

CITY OF YUBA CITY
STAFF REPORT

Date: December 16, 2014
To: Honorable Mayor & Members of the City Council
From: Finance Department
Presentation By: Robin Bertagna C.P.A, Finance Director

Summary

Subject: Development Impact Fees – Annual Report

Recommendation: Accept the AB1600 Annual Report and adopt a Resolution finding that there is a reasonable relationship between current needs for the fees and the purposes for which they were originally collected.

Fiscal Impact: Council’s adoption of the attached Resolution and acceptance of the AB1600 Annual Report allows the City to continue programming funds that have been held by the City for more than five (5) years.

Purpose:

To comply with reporting requirements and allow the City to continue programming funds that have been held by the City for more than five (5) years.

Background:

In 1989, Section 66000 et seq. of the Government Code became effective. When passed in 1987, this section was known as AB1600. When the Legislature passed AB1600, it added a new chapter to the Government Code on fees for development projects. The chapter sets forth a number of requirements that local agencies must follow if they are to exact fees from developers to defray the cost of construction of public facilities related to development projects, including annual reporting requirements.

In October 2007, the City of Yuba City’s AB1600 fee study was updated and Resolution 07-101 was adopted establishing new development impact fees. Through the General Plan and fee studies, the City of Yuba City has established the nexus between development, the capital improvements necessary to mitigate the effects of development, and approved fees to fund the mitigation measures.

The City of Yuba City development fees covered by AB1600, and documented in Exhibit B, include the following:

- Parks and Recreation impact fee
- Fire Protection impact fee
- Library Services impact fee
- Police Protection impact fee
- Road impact fee
- Animal Control impact fee
- Civic Center impact fee
- Corporation Yard impact fee
- Levee impact fee
- Administration impact fee
- Buttes Vista impact fee

The nature of AB1600 funds is such that timing of receipt of revenues and construction of the related capital projects rarely coincide. Ideally, revenues will be collected over time and accumulated until a development related project is needed; in years of construction, accumulated reserves will be used up. In certain instances, the City has constructed priority projects in advance of collecting sufficient funds through borrowing from other City funds, or by issuing long term external debt. This practice has resulted in certain categories of the AB1600 funds to operate with a deficit balance.

As has been previously discussed with Council, the City's AB1600 impact fee revenues have been greatly affected by the slump in development and the significant reduction of development impact fees collected since FY 07/08. Several projects were funded through the issuance of debt which is to be repaid from impact fee revenues. With the significant decline in revenues during the past six fiscal years, staff has set up reserve set-aside funds for future debt service to ensure that funds are available to meet continuing annual debt service obligations for projects previously financed on a longer-term basis.

With each development during the previous fiscal year, the City collected certain developer fees that are subject to the reporting requirement. The various fees are listed on the attached report (Exhibit B) along with detailed expenditure and revenue reports for each fee the City collected.

Analysis

The City is in ongoing compliance with seven of the eight reporting requirements listed on Exhibit A. In order to maintain compliance with No. 5, which requires expenditures or commitment of funds within five years of their collection, the Council must make certain findings as outlined in this report. Although AB1600 requires fees collected from developers be expended within five years, the law, as noted previously, also allows exceptions. Exceptions are provided in recognition that some project costs can be of a magnitude that it takes more than five years to accrue adequate funds; or matching funds may not be available within the five-year period.

In using the expenditure and revenue reports to determine whether the fees have been spent within five years of collection, the total expenditures and transfers-out over the five-year period must be added together, and then that total must be subtracted from the earliest fund balance

(July 1, 2009). In a number of instances, this calculation shows that not only have fees collected five years ago been spent, but depending on the category, fees collected in ensuing years have also been spent.

To comply with requirement No. 5 above, the City Council must make findings that there is a reasonable relationship between the current need for the fees and the purposes for which they were originally charged. It is important that the City Council make these findings to ensure continued funding of these important programs.

All developer fee categories with the exception of Parks & Recreation, Roads, Civic Center, Corporation Yard and Buttes Vista impact fees comply with the provision of AB1600 that funds be expended within five years. However, through the council's adoption of the annual Capital Improvement Program and subsequent resolutions, all fund equity balances have been programmed to fund projects.

Fiscal Impact:

Council's adoption of the Resolution and acceptance of the AB1600 Annual Report allows the City to continue programming funds that are more than five (5) years old.

Alternatives:

Do not adopt the Resolution and accept the attached AB1600 Annual Report and make any necessary refunds.

Recommendation:

Accept the AB1600 Annual Report and adopt a Resolution finding that there is a reasonable relationship between current needs for the fees and the purposes for which they were originally collected.

Prepared By:

[/s/ Lynn Haile](#)

Lynn Haile
Accountant I

Submitted By:

[/s/ Steven C. Kroeger](#)

Steven C. Kroeger
City Manager

Reviewed By:

Department Head

City Attorney

[RB](#)

[TH](#)

RESOLUTION NO. _____

**RESOLUTION OF THE CITY COUNCIL OF THE CITY OF YUBA CITY
APPROVING THE FINDING THAT THERE REMAINS A REASONABLE RELATIONSHIP
BETWEEN CURRENT NEEDS FOR PARKS & RECREATION, ROADS, CIVIC CENTER,
CORPORATION YARD AND BUTTES VISTA IMPACT FEES AND THE PURPOSE FOR
WHICH THEY WERE ORIGINALLY CHARGED
(GOVERNMENT CODE SECTION 66000 et. seq.)**

WHEREAS, the City Council of Yuba City has adopted Ordinance No.1100 creating and establishing authority for imposing and charging a Development Impact Fee within the City;

WHEREAS, the City Council of the City of Yuba City on February 4, 1997, adopted Resolution No. 97-011 establishing a Development Impact Fee within the City to finance those public facilities required by new development as identified in the Yuba City Urban Area General Plan ("Plan") and various studies and reports; and

WHEREAS, the City Council of the City of Yuba City on April 20, 1999, adopted Resolution No. 99-021 establishing Development Impact Fees for repayment of costs associated with the preparation of the Buttes Vista Neighborhood Plan and the acquisition and development of a neighborhood park in the project area; and

WHEREAS, in 2007 the Fee Study was updated and on October 16, 2007 the City Council adopted Resolution 07-101 which established new development impact fees through the preparation of an AB 1600 study. Said study, entitled "Yuba City Update of the AB 1600 Fee Justification Study: dated October 10, 2007 ("Study") is on file with the City Clerk of the City of Yuba City; and

WHEREAS, the City Council on April 4, 2000 adopted Resolution 00-0028 establishing development impact fees for repayment of costs associated with the perimeter conflict mitigation and arterial landscape medians in the Buttes Vista Neighborhood Plan; and

WHEREAS, in August, 2012, the City Council adopted a resolution authorizing an internal financing agreement and reimbursement agreement using the Library's share of impact fees to fund project 1147, Animal Control Facility; and

WHEREAS, the City annually adopts a comprehensive Capital Improvement Program to prioritize identified street and drainage improvements and allocates funds to construct the improvements as mitigation for continued development in the City; and

WHEREAS, these improvements are scheduled to be constructed over time as sufficient funds become available; and

WHEREAS, these identified improvements are of such size that sufficient funds have not been collected or obtained in order to construct these improvements by expending fees collected within the five-year expenditure period provided by Government Code Section 66001(d); and

WHEREAS, fees collected previously as Parks and Recreation fees are necessary to fund future Park improvement projects, including the Feather River Parkway Project, and fund

ongoing debt service for the Gauche Aquatic Park until such time as other funding sources are received by the City; and

WHEREAS, fees collected previously and in the future as Roads fees are necessary to fund identified street and drainage improvements; and

WHEREAS, fees collected previously for the Civic Center fees are necessary to fund improvement projects in the future when sufficient balances exist to fund the identified improvements; and

WHEREAS, fees collected previously for the Corporation Yard fees are necessary to fund Corporation Yard improvement projects in the future when sufficient balances exist to fund the identified improvements; and

WHEREAS, fees collected previously for the Buttes Vista fees are necessary to fund neighborhood development costs associated with the preparation of the Buttes Vista Neighborhood Plan, acquisition and development of a neighborhood park, perimeter conflicts and landscaped medians.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF YUBA CITY DOES RESOLVE AS FOLLOWS:

Section 1. Recitals Incorporated by Reference. Incorporating the above Recitals as fact, finds that there remains a reasonable relationship between the current need for the Parks and Recreation, Community Center, Roads Program, Civic Center, Corporation Yard and Buttes Vista fees and the purposes for which they were originally collected.

Section 2. This resolution shall become effective immediately upon its passage and adoption.

The foregoing resolution was duly and regularly introduced, passed, and adopted by the City Council of the City of Yuba City at a regular meeting thereof held on the 16th day of December, 2014.

AYES:

NOES:

ABSENT:

John Dukes, Mayor

ATTEST:

Terrel Locke, City Clerk

**CITY OF YUBA CITY
AB1600 Annual Reporting Requirements**

There are eight reporting requirements on fees that the City must adhere to each fiscal year:

1. Create separate capital facilities funds or accounts for each improvement funded with impact fees (Government Code Section 66006(a)).
2. Remit all interest income earned by the fees to the same fund; interest income must be spent solely on the purpose for which the fee was originally collected (Section 66006(a)).
3. Within 180 days after the close of each fiscal year, prepare a public report concerning each impact fee fund. Such report must include the fund's beginning and ending balance for the fiscal year, amount of fees and interest deposited into the fund for the fiscal year, and a description of each expenditure from the fund for that year, including identification of the improvement being funded (Section 66006(b)).
4. Review the report at a public meeting not less than 15 days after the report is released to the public (Section 66006(b)(2)).
5. If fees remain unexpended or uncommitted five years after being collected, the local agency is to make a finding that there remains a reasonable relationship between the current need for the fees and the purposes for which they were originally collected (Section 66001(d)).
6. Refund the current owner of lots, units or developed projects any fees, with accrued interest, for which continued need cannot be demonstrated (Section 66001(e)).
7. A local agency must not commingle fees with any other revenue, except for temporary investment purposes (Section 66006(a)).
8. A local agency may not spend impact fees for maintenance or operation of improvements funded with impact fees (Section 65913.8).

AB1600 Annual Report
Development Impact Fees - City of Yuba City
Fiscal Year Ended June 30, 2014

Government Code Section 66006 requires local agencies to submit an annual report detailing the status of development impact fees. The annual report must be made available to the public and presented to the City Council within 180 days of the close of a fiscal year.

This report summarizes the following information for each of the development fee programs:

1. Schedule of fees
2. Beginning and ending balances of the fee program
3. Revenue and expenditure information
4. Notes regarding loans or advances between the fee categories

SUMMARY - FY 09/10 THRU FY 13/14

<i>Category Fee Schedule - 06/30/14</i>	<i>Basis</i>	<i>Current</i>	<i>Reduced SFR</i>
		<i>Impact Fees</i>	<i>Impact Fees</i>
<i>Single Family Residential</i>	<i>Unit</i>	\$ 25,397.88	\$ 14,315.13
<i>Duplex</i>	<i>Unit</i>	\$ 24,490.11	
<i>Mobile Home</i>	<i>Unit</i>	\$ 15,679.17	
<i>Commercial</i>	<i>Sq. Ft</i>	\$ 9.58	
<i>Multiple-Family Residential</i>	<i>Unit</i>	\$ 16,856.27	
<i>Office</i>	<i>Sq. Ft</i>	\$ 4.26	
<i>Industrial</i>	<i>Sq. Ft</i>	\$ 0.92	

	<u>FY 09/10</u>	<u>FY 10/11</u>	<u>FY 11/12</u>	<u>FY 12/13</u>	<u>FY 13/14</u>
BEGINNING FUND BALANCE, JULY 1	\$ 20,275,802	\$ 19,070,163	\$ 16,407,458	\$ 15,027,024	\$ 13,532,377
REVENUE					
Development Fees	443,826	448,487	130,704	508,690	828,828
Interest Earnings	469,605	346,075	175,879	108,834	95,576
Total Revenues	913,431	794,563	306,584	617,523	924,404
EXPENDITURES					
Total Expenditures	2,025,546	2,847,319	2,292,289	1,650,319	1,312,967
Revenue over or (under) Expenditure	(1,112,115)	(2,052,756)	(1,985,706)	(1,032,796)	(388,563)
OTHER FINANCING SOURCES (USES)					
Transfers In/Out	(93,524)	(609,949)	605,272	(462,863)	(1,412,483)
Total Other	(93,524)	(609,949)	605,272	(462,863)	(1,412,483)
Net revenue over/(under) expenditures	(1,205,639)	(2,662,705)	(1,380,434)	(1,495,659)	(1,801,046)
ENDING FUND BALANCE, JUNE 30	\$ 19,070,163	\$ 16,407,458	\$ 15,027,024	\$ 13,531,366	\$ 11,731,331

**Parks and Recreation
Revenues & Expenditures
FY 09/10 thru FY 13/14**

<i>Category Fee Schedule - 06/30/14</i>	<i>Basis</i>	<i>Current Impact Fees</i>	<i>Reduced SFR Impact Fees</i>
Single Family Residential	Unit	\$ 6,618.20	\$ 3,289.92
Duplex	Unit	\$ 6,058.87	
Mobile Home	Unit	\$ 4,166.25	
Commercial	Sq. Ft	\$ -	
Multiple-Family Residential	Unit	\$ 4,755.61	
Office	Sq. Ft	\$ -	
Industrial	Sq. Ft	\$ -	

	<u>FY 09/10</u>	<u>FY 10/11</u>	<u>FY 11/12</u>	<u>FY 12/13</u>	<u>FY 13/14</u>
BEGINNING FUND BALANCE, JULY 1	\$ 4,393,262	\$ 3,922,136	\$ 3,708,312	\$ 3,357,519	\$ 2,555,467
REVENUE					
Development Fees	76,860	67,533	12,662	98,220	383,979
Interest Earnings	104,562	74,751	38,728	18,141	16,454
Total Revenues	<u>181,422</u>	<u>142,284</u>	<u>51,390</u>	<u>116,361</u>	<u>400,433</u>
EXPENDITURES					
Park Master Plan	931032	1,114			
Park Improvements	931029	2,264			
Renovation of Sam Brannan Park	931054	50,869			
Improvements to Building and Grounds	931028	66,163	522		
W. Onstott/S. Detention	931030	10,097			
Civic Center Field	931086	2,510	4,076		
Feather River Parkway Project	931087	242,555	40,103	101,560	1,281,582
Future Park Planning & Design	931088	142,355	13,189	8,780	16,582
Feather River Parkway Project - Phase II	931166			7,850	127,805
Total Expenditures		<u>517,926</u>	<u>53,293</u>	<u>114,938</u>	<u>1,289,432</u>
Revenue over or (under) Expenditure		(336,503)	88,991	(63,548)	(1,173,071)
OTHER FINANCING SOURCES (USES)					
Transfer In - Prop 50 Grant funds received	931087	111,763	71,430	101,972	757,590
Transfer Out - Debt Service		(243,995)	(374,246)	(389,217)	(386,571)
Transfer Out - Project labor costs for Gauche	90422	(2,391)			(361,266)
Total Other		<u>(134,622)</u>	<u>(302,816)</u>	<u>(287,245)</u>	<u>371,019</u>
Net revenue over/(under) expenditures		(471,126)	(213,825)	(350,793)	(802,051)
ENDING FUND BALANCE, JUNE 30		\$ 3,922,136	\$ 3,708,312	\$ 3,357,519	\$ 2,555,467
		\$ 2,450,248			\$ 1/2

In August 2006, COP's were issued to provide funding for the Gauche Aquatics Park. The Parks and Recreation impact fees are responsible for 50% of the debt service payments (approx. \$385,000/yr.). In June 2008, the City Council authorized a fund balance set aside reserve of \$1,600,000 to ensure that sufficient impact fees are available to make future debt service payments in consideration of the significant decline in developer impact fee revenues received in recent years.

Note 1: The set aside amount is included in the balance shown.

In December 2008, the City Council authorized a loan to the Police Department's share of impact fees from the Community Center's share of impact fees for the purchase of Land. Semi-Annual repayments of Principal and Interest will come from the Police Departments share of impact fees as they are collected.

Note 2: The Balance is net of the loan in the amount of \$1,648,988

Conclusion: No fees have been held unexpended or uncommitted for more than five years; no refunds required. The fund equity balance represents collected fees earmarked for ongoing Parks & Recreation projects.

**Fire Protection
Revenues & Expenditures
FY 09/10 thru FY 13/14**

<i>Category Fee Schedule - 06/30/14</i>	<i>Basis</i>	<i>Current Impact Fees</i>	<i>Reduced SFR Impact Fees</i>
<i>Single Family Residential</i>	<i>Unit</i>	<i>\$ 1,462.24</i>	<i>\$ 726.88</i>
<i>Duplex</i>	<i>Unit</i>	<i>\$ 1,337.97</i>	
<i>Mobile Home</i>	<i>Unit</i>	<i>\$ 920.29</i>	
<i>Commercial</i>	<i>Sq. Ft</i>	<i>\$ 0.23</i>	
<i>Multiple-Family Residential</i>	<i>Unit</i>	<i>\$ 1,050.22</i>	
<i>Office</i>	<i>Sq. Ft</i>	<i>\$ 0.28</i>	
<i>Industrial</i>	<i>Sq. Ft</i>	<i>\$ 0.08</i>	

	<u>FY 09/10</u>	<u>FY 10/11</u>	<u>FY 11/12</u>	<u>FY 12/13</u>	<u>FY 13/14</u>					
BEGINNING FUND BALANCE, JULY 1	\$ 167,969	\$ 164,511	\$ (101,560)	\$ (653,860)	\$ (838,744)					
REVENUE										
Development Fees	18,832	20,750	8,144	24,886	12,550					
Interest Earnings	6,134									
Total Revenues	<u>24,966</u>	<u>20,750</u>	<u>8,144</u>	<u>24,886</u>	<u>12,550</u>					
EXPENDITURES										
Fire Station Improvements	991001	9,500	4,014	257,635	6,962	154,222				
Total Expenditures		<u>9,500</u>	<u>4,014</u>	<u>257,635</u>	<u>6,962</u>	<u>154,222</u>				
Revenue over or (under) Expenditure		15,466	16,736	(249,492)	17,924	(141,672)				
OTHER FINANCING SOURCES (USES)										
Transfer In - Return project funds not used	90111	348,427								
Transfer In - Developer Contribution	991001		20,000							
Transfer In - Fire Mitigation Fees				100,000						
Transfer Out - Debt Service		(367,351)	(302,808)	(302,808)	(302,808)	(302,808)				
Total Other		<u>(18,924)</u>	<u>(282,808)</u>	<u>(302,808)</u>	<u>(202,808)</u>	<u>(302,808)</u>				
Net revenue over/(under) expenditures		(3,458)	(266,071)	(552,299)	(184,884)	(444,480)				
ENDING FUND BALANCE, JUNE 30	\$	<u>164,511</u>	\$	<u>(101,560)</u>	\$	<u>(653,860)</u>	\$	<u>(838,744)</u>	\$	<u>(1,283,223)</u>

Note: In April 2008, the City Council authorized a Lease Financing agreement for the construction of Fire Station #4. The Fire Departments portion of impact fees is responsible for 41.9% of the debt service payments (approx. \$303,000/yr.).

Conclusion: No fees have been held unexpended or uncommitted for more than five years; no refunds required

**Library Services
Revenues & Expenditures
FY 09/10 thru FY 13/14**

<i>Category Fee Schedule - 06/30/14</i>	<i>Basis</i>	<i>Current Impact Fees</i>	<i>Reduced SFR Impact Fees</i>
<i>Single Family Residential</i>	<i>Unit</i>	<i>\$ 979.84</i>	<i>\$ 487.08</i>
<i>Duplex</i>	<i>Unit</i>	<i>\$ 896.52</i>	
<i>Mobile Home</i>	<i>Unit</i>	<i>\$ 616.55</i>	
<i>Commercial</i>	<i>Sq. Ft</i>	<i>\$ -</i>	
<i>Multiple-Family Residential</i>	<i>Unit</i>	<i>\$ 704.45</i>	
<i>Office</i>	<i>Sq. Ft</i>	<i>\$ -</i>	
<i>Industrial</i>	<i>Sq. Ft</i>	<i>\$ -</i>	

	<u>FY 09/10</u>	<u>FY 10/11</u>	<u>FY 11/12</u>	<u>FY 12/13</u>	<u>FY 13/14</u>
BEGINNING FUND BALANCE, JULY 1	\$ 1,349,404	\$ 802,501	\$ 837,257	\$ 2,169,756	\$ 1,431,720
REVENUE					
Development Fees	19,737	18,423	3,454	14,547	8,829
Interest Earnings	20,135	16,333	16,644	10,870	5,562
Total Revenues	39,872	34,756	20,099	25,417	14,391
EXPENDITURES					
Total Expenditures	-	-	-	-	-
Revenue over or (under) Expenditure	39,872	34,756	20,099	25,417	14,391
OTHER FINANCING SOURCES (USES)					
Transfer In - SBFCA Loan Repayment			1,315,810	1,339,350	1,835
Transfer Out - SBFCA Loan	(586,775)			(257,114)	
Transfer Out - Animal Control Facility Loan	931147		(3,409)	(1,845,689)	(623,380)
Total Other	(586,775)	-	1,312,401	(763,453)	(621,546)
Net revenue over/(under) expenditures	(546,903)	34,756	1,332,499	(738,036)	(607,155)
ENDING FUND BALANCE, JUNE 30	\$ 802,501	\$ 837,257	\$ 2,169,756	\$ 1,431,720	\$ 824,565 ³

Conclusion: No fees have been held unexpended or uncommitted for more than five years; no refunds required.

The fund equity balance was used for an internal loan on the construction of the new Animal Control facility.

Effective 8/19/14, Council authorized the new Animal Shelter fee to be included as part of the Community Facilities component of the DIF program in order to reimburse the Library allocation for the City's costs of the new building.

Note 3: The Balance is net of the loan in the amount of \$2,472,479

**Animal Control Facility
Revenues & Expenditures
FY 09/10 thru FY 13/14**

<i>Category Fee Schedule - 06/30/14</i>	<i>Basis</i>	<i>Current Impact Fees⁴</i>	<i>Reduced SFR Impact Fees</i>
<i>Single Family Residential</i>	<i>Unit</i>		
<i>Duplex</i>	<i>Unit</i>		
<i>Mobile Home</i>	<i>Unit</i>		
<i>Commercial</i>	<i>Sq. Ft</i>		
<i>Multiple-Family Residential</i>	<i>Unit</i>		
<i>Office</i>	<i>Sq. Ft</i>		
<i>Industrial</i>	<i>Sq. Ft</i>		

	<u>FY 09/10</u>	<u>FY 10/11</u>	<u>FY 11/12</u>	<u>FY 12/13</u>	<u>FY 13/14</u>
BEGINNING FUND BALANCE, JULY 1	\$ -	\$ -	\$ -	\$ -	\$ -
REVENUE					
Development Fees					
Interest Earnings					
Total Revenues	-	-	-	-	-
EXPENDITURES					
Animal Control Facility	931147		3,409	1,845,689	623,380
Total Expenditures	-	-	3,409	1,845,689	623,380
Revenue over or (under) Expenditure	-	-	(3,409)	(1,845,689)	(623,380)
OTHER FINANCING SOURCES (USES)					
Transfer In - Library Fee loan			3,409	1,845,689	623,380
Total Other	-	-	3,409	1,845,689	623,380
Net revenue over/(under) expenditures	-	-	-	-	-
ENDING FUND BALANCE, JUNE 30	\$ -	\$ -	\$ -	\$ -	\$ -

Effective 8/19/14, Council authorized the new Animal Shelter fee to be included as part of the Community Facilities component of the DIF program in order to reimburse the Library allocation for the City's costs of the new building.

Note 4: The new Animal Shelter Fee will be equal to \$105 per single family residential unit.

**Police Protection
Revenues & Expenditures
FY 09/10 thru FY 13/14**

<i>Category Fee Schedule - 06/30/14</i>	<i>Basis</i>	<i>Current Impact Fees</i>	<i>Reduced SFR Impact Fees</i>
Single Family Residential	Unit	\$ 1,284.96	\$ 638.76
Duplex	Unit	\$ 1,176.82	
Mobile Home	Unit	\$ 809.22	
Commercial	Sq. Ft	\$ 0.20	
Multiple-Family Residential	Unit	\$ 924.19	
Office	Sq. Ft	\$ 0.25	
Industrial	Sq. Ft	\$ 0.07	

	<u>FY 09/10</u>	<u>FY 10/11</u>	<u>FY 11/12</u>	<u>FY 12/13</u>	<u>FY 13/14</u>
BEGINNING FUND BALANCE, JULY 1	\$ (401,689)	\$ (620,679)	\$ (803,292)	\$ (913,458)	\$ (1,008,639)
REVENUE					
Development Fees	15,191	16,962	6,910	21,895	11,858
Interest Earnings					
Total Revenues	<u>15,191</u>	<u>16,962</u>	<u>6,910</u>	<u>21,895</u>	<u>11,858</u>
EXPENDITURES					
Total Expenditures	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
Revenue over or (under) Expenditure	15,191	16,962	6,910	21,895	11,858
OTHER FINANCING SOURCES (USES)					
Transfer In					
Transfer Out - Debt Service	(234,180)	(117,076)	(117,076)	(117,076)	(117,076)
Transfer Out - Internal Service Funds for PD Upgrades		(82,500)			
Total Other	<u>(234,180)</u>	<u>(199,576)</u>	<u>(117,076)</u>	<u>(117,076)</u>	<u>(117,076)</u>
Net revenue over/(under) expenditures	(218,990)	(182,614)	(110,166)	(95,181)	(105,218)
ENDING FUND BALANCE, JUNE 30	<u>\$ (620,679)</u>	<u>\$ (803,292)</u>	<u>\$ (913,458)</u>	<u>\$ (1,008,639)</u>	<u>\$ (1,113,857)</u>

Note: In April 2008, the City Council authorized a Lease Financing agreement for the construction of Fire Station #4. A portion of those funds were allocated to the Police Department Expansion project. The Police Departments portion of impact fees is responsible for 16.2% of the debt service payments (approx. \$117,000/yr.). In addition, a Due To/Due From has been recorded for reimbursement to the City's General Fund for expenditures spent on the Police Expansion Project.

Conclusion: No fees have been held unexpended or uncommitted for more than five years; no refunds required.

Roads
Revenues & Expenditures
FY 09/10 thru FY 13/14

<i>Category Fee Schedule - 06/30/14</i>	<i>Basis</i>	<i>Current Impact Fees</i>	<i>Reduced SFR Impact Fees</i>
Single Family Residential	Unit	\$ 9,770.44	\$ 4,856.90
Duplex	Unit	\$ 10,320.16	
Mobile Home	Unit	\$ 5,955.83	
Commercial	Sq. Ft	\$ 8.15	
Multiple-Family Residential	Unit	\$ 5,660.41	
Office	Sq. Ft	\$ 2.95	
Industrial	Sq. Ft	\$ 0.50	

	<u>FY 09/10</u>	<u>FY 10/11</u>	<u>FY 11/12</u>	<u>FY 12/13</u>	<u>FY 13/14</u>
BEGINNING FUND BALANCE, JULY 1	\$14,670,197	\$14,586,829	\$12,412,897	\$10,678,106	\$10,623,367
REVENUE					
Development Fees	195,214	186,185	64,607	222,421	212,056
Interest Earnings	338,560	254,645	120,318	76,203	67,366
Total Revenues	533,775	440,830	184,925	298,624	279,422
EXPENDITURES					
Traffic Signals	931027	519,024	50,368	304,779	
Improvements to Buildings and Grounds	931028		999		
Major Arterial Widening	931033	3,203			
Queens Av/SR99 Interchange	931034	323,180	55,074	1,261,505	7,013
Western Parkway/SR20 Intersection	931041	1,056	1,030,858	102,036	340,375
GH Impr/Second to Lincoln	931045	16,475	712	1,560	
Bridge Street Reconstruction	931055	191,189	26,428	369	
Franklin/Walton Improvements	931061	440,687	1,621,221		
Tharp Road Widening	931083	3,305	4,351	178,349	330
Queens Avenue Extension	931143			71,118	
Garden Hwy Improvements	931153			3,873	98,667
Garden Hwy Rehabilitation	931154			1,771	21,247
Bridge Street Widening	931187				98,945
Oji Way Extension Right of Way	931193				137,806
El Margarita Master Plan Area	931194				31,935
Total Expenditures	1,498,120	2,790,012	1,919,716	353,363	1,007,528
Net revenue over/(under) expenditures	(964,346)	(2,349,182)	(1,734,791)	(54,739)	(728,106)
OTHER FINANCING SOURCES (USES)					
Transfer In-Bridge St Wdn/Cooper to Grey funds not used	92012				
Transfer In/Out - Subdivision Improvement/Reimbursement Agreements		1,015,728	40,500		
Transfer In/Out - Loan to Streets and Roads Fund		(134,750)	134,750		
Total Other		880,978	175,250	-	-
Net revenue over/(under) expenditures	(83,368)	(2,173,932)	(1,734,791)	(54,739)	(728,106)
ENDING FUND BALANCE, JUNE 30	\$14,586,829	\$12,412,897	\$10,678,106	\$10,623,367	\$9,895,262

Conclusion: No fees have been held unexpended or uncommitted for more than five years; no refunds required.
The fund equity balance represents collected fees earmarked for ongoing roads projects.

**Civic Center
Revenues & Expenditures
FY 09/10 thru FY 13/14**

<i>Category Fee Schedule - 06/30/14</i>	<i>Basis</i>	<i>Current Impact Fees</i>	<i>Reduced SFR Impact Fees</i>
<i>Single Family Residential</i>	<i>Unit</i>	<i>\$ 554.38</i>	<i>\$ 275.58</i>
<i>Duplex</i>	<i>Unit</i>	<i>\$ 508.40</i>	
<i>Mobile Home</i>	<i>Unit</i>	<i>\$ 349.08</i>	
<i>Commercial</i>	<i>Sq. Ft</i>	<i>\$ 0.09</i>	
<i>Multiple-Family Residential</i>	<i>Unit</i>	<i>\$ 398.54</i>	
<i>Office</i>	<i>Sq. Ft</i>	<i>\$ -</i>	
<i>Industrial</i>	<i>Sq. Ft</i>	<i>\$ -</i>	

	<u>FY 09/10</u>	<u>FY 10/11</u>	<u>FY 11/12</u>	<u>FY 12/13</u>	<u>FY 13/14</u>
BEGINNING FUND BALANCE, JULY 1	\$ 1,429	\$ 2,701	\$ 3,594	\$ 3,634	\$ 12,300
REVENUE					
Development Fees	1,220	819		9,172	6,657
Interest Earnings	52	74	40	57	92
Total Revenues	<u>1,272</u>	<u>892</u>	<u>40</u>	<u>9,228</u>	<u>6,749</u>
EXPENDITURES					
Improvements to Building and Grounds	931028			562	
Total Expenditures	<u>-</u>	<u>-</u>	<u>-</u>	<u>562</u>	<u>-</u>
Revenue over or (under) Expenditure	1,272	892	40	8,666	6,749
OTHER FINANCING SOURCES (USES)					
Transfer In					
Transfer Out					
Total Other	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
Net revenue over/(under) expenditures	1,272	892	40	8,666	6,749
ENDING FUND BALANCE, JUNE 30	<u>\$ 2,701</u>	<u>\$ 3,594</u>	<u>\$ 3,634</u>	<u>\$ 12,300</u>	<u>\$ 19,049</u>

Conclusion: No fees have been held unexpended or uncommitted for more than five years; no refunds required
The fund equity balance represents collected fees earmarked for future civic center projects.

**Corporation Yard
Revenues & Expenditures
FY 09/10 thru FY 13/14**

<i>Category Fee Schedule - 06/30/14</i>	<i>Basis</i>	<i>Current Impact Fees</i>	<i>Reduced SFR Impact Fees</i>
<i>Single Family Residential</i>	<i>Unit</i>	<i>\$ 874.55</i>	<i>\$ 434.74</i>
<i>Duplex</i>	<i>Unit</i>	<i>\$ 800.06</i>	
<i>Mobile Home</i>	<i>Unit</i>	<i>\$ 550.81</i>	
<i>Commercial</i>	<i>Sq. Ft</i>	<i>\$ 0.14</i>	
<i>Multiple-Family Residential</i>	<i>Unit</i>	<i>\$ 627.98</i>	
<i>Office</i>	<i>Sq. Ft</i>	<i>\$ -</i>	
<i>Industrial</i>	<i>Sq. Ft</i>	<i>\$ -</i>	

	<u>FY 09/10</u>	<u>FY 10/11</u>	<u>FY 11/12</u>	<u>FY 12/13</u>	<u>FY 13/14</u>
BEGINNING FUND BALANCE, JULY 1	\$ 2,254	\$ 4,262	\$ 5,670	\$ 5,734	\$ 20,289
REVENUE					
Development Fees	1,925	1,292		14,459	10,503
Interest Earnings	83	116	64	96	197
Total Revenues	<u>2,008</u>	<u>1,408</u>	<u>64</u>	<u>14,554</u>	<u>10,700</u>
EXPENDITURES					
Total Expenditures	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
Revenue over or (under) Expenditure	2,008	1,408	64	14,554	10,700
OTHER FINANCING SOURCES (USES)					
Transfer In					
Transfer Out					
Total Other	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
Net revenue over/(under) expenditures	2,008	1,408	64	14,554	10,700
ENDING FUND BALANCE, JUNE 30	<u>\$ 4,262</u>	<u>\$ 5,670</u>	<u>\$ 5,734</u>	<u>\$ 20,289</u>	<u>\$ 30,988</u>

Conclusion: No fees have been held unexpended or uncommitted for more than five years; no refunds required
The fund equity balance represents collected fees earmarked for future corporation yard projects.

**Administration
Revenues & Expenditures
FY 09/10 thru FY 13/14**

<i>Category Fee Schedule - 06/30/14</i>	<i>Basis</i>	<i>Current Impact Fees</i>	<i>Reduced SFR Impact Fees</i>
<i>Single Family Residential</i>	<i>Unit</i>	<i>\$ 493.14</i>	<i>\$ 245.14</i>
<i>Duplex</i>	<i>Unit</i>	<i>\$ 478.90</i>	
<i>Mobile Home</i>	<i>Unit</i>	<i>\$ 306.01</i>	
<i>Commercial</i>	<i>Sq. Ft</i>	<i>\$ 0.26</i>	
<i>Multiple-Family Residential</i>	<i>Unit</i>	<i>\$ 326.38</i>	
<i>Office</i>	<i>Sq. Ft</i>	<i>\$ -</i>	
<i>Industrial</i>	<i>Sq. Ft</i>	<i>\$ -</i>	

	<u>FY 09/10</u>	<u>FY 10/11</u>	<u>FY 11/12</u>	<u>FY 12/13</u>	<u>FY 13/14</u>
BEGINNING FUND BALANCE, JULY 1	\$ 1,271	\$ 4,980	\$ 7,574	\$ 7,660	\$ 9,787
REVENUE					
Development Fees	3,630	2,437		9,721	8,614
Interest Earnings	79	157	85	66	81
Total Revenues	<u>3,709</u>	<u>2,594</u>	<u>85</u>	<u>9,788</u>	<u>8,695</u>
EXPENDITURES					
Total Expenditures	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
Revenue over or (under) Expenditure	3,709	2,594	85	9,788	8,695
OTHER FINANCING SOURCES (USES)					
Transfer In					
Transfer Out				(7,660)	(9,788)
Total Other	<u>-</u>	<u>-</u>	<u>-</u>	<u>(7,660)</u>	<u>(9,788)</u>
Net revenue over/(under) expenditures	3,709	2,594	85	2,128	(1,093)
ENDING FUND BALANCE, JUNE 30	<u>\$ 4,980</u>	<u>\$ 7,574</u>	<u>\$ 7,660</u>	<u>\$ 9,787</u>	<u>\$ 8,695</u>

Note: A two percent (2.0%) fee was included in the Fee Justification Study to pay for the ongoing administration of the program.

**Levee Fee
Revenues & Expenditures
FY 09/10 thru FY 13/14**

<i>Category Fee Schedule - 06/30/14</i>	<i>Basis</i>	<i>Current Impact Fees</i>
<i>Single Family Residential</i>	<i>Unit</i>	<i>\$ 3,360.13</i>
<i>Duplex</i>	<i>Unit</i>	<i>\$ 2,912.41</i>
<i>Mobile Home</i>	<i>Unit</i>	<i>\$ 2,005.13</i>
<i>Commercial</i>	<i>Sq. Ft</i>	<i>\$ 0.54</i>
<i>Multiple-Family Residential</i>	<i>Unit</i>	<i>\$ 2,408.49</i>
<i>Office</i>	<i>Sq. Ft</i>	<i>\$ 0.77</i>
<i>Industrial</i>	<i>Sq. Ft</i>	<i>\$ 0.27</i>

	<u>FY 09/10</u>	<u>FY 10/11</u>	<u>FY 11/12</u>	<u>FY 12/13</u>	<u>FY 13/14</u>
BEGINNING FUND BALANCE, JULY 1	\$ (37,843)	\$ 67,877	\$ 198,298	\$ 231,393	\$ 585,277
REVENUE					
Development Fees	105,720	130,421	33,095	93,369	171,706
Interest Earnings				3,401	4,851
Total Revenues	<u>105,720</u>	<u>130,421</u>	<u>33,095</u>	<u>96,770</u>	<u>176,557</u>
EXPENDITURES					
Floodplain map review					6,830
Total Expenditures	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>6,830</u>
Revenue over or (under) Expenditure	105,720	130,421	33,095	96,770	169,727
OTHER FINANCING SOURCES (USES)					
Transfer In - SBFCA Loan Repayment				257,114	
Transfer Out					
Total Other	<u>-</u>	<u>-</u>	<u>-</u>	<u>257,114</u>	<u>-</u>
Net revenue over/(under) expenditures	105,720	130,421	33,095	353,884	169,727
ENDING FUND BALANCE, JUNE 30	<u>\$ 67,877</u>	<u>\$ 198,298</u>	<u>\$ 231,393</u>	<u>\$ 585,277</u>	<u>\$ 755,005</u>

Conclusion: No fees have been held unexpended or uncommitted for more than five years; no refunds required
The fund equity balance represents collected fees earmarked for future levee improvement projects.

**Buttes Vista
Revenues & Expenditures
FY 09/10 thru FY 13/14**

<i>Category Fee Schedule - 06/30/14</i>	<i>Basis</i>	<i>Current Impact Fees</i>
<i>Single Family Residential</i>	<i>Unit</i>	<i>\$ 1,832.04</i>
<i>Duplex/4-Plex</i>	<i>Unit</i>	<i>\$ 1,701.19</i>
<i>Multiple-Family Residential</i>	<i>Unit</i>	<i>\$ 1,406.71</i>

	<u>FY 09/10</u>	<u>FY 10/11</u>	<u>FY 11/12</u>	<u>FY 12/13</u>	<u>FY 13/14</u>
BEGINNING FUND BALANCE, JULY 1	\$ 129,548	\$ 135,044	\$ 138,708	\$ 140,540	\$ 141,551
REVENUE					
Development Fees	5,496	3,664	1,832	-	2,075
Interest Earnings				1,011	974
Total Revenues	<u>5,496</u>	<u>3,664</u>	<u>1,832</u>	<u>1,011</u>	<u>3,049</u>
EXPENDITURES					
Total Expenditures	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
Revenue over or (under) Expenditure	5,496	3,664	1,832	1,011	3,049
OTHER FINANCING SOURCES (USES)					
Transfer In					
Transfer Out - P & R Impact Fee allocation					
Total Other	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
Net revenue over/(under) expenditures	5,496	3,664	1,832	1,011	3,049
ENDING FUND BALANCE, JUNE 30	<u>\$ 135,044</u>	<u>\$ 138,708</u>	<u>\$ 140,540</u>	<u>\$ 141,551</u>	<u>\$ 144,600</u>

Note: On April 20, 1999, the City Council adopted Resolution 99-021 establishing Development Impact Fees for repayment of costs associated with the preparation of the Buttes Vista Neighborhood Plan and the acquisition and development of a neighborhood park in the project area. On April 4, 2000, the City Council adopted Resolution 00-28 establishing additional Development Impact Fees for repayment of costs associated with the perimeter conflict mitigation and arterial landscape medians in the Buttes Vista Neighborhood Plan.

Conclusion: No fees have been held unexpended or uncommitted for more than five years; no refunds required. The fund equity balance represents collected fees earmarked for future Buttes Vista Neighborhood projects.