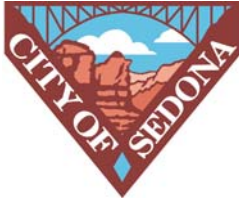


City of Sedona, Arizona Annual Report for the Collection and Use of Development Fees

For Fiscal Year Ended June 30, 2009





September 28, 2009

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

We are pleased to submit to you the 2009 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 2009, the following accomplishments were achieved by using Development Fees:

Parks & Recreation

- The renovation and building of the Recreation room and Restrooms at Posse Ground Park
- Upgrading of the Athletic Fields
- Contributions to the USDA Forest Service for continued enhancements to the City's trail heads.

Public Works

- Portion of the Chapel Area 1A Storm Drainage project.
- Funded the City's portion of the Traffic Light to be located at the intersection of State Route 89A and Airport Road
- A portion of the major City Hall Plaza renovations (i.e. sidewalks, flooring, office reconfigurations, etc)

For the Future

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

- Completion of the Chapel 1A Drainage.
- Portions of the City owned property improvements
- Initial funding of Barbara's Park

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, 2009

Impact Fee Account Summary

Beginning Balance FY 2008-2009

	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	\$ (548)	\$ 602,614	\$ 299,807	\$ 173,022	\$ 1,623,952	\$ 6,650	\$ 1,259	\$ 186	\$ 829	\$ 2,707,771

Fee Schedule

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	\$ 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, 2009

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

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	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	\$ 19,852	\$ 194,557	\$ 141	\$ 5,364	\$ 76,710	\$ 4,050	\$ 1,114	\$ 191	\$ 237	\$ 302,217
Other Earnings	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Interest Earned on Each Account	\$ 104	\$ 20,236	\$ 10,973	\$ 6,014	\$ 57,034	\$ 101	\$ 10	\$ -	\$ 3	\$ 94,476
Total Revenues	\$ 19,956	\$ 214,793	\$ 11,114	\$ 11,378	\$ 133,744	\$ 4,151	\$ 1,124	\$ 191	\$ 240	\$ 396,692

Development Impact Fee Report Form
Statement of Revenue, Expenditures, and Change in Fund Balances
For Fiscal Year Ending **June 30, 2009**

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	\$ -	\$ 200,000	\$ 50,000	\$ 25,818	\$ 72,659	\$ -	\$ -	\$ -	\$ -	\$ 348,477
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	\$ -	\$ 200,000	\$ 50,000	\$ 25,818	\$ 72,659	\$ -	\$ -	\$ -	\$ -	\$ 348,477

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	\$ (548)	\$ 602,614	\$ 299,807	\$ 173,022	\$ 1,623,952	\$ 6,650	\$ 1,259	\$ 186	\$ 829	\$ 2,707,771
Total Revenues	\$ 19,956	\$ 214,793	\$ 11,114	\$ 11,378	\$ 133,744	\$ 4,151	\$ 1,124	\$ 191	\$ 240	\$ 396,692
Total Expenditures	\$ -	\$ 200,000	\$ 50,000	\$ 25,818	\$ 72,659	\$ -	\$ -	\$ -	\$ -	\$ 348,477
Ending Balance FY (Date)	\$ 19,408	\$ 617,407	\$ 260,921	\$ 158,582	\$ 1,685,038	\$ 10,801	\$ 2,383	\$ 377	\$ 1,069	\$ 2,755,986

Development Impact Fee Report Form
Statement of Revenue, Expenditures, and Change in Fund Balances
For Fiscal Year Ending **June 30, 2009**

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

1610.02 Roadway & Transportation	Location	Impact Fees	Bonds	General Fund	Other Fund Sources*	Total
Traffic Light	State Route 89A & Airport Road Intersection	\$ 200,000	\$ -	\$ -	\$ 177,242	\$ 377,242
		\$ -	\$ -	\$ -	\$ -	\$ -

Total Expenditures		\$ 200,000	\$ -	\$ -	\$ 177,242	\$ 377,242
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**Other fund sources used are Capital Improvement Projects Fund.*

1610.03 Storm Drainage	Location	Impact Fees	Bonds	General Fund	Other Fund Sources*	Total
Chapel 1A Drainage	Chapel area (SR 179)	\$ 50,000	\$ -	\$ -	\$ 283,563	\$ 333,563

Total Expenditures		\$ 50,000	\$ -	\$ -	\$ 283,563	\$ 333,563
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**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, 2009**

Impact Fee Account Summary

1610.04

General Government Facilities & Equipment	Location	Impact Fees	Bonds	General Fund	Other Fund Sources*	Total
Major Facilities Renovations	City Hall Plaza	\$ 25,818	\$ -	\$ -	\$ 148,996	\$ 174,815
Total Expenditures		\$ 25,818	\$ -	\$ -	\$ 148,996	\$ 174,815

**Other fund sources used are Capital Improvement Projects Fund.*

1610.05

Parks & Recreation: Open Space	Location	Impact Fees	Bonds	General Fund	Other Fund Sources*	Total
Trails Development (USFS)	City Trailheads	\$ 6,000	\$ -	\$ -	\$ 6,327	\$ 12,327
Athletic Fields	Posse Ground Park	\$ 10,300			\$ 55,608	\$ 65,908
Build Recreation Room and Restrooms	Posse Ground Park	\$ 56,358	\$ -	\$ -	\$ 215,795	\$ 272,153
Total Expenditures		\$ 72,659	\$ -	\$ -	\$ 277,730	\$ 350,388

**Other fund sources used are Capital Improvement Projects and Community Facility District Funds.*