



Received

SEP 30 2016

Florence
Town Clerk's Office

**Town of Florence
Annual Report of Development Impact Fees
Reported as of June 30, 2016**

Statement of Compliance

Arizona Revised Statute 9-463-05 requires that within 90 days of the close of the fiscal year, a report shall be filed with the Town Clerk. The following reports attest that:

1. Development fees shall result in a beneficial use to the development.
2. Monies received from development fees assessed are placed in a separate fund and accounted for separately and may only be used for the purposes authorized by Arizona Revised Statutes.
3. Interest earned on monies in the separate fund is credited to the fund.
4. A schedule of fees is provided by the Town of Florence. The Town shall provide a credit toward the payment of a development fee for the required dedication of public sites and improvements provided by the developer for which that development fee is assessed. The developer of residential dwelling units shall be required to pay development fees when construction permits for the dwelling units are issued.
5. The amount of any development fees assessed bears a reasonable relationship to the burden imposed upon the Town of Florence to provide additional necessary public services to the development. The Town of Florence, in determining the extent of the burden imposed by the development, shall consider, among other things, the contribution made or to be made in the future in cash or by taxes, fees or assessments by the property owner towards the capital costs of the necessary public service covered by the development fee.
6. The development fees assessed by the Town of Florence are assessed in a non-discriminatory manner.
7. In determining and assessing the development fee applying to land in a community facilities district established under title 48, chapter 4, article 6, the Town of Florence

took and will take into account all public infrastructure provided by the district and capital costs paid by the district for necessary public services and shall not assess a portion of the development fee based on the infrastructure or costs.

8. The Town of Florence gave and shall give at least sixty days' advance notice of intention to assess a new or increased development fee and shall release to the public a written report including all documentation that supports the assessment of a new or increased development fee. The Town of Florence did and shall conduct a public hearing on the proposed new or increased development fee at any time after the expiration of the sixty day notice of intention to assess a new or increased development fee and at least fourteen days prior to the scheduled date of adoption of the new or increased fee by the governing body. A development fee assessed pursuant to this section did not and shall not be effective until ninety days after its formal adoption by the governing body of the municipality. Nothing in this subsection shall affect any development fee adopted prior to July 24, 1982.
9. The Town of Florence that did and will assess development fees shall submit an annual report accounting for the collection and use of the fees.

The annual report includes the following:

- A. The amount assessed by the Town of Florence for each type of development fee.
- B. The balance of each fund maintained for each type of development fee assessed as of the beginning and end of the fiscal year.
- C. The amount of interest or other earnings on the monies in each fund as of the end of the fiscal year.
- D. The amount of development fee monies used to repay:
 - a. Bonds issued by the Town of Florence to pay the cost of a capital improvement project that is the subject of a development fee assessment.
 - b. Monies advanced by the Town of Florence from funds other than the funds established for development fees in order to pay the cost of a capital improvement project that is the subject of a development fee assessment.
- E. The amount of development fee monies spent on each capital improvement project that is the subject of a development fee assessment and the physical location of each capital improvement project.
- F. The amount of development fee monies spent for each purpose other than a capital improvement project that is the subject of a development fee assessment.
- G. Within ninety days following the end of each fiscal year, the Town of Florence shall submit a copy of the annual report to the town clerk. Copies shall be made available to the public on request. The annual report may contain financial information that has not been audited.
- H. A municipality that fails to file the report required by this section shall not collect development fees until the report is filed.

This statement is hereby delivered to Lisa Garcia, Town Clerk of the Town of Florence on this 30th day of September 2016.

By:



Gabriel Garcia, Finance Director/CFO

Fee Schedules

**Development Impact Fee Schedules
Effective July 1, 2014**

NON-UTILITY DEVELOPMENT IMPACT FEES

TRANSPORTATION

Land Use Category	Unit	Non-CFD Fee	In CFD Fee
Single Family	Housing Unit	\$ 2,086	\$ 641
Multi-Family	Housing Unit	\$ 1,313	\$ 403
Commercial	1,000 sq. ft.	\$ 3,141	\$ 964
Institutional	1,000 sq. ft.	\$ 1,733	\$ 532
Industrial	1,000 sq. ft.	\$ 1,015	\$ 312

CFD= Community Facilities District

FIRE / EMERGENCY MEDICAL SERVICES

Land Use Category	Unit	Non-CFD Fee	In CFD Fee
Single Family	Housing Unit	\$ 917	\$ 607
Multi-Family	Housing Unit	\$ 743	\$ 492
Commercial	1,000 sq. ft.	\$ 660	\$ 437
Institutional	1,000 sq. ft.	\$ 605	\$ 401
Industrial	1,000 sq. ft.	\$ 202	\$ 134

CFD= Community Facilities District

POLICE

Land Use Category	Unit	Fee Per Unit
Single Family	Housing Unit	\$ 607
Multi-Family	Housing Unit	\$ 492
Commercial	1,000 sq. ft.	\$ 437
Institutional	1,000 sq. ft.	\$ 401
Industrial	1,000 sq. ft.	\$ 134

PARKS AND OPEN SPACE (within Designated Parks Service Area)

Land Use Category	Unit	Fee Per Unit
Single Family	Housing Unit	\$ 1,417
Multi-Family	Housing Unit	\$ 1,148
Commercial	1,000 sq. ft.	\$ 170
Institutional	1,000 sq. ft.	\$ 198
Industrial	1,000 sq. ft.	\$ 128

LIBRARY

Land Use Category	Unit	Fee Per Unit
Single Family	Housing Unit	\$ 203
Multi-Family	Housing Unit	\$ 164
Commercial	1,000 sq. ft.	\$ 24
Institutional	1,000 sq. ft.	\$ 28
Industrial	1,000 sq. ft.	\$ 18

UTILITY DEVELOPMENT IMPACT FEES

WATER & WASTEWATER

Meter Size	Water Fee	Wastewater Fee
5/8" - 3/4" Disc-Residential	\$ 1,980	\$ 2,140
5/8" - 3/4" Disc-Other	\$ 1,980	\$ 2,782
1" Disc	\$ 4,950	\$ 7,062
1 1/2" Disc	\$ 9,900	\$ 14,338
2" Disc	\$ 15,840	\$ 22,898
3" Compound	\$ 31,680	\$ 45,582
3" Turbine	\$ 34,650	\$ 49,862
4" Compound	\$ 49,500	\$ 71,262
4" Turbine	\$ 59,400	\$ 85,600
6" Compound	\$ 99,000	\$ 142,738
6" Turbine	\$ 123,750	\$ 178,262
8" Turbine	\$ 178,200	\$ 256,800
10" Turbine	\$ 287,100	\$ 413,662
12" Turbine	\$ 425,700	\$ 613,538

Single family: Attached and detached one-family dwelling units, modular, and manufactured homes;

Multi-family: All attached dwelling units such as duplexes and condominiums, mobile homes, apartments, and dormitories;

Commercial: All commercial, office, retail, institutional, and hotel/motel development;

Institutional: A governmental, quasi-public or institutional use, or a non-profit recreational use, not located in a shopping center.

Industrial: All manufacturing and warehouse development.

Ordinance # 598-13, August 5, 2013

Introduction to Annual Fees

The following development impact fees are collected by the Town of Florence. Each is identified by type, indicating the beginning balance of each fund, the total fees, interest income, expenditure of fees and the ending balance as of June 30, 2016.

The balances that follow in the Development Impact Fee Summary only indicate the fund balances and earned revenues during this fiscal year. A financial report of each fund is included to indicate the cash balance of each fund.

Enterprise Impact Fee Expenditures

Sanitation

Sanitation Impact Fees were collected in the amount of \$0 and interest earnings of \$408. Expenditures of funds were as follows: \$0.

Water

Water Impact Fees were collected in the amount of \$7,920 and interest earnings of \$1,220. Expenditures of funds were as follows: Water transmission Well 4 to Well 5 line \$123,884.

Sewer

Sewer Impact Fees were collected in the amount of \$12,198 and interest earnings of \$3,790. Expenditures of funds were as follows: Administration and Lab building at the South Waste Water Treatment Plant (\$106,666), Vector Trailer (\$65,404), new headworks at the South Waste Water Treatment Plant (\$32,895) totaling \$204,964.

North Florence Water

Water Impact Fees were collected in the amount of \$0 and interest earnings of \$98. Expenditures of funds were as follows: Expenditures of funds were as follows: \$0.

North Florence Sewer

Water Impact Fees were collected in the amount of \$0 and interest earnings of \$122. Expenditures of funds were as follows \$0.

Non Utility Development Impact Fees

General Government (No longer being collected)

General Government Impact Fees were collected in the amount of \$0 and interest earnings of \$0. Expenditures of funds were as follows: General Government portion of Library & Community Center \$0.

Police Impact Fees

Police Impact Fees were collected in the amount of \$115,711 and interest earnings of \$4,198. Expenditures of funds were as follows: \$0.

Fire/EMS Impact Fees

Fire/EMS Impact Fees were collected in the amount of \$117,766 and interest earnings of \$5,846. Expenditures of funds were as follows: Transfer out for Fire Station No. 2 Pierce Ladder truck \$577,739.

Parks Development Impact Fees

Parks Development Impact Fees were collected in the amount of \$8,650 and interest earnings of \$454. Expenditures of funds were as follows: Transfer out for Playground equipment for Main Street Park \$24,955.

Library Development Impact Fees

Library Development Impact Fees were collected in the amount of \$38,591 and interest earnings of \$591. Expenditures of funds were as follows: Transfer out for Library portion of Library & Community Center \$55,902.

Transportation Impact Fees

Transportation Impact Fees were collected in the amount of \$133,199 and interest earnings of \$10,419. Expenditures of funds were as follows: Diversion Dam Road \$547,769.

Annual Summary

Development Impact Fees Collections for Fiscal Year 2015-2016 June 30, 2016

Fee Fund	Fund Balance	Interest	Collected	Use	Transfer In (Transfer Out)	Fund Balance
596 Florence Water	114,744	1,220	7,920	123,884	-	0
597 Florence Sewer	367,967	3,790	12,198	204,964	-	178,991
598 North Florence Water	10,034	98	-	-	-	10,132
599 North Florence Sewer	12,502	122	-	-	-	12,624
501 Sanitation	46,630	408	-	-	-	47,038
505 Transportation	910,925	10,419	133,199	547,769	-	506,774
506 General Government	-	-	-	-	-	0
508 Police	304,199	4,198	115,711	-	-	424,108
509 Fire/EMS	454,127	5,846	117,766	-	(577,739)	0
510 Parks	15,851	454	8,650	-	(24,955)	0
511 Library	16,720	591	38,591	-	(55,902)	0
Total Development Impact Fees	2,253,699	27,146	434,035	876,617	658,596	1,179,667

Financial Statements

TOWN OF FLORENCE
COMBINED CASH INVESTMENT
JUNE 30, 2016

COMBINED CASH ACCOUNTS

CASH ALLOCATION RECONCILIATION

501 ALLOCATION TO SANITATION IMPACT FEES	47,037.86
505 ALLOCATION TO TRANSPORTATION DEV. IMPACT FEE	1,054,880.75
508 ALLOCATION TO POLICE IMPACT FEES	424,244.25
509 ALLOCATION TO FIRE/EMS DEV IMPACT FEES	(475.23)
510 ALLOCATION TO PARKS DEVELOPMENT IMPACT FEES	(20.53)
511 ALLOCATION TO LIBRARY DEVELOPMENT IMPACT FEE	(45.98)
596 ALLOCATION TO DEVELOPMENT FEE-FLORENCE WATER	123,923.73
597 ALLOCATION TO DEVELOPMENT FEE-FLORENCE SEWER	179,115.27
598 ALLOCATION TO DEVELOPMENT FEE-NF WATER	10,143.26
599 ALLOCATION TO DEVELOPMENT FEE - NF SEWER	12,619.62

TOTAL ALLOCATIONS TO OTHER FUNDS	1,851,423.00

ZERO PROOF IF ALLOCATIONS BALANCE	1,851,423.00

TOWN OF FLORENCE
 BALANCE SHEET
 JUNE 30, 2016

SANITATION IMPACT FEES

ASSETS

501-102000	CASH-GENERAL/SPECIAL ACCTS	47,037.86	
	TOTAL ASSETS		47,037.86

LIABILITIES AND EQUITY

FUND EQUITY

	UNAPPROPRIATED FUND BALANCE:		
501-291000	FUND BALANCE	46,629.96	
	REVENUE OVER EXPENDITURES - YTD	407.90	
	BALANCE - CURRENT DATE	47,037.86	
	TOTAL FUND EQUITY		47,037.86
	TOTAL LIABILITIES AND EQUITY		47,037.86

TOWN OF FLORENCE
REVENUES WITH COMPARISON TO BUDGET
FOR THE 12 MONTHS ENDING JUNE 30, 2016

SANITATION IMPACT FEES

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	PCNT
<u>INTEREST</u>					
501-345-682 INTEREST EARNING	407.90	407.90	300.00	(107.90)	136.0
TOTAL INTEREST	407.90	407.90	300.00	(107.90)	136.0
TOTAL FUND REVENUE	407.90	407.90	300.00	(107.90)	136.0
NET REVENUE OVER EXPENDITURES	407.90	407.90	300.00	(107.90)	136.0

TOWN OF FLORENCE
 BALANCE SHEET
 JUNE 30, 2016

TRANSPORTATION DEV. IMPACT FEE

<u>ASSETS</u>			
505-102000	CASH-GENERAL/SPECIAL ACCTS	1,054,880.75	
505-107000	INTEREST RECEIVABLE	<u>1,555.46</u>	
	TOTAL ASSETS		<u><u>1,056,436.21</u></u>
<u>LIABILITIES AND EQUITY</u>			
<u>LIABILITIES</u>			
505-246100	DEFERRED REVENUE	<u>688.03</u>	
	TOTAL LIABILITIES		688.03
<u>FUND EQUITY</u>			
	UNAPPROPRIATED FUND BALANCE:		
505-291000	FUND BALANCE	910,924.63	
	REVENUE OVER EXPENDITURES - YTD	<u>144,823.55</u>	
	BALANCE - CURRENT DATE	<u>1,055,748.18</u>	
	TOTAL FUND EQUITY		<u><u>1,055,748.18</u></u>
	TOTAL LIABILITIES AND EQUITY		<u><u>1,056,436.21</u></u>

TOWN OF FLORENCE
REVENUES WITH COMPARISON TO BUDGET
FOR THE 12 MONTHS ENDING JUNE 30, 2016

TRANSPORTATION DEV. IMPACT FEE

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	PCNT
<u>INTEREST</u>					
505-345-682 INTEREST EARNING	11,214.86	11,214.86	.00	(11,214.86)	.0
505-345-683 UNREALIZED GAIN/LOSS ON INVEST	338.18	338.18	.00	(338.18)	.0
TOTAL INTEREST	11,553.04	11,553.04	.00	(11,553.04)	.0
<u>MISCELLANEOUS</u>					
505-350-698 MISCELLANEOUS REVENUE	71.56	71.56	.00	(71.56)	.0
TOTAL MISCELLANEOUS	71.56	71.56	.00	(71.56)	.0
<u>DEVELOPMENT FEES</u>					
505-360-684 DEVELOPMENT FEES	133,198.95	133,198.95	96,200.00	(36,998.95)	138.5
TOTAL DEVELOPMENT FEES	133,198.95	133,198.95	96,200.00	(36,998.95)	138.5
TOTAL FUND REVENUE	144,823.55	144,823.55	96,200.00	(48,623.55)	150.5

TOWN OF FLORENCE
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 12 MONTHS ENDING JUNE 30, 2016

TRANSPORTATION DEV. IMPACT FEE

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>TRANSFERS OUT</u>					
505-590-912 TO HIGHWAY USER REVENUE FUND	.00	.00	955,000.00	955,000.00	.0
TOTAL TRANSFERS OUT	.00	.00	955,000.00	955,000.00	.0
TOTAL FUND EXPENDITURES	.00	.00	955,000.00	955,000.00	.0
NET REVENUE OVER EXPENDITURES	144,823.55	144,823.55	(858,800.00)	(1,003,623.55)	16.9

TOWN OF FLORENCE
 BALANCE SHEET
 JUNE 30, 2016

POLICE IMPACT FEES

<u>ASSETS</u>			
508-102000	CASH - GENERAL/SPECIAL ACCTS	424,244.25	
508-107000	INTEREST RECEIVABLE	625.57	
		<hr/>	
	TOTAL ASSETS		<u>424,869.82</u>
<u>LIABILITIES AND EQUITY</u>			
<u>LIABILITIES</u>			
508-246100	DEFERRED REVENUE	276.71	
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	TOTAL LIABILITIES		276.71
<u>FUND EQUITY</u>			
	UNAPPROPRIATED FUND BALANCE:		
508-291000	FUND BALANCE	304,199.32	
	REVENUE OVER EXPENDITURES - YTD	120,393.79	
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	BALANCE - CURRENT DATE	424,593.11	
		<hr/>	
	TOTAL FUND EQUITY		<u>424,593.11</u>
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	TOTAL LIABILITIES AND EQUITY		<u>424,869.82</u>

TOWN OF FLORENCE
REVENUES WITH COMPARISON TO BUDGET
FOR THE 12 MONTHS ENDING JUNE 30, 2016

POLICE IMPACT FEES

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	PCNT
<u>INTEREST</u>					
508-345-682 INTEREST EARNING	4,227.48	4,227.48	1,800.00	(2,427.48)	234.9
508-345-683 UNREALIZED GAIN/LOSS ON INVEST	136.01	136.01	.00	(136.01)	.0
TOTAL INTEREST	4,363.49	4,363.49	1,800.00	(2,563.49)	242.4
<u>OTHER REVENUE</u>					
508-350-698 MISCELLANEOUS REVENUE	319.24	319.24	.00	(319.24)	.0
TOTAL OTHER REVENUE	319.24	319.24	.00	(319.24)	.0
<u>DEVELOPMENT FEES</u>					
508-360-684 DEVELOPMENT FEES	115,711.06	115,711.06	91,100.00	(24,611.06)	127.0
TOTAL DEVELOPMENT FEES	115,711.06	115,711.06	91,100.00	(24,611.06)	127.0
TOTAL FUND REVENUE	120,393.79	120,393.79	92,900.00	(27,493.79)	129.6
NET REVENUE OVER EXPENDITURES	120,393.79	120,393.79	92,900.00	(27,493.79)	129.6

TOWN OF FLORENCE
BALANCE SHEET
JUNE 30, 2016

FIRE/EMS DEV IMPACT FEES

ASSETS

509-102000	CASH - GENERAL/SPECIAL ACCTS	(475.23)	
509-107000	INTEREST RECEIVABLE	852.17	
	TOTAL ASSETS		376.94

LIABILITIES AND EQUITY

LIABILITIES

509-246100	DEFERRED REVENUE	376.94	
	TOTAL LIABILITIES		376.94

FUND EQUITY

UNAPPROPRIATED FUND BALANCE:			
509-291000	FUND BALANCE	454,126.51	
	REVENUE OVER EXPENDITURES - YTD	(454,126.51)	
	BALANCE - CURRENT DATE	.00	
	TOTAL FUND EQUITY		.00
	TOTAL LIABILITIES AND EQUITY		376.94

TOWN OF FLORENCE
REVENUES WITH COMPARISON TO BUDGET
FOR THE 12 MONTHS ENDING JUNE 30, 2016

FIRE/EMS DEV IMPACT FEES

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	PCNT
<u>INTEREST</u>					
509-345-682 INTEREST EARNING	5,938.71	5,938.71	3,000.00	(2,938.71)	198.0
509-345-683 UNREALIZED GAIN/LOSS ON INVEST	185.28	185.28	.00	(185.28)	.0
TOTAL INTEREST	6,123.99	6,123.99	3,000.00	(3,123.99)	204.1
<u>OTHER REVENUE</u>					
509-350-698 MISC REVENUE	382.28	382.28	.00	(382.28)	.0
TOTAL OTHER REVENUE	382.28	382.28	.00	(382.28)	.0
<u>DEVELOPMENT FEES</u>					
509-360-684 DEVELOPMENT FEES	117,765.52	117,765.52	91,100.00	(26,665.52)	129.3
TOTAL DEVELOPMENT FEES	117,765.52	117,765.52	91,100.00	(26,665.52)	129.3
TOTAL FUND REVENUE	124,271.79	124,271.79	94,100.00	(30,171.79)	132.1

TOWN OF FLORENCE
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 12 MONTHS ENDING JUNE 30, 2016

FIRE/EMS DEV IMPACT FEES

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>TRANSFERS OUT</u>						
509-590-911	TRANS TO CAPITAL PROJECTS FUND	578,398.30	578,398.30	.00	(578,398.30)	.0
	TOTAL TRANSFERS OUT	578,398.30	578,398.30	.00	(578,398.30)	.0
	TOTAL FUND EXPENDITURES	578,398.30	578,398.30	.00	(578,398.30)	.0
	NET REVENUE OVER EXPENDITURES	(454,126.51)	(454,126.51)	94,100.00	548,226.51	(482.6)

TOWN OF FLORENCE
 BALANCE SHEET
 JUNE 30, 2016

PARKS DEVELOPMENT IMPACT FEES

<u>ASSETS</u>			
510-102000	CASH-GENERAL/SPECIAL ACCTS	(20.53)
510-107000	INTEREST RECEIVABLE		36.81
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	TOTAL ASSETS		16.28
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<u>LIABILITIES AND EQUITY</u>			
<u>LIABILITIES</u>			
510-246100	DEFERRED REVENUE		16.28
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	TOTAL LIABILITIES		16.28
<u>FUND EQUITY</u>			
UNAPPROPRIATED FUND BALANCE:			
510-291000	FUND BALANCE		15,851.22
	REVENUE OVER EXPENDITURES - YTD	(15,851.22)
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	BALANCE - CURRENT DATE		.00
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	TOTAL FUND EQUITY		.00
		<hr/>	
	TOTAL LIABILITIES AND EQUITY		16.28
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TOWN OF FLORENCE
REVENUES WITH COMPARISON TO BUDGET
FOR THE 12 MONTHS ENDING JUNE 30, 2016

PARKS DEVELOPMENT IMPACT FEES

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	PCNT
<u>INTEREST</u>					
510-345-682 INTEREST EARNING	242.75	242.75	6,700.00	6,457.25	3.6
510-345-683 UNREALIZED GAIN/LOSS ON INVEST	8.00	8.00	.00	(8.00)	.0
TOTAL INTEREST	250.75	250.75	6,700.00	6,449.25	3.7
<u>SOURCE 350</u>					
510-350-698 MISCELLANEOUS REVENUE	232.12	232.12	.00	(232.12)	.0
TOTAL SOURCE 350	232.12	232.12	.00	(232.12)	.0
<u>DEVELOPMENT FEES</u>					
510-360-684 DEVELOPMENT FEES	8,650.24	8,650.24	5,700.00	(2,950.24)	151.8
TOTAL DEVELOPMENT FEES	8,650.24	8,650.24	5,700.00	(2,950.24)	151.8
TOTAL FUND REVENUE	9,133.11	9,133.11	12,400.00	3,266.89	73.7

TOWN OF FLORENCE
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 12 MONTHS ENDING JUNE 30, 2016

PARKS DEVELOPMENT IMPACT FEES

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>TRANSFERS OUT</u>					
510-590-911 TO CAPITAL PROJECTS FUND	24,984.33	24,984.33	.00	(24,984.33)	.0
TOTAL TRANSFERS OUT	24,984.33	24,984.33	.00	(24,984.33)	.0
TOTAL FUND EXPENDITURES	24,984.33	24,984.33	.00	(24,984.33)	.0
NET REVENUE OVER EXPENDITURES	(15,851.22)	(15,851.22)	12,400.00	28,251.22	(127.8)

TOWN OF FLORENCE
 BALANCE SHEET
 JUNE 30, 2016

LIBRARY DEVELOPMENT IMPACT FEE

<u>ASSETS</u>			
511-102000	CASH - GENERAL/SPECIAL ACCTS	(45.98)	
511-107000	INTEREST RECEIVABLE	82.45	
		<hr/>	
	TOTAL ASSETS		<u>36.47</u>
 <u>LIABILITIES AND EQUITY</u>			
<u>LIABILITIES</u>			
511-246100	DEFERRED REVENUE	36.47	
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	TOTAL LIABILITIES		36.47
 <u>FUND EQUITY</u>			
	UNAPPROPRIATED FUND BALANCE:		
511-291000	FUND BALANCE	16,719.83	
	REVENUE OVER EXPENDITURES - YTD	(16,719.83)	
		<hr/>	
	BALANCE - CURRENT DATE	.00	
		<hr/>	
	TOTAL FUND EQUITY		<u>.00</u>
	TOTAL LIABILITIES AND EQUITY		<u>36.47</u>

TOWN OF FLORENCE
REVENUES WITH COMPARISON TO BUDGET
FOR THE 12 MONTHS ENDING JUNE 30, 2016

LIBRARY DEVELOPMENT IMPACT FEE

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	PCNT
<u>INTEREST</u>					
511-345-682 INTEREST EARNING	451.91	451.91	4,200.00	3,748.09	10.8
511-345-683 UNREALIZED GAIN/LOSS ON INVEST	17.93	17.93	.00	(17.93)	.0
TOTAL INTEREST	469.84	469.84	4,200.00	3,730.16	11.2
<u>SOURCE 350</u>					
511-350-698 MISCELLANEOUS REVENUE	184.90	184.90	.00	(184.90)	.0
TOTAL SOURCE 350	184.90	184.90	.00	(184.90)	.0
<u>DEVELOPMENT FEES</u>					
511-360-684 DEVELOPMENT FEES	38,590.93	38,590.93	30,500.00	(8,090.93)	126.5
TOTAL DEVELOPMENT FEES	38,590.93	38,590.93	30,500.00	(8,090.93)	126.5
TOTAL FUND REVENUE	39,245.67	39,245.67	34,700.00	(4,545.67)	113.1

TOWN OF FLORENCE
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 12 MONTHS ENDING JUNE 30, 2016

LIBRARY DEVELOPMENT IMPACT FEE

		<u>PERIOD ACTUAL</u>	<u>YTD ACTUAL</u>	<u>BUDGET</u>	<u>UNEXPENDED</u>	<u>PCNT</u>
<u>TRANSFERS OUT</u>						
511-590-911	TO CAPITAL PROJECTS FUND	55,965.50	55,965.50	.00	(55,965.50)	.0
	TOTAL TRANSFERS OUT	55,965.50	55,965.50	.00	(55,965.50)	.0
	TOTAL FUND EXPENDITURES	55,965.50	55,965.50	.00	(55,965.50)	.0
	NET REVENUE OVER EXPENDITURES	(16,719.83)	(16,719.83)	34,700.00	51,419.83	(48.2)

TOWN OF FLORENCE
 BALANCE SHEET
 JUNE 30, 2016

DEVELOPMENT FEE-FLORENCE WATER

ASSETS

596-102000	CASH-GENERAL/SPECIAL ACCTS		123,923.73	
596-107000	INTEREST RECEIVABLE		182.73	
			<u> </u>	
	TOTAL ASSETS			<u><u>124,106.46</u></u>

LIABILITIES AND EQUITY

FUND EQUITY

	UNAPPROPRIATED FUND BALANCE:			
596-291000	FUND BALANCE	114,744.10		
	REVENUE OVER EXPENDITURES - YTD	9,362.36		
		<u> </u>		
	BALANCE - CURRENT DATE		124,106.46	
			<u> </u>	
	TOTAL FUND EQUITY			<u>124,106.46</u>
	TOTAL LIABILITIES AND EQUITY			<u><u>124,106.46</u></u>

TOWN OF FLORENCE
REVENUES WITH COMPARISON TO BUDGET
FOR THE 12 MONTHS ENDING JUNE 30, 2016

DEVELOPMENT FEE-FLORENCE WATER

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	PCNT
<u>INTEREST</u>					
596-345-682 INTEREST EARNING	1,368.86	1,368.86	400.00	(968.86)	342.2
596-345-683 UNREALIZED GAIN/LOSS ON INVEST	39.73	39.73	.00	(39.73)	.0
TOTAL INTEREST	1,408.59	1,408.59	400.00	(1,008.59)	352.2
<u>SOURCE 350</u>					
596-350-698 MISCELLANEOUS REVENUE	33.77	33.77	.00	(33.77)	.0
TOTAL SOURCE 350	33.77	33.77	.00	(33.77)	.0
<u>DEVELOPMENT FEES</u>					
596-360-684 DEVELOPMENT FEES	7,920.00	7,920.00	.00	(7,920.00)	.0
TOTAL DEVELOPMENT FEES	7,920.00	7,920.00	.00	(7,920.00)	.0
TOTAL FUND REVENUE	9,362.36	9,362.36	400.00	(8,962.36)	2340.6
NET REVENUE OVER EXPENDITURES	9,362.36	9,362.36	400.00	(8,962.36)	2340.6

TOWN OF FLORENCE
BALANCE SHEET
JUNE 30, 2016

DEVELOPMENT FEE-FLORENCE SEWER

ASSETS

597-102000	CASH-GENERAL/SPECIAL ACCTS	179,115.27	
597-107000	INTEREST RECEIVABLE	566.34	
	TOTAL ASSETS		<u>179,681.61</u>

LIABILITIES AND EQUITY

FUND EQUITY

	UNAPPROPRIATED FUND BALANCE:		
597-291000	FUND BALANCE	367,967.11	
	REVENUE OVER EXPENDITURES - YTD	(188,285.50)	
	BALANCE - CURRENT DATE		<u>179,681.61</u>
	TOTAL FUND EQUITY		<u>179,681.61</u>
	TOTAL LIABILITIES AND EQUITY		<u>179,681.61</u>

TOWN OF FLORENCE
REVENUES WITH COMPARISON TO BUDGET
FOR THE 12 MONTHS ENDING JUNE 30, 2016

DEVELOPMENT FEE-FLORENCE SEWER

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	PCNT
<u>INTEREST</u>					
597-345-682 INTEREST EARNING	4,254.46	4,254.46	1,500.00	(2,754.46)	283.6
597-345-683 UNREALIZED GAIN/LOSS ON INVEST	123.13	123.13	.00	(123.13)	.0
TOTAL INTEREST	4,377.59	4,377.59	1,500.00	(2,877.59)	291.8
<u>SOURCE 350</u>					
597-350-698 MISCELLANEOUS REVENUE	102.45	102.45	.00	(102.45)	.0
TOTAL SOURCE 350	102.45	102.45	.00	(102.45)	.0
<u>DEVELOPMENT FEES</u>					
597-360-684 DEVELOPMENT FEES	12,198.00	12,198.00	.00	(12,198.00)	.0
TOTAL DEVELOPMENT FEES	12,198.00	12,198.00	.00	(12,198.00)	.0
TOTAL FUND REVENUE	16,678.04	16,678.04	1,500.00	(15,178.04)	1111.9

TOWN OF FLORENCE
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 12 MONTHS ENDING JUNE 30, 2016

DEVELOPMENT FEE-FLORENCE SEWER

		<u>PERIOD ACTUAL</u>	<u>YTD ACTUAL</u>	<u>BUDGET</u>	<u>UNEXPENDED</u>	<u>PCNT</u>
<u>DEPARTMENT 590</u>						
597-590-911	TO CAPITAL PROJECTS FUND	204,963.54	204,963.54	.00	(204,963.54)	.0
	TOTAL DEPARTMENT 590	204,963.54	204,963.54	.00	(204,963.54)	.0
	TOTAL FUND EXPENDITURES	204,963.54	204,963.54	.00	(204,963.54)	.0
	NET REVENUE OVER EXPENDITURES	(188,285.50)	(188,285.50)	1,500.00	189,785.50	(12552.

TOWN OF FLORENCE
 BALANCE SHEET
 JUNE 30, 2016

DEVELOPMENT FEE-NF WATER

ASSETS

598-102000	CASH - GENERAL/SPECIAL ACCTS	10,143.26	
598-107000	INTEREST RECEIVABLE	14.94	
	TOTAL ASSETS		<u>10,158.20</u>

LIABILITIES AND EQUITY

FUND EQUITY

UNAPPROPRIATED FUND BALANCE:			
598-291000	FUND BALANCE	10,034.10	
	REVENUE OVER EXPENDITURES - YTD	124.10	
	BALANCE - CURRENT DATE		<u>10,158.20</u>
	TOTAL FUND EQUITY		<u>10,158.20</u>
	TOTAL LIABILITIES AND EQUITY		<u>10,158.20</u>

TOWN OF FLORENCE
REVENUES WITH COMPARISON TO BUDGET
FOR THE 12 MONTHS ENDING JUNE 30, 2016

DEVELOPMENT FEE-NF WATER

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	PCNT
<u>INTEREST</u>					
598-345-682 INTEREST EARNING	120.85	120.85	500.00	379.15	24.2
598-345-683 UNREALIZED GAIN/LOSS ON INVEST	3.25	3.25	.00	(3.25)	.0
TOTAL INTEREST	<u>124.10</u>	<u>124.10</u>	<u>500.00</u>	<u>375.90</u>	<u>24.8</u>
TOTAL FUND REVENUE	<u>124.10</u>	<u>124.10</u>	<u>500.00</u>	<u>375.90</u>	<u>24.8</u>
NET REVENUE OVER EXPENDITURES	<u><u>124.10</u></u>	<u><u>124.10</u></u>	<u><u>500.00</u></u>	<u><u>375.90</u></u>	<u><u>24.8</u></u>

TOWN OF FLORENCE
BALANCE SHEET
JUNE 30, 2016

DEVELOPMENT FEE - NF SEWER

ASSETS

599-102000	CASH - GENERAL/SPECIAL REVENUE	12,619.62	
599-107000	INTEREST RECEIVABLE	18.62	
	TOTAL ASSETS		<u>12,638.24</u>

LIABILITIES AND EQUITY

FUND EQUITY

	UNAPPROPRIATED FUND BALANCE:		
599-291000	FUND BALANCE	12,502.12	
	REVENUE OVER EXPENDITURES - YTD	136.12	
	BALANCE - CURRENT DATE		<u>12,638.24</u>
	TOTAL FUND EQUITY		<u>12,638.24</u>
	TOTAL LIABILITIES AND EQUITY		<u>12,638.24</u>

TOWN OF FLORENCE
 REVENUES WITH COMPARISON TO BUDGET
 FOR THE 12 MONTHS ENDING JUNE 30, 2016

DEVELOPMENT FEE - NF SEWER

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	PCNT
<u>INTEREST</u>					
599-345-682 INTEREST EARNING	132.07	132.07	100.00	(32.07)	132.1
599-345-683 UNREALIZED GAIN/LOSS ON INVEST	4.05	4.05	.00	(4.05)	.0
TOTAL INTEREST	<u>136.12</u>	<u>136.12</u>	<u>100.00</u>	<u>(36.12)</u>	<u>136.1</u>
TOTAL FUND REVENUE	<u>136.12</u>	<u>136.12</u>	<u>100.00</u>	<u>(36.12)</u>	<u>136.1</u>
NET REVENUE OVER EXPENDITURES	<u><u>136.12</u></u>	<u><u>136.12</u></u>	<u><u>100.00</u></u>	<u><u>(36.12)</u></u>	<u><u>136.1</u></u>

Infrastructure Improvement Plan Related to Impact Fees 2013-2023

The updated park fees are compared to current fees in Table 40. It should be noted that park fees outside the park service area would be eliminated when the updated fees are adopted.

Table 40. Comparative Park Impact Fees

Land Use Type	Unit	Current Fee	Updated Fee*	Percent Change
Single-Family Detached	Dwelling	\$857	\$1,417	65%
Multi-Family	Dwelling	\$617	\$1,148	86%
Commercial	1,000 sq ft	\$162	\$170	5%
Public/Institutional	1,000 sq ft	\$162	\$198	22%
Industrial/Warehouse	1,000 sq ft	\$92	\$128	39%

* applies to park service area only

Source: Current fee from Town of Florence, *Annual Report of Development Impact Fees, Reported as of June 30, 2012*; updated fees from Table 39.

Capital Plan

Potential park impact fee revenue over the next ten years, based on anticipated new development in the park service area, is estimated to be about \$0.80 million, as shown in Table 41.

Table 41. Potential Park Impact Fee Revenue, 2013-2023

New EDUs, Park Service Area, 2013-2023	563
x Net Cost per EDU	\$1,417
Projected Impact Fee Revenue	\$797,771

Source: New EDUs from Table 34; net cost per EDU from Table 38.

Over the next ten years, the Town plans to construct a new community center and provide new playground equipment in Main Street Park, as shown in Table 42. However, the timing of individual improvements will be dependent on the pace and location of development that actually occurs, and not all of the planned improvements will necessarily be completed in the next ten years. Anticipated impact fees will cover approximately 64% of eligible planned costs.

Table 42. Park Capital Plan, 2013-2023

	Total Cost	Eligible Cost
New 40,000 sq. ft. Community Center*	\$14,607,055	\$1,095,529
Main Street Park Playground Equipment	\$125,000	\$125,000
Park Impact Fee Studies (2)	\$25,458	\$25,458
Total	\$14,757,513	\$1,245,987

* Eligible share is 3,000 square feet of 40,000 sq. ft. building

Source: Town of Florence, May 22, 2012; study cost from Table 112.

planned improvements will necessarily be completed in the next ten years. Some of the improvements may be constructed by the CFD or developers in return for offsets or credits against the fire impact fees. The list of projects may also change to reflect changes from anticipated development patterns. Projected fire impact fees over the next ten years will cover approximately 56% of the planned capital expenditures.

Table 63. Fire Capital Plan, 2013-2023

New 110' Aerial Ladder Truck	\$1,420,000
New Fire Engine Tanker/Pumper	\$630,000
New Fire Engine Tanker/Pumper	\$630,000
Fire Station 546 (Hwy 287/Valley Farms)	\$3,570,000
Development Fee Update Studies (2)	\$25,458
Total	\$6,275,458

Source: Town of Florence, May 22, 2012 and October 31, 2012; study cost from Table 112.

Capital Plan

Potential library impact fee revenue over the next ten years, based on anticipated new development, is estimated to be about \$0.65 million, as shown in Table 49.

Table 49. Potential Library Impact Fee Revenue, 2013-2023

New EDUs, 2013-2023	3,201
x Net Cost per EDU	\$203
Projected Impact Fee Revenue	\$649,803

Source: New EDUs from Table 34; net cost per EDU from Table 46.

Anticipated costs and revenues for a new 10,000 square foot library building over the next ten years are summarized in Table 50 (the sum of costs and revenues do not quite match due to rounding). In order to achieve the future level of service on which the fees are based, it will be necessary for the Town to use the current \$0.79 million library impact fee account balance to partially address the existing deficiency. In addition, the Town will need to identify \$1.68 million in additional, non-impact fee revenue to fund the rest of the existing deficiency, as well as to supplement impact fees in order to make up for the impact fee revenue lost due to the deficiency offset.

Table 50. Library Costs and Revenues, 2013-2023

New EDUs, 2013-2023	3,201
x Cost per EDU	\$328
Growth Cost, 2013-2023	\$1,049,928
Existing Deficiency Cost	\$2,052,624
Study Cost	\$25,458
Total Cost, 2013-2023	\$3,128,010
Anticipated Future Impact Fee Revenue	\$649,803
Existing Impact Fee Account Balance	\$792,122
Non-Impact Fee Funding Needed	\$1,683,533
Projected Revenue	\$3,125,458

Source: New EDUs Table 34; cost per EDU, existing deficiency cost and impact fee account balance from Table 44; anticipated impact fee revenue from Table 49; non-impact fee funding is difference between total costs and other projected revenue.

Over the next ten years, the Town plans to construct a new library of at least 10,000 square feet. It is estimated that the portion of the future library eligible for impact fee funding (10,000 square feet) will cost approximately \$3.1 million to construct. Library impact fees are anticipated to cover approximately 21% of the eligible costs.

Table 51. Library Capital Plan, 2013-2023

New 10,000 Sq. Ft. Library	\$3,100,000
Library Impact Fee Studies (2)	\$25,458
Total	\$3,125,458

Source: Library cost from Table 44; study cost from Table 112.

credits against the road impact fees. The list of projects may also change to reflect changes from anticipated development patterns.

Table 31. Road Capital Plan, 2013-2023

Roadway	From-To	Description	Est. Cost
Main Street Ext	Across River	Planning/feasibility study	\$650,000
Florence Hts Rd	Main-SR 79	Improve 2-lane chip seal to minor arterial	\$2,170,000
Felix Rd	Attaway-AZ Farms	Improve 2-3 lane road, except 1/2-rd impmts	\$2,385,000
SR 79B/SR 287	Roundabout	Roundabout	\$2,150,000
Diversion Dam Rd	SR 79-Bowling Rd	2-In chip seal to minor arterial w/signalization	\$1,559,000
Desert Color Pkwy	Hunt-Felix Rd	Minor arterial, ph 1	\$1,298,000
Hunt Hwy/SR 79	Intersection	Turn lanes & signalization	\$1,334,000
AZ Farms Rd	Felix-ETL	Complete 1/2-rd adj to Co area to min art (n half)	\$2,806,000
Attaway	Palmer-Hunt	Complete 1/2-rd adj to Co area to major arterial	\$3,577,000
Adamsville Rd	Central-Cent Park	Drain imp, ped access & imp to min art	\$796,000
Walker-Butte	Franklin to Tn Lmts	New minor art for init ph assoc w/project	\$4,400,000
Adamsville Rd	Main-Central	Imp drain, ped acces & imp to minor arterial	\$2,000,000
Centennial Park Av	SR 287-Butte	New major collector	\$1,827,000
W Canal Rd	Vally Farms-1 mi E	New road	\$2,200,000
Flor-Kelvin Hwy	SR 79-Quail Run	Major arterial	\$1,724,000
Hunt Hwy	TL to Comm Fac. Area	Access control for CFA and emer signalization	\$355,000
Signalization	As Warranted	Arterial/arterial or arterial/major collector ints.	\$2,325,000
Road Impact Fee Studies (2)			\$25,458
Total			\$33,581,458

Source: Town of Florence, May 24, 2012; road impact fee study cost from Table 112.

be served to non-Town providers. In the event that the area becomes served by the Town wastewater system, it is unlikely that new customers within the CFD would pay a wastewater impact fee, due to offsets or credits for their CFD taxes to pay off CFD-funded wastewater infrastructure.

Table 105. Wastewater Capital Plan, 2013-2023

Planned Improvement	Total Cost	Eligible Cost	Potential Impact Fee Revenue
Sewer Cleaning Equipment (1)	\$187,500	\$187,500	
1 mgd Lift Station at Valley Farms	\$920,000	\$920,000	
10" Sewer Main Extension, Eliz-Adamsville	\$144,000	\$144,000	
S Florence WWTP Expansion to 4 mgd	\$12,525,000	\$12,525,000	
Main Interceptor from CCA-WWTP	\$4,679,400	\$4,679,400	
Impact Fee Study Cost	\$7,855	\$7,855	
Subtotal, South Service Area	\$18,463,755	\$18,463,755	\$177,620
Sewer Cleaning Equipment (1)	\$187,500	\$187,500	
Lift Station at Hunt Hwy/SR 79	\$370,000	\$370,000	
Merrill Ranch WRF, Ph I	\$4,000,000	\$4,000,000	
Merrill Ranch WRF, Ph II (2)	\$14,950,000	\$6,351,000	
18" Bore across SR 79	\$100,000	\$100,000	
N Florence WWTP Expansion (3)	\$2,549,000	\$407,840	
N Florence Lift Station (3)	\$850,000	\$136,000	
Impact Fee Study Cost	\$17,603	\$17,603	
Subtotal, North Service Area	\$23,024,103	\$11,569,943	\$398,040
Total	\$41,487,858	\$30,033,698	\$575,660

Notes: (1) cost split evenly between service areas; (2) eligible cost reduced by \$4 million because it will replace Phase I facility, and remaining cost reduced by 42% because the 1.00 mgd facility will replace the existing 0.42 mgd North Florence treatment plant; (3) these improvements are related to the conversion of the existing North Florence treatment plant to a lift station to convey flows to the Merrill Ranch Ph. II facility, which will replace the current 0.42 mgd North Florence plant with a Town-owned 0.50 mgd share of the Merrill Ranch facility.

Source: Town of Florence, March 28, 2012; total impact fee study cost from Table 112, allocated by service area based on projected new EDUs from Table 93; potential impact fee revenue from Table 104.

Capital Plan

Potential water impact fee revenue over the next ten years, based on anticipated new customers, is estimated to be about \$1.69 million, as shown in Table 87. Since the new customer projections are based on historical trends, they implicitly assume that the Merrill Ranch area in the North service area will continue to be served by Johnson Utilities. Even if the Town does begin to provide water service to that area, revenues may not be much higher, since water fees may need to be reduced to provide offsets for water improvements funded by the Community Facilities Districts.

Table 87. Potential Water Impact Fee Revenue, 2013-2023

	South	North	Total
New Water Customers, 2013-2023 (EDUs)	489	367	856
x Net Cost per EDU (Outside N Florence Imp. District)	\$1,980	\$1,980	\$1,980
Potential Water Impact Fee Revenue, 2013-2023	\$968,220	\$726,660	\$1,694,880

Source: New EDUs from Table 77; net cost per EDU outside the North Florence Improvement District from Table 84.

Over the next ten years, the Town anticipates the need for a number of improvements totaling an estimated \$13.44 million, as shown in Table 88. However, the timing of individual improvements will be dependent on the pace and location of development that actually occurs, and not all of the planned improvements will necessarily be completed in the next ten years. Some of the improvements may be constructed by developers in return for offsets or credits against the water impact fees. The list of projects may also change to reflect changes from anticipated development patterns. Projected water impact fees over the next ten years will cover approximately 13% of the planned capital expenditures.

Table 88. Water Capital Plan, 2013-2023

Planned Improvement	Description	Total
Prison Complex Water Line (NE)	4,680' of 16" water line	\$732,000
Water Transmission Line Ext (Well 5 to 4)	5,653' of 12" water line	\$968,000
Valley Farms Area Well #1	New water campus, w/o storage tank	\$1,930,000
New Well, SE (Majestic Ranch)	Provide water to annexed areas SE of Town	\$1,120,000
Water Storage Tank, SE	Water tank on improved site to supply SE area	\$1,050,000
Impact Fee Studies (2)		\$14,543
Subtotal, South Service Area		\$5,814,543
N Florence Water Storage Transmission Line	Looped line from Well #1 to storage tank at FG	\$1,150,000
Water Transmission Line Ext (Caliente-Calif)	8,700' of 12" line extension	\$1,665,000
Felix Road Well (Zone A1)	Prove out existing well	\$980,000
Merrill Ranch Well #1 and Storage Tank	Shallow well, 0.50 mg tank	\$1,900,000
Merrill Ranch Well #2		\$1,920,000
Impact Fee Studies (2)		\$10,915
Subtotal, North Service Area		\$7,625,915
Total		\$13,440,458

Source: Town of Florence, March 18, 2012; total study cost from Table 112, allocated between service areas based on projected new EDUs from Table 77.