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SEP 29 2017
Florence
Town Clerk's Office

Town of Florence
Annual Report of Development Impact Fees
Reported as of June 30, 2017

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 29th day of September 2017.

By:



Brent Billingsley, Town Manager

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, 2017.

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 \$73. Expenditures of funds were as follows: \$0.

Water

Water Impact Fees were collected in the amount of \$9,900 and interest earnings of \$107. Expenditures of funds were as follows: \$0.

Sewer

Sewer Impact Fees were collected in the amount of \$14,338 and interest earnings of \$1435.83. Expenditures of funds were as follows: SWWTP Belt Press \$118,966.

North Florence Water

Water Impact Fees were collected in the amount of \$0 and interest earnings of \$12. 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 \$34. 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 \$0.

Police Impact Fees

Police Impact Fees were collected in the amount of \$113,977 and interest earnings of \$895. Expenditures of funds were as follows: \$0.

Fire/EMS Impact Fees

Fire/EMS Impact Fees were collected in the amount of \$117,313 and interest earnings of \$13. Expenditures of funds were as follows: \$0.

Parks Development Impact Fees

Parks Development Impact Fees were collected in the amount of \$4,905 and interest earnings of \$196. Expenditures of funds were as follows: \$0.

Library Development Impact Fees

Library Development Impact Fees were collected in the amount of \$36,629 and interest earnings of \$69. Expenditures of funds were as follows: \$0.

Transportation Impact Fees

Transportation Impact Fees were collected in the amount of \$155,893 and interest earnings of \$1,155. Expenditures of funds were as follows: \$0.

Annual Summary

Development Impact Fees Collections for Fiscal Year 2016-2017 June 30, 2017

Fee Fund	Fund Balance	Interest	Collected	Use	Transfer In (Transfer Out)	Fund Balance
501 Sanitation	47,038	73				\$ 47,111
505 Transportation	507,112	1,155	155,893			\$ 664,159
506 General Government	-	-				\$ -
508 Police	424,244	895	113,977			\$ 539,115
509 Fire/EMS	-	13	117,313			\$ 117,326
510 Parks	-	196	4,905			\$ 5,101
511 Library	-	69	36,629			\$ 36,699
596 Florence Water	40	107	9,900			\$ 10,047
597 Florence Sewer	179,115	1,436	14,338	118,966		\$ 75,923
598 North Florence Water	10,143	12	-			\$ 10,156
599 North Florence Sewer	12,620	34	-			\$ 12,654
Total Development Impact Fees	\$1,180,312	\$3,991	\$452,955	\$118,966	\$0	\$1,518,291

Financial Statements

TOWN OF FLORENCE
COMBINED CASH INVESTMENT
JUNE 30, 2017

COMBINED CASH ACCOUNTS

CASH ALLOCATION RECONCILIATION

501 ALLOCATION TO SANITATION IMPACT FEES	47,111.22
505 ALLOCATION TO TRANSPORTATION DEV. IMPACT FEE	664,159.30
508 ALLOCATION TO POLICE IMPACT FEES	539,115.36
509 ALLOCATION TO FIRE/EMS DEV IMPACT FEES	117,326.36
510 ALLOCATION TO PARKS DEVELOPMENT IMPACT FEES	5,101.10
511 ALLOCATION TO LIBRARY DEVELOPMENT IMPACT FEE	36,698.76
596 ALLOCATION TO DEVELOPMENT FEE-FLORENCE WATER	10,047.01
597 ALLOCATION TO DEVELOPMENT FEE-FLORENCE SEWER	75,922.62
598 ALLOCATION TO DEVELOPMENT FEE-NF WATER	10,155.69
599 ALLOCATION TO DEVELOPMENT FEE - NF SEWER	12,653.62
TOTAL ALLOCATIONS TO OTHER FUNDS	<u>1,518,291.04</u>
ZERO PROOF IF ALLOCATIONS BALANCE	<u>1,518,291.04</u>

TOWN OF FLORENCE
 BALANCE SHEET
 JUNE 30, 2017

SANITATION IMPACT FEES

ASSETS

501-102000	CASH-GENERAL/SPECIAL ACCTS	47,111.22	
501-107000	INTEREST RECEIVABLE	82.20	
		<u> </u>	
	TOTAL ASSETS		<u>47,193.42</u>

LIABILITIES AND EQUITY

LIABILITIES

501-246100	DEFERRED REVENUE	35.19	
		<u> </u>	
	TOTAL LIABILITIES		35.19

FUND EQUITY

	UNAPPROPRIATED FUND BALANCE:		
501-291000	FUND BALANCE	47,037.86	
	REVENUE OVER EXPENDITURES - YTD	120.37	
		<u> </u>	
	BALANCE - CURRENT DATE		<u>47,158.23</u>
	TOTAL FUND EQUITY		<u>47,158.23</u>
	TOTAL LIABILITIES AND EQUITY		<u>47,193.42</u>

TOWN OF FLORENCE
 REVENUES WITH COMPARISON TO BUDGET
 FOR THE 12 MONTHS ENDING JUNE 30, 2017

SANITATION IMPACT FEES

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	PCNT
<u>INTEREST</u>					
501-345-682 INTEREST EARNING	47.01	457.52	200.00	(257.52)	228.8
501-345-683 UNREALIZED GAIN/LOSS ON INVEST	(337.15)	(337.15)	.00	337.15	.0
TOTAL INTEREST	(290.14)	120.37	200.00	79.63	60.2
TOTAL FUND REVENUE	(290.14)	120.37	200.00	79.63	60.2
NET REVENUE OVER EXPENDITURES	(290.14)	120.37	200.00	79.63	60.2

TOWN OF FLORENCE
 BALANCE SHEET
 JUNE 30, 2017

TRANSPORTATION DEV. IMPACT FEE

ASSETS

505-102000	CASH-GENERAL/SPECIAL ACCTS	664,159.30	
505-107000	INTEREST RECEIVABLE	1,158.86	
	TOTAL ASSETS		665,318.16

LIABILITIES AND EQUITY

LIABILITIES

505-246100	DEFERRED REVENUE	496.15	
	TOTAL LIABILITIES		496.15

FUND EQUITY

UNAPPROPRIATED FUND BALANCE:			
505-291000	FUND BALANCE	507,979.18	
	REVENUE OVER EXPENDITURES - YTD	156,842.83	
	BALANCE - CURRENT DATE	664,822.01	
	TOTAL FUND EQUITY		664,822.01
	TOTAL LIABILITIES AND EQUITY		665,318.16

TOWN OF FLORENCE
REVENUES WITH COMPARISON TO BUDGET
FOR THE 12 MONTHS ENDING JUNE 30, 2017

TRANSPORTATION DEV. IMPACT FEE

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	PCNT
<u>INTEREST</u>					
505-345-682 INTEREST EARNING	662.71	5,640.44	1,000.00	(4,640.44)	564.0
505-345-683 UNREALIZED GAIN/LOSS ON INVEST	(4,753.08)	(4,753.08)	.00	4,753.08	.0
TOTAL INTEREST	(4,090.37)	887.36	1,000.00	112.64	88.7
<u>MISCELLANEOUS</u>					
505-350-698 MISCELLANEOUS REVENUE	.00	62.81	.00	(62.81)	.0
TOTAL MISCELLANEOUS	.00	62.81	.00	(62.81)	.0
<u>DEVELOPMENT FEES</u>					
505-360-684 DEVELOPMENT FEES	.00	155,892.66	120,000.00	(35,892.66)	129.9
TOTAL DEVELOPMENT FEES	.00	155,892.66	120,000.00	(35,892.66)	129.9
TOTAL FUND REVENUE	(4,090.37)	156,842.83	121,000.00	(35,842.83)	129.6
NET REVENUE OVER EXPENDITURES	(4,090.37)	156,842.83	121,000.00	(35,842.83)	129.6

TOWN OF FLORENCE
 EXPENDITURES WITH COMPARISON TO BUDGET
 FOR THE 12 MONTHS ENDING JUNE 30, 2017

GENERAL GOV DEV IMPACT FEES

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>COMMUNITY DEVELOPMENT</u>					
506-506-217 PROFESSIONAL SERVICES	.00	.00	6,000.00	6,000.00	.0
TOTAL COMMUNITY DEVELOPMENT	.00	.00	6,000.00	6,000.00	.0
TOTAL FUND EXPENDITURES	.00	.00	6,000.00	6,000.00	.0
NET REVENUE OVER EXPENDITURES	.00	.00	(6,000.00)	(6,000.00)	.0

TOWN OF FLORENCE
 BALANCE SHEET
 JUNE 30, 2017

POLICE IMPACT FEES

ASSETS

508-102000	CASH - GENERAL/SPECIAL ACCTS	539,115.36	
508-107000	INTEREST RECEIVABLE	940.68	
	TOTAL ASSETS		<u>540,056.04</u>

LIABILITIES AND EQUITY

LIABILITIES

508-246100	DEFERRED REVENUE	402.73	
	TOTAL LIABILITIES		402.73

FUND EQUITY

	UNAPPROPRIATED FUND BALANCE:		
508-291000	FUND BALANCE	424,593.11	
	REVENUE OVER EXPENDITURES - YTD	115,060.20	
	BALANCE - CURRENT DATE	539,653.31	
	TOTAL FUND EQUITY		<u>539,653.31</u>
	TOTAL LIABILITIES AND EQUITY		<u>540,056.04</u>

TOWN OF FLORENCE
 REVENUES WITH COMPARISON TO BUDGET
 FOR THE 12 MONTHS ENDING JUNE 30, 2017

POLICE IMPACT FEES

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	PCNT
<u>INTEREST</u>					
508-345-682 INTEREST EARNING	537.95	4,661.65	2,500.00	(2,161.65)	186.5
508-345-683 UNREALIZED GAIN/LOSS ON INVEST	(3,858.20)	(3,858.20)	.00	3,858.20	.0
TOTAL INTEREST	(3,320.25)	803.45	2,500.00	1,696.55	32.1
<u>OTHER REVENUE</u>					
508-350-698 MISCELLANEOUS REVENUE	.00	280.22	.00	(280.22)	.0
TOTAL OTHER REVENUE	.00	280.22	.00	(280.22)	.0
<u>DEVELOPMENT FEES</u>					
508-360-684 DEVELOPMENT FEES	.00	113,976.53	106,000.00	(7,976.53)	107.5
TOTAL DEVELOPMENT FEES	.00	113,976.53	106,000.00	(7,976.53)	107.5
TOTAL FUND REVENUE	(3,320.25)	115,060.20	108,500.00	(6,560.20)	106.1

TOWN OF FLORENCE
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 12 MONTHS ENDING JUNE 30, 2017

POLICE IMPACT FEES

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>COMMUNITY DEVELOPMENT</u>						
508-506-217	PROFESSIONAL SERVICES	.00	.00	6,000.00	6,000.00	.0
	TOTAL COMMUNITY DEVELOPMENT	.00	.00	6,000.00	6,000.00	.0
	TOTAL FUND EXPENDITURES	.00	.00	6,000.00	6,000.00	.0
	NET REVENUE OVER EXPENDITURES	(3,320.25)	115,060.20	102,500.00	(12,560.20)	112.3

TOWN OF FLORENCE
 BALANCE SHEET
 JUNE 30, 2017

FIRE/EMS DEV IMPACT FEES

ASSETS

509-102000	CASH - GENERAL/SPECIAL ACCTS	117,326.36	
509-107000	INTEREST RECEIVABLE	204.72	
	TOTAL ASSETS		<u>117,531.08</u>

LIABILITIES AND EQUITY

LIABILITIES

509-246100	DEFERRED REVENUE	87.65	
	TOTAL LIABILITIES		87.65

FUND EQUITY

	UNAPPROPRIATED FUND BALANCE: REVENUE OVER EXPENDITURES - YTD	<u>117,443.43</u>	
	BALANCE - CURRENT DATE	117,443.43	
	TOTAL FUND EQUITY		<u>117,443.43</u>
	TOTAL LIABILITIES AND EQUITY		<u>117,531.08</u>

TOWN OF FLORENCE
REVENUES WITH COMPARISON TO BUDGET
FOR THE 12 MONTHS ENDING JUNE 30, 2017

FIRE/EMS DEV IMPACT FEES

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	PCNT
<u>INTEREST</u>					
509-345-682 INTEREST EARNING	117.07	634.40	4,000.00	3,365.60	15.9
509-345-683 UNREALIZED GAIN/LOSS ON INVEST	(839.65)	(839.65)	.00	839.65	.0
TOTAL INTEREST	(722.58)	(205.25)	4,000.00	4,205.25	(5.1)
<u>OTHER REVENUE</u>					
509-350-698 MISC REVENUE	.00	335.56	.00	(335.56)	.0
TOTAL OTHER REVENUE	.00	335.56	.00	(335.56)	.0
<u>DEVELOPMENT FEES</u>					
509-360-684 DEVELOPMENT FEES	.00	117,313.12	91,100.00	(26,213.12)	128.8
TOTAL DEVELOPMENT FEES	.00	117,313.12	91,100.00	(26,213.12)	128.8
TOTAL FUND REVENUE	(722.58)	117,443.43	95,100.00	(22,343.43)	123.5

TOWN OF FLORENCE
 EXPENDITURES WITH COMPARISON TO BUDGET
 FOR THE 12 MONTHS ENDING JUNE 30, 2017

FIRE/EMS DEV IMPACT FEES

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>COMMUNITY DEVELOPMENT</u>						
509-506-217	PROFESSIONAL SERVICES	.00	.00	6,000.00	6,000.00	.0
	TOTAL COMMUNITY DEVELOPMENT	.00	.00	6,000.00	6,000.00	.0
	TOTAL FUND EXPENDITURES	.00	.00	6,000.00	6,000.00	.0
	NET REVENUE OVER EXPENDITURES	(722.58)	117,443.43	89,100.00	(28,343.43)	131.8

TOWN OF FLORENCE
 BALANCE SHEET
 JUNE 30, 2017

PARKS DEVELOPMENT IMPACT FEES

<u>ASSETS</u>			
510-102000	CASH-GENERAL/SPECIAL ACCTS	5,101.10	
510-107000	INTEREST RECEIVABLE	8.90	
	TOTAL ASSETS		<u>5,110.00</u>
<u>LIABILITIES AND EQUITY</u>			
<u>LIABILITIES</u>			
510-246100	DEFERRED REVENUE	3.81	
	TOTAL LIABILITIES		3.81
<u>FUND EQUITY</u>			
	UNAPPROPRIATED FUND BALANCE: REVENUE OVER EXPENDITURES - YTD	5,106.19	
	BALANCE - CURRENT DATE	5,106.19	
	TOTAL FUND EQUITY		<u>5,106.19</u>
	TOTAL LIABILITIES AND EQUITY		<u>5,110.00</u>

TOWN OF FLORENCE
 REVENUES WITH COMPARISON TO BUDGET
 FOR THE 12 MONTHS ENDING JUNE 30, 2017

PARKS DEVELOPMENT IMPACT FEES

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	PCNT
<u>INTEREST</u>					
510-345-682 INTEREST EARNING	5.09	34.01	500.00	465.99	6.8
510-345-683 UNREALIZED GAIN/LOSS ON INVEST	(36.51)	(36.51)	.00	36.51	.0
TOTAL INTEREST	(31.42)	(2.50)	500.00	502.50	(.5)
<u>SOURCE 350</u>					
510-350-698 MISCELLANEOUS REVENUE	.00	203.75	.00	(203.75)	.0
TOTAL SOURCE 350	.00	203.75	.00	(203.75)	.0
<u>DEVELOPMENT FEES</u>					
510-360-684 DEVELOPMENT FEES	.00	4,904.94	6,000.00	1,095.06	81.8
TOTAL DEVELOPMENT FEES	.00	4,904.94	6,000.00	1,095.06	81.8
TOTAL FUND REVENUE	(31.42)	5,106.19	6,500.00	1,393.81	78.6

TOWN OF FLORENCE
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 12 MONTHS ENDING JUNE 30, 2017

PARKS DEVELOPMENT IMPACT FEES

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>COMMUNITY DEVELOPMENT</u>						
510-506-217	PROFESSIONAL SERVICES	.00	.00	6,000.00	6,000.00	.0
	TOTAL COMMUNITY DEVELOPMENT	.00	.00	6,000.00	6,000.00	.0
	TOTAL FUND EXPENDITURES	.00	.00	6,000.00	6,000.00	.0
	NET REVENUE OVER EXPENDITURES	(31.42)	5,106.19	500.00	(4,606.19)	1021.2

TOWN OF FLORENCE
 BALANCE SHEET
 JUNE 30, 2017

LIBRARY DEVELOPMENT IMPACT FEE

<u>ASSETS</u>		
511-102000	CASH - GENERAL/SPECIAL ACCTS	36,698.76
511-107000	INTEREST RECEIVABLE	64.03
	TOTAL ASSETS	<u>36,762.79</u>
<u>LIABILITIES AND EQUITY</u>		
<u>LIABILITIES</u>		
511-246100	DEFERRED REVENUE	27.41
	TOTAL LIABILITIES	27.41
<u>FUND EQUITY</u>		
	UNAPPROPRIATED FUND BALANCE: REVENUE OVER EXPENDITURES - YTD	<u>36,735.38</u>
	BALANCE - CURRENT DATE	<u>36,735.38</u>
	TOTAL FUND EQUITY	<u>36,735.38</u>
	TOTAL LIABILITIES AND EQUITY	<u>36,762.79</u>

TOWN OF FLORENCE
REVENUES WITH COMPARISON TO BUDGET
FOR THE 12 MONTHS ENDING JUNE 30, 2017

LIBRARY DEVELOPMENT IMPACT FEE

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	PCNT
<u>INTEREST</u>					
511-345-682 INTEREST EARNING	36.62	206.35	1,000.00	793.65	20.6
511-345-683 UNREALIZED GAIN/LOSS ON INVEST	(262.64)	(262.64)	.00	262.64	.0
TOTAL INTEREST	(226.02)	(56.29)	1,000.00	1,056.29	(5.6)
<u>SOURCE 350</u>					
511-350-698 MISCELLANEOUS REVENUE	.00	162.30	.00	(162.30)	.0
TOTAL SOURCE 350	.00	162.30	.00	(162.30)	.0
<u>DEVELOPMENT FEES</u>					
511-360-684 DEVELOPMENT FEES	.00	36,629.37	30,500.00	(6,129.37)	120.1
TOTAL DEVELOPMENT FEES	.00	36,629.37	30,500.00	(6,129.37)	120.1
TOTAL FUND REVENUE	(226.02)	36,735.38	31,500.00	(5,235.38)	116.6

TOWN OF FLORENCE
 EXPENDITURES WITH COMPARISON TO BUDGET
 FOR THE 12 MONTHS ENDING JUNE 30, 2017

LIBRARY DEVELOPMENT IMPACT FEE

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>COMMUNITY DEVELOPMENT</u>					
511-506-217 PROFESSIONAL SERVICES	.00	.00	6,000.00	6,000.00	.0
TOTAL COMMUNITY DEVELOPMENT	.00	.00	6,000.00	6,000.00	.0
TOTAL FUND EXPENDITURES	.00	.00	6,000.00	6,000.00	.0
NET REVENUE OVER EXPENDITURES	(226.02)	36,735.38	25,500.00	(11,235.38)	144.1

TOWN OF FLORENCE
 BALANCE SHEET
 JUNE 30, 2017

DEVELOPMENT FEE-FLORENCE WATER

ASSETS

596-102000	CASH-GENERAL/SPECIAL ACCTS	10,047.01	
596-107000	INTEREST RECEIVABLE	17.53	
	TOTAL ASSETS		<u>10,064.54</u>

LIABILITIES AND EQUITY

FUND EQUITY

UNAPPROPRIATED FUND BALANCE:			
596-291000	FUND BALANCE	222.46	
	REVENUE OVER EXPENDITURES - YTD	9,842.08	
	BALANCE - CURRENT DATE	10,064.54	
	TOTAL FUND EQUITY		<u>10,064.54</u>
	TOTAL LIABILITIES AND EQUITY		<u>10,064.54</u>

TOWN OF FLORENCE
REVENUES WITH COMPARISON TO BUDGET
FOR THE 12 MONTHS ENDING JUNE 30, 2017

DEVELOPMENT FEE-FLORENCE WATER

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	PCNT
<u>INTEREST</u>					
596-345-682 INTEREST EARNING	17.53	(15.66)	2,000.00	2,015.66	(.8)
596-345-683 UNREALIZED GAIN/LOSS ON INVEST	(71.90)	(71.90)	.00	71.90	.0
TOTAL INTEREST	(54.37)	(87.56)	2,000.00	2,087.56	(4.4)
<u>SOURCE 350</u>					
596-350-698 MISCELLANEOUS REVENUE	.00	29.64	.00	(29.64)	.0
TOTAL SOURCE 350	.00	29.64	.00	(29.64)	.0
<u>DEVELOPMENT FEES</u>					
596-360-684 DEVELOPMENT FEES	.00	9,900.00	13,320.00	3,420.00	74.3
TOTAL DEVELOPMENT FEES	.00	9,900.00	13,320.00	3,420.00	74.3
TOTAL FUND REVENUE	(54.37)	9,842.08	15,320.00	5,477.92	64.2

TOWN OF FLORENCE
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 12 MONTHS ENDING JUNE 30, 2017

DEVELOPMENT FEE-FLORENCE WATER

	<u>PERIOD ACTUAL</u>	<u>YTD ACTUAL</u>	<u>BUDGET</u>	<u>UNEXPENDED</u>	<u>PCNT</u>
<u>COMMUNITY DEVELOPMENT</u>					
596-506-217 PROFESSIONAL SERVICES	.00	.00	6,000.00	6,000.00	.0
TOTAL COMMUNITY DEVELOPMENT	.00	.00	6,000.00	6,000.00	.0
TOTAL FUND EXPENDITURES	.00	.00	6,000.00	6,000.00	.0
NET REVENUE OVER EXPENDITURES	(54.37)	9,842.08	9,320.00	(522.08)	105.6

TOWN OF FLORENCE
 BALANCE SHEET
 JUNE 30, 2017

DEVELOPMENT FEE-FLORENCE SEWER

ASSETS

597-102000	CASH-GENERAL/SPECIAL ACCTS		75,922.62	
597-107000	INTEREST RECEIVABLE		132.47	
	TOTAL ASSETS			<u>76,055.09</u>

LIABILITIES AND EQUITY

FUND EQUITY

	UNAPPROPRIATED FUND BALANCE:			
597-291000	FUND BALANCE		179,681.61	
	REVENUE OVER EXPENDITURES - YTD	(103,626.52)	
	BALANCE - CURRENT DATE			<u>76,055.09</u>
	TOTAL FUND EQUITY			<u>76,055.09</u>
	TOTAL LIABILITIES AND EQUITY			<u>76,055.09</u>

TOWN OF FLORENCE
REVENUES WITH COMPARISON TO BUDGET
FOR THE 12 MONTHS ENDING JUNE 30, 2017

DEVELOPMENT FEE-FLORENCE SEWER

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	PCNT
<u>INTEREST</u>					
597-345-682 INTEREST EARNING	132.47	1,455.37	4,000.00	2,544.63	36.4
597-345-683 UNREALIZED GAIN/LOSS ON INVEST	(543.34)	(543.34)	.00	543.34	.0
TOTAL INTEREST	(410.87)	912.03	4,000.00	3,087.97	22.8
<u>SOURCE 350</u>					
597-350-698 MISCELLANEOUS REVENUE	.00	89.93	.00	(89.93)	.0
TOTAL SOURCE 350	.00	89.93	.00	(89.93)	.0
<u>DEVELOPMENT FEES</u>					
597-360-684 DEVELOPMENT FEES	.00	14,338.00	12,000.00	(2,338.00)	119.5
TOTAL DEVELOPMENT FEES	.00	14,338.00	12,000.00	(2,338.00)	119.5
TOTAL FUND REVENUE	(410.87)	15,339.96	16,000.00	660.04	95.9

TOWN OF FLORENCE
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 12 MONTHS ENDING JUNE 30, 2017

DEVELOPMENT FEE-FLORENCE SEWER

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>COMMUNITY DEVELOPMENT</u>					
597-506-217 PROFESSIONAL SERVICES	.00	.00	6,000.00	6,000.00	.0
597-506-506 OTHER EQUIPMENT	.00	118,966.48	.00	(118,966.48)	.0
TOTAL COMMUNITY DEVELOPMENT	.00	118,966.48	6,000.00	(112,966.48)	1982.8
TOTAL FUND EXPENDITURES	.00	118,966.48	6,000.00	(112,966.48)	1982.8
NET REVENUE OVER EXPENDITURES	(410.87)	(103,626.52)	10,000.00	113,626.52	(1036.3)

TOWN OF FLORENCE
 BALANCE SHEET
 JUNE 30, 2017

DEVELOPMENT FEE-NF WATER

ASSETS

598-102000	CASH - GENERAL/SPECIAL ACCTS	10,155.69	
598-107000	INTEREST RECEIVABLE	17.72	
	TOTAL ASSETS		<u>10,173.41</u>

LIABILITIES AND EQUITY

FUND EQUITY

UNAPPROPRIATED FUND BALANCE:			
598-291000	FUND BALANCE	10,158.20	
	REVENUE OVER EXPENDITURES - YTD	15.21	
	BALANCE - CURRENT DATE	10,173.41	
	TOTAL FUND EQUITY		<u>10,173.41</u>
	TOTAL LIABILITIES AND EQUITY		<u>10,173.41</u>

TOWN OF FLORENCE
 REVENUES WITH COMPARISON TO BUDGET
 FOR THE 12 MONTHS ENDING JUNE 30, 2017

DEVELOPMENT FEE-NF WATER

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	PCNT
<u>INTEREST</u>					
598-345-682 INTEREST EARNING	17.72	87.89	100.00	12.11	87.9
598-345-683 UNREALIZED GAIN/LOSS ON INVEST	(72.68)	(72.68)	.00	72.68	.0
TOTAL INTEREST	(54.96)	15.21	100.00	84.79	15.2
TOTAL FUND REVENUE	(54.96)	15.21	100.00	84.79	15.2

TOWN OF FLORENCE
 EXPENDITURES WITH COMPARISON TO BUDGET
 FOR THE 12 MONTHS ENDING JUNE 30, 2017

DEVELOPMENT FEE-NF WATER

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>COMMUNITY DEVELOPMENT</u>						
598-506-217	PROFESSIONAL SERVICES	.00	.00	6,000.00	6,000.00	.0
	TOTAL COMMUNITY DEVELOPMENT	.00	.00	6,000.00	6,000.00	.0
	TOTAL FUND EXPENDITURES	.00	.00	6,000.00	6,000.00	.0
	NET REVENUE OVER EXPENDITURES	(54.96)	15.21	(5,900.00)	(5,915.21)	.3

TOWN OF FLORENCE
 BALANCE SHEET
 JUNE 30, 2017

DEVELOPMENT FEE - NF SEWER

<u>ASSETS</u>			
599-102000	CASH - GENERAL/SPECIAL REVENUE		12,653.62
599-107000	INTEREST RECEIVABLE		22.08
			<u>12,675.70</u>
	TOTAL ASSETS		<u>12,675.70</u>
<u>LIABILITIES AND EQUITY</u>			
<u>FUND EQUITY</u>			
UNAPPROPRIATED FUND BALANCE:			
599-291000	FUND BALANCE	12,638.24	
	REVENUE OVER EXPENDITURES - YTD	37.46	
			<u>12,675.70</u>
	BALANCE - CURRENT DATE		<u>12,675.70</u>
	TOTAL FUND EQUITY		<u>12,675.70</u>
	TOTAL LIABILITIES AND EQUITY		<u>12,675.70</u>

TOWN OF FLORENCE
 REVENUES WITH COMPARISON TO BUDGET
 FOR THE 12 MONTHS ENDING JUNE 30, 2017

DEVELOPMENT FEE - NF SEWER

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	PCNT
<u>INTEREST</u>					
599-345-682 INTEREST EARNING	22.08	128.02	100.00	(28.02)	128.0
599-345-683 UNREALIZED GAIN/LOSS ON INVEST	(90.56)	(90.56)	.00	90.56	.0
TOTAL INTEREST	(68.48)	37.46	100.00	62.54	37.5
TOTAL FUND REVENUE	(68.48)	37.46	100.00	62.54	37.5

TOWN OF FLORENCE
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 12 MONTHS ENDING JUNE 30, 2017

DEVELOPMENT FEE - NF SEWER

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>COMMUNITY DEVELOPMENT</u>						
599-506-217	PROFESSIONAL SERVICES	.00	.00	6,000.00	6,000.00	.0
	TOTAL COMMUNITY DEVELOPMENT	.00	.00	6,000.00	6,000.00	.0
	TOTAL FUND EXPENDITURES	.00	.00	6,000.00	6,000.00	.0
	NET REVENUE OVER EXPENDITURES	(68.48)	37.46	(5,900.00)	(5,937.46)	.6

**Infrastructure Improvement Plan
Related to Impact Fees
2013-2023**

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.