Golf Course	2,787,500	2,787,500	-	3,287,832	3,287,832	-
Fund 412 - Surface Water	14,978,410	14,978,410	-	17,088,102	17,088,102	-
Fund 501 - Equip Rental & Replacement	6,093,106	6,093,106	-	4,946,807	4,946,807	-
Fund 502 - Self-Insured Healthcare Plan	8,346,309	8,346,309	-	7,031,880	7,031,880	-
Fund 503 - LEOFF I Self-Ins Health Plan	474,514	474,514	-	599,903	699,903	100,000
Fund 611 - Firemen's Pension	155,000	155,000	-	82,000	82,000	-
Total All Funds Combined	\$ 169,580,441	\$ 171,879,665	\$ 2,299,224	\$ 175,007,720	\$ 177,406,944	\$ 2,399,224

* Based on 2024 ACFR ending balances

Fund	2026 Estimated Beginning Fund Balance*	Proposed Revenues	Proposed Expenditure s	2026 Estimated Ending Fund Balance
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Fund	Beginning Fund Balance	Proposed Revenue	Proposed Expenditure	2025 Estimated Ending Fund Balance
Fund 000 - General			1,200,000	
Fund 402 - Sewer		1,200,000		
Fund 302 - Facility Replacement			1,700,000	
Fund 000 - General		1,700,000		
Fund 000 - General Fund		0	0	

Section 4. Copies on File. A complete copy of the amended budget for 2025-2026, as adopted, together with a copy of this amending ordinance, shall be kept on file electronically by the City Clerk and accessible from the City's website in accordance with Washington State records retention schedule requirements and City policy, and shall be made available to the public upon request. A copy of the amended budget for 2025-2026, as adopted, together with a copy of this amending ordinance, shall be transmitted by the City Clerk to the Division of Municipal Corporations of the Office of the State Auditor and to the Association of Washington Cities.

Section 5. Corrections by City Clerk or Code Reviser Authorized. Upon approval of the City Attorney, the City Clerk and the code reviser are authorized to make necessary corrections to this ordinance, including the correction of clerical errors; references to other local, state or federal laws, codes, rules, or regulations; or ordinance numbering and section/subsection numbering.

Section 6. Severability. If any section, subsection, paragraph, sentence, clause or phrase of this ordinance or its application to any person or situation should be held to be invalid or unconstitutional for any reason by a court of competent jurisdiction, such invalidity or unconstitutionality shall not affect the validity or constitutionality of the remaining portions of this ordinance or its application to any other person or situation.

Section 7. Effective Date. This ordinance or a summary thereof shall be published in the official newspaper of the City and shall take effect and be in full force and effect five days after passage and publication as provided by law.

PASSED BY THE CITY COUNCIL OF THE CITY OF TUKWILA, WASHINGTON, at a Regular Meeting thereof this _____ day of _____, 2025.

ATTEST/AUTHENTICATED:

Andy Youn, CMC, City Clerk

Thomas McLeod, Mayor

APPROVED AS TO FORM BY:

Filed with the City Clerk: _____

Passed by the City Council: _____

Published: _____

Effective Date: _____

Ordinance Number: _____

Office of the City Attorney

Attachment: City of Tukwila 2025-2026 Year-End Budget Amendment

<u>Fund</u>	<u>2025 Adopted Expenditures</u>	<u>2025 Proposed Expenditures</u>	<u>\$ Difference</u>	<u>% Difference</u>	<u>Notes</u>
<u>Fund 000 - General</u>	<u>77,768,407</u>	<u>78,715,519</u>	<u>947,112</u>	<u>1.2%</u>	<u>Transfer out to Fund 402 repayment of Sewer Interfund Loan</u>
<u>Fund 301 - Land Acq, Rec, Park Develop</u>	<u>6,663,000</u>	<u>7,068,000</u>	<u>405,000</u>	<u>6.1%</u>	<u>Transfer out to Fund 303 for share of TCC HVAC Costs</u>
<u>Fund 302 - Urban Renewal</u>	<u>-</u>	<u>947,112</u>	<u>947,112</u>	<u>0.0%</u>	<u>Transfer out to General Fund for partial closure of thus fund.</u>
<u>Fund 503 - LEOFF I Self-Ins Health Plan</u>	<u>599,903</u>	<u>699,903</u>	<u>100,000</u>	<u>16.7%</u>	<u>Increase expenditures for additional miscellaneous LEOFF retiree expenditures</u>
<u>Total All Funds Combined</u>	<u>85,031,310</u>	<u>87,430,534</u>	<u>2,399,224</u>	<u>2.8%</u>	<u>-</u>

<u>Fund</u>	<u>2025 Adopted Revenues</u>	<u>2025 Proposed Revenues</u>	<u>\$ Differ ence</u>	<u>% Differen ce</u>	<u>Notes</u>
Fund 000 - General	78,322,596	79,269,708	947,112	1.2%	Transfer in from partial closure of Fund 302.
Fund 303 - General Government Imp	401,000	806,000	405,000	101.0%	Transfer out to Fund 303 for share of TCC HVAC Costs
Fund 402 - Sewer	13,101,957	14,049,069	947,112	7.2%	Transfer in from GF repayment of Sewer Interfund Loan
Total All Funds Combined	91,825,553	94,124,777	2,299,224	2.5%	



INFORMATIONAL MEMORANDUM

TO: **Tukwila City Council**

FROM: **Aaron BeMiller, Finance Director**

CC: **Thomas McLeod, Mayor & Marty Wine, City Administrator**

DATE: **October 6, 2025** [\(Revised October 27, 2025\)](#)

SUBJECT: **2026 Mid-Biennium Adjustment**

ISSUE

As provided in State law, the City Council adopts a biennial budget every two years, with the new biennial budget beginning on an odd numbered year. Like many Cities, the biennial budget adopted by City Council is constructed and viewed as two one-year budgets. Between the first year of the current budget (2025) and the second year (2026), the Mayor will propose changes to the 2026 budget. This process is called the Mid-biennium Adjustment and is important for adjusting the 2026 budget for any known and necessary changes from the time the 2026 budget was adopted in late 2024. These changes include but are not limited to adjusting CPI, healthcare, and retirement rate assumptions, carry-over or new initiatives that were unplanned at the time of adoption, and any other updates necessary for City operations/obligations.

BACKGROUND

The Mid-biennium adjustment is underway and below is a draft timeline for the Council process:

2026 Mid-Biennium Adjustment Ordinance

10/06/25 – Regular Meeting – Mayor's presents his 2026 Proposed budget changes
10/20/25 – Regular Meeting – 1st Public Hearing & discussion
10/27/25 – FIN Committee – Discussion only
11/03/25 – Regular Meeting – 2nd Public Hearing & discussion
11/10/25 – COW Meeting – Further discussion opportunity
11/17/25 – Regular Meeting – Further discussion opportunity & potential adoption
11/24/25 – Special Meeting (if necessary) – Budget adoption

2026 Property Tax Collection Ordinance

10/20/25 – Regular Meeting – Public Hearing
10/27/25 – FIN Committee – draft ordinance for review
11/10/25 – COW Meeting – Discussion
11/17/25 – Regular Meeting – Adoption

DISCUSSION

The Mayor is presenting his proposed changes to the adopted 2026 budget. The proposed changes reduces the overall expense budget by \$682.7 thousand and includes a General Fund expense reduction of \$843.2 thousand. Once the Mayor concludes his remarks on his 2026 Proposed Budget, staff will walk through his proposed changes in more detail.

The Mayor presented his proposed changes to the adopted 2026 budget to the City Council on October 6, 2025. The proposed expense budget for 2026 totals \$175,738,975 which includes the General Fund expense of \$77,768,407. The proposed budget for 2026 is a reduction to the overall expense budget of the City by \$682.7 thousand and a reduction to General Fund expenses by \$843.2 thousand. Staff provided a presentation on the significant changes included in the Mayor's proposed budget.

On October 20, 2025, the first of two public hearings on the proposed 2026 Mid-biennium budget adjustment will be held to allow residents and business communities to provide input on the City's budget plans.

The items for discussion on October 20, 2025 include:

- Check in on Council questions from 10/6 meeting.
- Discusses of any new changes to the proposed budget since the 10/6 meeting.
- Follow-up from Public Hearing.
- Municipal Court discussion of a budget request for the Better Life Community Development program.
- Council Q&A/wrap-up

[There is no new information expected for this conversation. We will address changes to the budget and questions from the City Council Meeting held on 10/20/2025.](#)

FINANCIAL IMPACT

Discussion item only. There is no financial impact associated with this agenda item. However, a formal Ordinance will be brought forward adjusting the adopted 2026 budget based on the Mayor's Proposed budget and any adjustments resulting from the Council budget approval process.

RECOMMENDATION

~~Information Only. There is no recommendation currently for future action.~~
[Forward to the November 3, 2025 Regular Meeting for a second public hearing.](#)

ATTACHMENTS

~~PowerPoint~~
[2026 Mid-Biennium Adjustment Change Tracker & Council Questions](#)
[Draft Ordinance](#)

2026 Mid-Biennium Adjustment Change Tracker & Council Questions

Change Tracker:

Date Provided	Fund/ Department	Expense/ Revenue	Change	Reason
10/20/2025	GF - Parks	Expense	\$312,000 <u>125,000</u>	Department of Natural Resources Community Forest Assistance Grant award. Notification of award on 10/8/2025. Grant will support restoration and conservation programs for local tree canopy and natural spaces. Grant revenue 100% supports these activities. Full multi-grant award is \$312,000 through mid-2028.
10/20/2025	GF - Parks	Revenue	\$312,000 <u>125,000</u>	Department of Natural Resources grant award. This grant provides resources for the activities listed above. Full multi-grant award is \$312,000 through mid-2028.
10/20/2025	Mayor's Office	Expense	\$60,000	Additional cost for public defense funding in response to the Washington State Supreme Court caseload standards for misdemeanor public defense attorneys to reduce by a minimum of 10% each year to achieve full compliance with the established caseload no more than 120 misdemeanor cases per attorney by 1/1/2036.
10/20/2025	Municipal Court	Expense	\$45,000	Funding for the Better Life Community Development service/program. The Court has secured grant funding for a significant portion of the costs of the service and this \$45K General Fund participation will ensure operations for the 2026 calendar year.
10/20/2025	Capital - Parks	Expense	\$198,072	1 FTE increase for a Parks Capital Improvement Program Project Manager. This position is funded outside of the General Fund through various sources such as the KC Parks Levy, REET 1, Park Impact Fee, and grants. Creation of the position allows for bringing this work in-house at a significant savings from contracting this work out and allows for better coordination of process. Parks CIP includes projects that are of a scale and complexity that requires advanced planning, multiple stages of environmental review, permitting, design, and construction administration. Continuation of this project position is contingent on available and allowable non-General Fund resources. The position will be reduced or eliminated should funding decline or not be sufficient to support the position.

2026 Mid-Biennium Adjustment Change Tracker & Council Questions

Council Questions:

Inquiry Date	Response Date	Councilmember	Change/Question	Response
10/6/2025	10/20/2025	Papayan	What revenues go into the General Fund “security” line?	Reimbursement for Law Enforcement Services (e.g. Westfield Mall security) Booking Fees, Probation Fees and safety-related inspection fees.
10/6/2025	10/20/2025	Seal	Number of LEOFF retirees?	24 beneficiaries. The Law Enforcement Officers and Fire Fighters’ Retirement System (LEOFF) Plan 1 was available for law enforcement officers and firefighters hired before October 1, 1977. The plan includes survivor benefits for eligible spouses or dependents.
10/6/2025	10/20/2025	Sharp	Provide a cost breakdown of the Park Ranger program.	See slides in new presentation.
10/6/2025	10/20/2025	Camacho	Do other city’s Park Ranger position reside in PD?	Mukilteo & Mount Vernon host their park ranger in PD; Kirkland, Issaquah, Everett, Snohomish County, Bellevue- park rangers are in P&R departments.
10/20/2025	10/27/2025	Martinez	How does Fire Impact Fees impact Property Taxes	The 2026 budget includes \$600,000 in Fire Impact Fee revenue. Impact fees do not directly impact property taxes and are not part of the property tax statement. Impact fees are paid by developers to help pay for new or expanded public facilities and infrastructure that will directly address the increased demand for services created by new development. Impact fees are volatile based on development activity and are restricted by RCW. The City uses collected Fire Impact Fees to pay debt service.

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TUKWILA, WASHINGTON, AMENDING ORDINANCE NOS. 2749 AND [REDACTED], WHICH ADOPTED AND AMENDED THE CITY OF TUKWILA'S BIENNIAL BUDGET FOR THE 2025-2026 BIENNIUM, TO ADOPT AN AMENDED MID-BIENNIUM BUDGET; PROVIDING FOR SEVERABILITY; AND ESTABLISHING AN EFFECTIVE DATE.

WHEREAS, on November 25, 2024, the City Council adopted Ordinance No. 2749, which adopted a mid-biennium budget amendment, in accordance with RCW 35A.34.130; and

WHEREAS, a mid-biennium budget amendment was presented to the City Council in a timely manner for their review, in accordance with RCW 35A.34.130; and

WHEREAS, on October 20, 2025 and November 3, 2025, following required public notification, the City Council conducted public hearings on the proposed mid-biennium budget amendment;

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF TUKWILA, WASHINGTON, HEREBY ORDAINS AS FOLLOWS:

Section 1. Ordinances Amended. Tukwila Ordinance Nos. 2749 and _____ are hereby amended with the City Council's adoption of the document entitled "City of Tukwila 2025-2026 Mid-Biennium Adjustment," attached hereto and incorporated by this reference as if fully set forth herein, in accordance with RCW 35A.34.130.

Section 2. Purpose. The purpose of the 2026 Mid-Biennium budget adjustment is to correct the 2026 budget for known changes to rates and/or budget decisions made in 2025, which affect the 2026 budget.

Section 3. 2026 Estimated Revenues and Appropriations. The totals of the estimated revenues and appropriations by fund for 2026 are as follows:

	Fund	Estimated- Beginning Fund- Balance	Budgeted- Revenues	Budgeted- Expenditures	Estimated- Ending Fund- Balance
000	General	15,564,070	154,292,479	153,573,762	16,282,787
101	Hotel/Motel	3,410,870	1,945,500	2,677,822	2,678,548
103	City Street	1,858,573	5,999,000	5,803,000	2,054,573
104	Arterial Street	5,278,834	16,628,002	18,077,377	3,829,459
105	Contingency	7,304,961	470,639	0	7,775,600
109	Drug Seizure Fund	304,562	196,200	146,000	354,762
2xx	LTGO Debt Service Funds	0	9,481,650	9,481,650	0
213	UTGO Bonds	479,708	9,610,000	9,991,200	98,508
206	LID Guaranty	799,243	16,000	0	815,243
233	2013 LID	513,499	938,000	937,000	514,499
301	Land Acquisition, Recreation- & Park Dev.	4,130,437	9,006,990	10,320,841	2,816,586
303	General Government- Improvements	324,512	840,000	938,000	226,512
304	Fire Improvements	0	1,200,000	1,200,000	0
305	Public Safety Plan	1,056,573	2,230,000	2,636,673	649,900
306	City Facilities	422,811	2,693,874	1,825,238	1,291,447
401	Water	4,174,701	21,596,192	23,117,822	2,653,071
402	Sewer	10,310,151	25,629,062	33,381,410	2,557,803
411	Foster Golf Course	2,024,196	5,575,000	6,262,049	1,337,147
412	Surface Water	10,866,876	29,720,677	33,868,024	6,719,529
501	Equipment Rental	1,808,659	12,307,228	11,104,567	3,011,320
502	Insurance Fund	3,393,651	17,257,744	13,640,396	7,010,999
503	Insurance—LEOFF 1 Fund	36,695	1,065,499	1,021,856	80,338
611	Firemen's Pension-	1,722,466	310,000	164,000	1,868,466
-	Total	\$75,786,048	\$329,009,736	\$340,168,687	\$64,627,097

AMOUNTS ARE SUBJECT TO CHANGE DURING BUDGET PROCESS

Fund	<u>2026 Estimated Beginning Fund Balance*</u>	<u>Proposed Revenues</u>	<u>Proposed Expenditure s</u>	<u>2026 Estimated Ending Fund Balance</u>
<u>Fund 000 - General</u>	<u>21,907,434</u>	<u>78,322,596</u>	<u>77,768,407</u>	<u>22,461,623</u>
<u>Fund 105 - Contingency</u>	<u>7,603,807</u>	<u>120,000</u>	<u>-</u>	<u>7,723,807</u>
<u>Fund 101 - Hotel/Motel Tax</u>	<u>4,126,727</u>	<u>1,047,750</u>	<u>1,644,765</u>	<u>3,529,712</u>
<u>Fund 103 - Residential Streets</u>	<u>2,212,057</u>	<u>-</u>	<u>-</u>	<u>-</u>

		<u>4,869,000</u>	<u>4,953,000</u>	<u>2,128,057</u>
<u>Fund 104 - Bridges & Arterial Streets</u>	<u>9,973,264</u>	<u>11,042,001</u>	<u>10,537,131</u>	<u>10,478,134</u>
<u>Fund 109 - Drug Seizure</u>	<u>337,070</u>	<u>98,100</u>	<u>73,000</u>	<u>362,170</u>
<u>Funds 2XX-LTGO Debt Service Funds</u>	<u>-</u>	<u>4,736,172</u>	<u>4,736,172</u>	<u>-</u>
<u>Fund 206 - LID Guarantee</u>	<u>854,009</u>	<u>8,000</u>	<u>-</u>	<u>862,009</u>
<u>Fund 213 - UTGO Bonds</u>	<u>716,609</u>	<u>4,905,000</u>	<u>5,059,475</u>	<u>562,134</u>
<u>Fund 233 - 2013 LID</u>	<u>537,376</u>	<u>453,500</u>	<u>453,000</u>	<u>537,876</u>
<u>Fund 301 - Land Acq, Rec, Park Develop</u>	<u>5,426,691</u>	<u>5,665,690</u>	<u>6,663,000</u>	<u>4,429,381</u>
<u>Fund 302 - Urban Renewal</u>	<u>738,386</u>	<u>-</u>	<u>738,386</u>	<u>-</u>
<u>Fund 303 - General Government Imp</u>	<u>142,632</u>	<u>401,000</u>	<u>400,000</u>	<u>143,632</u>
<u>Fund 304 - Fire Improvements</u>	<u>-</u>	<u>600,000</u>	<u>600,000</u>	<u>-</u>
<u>Fund 305 - Public Safety Plan</u>	<u>1,229,853</u>	<u>1,115,000</u>	<u>1,317,849</u>	<u>1,027,004</u>
<u>Fund 306 - City Facilities</u>	<u>856,836</u>	<u>5,000</u>	<u>825,238</u>	<u>36,598</u>
<u>Fund 401 - Water</u>	<u>2,452,749</u>	<u>10,254,836</u>	<u>11,023,093</u>	<u>1,684,492</u>
<u>Fund 402 - Sewer</u>	<u>12,339,840</u>	<u>13,101,957</u>	<u>15,917,066</u>	<u>9,524,731</u>
<u>Fund 411 - Foster Golf Course</u>	<u>1,940,092</u>	<u>2,787,500</u>	<u>3,287,832</u>	<u>1,439,760</u>
<u>Fund 412 - Surface Water</u>	<u>17,616,451</u>	<u>14,978,410</u>	<u>17,088,102</u>	<u>15,506,759</u>
<u>Fund 501 - Equip Rental & Replacement</u>	<u>1,100,839</u>	<u>6,093,106</u>	<u>4,946,807</u>	<u>2,247,138</u>
<u>Fund 502 - Self-Insured Healthcare Plan</u>	<u>4,003,451</u>	<u>8,346,309</u>	<u>7,031,880</u>	<u>5,317,880</u>
<u>Fund 503 - LEOFF I Self-Ins Health Plan</u>	<u>20,991</u>	<u>474,514</u>	<u>599,903</u>	<u>(104,398)</u>
<u>Fund 611 - Firemen's Pension</u>	<u>1,868,466</u>	<u>155,000</u>	<u>82,000</u>	<u>1,941,466</u>
<u>Total All Funds Combined</u>	<u>98,005,630</u>	<u>169,580,441</u>	<u>175,746,106</u>	<u>91,839,965</u>

Section 4. Copies on File. A complete copy of the amended budget for 2025-2026, as adopted, together with a copy of this amending ordinance, shall be kept on file electronically by the City Clerk and accessible from the City's website in accordance with Washington State records retention schedule requirements and City policy, and shall be made available to the public upon request. A copy of the amended budget for 2025-2026, as adopted, together with a copy of this amending ordinance, shall be transmitted by the City Clerk to the Division of Municipal Corporations of the Office of the State Auditor and to the Association of Washington Cities in accordance with RCW 35A.34.130.

Section 5. Corrections by City Clerk or Code Reviser Authorized. Upon approval of the City Attorney, the City Clerk and the code reviser are authorized to make necessary corrections to this ordinance, including the correction of clerical errors; references to other local, state or federal laws, codes, rules, or regulations; or ordinance numbering and section/subsection numbering.

Section 6. Severability. If any section, subsection, paragraph, sentence, clause or phrase of this ordinance or its application to any person or situation should be held to be invalid or unconstitutional for any reason by a court of competent jurisdiction, such invalidity or unconstitutionality shall not affect the validity or constitutionality of the remaining portions of this ordinance or its application to any other person or situation.

Section 7. Effective Date. This ordinance or a summary thereof shall be published in the official newspaper of the City and shall take effect and be in full force and effect five days after passage and publication as provided by law.

PASSED BY THE CITY COUNCIL OF THE CITY OF TUKWILA, WASHINGTON, at a Regular Meeting thereof this _____ day of _____, 2025.

ATTEST/AUTHENTICATED:

Andy Youn, CMC, City Clerk

Thomas McLeod, Mayor

APPROVED AS TO FORM BY:

Filed with the City Clerk: _____

Passed by the City Council: _____

Published: _____

Effective Date: _____

Ordinance Number: _____

Office of the City Attorney



INFORMATIONAL MEMORANDUM

TO: **Tukwila City Council**
FROM: **Aaron BeMiller, Finance Director**
BY: **Tony Cullerton, Deputy Finance Director**
CC: **Thomas McLeod, Mayor & Marty Wine, City Administrator**
DATE: **October 20, 2025** ([Revised October 27, 2025](#))
SUBJECT: **2026 Property Tax Levy Public Hearing**

ISSUE

Continued discussion and public hearing on the proposed 2026 Regular and Excess Property Tax Levies.

BACKGROUND

Pursuant to RCW 84.55.120, a public hearing is required prior to adopting the City's annual property tax levy. The hearing is scheduled for October 20, 2025.

On September 18, 2025, the City received notice that Tukwila's 2025 assessed valuation for 2026 is projected to total \$9,827,593,190.

The ordinances establishing the 2026 property tax levy will include both the General (Regular) Levy and the Excess Levy related to the Public Safety Plan approved by voters at the November 8, 2016 General Election.

To implement the plan, the City issued \$36.5 million in bonds in 2016, with debt service beginning in 2017. The remaining voter-approved bonds were issued in October 2019. The excess levy will continue annually until the bonds are repaid in full—December 2036 for the 2016 issue and December 2039 for the 2019 issue.

The total excess levy requirement for 2026 is \$5,059,475, which represents the annual debt service obligation for both bond issuances.

DISCUSSION

[There is no new information expected for this conversation. We will address questions from the City Council Meeting held on 10/20/2025.](#)

Levy Amount

Both the assessed valuation and allowable levy amount are subject to adjustment until final certification of the levy rate by the King County Department of Assessments.

For ordinance preparation, a general levy amount of \$12,459,905 will be used. Should the final allowable levy be different than this amount, the King County Department of Assessments will automatically adjust the certified levy and no further Council action will be required.

Levy Limit

Under RCW 27.12.390, the maximum statutory levy rate for cities is \$3.60 per \$1,000 of assessed value, less any regular levy made by a library district. Additionally, RCW 41.16.060 authorizes an additional levy of \$0.225 per \$1,000 of assessed value for cities maintaining a firemen's pension fund.

Due to the 1% levy limitation, the preliminary levy rate for the City of Tukwila is projected at \$1.26785 per \$1,000 of assessed valuation for collections in 2026.

For purposes of the ordinance, the excess levy amount is proposed at \$5,059,475 to fund 2026 debt service for the Unlimited Tax General Obligation (UTGO) Bonds issued in 2016 and 2019.

Should the final assessed valuation differ from this amount, the King County Department of Assessments will automatically adjust the certified levy, and no further Council action will be required. All voter-authorized bonds associated with the Public Safety Plan have now been issued.

For 2026, the calculated rate for the regular levy \$1.2678 per \$1,000 of assessed valuation, and \$0.51722 per \$1,000 of assessed valuation for the excess levy.

RECOMMENDATION

The City Council is being asked to approve the ordinances adopting the General Property Tax Levy and the Excess Property Tax Levy

ATTACHMENTS

Presentation
Draft Ordinances (2)

Public Hearing 2026 Property Tax Levy

City Council Presentation

Finance Department | October 20, 2025

Purpose of Presentation

- Overview of 2026 Property Tax Levies
- Regular (General) and Excess (Debt Service) Levies
- \$6 million in unlevied banked capacity

Overview of 2026 Property Tax Levies

- Regular Levy – Supports city services
- Excess Levy – Pays voter-approved bond debt
- Rates set by King County Assessor based on certified AV

Regular Property Tax Levy

Assessed Valuation (2025 for 2026 collections): \$9.83B

Maximum Allowable Levy: \$18.46M

Proposed 2026 Levy: \$12.46M

Preliminary Rate: \$1.27 per \$1,000 Assessed Valuation

- Proposed 2026 Levy (\$12.4M)/Assessed Value (\$9.8 B) x 1,000
= \$1.27
- Prior year rate: \$1.24

Excess (Debt Service) Levy

- Funds Public Safety Plan Bonds (2016 & 2019)
- Bonds: \$33.0 mill in 2016 + additional 2019 issuance \$37.8 mill
- 2026 Levy requirement for debt service payment \$5.06M
- Final Maturities: 2036 (2016 bonds), 2039 (2019 bonds)

Impact to Property Owners

Example - Home Value: \$600,000

$$\$600,000 / 1,000 = \$600$$

$$\$600 \times 1.2678 = \$762$$

$$\$600 \times 0.52 = \$312$$

Regular Levy: \$1.27 → \$762

Excess Levy: \$0.52 → \$312

Total City Portion: ~\$1,074/year

Impact to Property Owners

	2024 %	2025 %	Diff
Tukwila School District	32.6%	33.5%	0.9%
State Schools	23.4%	20.8%	-2.6%
City of Tukwila	22.3%	15.9%	-6.4%
King County	12.4%	12.6%	0.2%
Puget Sound Regional Fire	0.0%	8.3%	8.3%
Other	5.3%	5.4%	0.1%
Library	2.7%	2.3%	-0.4%
Tukwila Pool	1.4%	1.4%	0.0%
Total	100.0%	100.0%	
Other:			
County Flood Zone			
Port of Seattle			
EMS			
Sound Transit			

Property Tax Budget

	2025	2026
Highest Lawful Levy	17,999,228	18,459,905
Unlevied Amount	(6,000,000)	(6,000,000)
Proposed Levy - Property Tax Revenue	11,999,228	12,459,905
Assessed Value	9,650,575,475	9,827,593,190
Estimated Levy Rate	1.24	1.27

City Portion of Total Property Tax
15.9%

Banked Capacity

- Revenue capacity (regular levy) available but not collected
- \$6,000,000 not levied and banked
- Reflects fiscal restraint and taxpayer consideration

Process & Next Steps

1. Public Hearing (October 2025)
2. Council Review (October / November 2025)
3. Adoption of Levy Ordinances (November 2025)

Two Ordinances:

- Regular Property Tax Levy
- Excess Property Tax Levy

Summary

- Regular Levy supports essential services (1% limit)
- Excess Levy funds Public Safety debt
- \$6M banked capacity reflects fiscal prudence
- Compliant with RCW 84.55 and 84.52

DRAFT

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF
TUKWILA, WASHINGTON, RELATING TO PROPERTY
TAXES; FIXING THE 2026 GENERAL PROPERTY TAX
LEVY FOR THE CITY OF TUKWILA REGULAR LEVY,
COMMENCING JANUARY 1, 2026, ON ALL PROPERTY,
BOTH REAL AND PERSONAL, IN COMPLIANCE WITH
RCW 84.55.120; PRESERVING FUTURE LEVY CAPACITY;
PROVIDING FOR SEVERABILITY; AND ESTABLISHING
AN EFFECTIVE DATE.**

WHEREAS, the City of Tukwila has properly given notice of a public hearing held on October 20, 2025, to consider the ad valorem tax levy for 2026 collections pursuant to RCW 84.55.120; and

WHEREAS, the King County Assessor provided a preliminary estimated assessed value of taxable real property in the City of Tukwila of \$9,827,593,190, which is subject to adjustment for senior citizens exemptions as provided for in RCW 84.36.381 and for omitted assessments as provided for in RCW 84.40.080; and

WHEREAS, under state law, a local government may not increase its property tax collections by more than 1% from the previous year or the change in IPD (Implicit Price Deflator), whichever is less; and

WHEREAS, the IPD rate of inflation for property tax collections due in 2026 is 2.44%; and

WHEREAS, after such hearing and after duly considering all relevant evidence and testimony presented, the City Council has determined that the City of Tukwila will increase property tax collections from the previous year's actual collections by \$460,677, or 3.84%, which excludes any increase resulting from additions of new constructions and improvements to property, any increase in the value of state-assessed property, and amounts authorized by law as a result of any annexations that have occurred and refunds

made, in order to discharge the expected expenses and obligations of the City in its best interest; and

WHEREAS, the City Council desires to protect the City's future levy capacity pursuant to RCW 84.55.092, calculated in future years as though the maximum lawful levy amount allowed by state law had been levied; and

WHEREAS, the City is required to certify the amount to be raised by taxation on assessed valuation with the clerk of the county legislative authority by November 30, 2025;

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF TUKWILA, WASHINGTON, HEREBY ORDAINS AS FOLLOWS:

Section 1. General 2026 Property Tax Levy Authorized. The annual amount of general property tax levy necessary to raise the amount of revenues required by City of Tukwila for expenditure during calendar year 2026 is hereby levied upon all real and personal property subject to taxation in the City of Tukwila as set forth in the table below.

Est. Assessed Value (AV) for collections in 2026	9,827,593,190
2026 Highest Lawful Collections	18,459,905
2026 Budgeted Collections	12,459,905
Dollar (\$) Decrease from 2026 Highest Lawful Collections	(6,000,000)
% Decrease from 2026 Highest Lawful Collections	-32.50288%
Est. Levy Rate per \$1,000 AV for 2026 Collections	1.26785
\$ Increase over 2025 Collections	460,677
% Increase over 2025 Collections	0.03839

Section 2. The amount set forth in section 1 is hereby levied upon all real and personal property in accordance with certified assessed values and completed tax rolls of the City of Tukwila for collection in 2026. That estimated property tax levy amount is intended:

- (a) to include 67.49712% of the City's 2026 highest lawful levy amount of \$18,459,905;
- (b) to include any additional amounts allowed under (i) the new construction, improvements to property and state-assed property provisions of RCW 84.55.010 and (ii) as provided pursuant to RCW 84.55.070, the refund provisions of Chapter 84.68 and 84.69 RCW, and

Upon certification of property values for 2026 collections, the Assessor shall adjust and finalize the levy rate per \$1,000 of Assessed Valuation to meet the revenues as provided in Sections 1 and 2.

Section 3. Any unused general property levy capacity for the 2026 tax year is reserved for future levy as provided by RCW 84.55.092, calculated in future years as though the maximum lawful levy amount allowed by state law had been levied.

Section 4. Corrections by City Clerk or Code Reviser Authorized. Upon approval of the City Attorney, the City Clerk and the code reviser are authorized to make necessary corrections to this ordinance, including the correction of clerical errors; references to other local, state or federal laws, codes, rules, or regulations; or ordinance numbering and section/subsection numbering.

Section 5. Severability. If any section, subsection, paragraph, sentence, clause or phrase of this ordinance or its application to any person or situation should be held to be invalid or unconstitutional for any reason by a court of competent jurisdiction, such invalidity or unconstitutionality shall not affect the validity or constitutionality of the remaining portions of this ordinance or its application to any other person or situation.

Section 6. Effective Date. This ordinance or a summary thereof shall be published in the official newspaper of the City and shall take effect and be in full force on January 1, 2026.

PASSED BY THE CITY COUNCIL OF THE CITY OF TUKWILA, WASHINGTON, at a Regular Meeting thereof this _____ day of _____, 2025.

ATTEST/AUTHENTICATED:

Andy Youn-Barnett, CMC, City Clerk

Thomas McLeod, Mayor

APPROVED AS TO FORM BY:

Filed with the City Clerk: _____

Passed by the City Council: _____

Published: _____

Effective Date: _____

Ordinance Number: _____

Office of the City Attorney

DRAFT

**AN ORDINANCE OF THE CITY OF TUKWILA, WASHINGTON,
SETTING THE VOTER APPROVED EXCESS BOND LEVY
AMOUNT FOR BUDGET YEAR 2026 FOR THE PURPOSE OF
PAYING DEBT SERVICE ON THE CITY'S UNLIMITED TAX
GENERAL OBLIGATION BONDS ISSUED IN 2016 AND 2019 TO
IMPLEMENT THE CITY'S PUBLIC SAFETY PLAN, AS REQUIRED
BY LAW; PROVIDING FOR CORRECTIONS AND SEVERABILITY;
AND ESTABLISHING AN EFFECTIVE DATE.**

WHEREAS, on November 8, 2016, voters approved a \$77.385 million bond measure to implement the City's Public Safety Plan to include funding a Justice Center, rebuilding three (3) fire stations, and providing fire apparatus and life-safety equipment replacement; and

WHEREAS, the City, pursuant to the Bond Authorization and Ordinance No. 2514 adopted on November 21, 2016, authorized the issuance and sale of \$36,500,000 principal amount of the City's Unlimited Tax General Obligation Bonds, and pursuant to Ordinance No. 2610 adopted on July 15, 2019, authorized the issuance and sale of \$40,885,000 principal amount of the City's Unlimited Tax General Obligation Bonds, 2019 (collectively, the "Bonds"); and

WHEREAS, in 2016, the City issued debt in the amount of \$32,990,000 with final maturity in 2036, and in 2019, issued debt in the amount of \$37,770,000 with a final maturity in 2038; and

WHEREAS, the City has determined an excess property tax levy in the amount of \$5,059,475 must be levied in the year 2025 and collected in the year 2026 to provide the funds necessary to pay the debt service requirements on the Bonds in the year 2026; and

WHEREAS, on October 20, 2025, the Tukwila City Council, following adequate public notice, held a public hearing to consider the City of Tukwila Excess Bond levy for 2026 collections; and

WHEREAS, pursuant to RCW 84.52.070(2), the City is required to certify the amount to be raised by taxation on assessed valuation with the Clerk of the County legislative authority by November 30 each year;

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF TUKWILA, WASHINGTON, HEREBY ORDAINS AS FOLLOWS:

Section 1. Excess Tax Levy Authorized. A voter approved excess levy is authorized to be collected in 2026 to pay debt service on the City's Unlimited Tax General Obligation ("UTGO") Bonds. The levy for collections in 2026 is \$5,059,475, for debt service payments in 2026, as shown below:

2016 UTGO Bond Debt Service	\$2,737,925
2019 UTGO Bond Debt Service	<u>\$2,321,550</u>
Total Excess Levy	\$5,059,475

The excess levy is levied for the purpose of making debt service payments on the UTGO Bonds sold to finance costs related to implementation of the City's Public Safety Plan, as submitted to the qualified electors of the City at a special election held on November 8, 2016.

Section 2. Collection. This ordinance shall be certified to the proper County Officials, as provided by law, and taxes here levied shall be collected to pay to the Finance Director of the City of Tukwila at the time and in the manner provided by the laws of the State of Washington for the collection of taxes of non-chartered code cities.

Section 3. Corrections by City Clerk or Code Reviser Authorized. Upon approval of the City Attorney, the City Clerk and the code reviser are authorized to make necessary corrections to this ordinance, including the correction of clerical errors; references to other local, state or federal laws, codes, rules, or regulations; or ordinance numbering and section/subsection numbering.

Section 4. Severability. If any section, subsection, paragraph, sentence, clause or phrase of this ordinance or its application to any person or situation should be held to be invalid or unconstitutional for any reason by a court of competent jurisdiction, such invalidity or unconstitutionality shall not affect the validity or constitutionality of the remaining portions of this ordinance or its application to any other person or situation.

Section 5. Effective Date. This Ordinance or a summary thereof shall be published in the official newspaper of the City and shall take effect and be in full force and effect five days after passage and publication as provided by law.

PASSED BY THE CITY COUNCIL OF THE CITY OF TUKWILA, WASHINGTON, at a Regular Meeting thereof this _____ day of _____, 2025.

[signature page to follow]

ATTEST/AUTHENTICATED:

Andy Youn-Barnett, CMC, City Clerk

Thomas McLeod, Mayor

APPROVED AS TO FORM BY:

Filed with the City Clerk: _____
Passed by the City Council: _____
Published: _____
Effective Date: _____
Ordinance Number: _____

Office of the City Attorney



INFORMATIONAL MEMORANDUM

TO: Finance & Governance Committee

CC: Mayor McLeod

FROM: Tony Cullerton, Deputy Finance Director

DATE: October 27, 2025

SUBJECT: September Third Quarter 2025 Financial Report

Summary at a Glance

September 30, 2025, represents 75% of the calendar year.

Revenues: \$64.93 million (84.9% of budget), up 17.0% from 2024.

Expenditures: \$55.22 million (73.7% of budget), down 9.0% from 2024.

Net Operating Position: Revenues continue to trend ahead of budget, driven primarily by one-time revenues and timing differences, while expenditures remain within expected ranges. The City remains financially stable and on track with budget expectations for the year.

General Fund Performance:

Revenues:

Key variances include:

- Gambling Taxes up +34.5% (+\$1.07 M), timing issue.
- Business & Occupation Tax up +139% (+\$1.22 M), reflecting full-year implementation.
- Intergovernmental Revenues up +158% (+\$3.2 M) from grant reimbursements.
- Sale of Capital Assets \$4.51 M (George Long property sale).

Expenditures:

Year-to-date General Fund expenditures and transfers out total \$55.2 million (73.7% of budget), representing a 9% decrease from the same period in 2024.

Notable departmental trends:

- Police Department: +\$2.79 M (+15.5%) year-over-year due to staffing and contractual costs.
- Non-Departmental Expenses: +324% (+\$2.05 M), primarily vehicle leases and fleet contributions. These were previously reported in the Fleet Fund.
- Fire Department: -93.4% (-\$11.7 M) reflecting transition to Puget Sound Regional Fire Authority (PSRFA).
- Services Category: -28.9% (-\$7.14 M), primarily driven by the fire contract change.

Projected Ending Fund Balance

The General Fund is projected to close the year with an ending balance of \$29.7M. After accounting for reserves, contingencies, and one-time revenues, the operationally available balance is \$1.33M (5%).

Breakdown:

2025 Projected Ending Fund Balance	29,730,341
Less: General Fund Reserve Policy	(13,865,764)
Less: Contingency Fund 105	(7,703,202)
Less 1-Time Revenue - Property Sale	(4,511,436)
Less: Less One -Time Grants	<u>(2,297,866)</u>
2025 Projected Ending Fund Balance (Operational)	1,352,073

Takeaway: The City's General Fund remains in a strong and stable position, with a portion of the fund balance available to support ongoing operations.

Other Funds:

Other Funds – Notable Variances (>5% and \$250,000)

Fund	Revenues	Expenditures
Arterial Street Fund	93.6% of budget – driven by traffic impact fees (+445%) and investment earnings (+327%)	30.3% – reflecting project timing
Hotel/Motel Tax Fund	77.4% of budget	30.5% – continued underspending in services
Land Acquisition & Parks Improvements	57% of budget – supported by grant reimbursements	22% – activity expected to increase as projects progress
Utility Funds (Water, Sewer, Surface Water)	On track with budget expectations	On track with seasonal expenditure trends

Cash & Investments

As of September 30, 2025, the City's total cash and investments were \$101.7 million, yielding a weighted average rate of 3.77%.

Portfolio Composition:

- State LGIP Investment Pool – \$63.9 M (62.8%) at 4.29% yield
- Money Market Accounts – \$17.7 M (17.4%) at 4.55% yield
- Agency Securities – \$9.0 M (8.8%) at 2.0% yield
- Municipal Bonds – \$3.0 M (2.9%) at 2.0% yield
- US Bank Depository – \$8.15 M (8.0%)

The City's portfolio is in compliance with city policy requirements for diversification, liquidity, and maturity thresholds.

Financial Overview Through September 2025

Through the third quarter, revenues and cash balances remain strong and aligned with budgeted expectations. One-time revenues continue to inflate the year-to-date totals, but ongoing operations remain stable. Staff will continue to monitor trends closely as the City approaches the year-end amendment process.

Attachments:

- September Monthly Report



City of Tukwila

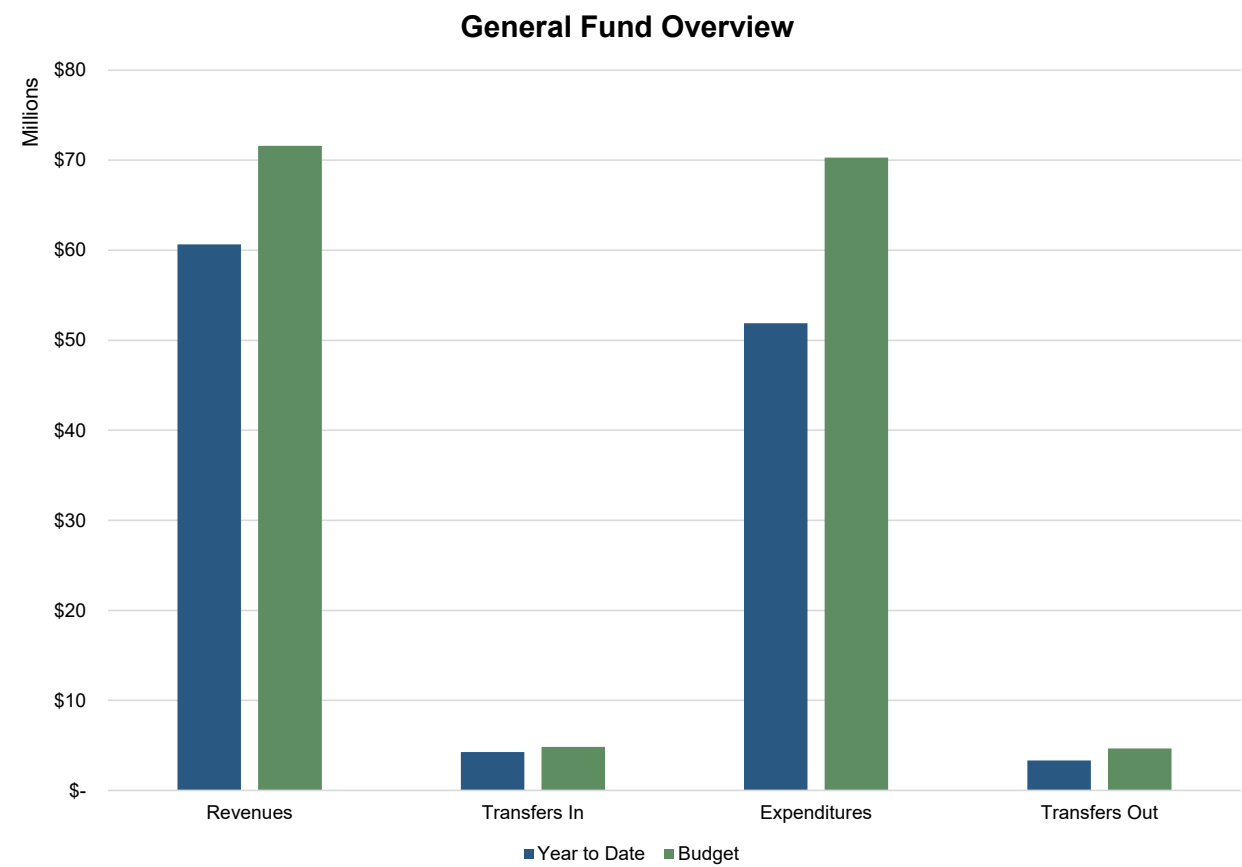
3rd Quarter Financial Report

January – September

2025

General Fund Overview				
	2025 Actuals through September		2025 Total Budget	Budget Variance % of Annual Budget
Revenues	\$	60,655,495	\$ 71,601,037	84.7%
Transfers In		4,269,999	4,836,952	88.3%
Expenditures		51,894,036	70,298,671	73.8%
Transfers Out		3,322,793	4,663,479	71.3%
Net Revenues Less Expenditures	\$	9,708,665	\$ 1,475,839	% of Year Complete 75.0%

General Fund figures include General Fund and Contingency Fund, a Sub-Fund of the General Fund

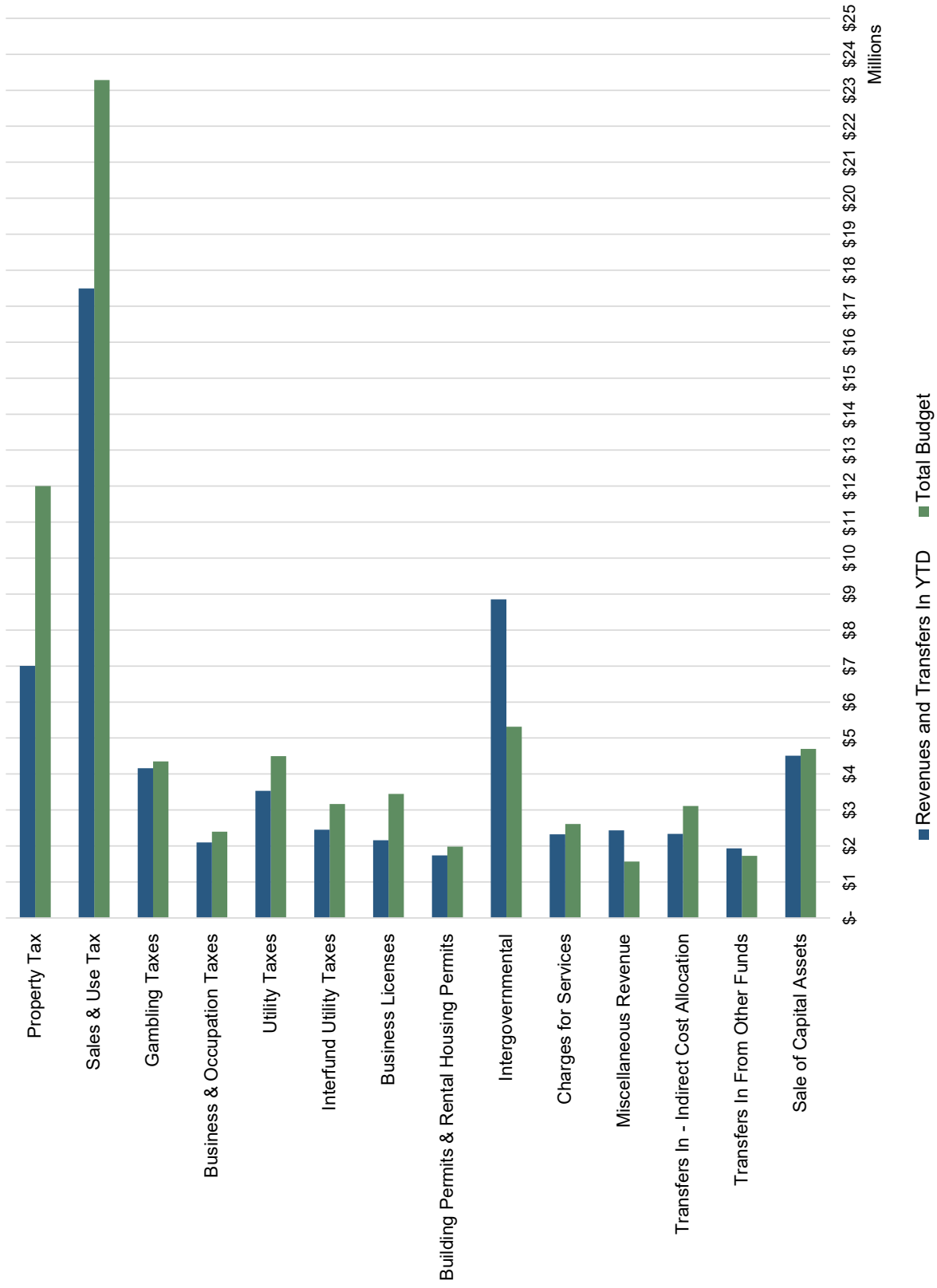


General Fund Overview - Revenues and Transfers In by Category

Category	2025 Total Budget	2025 Revenues through September	Budget Variance (Unfavorable) / Favorable	Budget Variance % of Annual Budget
Taxes:				
Property Tax	\$ 11,999,227	\$ 7,004,522	(4,994,705)	58.4%
Sales & Use Tax	23,283,886	17,496,516	(5,787,370)	75.1%
Other Sales Taxes	1,163,100	813,789	(349,311)	70.0%
Gambling Taxes	4,349,500	4,162,989	(186,511)	95.7%
Business & Occupation Taxes	2,400,000	2,100,601	(299,399)	87.5%
Utility Taxes	4,493,702	3,532,897	(960,805)	78.6%
Interfund Utility Taxes	3,167,729	2,452,996	(714,733)	77.4%
Admission Taxes	859,235	870,214	10,979	101.3%
Leasehold Excise Tax	260,000	198,182	(61,818)	76.2%
Business Licenses	3,445,500	2,162,530	(1,282,970)	62.8%
Building Permits & Rental Housing Permits	1,985,200	1,741,124	(244,076)	87.7%
Intergovernmental	5,313,474	8,851,697	3,538,223	166.6%
Charges for Services	2,612,121	2,322,938	(289,183)	88.9%
Miscellaneous Revenue	1,568,363	2,433,062	864,699	155.1%
Transfers In - Indirect Cost Allocation	3,111,694	2,333,770	(777,924)	75.0%
Transfers In From Other Funds	1,725,258	1,936,229	210,971	112.2%
Sale of Capital Assets	4,700,000	4,511,436	(188,564)	96.0%
Total	\$ 76,437,989	\$ 64,925,492	(7,398,758)	84.9%

Percent of Year Complete: 75.0%

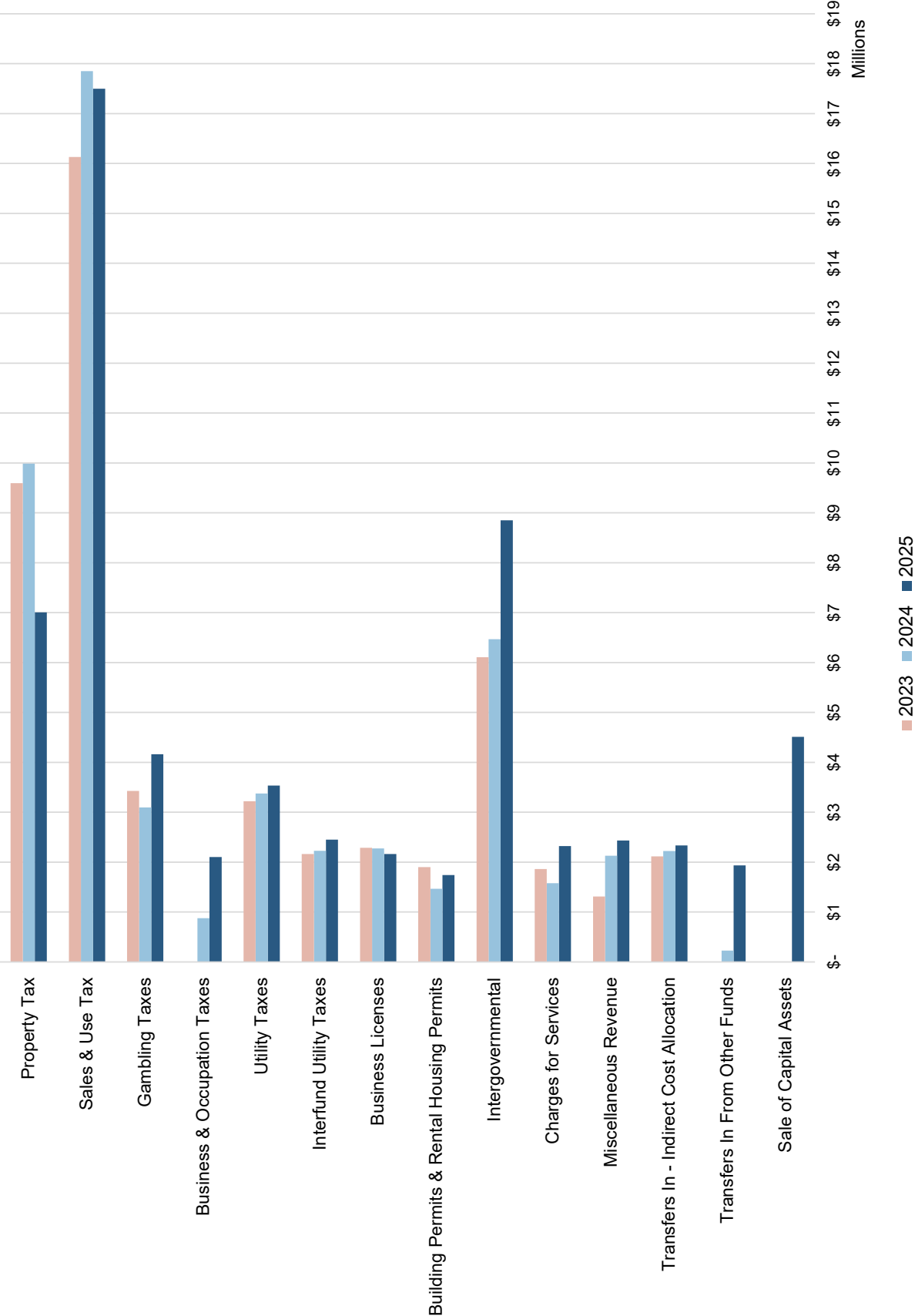
General Fund Major Revenues



General Fund: Year-to-Year Revenues and Transfers In

Category	2023 Revenues Through September	2024 Revenues Through September	2025 Revenues through September	2025 vs 2024 \$	%
Taxes:					
Property Tax	\$ 9,595,750	\$ 9,986,466	\$ 7,004,522	\$ (2,981,944)	-29.9%
Sales & Use Tax	16,129,152	17,851,950	17,496,516	(355,434)	-2.0%
Other Sales Taxes	875,008	825,348	813,789	(11,559)	-1.4%
Gambling Taxes	3,426,378	3,094,583	4,162,989	1,068,406	+34.5%
Business & Occupation Taxes	-	877,775	2,100,601	1,222,826	+139.3%
Utility Taxes	3,219,487	3,375,863	3,532,897	157,034	+4.7%
Interfund Utility Taxes	2,160,738	2,228,683	2,452,996	224,313	+10.1%
Admission Taxes	681,981	697,113	870,214	173,101	+24.8%
Leasehold Excise Tax	180,141	195,892	198,182	2,290	+1.2%
Business Licenses	2,286,658	2,276,601	2,162,530	(114,071)	-5.0%
Building Permits & Rental Housing Permits	1,902,162	1,466,224	1,741,124	274,900	+18.7%
Intergovernmental	6,108,009	6,469,553	8,851,697	2,382,144	+36.8%
Charges for Services	1,862,647	1,579,369	2,322,938	743,569	+47.1%
Miscellaneous Revenue	1,311,331	2,129,957	2,433,062	303,105	+14.2%
Transfers In - Indirect Cost Allocation	2,116,809	2,222,640	2,333,770	111,130	+5.0%
Transfers In From Other Funds	-	225,891	1,936,229	1,710,338	+757.2%
Sale of Capital Assets	-	-	4,511,436	4,511,436	-
Total	\$ 51,856,251	\$ 55,503,908	\$ 64,925,492	\$ 9,421,584	+17.0%

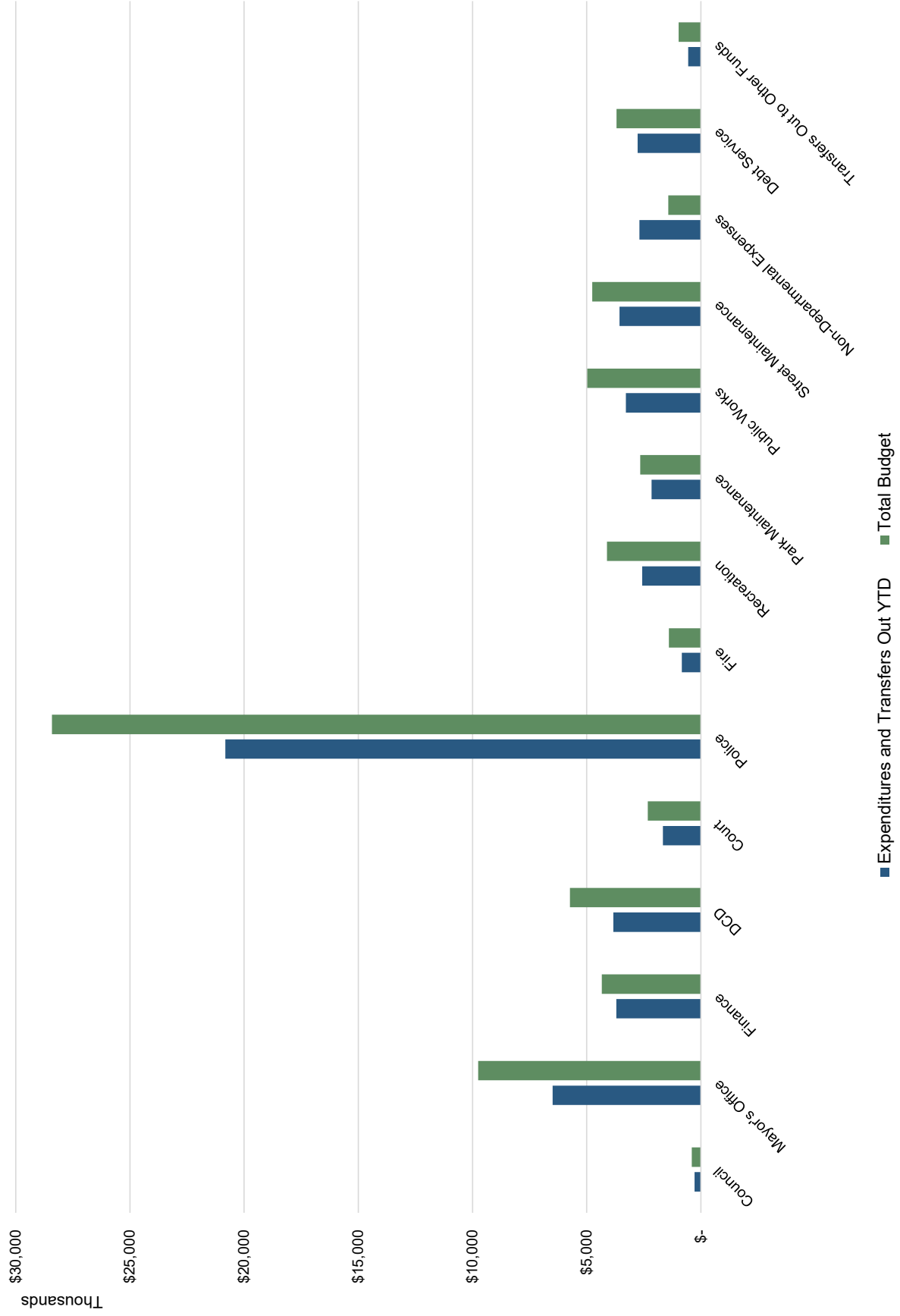
General Fund Major Revenues Prior Year Comparisons YTD



General Fund Overview - Expenditures & Transfers Out by Department

Department	2025 Total Budget	2025 Expenses through September	Budget Variance (Unfavorable) / Favorable	Budget Variance % of Annual Budget
City Council	\$ 400,093	\$ 279,816	\$ 120,277	69.9%
Mayor's Office	9,748,218	6,489,801	3,258,417	66.6%
Finance Department	4,343,230	3,702,696	640,534	85.3%
Community Development (DCD)	5,732,921	3,832,034	1,900,887	66.8%
Municipal Court	2,329,525	1,661,036	668,489	71.3%
Police Department	28,411,330	20,823,209	7,588,121	73.3%
Fire Department	1,398,192	831,493	566,699	59.5%
Recreation Department	4,110,113	2,571,064	1,539,049	62.6%
Park Maintenance Dept	2,659,037	2,161,415	497,622	81.3%
Public Works Dept	4,977,693	3,288,382	1,689,311	66.1%
Street Maintenance Dept	4,761,271	3,564,596	1,196,675	74.9%
Non-Departmental				
Expenses	1,427,046	2,688,495	(1,261,449)	188.4%
Transfers Out - Debt Service	3,692,390	2,769,293	923,097	75.0%
Transfers Out to Other Funds	971,089	553,500	417,589	57.0%
Total	\$ 74,962,148	\$ 55,216,830	\$ 19,745,318	73.7%
			Percent of Year Complete:	75.0%

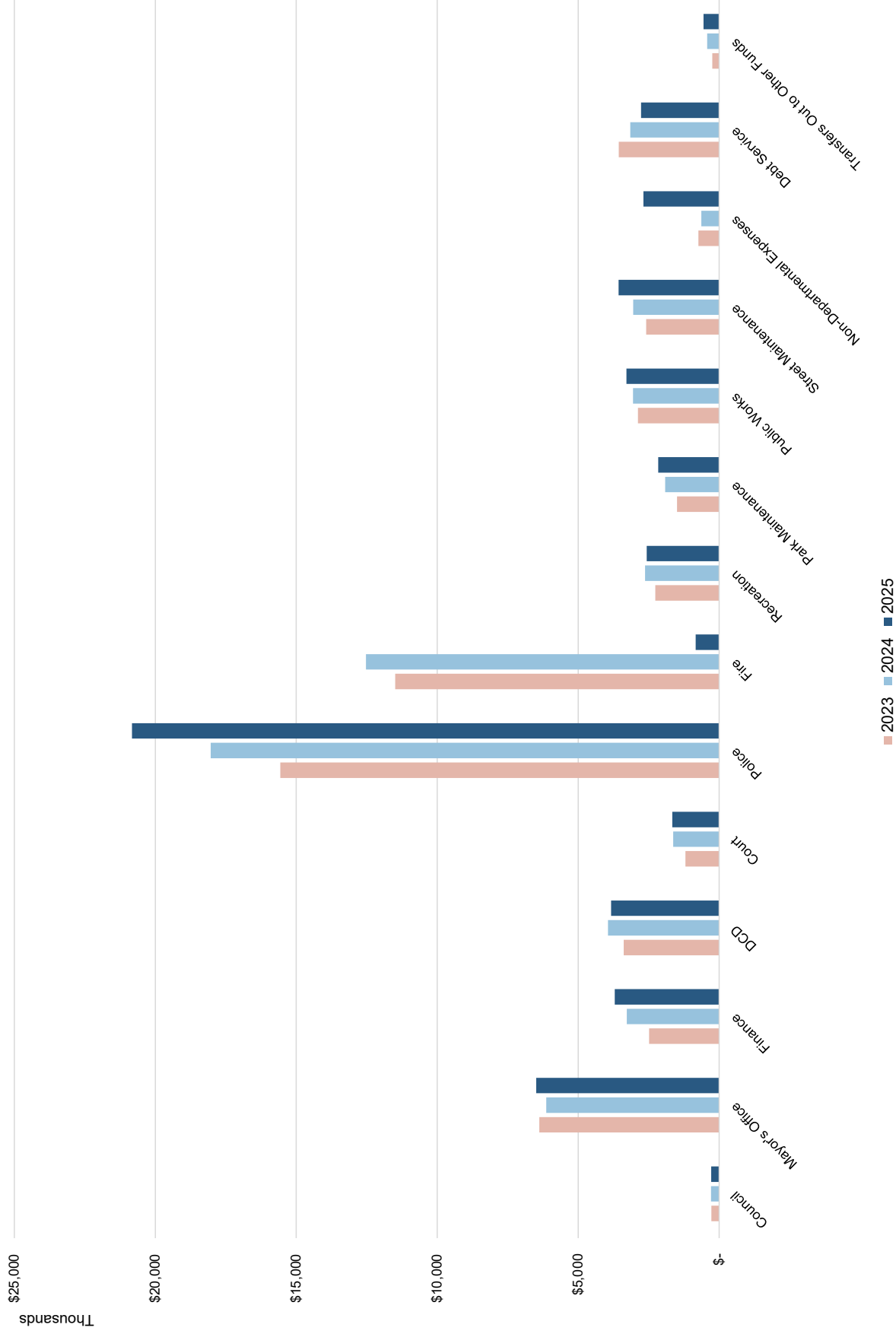
General Fund Expenditures and Transfers Out by Department



General Fund Overview - Year-to-Year Expenditures & Transfers Out by Department						
Category	2023 Expenses through September	2024 Expenses through September	2025 Expenses through September	2025 vs 2024 \$	%	
City Council	\$	273,753	\$ 288,006	\$ 279,816	(8,190)	-2.8%
Mayor's Office		6,375,695	6,129,830	6,489,801	359,971	+5.9%
Finance Department		2,484,631	3,275,554	3,702,696	427,142	+13.0%
Community Development (DCD)		3,388,267	3,943,526	3,832,034	(111,492)	-2.8%
Municipal Court		1,194,503	1,632,912	1,661,036	28,124	+1.7%
Police Department		15,566,566	18,033,051	20,823,209	2,790,158	+15.5%
Fire Department		11,488,925	12,528,318	831,493	(11,696,825)	-93.4%
Recreation Department		2,263,858	2,627,083	2,571,064	(56,019)	-2.1%
Park Maintenance Dept		1,495,683	1,917,855	2,161,415	243,560	+12.7%
Public Works Dept		2,881,191	3,054,824	3,288,382	233,558	+7.6%
Street Maintenance Dept		2,591,459	3,046,461	3,564,596	518,135	+17.0%
Non-Departmental Expenses¹		737,102	634,378	2,688,495	2,054,117	+323.8%
Transfers Out - Debt Service		3,562,371	3,154,758	2,769,293	(385,465)	-12.2%
Transfers Out to Other Funds		241,250	427,598	553,500	125,902	+29.4%
Total	\$	54,545,254	\$ 60,694,155	\$ 55,216,830	(5,477,325)	-9%

Notes:
¹In 2025, vehicle leases across the General Fund are now Non-Departmental expenses. From 2023-2024, these expenses were paid from savings accumulated in the Fleet Fund

General Fund Expenditures by Department Prior Year Comparisons YTD

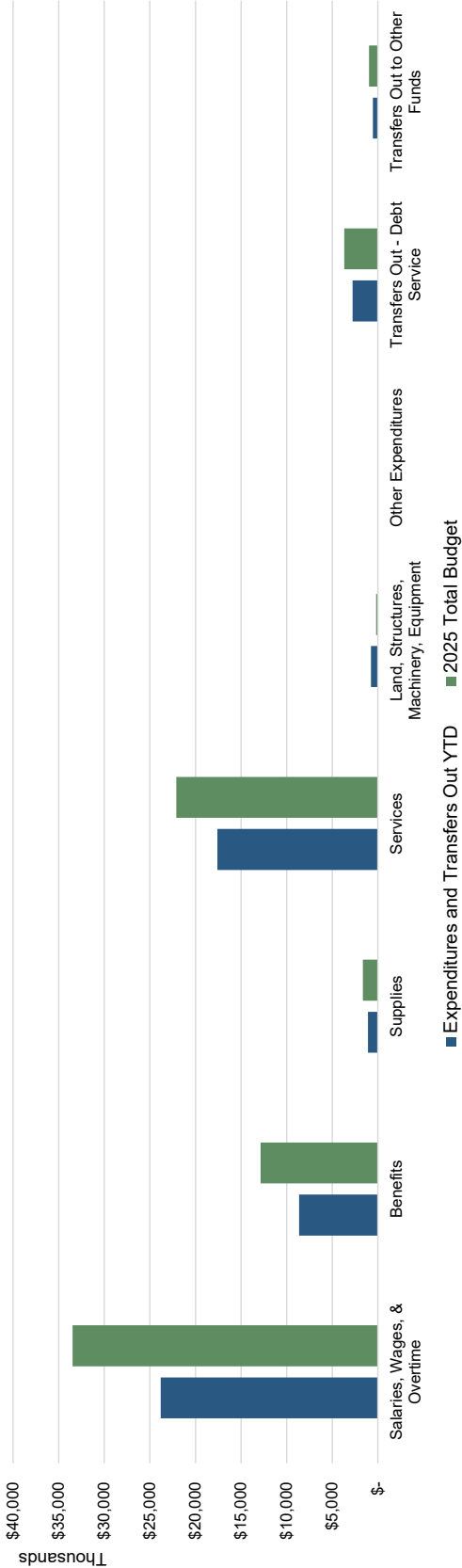


General Fund Overview - Expenditures by Category

Category	2025 Total Budget	2025 Expenditures through September	Budget Variance (Unfavorable) / Favorable	Budget Variance % of Annual Budget
Salaries, Wages, & Overtime	\$ 33,466,376	\$ 23,802,823	\$ 9,663,553	71.1%
Benefits	12,851,718	8,631,725	4,219,993	67.2%
Supplies	1,640,914	1,087,175	553,739	66.3%
Services	22,109,457	17,595,551	4,513,906	79.6%
Land, Structures, Machinery, Equipment	200,000	755,614	(555,614)	377.8%
Other Expenditures	30,205	21,148	9,057	70.0%
Transfers Out - Debt Service	3,692,390	2,769,293	923,097	75.0%
Transfers Out to Other Funds	971,089	553,500	417,589	57.0%

Total	\$ 74,962,149	\$ 55,216,829	\$ 19,745,320	73.7%
				Percent of Year Complete: 75.0%

General Fund Expenditures and Transfers Out by Category

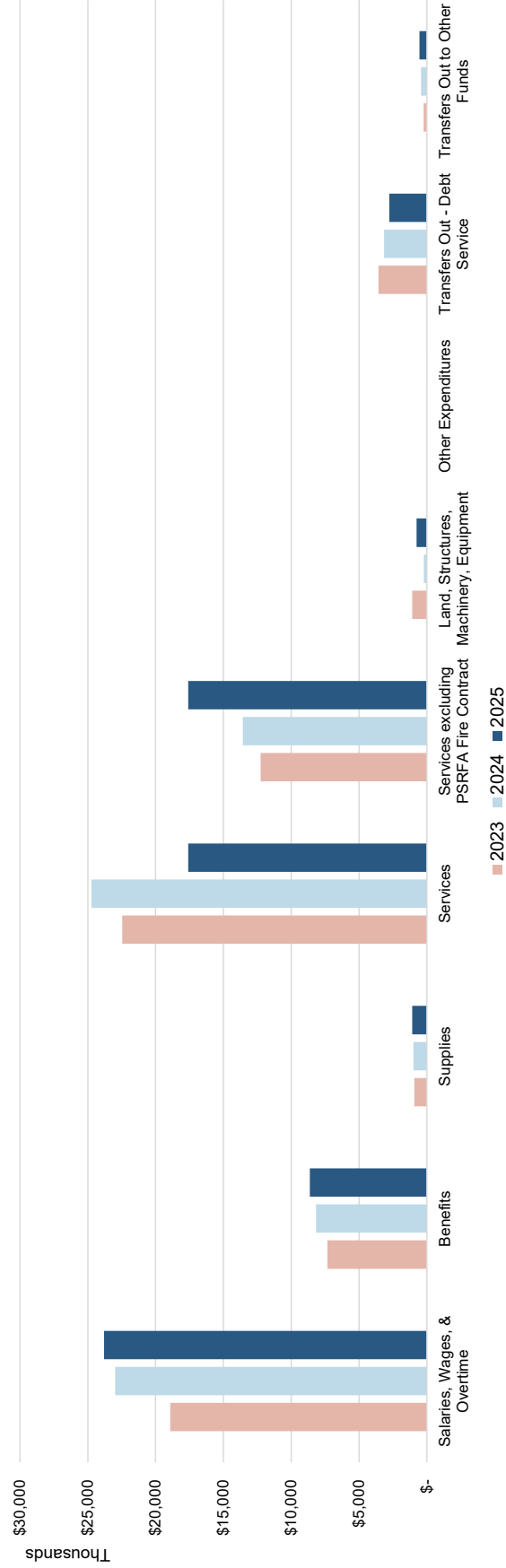


General Fund: Year-to-Year Expenditures & Transfers Out by Category

Category	2023 Expenses through September	2024 Expenses through September	2025 Expenses through September	2025 vs 2024 \$	2025 vs 2024 %
Salaries, Wages, & Overtime	\$ 18,928,035	\$ 22,987,422	\$ 23,802,823	\$ 815,401	+3.5%
Benefits	7,334,654	8,169,811	8,631,725	461,914	+5.7%
Supplies	928,793	991,852	1,087,175	95,323	+9.6%
Services	22,468,090	24,736,821	17,595,551	(7,141,270)	-28.9%
Services excluding PSRFA Fire Contract	12,255,252	13,578,479	17,595,551	4,017,072	+29.6%
Land, Structures, Machinery, Equipment	1,082,062	225,891	755,614	529,723	+234.5%
Other Expenditures	-	-	21,148	21,148	-
Transfers Out - Debt Service	3,562,371	3,154,758	2,769,293	(385,465)	-12.2%
Transfers Out to Other Funds	241,250	427,598	553,500	125,902	+29.4%

Total \$ 54,545,255 \$ 60,694,153 \$ 55,216,829 \$ (5,477,324) -9.0%

General Fund Expenditures by Category Prior Year Comparisons YTD



Fund 101 Hotel/Motel Special Revenue Fund

Overview

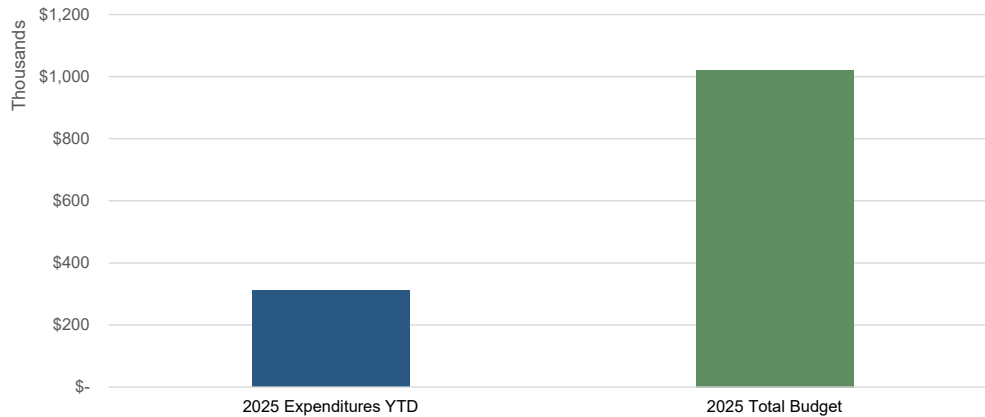
	2025 through September		2025 Total Budget		Budget Variance % of Annual Budget
Revenues	\$	694,784	\$	897,750	77.4%
Expenditures		289,648		992,204	29.2%
Transfers Out		21,907		29,209	75.0%
<hr/>					
Net Revenues Less Expenditures	\$	383,229	\$	(123,663)	
					% of Year Complete
					75.0%

Fund 101 Hotel/Motel Special Revenue Fund
Expenditures and Transfers Out by Category

Category	2025 Total Budget	2025 Expenses through September	Budget Variance (Unfavorable) / Favorable	Budget Variance % of Annual Budget
Salaries, Wages, & Overtime	\$ 51,393	\$ 39,011	\$ 12,382	75.9%
Benefits	20,561	8,263	12,298	40.2%
Supplies	3,000	778	2,222	25.9%
Services	917,250	241,596	675,654	26.3%
Transfers Out - Internal Cost Allocation	29,209	21,907	7,302	75.0%
Total	\$ 1,021,413	\$ 311,555	\$ 709,858	30.5%

Fund 101 Expenditures

% of Year Complete
75.0%

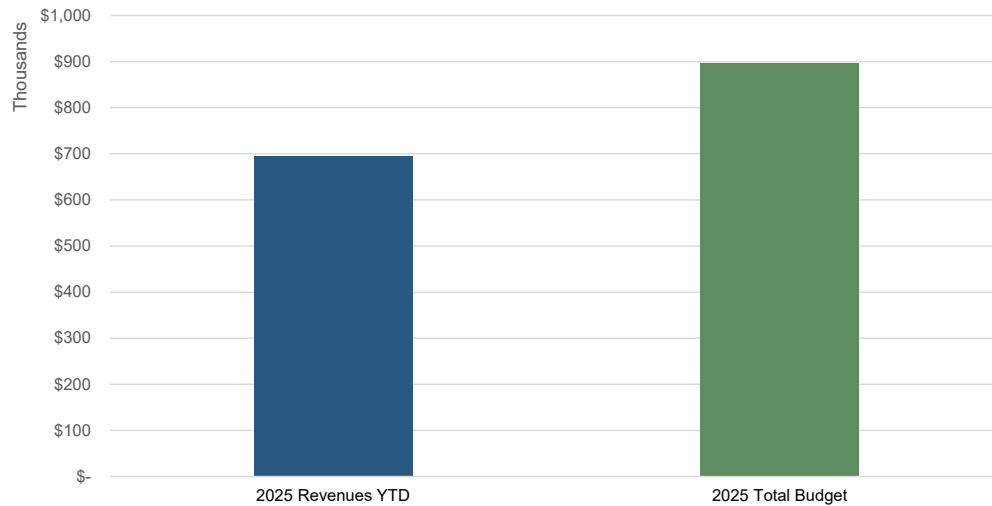


Revenues and Transfers In by Category

Category	2025 Total Budget	2025 Revenues through September	Budget Variance (Unfavorable) / Favorable	Budget Variance % of Annual Budget
Hotel/Motel Tax	\$ 850,000	\$ 653,264	\$ (196,736)	76.9%
Investment Earnings	47,750	41,520	(6,230)	87.0%
Total	\$ 897,750	\$ 694,784	\$ (202,966)	77.4%

Fund 101 Revenues

% of Year Complete
75.0%



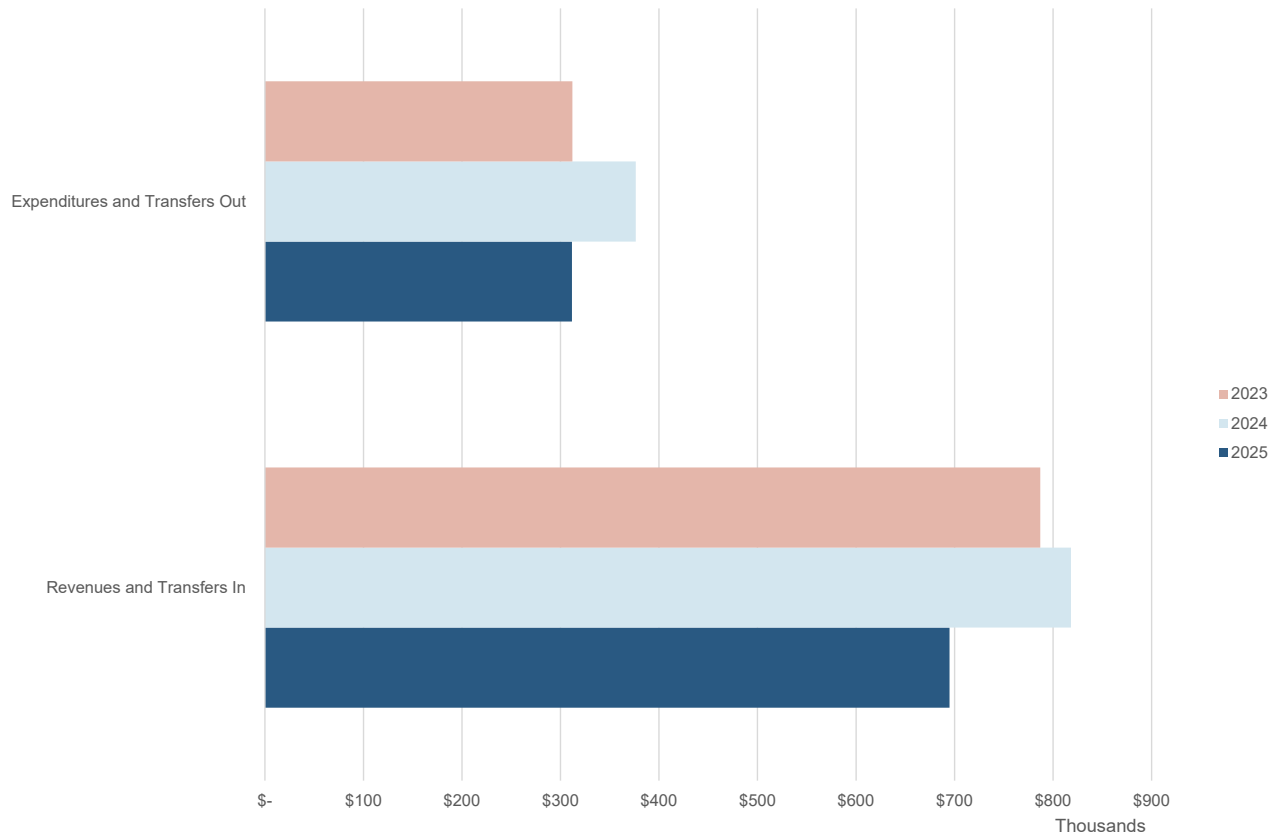
Fund 101 Hotel/Motel Special Revenue Fund
Year-to-Year Expenditures & Transfers Out by Category

Category	2023 Expenses through September		2024 Expenses through September		2025 Expenses through September		2025 vs 2024	
							\$	%
Salaries, Wages, & Overtime	\$	52,320	\$	70,163	\$	39,011	\$ (31,152)	-44.4%
Benefits		13,143		16,167		8,263	(7,904)	-48.9%
Services		226,513		269,145		241,596	(27,549)	-10.2%
Transfers Out - Internal Cost Allocation		19,872		20,864		21,907	1,043	+5.0%
Total	\$	312,002	\$	376,412	\$	311,555	\$ (64,857)	-17.2%

Fund 101 Hotel/Motel Special Revenue Fund
Year-to-Year Revenues and Transfers In by Category

Category	2023 Revenues through September		2024 Revenues through September		2025 Revenues through September		2025 vs 2024	
							\$	%
Hotel/Motel Tax	\$	700,171	\$	698,280	\$	653,264	\$ (45,016)	-6.4%
Investment Earnings		86,776		119,857		41,520	(78,337)	-65.4%
Total	\$	786,947	\$	818,137	\$	694,784	\$ (123,353)	-15.1%

Fund 101 Prior Year Comparisons YTD



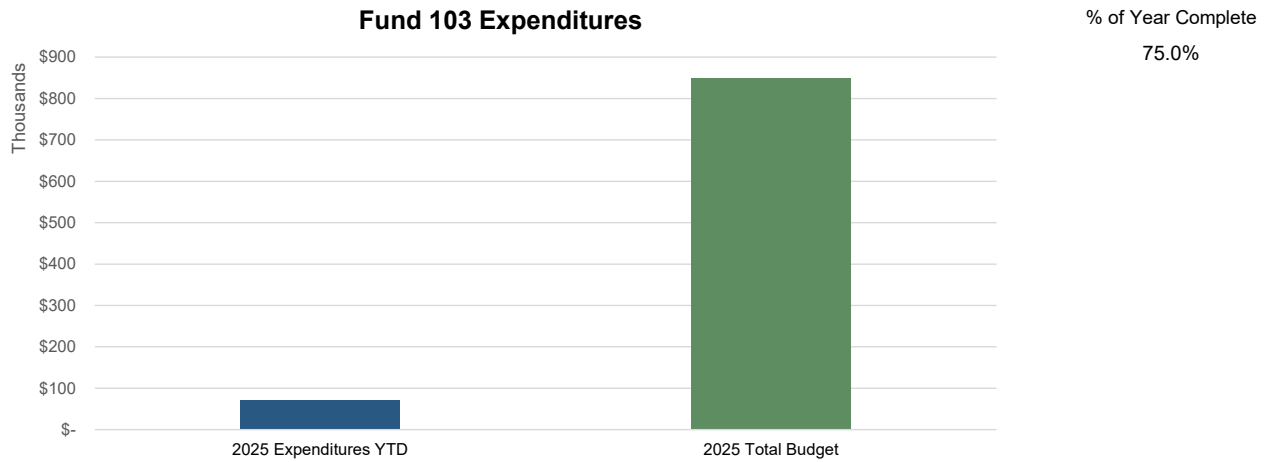
Fund 103 Residential Street Fund

Overview

	2025 through September		2025 Total Budget		Budget Variance % of Annual Budget
Revenues	\$	251,400	\$	1,130,000	22.2%
Expenditures		70,096		850,000	8.2%
Net Revenues Less Expenditures	\$	181,304	\$	280,000	% of Year Complete 75.0%

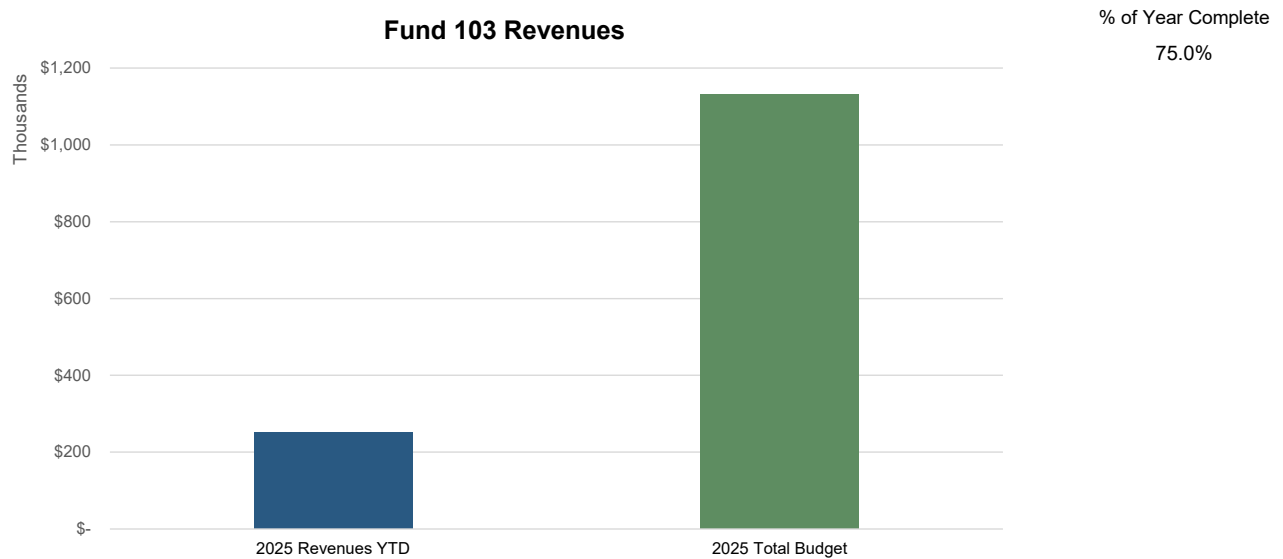
Fund 103 Residential Street Fund
Expenditures and Transfers Out by Category

Category	2025 Total Budget	2025 Expenses through September	Budget Variance (Unfavorable) / Favorable	Budget Variance % of Annual Budget
Supplies	\$ -	\$ 11,437	\$ (11,437)	-
Services	850,000	57,593	792,407	6.8%
Total	\$ 850,000	\$ 70,096	\$ 779,904	8.2%



Revenues and Transfers In by Category

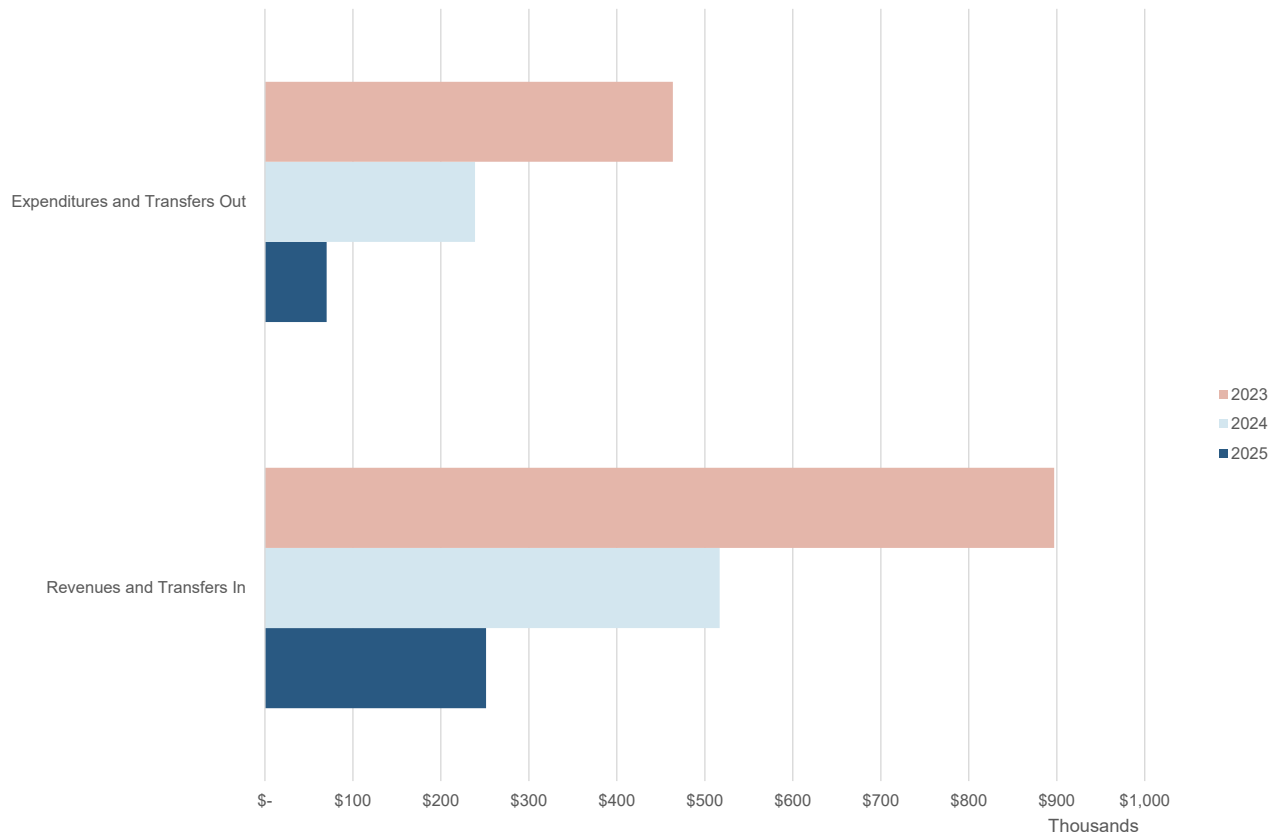
Category	2025 Total Budget	2025 Revenues through September	Budget Variance (Unfavorable) / Favorable	Budget Variance % of Annual Budget
Utility Taxes	\$ 100,000	\$ -	\$ (100,000)	0.0%
Grant Revenues	724,000	-	(724,000)	0.0%
State Entitlements	280,000	201,800	(78,200)	72.1%
Investment Earnings	26,000	49,600	23,600	190.8%
Total	\$ 1,130,000	\$ 251,400	\$ (878,600)	22.2%



Fund 103 Residential Street Fund						
Year-to-Year Expenditures & Transfers Out by Category						
Category	2023 Expenses through September	2024 Expenses through September	2025 Expenses through September	2025 vs 2024		
				\$	%	
Salaries, Wages, & Overtime	\$ 9,556	\$ 1,935	\$ 877	\$ (1,058)	-54.7%	
Benefits	5,465	868	189	(679)	-78.2%	
Supplies	30,461	15,729	11,437	(4,292)	-27.3%	
Services	310,479	164,135	57,593	(106,542)	-64.9%	
Land, Structures, Machinery, Equipment	107,699	56,171	-	(56,171)	-100.0%	
Total	\$ 463,660	\$ 238,838	\$ 70,096	\$ (168,742)	-70.7%	

Fund 103 Residential Street Fund						
Year-to-Year Revenues and Transfers In by Category						
Category	2023 Revenues through September	2024 Revenues through September	2025 Revenues through September	2025 vs 2024		
				\$	%	
Grant Revenues	\$ 3,133	\$ 70,797	\$ -	\$ (70,797)	-100.0%	
State Entitlements	220,737	211,681	201,800	(9,881)	-4.7%	
Investment Earnings	23,351	50,865	49,600	(1,265)	-2.5%	
Transfers In	-	183,598	-	(183,598)	-100.0%	
Total	\$ 897,221	\$ 516,941	\$ 251,400	\$ (265,541)	-51.4%	

Fund 103 Prior Year Comparisons YTD



Fund 104 Arterial Street Fund

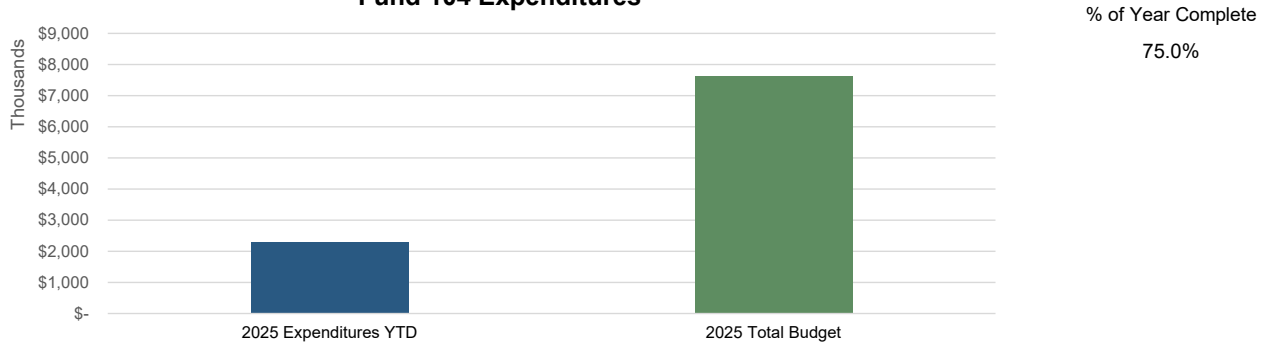
Overview

	2025 through September		2025 Total Budget		Budget Variance % of Annual Budget
Revenues	\$	5,226,498	\$	5,586,001	93.6%
Expenditures		2,310,921		7,636,726	30.3%
Net Revenues Less Expenditures	\$	2,915,577	\$	(2,050,725)	
					% of Year Complete 75.0%

Fund 104 Arterial Street Fund
Expenditures and Transfers Out by Category

Category	2025 Total Budget	2025 Expenses through September	Budget Variance (Unfavorable) / Favorable	Budget Variance % of Annual Budget
Salaries, Wages, & Overtime	\$ 793,142	\$ 499,004	\$ 294,138	63%
Benefits	312,185	167,777	144,408	54%
Supplies	23,200	82,134	(58,934)	354.0%
Services	6,508,200	1,015,908	5,492,292	15.6%
Land, Structures, Machinery, Equipment	-	546,099	(546,099)	-
Total	\$ 7,636,727	\$ 2,310,922	\$ 5,325,805	30.3%

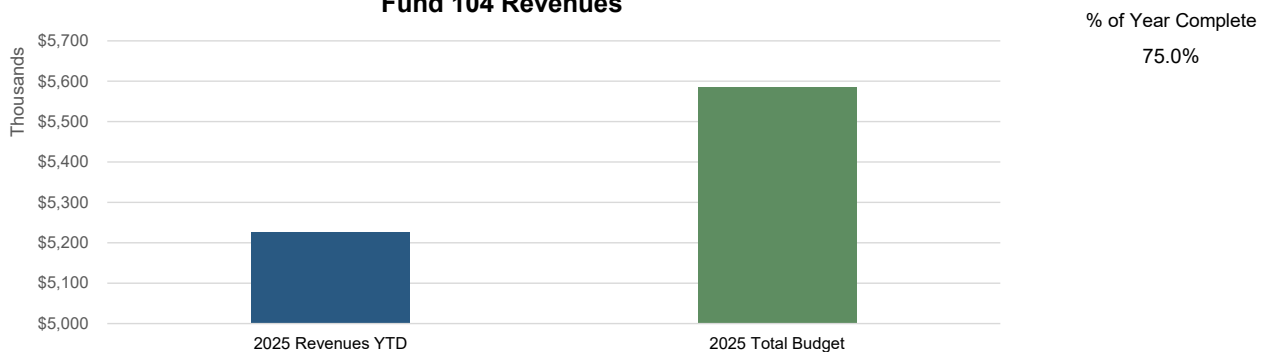
Fund 104 Expenditures



Revenues and Transfers In by Category

Category	2025 Total Budget	2025 Revenues through September	Budget Variance (Unfavorable) / Favorable	Budget Variance % of Annual Budget
Utility Taxes	\$ 1,320,000	\$ 1,155,778	\$ (164,222)	87.6%
Parking Tax	800,000	719,139	(80,861)	89.9%
Real Estate Excise Tax (REET)	500,000	343,590	(156,410)	68.7%
Permits	1	-	(1)	0.0%
Franchise Fees	450,000	350,512	(99,488)	77.9%
Grant Revenues	2,026,000	947,088	(1,078,912)	46.7%
State Entitlements	135,000	103,770	(31,230)	76.9%
General Government Revenue	-	360	360	-
Traffic Impact Fees	200,000	1,055,818	855,818	527.9%
Fines and Penalties	2,000	6,500	4,500	325.0%
Other Income	80,000	305,524	225,524	381.9%
Investment Earnings	73,000	238,420	165,420	326.6%
Total	\$ 5,586,001	\$ 5,226,499	\$ (359,502)	93.6%

Fund 104 Revenues



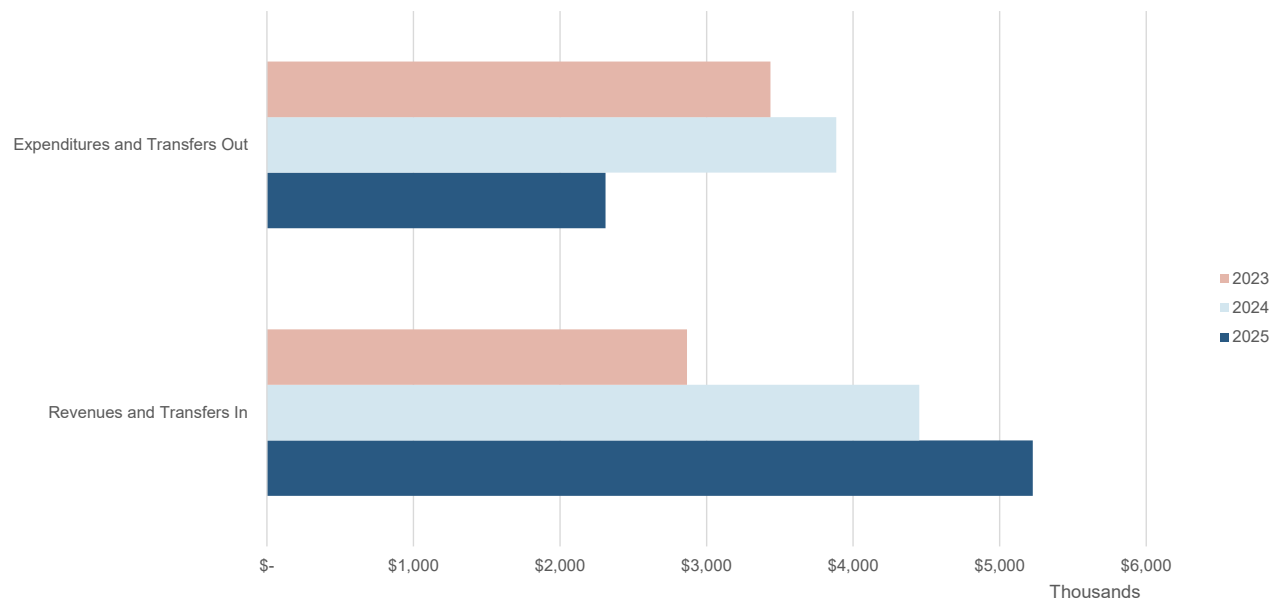
Fund 104 Arterial Street Fund
Year-to-Year Expenditures & Transfers Out by Category

Category	2023 Expenses through September		2024 Expenses through September		2025 Expenses through September		2025 vs 2024	
							\$	%
Salaries, Wages, & Overtime	\$	299,784	\$	412,727	\$	499,004	\$ 86,277	+20.9%
Benefits		104,876		134,178		167,777	33,599	+25.0%
Supplies		88,103		32,528		82,134	49,606	+152.5%
Services		1,610,547		1,904,539		1,015,908	(888,631)	-46.7%
Land, Structures, Machinery, Equipment		1,332,152		1,400,788		546,099	(854,689)	-61.0%
Total	\$	3,435,462	\$	3,884,760	\$	2,310,922	\$ (1,573,838)	-40.5%

Fund 104 Arterial Street Fund
Year-to-Year Revenues and Transfers In by Category

Category	2023 Revenues through September		2024 Revenues through September		2025 Revenues through September		2025 vs 2024	
							\$	%
Utility Taxes	\$	319,683	\$	1,178,806	\$	1,155,778	\$ (23,028)	-2%
Parking Tax		594,353		713,935		719,139	5,204	+0.7%
Real Estate Excise Tax (REET)		190,268		460,516		343,590	(116,926)	-25.4%
Permits		831		2		-	(2)	-100.0%
Franchise Fees		-		306,409		350,512	44,103	+14.4%
Grant Revenues		513,326		1,184,154		947,088	(237,066)	-20.0%
State Entitlements		112,785		108,473		103,770	(4,703)	-4.3%
General Government Revenue		-		335		360	25	+7.5%
Traffic Impact Fees		765,241		193,686		1,055,818	862,132	+445.1%
Fines and Penalties		11,081		2,540		6,500	3,960	+155.9%
Other Income		166,534		60,100		305,524	245,424	+408.4%
Investment Earnings		193,018		241,913		238,420	(3,493)	-1.4%
Total	\$	2,867,120	\$	4,450,869	\$	5,226,499	\$ 775,630	+17.4%

Fund 104 Prior Year Comparisons YTD



Fund 109 Drug Seizure Fund
Overview

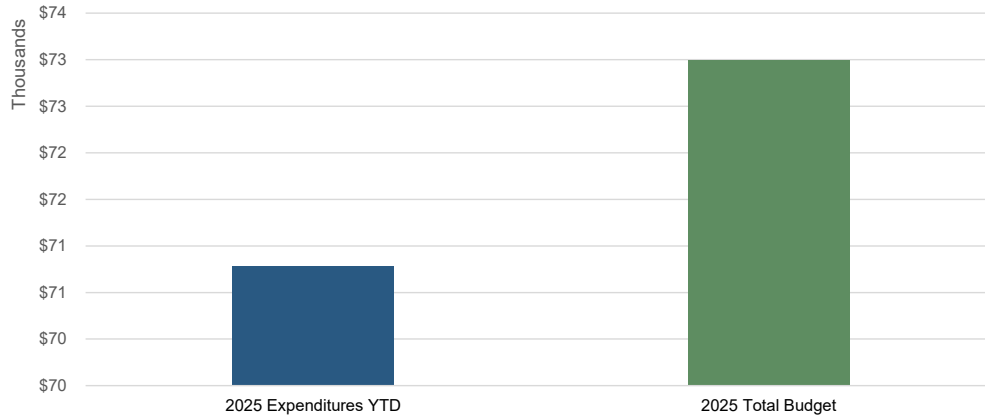
	2025 through September		2025 Total Budget		Budget Variance % of Annual Budget
Revenues	\$	12,719	\$	98,100	13.0%
Expenditures		70,777		73,000	97.0%
Net Revenues Less Expenditures	\$	(58,058)	\$	25,100	
					% of Year Complete 75.0%

Fund 109 Drug Seizure Fund
Expenditures and Transfers Out by Category

Category	2025 Total Budget	2025 Expenses through September	Budget Variance (Unfavorable) / Favorable	Budget Variance % of Annual Budget
Supplies	\$ 36,000	\$ 44,532	\$ (8,532)	123.7%
Services	37,000	26,246	10,754	70.9%
Total	\$ 73,000	\$ 70,778	\$ 2,222	97.0%

Fund 109 Expenditures

% of Year Complete
75.0%

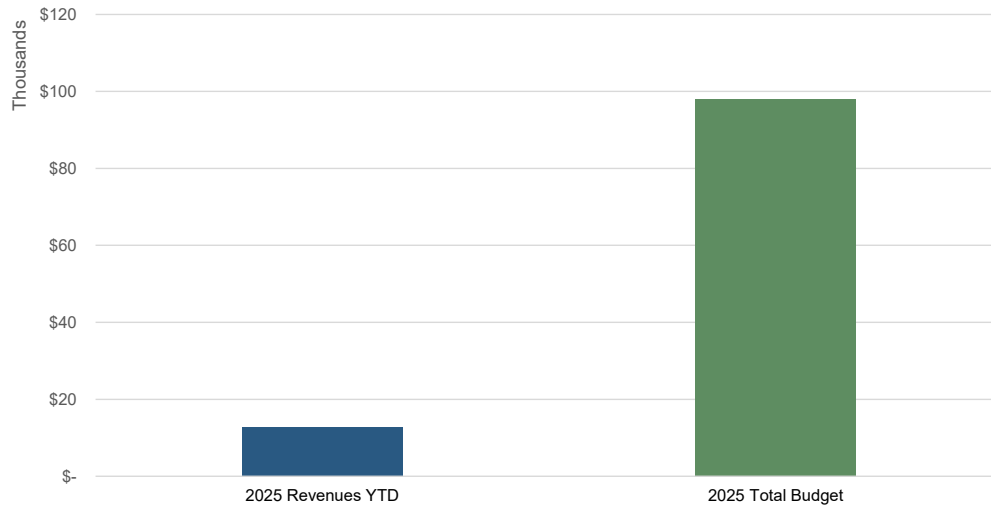


Revenues and Transfers In by Category

Category	2025 Total Budget	2025 Revenues through September	Budget Variance (Unfavorable) / Favorable	Budget Variance % of Annual Budget
Intergovernmental	\$ 35,000	\$ 12,719	\$ (22,281)	36.3%
Other Income	60,000	-	(60,000)	0.0%
Investment Earnings	3,100	-	(3,100)	0.0%
Total	\$ 98,100	\$ 12,719	\$ (85,381)	13.0%

Fund 109 Revenues

% of Year Complete
75.0%



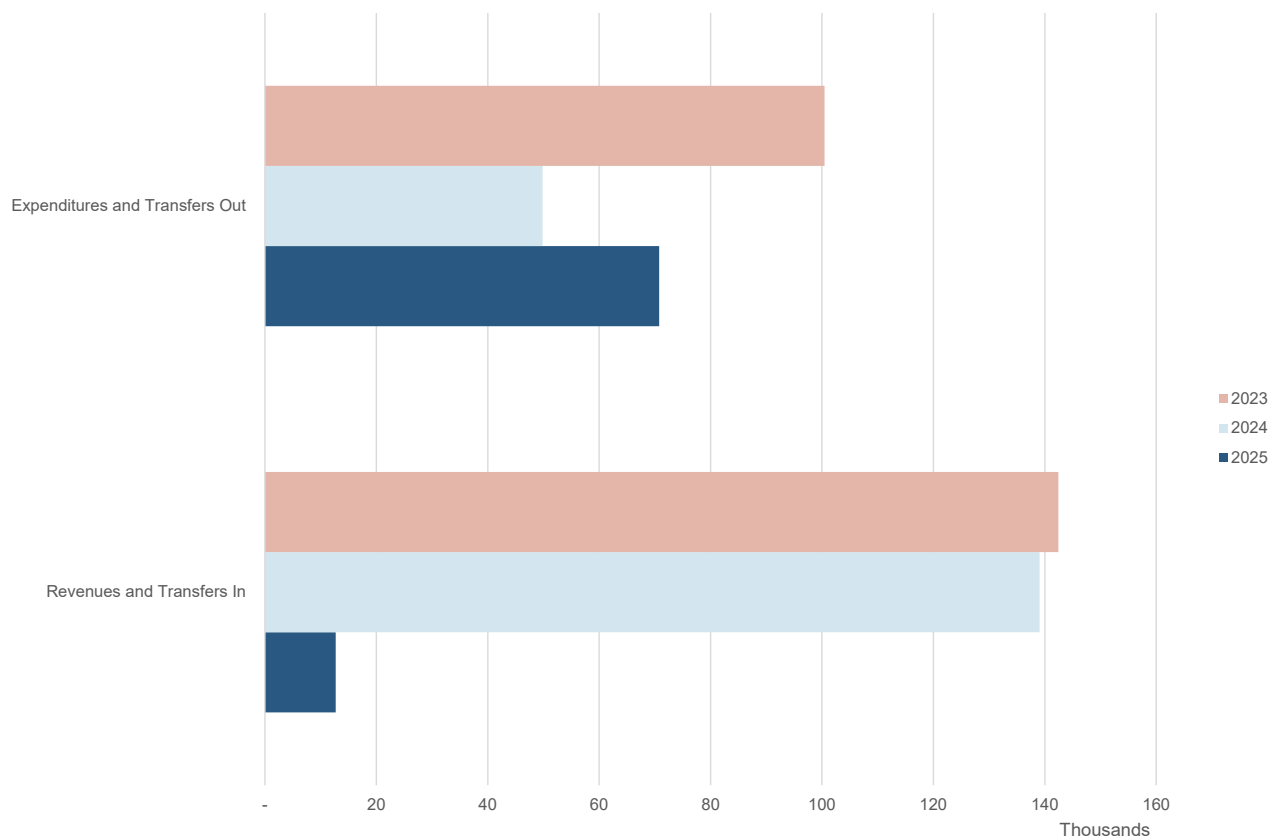
Fund 109 Drug Seizure Fund
Year-to-Year Expenditures & Transfers Out by Category

Category	2023 Expenses	2024 Expenses	2025 Expenses	2025 vs 2024	
	through September	through September	through September	\$	%
Supplies	\$ 11,423	\$ 8,718	\$ 44,532	\$ 35,814	+410.8%
Services	89,038	41,118	26,246	(14,872)	-36.2%
Total	\$ 100,461	\$ 49,836	\$ 70,778	\$ 20,942	+42.0%

Fund 109 Drug Seizure Fund
Year-to-Year Revenues and Transfers In by Category

Category	2023 Revenues through September	2024 Revenues through September	2025 Revenues through September	2025 vs 2024	
	\$		\$	\$	%
Intergovernmental	\$ 79,010	\$ -	\$ 12,719	\$ 12,719	-
Total	\$ 142,443	\$ 139,070	\$ 12,719	\$ (126,351)	-90.9%

Fund 109 Prior Year Comparisons YTD



Fund 301 Land Acq., Rec. & Park Development
Overview

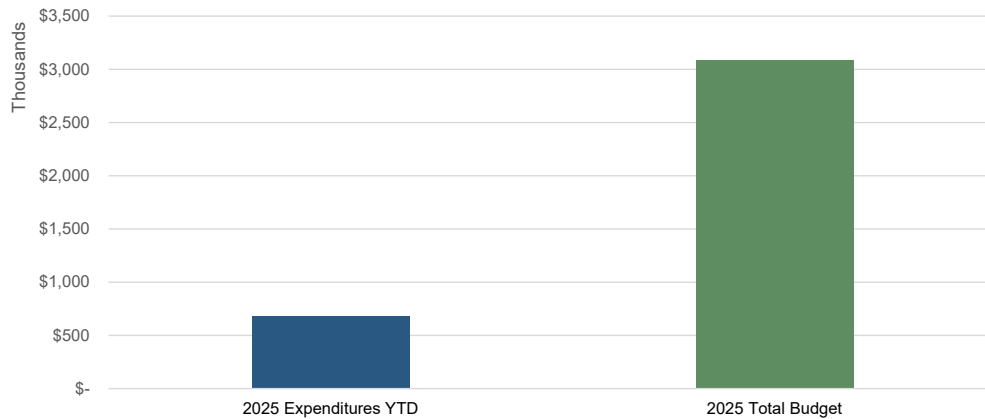
	2025 through September	2025 Total Budget	Budget Variance % of Annual Budget
Revenues	\$ 1,621,696	\$ 2,841,300	57.1%
Expenditures	683,631	2,431,000	28.1%
Transfers Out	-	652,605	0.0%
Net Revenues Less Expenditures	\$ 938,065	\$ (242,305)	% of Year Complete 75.0%

Fund 301 Land Acq., Rec. & Park Development
Expenditures and Transfers Out by Category

Category	2025 Total Budget	2025 Expenses through September	Budget Variance (Unfavorable) / Favorable	Budget Variance % of Annual Budget
Supplies	\$ 30,000	\$ 19,444	\$ 10,556	64.8%
Services	1,876,000	501,366	1,374,634	26.7%
Land, Structures, Machinery, Equipment	525,000	162,819	362,181	31%
Transfers Out to Other Funds	652,605	-	652,605	0%
Total	\$ 3,083,605	\$ 683,629	\$ 2,399,976	22.2%

Fund 301 Expenditures

% of Year Complete
75.0%

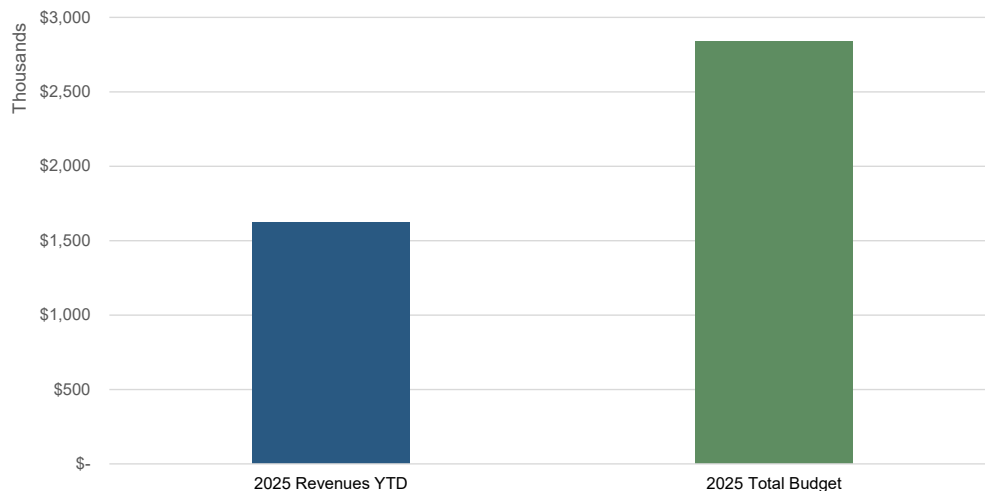


Revenues and Transfers In by Category

Category	2025 Total Budget	2025 Revenues through September	Budget Variance (Unfavorable) / Favorable	Budget Variance % of Annual Budget
Property Tax	\$ 207,800	\$ 176,628	\$ (31,172)	85.0%
Real Estate Excise Tax (REET)	500,000	-	(500,000)	0.0%
Grant Revenues	1,976,000	1,249,810	(726,190)	63.2%
Park Impact Fees	100,000	51,906	(48,094)	51.9%
Investment Earnings	57,500	143,352	85,852	249.3%
Total	\$ 2,841,300	\$ 1,621,696	\$ (1,219,604)	57.1%

Fund 301 Revenues

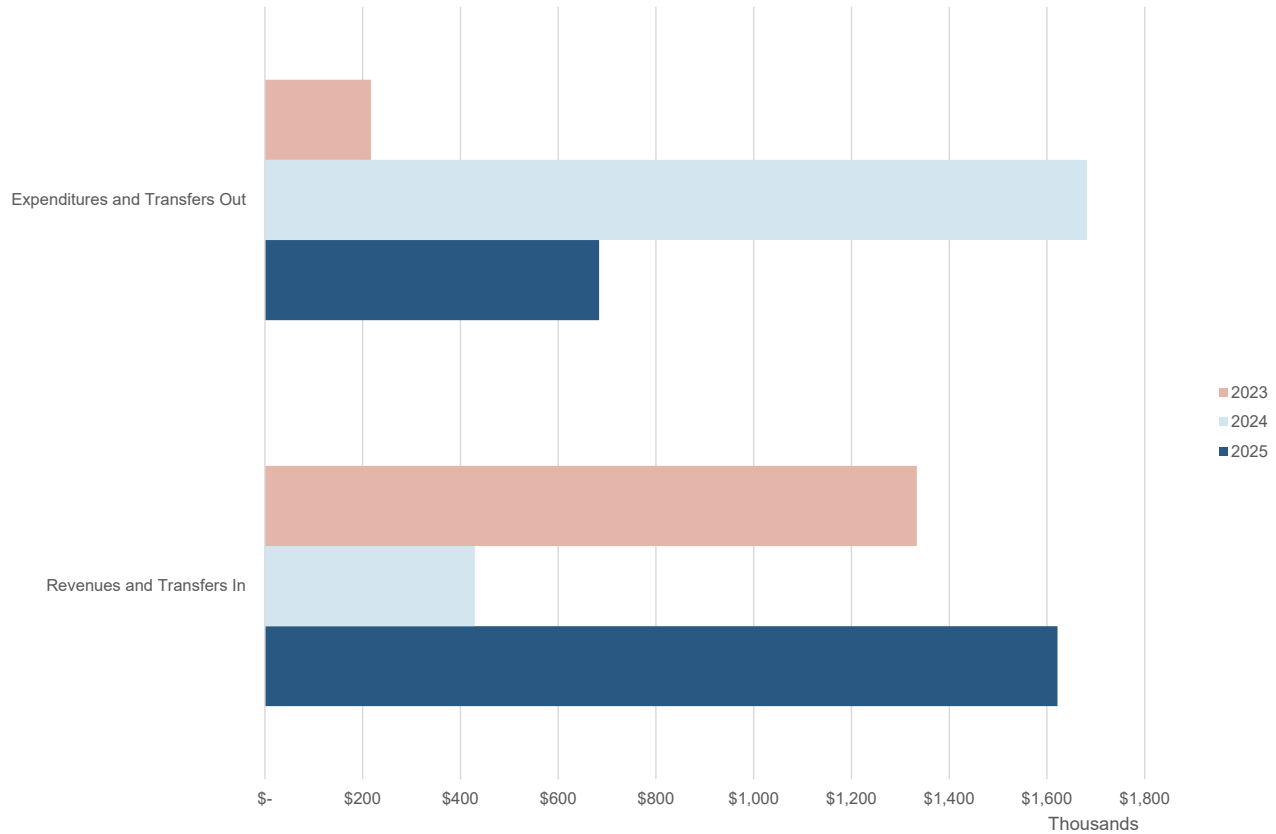
% of Year Complete
75.0%



Fund 301 Land Acq., Rec. & Park Development Year-to-Year Expenditures & Transfers Out by Category									
Category	2023 Expenses		2024 Expenses		2025 Expenses				
	through September		through September		through September	2025 vs 2024			
					\$	%			
Services	\$	142,346	\$	1,671,489	\$	501,366	\$	(1,170,123)	-70.0%
Land, Structures, Machinery, Equipment		-		-		162,819		162,819	-
Total	\$	216,911	\$	1,681,860	\$	683,629	\$	(998,231)	-59.4%

Fund 301 Land Acq., Rec. & Park Development Year-to-Year Revenues and Transfers In by Category									
Category	2023 Revenues through September		2024 Revenues through September		2025 Revenues through September		2025 vs 2024		
	\$		\$		\$		\$	%	
Property Tax	\$	129,956	\$	135,937	\$	176,628	\$	40,691	+30%
Real Estate Excise Tax (REET)		36,224		-		-		-	-
Grant Revenues		-		-		1,249,810		1,249,810	-
Park Impact Fees		980,841		97,883		51,906		(45,977)	-47.0%
Investment Earnings		122,618		164,527		143,352		(21,175)	-13%
Total	\$	1,333,889	\$	429,347	\$	1,621,696	\$	1,192,349	+277.7%

Fund 301 Prior Year Comparisons YTD



Fund 303 General Government Improvements

Overview

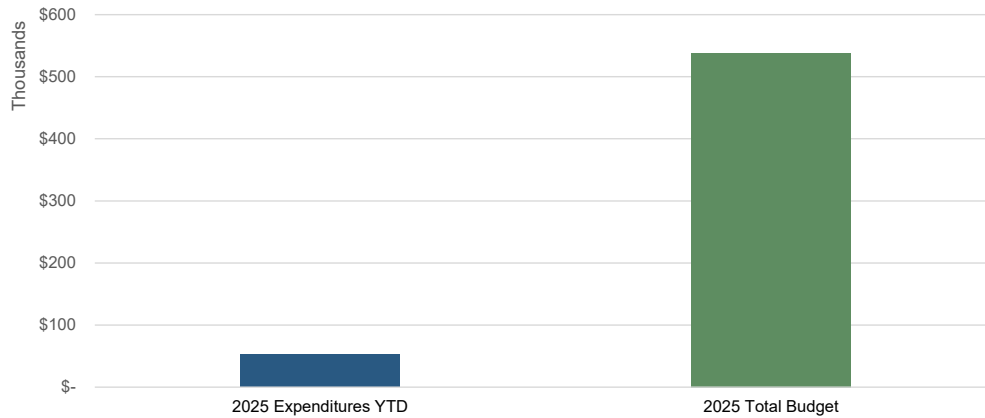
	2025 through September		2025 Total Budget		Budget Variance % of Annual Budget
Revenues	\$	7,914	\$	1,000	791.4%
Transfers In		328,500		438,000	75.0%
Expenditures		53,136		538,000	9.9%
<hr/>					
Net Revenues Less Expenditures	\$	283,278	\$	(99,000)	
					% of Year Complete
					75.0%

Fund 303 General Government Improvements
Expenditures and Transfers Out by Category

Category	2025 Total Budget	2025 Expenses through September	Budget Variance (Unfavorable) / Favorable	Budget Variance % of Annual Budget
Services	\$ 538,000	53,136	\$ 484,864	9.9%
Total	\$ 538,000	53,136	\$ 484,864	9.9%

Fund 303 Expenditures

% of Year Complete
75.0%

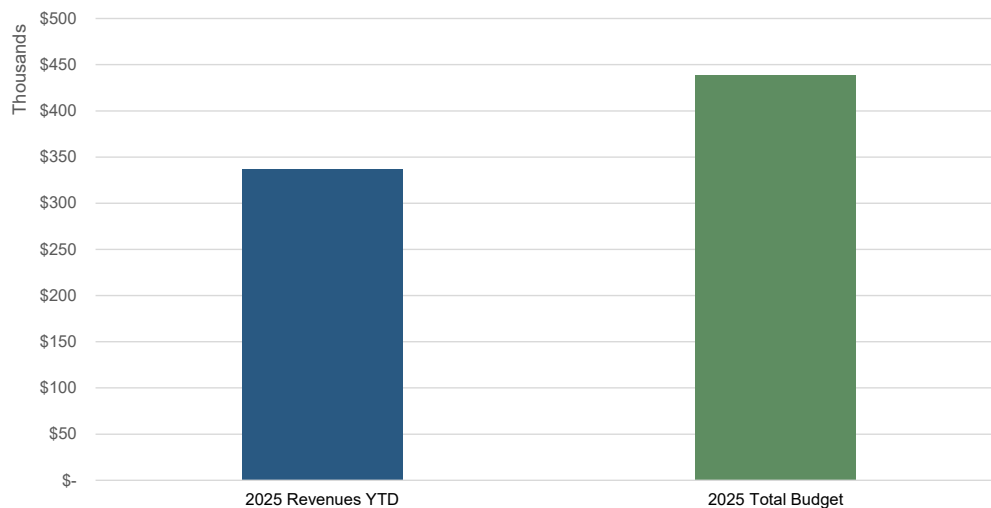


Revenues and Transfers In by Category

Category	2025 Total Budget	2025 Revenues through September	Budget Variance (Unfavorable) / Favorable	Budget Variance % of Annual Budget
Investment Earnings	\$ 1,000	\$ 7,914	\$ 6,914	791.4%
Transfer In From General Fund	438,000	328,500	(109,500)	75%
Total	\$ 439,000	\$ 336,414	\$ (102,586)	76.6%

Fund 303 Revenues

% of Year Complete
75.0%



Fund 303 General Government Improvements

Year-to-Year Expenditures & Transfers Out by Category

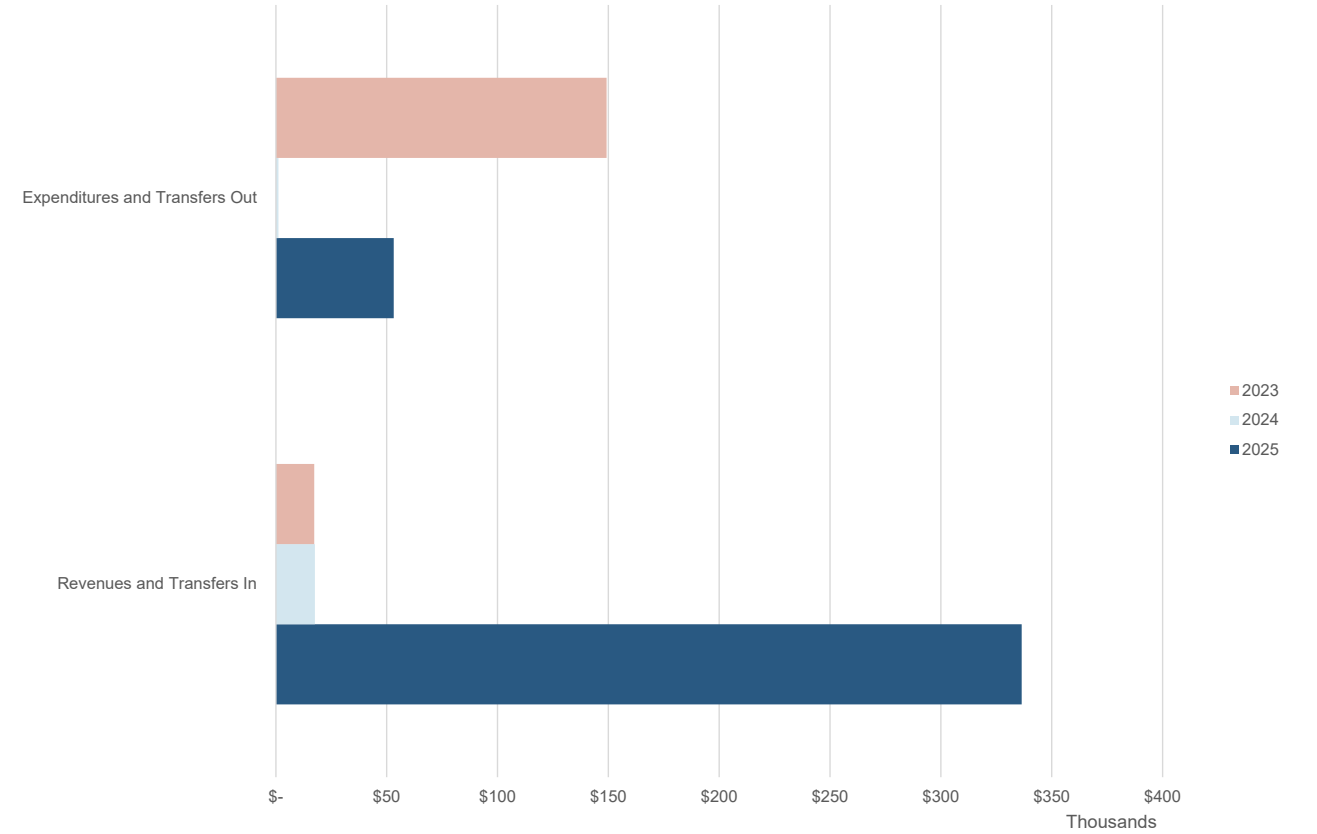
Category	2023 Expenses through September		2024 Expenses through September		2025 Expenses through September		2025 vs 2024	
	\$		\$		\$		\$	%
Services	\$	149,185	\$	1,146	\$	53,136	\$ 51,990	+4536.6%
Total	\$	149,185	\$	1,146	\$	53,136	\$ 51,990	+4536.6%

Fund 303 General Government Improvements

Year-to-Year Revenues and Transfers In by Category

Category	2023 Revenues through September		2024 Revenues through September		2025 Revenues through September		2025 vs 2024	
	\$		\$		\$		\$	%
Investment Earnings	\$	17,323	\$	17,559	\$	7,914	\$ (9,645)	-55%
Transfer In From General Fund		-		-		328,500	328,500	-
Total	\$	17,323	\$	17,559	\$	336,414	\$ 318,855	+1815.9%

Fund 303 Prior Year Comparisons YTD

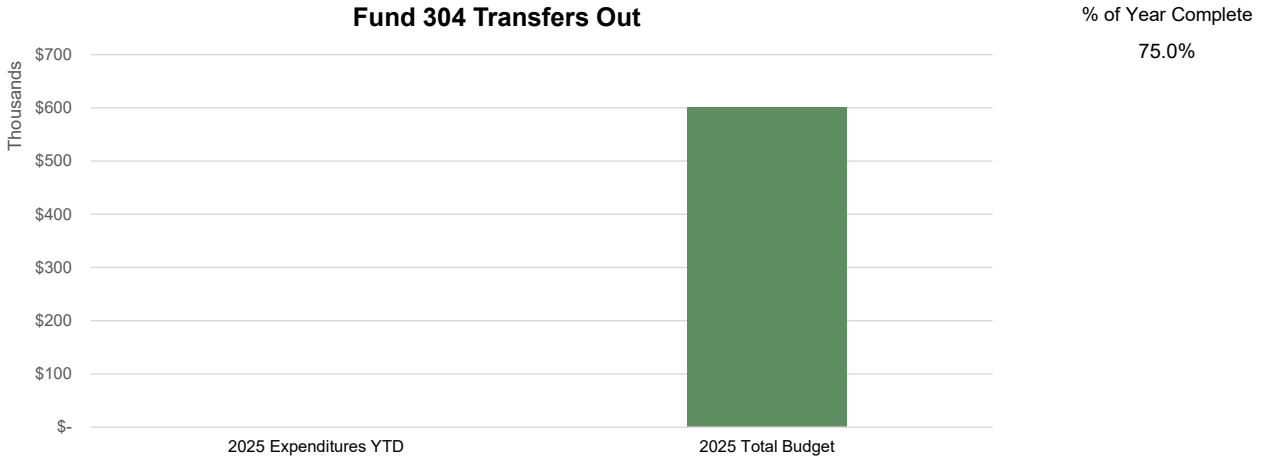


Fund 304 Fire Improvements
Overview

	2025 through September		2025 Total Budget		Budget Variance % of Annual Budget
Revenues	\$	38,403	\$	600,000	6.4%
Transfers Out		-		600,000	0.0%
Net Revenues Less Expenditures	\$	38,403	\$	-	% of Year Complete 75.0%

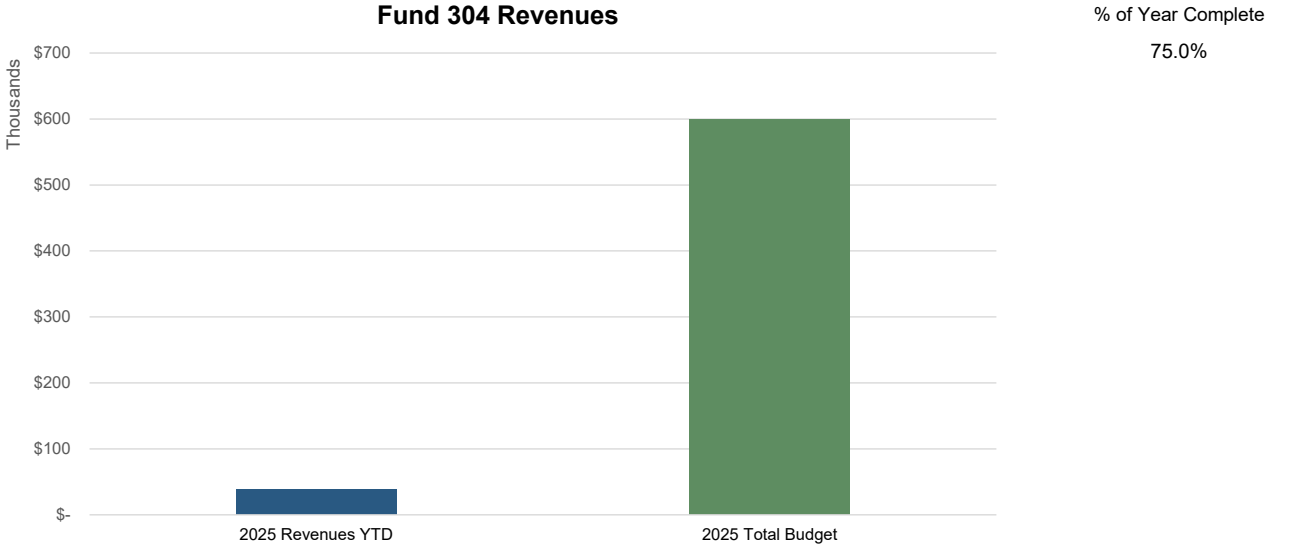
Fund 304 Fire Improvements
Transfers Out

Category	2025 Total Budget	2025 Transfers Out through September	Budget Variance (Unfavorable) / Favorable	Budget Variance % of Annual Budget
Transfers Out to Other Funds	\$ 600,000	\$ -	\$ 600,000	0%
Total	\$ 600,000	\$ -	\$ 600,000	0.0%



Revenues and Transfers In by Category

Category	2025 Total Budget	2025 Revenues through September	Budget Variance (Unfavorable) / Favorable	Budget Variance % of Annual Budget
Fire Impact Fees	\$ 600,000	\$ 38,132	\$ (561,868)	6.4%
Total	\$ 600,000	\$ 38,403	\$ (561,597)	6.4%



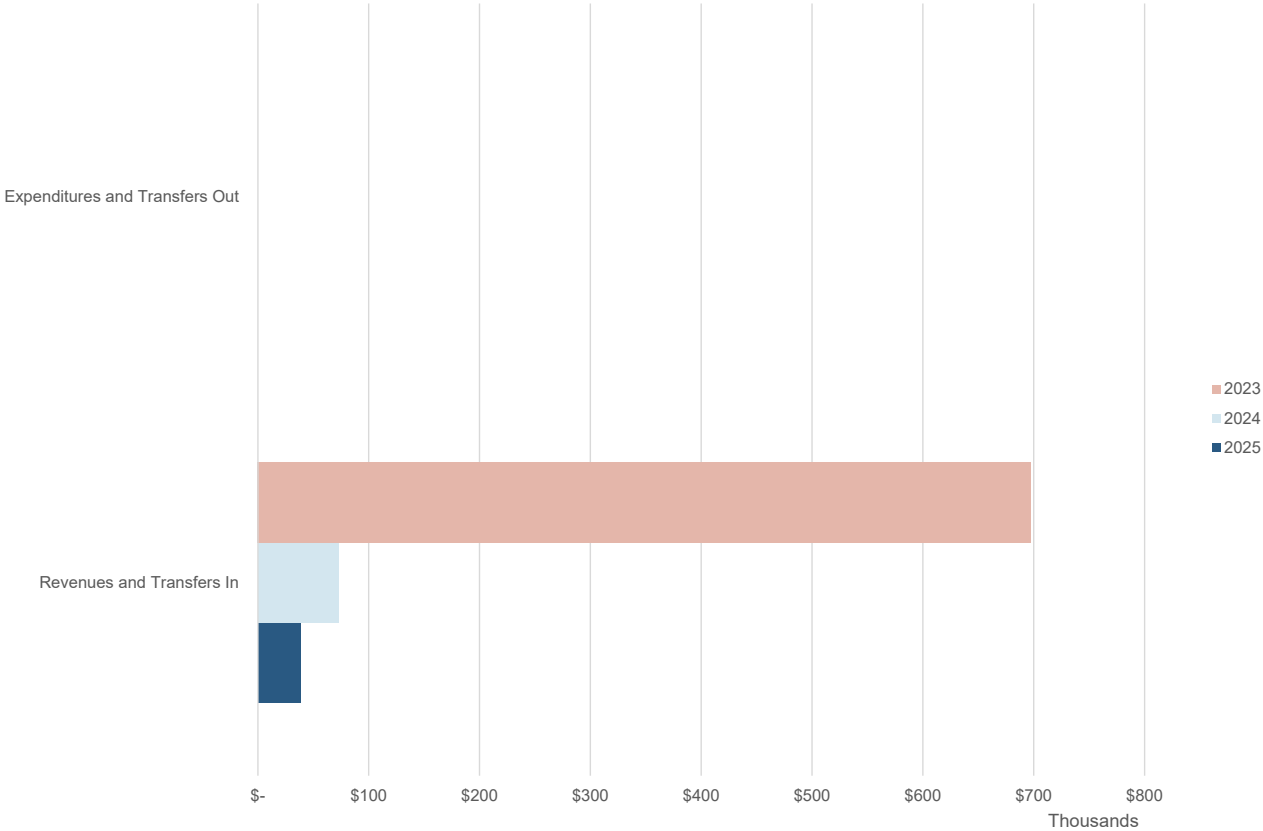
Fund 304 Fire Improvements
Year-to-Year Expenditures & Transfers Out by Category

Category	2023 Expenses through September		2024 Expenses through September		2025 Expenses through September		2025 vs 2024	
	\$		\$		\$		\$	%
Transfers Out to Other Funds	\$	-	\$	-	\$	-	\$	-
Total	\$	-	\$	-	\$	-	\$	-

Fund 304 Fire Improvements
Year-to-Year Revenues and Transfers In by Category

Category	2023 Revenues through September		2024 Revenues through September		2025 Revenues through September		2025 vs 2024	
	\$		\$		\$		\$	%
Fire Impact Fees	\$	697,505	\$	72,650	\$	38,132	\$	(34,518) -47.5%
Total	\$	697,505	\$	72,650	\$	38,132	\$	(34,518) -47.5%

Fund 304 Prior Year Comparisons YTD



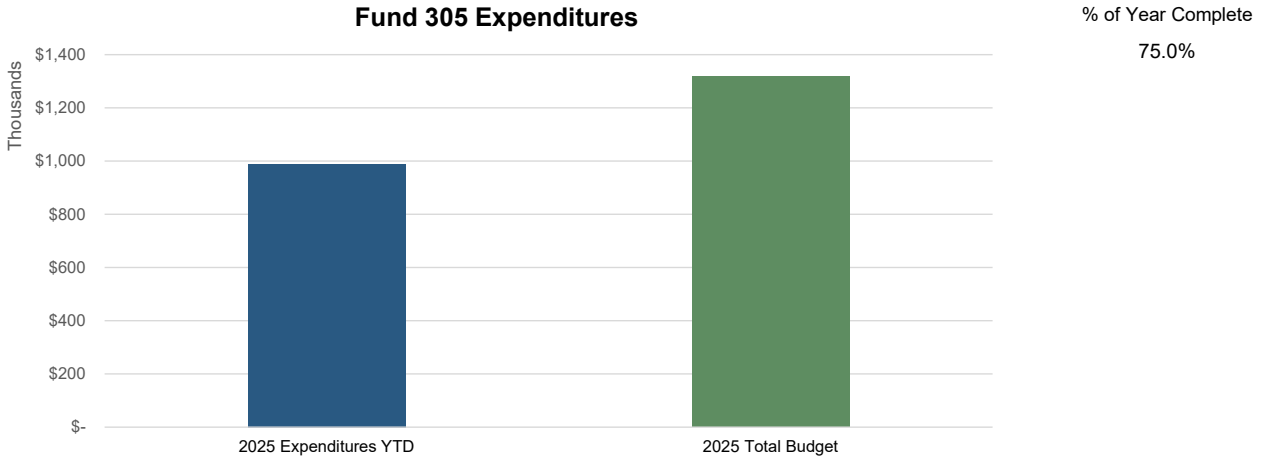
Fund 305 Public Safety Plan

Overview

	2025 through September		2025 Total Budget		Budget Variance % of Annual Budget
Revenues	\$	383,140	\$	15,000	2554.3%
Transfers In		-		1,100,000	0.0%
Transfers Out		989,118		1,318,824	75.0%
Net Revenues Less Expenditures	\$	(605,978)	\$	(203,824)	% of Year Complete 75.0%

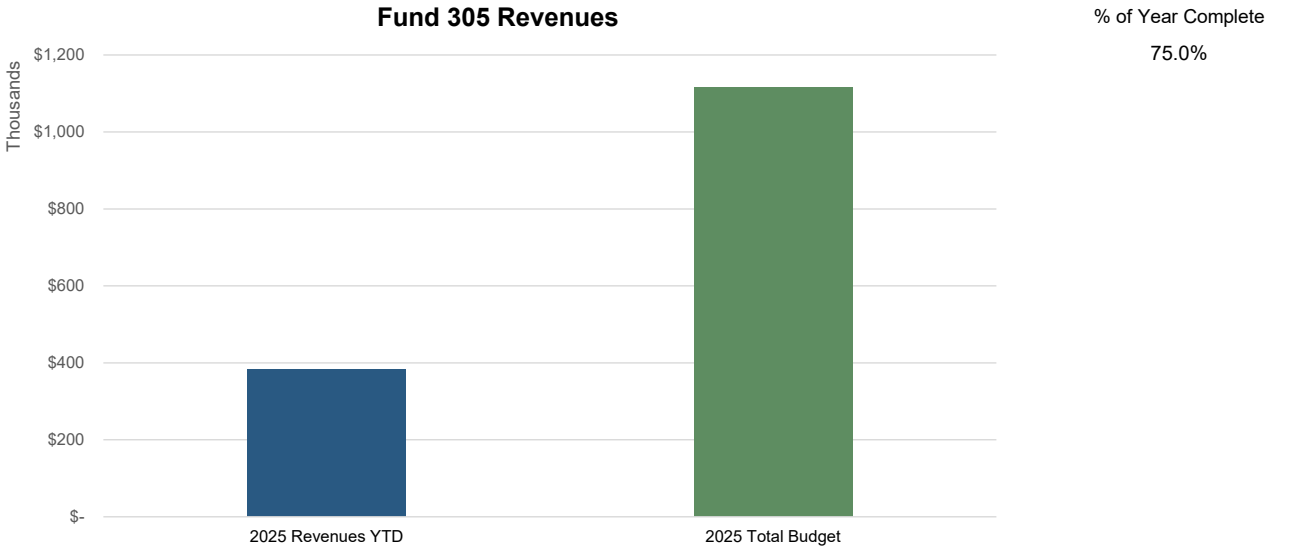
Fund 305 Public Safety Plan Expenditures and Transfers Out by Category

Category	2025 Total Budget	2025 Expenses through September	Budget Variance (Unfavorable) / Favorable	Budget Variance % of Annual Budget
Transfers Out to Other Funds	\$ 1,318,824	\$ 989,118	\$ 329,706	75%
Total	\$ 1,318,824	\$ 989,118	\$ 329,706	75.0%



Revenues and Transfers In by Category

Category	2025 Total Budget	2025 Revenues through September	Budget Variance (Unfavorable) / Favorable	Budget Variance % of Annual Budget
Real Estate Excise Tax (REET)	\$ -	\$ 343,590	\$ 343,590	-
Investment Earnings	15,000	39,549	24,549	263.7%
Transfers In	1,100,000	-	(1,100,000)	0%
Total	\$ 1,115,000	\$ 383,139	\$ (731,861)	34.4%



Fund 305 Public Safety Plan

Year-to-Year Expenditures & Transfers Out by Category

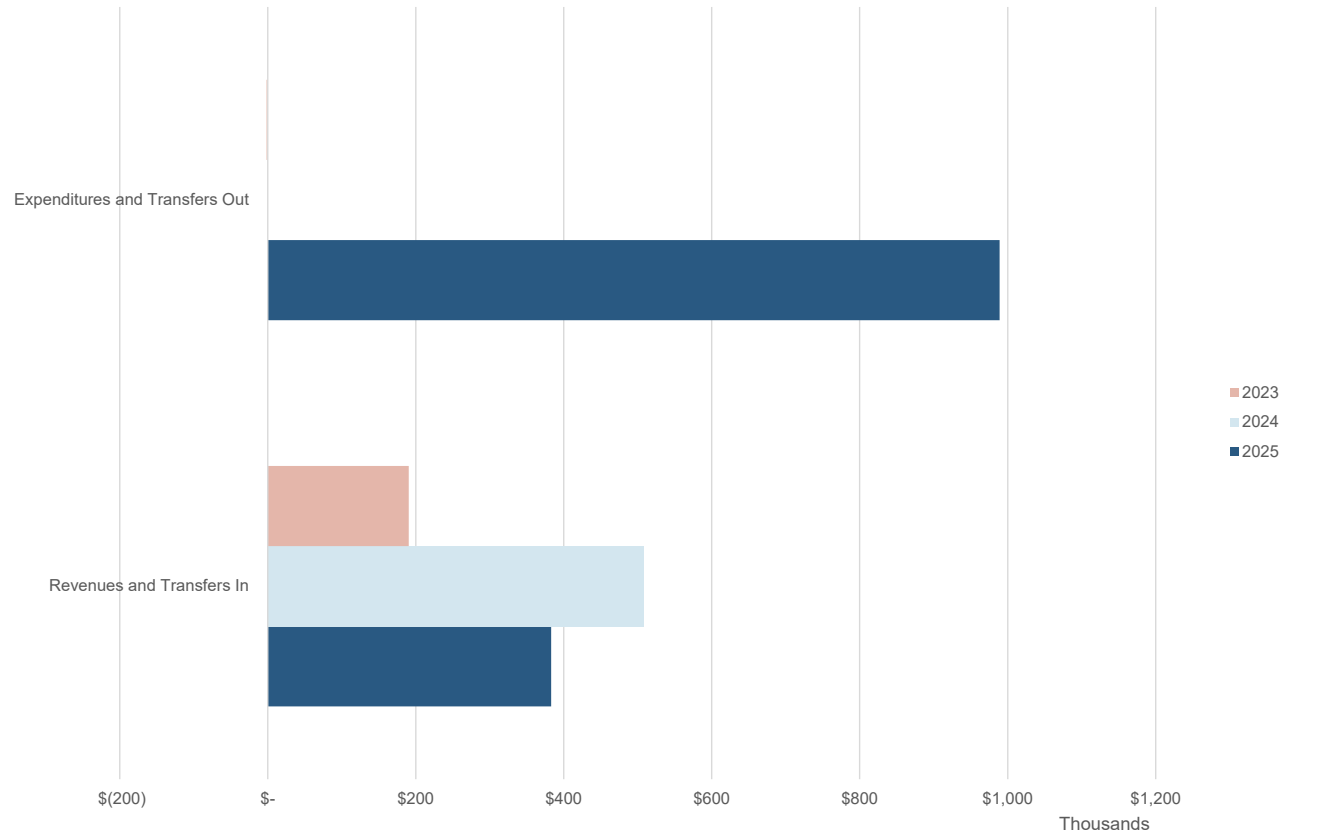
Category	2023 Expenses through September		2024 Expenses through September		2025 Expenses through September		2025 vs 2024	
	\$		\$		\$		%	
Transfers Out to Other Funds	\$	-	\$	-	\$	989,118	989,118	-
Total	\$	(1,700)	\$	-	\$	989,118	989,118	-

Fund 305 Public Safety Plan

Year-to-Year Revenues and Transfers In by Category

Category	2023 Revenues through September		2024 Revenues through September		2025 Revenues through September		2025 vs 2024	
	\$		\$		\$		%	
Real Estate Excise Tax (REET)	\$	154,045	\$	460,516	\$	343,590	(116,926)	-25.4%
Investment Earnings		36,625		47,860		39,549	(8,311)	-17%
Total	\$	190,670	\$	508,376	\$	383,139	(125,237)	-24.6%

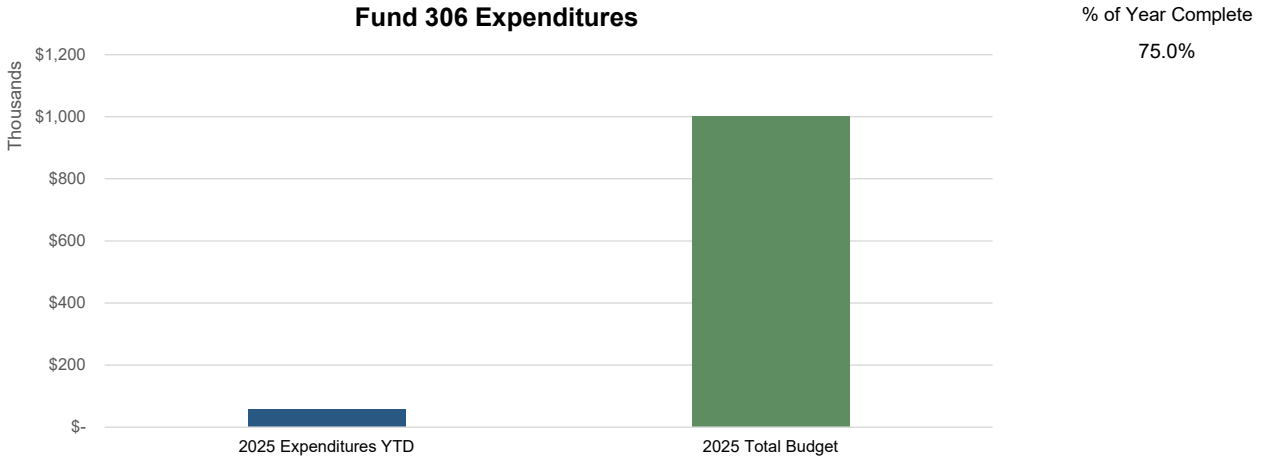
Fund 305 Prior Year Comparisons YTD



Fund 306 City Facilities				
Overview				
	2025 through September		2025 Total Budget	Budget Variance % of Annual Budget
Revenues	\$	15,273	\$ 846,937	1.8%
Transfers In		750,000	1,000,000	75.0%
Expenditures		57,147	1,000,000	5.7%
Net Revenues Less Expenditures	\$	708,126	\$ 846,937	% of Year Complete 75.0%

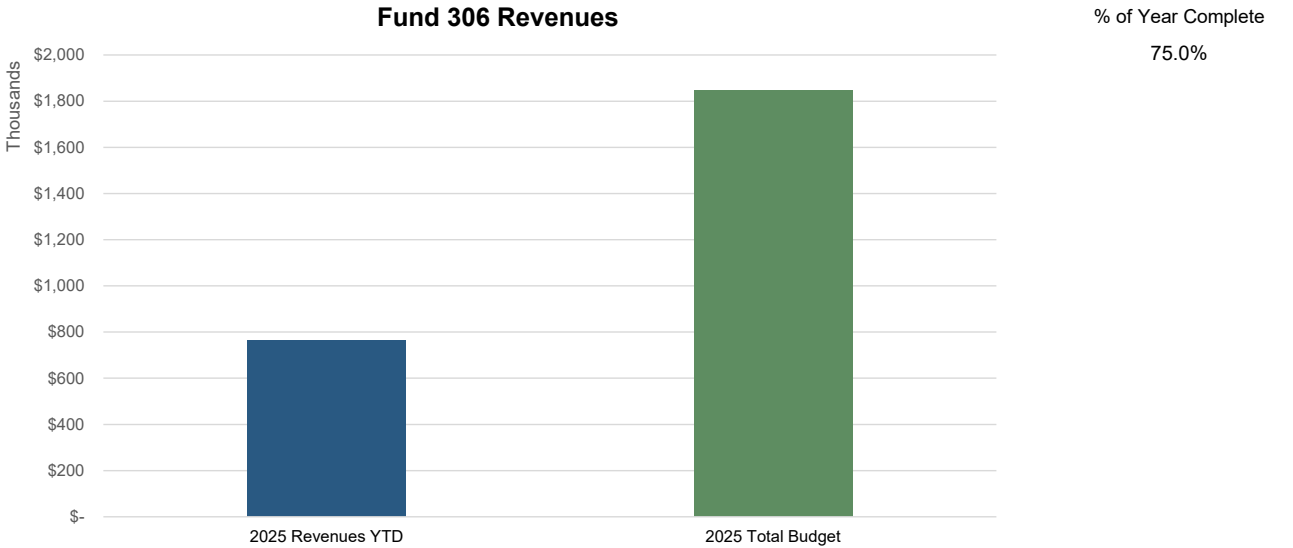
Fund 306 City Facilities Expenditures and Transfers Out by Category

Category	2025 Total Budget	2025 Expenses through September	Budget Variance (Unfavorable) / Favorable	Budget Variance % of Annual Budget
Services	\$ 1,000,000	\$ 57,147	\$ 942,853	5.7%
Total	\$ 1,000,000	\$ 57,147	\$ 942,853	5.7%



Revenues and Transfers In by Category

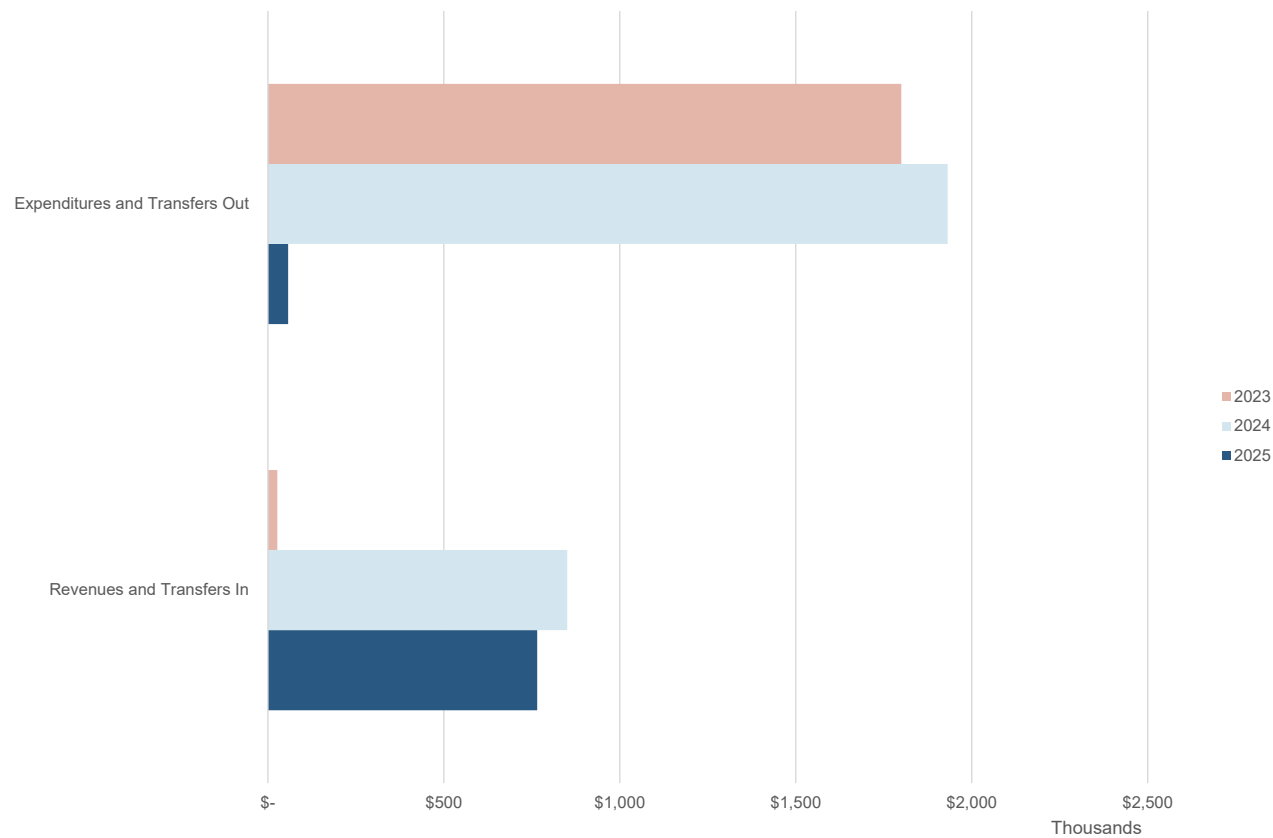
Category	2025 Total Budget	2025 Revenues through September	Budget Variance (Unfavorable) / Favorable	Budget Variance % of Annual Budget
Investment Earnings	\$ 5,000	\$ 15,273	\$ 10,273	305.5%
Rent & Concessions	841,937	-	(841,937)	0.0%
Transfers In	1,000,000	750,000	(250,000)	75%
Total	\$ 1,846,937	\$ 765,273	\$ (1,081,664)	41.4%



Fund 306 City Facilities						
Year-to-Year Expenditures & Transfers Out by Category						
Category	2023 Expenses		2024 Expenses		2025 Expenses	
	through September	through September	through September	through September	2025 vs 2024	
					\$	%
Services	\$	401,450	\$	1,930,489	\$	57,147
Land, Structures, Machinery, Equipment		1,390,750		808		-
						(808)
						-100.0%
Total	\$	1,800,110	\$	1,931,297	\$	57,147
						(1,874,150)
						-97.0%

Fund 306 City Facilities Year-to-Year Revenues and Transfers In by Category									
Category	2023 Revenues through September		2024 Revenues through September		2025 Revenues through September		2025 vs 2024		
	\$		\$		\$		\$	%	
Investment Earnings	\$	26,541	\$	15,764	\$	15,273	\$	(491)	-3.1%
Rent & Concessions		-		-		-		-	-
Transfers In		-		750,000		750,000		-	0%
Total	\$	26,541	\$	850,514	\$	765,273	\$	(85,241)	-10.0%

Fund 306 Prior Year Comparisons YTD



Fund 401 Water Utility Fund

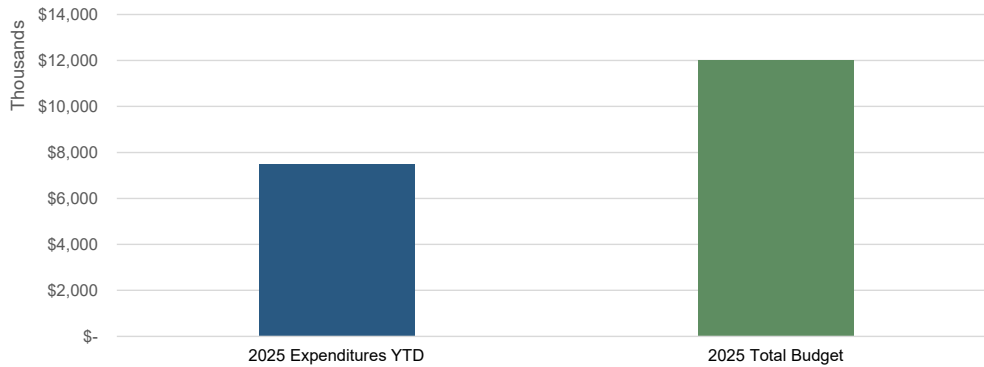
Overview

	2025 through September		2025 Total Budget		Budget Variance % of Annual Budget
Revenues	\$	7,343,993	\$	11,341,356	64.8%
Expenditures		6,360,489		10,493,596	60.6%
Transfers Out		1,130,712		1,507,615	75.0%
Net Revenues Less Expenditures	\$	(147,208)	\$	(659,855)	% of Year Complete 75.0%

Fund 401 Water Utility Fund
Expenditures and Transfers Out by Category

Category	2025 Total Budget	2025 Expenses through September	Budget Variance (Unfavorable) / Favorable	Budget Variance % of Annual Budget
Salaries, Wages, & Overtime	\$ 957,112	\$ 667,943	\$ 289,169	70%
Benefits	538,827	274,481	264,346	51%
Supplies	3,105,196	2,689,706	415,490	86.6%
Services	5,677,288	1,588,758	4,088,530	28.0%
Land, Structures, Machinery, Equipment	-	1,138,543	(1,138,543)	-
Other Expenditures	215,173	1,058	214,115	0.5%
Transfers Out - Internal Cost Allocation	816,232	612,175	204,057	75%
Transfers Out - Debt Service	358,050	268,537	89,513	75%
Transfers Out to Other Funds	333,333	250,000	83,333	75%
Total	\$ 12,001,211	\$ 7,491,201	\$ 4,510,010	62.4%

Fund 401 Expenditures and Transfers Out

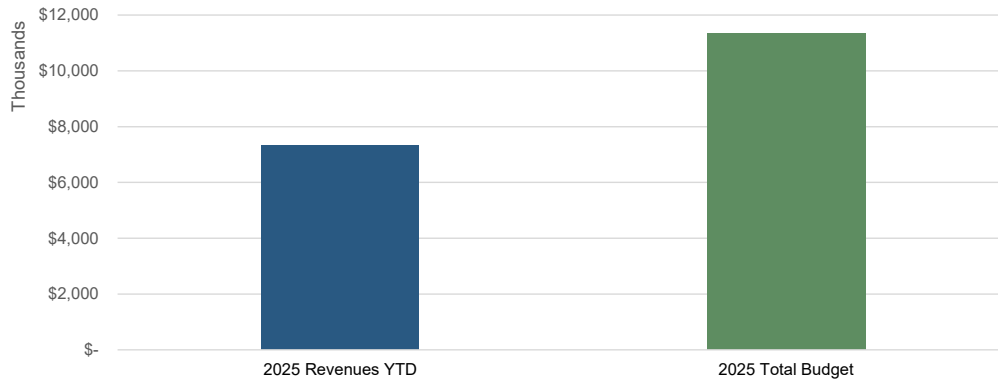


% of Year Complete
75.0%

Revenues and Transfers In by Category

Category	2025 Total Budget	2025 Revenues through September	Budget Variance (Unfavorable) / Favorable	Budget Variance % of Annual Budget
Water Sales	\$ 9,239,856	\$ 7,260,972	\$ (1,978,884)	78.6%
Security Revenue	-	(13,380)	(13,380)	-
Other Income	1,500	26,436	24,936	1762.4%
Investment Earnings	100,000	69,964	(30,036)	70.0%
Bond Proceeds	2,000,000	-	(2,000,000)	0%
Total	\$ 11,341,356	\$ 7,343,992	\$ (3,997,364)	64.8%

Fund 401 Revenues

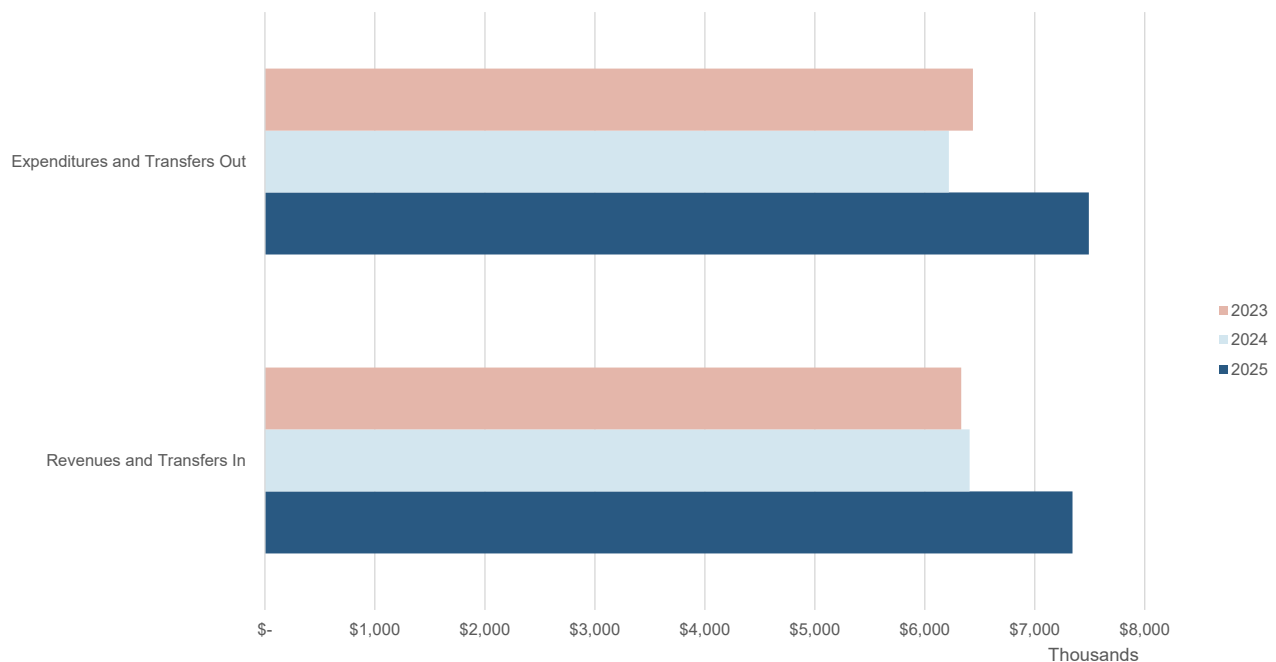


% of Year Complete
75.0%

Fund 401 Water Utility Fund									
Year-to-Year Expenditures & Transfers Out by Category									
Category	2023 Expenses		2024 Expenses		2025 Expenses		2025 vs 2024		
	through September		through September		through September		\$	%	
Salaries, Wages, & Overtime	\$	547,612	\$	675,793	\$	667,943	\$	(7,850)	-1.2%
Benefits		251,367		296,279		274,481		(21,798)	-7.4%
Supplies		2,686,651		2,567,182		2,689,706		122,524	+4.8%
Services		1,563,679		1,434,321		1,588,758		154,437	+10.8%
Land, Structures, Machinery, Equipment		466,103		56,065		1,138,543		1,082,478	+1930.8%
Other Expenditures		83,493		82,596		1,058		(81,538)	-99%
Transfers Out - Internal Cost Allocation		555,264		583,024		612,175		29,151	+5%
Transfers Out - Debt Service		268,534		268,534		268,537		3	+0%
Transfers Out to Other Funds		14,819		255,000		250,000		(5,000)	-2%
Total	\$	6,437,522	\$	6,218,794	\$	7,491,201	\$	1,272,407	+20.5%

Fund 401 Water Utility Fund Year-to-Year Revenues and Transfers In by Category									
Category	2023 Revenues		2024 Revenues		2025 Revenues		2025 vs 2024		
	through September		through September		through September		\$	%	
Water Sales	\$	6,161,545	\$	6,269,737	\$	7,260,972	\$	991,235	+16%
Security Revenue		8,557		6,519		(13,380)		(19,899)	-305.2%
Other Income		19,143		1,207		26,436		25,229	+2090.2%
Investment Earnings		141,487		129,539		69,964		(59,575)	-46%
Total	\$	6,330,732	\$	6,407,002	\$	7,343,992	\$	936,990	+14.6%

Fund 401 Prior Year Comparisons YTD



Fund 402 Sewer Utility Fund

Overview

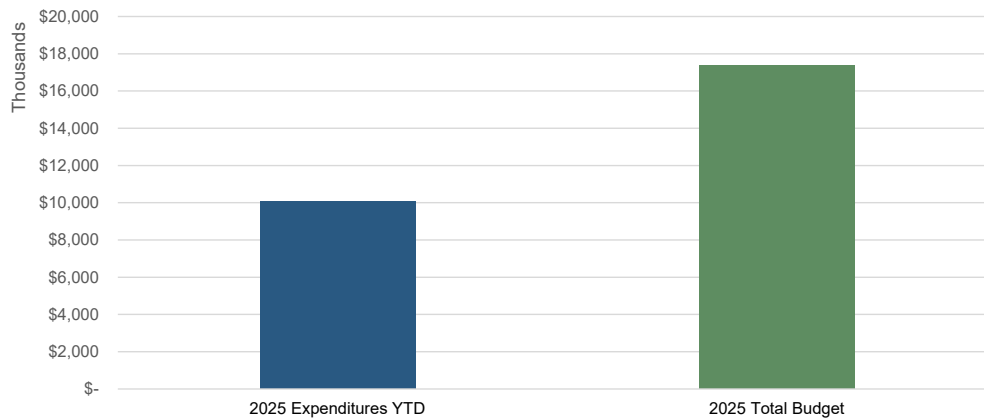
	2025 through September		2025 Total Budget		Budget Variance % of Annual Budget
Revenues	\$	9,021,770	\$	12,527,105	72.0%
Expenditures		9,126,489		16,129,584	56.6%
Transfers Out		915,814		1,221,086	75.0%
Net Revenues Less Expenditures	\$	(1,020,533)	\$	(4,823,565)	
					% of Year Complete 75.0%

Fund 402 Sewer Utility Fund
Expenditures and Transfers Out by Category

Category	2025 Total Budget	2025 Expenses through September	Budget Variance (Unfavorable) / Favorable	Budget Variance % of Annual Budget
Salaries, Wages, & Overtime	\$ 666,584	\$ 550,412	\$ 116,172	83%
Benefits	482,884	234,508	248,376	49%
Supplies	6,214,355	4,256,936	1,957,419	68.5%
Services	8,611,358	1,657,869	6,953,489	19.3%
Land, Structures, Machinery, Equipment	-	2,381,418	(2,381,418)	-
Other Expenditures	154,403	45,345	109,058	29%
Transfers Out - Internal Cost Allocation	687,666	515,748	171,918	75%
Transfers Out - Debt Service	200,087	150,066	50,021	75%
Transfers Out to Other Funds	333,333	250,000	83,333	75%
Total	\$ 17,350,670	\$ 10,042,302	\$ 7,308,368	57.9%

Fund 402 Expenditures and Transfers Out

% of Year Complete
75.0%

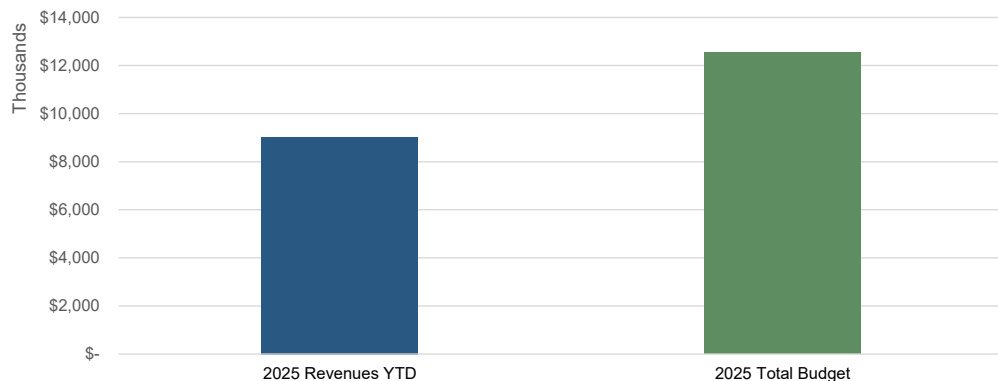


Revenues and Transfers In by Category

Category	2025 Total Budget	2025 Revenues through September	Budget Variance (Unfavorable) / Favorable	Budget Variance % of Annual Budget
Sewer Sales	\$ 12,127,105	\$ 8,680,944	\$ (3,446,161)	71.6%
Other Income	-	86,872	86,872	-
Investment Earnings	400,000	253,953	(146,047)	63.5%
Total	\$ 12,527,105	\$ 9,021,769	\$ (3,505,336)	72.0%

Fund 402 Revenues

% of Year Complete
75.0%



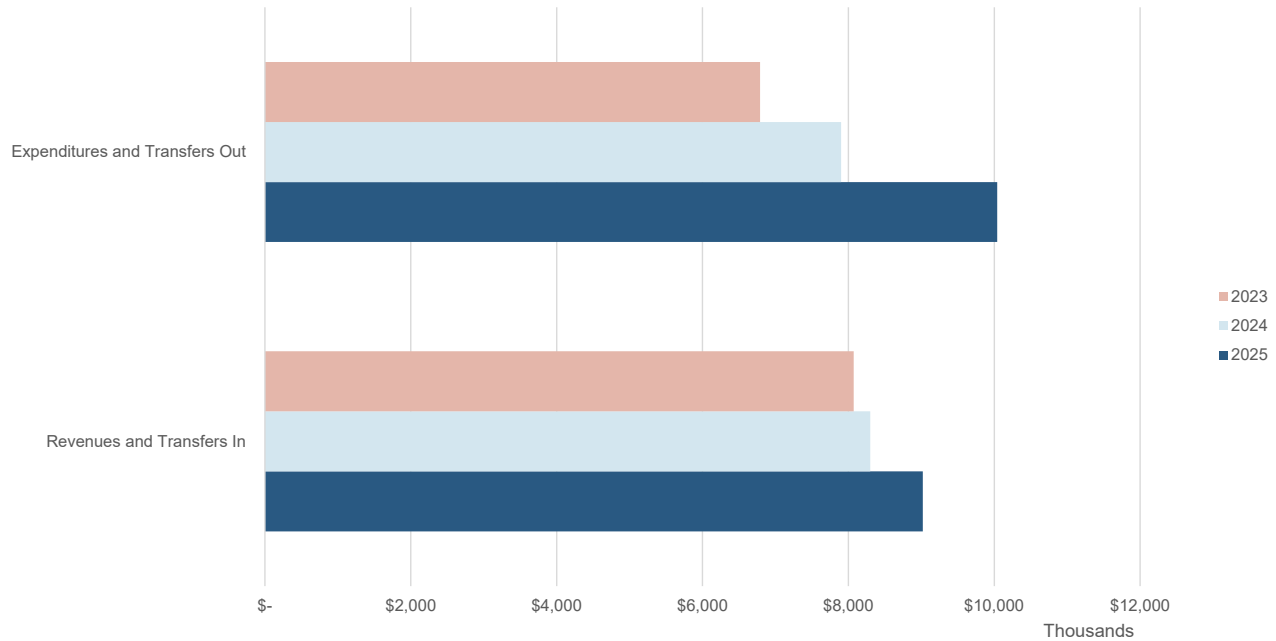
Fund 402 Sewer Utility Fund
Year-to-Year Expenditures & Transfers Out by Category

Category	2023 Expenses through September		2024 Expenses through September		2025 Expenses through September		2025 vs 2024	
							\$	%
Salaries, Wages, & Overtime	\$	648,398	\$	917,061	\$	550,412	\$ (366,649)	-40.0%
Benefits		282,750		361,224		234,508	(126,716)	-35.1%
Supplies		3,246,033		3,955,841		4,256,936	301,095	+7.6%
Services		1,726,760		1,638,083		1,657,869	19,786	+1.2%
Land, Structures, Machinery, Equipment		-		-		2,381,418	2,381,418	-
Other Expenditures		242,333		239,987		45,345	(194,642)	-81%
Transfers Out - Internal Cost Allocation		467,802		491,189		515,748	24,559	+5%
Transfers Out - Debt Service		150,063		150,063		150,066	3	+0%
Transfers Out to Other Funds		25,899		147,500		250,000	102,500	+69%
Total	\$	6,790,038	\$	7,900,948	\$	10,042,302	\$ 2,141,354	+27.1%

Fund 402 Sewer Utility Fund
Year-to-Year Revenues and Transfers In by Category

Category	2023 Revenues through September		2024 Revenues through September		2025 Revenues through September		2025 vs 2024	
							\$	%
Sewer Sales	\$	7,659,358	\$	7,918,008	\$	8,680,944	\$ 762,936	+10%
Other Income		45,715		5,844		86,872	81,028	+1386.5%
Investment Earnings		369,050		375,101		253,953	(121,148)	-32.3%
Total	\$	8,074,123	\$	8,298,953	\$	9,021,769	\$ 722,816	+8.7%

Fund 402 Prior Year Comparisons YTD



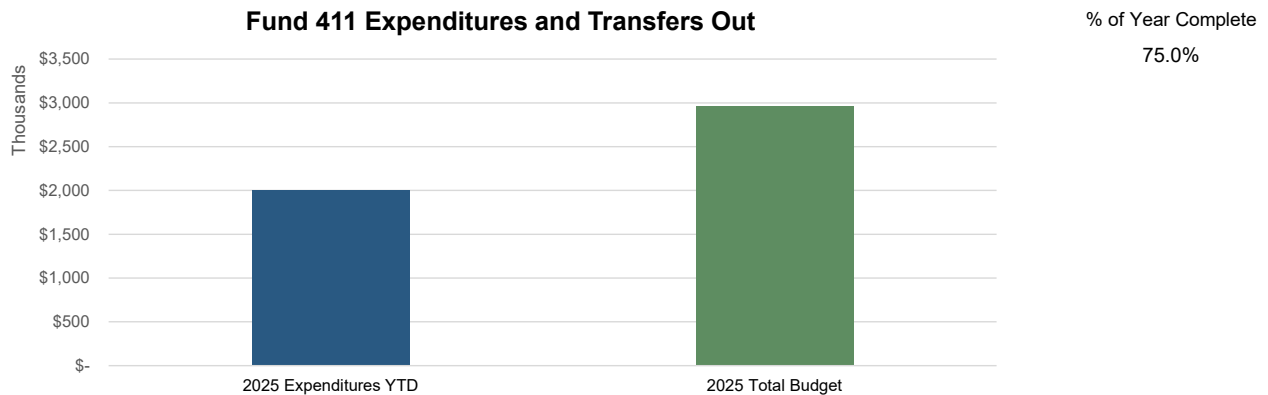
Fund 411 Foster Golf Course

Overview

	2025 through September	2025 Total Budget	Budget Variance % of Annual Budget
Revenues	\$ 2,354,098	\$ 2,487,500	94.6%
Transfers In	225,000	300,000	75.0%
Expenditures	1,820,090	2,719,666	66.9%
Transfers Out	181,341	241,788	75.0%
Net Revenues Less Expenditures	\$ 577,667	\$ (173,954)	% of Year Complete 75.0%

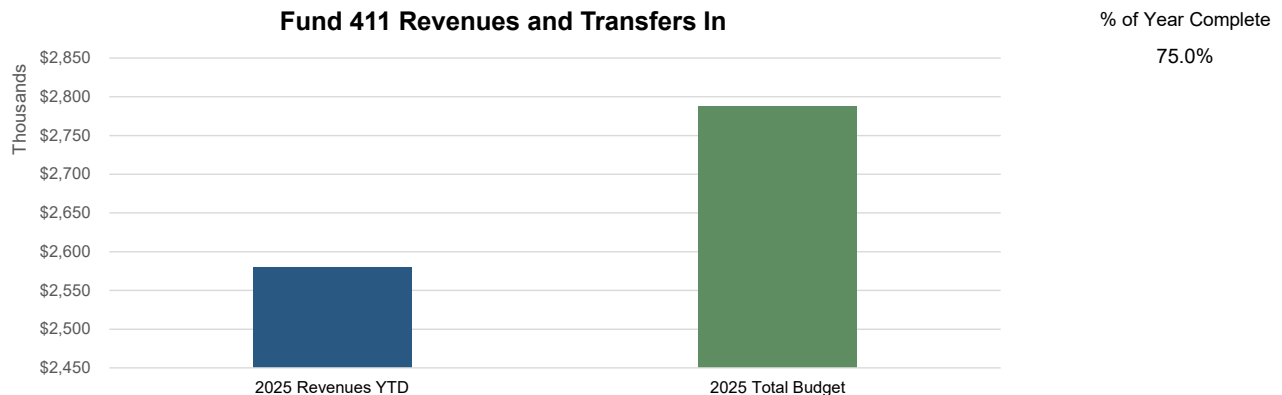
Fund 411 Foster Golf Course Expenditures and Transfers Out by Category

Category	2025 Total Budget	2025 Expenses through September	Budget Variance (Unfavorable) / Favorable	Budget Variance % of Annual Budget
Salaries, Wages, & Overtime	\$ 1,077,911	\$ 799,570	\$ 278,341	74%
Benefits	395,385	302,296	93,089	76%
Supplies	362,145	340,211	21,934	93.9%
Services	360,225	324,059	36,166	90.0%
Land, Structures, Machinery, Equipment	524,000	53,954	470,046	10%
Transfers Out - Internal Cost Allocation	241,788	181,341	60,447	75%
Total	\$ 2,961,454	\$ 2,001,431	\$ 960,023	67.6%



Revenues and Transfers In by Category

Category	2025 Total Budget	2025 Revenues through September	Budget Variance (Unfavorable) / Favorable	Budget Variance % of Annual Budget
Gambling & Excise Taxes	\$ 3,000	\$ -	\$ (3,000)	0.0%
Greens Fees	1,610,000	1,724,692	114,692	107.1%
General Government Revenue	165,000	164,237	(763)	99.5%
Culture and Recreation Fees	5,000	3,506	(1,494)	70.1%
Other Income	11,000	25,744	14,744	234.0%
Investment Earnings	60,000	47,795	(12,205)	79.7%
Rent & Concessions	633,500	388,125	(245,375)	61.3%
Transfer In From General Fund	300,000	225,000	(75,000)	75%
Total	\$ 2,787,500	\$ 2,579,099	\$ (208,401)	92.5%



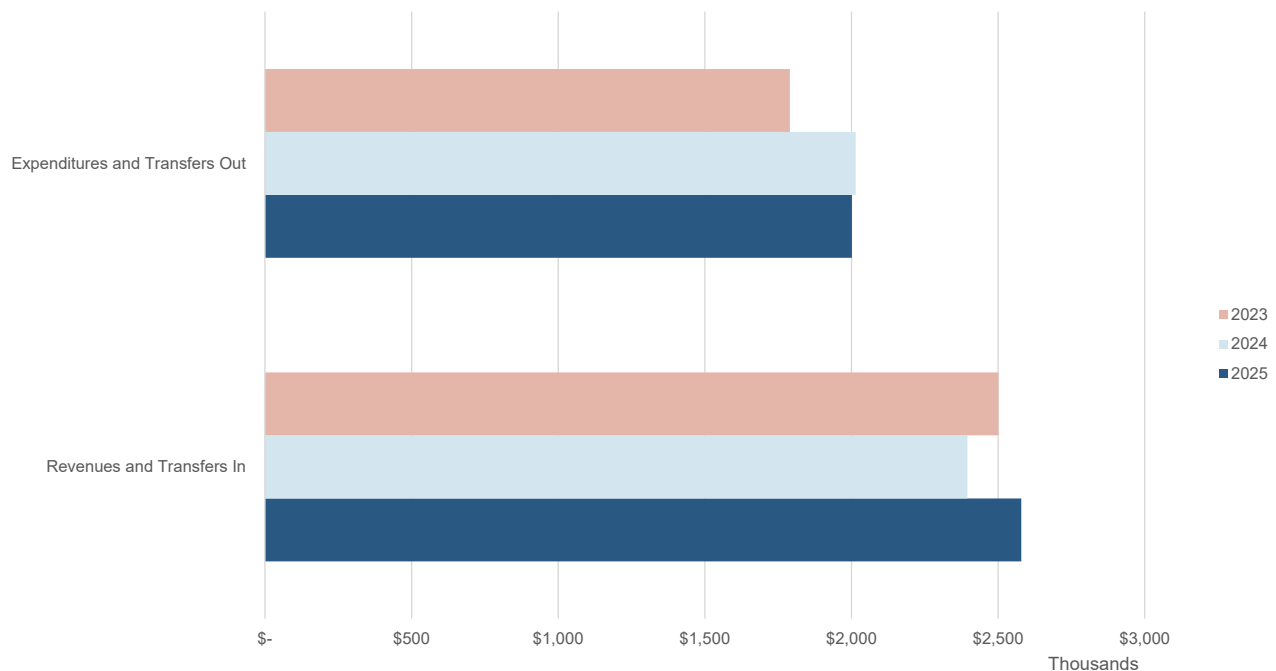
Fund 411 Foster Golf Course
Year-to-Year Expenditures & Transfers Out by Category

Category	2023 Expenses through September		2024 Expenses through September		2025 Expenses through September		2025 vs 2024	
							\$	%
Salaries, Wages, & Overtime	\$	617,122	\$	799,237	\$	799,570	\$ 333	+0.0%
Benefits		272,193		293,847		302,296	8,449	+2.9%
Supplies		322,332		237,397		340,211	102,814	+43.3%
Services		385,399		427,321		324,059	(103,262)	-24.2%
Land, Structures, Machinery, Equipment		28,582		84,182		53,954	(30,228)	-35.9%
Transfers Out - Internal Cost Allocation		164,484		172,704		181,341	8,637	+5%
Total	\$	1,790,112	\$	2,014,688	\$	2,001,431	\$ (13,257)	-0.7%

Fund 411 Foster Golf Course
Year-to-Year Revenues and Transfers In by Category

Category	2023 Revenues through September		2024 Revenues through September		2025 Revenues through September		2025 vs 2024	
							\$	%
Greens Fees	\$	1,608,022	\$	1,561,557	\$	1,724,692	\$ 163,135	+10.4%
General Government Revenue		150,473		130,366		164,237	33,871	+26.0%
Culture and Recreation Fees		1,405		4,132		3,506	(626)	-15.2%
Other Income		28,686		13,115		25,744	12,629	+96%
Investment Earnings		51,472		66,682		47,795	(18,887)	-28%
Rent & Concessions		423,466		390,464		388,125	(2,339)	-1%
Sale of Capital Assets		12,800		4,000		-	(4,000)	-100%
Transfer In From General Fund		225,000		225,000		225,000	-	0%
Total	\$	2,501,324	\$	2,395,316	\$	2,579,099	\$ 183,783	+7.7%

Fund 411 Prior Year Comparisons YTD



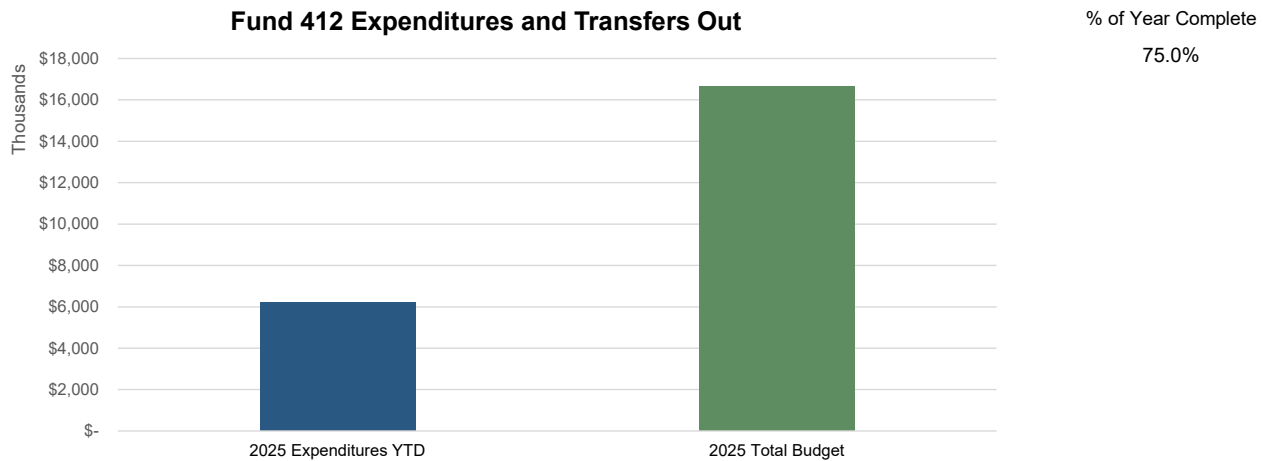
Fund 412 Surface Water Utility Fund

Overview

		2025 through September	2025 Total Budget	Budget Variance % of Annual Budget
Revenues	\$	10,166,774	\$ 14,742,267	69.0%
Expenditures		5,053,798	15,103,982	33.5%
Transfers Out		1,166,820	1,555,760	75.0%
Net Revenues Less Expenditures	\$	3,946,156	\$ (1,917,475)	% of Year Complete 75.0%

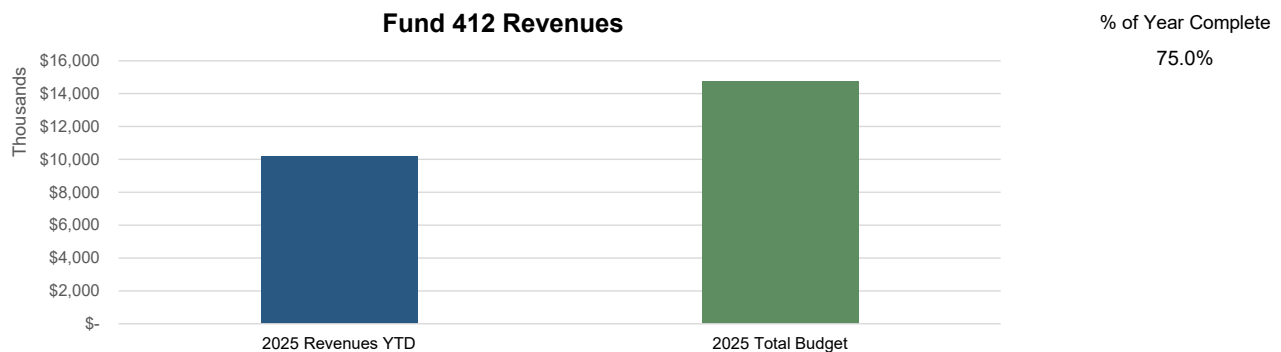
Fund 412 Surface Water Utility Fund Expenditures and Transfers Out by Category

Category	2025 Total Budget	2025 Expenses through September	Budget Variance (Unfavorable) / Favorable	Budget Variance % of Annual Budget
Salaries, Wages, & Overtime	\$ 2,028,653	\$ 1,284,993	\$ 743,660	63%
Benefits	1,023,526	490,311	533,215	48%
Supplies	72,665	56,109	16,556	77.2%
Services	11,957,541	2,971,207	8,986,334	24.8%
Land, Structures, Machinery, Equipment	-	250,692	(250,692)	-
Other Expenditures	21,597	488	21,109	2%
Transfers Out - Internal Cost Allocation	727,476	545,607	181,869	75%
Transfers Out - Debt Service	494,951	371,213	123,738	75%
Transfers Out to Other Funds	333,333	250,000	83,333	75%
Total	\$ 16,659,742	\$ 6,220,620	\$ 10,439,122	37.3%



Revenues and Transfers In by Category

Category	2025 Total Budget	2025 Revenues through September	Budget Variance (Unfavorable) / Favorable	Budget Variance % of Annual Budget
Surface Water Sales	\$ 8,477,267	\$ 8,570,997	\$ 93,730	101.1%
Permits	-	(17)	(17)	-
Grant Revenues	3,322,000	644,685	(2,677,315)	19.4%
Other Income	2,643,000	601,783	(2,041,217)	22.8%
Investment Earnings	300,000	349,324	49,324	116.4%
Total	\$ 14,742,267	\$ 10,166,772	\$ (4,575,495)	69.0%



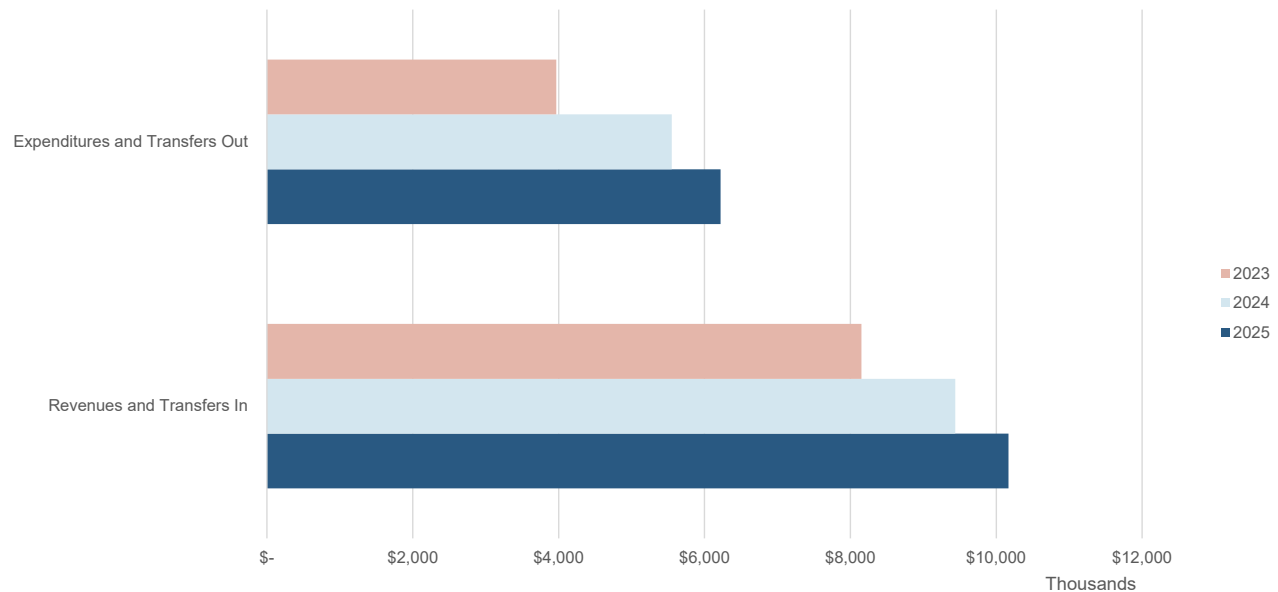
Fund 412 Surface Water Utility Fund Year-to-Year Expenditures & Transfers Out by Category

Category	2023 Expenses through September		2024 Expenses through September		2025 Expenses through September		2025 vs 2024	
							\$	%
Salaries, Wages, & Overtime	\$	906,268	\$	1,290,749	\$	1,284,993	\$ (5,756)	-0.4%
Benefits		413,927		501,096		490,311	(10,785)	-2.2%
Supplies		37,585		68,598		56,109	(12,489)	-18.2%
Services		1,474,048		1,655,913		2,971,207	1,315,294	+79.4%
Land, Structures, Machinery, Equipment		-		521,723		250,692	(271,031)	-51.9%
Other Expenditures		262,901		261,376		488	(260,888)	-100%
Transfers Out - Internal Cost Allocation		494,883		519,626		545,607	25,981	+5%
Transfers Out - Debt Service		371,209		371,209		371,213	4	+0%
Transfers Out to Other Funds		6,750		359,500		250,000	(109,500)	-30%
Total	\$	3,967,571	\$	5,549,790	\$	6,220,620	\$ 670,830	+12.1%

Fund 412 Surface Water Utility Fund Year-to-Year Revenues and Transfers In by Category

Category	2023 Revenues through September		2024 Revenues through September		2025 Revenues through September		2025 vs 2024	
							\$	%
Surface Water Sales	\$	7,767,059	\$	8,090,765	\$	8,570,997	\$ 480,232	+6%
Permits		-		-		(17)	(17)	-
Grant Revenues		61,177		144,968		644,685	499,717	+344.7%
Other Income		92,747		809,453		601,783	(207,670)	-25.7%
Investment Earnings		230,693		392,270		349,324	(42,946)	-11%
Total	\$	8,151,676	\$	9,437,456	\$	10,166,772	\$ 729,316	+7.7%

Fund 412 Prior Year Comparisons YTD



Fund 501 Equipment Rental

Overview

	2025 through September		2025 Total Budget		Budget Variance % of Annual Budget
Revenues	\$	4,766,041	\$	6,223,147	76.6%
Expenditures		3,827,887		5,749,503	66.6%
Transfers Out		289,732		386,308	75.0%
Net Revenues Less Expenditures	\$	648,422	\$	87,336	% of Year Complete 75.0%

Fund 501 Equipment Rental
Expenditures and Transfers Out by Category

Category	2025 Total Budget	2025 Expenses through September	Budget Variance (Unfavorable) / Favorable	Budget Variance % of Annual Budget
Salaries, Wages, & Overtime	\$ 519,798	\$ 383,491	\$ 136,307	74%
Benefits	237,888	169,849	68,039	71%
Supplies	790,900	667,270	123,630	84.4%
Services	1,903,717	1,386,468	517,249	72.8%
Land, Structures, Machinery, Equipment	2,297,200	1,220,810	1,076,390	53%
Transfers Out - Internal Cost Allocation	386,308	289,732	96,576	75%
Total	\$ 6,135,811	\$ 4,117,620	\$ 2,018,191	67.1%

Fund 501 Expenditures and Transfers Out

% of Year Complete
75.0%

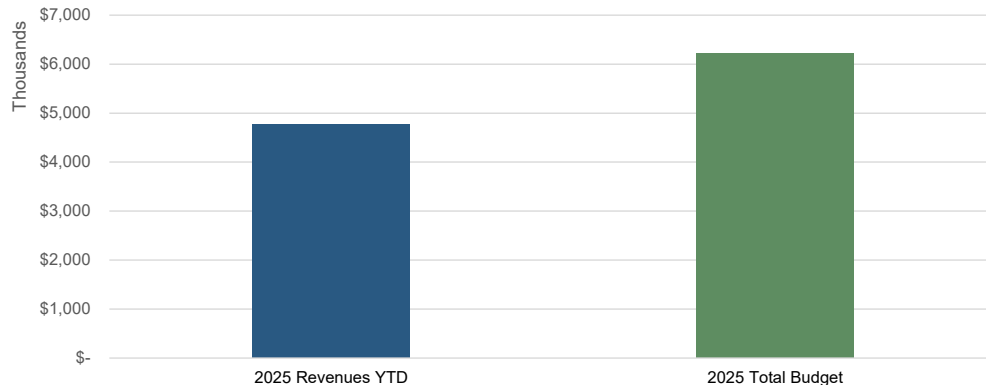


Revenues and Transfers In by Category

Category	2025 Total Budget	2025 Revenues through September	Budget Variance (Unfavorable) / Favorable	Budget Variance % of Annual Budget
Fleet Replacement Charges	\$ 2,294,324	\$ 1,720,738	\$ (573,586)	75.0%
Fleet Lease Charges	3,526,723	2,645,039	(881,684)	75.0%
Fleet Repair Charges	200,000	136,338	(63,662)	68.2%
Other Income	2,100	3,045	945	145.0%
Investment Earnings	40,000	55,782	15,782	139.5%
Sale of Capital Assets	160,000	205,098	45,098	128.2%
Total	\$ 6,223,147	\$ 4,766,040	\$ (1,457,107)	76.6%

Fund 501 Revenues

% of Year Complete
75.0%



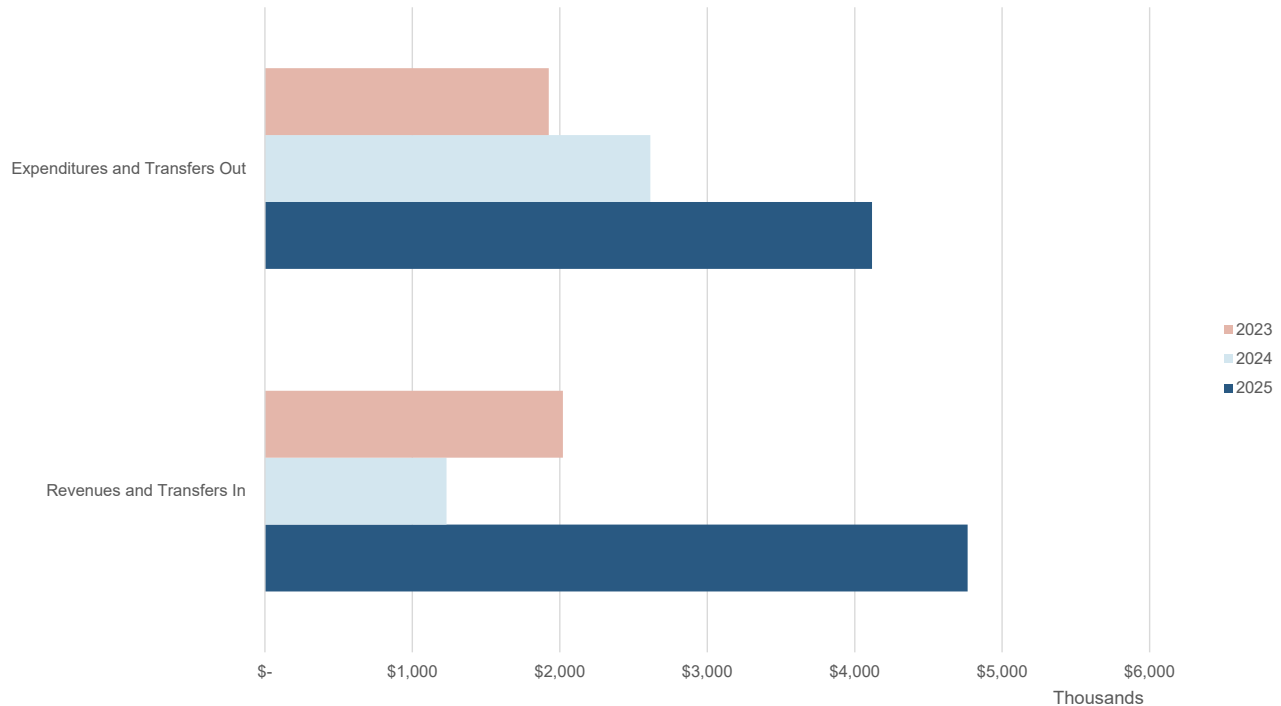
Fund 501 Equipment Rental
Year-to-Year Expenditures & Transfers Out by Category

Category	2023 Expenses through September		2024 Expenses through September		2025 Expenses through September		2025 vs 2024	
							\$	%
Salaries, Wages, & Overtime	\$	257,869	\$	366,930	\$	383,491	\$ 16,561	+4.5%
Benefits		130,659		162,872		169,849	6,977	+4.3%
Supplies		541,440		534,640		667,270	132,630	+24.8%
Services		590,772		1,143,484		1,386,468	242,984	+21.2%
Land, Structures, Machinery, Equipment		141,795		130,376		1,220,810	1,090,434	+836.4%
Transfers Out - Internal Cost Allocation		262,791		275,935		289,732	13,797	+5%
Total	\$	1,925,326	\$	2,614,237	\$	4,117,620	\$ 1,503,383	+57.5%

Fund 501 Equipment Rental
Year-to-Year Revenues and Transfers In by Category

Category	2023 Revenues through September		2024 Revenues through September		2025 Revenues through September		2025 vs 2024	
							\$	%
Fleet Replacement Charges	\$	787,887	\$	930,560	\$	1,720,738	\$ 790,178	+85%
Fleet Lease Charges		754,289		-		2,645,039	2,645,039	-
Fleet Repair Charges		-		110,925		136,338	25,413	+22.9%
Other Income		85		571		3,045	2,474	+433.3%
Investment Earnings		153,136		137,081		55,782	(81,299)	-59%
Sale of Capital Assets		326,067		51,975		205,098	153,123	+295%
Total	\$	2,021,464	\$	1,231,112	\$	4,766,040	\$ 3,534,928	+287.1%

Fund 501 Prior Year Comparisons YTD



Fund 502 Insurance - Active Employees

Overview

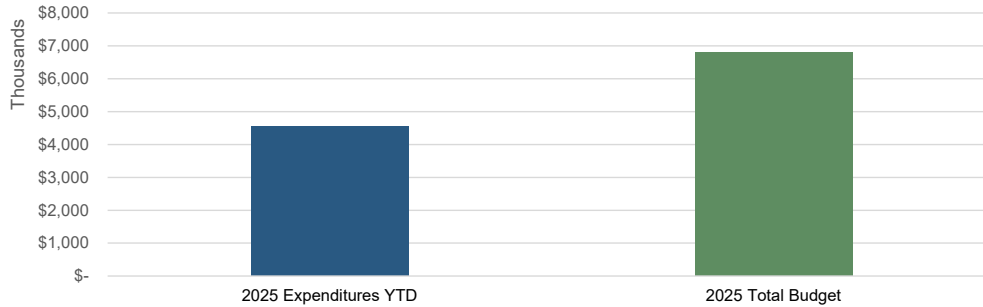
	2025 through September		2025 Total Budget		Budget Variance % of Annual Budget
Revenues	\$	5,304,964	\$	8,302,594	63.9%
Expenditures		4,394,186		6,599,439	66.6%
Transfers Out		156,808		209,077	75.0%
Net Revenues Less Expenditures	\$	753,970	\$	1,494,078	
					% of Year Complete 75.0%

Fund 502 Insurance - Active Employees
Expenditures and Transfers Out by Category

Category	2025 Total Budget	2025 Expenses through September	Budget Variance (Unfavorable) / Favorable	Budget Variance % of Annual Budget
Self Insurance Medical Claims	\$ 4,108,327	\$ 2,689,545	\$ 1,418,782	65%
Dental Claims	413,306	329,148	84,158	80%
Prescription Claims	1,158,759	941,157	217,602	81.2%
Vision Claims	21,641	14,816	6,825	68.5%
Stop Loss Reimbursements	-	(229,526)	229,526	-
TPA Admin Fees	155,034	131,390	23,644	85%
Excess Loss Prem	621,372	478,608	142,764	77%
Contracted Services	100,000	33,928	66,072	34%
Employee Wellness Services	18,000	4,945	13,055	27%
Transfers Out - Internal Cost Allocation	209,077	156,808	52,269	75%
Total	\$ 6,805,516	\$ 4,550,819	\$ 2,254,697	66.9%

Fund 502 Expenditures and Transfers Out

% of Year Complete
75.0%

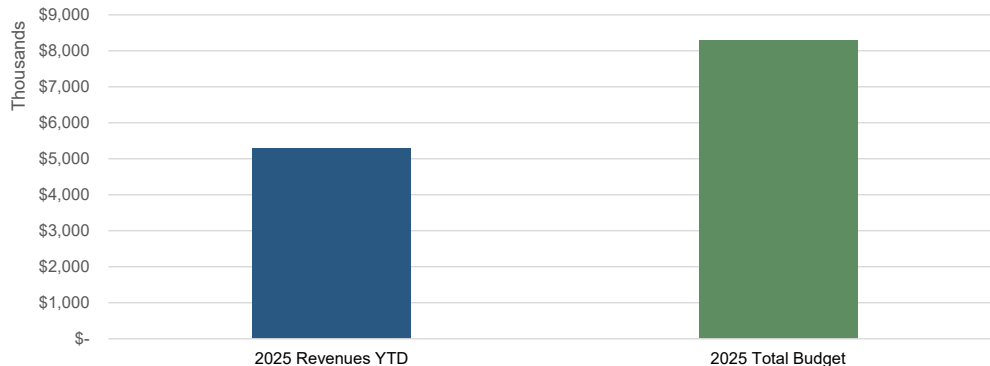


Revenues and Transfers In by Category

Category	2025 Total Budget	2025 Revenues through September	Budget Variance (Unfavorable) / Favorable	Budget Variance % of Annual Budget
Employer Trust Contributions	\$ 7,943,114	\$ 4,844,437	\$ (3,098,677)	61.0%
Employee Voluntary Contributions	-	47,015	47,015	-
Employee Mandatory Contributions	311,980	250,296	(61,684)	80.2%
Employee Benefit Program Services	-	86	86	-
Investment Earnings	47,500	163,132	115,632	343.4%
Total	\$ 8,302,594	\$ 5,304,966	\$ (2,997,628)	63.9%

Fund 502 Revenues

% of Year Complete
75.0%



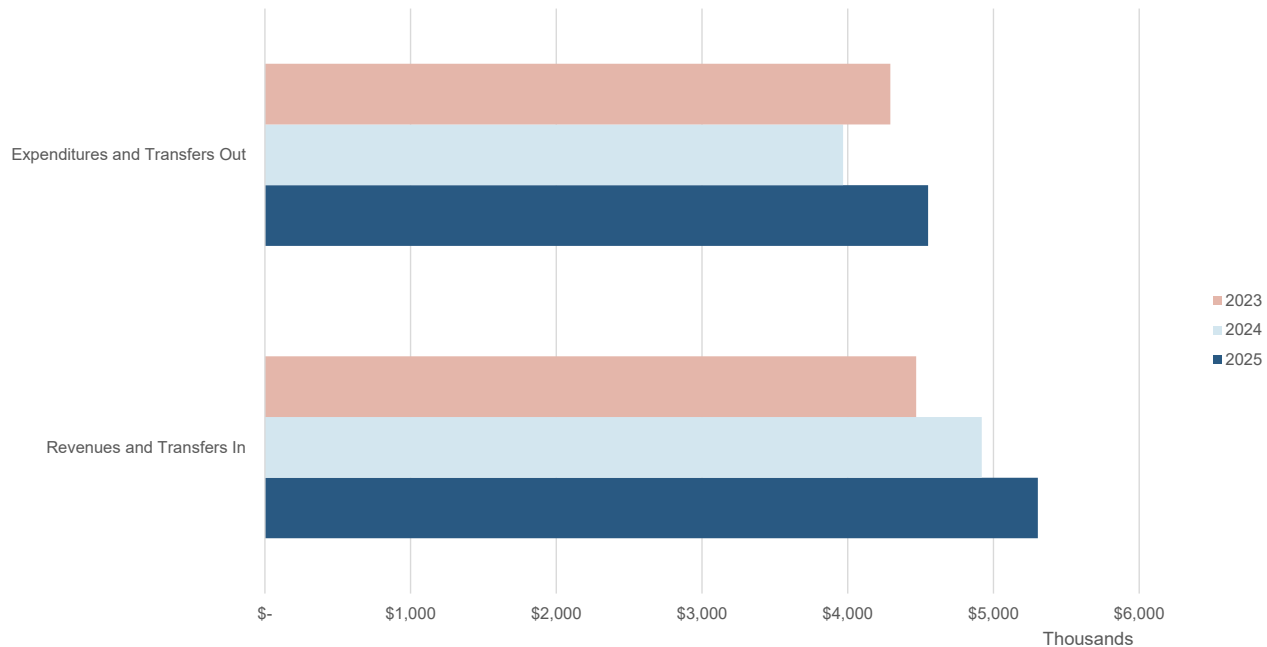
Fund 502 Insurance - Active Employees
Year-to-Year Expenditures & Transfers Out by Category

Category	2023 Expenses		2024 Expenses		2025 Expenses		2025 vs 2024		
	through September		through September		through September		\$	%	
Self Insurance Medical Claims	\$	2,853,073	\$	2,614,860	\$	2,689,545	\$	74,685	+2.9%
Dental Claims		305,100		281,577		329,148		47,571	+16.9%
Prescription Claims		662,491		768,837		941,157		172,320	+22.4%
Vision Claims		13,203		13,895		14,816		921	+6.6%
Stop Loss Reimbursements		(44,611)		(352,244)		(229,526)		122,718	-34.8%
TPA Admin Fees		104,829		112,163		131,390		19,227	+17.1%
Excess Loss Prem		208,219		331,988		478,608		146,620	+44.2%
Employee Wellness Supplies		628		351		175		(176)	-50%
Contracted Services		47,577		47,591		33,928		(13,663)	-29%
Employee Wellness Services		102		132		4,945		4,813	+3646%
Transfers Out - Internal Cost Allocation		142,227		149,342		156,808		7,466	+5%
Total	\$	4,292,838	\$	3,968,492	\$	4,550,994	\$	582,502	+14.7%

Fund 502 Insurance - Active Employees
Year-to-Year Revenues and Transfers In by Category

Category	2023 Revenues through September	2024 Revenues through September	2025 Revenues through September	2025 vs 2024	
				\$	%
Employer Trust Contributions	\$ 4,202,484	\$ 4,614,449	\$ 4,844,437	\$ 229,988	+5%
Employee Voluntary Contributions	53,053	26,750	47,015	20,265	+75.8%
Employee Mandatory Contributions	64,309	107,294	250,296	143,002	+133.3%
Employee Benefit Program Services	-	-	86	86	-
Investment Earnings	149,059	170,583	163,132	(7,451)	-4%
Total	\$ 4,468,905	\$ 4,919,076	\$ 5,304,966	\$ 385,890	+7.8%

Fund 502 Prior Year Comparisons YTD



Fund 503 Insurance - LEOFF I Retirees

Overview

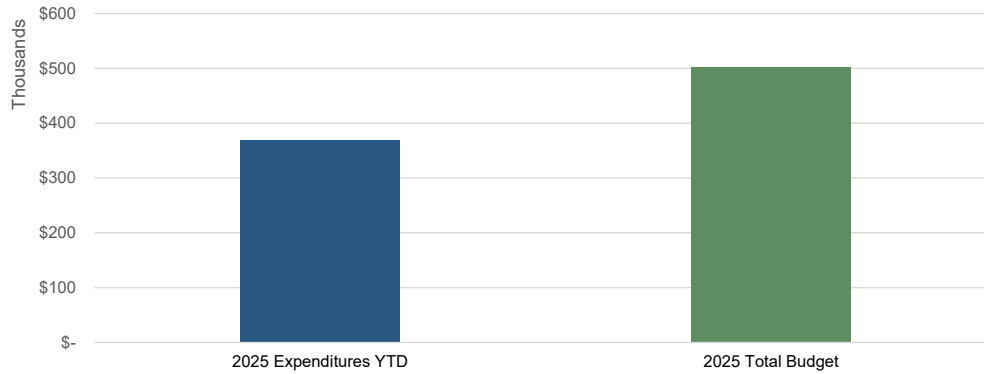
	2025 through September		2025 Total Budget		Budget Variance % of Annual Budget
Revenues	\$	307,599	\$	546,347	56.3%
Expenditures		358,752		488,766	73.4%
Transfers Out		10,452		13,938	75.0%
Net Revenues Less Expenditures	\$	(61,605)	\$	43,643	% of Year Complete 75.0%

Fund 503 Insurance - LEOFF I Retirees
Expenditures and Transfers Out by Category

Category	2025 Total Budget	2025 Expenses through September	Budget Variance (Unfavorable) / Favorable	Budget Variance % of Annual Budget
Self Insurance Medical Claims	\$ 150,000	\$ 57,690	\$ 92,310	38%
Dental Claims	32,931	36,089	(3,158)	110%
Prescription Claims	169,644	134,806	34,838	79.5%
Vision Claims	4,419	3,682	737	83.3%
TPA Admin Fees	12,612	12,188	424	97%
Excess Loss Premium	24,160	19,779	4,381	82%
Long Term Care	15,000	74,010	(59,010)	493%
Out of Pocket	75,000	2,620	72,380	3%
Medicare Plan B	-	17,887	(17,887)	-
Contracted Services	5,000	-	5,000	0%
Transfers Out - Internal Cost Allocation	13,938	10,452	3,486	75%
Total	\$ 502,704	\$ 369,203	\$ 133,501	73.4%

Fund 503 Expenditures and Transfers Out

% of Year Complete
75.0%

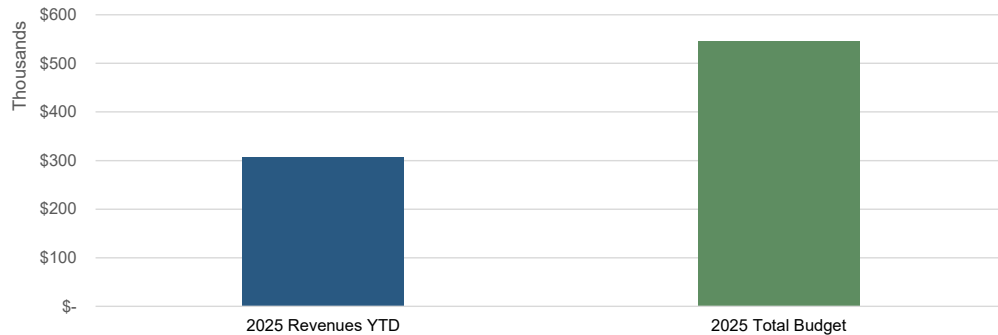


Revenues and Transfers In by Category

Category	2025 Total Budget	2025 Revenues through September	Budget Variance (Unfavorable) / Favorable	Budget Variance % of Annual Budget
Employer Trust Contributions	\$ 545,833	\$ 307,404	\$ (238,429)	56.3%
Investment Earnings	514	194	(320)	37.7%
Employee Benefit Program Services	-	-	-	-
Total	\$ 546,347	\$ 307,598	\$ (238,749)	56.3%

Fund 503 Revenues

% of Year Complete
75.0%



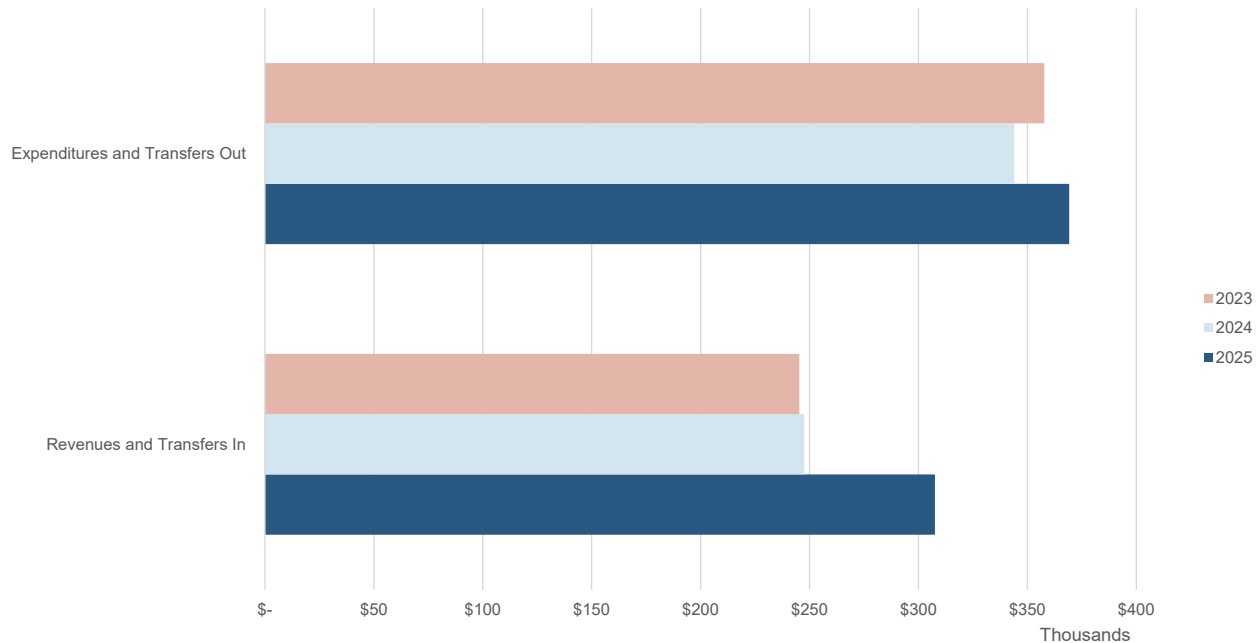
Fund 503 Insurance - LEOFF I Retirees
Year-to-Year Expenditures & Transfers Out by Category

Category	2023 Expenses through September		2024 Expenses through September		2025 Expenses through September		2025 vs 2024	
							\$	%
Self Insurance Medical Claims	\$	52,738	\$	43,734	\$	57,690	\$ 13,956	+31.9%
Dental Claims		22,356		20,964		36,089	15,125	+72.1%
Prescription Claims		124,454		110,279		134,806	24,527	+22.2%
Vision Claims		1,313		19,976		3,682	(16,294)	-81.6%
TPA Admin Fees		11,934		12,139		12,188	49	+0.4%
Excess Loss Premium		45,299		13,436		19,779	6,343	+47.2%
Long Term Care		57,048		80,984		74,010	(6,974)	-8.6%
Out of Pocket		1,670		8,111		2,620	(5,491)	-68%
Medicare Plan B		31,428		22,365		17,887	(4,478)	-20%
Contracted Services		-		2,000		-	(2,000)	-100%
Transfers Out - Internal Cost Allocation		9,486		9,956		10,452	496	+5%
Total	\$	357,726	\$	343,944	\$	369,203	\$ 25,259	+7.3%

Fund 503 Insurance - LEOFF I Retirees
Year-to-Year Revenues and Transfers In by Category

Category	2023 Revenues through September		2024 Revenues through September		2025 Revenues through September		2025 vs 2024	
							\$	%
Employer Trust Contributions	\$	239,738	\$	244,236	\$	307,404	\$ 63,168	+26%
Investment Earnings		5,583		3,285		194	(3,091)	-94.1%
Employee Benefit Program Services		-		-		-	-	-
Total	\$	245,321	\$	247,521	\$	307,598	\$ 60,077	+24.3%

Fund 503 Prior Year Comparisons YTD



2025 Estimated Fund Balances
All Funds except Debt Service Funds

Fund Name	2025 Beginning Fund Balance	2025 Actual & Estimated Revenues	Total Actual & Estimated Expenditures/ Expenses	2025 Projected Ending Fund Balance
General Fund*	\$ 24,722,225	79,733,463	\$ 74,725,347	\$ 29,730,341
Special Revenue Funds				
Hotel Motel Tax	3,728,106	873,685	419,558	4,182,233
Arterial Streets	7,326,170	6,276,758	3,694,260	9,908,668
Drug Seizure Fund	436,912	36,979	73,000	400,891
Capital Project Funds				
Residential streets	1,770,619	439,393	70,096	2,139,916
Land Acq, Rec, & Parks Imps	4,359,134	1,818,070	899,750	5,277,453
General Gov't Imps	41,694	344,957	116,620	270,031
Fire Improvement	-	130,856	130,856	-
Public Safety	1,617,834	584,084	1,291,930	909,988
City Facilities	989,887	1,037,767	860,599	1,167,055
Enterprise Funds				
Water Fund**	4,548,131	8,665,661	9,482,415	3,731,377
Sewer Fund**	13,900,117	10,759,427	12,497,632	12,161,911
Golf Course**	1,695,891	3,034,556	2,635,690	2,094,757
SSWM Fund**	13,081,527	11,692,287	8,051,274	16,722,540
Internal Service Funds				
Equipment Rental**	1,931,334	5,005,113	5,008,198	1,928,249
Insurance - Active	3,454,472	6,435,650	6,005,642	3,884,480
LEOFF 1 Retirees	(58,262)	663,819	480,099	125,458
Total All Funds	<u>\$ 83,545,791</u>	<u>\$ 137,532,524</u>	<u>\$ 126,442,967</u>	<u>\$ 94,635,348</u>

*Includes Contingency Fund 105

**Excludes net position restricted for net investment in capital assets and pension.

CITY OF TUKWILA
Cash and Investment Details
CASH & INVESTMENT REPORT
September 30, 2025

Depository	Investment Type	Maturity Date	Balance	Current Rate	(d) Annualized Return
CASH & CASH EQUIVALENTS					
US Bank Operating Cash	Depository	(b)	8,150,251	0.60%	48,902 (e)
Washington State Treasurer	LGIP Investment Pool	(b)	63,884,020	4.29%	2,740,369 (f)
Columbia (Umpqua) Bank	Money Market	(b)	17,667,376	4.55%	803,866 (f)
Total Cash & Cash Equivalents			89,701,647	4.01%	3,593,136 (g)

Agency / Issuer	Rating	Investment Type	Purchase Date	Maturity Date	(a) Term Yrs.	Face Value	(c) Yield to Maturity	Annualized Return
INVESTMENTS								
Agencies								
Federal Home Loan Bank	Aaa	US agency	02/2021	02/2026	0.3	1,000,000	0.63%	6,250
Federal Farm Credit Bank	Aaa	US agency	06/2021	06/2026	0.7	1,000,000	0.90%	9,000
Federal Home Loan Bank	Aaa	US agency	11/2021	11/2026	1.2	2,000,000	1.46%	29,200
Federal Farm Credit Bank	Aaa	US agency	03/2022	12/2025	0.2	1,000,000	2.00%	20,000
Federal Home Loan Bank	Aaa	US agency	05/2022	05/2027	1.6	1,000,000	3.96%	40,000
Federal Home Loan Bank	Aaa	US agency	05/2022	05/2026	0.6	1,000,000	3.38%	33,750
Federal Home Loan Bank	Aaa	US agency	06/2022	06/2027	1.7	1,000,000	3.59%	35,900
Federal Home Loan Bank	Aaa	US agency	12/2022	10/2025	0.0	1,000,000	4.35%	6,000
TOTAL AGENCIES						9,000,000	2.00%	180,100

Taxable Municipal Bonds

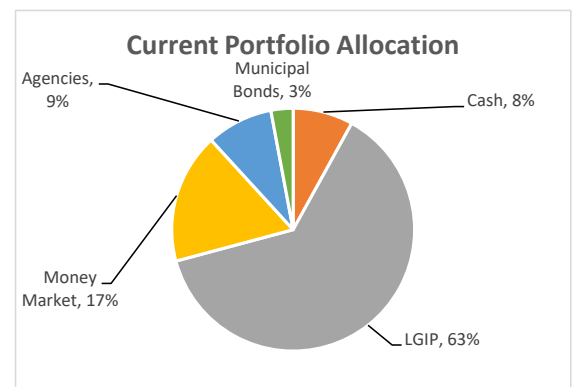
Metro Oregon GO Taxable	AAA	LTGO	06/2021	06/2026	0.7	1,000,000	0.83%	32,500
King County WA GO Taxable			03/2022	12/2026	1.2	1,000,000	2.33%	14,000
Bellevue WA GO Taxable			04/2022	12/2026	1.2	1,000,000	3.12%	14,370
TOTAL MUNICIPAL BONDS						3,000,000	2.03%	60,870

Total Investments						12,000,000	2.01%	240,970
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TOTAL PROJECTED CASH, CASH EQUIVALENTS & INVESTMENTS						\$ 101,701,647	3.77%	\$ 3,834,106
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Current Portfolio Yield

- (a) Term is calculated to final maturity or call date if bond has been called.
- (b) No fixed maturity, funds are available within one day.
- (c) Yield to Maturity represents average rate for the year for various investment vehicles.
- (d) Annualized return represents annual earnings at current rate.
- (e) Represents earning credit from US Bank. City earned interest up to the amount of fees.
- (f) Current rate reflects most recent interest rate for each depository account.
- (g) Represents annual earnings, assuming no changes in the Market. Actual earnings to date are \$1,947,385



CITY OF TUKWILA
Policy Compliance & Liquidity Analysis
CASH & INVESTMENT REPORT
September 30, 2025

Cash & Investments	Portfolio Amount	As of Report Date	
		Available Within 1 Year	Available Within 5 Years
Funds immediately available - US Bank, State LGIP, Money market	\$ 89,701,647	\$ 89,701,647	\$ 89,701,647
Fixed Maturity Investments, maturing in:			
0-90 days after Report Date	2,000,000		
91-180 days after Report Date	1,000,000		
181-270 days after Report Date	3,000,000		
271-360 days after Report Date	-		
Total Investments maturing in 1 year or less	6,000,000	6,000,000	6,000,000
Investments maturing in more than 1 year and less than 10 years.	6,000,000		6,000,000
Total Cash & Investments	<u>\$ 101,701,647</u>	<u>\$ 95,701,647</u>	<u>\$ 101,701,647</u>
		<u>94%</u>	<u>100%</u>

Financial Institution Diversification	Portfolio Amount	% of Total	POLICY MAXIMUM	Policy Met?
US Bank	\$ 8,150,251	8.0%	insured by PDPC	Yes
Columbia (Umpquah) Bank	17,667,376	17.4%	20%	Yes
State LGIP	63,884,020	62.8%	100.0%	Yes
Investments in US Government and other non-financial institutions	12,000,000	11.8%	varies see below	Yes
Total	<u>\$ 101,701,647</u>	<u>100.0%</u>		

Investment Mix	Portfolio Amount	% of Total	POLICY MAXIMUM	Policy Met?
Depository (USBank)	8,150,251	8.0%	insured by PDPC	Yes
State Investment Pool	63,884,020	62.8%	100%	Yes
Umpquah	17,667,376	17.4%	insured by PDPC	Yes
US Agency	9,000,000	8.8%	100%	Yes
Municipal Bonds	3,000,000	2.9%	30%	Yes
Total	<u>101,701,647</u>	<u>100.0%</u>		

Weighted Average Maturities:	Years	Performance Analysis	
Funds Immediately Available	0.0	Current portfolio yield	3.770%
Government Agency bonds	0.8		
Municipal bonds	1.0		
Total WAM	0.1	Benchmarks:	
		2 year treasury	3.617%
POLICY MAXIMUM	2.0	3 year treasury	3.626%
Policy Met?	Yes	5 year treasury	3.746%

Note: Funds immediately available are *not* factored into the Portfolio Investments weighted average maturity.