

Received

SEP 19 2019

Florence  
Town Clerk's Office



**Town of Florence  
Annual Report of Development Impact Fees  
Reported as of June 30, 2019**

## **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.

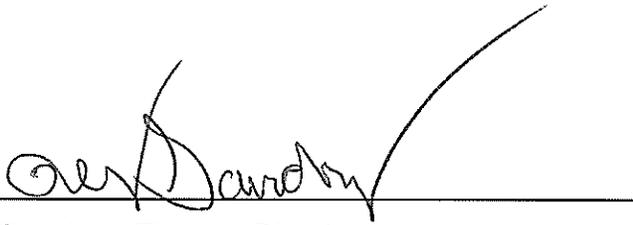
**The annual report includes the following:**

- 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 19th day of September 2019.

By:

A handwritten signature in black ink, appearing to read "Rey Sanchez", is written over a horizontal line. The signature is stylized and cursive.

Rey Sanchez, Finance Director

# **Fee Schedules**

## Development Impact Fee Schedules

Expires July 31, 2019

### 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

Expires July 31, 2019

### 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, 2019.

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, interest earnings of \$351 and interest receivables loss of 0. Expenditures of funds were as follows: \$3,514 for Professional Services and \$14,138 Transfer out for Purchase of Land for Recycling Station.

#### **Water**

Water Impact Fees were collected in the amount of \$3,960, interest earnings of \$20 and interest receivables loss of \$12. Expenditures of funds were as follows: \$1,270. for Professional Services.

#### **Sewer**

Sewer Impact Fees were collected in the amount of \$4,280., interest earnings of \$2,153 and interest receivables loss of \$261. Expenditures of funds were as follows: \$2,697. for Professional Services.

#### **North Florence Water**

Water Impact Fees were collected in the amount of \$0 and interest earnings of \$0. Expenditures of funds were as follows: \$2,970 for Professional Services.

#### **North Florence Sewer**

Sewer Impact Fees were collected in the amount of \$0 and interest earnings of \$33. Expenditures of funds were as follows: \$5,508 for Professional Services.

### **Non-Utility Development Impact Fees**

#### **Police Impact Fees**

Police Impact Fees were collected in the amount of \$148,108. and interest earnings of \$23,728 and interest receivables loss of \$2,846. Expenditures of funds were as follows: \$2,697 for Professional Services.

#### **Fire/EMS Impact Fees**

Fire/EMS Impact Fees were collected in the amount of \$151,828. and interest earnings of \$10,767 and interest receivables loss of \$1,341. Expenditures of funds were as follows: \$2,697 for Professional Services.

**Parks Development Impact Fees**

Parks Development Impact Fees were collected in the amount of \$17,004 and interest earnings of \$426 and interest receivables loss of \$67. Expenditures of funds were as follows: \$2,697 for Professional Services.

**Library Development Impact Fees**

Library Development Impact Fees were collected in the amount of \$49,532 and interest earnings of \$3,269 and interest receivables loss of \$405. Expenditures of funds were as follows: \$3,514 for Professional Services.

**Transportation Impact Fees**

Transportation Impact Fees were collected in the amount of \$173,744 and interest earnings of \$28,555 and interest receivables loss of \$3,342. Expenditures of funds were as follows: \$2,697 for Professional Services.

**Development Impact Fees  
Collections for Fiscal Year 2018-2019  
June 30, 2019**

Fee Fund	Fund Balance	Interest	Collected	Use	Interest Receivable	Transfer In (Transfer Out)	Fund Balance
501 Sanitation	17,302	351	-	(3,514)		(14,138)	\$ 0
505 Transportation	824,631	28,555	173,744	(2,697)	(3,342)	-	\$ 1,020,891
508 Police	679,715	23,728	148,108	(2,697)	(2,846)	-	\$ 846,008
509 Fire/EMS	257,880	10,767	151,828	(2,697)	(1,341)	-	\$ 416,437
510 Parks	6,547	426	17,004	(2,697)	(67)	-	\$ 21,212
511 Library	78,058	3,269	49,532	(3,514)	(405)	-	\$ 126,940
596 Florence Water	8	20	3,960	(1,270)	(12)	-	\$ 2,707
597 Florence Sewer	71,233	2,153	4,280	(2,697)	(261)	-	\$ 74,708
598 North Florence Water	2,971	(0)	-	(2,970)	-	-	\$ 0
599 North Florence Sewer	5,476	33	-	(5,508)	-	-	\$ -
<b>Total Development Impact Fees</b>	<b>\$1,943,820</b>	<b>\$69,302</b>	<b>\$548,456</b>	<b>(\$30,264)</b>	<b>(\$8,272)</b>	<b>(\$14,138)</b>	<b>\$2,508,903</b>

# **Financial Statements**

TOWN OF FLORENCE  
COMBINED CASH INVESTMENT  
JUNE 30, 2019

COMBINED CASH ACCOUNTS

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

CASH ALLOCATION RECONCILIATION

505 ALLOCATION TO TRANSPORTATION DEV. IMPACT FEE	1,020,890.18
508 ALLOCATION TO POLICE IMPACT FEES	846,007.71
509 ALLOCATION TO FIRE/EMS DEV IMPACT FEES	416,437.27
510 ALLOCATION TO PARKS DEVELOPMENT IMPACT FEES	21,212.35
511 ALLOCATION TO LIBRARY DEVELOPMENT IMPACT FEE	126,940.11
596 ALLOCATION TO DEVELOPMENT FEE-FLORENCE WATER	2,706.69
597 ALLOCATION TO DEVELOPMENT FEE-FLORENCE SEWER	74,708.23
	_____
TOTAL ALLOCATIONS TO OTHER FUNDS	2,508,902.54
	_____
ZERO PROOF IF ALLOCATIONS BALANCE	2,508,902.54
	_____

TOWN OF FLORENCE  
 BALANCE SHEET  
 JUNE 30, 2019

SANITATION IMPACT FEES

LIABILITIES AND EQUITY

FUND EQUITY

UNAPPROPRIATED FUND BALANCE:			
501-291000	FUND BALANCE	17,301.83	
	REVENUE OVER EXPENDITURES - YTD	( 17,301.83)	
		<u>                    </u>	
	BALANCE - CURRENT DATE		<u>.00</u>
	TOTAL FUND EQUITY		<u>.00</u>
	TOTAL LIABILITIES AND EQUITY		<u><u>.00</u></u>

TOWN OF FLORENCE  
 REVENUES WITH COMPARISON TO BUDGET  
 FOR THE 12 MONTHS ENDING JUNE 30, 2019

SANITATION IMPACT FEES

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	PCNT
<u>INTEREST</u>					
501-345-682 INTEREST EARNING	170.49	170.49	400.00	229.51	42.6
501-345-683 UNREALIZED GAIN/LOSS ON INVEST	180.05	180.05	.00	( 180.05)	.0
TOTAL INTEREST	350.54	350.54	400.00	49.46	87.6
TOTAL FUND REVENUE	350.54	350.54	400.00	49.46	87.6

TOWN OF FLORENCE  
 EXPENDITURES WITH COMPARISON TO BUDGET  
 FOR THE 12 MONTHS ENDING JUNE 30, 2019

SANITATION IMPACT FEES

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>COMMUNITY DEVELOPMENT</u>					
501-506-217 PROFESSIONAL SERVICES	3,514.42	3,514.42	.00	( 3,514.42)	.0
501-506-621 OPERATING TRANSFERS OUT	13,545.12	13,545.12	.00	( 13,545.12)	.0
TOTAL COMMUNITY DEVELOPMENT	17,059.54	17,059.54	.00	( 17,059.54)	.0

TOWN OF FLORENCE  
EXPENDITURES WITH COMPARISON TO BUDGET  
FOR THE 12 MONTHS ENDING JUNE 30, 2019

SANITATION IMPACT FEES

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>TRANSFERS OUT</u>					
501-597-621 OPERATING TRANSFERS OUT	592.83	592.83	.00	( 592.83)	.0
TOTAL TRANSFERS OUT	592.83	592.83	.00	( 592.83)	.0
TOTAL FUND EXPENDITURES	17,652.37	17,652.37	.00	( 17,652.37)	.0
NET REVENUE OVER EXPENDITURES	( 17,301.83)	( 17,301.83)	400.00	17,701.83	(4325.5)

TOWN OF FLORENCE  
BALANCE SHEET  
JUNE 30, 2019

TRANSPORTATION DEV. IMPACT FEE

ASSETS

505-102000	CASH-GENERAL/SPECIAL ACCTS	1,020,890.18	
505-107000	INTEREST RECEIVABLE	3,342.39	
	TOTAL ASSETS		<u>1,024,232.57</u>

LIABILITIES AND EQUITY

FUND EQUITY

	UNAPPROPRIATED FUND BALANCE:		
505-291000	FUND BALANCE	824,630.93	
	REVENUE OVER EXPENDITURES - YTD	199,601.64	
	BALANCE - CURRENT DATE	1,024,232.57	
	TOTAL FUND EQUITY		<u>1,024,232.57</u>
	TOTAL LIABILITIES AND EQUITY		<u>1,024,232.57</u>

TOWN OF FLORENCE  
REVENUES WITH COMPARISON TO BUDGET  
FOR THE 12 MONTHS ENDING JUNE 30, 2019

TRANSPORTATION DEV. IMPACT FEE

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	PCNT
<u>INTEREST</u>					
505-345-682 INTEREST EARNING	14,699.11	14,699.11	4,000.00	( 10,699.11)	367.5
505-345-683 UNREALIZED GAIN/LOSS ON INVEST	13,855.95	13,855.95	.00	( 13,855.95)	.0
TOTAL INTEREST	28,555.06	28,555.06	4,000.00	( 24,555.06)	713.9
<u>DEVELOPMENT FEES</u>					
505-360-684 DEVELOPMENT FEES	173,744.00	173,744.00	139,500.00	( 34,244.00)	124.6
TOTAL DEVELOPMENT FEES	173,744.00	173,744.00	139,500.00	( 34,244.00)	124.6
TOTAL FUND REVENUE	202,299.06	202,299.06	143,500.00	( 58,799.06)	141.0

TOWN OF FLORENCE  
 EXPENDITURES WITH COMPARISON TO BUDGET  
 FOR THE 12 MONTHS ENDING JUNE 30, 2019

TRANSPORTATION DEV. IMPACT FEE

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>COMMUNITY DEVELOPMENT</u>					
505-506-217 PROFESSIONAL SERVICES	2,697.42	2,697.42	.00	( 2,697.42)	.0
505-506-507 IMPROVEMENTS OTHER THAN BUILD	.00	.00	700,000.00	700,000.00	.0
TOTAL COMMUNITY DEVELOPMENT	<u>2,697.42</u>	<u>2,697.42</u>	<u>700,000.00</u>	<u>697,302.58</u>	<u>.4</u>
TOTAL FUND EXPENDITURES	<u>2,697.42</u>	<u>2,697.42</u>	<u>700,000.00</u>	<u>697,302.58</u>	<u>.4</u>
NET REVENUE OVER EXPENDITURES	<u>199,601.64</u>	<u>199,601.64</u>	<u>( 556,500.00)</u>	<u>( 756,101.64)</u>	<u>35.9</u>

TOWN OF FLORENCE  
BALANCE SHEET  
JUNE 30, 2019

POLICE IMPACT FEES

ASSETS

508-102000	CASH - GENERAL/SPECIAL ACCTS	846,007.71	
508-107000	INTEREST RECEIVABLE	2,845.55	
	TOTAL ASSETS		<u>848,853.26</u>

LIABILITIES AND EQUITY

FUND EQUITY

	UNAPPROPRIATED FUND BALANCE:		
508-291000	FUND BALANCE	679,714.72	
	REVENUE OVER EXPENDITURES - YTD	169,138.54	
	BALANCE - CURRENT DATE		<u>848,853.26</u>
	TOTAL FUND EQUITY		<u>848,853.26</u>
	TOTAL LIABILITIES AND EQUITY		<u>848,853.26</u>

TOWN OF FLORENCE  
REVENUES WITH COMPARISON TO BUDGET  
FOR THE 12 MONTHS ENDING JUNE 30, 2019

POLICE IMPACT FEES

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	PCNT
<u>INTEREST</u>					
508-345-682 INTEREST EARNING	12,244.47	12,244.47	4,000.00	( 8,244.47)	306.1
508-345-683 UNREALIZED GAIN/LOSS ON INVEST	11,483.49	11,483.49	.00	( 11,483.49)	.0
TOTAL INTEREST	23,727.96	23,727.96	4,000.00	( 19,727.96)	593.2
<u>DEVELOPMENT FEES</u>					
508-360-684 DEVELOPMENT FEES	148,108.00	148,108.00	113,900.00	( 34,208.00)	130.0
TOTAL DEVELOPMENT FEES	148,108.00	148,108.00	113,900.00	( 34,208.00)	130.0
TOTAL FUND REVENUE	171,835.96	171,835.96	117,900.00	( 53,935.96)	145.8

TOWN OF FLORENCE  
 EXPENDITURES WITH COMPARISON TO BUDGET  
 FOR THE 12 MONTHS ENDING JUNE 30, 2019

POLICE IMPACT FEES

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>COMMUNITY DEVELOPMENT</u>					
508-506-217 PROFESSIONAL SERVICES	2,697.42	2,697.42	.00	( 2,697.42)	.0
TOTAL COMMUNITY DEVELOPMENT	2,697.42	2,697.42	.00	( 2,697.42)	.0
TOTAL FUND EXPENDITURES	2,697.42	2,697.42	.00	( 2,697.42)	.0
NET REVENUE OVER EXPENDITURES	169,138.54	169,138.54	117,900.00	( 51,238.54)	143.5

TOWN OF FLORENCE  
BALANCE SHEET  
JUNE 30, 2019

FIRE/EMS DEV IMPACT FEES

ASSETS

509-102000	CASH - GENERAL/SPECIAL ACCTS	416,437.27	
509-107000	INTEREST RECEIVABLE	1,340.73	
	TOTAL ASSETS		<u>417,778.00</u>

LIABILITIES AND EQUITY

FUND EQUITY

	UNAPPROPRIATED FUND BALANCE:		
509-291000	FUND BALANCE	257,879.97	
	REVENUE OVER EXPENDITURES - YTD	159,898.03	
	BALANCE - CURRENT DATE		<u>417,778.00</u>
	TOTAL FUND EQUITY		<u>417,778.00</u>
	TOTAL LIABILITIES AND EQUITY		<u>417,778.00</u>

TOWN OF FLORENCE  
REVENUES WITH COMPARISON TO BUDGET  
FOR THE 12 MONTHS ENDING JUNE 30, 2019

FIRE/EMS DEV IMPACT FEES

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	PCNT
<u>INTEREST</u>					
509-345-682 INTEREST EARNING	5,434.18	5,434.18	1,000.00	( 4,434.18)	543.4
509-345-683 UNREALIZED GAIN/LOSS ON INVEST	5,333.27	5,333.27	.00	( 5,333.27)	.0
<b>TOTAL INTEREST</b>	<b>10,767.45</b>	<b>10,767.45</b>	<b>1,000.00</b>	<b>( 9,767.45)</b>	<b>1076.8</b>
<u>DEVELOPMENT FEES</u>					
509-360-684 DEVELOPMENT FEES	151,828.00	151,828.00	99,700.00	( 52,128.00)	152.3
<b>TOTAL DEVELOPMENT FEES</b>	<b>151,828.00</b>	<b>151,828.00</b>	<b>99,700.00</b>	<b>( 52,128.00)</b>	<b>152.3</b>
<b>TOTAL FUND REVENUE</b>	<b>162,595.45</b>	<b>162,595.45</b>	<b>100,700.00</b>	<b>( 61,895.45)</b>	<b>161.5</b>

TOWN OF FLORENCE  
 EXPENDITURES WITH COMPARISON TO BUDGET  
 FOR THE 12 MONTHS ENDING JUNE 30, 2019

FIRE/EMS DEV IMPACT FEES

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>COMMUNITY DEVELOPMENT</u>					
509-506-217 PROFESSIONAL SERVICES	2,697.42	2,697.42	.00	( 2,697.42)	.0
TOTAL COMMUNITY DEVELOPMENT	2,697.42	2,697.42	.00	( 2,697.42)	.0
TOTAL FUND EXPENDITURES	2,697.42	2,697.42	.00	( 2,697.42)	.0
NET REVENUE OVER EXPENDITURES	159,898.03	159,898.03	100,700.00	( 59,198.03)	158.8

TOWN OF FLORENCE  
BALANCE SHEET  
JUNE 30, 2019

PARKS DEVELOPMENT IMPACT FEES

ASSETS

510-102000	CASH-GENERAL/SPECIAL ACCTS	21,212.35	
510-107000	INTEREST RECEIVABLE	66.89	
	TOTAL ASSETS		<u>21,279.24</u>

LIABILITIES AND EQUITY

FUND EQUITY

	UNAPPROPRIATED FUND BALANCE:		
510-291000	FUND BALANCE	6,547.09	
	REVENUE OVER EXPENDITURES - YTD	14,732.15	
	BALANCE - CURRENT DATE	21,279.24	
	TOTAL FUND EQUITY		<u>21,279.24</u>
	TOTAL LIABILITIES AND EQUITY		<u>21,279.24</u>

TOWN OF FLORENCE  
REVENUES WITH COMPARISON TO BUDGET  
FOR THE 12 MONTHS ENDING JUNE 30, 2019

PARKS DEVELOPMENT IMPACT FEES

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	PCNT
<u>INTEREST</u>					
510-345-682 INTEREST EARNING	210.63	210.63	100.00	( 110.63)	210.6
510-345-683 UNREALIZED GAIN/LOSS ON INVEST	214.94	214.94	.00	( 214.94)	.0
TOTAL INTEREST	425.57	425.57	100.00	( 325.57)	425.6
<u>DEVELOPMENT FEES</u>					
510-360-684 DEVELOPMENT FEES	17,004.00	17,004.00	4,900.00	( 12,104.00)	347.0
TOTAL DEVELOPMENT FEES	17,004.00	17,004.00	4,900.00	( 12,104.00)	347.0
TOTAL FUND REVENUE	17,429.57	17,429.57	5,000.00	( 12,429.57)	348.6

TOWN OF FLORENCE  
 EXPENDITURES WITH COMPARISON TO BUDGET  
 FOR THE 12 MONTHS ENDING JUNE 30, 2019

PARKS DEVELOPMENT IMPACT FEES

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>COMMUNITY DEVELOPMENT</u>					
510-506-217 PROFESSIONAL SERVICES	2,697.42	2,697.42	.00	( 2,697.42)	.0
TOTAL COMMUNITY DEVELOPMENT	2,697.42	2,697.42	.00	( 2,697.42)	.0
TOTAL FUND EXPENDITURES	2,697.42	2,697.42	.00	( 2,697.42)	.0
NET REVENUE OVER EXPENDITURES	14,732.15	14,732.15	5,000.00	( 9,732.15)	294.6

TOWN OF FLORENCE  
BALANCE SHEET  
JUNE 30, 2019

LIBRARY DEVELOPMENT IMPACT FEE

ASSETS

511-102000	CASH - GENERAL/SPECIAL ACCTS	126,940.11	
511-107000	INTEREST RECEIVABLE	405.06	
	TOTAL ASSETS		<u>127,345.17</u>

LIABILITIES AND EQUITY

FUND EQUITY

	UNAPPROPRIATED FUND BALANCE:		
511-291000	FUND BALANCE	78,058.12	
	REVENUE OVER EXPENDITURES - YTD	49,287.05	
	BALANCE - CURRENT DATE		<u>127,345.17</u>
	TOTAL FUND EQUITY		<u>127,345.17</u>
	TOTAL LIABILITIES AND EQUITY		<u>127,345.17</u>

TOWN OF FLORENCE  
REVENUES WITH COMPARISON TO BUDGET  
FOR THE 12 MONTHS ENDING JUNE 30, 2019

LIBRARY DEVELOPMENT IMPACT FEE

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	PCNT
<u>INTEREST</u>					
511-345-682 INTEREST EARNING	1,648.64	1,648.64	200.00	( 1,448.64)	824.3
511-345-683 UNREALIZED GAIN/LOSS ON INVEST	1,620.11	1,620.11	.00	( 1,620.11)	.0
TOTAL INTEREST	3,268.75	3,268.75	200.00	( 3,068.75)	1634.4
<u>DEVELOPMENT FEES</u>					
511-360-684 DEVELOPMENT FEES	49,532.00	49,532.00	36,600.00	( 12,932.00)	135.3
TOTAL DEVELOPMENT FEES	49,532.00	49,532.00	36,600.00	( 12,932.00)	135.3
TOTAL FUND REVENUE	52,800.75	52,800.75	36,800.00	( 16,000.75)	143.5

TOWN OF FLORENCE  
 EXPENDITURES WITH COMPARISON TO BUDGET  
 FOR THE 12 MONTHS ENDING JUNE 30, 2019

LIBRARY DEVELOPMENT IMPACT FEE

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>COMMUNITY DEVELOPMENT</u>					
511-506-217 PROFESSIONAL SERVICES	3,513.70	3,513.70	.00	( 3,513.70)	.0
TOTAL COMMUNITY DEVELOPMENT	3,513.70	3,513.70	.00	( 3,513.70)	.0
TOTAL FUND EXPENDITURES	3,513.70	3,513.70	.00	( 3,513.70)	.0
NET REVENUE OVER EXPENDITURES	49,287.05	49,287.05	36,800.00	( 12,487.05)	133.9

TOWN OF FLORENCE  
 BALANCE SHEET  
 JUNE 30, 2019

DEVELOPMENT FEE-FLORENCE WATER

ASSETS

596-102000	CASH-GENERAL/SPECIAL ACCTS	2,706.69	
596-107000	INTEREST RECEIVABLE	11.50	
	TOTAL ASSETS		<u>2,718.19</u>

LIABILITIES AND EQUITY

FUND EQUITY

UNAPPROPRIATED FUND BALANCE:			
596-291000	FUND BALANCE	7.78	
	REVENUE OVER EXPENDITURES - YTD	2,710.41	
	BALANCE - CURRENT DATE	2,718.19	
	TOTAL FUND EQUITY		<u>2,718.19</u>
	TOTAL LIABILITIES AND EQUITY		<u>2,718.19</u>

TOWN OF FLORENCE  
REVENUES WITH COMPARISON TO BUDGET  
FOR THE 12 MONTHS ENDING JUNE 30, 2019

DEVELOPMENT FEE-FLORENCE WATER

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	PCNT
<u>INTEREST</u>					
596-345-682 INTEREST EARNING	13.40	13.40	.00	( 13.40)	.0
596-345-683 UNREALIZED GAIN/LOSS ON INVEST	6.89	6.89	.00	( 6.89)	.0
TOTAL INTEREST	20.29	20.29	.00	( 20.29)	.0
<u>DEVELOPMENT FEES</u>					
596-360-684 DEVELOPMENT FEES	3,960.00	3,960.00	.00	( 3,960.00)	.0
TOTAL DEVELOPMENT FEES	3,960.00	3,960.00	.00	( 3,960.00)	.0
TOTAL FUND REVENUE	3,980.29	3,980.29	.00	( 3,980.29)	.0

TOWN OF FLORENCE  
EXPENDITURES WITH COMPARISON TO BUDGET  
FOR THE 12 MONTHS ENDING JUNE 30, 2019

DEVELOPMENT FEE-FLORENCE WATER

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>COMMUNITY DEVELOPMENT</u>					
596-506-217 PROFESSIONAL SERVICES	1,269.88	1,269.88	.00	( 1,269.88)	.0
TOTAL COMMUNITY DEVELOPMENT	1,269.88	1,269.88	.00	( 1,269.88)	.0
TOTAL FUND EXPENDITURES	1,269.88	1,269.88	.00	( 1,269.88)	.0
NET REVENUE OVER EXPENDITURES	2,710.41	2,710.41	.00	( 2,710.41)	.0

TOWN OF FLORENCE  
BALANCE SHEET  
JUNE 30, 2019

DEVELOPMENT FEE-FLORENCE SEWER

ASSETS

597-102000	CASH-GENERAL/SPECIAL ACCTS	74,708.23	
597-107000	INTEREST RECEIVABLE	260.63	
	TOTAL ASSETS		<u>74,968.86</u>

LIABILITIES AND EQUITY

FUND EQUITY

UNAPPROPRIATED FUND BALANCE:			
597-291000	FUND BALANCE	71,232.95	
	REVENUE OVER EXPENDITURES - YTD	3,735.91	
	BALANCE - CURRENT DATE		<u>74,968.86</u>
	TOTAL FUND EQUITY		<u>74,968.86</u>
	TOTAL LIABILITIES AND EQUITY		<u>74,968.86</u>

TOWN OF FLORENCE  
REVENUES WITH COMPARISON TO BUDGET  
FOR THE 12 MONTHS ENDING JUNE 30, 2019

DEVELOPMENT FEE-FLORENCE SEWER

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	PCNT
<u>INTEREST</u>					
597-345-682 INTEREST EARNING	1,136.13	1,136.13	400.00	( 736.13)	284.0
597-345-683 UNREALIZED GAIN/LOSS ON INVEST	1,017.21	1,017.21	.00	( 1,017.21)	.0
TOTAL INTEREST	2,153.34	2,153.34	400.00	( 1,753.34)	538.3
<u>DEVELOPMENT FEES</u>					
597-360-684 DEVELOPMENT FEES	4,280.00	4,280.00	2,800.00	( 1,480.00)	152.9
TOTAL DEVELOPMENT FEES	4,280.00	4,280.00	2,800.00	( 1,480.00)	152.9
TOTAL FUND REVENUE	6,433.34	6,433.34	3,200.00	( 3,233.34)	201.0

TOWN OF FLORENCE  
 EXPENDITURES WITH COMPARISON TO BUDGET  
 FOR THE 12 MONTHS ENDING JUNE 30, 2019

DEVELOPMENT FEE-FLORENCE SEWER

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>COMMUNITY DEVELOPMENT</u>					
597-506-217 PROFESSIONAL SERVICES	2,697.43	2,697.43	.00	( 2,697.43)	.0
597-506-507 IMPROVEMENTS OTHER THAN BUILD	.00	.00	75,000.00	75,000.00	.0
TOTAL COMMUNITY DEVELOPMENT	<u>2,697.43</u>	<u>2,697.43</u>	<u>75,000.00</u>	<u>72,302.57</u>	<u>3.6</u>
TOTAL FUND EXPENDITURES	<u>2,697.43</u>	<u>2,697.43</u>	<u>75,000.00</u>	<u>72,302.57</u>	<u>3.6</u>
NET REVENUE OVER EXPENDITURES	<u>3,735.91</u>	<u>3,735.91</u>	<u>( 71,800.00)</u>	<u>( 75,535.91)</u>	<u>5.2</u>

TOWN OF FLORENCE  
BALANCE SHEET  
JUNE 30, 2019

DEVELOPMENT FEE-NF WATER

LIABILITIES AND EQUITY

FUND EQUITY

UNAPPROPRIATED FUND BALANCE:	
598-291000 FUND BALANCE	2,970.65
REVENUE OVER EXPENDITURES - YTD	( 2,970.65)
	<hr/>
BALANCE - CURRENT DATE	.00
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TOTAL FUND EQUITY	.00
	<hr/>
TOTAL LIABILITIES AND EQUITY	.00
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TOWN OF FLORENCE  
 REVENUES WITH COMPARISON TO BUDGET  
 FOR THE 12 MONTHS ENDING JUNE 30, 2019

DEVELOPMENT FEE-NF WATER

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	PCNT
<u>INTEREST</u>					
598-345-682 INTEREST EARNING	9.21	9.21	100.00	90.79	9.2
598-345-683 UNREALIZED GAIN/LOSS ON INVEST	( 9.41)	( 9.41)	.00	9.41	.0
TOTAL INTEREST	( .20)	( .20)	100.00	100.20	( .2)
TOTAL FUND REVENUE	( .20)	( .20)	100.00	100.20	( .2)

TOWN OF FLORENCE  
EXPENDITURES WITH COMPARISON TO BUDGET  
FOR THE 12 MONTHS ENDING JUNE 30, 2019

DEVELOPMENT FEE-NF WATER

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>COMMUNITY DEVELOPMENT</u>					
598-506-217 PROFESSIONAL SERVICES	2,970.45	2,970.45	.00	( 2,970.45)	.0
TOTAL COMMUNITY DEVELOPMENT	2,970.45	2,970.45	.00	( 2,970.45)	.0
TOTAL FUND EXPENDITURES	2,970.45	2,970.45	.00	( 2,970.45)	.0
NET REVENUE OVER EXPENDITURES	( 2,970.65)	( 2,970.65)	100.00	3,070.65	(2970.7)

TOWN OF FLORENCE  
BALANCE SHEET  
JUNE 30, 2019

DEVELOPMENT FEE - NF SEWER

LIABILITIES AND EQUITY

FUND EQUITY

UNAPPROPRIATED FUND BALANCE:	
599-291000 FUND BALANCE	5,475.57
REVENUE OVER EXPENDITURES - YTD	( 5,475.57)
	<hr/>
BALANCE - CURRENT DATE	.00
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TOTAL FUND EQUITY	.00
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TOTAL LIABILITIES AND EQUITY	.00
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TOWN OF FLORENCE  
 REVENUES WITH COMPARISON TO BUDGET  
 FOR THE 12 MONTHS ENDING JUNE 30, 2019

DEVELOPMENT FEE - NF SEWER

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	PCNT
<u>INTEREST</u>					
599-345-682 INTEREST EARNING	29.40	29.40	100.00	70.60	29.4
599-345-683 UNREALIZED GAIN/LOSS ON INVEST	3.47	3.47	.00	( 3.47)	.0
TOTAL INTEREST	32.87	32.87	100.00	67.13	32.9
TOTAL FUND REVENUE	32.87	32.87	100.00	67.13	32.9

TOWN OF FLORENCE  
 EXPENDITURES WITH COMPARISON TO BUDGET  
 FOR THE 12 MONTHS ENDING JUNE 30, 2019

DEVELOPMENT FEE - NF SEWER

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>COMMUNITY DEVELOPMENT</u>					
599-506-217 PROFESSIONAL SERVICES	5,508.44	5,508.44	.00	( 5,508.44)	.0
TOTAL COMMUNITY DEVELOPMENT	5,508.44	5,508.44	.00	( 5,508.44)	.0
TOTAL FUND EXPENDITURES	5,508.44	5,508.44	.00	( 5,508.44)	.0
NET REVENUE OVER EXPENDITURES	( 5,475.57)	( 5,475.57)	100.00	5,575.57	(5475.6)

# **Infrastructure Improvement Plan Related to Impact Fees 2019-2029**

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	
<b>Subtotal, South Service Area</b>	<b>\$18,463,755</b>	<b>\$18,463,755</b>	<b>\$177,620</b>
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	
<b>Subtotal, North Service Area</b>	<b>\$23,024,103</b>	<b>\$11,569,943</b>	<b>\$398,040</b>
<b>Total</b>	<b>\$41,487,858</b>	<b>\$30,033,698</b>	<b>\$575,660</b>

*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.