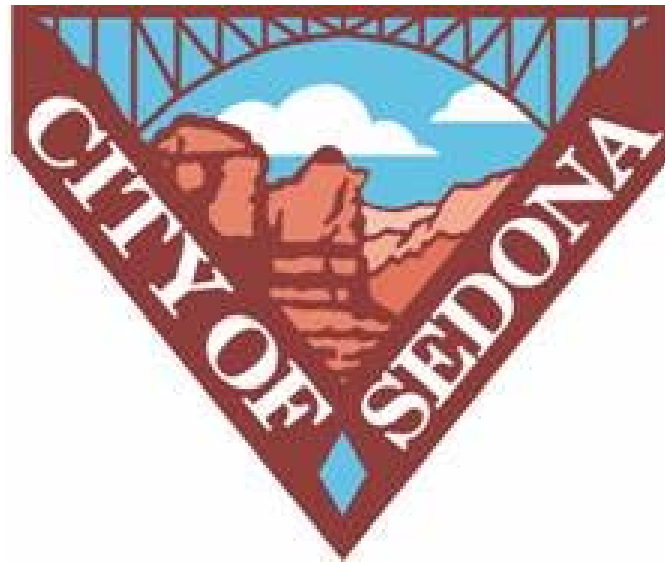


City of Sedona, Arizona



Annual Report

for the

Collection and Use

of

Development Impact Fees

For Fiscal Year Ended June 30, 2013



September 10, 2013

Tim Ernster, City Manager
Honorable Mayor, City Council
and Citizens of Sedona, Arizona:

We are pleased to submit the 2013 Annual Report for the Collection and Use of Development Fees for the City of Sedona. 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 2013, the following accomplishments were achieved by utilizing Development Fees:

Parks & Recreation

- Completion of the Parks Master Study
- Land appraisal for the Old Ranger Station on Brewer Road

General Government and Technology

- Initiated the Development Impact Fee Study to be in compliance with SB1525

For the Future

The following were identified by City Council in the Budget Planning process as important priorities for the future:

- General facilities improvements for the Public Works Maintenance building-yard acquired in the last fiscal year
- Completion of the Development Impact Fee study
- Continued construction of Harmony/Windsong drainage improvements with the estimated completion of phase IV in FY 2014
- Proposed Park land acquisition including a creek access/park

Should you require any further information or clarification, please do not hesitate to contact the Financial Services Department at (928) 204-7185 or via our website www.SedonaAZ.gov.

Respectfully,

A handwritten signature in cursive script, appearing to read "Karen Daines".

Karen Daines
Assistant City Manager

**Development Impact Fee Report Form
Statement of Revenue, Expenditures, and Change in Fund Balances
For Fiscal Year Ending June 30, 2013**

Impact Fee Account Summary

Beginning Balance FY 2012-2013

	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	\$ 34,493	\$ 986,780	\$ 246,629	\$ 115,349	\$ 1,903,068	\$ 29,604	\$ 14,763	\$ 1,095	\$ 2,667	\$ 3,334,448

Fee Schedule effective January 1, 2012 (interim fees)

Amount of Each Impact Fee Charged	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	
	\$			\$			\$			\$			\$				\$
Single-Family Detached	\$ 313	\$ 1,917	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Multiple Family	\$ 268	\$ 1,346	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
All other Types of Housing	\$ 277	\$ 1,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Nonresidential (per square foot of building/hotel room)																	
Commercial 25,000 SF or less	\$ 0.71	\$ 9.73	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Commercial 25,000 - 50,000 SF	\$ 0.67	\$ 9.02	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Commercial 50,001 - 100,000 SF	\$ 0.59	\$ 7.89	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Commercial 100,001 - 200,000 SF	\$ 0.50	\$ 6.83	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Commercial over 200,000 SF	\$ 0.43	\$ 5.87	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Office/Inst 10,000 SF or less	\$ 0.33	\$ 4.54	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Office/Inst 10,001 - 25,000 SF	\$ 0.27	\$ 3.68	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Office/Inst 25,001 - 50,000 SF	\$ 0.23	\$ 3.13	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Office/Inst 50,001 - 100,000 SF	\$ 0.20	\$ 2.67	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Office/Inst over 100,000 SF	\$ 0.18	\$ 2.28	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Business Park	\$ 0.18	\$ 2.56	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Light Industrial	\$ 0.10	\$ 1.40	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Warehousing	\$ 0.07	\$ 0.99	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Manufacturing	\$ 0.05	\$ 0.76	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Hotel (per room)	\$ 84	\$ 1,128	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

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, 2013

Impact Fee Account Summary

Storm Drainage Development Fees (by Drainage Basins)

Amount of Each Impact Fee Charged Single Family (Residential/per unit)	1610.06 Creek Wash		1610.07 Coffeepot Wash		1610.08 Soldier Wash		1610.09 Oak Creek Wash	
	Dry	Wash	Dry	Wash	Dry	Wash	Dry	Wash
Very Low Density	\$ 2,810	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Low Density	\$ 2,248	\$ 1,263	\$ 317	\$ 394	\$ -	\$ -	\$ -	\$ -
Medium Density	\$ 1,404	\$ 789	\$ 199	\$ 247	\$ -	\$ -	\$ -	\$ -
High Density	\$ 703	\$ 395	\$ -	\$ 122	\$ -	\$ -	\$ -	\$ -
Multi-Family	\$ 526	\$ 296	\$ 75	\$ 92	\$ -	\$ -	\$ -	\$ -
All other Types of Housing	\$ -	\$ 332	\$ -	\$ 104	\$ -	\$ -	\$ -	\$ -
Nonresidential (per square foot of total land development)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Nonresidential Development	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

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

Revenues

Total Amount of Impact Fees Collected	1610.01 Law Enforcement		1610.02 Roadway & Transportation		1610.03 Storm Drainage		1610.04 General Government		1610.05 Parks & Recreation:		1610.06 Dry Creek Wash		1610.07 Coffeepot Wash		1610.08 Soldier Wash		1610.09 Oak Creek Wash		Total
	Enforcement	Transportation	Roadway & Transportation	Storm Drainage	Storm Drainage	Storm Drainage	General Government	Facilities & Equipment	Open Space	Dry Creek Wash	Dry Creek Wash	Coffeepot Wash	Coffeepot Wash	Soldier Wash	Soldier Wash	Oak Creek Wash	Oak Creek Wash		
\$ 10,329	\$ 54,111	\$ -	\$ -	\$ -	\$ -	\$ -	\$ (264)	\$ 186,362	\$ 21,028	\$ 4,734	\$ 597	\$ 1,583	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 278,480	
\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
\$ 16	\$ 1,876	\$ 964	\$ 2,292	\$ 5,734	\$ 10	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 9,196

Other Earnings	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Interest Earned on Each Account	\$ 10,345	\$ 55,987	\$ 964	\$ 2,028	\$ 192,096	\$ 21,038	\$ 4,734	\$ 597	\$ (113)	\$ 287,676									
Total Revenues	\$ 10,345	\$ 55,987	\$ 964	\$ 2,028	\$ 192,096	\$ 21,038	\$ 4,734	\$ 597	\$ (113)	\$ 287,676									

**Development Impact Fee Report Form
Statement of Revenue, Expenditures, and Change in Fund Balances
For Fiscal Year Ending June 30, 2013**

Impact Fee Account Summary

Expenditures

	1610.04 General		1610.05 Parks & Recreation:		1610.06 Dry Creek Wash		1610.07 Coffeepot Wash		1610.08 Soldier Wash		1610.09 Oak Creek Wash		Total
	1610.01 Law Enforcement	1610.02 Roadway & Transportation	1610.03 Storm Drainage	1610.04 Government Facilities & Equipment	1610.05 Open Space	1610.06 Wash	1610.07 Wash	1610.08 Wash	1610.09 Wash	1610.09 Wash	1610.09 Wash		
Total Amount of Impact Fee Expenditures	\$ -	\$ -	\$ -	\$ 53,102	\$ 20,210	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 73,312
Projects	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
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	\$ -	\$ -	\$ -	\$ 53,102	\$ 20,210	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 73,312

End of Year Balance

	1610.04 General		1610.05 Parks & Recreation:		1610.06 Dry Creek Wash		1610.07 Coffeepot Wash		1610.08 Soldier Wash		1610.09 Oak Creek Wash		Total
	1610.01 Law Enforcement	1610.02 Roadway & Transportation	1610.03 Storm Drainage	1610.04 Government Facilities & Equipment	1610.05 Open Space	1610.06 Wash	1610.07 Wash	1610.08 Wash	1610.09 Wash	1610.09 Wash	1610.09 Wash		
Total Beginning Balance	\$ 34,493	\$ 986,780	\$ 246,629	\$ 115,349	\$ 1,903,068	\$ 29,604	\$ 14,763	\$ 1,095	\$ 2,667	\$ 1,095	\$ 2,667	\$ 2,667	\$ 3,334,448
Total Revenues	\$ 10,345	\$ 55,987	\$ 964	\$ 2,028	\$ 192,096	\$ 21,038	\$ 4,734	\$ 597	\$ (113)	\$ 597	\$ (113)	\$ (113)	\$ 287,676
Total Expenditures	\$ -	\$ -	\$ -	\$ 53,102	\$ 20,210	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 73,312
Ending Balance FY (2013)	\$ 44,838	\$ 1,042,767	\$ 247,592	\$ 64,275	\$ 2,074,954	\$ 50,643	\$ 19,497	\$ 1,692	\$ 2,554	\$ 1,692	\$ 2,554	\$ 2,554	\$ 3,548,812

Development Impact Fee Report Form
 Statement of Revenue, Expenditures, and Change in Fund Balances
 For Fiscal Year Ending June 30, 2013

Impact Fee Account Summary

Detailed Impact Fee Expenditure Report

1610.01 Law Enforcement	Location	Impact Fees	Bonds	General Fund	Other Fund Sources*	Total
None		\$ -	\$ -	\$ -	\$ -	\$ -

Total Expenditures		\$ -	\$ -	\$ -	\$ -	\$ -
---------------------------	--	------	------	------	------	------

*No other fund sources used.

1610.02 Roadway & Transportation	Location	Impact Fees	Bonds	General Fund	Other Fund Sources*	Total
None		\$ -	\$ -	\$ -	\$ -	\$ -

Total Expenditures		\$ -	\$ -	\$ -	\$ -	\$ -
---------------------------	--	------	------	------	------	------

*No other fund sources used.

1610.03 Storm Drainage	Location	Impact Fees	Bonds	General Fund	Other Fund Sources*	Total
		\$ -	\$ -	\$ -	\$ -	\$ -

Total Expenditures		\$ -	\$ -	\$ -	\$ -	\$ -
---------------------------	--	------	------	------	------	------

*Other fund sources used are Capital Improvement Projects Fund.

Development Impact Fee Report Form
 Statement of Revenue, Expenditures, and Change in Fund Balances
 For Fiscal Year Ending June 30, 2013

Impact Fee Account Summary

1610.04

General Government
 Facilities & Equipment

	Location	Impact Fees	Bonds	General Fund	Other Fund Sources*	Total
Impact Fee Study	All City Facilities	\$ 53,044	\$ -	\$ -	\$ -	\$ 53,044
Misc	Info. Technology	\$ 58	\$ -	\$ -	\$ -	\$ 58

Total Expenditures

\$ 53,102	\$ -	\$ -	\$ -	\$ 53,102
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*No other fund sources used.

1610.05

Parks & Recreation:
 Open Space

	Location	Impact Fees	Bonds	General Fund	Other Fund Sources*	Total
Parks Master Study	All City Facilities	\$ 16,210	\$ -	\$ -	\$ -	\$ 16,210
Land Appraisal	Old Ranger Station - Brewer Rd	\$ 4,000	\$ -	\$ -	\$ -	\$ 4,000
		\$ -	\$ -	\$ -	\$ -	\$ -

Total Expenditures

\$ 20,210	\$ -	\$ -	\$ -	\$ 20,210
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*Other fund sources used are Capital Improvement Projects and Community Facility District Funds.

