



APPENDIX A

SUMMARY OF SIX-YEAR CAPITAL FACILITY COSTS & FUNDING SOURCES

This appendix summarizes the capital cost and revenue sources projected over the next six years for the capital facilities and public services identified in the Comprehensive Plan.

The City of Maple Valley uses three of the five governmental fund types and both of the proprietary fund types. The City of Maple Valley does not use the fiduciary fund type. The governmental fund types used by the City of Maple Valley are: the general fund, the special revenue fund, and the capital projects fund. The proprietary fund types used by the City are the enterprise fund and the internal service fund.

General Fund

The General Fund is the chief operating fund of a state or local government. Generally Accepted Accounting Principles (GAAP) prescribe that the General Fund be used “to account for all financial resources except those required to be accounted for in another fund.” That is, it is presumed that all of a government’s activities are reported in the General Fund unless there is a compelling reason to report an activity in some other fund type¹. The City of Maple Valley uses the General Fund to account for all unrestricted revenue and all operating expenditures not accounted for in a proprietary or special revenue fund. The General Fund receives transfers from proprietary funds to pay for appropriate operating expenditures. The General Fund makes transfers to the capital project fund to provide resources to fund capital expenditures.

Special Revenue Funds

Special revenue funds are used to account for revenue sources that are set-aside for a specific purpose. Special revenue funds are established in the City of Maple Valley to provide distinct accountability. The City of Maple Valley uses the following special revenue funds:

- **Transportation Development Fund** – to account for transportation impact fees and contributions from developers restricted for street capital improvements,
- **Park Development Fund** – to account for special property tax levies, park impact fees, and contributions from developers restricted for park capital improvements,
- **Real Estate Excise Tax Fund** – to account for real estate excise taxes restricted for capital improvements.



APPENDIX A

- **Drug Seizure Fund** – to account for the seizure of cash and other assets from drug related police activity, and related expenses.
- **Bond Proceeds Fund** – to account for the proceeds of councilmanic and voted bond issues.
- **Transportation Benefit District Fund** – to account for receipt of vehicle license fees used for transportation infrastructure improvements. An agency fund reported in the financial statements and budget as a Special Revenue Fund.

Capital Projects Funds

Capital projects funds are used to account for major capital acquisitions and construction projects. Capital activities are accounted for separately from operating activities to help avoid distortion of financial resource trend information that can occur when operating and capital activities are mixed. The City of Maple Valley has one **Capital Project Fund** that summarizes the individual tracking of revenue and expenditure for each individual capital project. The individual capital projects are funded with grants, direct developer contributions, state infrastructure loans, and transfers from special revenue funds.

Enterprise Funds

Enterprise funds may be used to report any activity for which a fee is charged to external users. Enterprise funds are required if debt that is backed solely by enterprise fund fees is issued, or if there is a legal requirement or policy decision to recover all direct costs. The City of Maple Valley has two enterprise funds, the **Surface Water Management Fund** and the **Lake Wilderness Golf Course Fund**. The Surface Water Management Fund accounts for surface water management charges and pays operating and capital expenses. A policy decision has been made to recover all direct costs. The Lake Wilderness Golf Course Fund accounts for the revenues and expenses of the Lake Wilderness Golf Course acquired on November 30, 2006 to save the property from the threat of development.

Internal Service Funds

Internal service funds are used to account for centralized services, which are then allocated within the government. The City of Maple Valley uses the **Vehicle Rental Fund** to account for the operation of the City's vehicle fleet; and the **Central Services Fund**, to account for liability and property insurance, building services, office services and data processing. The City of Maple Valley uses the **Unemployment Trust Fund** to account for unemployment insurance.



APPENDIX A

Maintaining a balance between projected revenue sources and the demand for capital facilities and public services is a key tenet of the CIP and is required by the GMA. Projections of revenue sources beyond one to two years, however, is problematic due to the volatility of the regional economy and the local real estate market. Changes in local, County, State and federal legislation also has a direct effect on local government revenue sources. This legislation is political in nature and cannot be forecast with certainty. In addition, many funding sources such as grants and loans are not available on a consistent basis, are competitive in nature and cannot be reliably forecast.

To achieve coordinated Planning for public facilities consistent with available funding sources, however, the City's annual budget adoption process does anticipate future revenue generation and includes an updated one- and five-year forward financial forecast for the City. This total six-year financial forecast of anticipated revenue is integral to the annual update to the six-year CIP required by the GMA. It is based on conservative assumptions of revenue growth and is the mechanism to ensure that a balance between the expected revenues and long range need for capital improvement projects is maintained. The six-year financial forecast is completed as a component of the City's annual budget. It is adopted by reference and made a part of this Comprehensive Plan and CIP. Please refer to the annual City Budget for more information.

If funding sources were to fall short of meeting the projected CIP needs (based on adopted levels of service standards and forecasted growth) over the course of the planning period, the Comprehensive Plan contains policies to require that adjustments be made to the level of service standards, land use element, or both to achieve a balance between funding capacities and needed facilities.

City of Maple Valley
CAPITAL IMPROVEMENT PROGRAM (2016- 2021)

PROGRAM / PROJECT DESCRIPTION	Funding	2016	2017	2018	2019	2020	2021	TOTAL
SURFACE WATER MANAGEMENT PROGRAM								
S10 - Water Quality Retrofits	SWM, G	50	50	50	50	50	50	300
S12 - Misc. Drainage Improvements	SWM, G	250	250	250	250	250	250	1,500
SUB-TOTAL		300	300	300	300	300	300	1,800
TRANSPORTATION PROGRAM								
T23 - Annual Asphalt Overlay	TBD	300	25	300	300	300	300	1,525
T24 - Misc. Street Improvements	SF	100	100	100	100	100	100	600
T27 - Non-motorized Plan Implementation	SF, G	0	0	0	200	0	300	500
T28b - Witte Rd (SE 249th St - SE 256th Pl)	TF, REET, SWM,TBD, G	450	2,800	0	0	0	0	3,250
T28c - Witte Rd (222nd SE to SR 516)	TF, REET, SWM,TBD, G	0	0	300	2,200	0	0	2,500
T33a - SE 276th (240th SE - SR 169)	TF	95	0	0	0	0	0	95
279th)	TF, P	140	0	0	0	0	0	140
T36 - SR 169 Widening (228th - 244th)	TF,G	0	0	595	1,905	0	0	2,500
T38 - SE 216th(SR 516 - SE 283rd)	TF, SWM, G	1,740	0	0	0	0	0	1,740
T39 - SR 169 Widening (Witte - SE 240th)	TF, REET, SWM,TBD, G	0	1,150	5,200	0	0	0	6,350
SUB-TOTAL		2,825	4,075	6,495	4,705	400	700	19,200
PARKS, RECREATION & CULTURAL RESOURCES								
Lake Wilderness Park								
Signage & wayfinding	GF, REET		20					20
Play Equipment upgrade	GF, REET		60					60
Additional parking	PIF, REET G, U		300					300
Arboretum phase	B			2,200				2,200
Swim beach phase	PIF, REET, G, U		2,000					2,000
Lodge repairs	GF, REET			50				50
Lodge phase	B						1,000	1,000
Summit Park								
Park Construction	B	5,000	5,000					10,000
Fernwood Natural Area								
Vegetation management plan, Improve trails	GF	5	3	1				9
wetland stewardship: Restoration plantings								
Shelter/overlook & environmental interpretive panels	PIF, REET, G			15				15
216th Avenue Park								
Site evaluation/assessment	GF							0
Park master plan concept	PIF, REET	10						10
Henry's Switch Park								
Site evaluation/assessment	GF	5						5
Park master plan concept	GF		10					10
Systemwide Renovation								
Repair, Renovation & ADA Compliance audits and upgrades	GF	10	5	5	5			25
Neighborhood Greenway Plan								
Develop a final neighborhood greenways plan with a prioritized implementation tool kit	REET, GF							0
Implement Neighborhood Greenway Plan Improvements	REET, GF, G	5	5	5	5	5		25
Lake Wilderness Trail Access improvements								
Create LWT Access improvements at SE 260th street adjacent to the legacy site	PIF, REET, G				10			10
Community Park Acquisition								
Acquire 20-40 acres (Gap Area #4)	B							0
Neighborhood Park Evaluation								
Assess gap opportunities for either purchasing property or converting existing stormwater properties to parks	PIF, G	10	10	10				30
Lake Wilderness Golf Course								
Infrastructure improvements	B				1,000			1,000
SUB-TOTAL		5,045	7,413	2,286	1,020	5	1,000	16,769
COMMUNITY FACILITIES PROGRAM								
C1 - Enhanced Youth, Community & Senior	CIP	0	0	2,600	7,600	0	0	10,200
F3 - Maple Valley Legacy Project	CIP	50	100	100	100	0	0	350
SUB-TOTAL		50	100	2,700	7,700	0	0	10,550
DEBT SERVICE PROGRAM								
D4 -2004 Infrastructure Loan Debt		194	193	192	191	190	189	1,149
D6 - 2014 Councilmanic Park Bond		181	181	181	180	180	179	1,082
D7 - 2015 Bond Refinancing		516	517	519	520	520	0	2,591
SUB-TOTAL		890	891	891	891	890	368	4,822
TOTAL PROJECTS		9,060	12,679	9,972	6,916	1,595	2,368	42,591

Funding Sources Key

- | | | |
|--|--------------------------------------|---|
| GF - General Fund | U - To Be Determined | B -Bonds (Council & Voter Approved) |
| REET - Real Estate Excise Tax | TF - Transportation Development Fund | P - Private funds; Dedications; Donations, Developer Contribution |
| SWM - Surface Water Management Fund | PIF - Park Impact Fees | |
| TBD - Transportation Benefit Districe Fund | CIP - Capital Improvement Fund | |
| SF - Street Fund | G - Grants | |