

City of Langley	BASE YR.	PROJ.	PROJ.	PROJ.	PROJ.	PROJ.	PROJ.	DRAFT 4/13/09	
Storm Financial Outlook	2008	2009	2010	2011	2012	2013	2014	Comments	
<b>Assumptions</b>									
New Customer ERUs		10	10	10	10	10	10		
Alternative: Past Trends		1.6%	1.6%	1.6%	1.6%	1.6%	1.6%	annual growth	
Wage Escalation		5.0%	5.0%	5.0%	5.0%	5.0%	5.0%	general + 1.5%	
Fuel/Utilities Cost Escalation		20.0%	20.0%	20.0%	20.0%	20.0%	20.0%		
General Cost Escalation		3.5%	3.5%	3.5%	3.5%	3.5%	3.5%		
Construction Cost Escalation		4.5%	4.5%	4.5%	4.5%	4.5%	4.5%		
<b>Average Single Family/Mo.</b>	<b>\$2.90</b>	<b>\$2.90</b>	<b>\$2.90</b>	<b>\$2.90</b>	<b>\$2.90</b>	<b>\$2.90</b>	<b>\$2.90</b>		
<b>Storm Revenue (Portion of 101)</b>									
Storm Service Charges (existing rate)	24,349	24,523	24,697	24,871	25,045	25,219	25,393	# of new cust., 6 mo.	
<b>Total Storm Operating Revenue</b>	<b>24,349</b>	<b>24,523</b>	<b>24,697</b>	<b>24,871</b>	<b>25,045</b>	<b>25,219</b>	<b>25,393</b>		
<b>Storm Expenditures (Portion of 101)</b>									
								60%	
Wages	32,156	33,486	35,696	38,052	40,563	43,241	46,095	by wage escal+growth	
Add'l Staff & Benefits									
Benefits	10,721	11,408	12,161	12,964	13,820	14,732	15,704	by wage escal+growth	
Roadside Equipment	4,571	4,571	4,804	5,049	5,306	5,577	5,861	by general + growth	
Engineering	10,724	10,680	11,225	11,797	12,399	13,031	13,696	by general + growth	
Utilities/Phone	401	439	534	649	790	960	1,168	by fuel/util + growth	
Storm Maintenance	1,083	1,500	1,577	1,657	1,741	1,830	1,924	by general + growth	
Fuel & Maintenance	3,932	1,800	2,189	2,662	3,236	3,936	4,786	by fuel/util + growth	
Travel & Training	300	300	315	331	348	366	385	by general + growth	
Uniforms	240	210	221	232	244	256	269	by general + growth	
Supplies	2,280	2,100	2,207	2,320	2,438	2,562	2,693	by general + growth	
Office Rent	2,220	2,220	2,333	2,452	2,577	2,709	2,847	by general + growth	
Storm Excise Tax	494	502	528	555	583	613	644	by general + growth	
Operating Xfer to General Fund	27,297	31,234	32,827	34,501	36,261	38,110	40,054	by general + growth	
Xfer to Equip Maintenance Reserve	1,200	1,200	1,400	1,600	1,800	2,000	2,200	ramp up by \$200/yr	11,400
Xfer to Vehicle/Equip Reserve	3,000	3,000	4,500	6,000	7,500	9,000	10,500	ramp up by \$1500/yr	43,500
Existing PWTF Loan Repayments /1	15,490	33,958	33,677	33,395	33,113	11,081	10,800	by debt sched.	
<b>Total Storm Expenditures</b>	<b>116,110</b>	<b>138,609</b>	<b>146,193</b>	<b>154,216</b>	<b>162,720</b>	<b>150,004</b>	<b>159,624</b>		
<b>Net Operating Income</b>	<b>(91,761)</b>	<b>(114,086)</b>	<b>(121,496)</b>	<b>(129,345)</b>	<b>(137,675)</b>	<b>(124,785)</b>	<b>(134,231)</b>		
<i>Est. Single Family Rate to Break Even</i>		\$13.49	\$14.27	\$15.08	\$15.94	\$14.35	\$15.33	<i>Before Capital</i>	
<b>Storm Capital Revenue</b>									
PWTF Planning Loan	75,000								
<b>Total Capital Revenue</b>	<b>75,000</b>	-	-	-	-	-	-		
<b>Storm CIP Projects - Funded by Rates</b>	<b>65,000</b>								
<b>New Debt for CIP</b>				55,812	55,812	55,812	55,812	USDA-RD 6-Yr Priority	
<b>Total Capital Expenditures</b>	<b>65,000</b>	-	-	55,812	55,812	55,812	55,812		
<b>Annual Increase/(Use) of Reserves</b>	<b>(81,761)</b>	<b>(114,086)</b>	<b>(121,496)</b>	<b>(185,157)</b>	<b>(193,487)</b>	<b>(180,597)</b>	<b>(190,042)</b>		
<b>Est. Single Family Rate to Break Even</b>	<b>\$9.74</b>	<b>\$13.49</b>	<b>\$14.27</b>	<b>\$21.59</b>	<b>\$22.40</b>	<b>\$20.77</b>	<b>\$21.70</b>	<b>Includes Capital</b>	

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Storm Financial Outlook	2008	2009	2010	2011	2012	2013	2014	Comments
<b>1) Storm PWTF Debt Service</b>								
PWTF - Park Ave Interceptor	12,490	12,208	11,927	11,645	11,363	11,081	10,800	ends 2018
PWTF Planning - Storm Comp Plan	3,000	21,750	21,750	21,750	21,750	-	-	ends 2012
<b>Existing Storm Debt Service</b>	<b>15,490</b>	<b>33,958</b>	<b>33,677</b>	<b>33,395</b>	<b>33,113</b>	<b>11,081</b>	<b>10,800</b>	
<b>2) CIP Projects</b>								
Storm Comp Plan	65,000							
<u>Immediate</u>		<u>Immediate</u>						
1. 6th St -E of Anthes to Brookhaven Ck, 12"		190,000						
4. Edgecliff Dr -W of Furman Ave, 12" to 18"		280,000						
5. Furman Ave & Decker Ave, 12"		490,000						
6. Intersection of Anthes Ave & First St, 4 CBs		20,000						
10. Melson Alley, 4th - 6th, 12"		130,000						
<u>Near-Long Term</u>			<u>Near-Long Term</u>					
9. Water Quality Treatment at 4 existing outfalls			200,000					
14. Edgecliff Dr-E of Furman Ave to City Limits			120,000					
2. 2nd St -to Cascade Ave, to Ext of 3rd St, 12"			180,000					
3. Northview Subdiv - drainage & det pond, 15"			70,000					
7. 6th St -Anthes Ave to Park Ave, 12"			190,000					
8. 2nd St -Park Ave to Melson Alley, 12"			110,000					
11. Wharf Street, 12" & water qual treat unit			60,000					
12. 1st St and DeBruyn Ave, 12"			130,000					
13. 2nd St and DeBruyn Ave, 12"			150,000					
<b>Total CIP Projects</b>	<b>65,000</b>	<b>1,110,000</b>	<b>1,210,000</b>					
* Immediate - These projects are included in the combined water/sewer/storm utility project - debt repayment to be paid by rates (\$6.60/mo beginning 2011).								
** Near-Long Term - Seek grant funding for these projects as rate funding is beyond affordability. Consider additional rate funding in the future.								
<b>Capital Funding Alt. 2 - Seek separat grant for Outfalls</b>								
9. WQ Treatment - 4 Outfalls		200,000						
DOE application due October each year.								
<b>Capital Funding Alt. 3.a &amp; b -</b>				<b>15% Grant</b>	<b>25% Grant</b>			
6-Year Priority Projects (Proj. 1,4,5,6,10)				1,110,000	1,110,000			
Escalate to 2010				1,212,148	1,212,148			
Est. Loan Principal After Grant				1,030,326	909,111			
Annual Debt				<b>\$63,253</b>	<b>\$55,812</b>			
Est. Monthly Impact to Support Debt				\$7.48	\$6.60			

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<b>Storm Financial Outlook</b>	<b>2008</b>	<b>2009</b>	<b>2010</b>	<b>2011</b>	<b>2012</b>	<b>2013</b>	<b>2014</b>	<b>Comments</b>
<b>Monthly Rate Scenario</b>	<b>2008</b>	<b>2009</b>	<b>2010</b>	<b>2011</b>	<b>2012</b>	<b>2013</b>	<b>2014</b>	
<b>ALT 3b Smoothing</b>	<b>\$2.90</b>	<b>\$13.50</b>	<b>\$17.60</b>	<b>\$21.70</b>	<b>\$21.70</b>	<b>\$21.70</b>	<b>\$22.00</b>	
Increase in Monthly SF Rate		\$10.60	\$4.10	\$4.10	\$0.00	\$0.00	\$0.30	
	<b>2008</b>	<b>2009</b>	<b>2010</b>	<b>2011</b>	<b>2012</b>	<b>2013</b>	<b>2014</b>	
<b>ALT 4 Rate Stepping with 3b 25% grant</b>								
Continue with partial Street subsidy		30,000	2,000		10,000			
<b>Rate for Operations &amp; Existing Debt</b>	<b>\$2.90</b>	<b>\$10.00</b>	<b>\$14.00</b>	<b>\$15.00</b>	<b>\$15.00</b>	<b>\$15.00</b>	<b>\$15.50</b>	
Rate for Debt-funded CIP				\$6.60	\$6.60	\$6.60	\$6.60	
<b>Est. Monthly Rate this Scenario</b>	<b>\$2.90</b>	<b>\$10.00</b>	<b>\$14.00</b>	<b>\$21.60</b>	<b>\$21.60</b>	<b>\$21.60</b>	<b>\$22.10</b>	
<b>Table 7-4</b>								DRAFT 4/13/09
<b>Stormwater Capital Improvement Projects</b>								
<b>CIP Projects</b>								
<b>Immediate</b>		<b>Immediate</b>						
1. 6th St -E of Anthes to Brookhaven Ck, 12"		190,000	-					
4. Edgecliff Dr -W of Furman Ave, 12" to 18"		280,000	-					
5. Furman Ave & Decker Ave, 12"		490,000	-					
6. Intersection of Anthes Ave & First St, 4 CBs		20,000	-					
10. Melson Alley, 4th - 6th, 12"		130,000	-					
<b>Near-Long Term</b>			<b>Near-Long Term</b>					
9. Water Quality Treatment at 4 existing outfalls		-	200,000					
14. Edgecliff Dr-E of Furman Ave to City Limits		-	120,000					
2. 2nd St -to Cascade Ave, to Ext of 3rd St, 12"		-	180,000					
3. Northview Subdiv - drainage & det pond, 15"		-	70,000					
7. 6th St -Anthes Ave to Park Ave, 12"		-	190,000					
8. 2nd St -Park Ave to Melson Alley, 12"		-	110,000					
11. Wharf Street, 12" & water qual treat unit		-	60,000					
12. 1st St and DeBruyn Ave, 12"		-	130,000					
13. 2nd St and DeBruyn Ave, 12"		-	150,000					
<b>Total CIP Projects</b>	<b>-</b>	<b>1,110,000</b>	<b>1,210,000</b>					
<b>* Immediate</b> - These projects are included in the combined water/sewer/storm utility project - debt repayment to be paid by rates (\$6.60/mo beginning 2011).								
<b>** Near-Long Term</b> - Seek grant funding for these projects as rate funding is beyond affordability at this time. Consider rate funding for additional debt after rates catch up with full cost of operations and combined project is funded.								