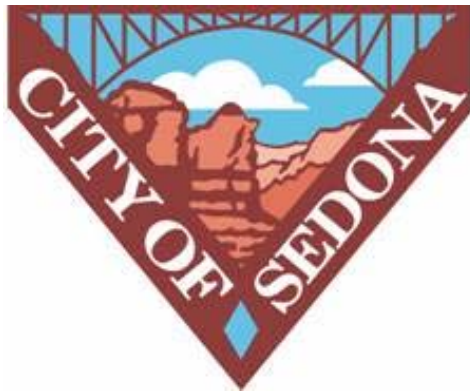


City of Sedona, Arizona



Annual Report

for the

Collection and Use

of

Development Impact Fees

For Fiscal Year Ended June 30, 2019



102 Roadrunner Drive
Sedona, AZ 86336
www.sedonaaz.gov

September 26, 2019

Justin Clifton, City Manager
Honorable Mayor, City Council
and Citizens of Sedona, Arizona:

We are pleased to submit the 2019 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 report has been prepared in accordance with the requirements of the Arizona Revised Statutes §9-463.05(N).

During fiscal year 2019, the following accomplishments were achieved by utilizing Development Impact Fees:

Roadway and Transportation

- Multiuse Path and sidewalk improvements along Pinon Drive.

Storm Drainage

- Improvements to the Coffee Pot Basin along Little Elf Drive.

General

- Development Impact Fee (DIF) study completed

For the Future

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

- ✓ Transportation improvements including the Uptown roadway, a Portal Lane to Ranger Road connection, and a Forest Road connection
- ✓ Continued improvements to the Bike Skills Park in Posse Grounds Park
- ✓ Continued improvements in Posse Grounds Park
- ✓ Drainage improvements for Thunder Mountain Road/Sanborn Drive area
- ✓ Acquisition of storm drainage easements
- ✓ Improvements to the Ranger Station at the Brewer Road property
- ✓ Remodel of the Police Station
- ✓ Continued improvements at the Shooting Range

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,

Cherie R. Wright, CPA, CGFM
Director of Financial Services

**Development Impact Fee Report Form
Statement of Revenue, Expenditures, and Change in Fund Balances
For Fiscal Year Ending June 30, 2019**

Impact Fee Account Summary

Beginning Balance FY 2018-2019

	Law Enforcement	Roadway & Transportation	Storm Drainage	General Government Facilities & Equipment	Parks & Recreation: Open Space	Dry Creek Wash	Coffee Pot Wash	Soldier Wash	Oak Creek Wash	Total
Ending Balance FY (2018)	\$ 59,249	\$ 599,198	\$ -	\$ (31,246)	\$ 2,001,302	\$ 71,098	\$ 8,624	\$ 16,216	\$ (1,508)	\$ 2,722,932
Prior Period Adjustment	\$ (245)	\$ (2,525)			\$ (245)		\$ 1,508		\$ 1,508	
Beginning Balance FY (2019)	\$ 59,004	\$ 596,673	\$ -	\$ (31,246)	\$ 2,001,057	\$ 71,098	\$ 10,132	\$ 16,216	\$ -	\$ 2,722,932

Fee Schedule effective August 5, 2014

Amount of Each Impact Fee Charged	Law Enforcement	Roadway & Transportation	Storm Drainage	General Government Facilities & Equipment	Parks & Recreation: Open Space	Total
Residential Single Unit	\$ 511	\$ 1,216	\$ -	\$ 194	\$ 3,627	\$ 5,548
Residential 2+ Units	\$ 466	\$ 954	\$ -	\$ 173	\$ 3,236	\$ 4,829
Nonresidential (per square foot of floor area)						
Commercial	\$ 0.63	\$ 2.66	\$ -	\$ 0.08	N/A	\$ 3.37
Office	\$ 0.25	\$ 1.15	\$ -	\$ 0.14	N/A	\$ 1.54
Institutional	\$ 0.23	\$ 1.06	\$ -	\$ 0.04	N/A	\$ 1.33
Industrial	\$ 0.16	\$ 0.72	\$ -	\$ 0.10	N/A	\$ 0.98
Lodging (per Room)	\$ 127	\$ 580	\$ -	\$ 18	\$ 2,329	\$ 3,054

Storm Drainage Development Fees (by Drainage Basins)

Amount of Each Impact Fee Charged	Dry Creek Wash	Coffee Pot Wash	Soldiers Pass Wash	Oak Creek Wash
Single Family (Residential/per unit)				
Very Low Density	\$ 107	\$ -	\$ -	\$ -
Low Density	\$ 85	\$ 1,642	\$ 1,989	\$ -
Medium Density	\$ 53	\$ 1,026	\$ 1,243	\$ -
High Density	\$ 27	\$ 513	\$ -	\$ -
Multi-Family	\$ 20	\$ 385	\$ 466	\$ -
All other Types of Housing	\$ -	\$ 432	\$ -	\$ -
Nonresidential (per square foot of floor area)				
Nonresidential Development	\$ 0.01	\$ 0.13	\$ 0.15	\$ -
Lodging (per room)	\$ 13	\$ 251	\$ 304	\$ -

Revenues

	Law Enforcement	Roadway & Transportation	Storm Drainage	General Government Facilities & Equipment	Parks & Recreation: Open Space	Dry Creek Wash	Coffee Pot Wash	Soldiers Pass Wash	Oak Creek Wash	Total
Total Amount of Impact Fees Collected	\$ 28,405	\$ 68,155	\$ -	\$ 1,644	\$ 171,409	\$ 855	\$ 14,570	\$ 7,508	\$ -	\$ 292,546
Other Earnings	\$ -		\$ -			\$ -	\$ -	\$ -	\$ -	\$ -
Interest Earned on Each Account	\$ 2,272	\$ 19,428	\$ -	\$ 1	\$ 63,811	\$ 2,156	\$ 218	\$ 677		\$ 88,564
Total Revenues	\$ 30,677	\$ 87,583	\$ -	\$ 1,645	\$ 235,221	\$ 3,010	\$ 14,788	\$ 8,185	\$ -	\$ 381,110

Development Impact Fee Report Form
Statement of Revenue, Expenditures, and Change in Fund Balances
For Fiscal Year Ending June 30, 2019

Impact Fee Account Summary

Expenditures

<u>Total Amount of Impact Fee Expenditures</u>	Law Enforcement	Roadway & Transportation	Storm Drainage	General Government Facilities & Equipment	Parks & Recreation: Open Space	Dry Creek Wash	Coffee Pot Wash	Soldier Wash	Oak Creek Wash	Total
Projects/Studies	\$ 6,740	\$ 22,987	\$ -	\$ -	\$ 6,740	\$ -	\$ 20,295	\$ -	\$ -	\$ 56,761
Bonds										
Interest	\$ -	\$ -	\$ -	\$ 63	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 63
Principal	\$ -	\$ -	\$ -	\$ 9,477	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 9,477
Debt Service on Bonds (Total Paid)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Loans										
Interest	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Principal	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Payment on Loans (Total Paid)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
*Please Note Which Fund The Loan is From										
Other Expenditures	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Expenditures	\$ 6,740	\$ 22,987	\$ -	\$ 9,540	\$ 6,740	\$ -	\$ 20,295	\$ -	\$ -	\$ 66,301

Development Impact Fee Report Form
Statement of Revenue, Expenditures, and Change in Fund Balances
For Fiscal Year Ending [June 30, 2019](#)

Impact Fee Account Summary

End of Year Balance

	Law Enforcement	Roadway & Transportation	Storm Drainage	General Government Facilities & Equipment	Parks & Recreation: Open Space	Dry Creek Wash	Coffee Pot Wash	Soldier Wash	Oak Creek Wash	Total
Total Beginning Balance	\$ 59,004	\$ 596,673	\$ -	\$ (31,246)	\$ 2,001,057	\$ 71,098	\$ 10,132	\$ 16,216	\$ -	\$ 2,722,932
Total Revenues	\$ 30,677	\$ 87,583	\$ -	\$ 1,645	\$ 235,221	\$ 3,010	\$ 14,788	\$ 8,185	\$ -	\$ 381,110
Total Expenditures	\$ 6,740	\$ 22,987	\$ -	\$ 9,540	\$ 6,740	\$ -	\$ 20,295	\$ -	\$ -	\$ 66,301
Ending Balance FY (2019)	\$ 82,941	\$ 661,269	\$ -	\$ (39,141)	\$ 2,229,537	\$ 74,108	\$ 4,625	\$ 24,401	\$ -	\$ 3,037,741

Development Impact Fee Report Form
Statement of Revenue, Expenditures, and Change in Fund Balances
For Fiscal Year Ending **June 30, 2019**

Impact Fee Account Summary

Detailed Impact Fee Expenditure Report

Roadway & Transportation	Location	Impact Fees	Bonds	General Fund	Other Fund Sources*	Total
Sidewalks/Pedestrian Improvements	Pinon Drive Multiuse Path	\$ 11,527	\$ -	\$ -	\$ -	\$ 11,527
DIF Fee Study	N/A	\$ 11,460	\$ -	\$ -	\$ -	\$ 11,460
Total Expenditures		\$ 22,987	\$ -	\$ -	\$ -	\$ 22,987

**No other fund sources used.*

Parks & Recreation - Open Space	Location	Impact Fees	Bonds	General Fund	Other Fund Sources*	Total
DIF Fee Study	N/A	\$ 6,740	\$ -	\$ -	\$ -	\$ 6,740
Total Expenditures		\$ 6,740	\$ -	\$ -	\$ -	\$ 6,740

**No other fund sources used.*

Coffee Pot Wash	Location	Impact Fees	Bonds	General Fund	Other Fund Sources*	Total
Drainage Improvements	Coffee Pot Basin/Little Elf Drive	\$ 20,295		\$ 1,638,220	\$ 350,000	2,008,515
Total Expenditures		\$ 20,295	\$ -	\$ -	\$ -	\$ 20,295

**Yavapai County Flood Control.*

Law Enforcement	Location	Impact Fees	Bonds	General Fund	Other Fund Sources*	Total
DIF Fee Study	N/A	\$ 6,740	\$ -	\$ -	\$ -	\$ 6,740
Total Expenditures		\$ 6,740	\$ -	\$ -	\$ -	\$ 6,740

**No other fund sources used.*