



Received

FEB 05 2019

Florence
Town Clerk's Office

**Town of Florence
Annual Report of Development Impact Fees
Reported as of June 30, 2018**

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 February 5, 2019.

By:



Joseph Jarvis, 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, 2018.

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 \$197. Expenditures of funds were as follows: Development impact fee study and a truck for the use of Sanitation staff \$30,053.

Water

Water Impact Fees were collected in the amount of \$1,980 and interest earnings of \$39. Expenditures of funds were as follows: Development impact fee study and water infrastructure improvements in downtown Florence \$12,076.

Sewer

Sewer Impact Fees were collected in the amount of \$2,140 and interest earnings of \$321. Expenditures of funds were as follows: Development impact fee \$7,237.

North Florence Water

Water Impact Fees were collected in the amount of \$0 and interest earnings of \$40. Expenditures of funds were as follows: Expenditures of funds were as follows: Development impact fee \$7,237.

North Florence Sewer

Water Impact Fees were collected in the amount of \$0 and interest earnings of \$51. Expenditures of funds were as follows: Development impact fee \$7,237.

Non Utility Development Impact Fees

Police Impact Fees

Police Impact Fees were collected in the amount of \$144,846 and interest earnings of \$2,508. Expenditures of funds were as follows: Development impact fee study \$7,237.

Fire/EMS Impact Fees

Fire/EMS Impact Fees were collected in the amount of \$146,905 and interest earnings of \$712. Expenditures of funds were as follows: Development impact fee study \$7,237.

Parks Development Impact Fees

Parks Development Impact Fees were collected in the amount of \$8,651 and interest earnings of \$27. Expenditures of funds were as follows: Development impact fee study \$7,237.

Library Development Impact Fees

Library Development Impact Fees were collected in the amount of \$48,335 and interest earnings of \$225. Expenditures of funds were as follows: Development impact fee study \$7,237.

Transportation Impact Fees

Transportation Impact Fees were collected in the amount of \$163,983 and interest earnings of \$3,063. Expenditures of funds were as follows: Development impact fee study \$7,237.

Annual Summary

Development Impact Fees Collections for Fiscal Year 2017-2018 June 30, 2018

Fee Fund	Fund Balance	Interest	Collected	Use	Transfer In (Transfer Out)	Fund Balance
501 Sanitation	\$47,158	\$197		\$7,237	\$22,816	\$17,302
505 Transportation	\$664,822	\$3,063	\$163,983	\$7,237		\$824,631
508 Police	\$539,597	\$2,508	\$144,846	\$7,237		\$679,715
509 Fire/EMS	\$117,500	\$712	\$146,905	\$7,237		\$257,880
510 Parks	\$5,106	\$27	\$8,651	\$7,237		\$6,547
511 Library	\$36,735	\$225	\$48,335	\$7,237		\$78,058
596 Florence Water	\$10,065	\$39	\$1,980	\$7,237	\$4,839	\$8
597 Florence Sewer	\$76,056	\$321	\$2,140	\$7,237		\$71,279
598 North Florence Water	\$10,172	\$40		\$7,237		\$2,977
599 North Florence Sewer	\$12,676	\$51		\$7,237		\$5,490
Total Development Impact Fees	\$1,519,887	\$7,183	\$516,840	\$72,370	\$27,655	\$1,943,887

Financial Statements

TOWN OF FLORENCE
COMBINED CASH INVESTMENT
JUNE 30, 2018

COMBINED CASH ACCOUNTS

CASH ALLOCATION RECONCILIATION

501 ALLOCATION TO SANITATION IMPACT FEES	17,301.83
505 ALLOCATION TO TRANSPORTATION DEV. IMPACT FEE	824,630.93
508 ALLOCATION TO POLICE IMPACT FEES	679,714.71
509 ALLOCATION TO FIRE/EMS DEV IMPACT FEES	257,879.97
510 ALLOCATION TO PARKS DEVELOPMENT IMPACT FEES	6,547.09
511 ALLOCATION TO LIBRARY DEVELOPMENT IMPACT FEE	78,058.12
596 ALLOCATION TO DEVELOPMENT FEE-FLORENCE WATER	.28
597 ALLOCATION TO DEVELOPMENT FEE-FLORENCE SEWER	71,222.24
598 ALLOCATION TO DEVELOPMENT FEE-NF WATER	2,969.06
599 ALLOCATION TO DEVELOPMENT FEE - NF SEWER	5,480.11
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TOTAL ALLOCATIONS TO OTHER FUNDS	1,943,804.34
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ZERO PROOF IF ALLOCATIONS BALANCE	1,943,804.34
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TOWN OF FLORENCE
BALANCE SHEET
JUNE 30, 2018

SANITATION IMPACT FEES

<u>ASSETS</u>			
501-102000	CASH-GENERAL/SPECIAL ACCTS	17,301.83	
501-107000	INTEREST RECEIVABLE	6.93	
	TOTAL ASSETS		17,308.76
<u>LIABILITIES AND EQUITY</u>			
<u>LIABILITIES</u>			
501-246100	DEFERRED REVENUE	6.93	
	TOTAL LIABILITIES		6.93
<u>FUND EQUITY</u>			
UNAPPROPRIATED FUND BALANCE:			
501-291000	FUND BALANCE	47,158.23	
	REVENUE OVER EXPENDITURES - YTD	(29,856.40)	
	BALANCE - CURRENT DATE	17,301.83	
	TOTAL FUND EQUITY		17,301.83
	TOTAL LIABILITIES AND EQUITY		17,308.76

TOWN OF FLORENCE
 REVENUES WITH COMPARISON TO BUDGET
 FOR THE 12 MONTHS ENDING JUNE 30, 2018

SANITATION IMPACT FEES

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	PCNT
<u>INTEREST</u>					
501-345-682 INTEREST EARNING	.00	196.61	408.00	211.39	48.2
TOTAL INTEREST	.00	196.61	408.00	211.39	48.2
TOTAL FUND REVENUE	.00	196.61	408.00	211.39	48.2

TOWN OF FLORENCE
 EXPENDITURES WITH COMPARISON TO BUDGET
 FOR THE 12 MONTHS ENDING JUNE 30, 2018

SANITATION IMPACT FEES

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>COMMUNITY DEVELOPMENT</u>					
501-506-217 PROFESSIONAL SERVICES	.00	7,236.97	.00	(7,236.97)	.0
501-506-505 VEHICLES	.00	22,816.04	.00	(22,816.04)	.0
TOTAL COMMUNITY DEVELOPMENT	.00	30,053.01	.00	(30,053.01)	.0
TOTAL FUND EXPENDITURES	.00	30,053.01	.00	(30,053.01)	.0
NET REVENUE OVER EXPENDITURES	.00	(29,856.40)	408.00	30,264.40	(7317.8)

TOWN OF FLORENCE
 BALANCE SHEET
 JUNE 30, 2018

TRANSPORTATION DEV. IMPACT FEE

ASSETS

505-102000	CASH-GENERAL/SPECIAL ACCTS	824,630.93	
505-107000	INTEREST RECEIVABLE	97.79	
	TOTAL ASSETS		<u>824,728.72</u>

LIABILITIES AND EQUITY

LIABILITIES

505-246100	DEFERRED REVENUE	97.79	
	TOTAL LIABILITIES		97.79

FUND EQUITY

UNAPPROPRIATED FUND BALANCE:			
505-291000	FUND BALANCE	664,822.01	
	REVENUE OVER EXPENDITURES - YTD	159,808.92	
	BALANCE - CURRENT DATE	824,630.93	
	TOTAL FUND EQUITY		<u>824,630.93</u>
	TOTAL LIABILITIES AND EQUITY		<u>824,728.72</u>

TOWN OF FLORENCE
 REVENUES WITH COMPARISON TO BUDGET
 FOR THE 12 MONTHS ENDING JUNE 30, 2018

TRANSPORTATION DEV. IMPACT FEE

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	PCNT
<u>INTEREST</u>					
505-345-682 INTEREST EARNING	.00	3,063.26	11,215.00	8,151.74	27.3
TOTAL INTEREST	.00	3,063.26	11,215.00	8,151.74	27.3
<u>DEVELOPMENT FEES</u>					
505-360-684 DEVELOPMENT FEES	.00	163,982.66	110,904.00	(53,078.66)	147.9
TOTAL DEVELOPMENT FEES	.00	163,982.66	110,904.00	(53,078.66)	147.9
TOTAL FUND REVENUE	.00	167,045.92	122,119.00	(44,926.92)	136.8

TOWN OF FLORENCE
 EXPENDITURES WITH COMPARISON TO BUDGET
 FOR THE 12 MONTHS ENDING JUNE 30, 2018

TRANSPORTATION DEV. IMPACT FEE

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>COMMUNITY DEVELOPMENT</u>						
505-506-217	PROFESSIONAL SERVICES	.00	7,237.00	8,750.00	1,513.00	82.7
	TOTAL COMMUNITY DEVELOPMENT	.00	7,237.00	8,750.00	1,513.00	82.7

TOWN OF FLORENCE
 EXPENDITURES WITH COMPARISON TO BUDGET
 FOR THE 12 MONTHS ENDING JUNE 30, 2018

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	525,000.00	525,000.00	.0
TOTAL TRANSFERS OUT	.00	.00	525,000.00	525,000.00	.0
TOTAL FUND EXPENDITURES	.00	7,237.00	533,750.00	526,513.00	1.4
NET REVENUE OVER EXPENDITURES	.00	159,808.92	(411,631.00)	(571,439.92)	38.8

TOWN OF FLORENCE
 EXPENDITURES WITH COMPARISON TO BUDGET
 FOR THE 12 MONTHS ENDING JUNE 30, 2018

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, 2018

POLICE IMPACT FEES

<u>ASSETS</u>			
508-102000	CASH - GENERAL/SPECIAL ACCTS	679,714.71	
508-107000	INTEREST RECEIVABLE	79.38	
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	TOTAL ASSETS		<u>679,794.09</u>
<u>LIABILITIES AND EQUITY</u>			
<u>LIABILITIES</u>			
508-246100	DEFERRED REVENUE	79.37	
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	TOTAL LIABILITIES		79.37
<u>FUND EQUITY</u>			
UNAPPROPRIATED FUND BALANCE:			
508-291000	FUND BALANCE	539,597.07	
	REVENUE OVER EXPENDITURES - YTD	140,117.65	
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	BALANCE - CURRENT DATE	679,714.72	
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	TOTAL FUND EQUITY		<u>679,714.72</u>
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	TOTAL LIABILITIES AND EQUITY		<u>679,794.09</u>
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TOWN OF FLORENCE
 REVENUES WITH COMPARISON TO BUDGET
 FOR THE 12 MONTHS ENDING JUNE 30, 2018

POLICE IMPACT FEES

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	PCNT
<u>INTEREST</u>					
508-345-682 INTEREST EARNING	.00	2,508.40	4,227.00	1,718.60	59.3
TOTAL INTEREST	.00	2,508.40	4,227.00	1,718.60	59.3
<u>DEVELOPMENT FEES</u>					
508-360-684 DEVELOPMENT FEES	.00	144,846.25	99,548.00	(45,298.25)	145.5
TOTAL DEVELOPMENT FEES	.00	144,846.25	99,548.00	(45,298.25)	145.5
TOTAL FUND REVENUE	.00	147,354.65	103,775.00	(43,579.65)	142.0

TOWN OF FLORENCE
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 12 MONTHS ENDING JUNE 30, 2018

POLICE IMPACT FEES

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>COMMUNITY DEVELOPMENT</u>						
508-506-217	PROFESSIONAL SERVICES	.00	7,237.00	8,750.00	1,513.00	82.7
	TOTAL COMMUNITY DEVELOPMENT	.00	7,237.00	8,750.00	1,513.00	82.7
	TOTAL FUND EXPENDITURES	.00	7,237.00	8,750.00	1,513.00	82.7
	NET REVENUE OVER EXPENDITURES	.00	140,117.65	95,025.00	(45,092.65)	147.5

TOWN OF FLORENCE
 BALANCE SHEET
 JUNE 30, 2018

FIRE/EMS DEV IMPACT FEES

ASSETS

509-102000	CASH - GENERAL/SPECIAL ACCTS	257,879.97	
509-107000	INTEREST RECEIVABLE	17.28	
	TOTAL ASSETS		<u>257,897.25</u>

LIABILITIES AND EQUITY

LIABILITIES

509-246100	DEFERRED REVENUE	17.28	
	TOTAL LIABILITIES		17.28

FUND EQUITY

UNAPPROPRIATED FUND BALANCE:			
509-291000	FUND BALANCE	117,499.67	
	REVENUE OVER EXPENDITURES - YTD	140,380.30	
	BALANCE - CURRENT DATE	257,879.97	
	TOTAL FUND EQUITY		<u>257,879.97</u>
	TOTAL LIABILITIES AND EQUITY		<u>257,897.25</u>

TOWN OF FLORENCE
REVENUES WITH COMPARISON TO BUDGET
FOR THE 12 MONTHS ENDING JUNE 30, 2018

FIRE/EMS DEV IMPACT FEES

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	PCNT
<u>INTEREST</u>					
509-345-682 INTEREST EARNING	.00	712.48	5,939.00	5,226.52	12.0
TOTAL INTEREST	.00	712.48	5,939.00	5,226.52	12.0
<u>DEVELOPMENT FEES</u>					
509-360-684 DEVELOPMENT FEES	.00	146,904.82	100,788.00	(46,116.82)	145.8
TOTAL DEVELOPMENT FEES	.00	146,904.82	100,788.00	(46,116.82)	145.8
TOTAL FUND REVENUE	.00	147,617.30	106,727.00	(40,890.30)	138.3

TOWN OF FLORENCE
 EXPENDITURES WITH COMPARISON TO BUDGET
 FOR THE 12 MONTHS ENDING JUNE 30, 2018

FIRE/EMS DEV IMPACT FEES

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>COMMUNITY DEVELOPMENT</u>						
509-506-217	PROFESSIONAL SERVICES	.00	7,237.00	8,750.00	1,513.00	82.7
	TOTAL COMMUNITY DEVELOPMENT	.00	7,237.00	8,750.00	1,513.00	82.7
	TOTAL FUND EXPENDITURES	.00	7,237.00	8,750.00	1,513.00	82.7
	NET REVENUE OVER EXPENDITURES	.00	140,380.30	97,977.00	(42,403.30)	143.3

TOWN OF FLORENCE
BALANCE SHEET
JUNE 30, 2018

PARKS DEVELOPMENT IMPACT FEES

<u>ASSETS</u>			
510-102000	CASH-GENERAL/SPECIAL ACCTS	6,547.09	
510-107000	INTEREST RECEIVABLE	.74	
	TOTAL ASSETS		6,547.83
<u>LIABILITIES AND EQUITY</u>			
<u>LIABILITIES</u>			
510-246100	DEFERRED REVENUE	.74	
	TOTAL LIABILITIES		.74
<u>FUND EQUITY</u>			
	UNAPPROPRIATED FUND BALANCE:		
510-291000	FUND BALANCE	5,106.19	
	REVENUE OVER EXPENDITURES - YTD	1,440.90	
	BALANCE - CURRENT DATE	6,547.09	
	TOTAL FUND EQUITY		6,547.09
	TOTAL LIABILITIES AND EQUITY		6,547.83

TOWN OF FLORENCE
 REVENUES WITH COMPARISON TO BUDGET
 FOR THE 12 MONTHS ENDING JUNE 30, 2018

PARKS DEVELOPMENT IMPACT FEES

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	PCNT
<u>INTEREST</u>					
510-345-682 INTEREST EARNING	.00	26.81	243.00	216.19	11.0
TOTAL INTEREST	.00	26.81	243.00	216.19	11.0
<u>DEVELOPMENT FEES</u>					
510-360-684 DEVELOPMENT FEES	.00	8,651.09	5,668.00	(2,983.09)	152.6
TOTAL DEVELOPMENT FEES	.00	8,651.09	5,668.00	(2,983.09)	152.6
TOTAL FUND REVENUE	.00	8,677.90	5,911.00	(2,766.90)	146.8

TOWN OF FLORENCE
 EXPENDITURES WITH COMPARISON TO BUDGET
 FOR THE 12 MONTHS ENDING JUNE 30, 2018

PARKS DEVELOPMENT IMPACT FEES

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>COMMUNITY DEVELOPMENT</u>						
510-506-217	PROFESSIONAL SERVICES	.00	7,237.00	8,750.00	1,513.00	82.7
	TOTAL COMMUNITY DEVELOPMENT	.00	7,237.00	8,750.00	1,513.00	82.7
	TOTAL FUND EXPENDITURES	.00	7,237.00	8,750.00	1,513.00	82.7
	NET REVENUE OVER EXPENDITURES	.00	1,440.90	(2,839.00)	(4,279.90)	50.8

TOWN OF FLORENCE
BALANCE SHEET
JUNE 30, 2018

LIBRARY DEVELOPMENT IMPACT FEE

ASSETS

511-102000	CASH - GENERAL/SPECIAL ACCTS	78,058.12	
511-107000	INTEREST RECEIVABLE	5.40	
	TOTAL ASSETS		78,063.52

LIABILITIES AND EQUITY

LIABILITIES

511-246100	DEFERRED REVENUE	5.40	
	TOTAL LIABILITIES		5.40

FUND EQUITY

UNAPPROPRIATED FUND BALANCE:			
511-291000	FUND BALANCE	36,735.38	
	REVENUE OVER EXPENDITURES - YTD	41,322.74	
	BALANCE - CURRENT DATE	78,058.12	
	TOTAL FUND EQUITY		78,058.12
	TOTAL LIABILITIES AND EQUITY		78,063.52

TOWN OF FLORENCE
 REVENUES WITH COMPARISON TO BUDGET
 FOR THE 12 MONTHS ENDING JUNE 30, 2018

LIBRARY DEVELOPMENT IMPACT FEE

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	PCNT
<u>INTEREST</u>					
511-345-682 INTEREST EARNING	.00	224.69	452.00	227.31	49.7
TOTAL INTEREST	.00	224.69	452.00	227.31	49.7
<u>DEVELOPMENT FEES</u>					
511-360-684 DEVELOPMENT FEES	.00	48,335.05	33,292.00	(15,043.05)	145.2
TOTAL DEVELOPMENT FEES	.00	48,335.05	33,292.00	(15,043.05)	145.2
TOTAL FUND REVENUE	.00	48,559.74	33,744.00	(14,815.74)	143.9

TOWN OF FLORENCE
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 12 MONTHS ENDING JUNE 30, 2018

LIBRARY DEVELOPMENT IMPACT FEE

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>COMMUNITY DEVELOPMENT</u>						
511-506-217	PROFESSIONAL SERVICES	.00	7,237.00	8,750.00	1,513.00	82.7
	TOTAL COMMUNITY DEVELOPMENT	.00	7,237.00	8,750.00	1,513.00	82.7
	TOTAL FUND EXPENDITURES	.00	7,237.00	8,750.00	1,513.00	82.7
	NET REVENUE OVER EXPENDITURES	.00	41,322.74	24,994.00	(16,328.74)	165.3

TOWN OF FLORENCE
BALANCE SHEET
JUNE 30, 2018

DEVELOPMENT FEE-FLORENCE WATER

<u>ASSETS</u>			
596-102000	CASH-GENERAL/SPECIAL ACCTS	.28	
596-107000	INTEREST RECEIVABLE	1.48	
	TOTAL ASSETS		1.76
<u>LIABILITIES AND EQUITY</u>			
<u>LIABILITIES</u>			
596-246100	DEFERRED REVENUE	(6.02)	
	TOTAL LIABILITIES		(6.02)
<u>FUND EQUITY</u>			
UNAPPROPRIATED FUND BALANCE:			
596-291000	FUND BALANCE	10,064.54	
	REVENUE OVER EXPENDITURES - YTD	(10,056.76)	
	BALANCE - CURRENT DATE		7.78
	TOTAL FUND EQUITY		7.78
	TOTAL LIABILITIES AND EQUITY		1.76

TOWN OF FLORENCE
 REVENUES WITH COMPARISON TO BUDGET
 FOR THE 12 MONTHS ENDING JUNE 30, 2018

DEVELOPMENT FEE-FLORENCE WATER

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	PCNT
<u>INTEREST</u>					
596-345-682 INTEREST EARNING	.00	38.89	.00	(38.89)	.0
TOTAL INTEREST	.00	38.89	.00	(38.89)	.0
<u>DEVELOPMENT FEES</u>					
596-360-684 DEVELOPMENT FEES	.00	1,980.00	9,000.00	7,020.00	22.0
TOTAL DEVELOPMENT FEES	.00	1,980.00	9,000.00	7,020.00	22.0
TOTAL FUND REVENUE	.00	2,018.89	9,000.00	6,981.11	22.4

TOWN OF FLORENCE
 EXPENDITURES WITH COMPARISON TO BUDGET
 FOR THE 12 MONTHS ENDING JUNE 30, 2018

DEVELOPMENT FEE-FLORENCE WATER

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>COMMUNITY DEVELOPMENT</u>						
596-506-217	PROFESSIONAL SERVICES	.00	7,237.01	8,750.00	1,512.99	82.7
	TOTAL COMMUNITY DEVELOPMENT	.00	7,237.01	8,750.00	1,512.99	82.7

TOWN OF FLORENCE
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 12 MONTHS ENDING JUNE 30, 2018

DEVELOPMENT FEE-FLORENCE WATER

	<u>PERIOD ACTUAL</u>	<u>YTD ACTUAL</u>	<u>BUDGET</u>	<u>UNEXPENDED</u>	<u>PCNT</u>
<u>DEPARTMENT 590</u>					
596-590-951 TO WATER FUND	.00	4,838.64	.00	(4,838.64)	.0
TOTAL DEPARTMENT 590	.00	4,838.64	.00	(4,838.64)	.0
TOTAL FUND EXPENDITURES	.00	12,075.65	8,750.00	(3,325.65)	138.0
NET REVENUE OVER EXPENDITURES	.00	(10,056.76)	250.00	10,306.76	(4022.7)

TOWN OF FLORENCE
BALANCE SHEET
JUNE 30, 2018

DEVELOPMENT FEE-FLORENCE SEWER

<u>ASSETS</u>			
597-102000	CASH-GENERAL/SPECIAL ACCTS	71,222.24	
597-107000	INTEREST RECEIVABLE	11.16	
	TOTAL ASSETS		71,233.40
<u>LIABILITIES AND EQUITY</u>			
<u>LIABILITIES</u>			
597-246100	DEFERRED REVENUE	(45.55)	
	TOTAL LIABILITIES		(45.55)
<u>FUND EQUITY</u>			
UNAPPROPRIATED FUND BALANCE:			
597-291000	FUND BALANCE	76,055.09	
	REVENUE OVER EXPENDITURES - YTD	(4,776.14)	
	BALANCE - CURRENT DATE	71,278.95	
	TOTAL FUND EQUITY		71,278.95
	TOTAL LIABILITIES AND EQUITY		71,233.40

TOWN OF FLORENCE
 REVENUES WITH COMPARISON TO BUDGET
 FOR THE 12 MONTHS ENDING JUNE 30, 2018

DEVELOPMENT FEE-FLORENCE SEWER

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	PCNT
<u>INTEREST</u>					
597-345-682 INTEREST EARNING	.00	320.87	4,254.00	3,933.13	7.5
TOTAL INTEREST	.00	320.87	4,254.00	3,933.13	7.5
<u>DEVELOPMENT FEES</u>					
597-360-684 DEVELOPMENT FEES	.00	2,140.00	12,000.00	9,860.00	17.8
TOTAL DEVELOPMENT FEES	.00	2,140.00	12,000.00	9,860.00	17.8
TOTAL FUND REVENUE	.00	2,460.87	16,254.00	13,793.13	15.1

TOWN OF FLORENCE
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 12 MONTHS ENDING JUNE 30, 2018

DEVELOPMENT FEE-FLORENCE SEWER

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>COMMUNITY DEVELOPMENT</u>						
597-506-217	PROFESSIONAL SERVICES	.00	7,237.01	8,750.00	1,512.99	82.7
	TOTAL COMMUNITY DEVELOPMENT	.00	7,237.01	8,750.00	1,512.99	82.7
	TOTAL FUND EXPENDITURES	.00	7,237.01	8,750.00	1,512.99	82.7
	NET REVENUE OVER EXPENDITURES	.00	(4,776.14)	7,504.00	12,280.14	(63.7)

TOWN OF FLORENCE
 BALANCE SHEET
 JUNE 30, 2018

DEVELOPMENT FEE-NF WATER

ASSETS

598-102000	CASH - GENERAL/SPECIAL ACCTS	2,969.06	
598-107000	INTEREST RECEIVABLE	1.50	
	TOTAL ASSETS		<u>2,970.56</u>

LIABILITIES AND EQUITY

LIABILITIES

598-246100	DEFERRED REVENUE	(6.09)	
	TOTAL LIABILITIES		(6.09)

FUND EQUITY

UNAPPROPRIATED FUND BALANCE:			
598-291000	FUND BALANCE	10,173.41	
	REVENUE OVER EXPENDITURES - YTD	(7,196.76)	
	BALANCE - CURRENT DATE	2,976.65	
	TOTAL FUND EQUITY		<u>2,976.65</u>
	TOTAL LIABILITIES AND EQUITY		<u>2,970.56</u>

TOWN OF FLORENCE
 REVENUES WITH COMPARISON TO BUDGET
 FOR THE 12 MONTHS ENDING JUNE 30, 2018

DEVELOPMENT FEE-NF WATER

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	PCNT
<u>INTEREST</u>						
598-345-682	INTEREST EARNING	.00	40.25	121.00	80.75	33.3
	TOTAL INTEREST	.00	40.25	121.00	80.75	33.3
	TOTAL FUND REVENUE	.00	40.25	121.00	80.75	33.3

TOWN OF FLORENCE
 EXPENDITURES WITH COMPARISON TO BUDGET
 FOR THE 12 MONTHS ENDING JUNE 30, 2018

DEVELOPMENT FEE-NF WATER

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>COMMUNITY DEVELOPMENT</u>						
598-506-217	PROFESSIONAL SERVICES	.00	7,237.01	8,750.00	1,512.99	82.7
	TOTAL COMMUNITY DEVELOPMENT	.00	7,237.01	8,750.00	1,512.99	82.7
	TOTAL FUND EXPENDITURES	.00	7,237.01	8,750.00	1,512.99	82.7
	NET REVENUE OVER EXPENDITURES	.00	(7,196.76)	(8,629.00)	(1,432.24)	(83.4)

TOWN OF FLORENCE
BALANCE SHEET
JUNE 30, 2018

DEVELOPMENT FEE - NF SEWER

<u>ASSETS</u>			
599-102000	CASH - GENERAL/SPECIAL REVENUE	5,480.11	
599-107000	INTEREST RECEIVABLE	1.87	
	TOTAL ASSETS		5,481.98
<u>LIABILITIES AND EQUITY</u>			
<u>LIABILITIES</u>			
599-246100	DEFERRED REVENUE	(7.59)	
	TOTAL LIABILITIES		(7.59)
<u>FUND EQUITY</u>			
UNAPPROPRIATED FUND BALANCE:			
599-291000	FUND BALANCE	12,675.70	
	REVENUE OVER EXPENDITURES - YTD	(7,186.13)	
	BALANCE - CURRENT DATE	5,489.57	
	TOTAL FUND EQUITY		5,489.57
	TOTAL LIABILITIES AND EQUITY		5,481.98

TOWN OF FLORENCE
 REVENUES WITH COMPARISON TO BUDGET
 FOR THE 12 MONTHS ENDING JUNE 30, 2018

DEVELOPMENT FEE - NF SEWER

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	PCNT
<u>INTEREST</u>					
599-345-682 INTEREST EARNING	.00	50.87	100.00	49.13	50.9
TOTAL INTEREST	.00	50.87	100.00	49.13	50.9
TOTAL FUND REVENUE	.00	50.87	100.00	49.13	50.9

TOWN OF FLORENCE
 EXPENDITURES WITH COMPARISON TO BUDGET
 FOR THE 12 MONTHS ENDING JUNE 30, 2018

DEVELOPMENT FEE - NF SEWER

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>COMMUNITY DEVELOPMENT</u>						
599-506-217	PROFESSIONAL SERVICES	.00	7,237.00	8,750.00	1,513.00	82.7
	TOTAL COMMUNITY DEVELOPMENT	.00	7,237.00	8,750.00	1,513.00	82.7
	TOTAL FUND EXPENDITURES	.00	7,237.00	8,750.00	1,513.00	82.7
	NET REVENUE OVER EXPENDITURES	.00	(7,186.13)	(8,650.00)	(1,463.87)	(83.1)

Infrastructure Improvement Plan Related to Impact Fees 2013-2023

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-ln 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.

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.

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.

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.

Over the next ten years, the Town plans to acquire land for and construct a new 19,000 square-foot police station with an estimated cost of \$8 million, as shown in Table 73. Projected police impact fees over the next ten years will cover approximately 36% of the eligible planned capital expenditures.

Table 73. Police Capital Plan, 2013-2023

New Police Station	\$8,000,000
Impact Fee Update Studies (2)	\$25,458
Total	\$8,025,458

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

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.

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.

