



Annual Report for the Collection and Use of Development Fees

For Fiscal Year Ended June 30, 2008

*City of Sedona
Arizona*



September 26, 2008

Eric Levitt, City Manager
Honorable Mayor, City Council
and Citizens of Sedona, Arizona:

We are pleased to submit to you the 2008 Annual Report for the Collection and Use of Development Fees for the City of Sedona, Arizona. The report was prepared by the Financial Services Department.

Copies of this report will be maintained in the City Clerk's office for use by the general public.

This financial statement has been prepared in accordance with the requirements of the State Statute 9-463.05, Section H.

During fiscal year 2008, the following accomplishments were achieved by using Development Fees:

Police Department

- Funded the updating of computers for the Police Department.

Community Services

- Completed the installation of the Sod for the Posse Ground Park Soccer Fields.

Public Works

- Started the design portion of the Chapel Area 1 Storm Drainage project.
- Funded a portion of Highway 89A sidewalk extension.

For the Future

The following were identified by the City Council in the Strategic Plan as important priorities for the future:

- Chapel 1A Drainage.
- Carrol Canyon Drainage
- City owned property improvements

- Trails Development in partnership with the USDA Forest Service.
- Completion of the Creekwalk project.
- Review strategies to improve traffic circulation
 - City wide and Corridor Traffic Study
 - Additional Traffic Lights/Round-About

Should there be any further information needed, please feel free to contact the Financial Services Department at (928) 204-7185 or via our website www.SedonaAz.gov.

Sincerely,

Barbara Ashley

Barbara Ashley
Finance Operations Manager

Development Impact Fee Report Form
Statement of Revenue, Expenditures, and Change in Fund Balances
For Fiscal Year Ending June 30, 2008

Impact Fee Account Summary

Beginning Balance FY 2007-2008

	1610.01 Law Enforcement	1610.02 Roadway & Transportation	1610.03 Storm Drainage	1610.04 General Government Facilities & Equipment	1610.05 Parks & Recreation: Open Space	1610.06 Dry Creek Wash	1610.07 Coffeepot Wash	1610.08 Soldier Wash	1610.09 Oak Creek Wash	Total
Total Beginning Balance	\$ 772	\$ 461,832	\$ 284,065	\$ 151,528	\$ 1,436,975	\$ -	\$ -	\$ -	\$ -	\$ 2,335,172

Revenues

	1610.01 Law Enforcement	1610.02 Roadway & Transportation	1610.03 Storm Drainage	1610.04 General Government Facilities & Equipment	1610.05 Parks & Recreation: Open Space	Total
Amount of Each Impact Fee Charged						
Single-Family Detached	\$ 291	\$ 1,804	\$ -	\$ 246	\$ 6,249	\$ 8,590.00
Multiple Family	\$ 249	\$ 1,267	\$ -	\$ 210	\$ 5,350	\$ 7,076.00
All other Types of Housing	\$ 258	\$ 941	\$ -	\$ 218	\$ 5,548	\$ 6,965.00
Nonresidential (per square foot of building/hotel room)						\$ -
Commercial 25,000 SF or less	\$ 0.66	\$ 9.15	\$ -	\$ 0.38	N/A	\$ 10.19
Commercial 25,000 - 50,000 SF	\$ 0.62	\$ 8.49	\$ -	\$ 0.33	N/A	\$ 9.44
Commercial 50,001 - 100,000 SF	\$ 0.54	\$ 7.43	\$ -	\$ 0.29	N/A	\$ 8.26
Commercial 100,001 - 200,000 SF	\$ 0.47	\$ 6.43	\$ -	\$ 0.25	N/A	\$ 7.15
Commercial over 200,000 SF	\$ 0.40	\$ 5.52	\$ -	\$ 0.23	N/A	\$ 6.15
Office/Inst 10,000 SF or less	\$ 0.31	\$ 4.27	\$ -	\$ 0.50	N/A	\$ 5.08
Office/Inst 10,001 - 25,000 SF	\$ 0.25	\$ 3.46	\$ -	\$ 0.46	N/A	\$ 4.17
Office/Inst 25,001 - 50,000 SF	\$ 0.21	\$ 2.95	\$ -	\$ 0.43	N/A	\$ 3.59
Office/Inst 50,001 - 100,000 SF	\$ 0.18	\$ 2.52	\$ -	\$ 0.41	N/A	\$ 3.11
Office/Inst over 100,000 SF	\$ 0.16	\$ 2.14	\$ -	\$ 0.38	N/A	\$ 2.68
Business Park	\$ 0.17	\$ 2.41	\$ -	\$ 0.36	N/A	\$ 2.94
Light Industrial	\$ 0.10	\$ 1.31	\$ -	\$ 0.26	N/A	\$ 1.67
Warehousing	\$ 0.07	\$ 0.94	\$ -	\$ 0.15	N/A	\$ 1.16
Manufacturing	\$ 0.05	\$ 0.72	\$ -	\$ 0.21	N/A	\$ 0.98
Hotel (per room)	\$ 77	\$ 1,062	\$ -	\$ 50	N/A	\$ 1,189.00

Please Include Any Changes or Modifications Made to the Fees During the Fiscal Year

Development Impact Fee Report Form
Statement of Revenue, Expenditures, and Change in Fund Balances
For Fiscal Year Ending June 30, 2008

Impact Fee Account Summary

Storm Drainage Development Fees (by Drainage Basins)

	1610.06 Dry Creek Wash	1610.07 Coffeepot Wash	1610.08 Soldier Wash	1610.09 Oak Creek Wash
Amount of Each Impact Fee Charged				
Single Family (Residential/per unit)				
Very Low Density	\$ 2,626	\$ -	\$ -	\$ -
Low Density	\$ 2,101	\$ 1,229	\$ 297	\$ 369
Medium Density	\$ 1,313	\$ 768	\$ 186	\$ 230
High Density	\$ 657	\$ 384	\$ -	\$ 115
Multi-Family	\$ 492	\$ 288	\$ 70	\$ 86
All other Types of Housing	\$ -	\$ 323	\$ -	\$ 97
Nonresidential (per square foot of total land development)				
Nonresidential Development	\$ 0.16	\$ 0.09	\$ 0.02	\$ 0.03

Please Include Any Changes or Modifications Made to the Fees During the Fiscal Year

	1610.01 Law Enforcement	1610.02 Roadway & Transportation	1610.03 Storm Drainage	1610.04 General Government Facilities & Equipment	1610.05 Parks & Recreation: Open Space	1610.06 Dry Creek Wash	1610.07 Coffeepot Wash	1610.08 Soldier Wash	1610.09 Oak Creek Wash	Total
Total Amount of Impact Fees Collected	\$ 17,710	\$ 185,027	\$ 4,066	\$ 15,302	\$ 133,529	\$ 6,565	\$ 1,261	\$ 186	\$ 829	\$ 364,474
Other Earnings	\$ 10	\$ 129	\$ 60	\$ 30	\$ 268	\$ -	\$ -	\$ -	\$ -	\$ 496
Interest Earned on Each Account	\$ 567	\$ 20,626	\$ 11,703	\$ 6,162	\$ 58,698	\$ 85	\$ (2)	\$ -	\$ (0)	\$ 97,839
Total Revenues	\$ 18,286	\$ 205,782	\$ 15,828	\$ 21,494	\$ 192,496	\$ 6,650	\$ 1,259	\$ 186	\$ 829	\$ 462,809

Development Impact Fee Report Form
Statement of Revenue, Expenditures, and Change in Fund Balances
For Fiscal Year Ending June 30, 2008

Impact Fee Account Summary

Expenditures

	1610.01 Law Enforcement	1610.02 Roadway & Transportation	1610.03 Storm Drainage	1610.04 General Government Facilities & Equipment	1610.05 Parks & Recreation: Open Space	1610.06 Dry Creek Wash	1610.07 Coffeepot Wash	1610.08 Soldier Wash	1610.09 Oak Creek Wash	Total
Total Amount of Impact Fee Expenditures	\$ 19,606	\$ 65,000	\$ 86	\$ -	\$ 5,519	\$ -	\$ -	\$ -	\$ -	\$ 90,211
Bonds										
Interest	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Principle	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Debt Service on Bonds (Total Paid)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Loans										
Interest	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Principle	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Payment on Loans (Total Paid)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
*Please Note Which Fund The Loan is From										
Other Expenditures	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Expenditures	\$ 19,606	\$ 65,000	\$ 86	\$ -	\$ 5,519	\$ -	\$ -	\$ -	\$ -	\$ 90,211

End of Year Balance

	1610.01 Law Enforcement	1610.02 Roadway & Transportation	1610.03 Storm Drainage	1610.04 General Government Facilities & Equipment	1610.05 Parks & Recreation: Open Space	1610.06 Dry Creek Wash	1610.07 Coffeepot Wash	1610.08 Soldier Wash	1610.09 Oak Creek Wash	Total
Total Beginning Balance	\$ 772	\$ 461,832	\$ 284,065	\$ 151,528	\$ 1,436,975	\$ -	\$ -	\$ -	\$ -	\$ 2,335,172
Total Revenues	\$ 18,286	\$ 205,782	\$ 15,828	\$ 21,494	\$ 192,496	\$ 6,650	\$ 1,259	\$ 186	\$ 829	\$ 462,809
Total Expenditures	\$ 19,606	\$ 65,000	\$ 86	\$ -	\$ 5,519	\$ -	\$ -	\$ -	\$ -	\$ 90,211
Ending Balance FY (Date)	\$ (548)	\$ 602,614	\$ 299,807	\$ 173,022	\$ 1,623,952	\$ 6,650	\$ 1,259	\$ 186	\$ 829	\$ 2,707,771

Development Impact Fee Report Form
Statement of Revenue, Expenditures, and Change in Fund Balances
For Fiscal Year Ending June 30, 2008

Impact Fee Account Summary

Detailed Impact Fee Expenditure Report

1610.01 Law Enforcement	Location	Impact Fees	Bonds	General Fund	Other Fund Sources*	Total
Police - Updated Hardware		\$ 19,606	\$ -	\$ 807	\$ 9,255	\$ 29,668
Total Expenditures		\$ 19,606	\$ -	\$ 807	\$ 9,255	\$ 29,668

**Other Fund Sources include I.T. Capital Fund*

1610.02 Roadway & Transportation	Location	Impact Fees	Bonds	General Fund	Other Fund Sources*	Total
Hwy 89A Sidewalk Extension		\$ 65,000	\$ -	\$ -	\$ 44,897	\$ 109,897
			\$ -	\$ -	\$ -	\$ -
Total Expenditures		\$ 65,000	\$ -	\$ -	\$ 44,897	\$ 109,897

**Other Fund Sources include Capital Improvement Fund*

1610.03 Storm Drainage	Location	Impact Fees	Bonds	General Fund	Other Fund Sources*	Total
Chapel 1-A Storm Drainage		\$ 86	\$ -	\$ -	\$ -	\$ 86
Total Expenditures		\$ 86	\$ -	\$ -	\$ -	\$ 86

**If other fund sources are used, notate where those other funds are from*

Development Impact Fee Report Form
Statement of Revenue, Expenditures, and Change in Fund Balances
For Fiscal Year Ending **June 30, 2008**

Impact Fee Account Summary

1610.04							
General Government				General	Other Fund		
Facilities & Equipment	Location	Impact Fees	Bonds	Fund	Sources*	Total	
None		\$ -	\$ -	\$ -	\$ -	\$ -	

Total Expenditures		\$ -	\$ -	\$ -	\$ -	\$ -	
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**If other fund sources are used, notate where those other funds are from*

1610.05							
Parks & Recreation:				General	Other Fund		
Open Space	Location	Impact Fees	Bonds	Fund	Sources*	Total	
Park Improvements	Soccer Field	\$ 5,519	\$ -	\$ -	\$ -	\$ 5,519	

Total Expenditures		\$ 5,519	\$ -	\$ -	\$ -	\$ 5,519	
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**If other fund sources are used, notate where those other funds are from*