City of Prescott

ARIZONA

Development Impact Fee Report

Draft | February 28, 2014

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Executive Summary

The City of Prescott (City) retained the team of Raftelis Financial Consultants, Inc.[1] (RFC or Raftelis) and Elliott D. Pollack and Company (EDPCO) to complete an update of the City's development impact fees for compliance with the requirements of Arizona Revised Statutes (ARS) § 9-463.05 effective August 1, 2014.

Under the updated requirements of ARS § 9-463.05 a development impact fee study is segmented into three major components as follows:

1. Land Use Assumptions (LUA) identify the current and projected service units by service area. The City LUA is summarized in a separate document dated February 25, 2014 and outlines the projected growth in residential population and housing units and non-residential employment and 1,000 square feet.

2. Infrastructure Improvements Plan (IIP), summarized in the document dated February 25, 2014, identifies the current and future facilities to serve the projected growth in service units identified within the LUA.

3. Development Impact Fee report (Fee Report), the subject of this document, outlines the proposed development impact fee by fee category and service area incorporating the IIP eligible facilities and service units identified in the Final LUA and IIP dated February 25, 2014. The Fee Report incorporates capital funding analyses, offset calculations and cash flow projections for the proposed development impact fees.

To ensure that new development contributes its proportionate share towards the cost of public facilities, the City of Prescott (City) has enacted development impact fees for a variety of fee categories[2]. The fees were most recently updated in November 2011 with recreation and public building fee categories eliminated as a result of ARS § 9-463.05 adopted earlier in 2011. The purpose of the overall study is to update the following City's development impact fee categories:

- Fire and Emergency Medical Services (EMS)
- Police
- Streets[3]
- Water System
- Water Resources
- Wastewater System

Table 1 summarizes the current and draft single-family and multi-family residential development impact fees for Fire and EMS and Police fee areas.

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[1] The City initially retained Red Oak Consulting, an ARCADIS group, to complete this study and the contract was subsequently assigned to RFC in July 2013.

[2] The City's library and park development impact fees will be discontinued by August 1, 2014.

[3] The Street fee category and improvements were evaluated as part of the study. The City does not have additional planned, expansionary capital improvements eligible for reimbursement and therefore the Streets fee category is recommended to be discontinued.

Table 1
Current and Draft Residential Fire and EMS and Police Development Impact Fees

	Residential Development Impact Fee per Housing Unit		
Fee Category	Current	Draft Fee	Change
Fire & EMS	$525	$319	($206)
Police	589	114	(475)

Table 2 summarizes the range of current and draft non-residential development impact fees for Fire and EMS and Police fee areas. The range will vary based on development type included in Appendices A and B.

Table 2
Current and Draft Non-Residential Fire and EMS and Police Development Impact Fees

	Non-Residential Development Impact Fee per 1,000 Square		
Fee Category	Current	Draft Fee	Change
Fire & EMS	$0	$218 to $718	$218 to $718
Police	0	78 to 256	78 to 256

Tables 3, 4 and 5 summarize the current and draft 5/8-inch by 3/4-inch water system, water resource and wastewater system development impact fees, respectively by service area. Separate Water System, Water Resource and Wastewater System service areas are identified within the Final IIP as detailed within this report and Appendices C, D and E. Water system, water resource and wastewater system development impact fees will be increased for 3/4-inch and higher meter sizes based on the American Water Works Association (AWWA) meter capacity relationships.

Table 3
Water System
Current and Draft Development Impact Fees

Water Service Area	Current Fee (5/8" x 3/4")	Total Fee (5/8" x 3/4") By Service Area	Change
A	$5,389	$827	($4,562)
B	5,389	2,263	(3,126)
C	5,389	2,389	(3,000)
D	5,389	2,332	(3,057)
E	5,389	4,090	(1,299)
F	5,389	2,734	(2,655)
G	5,389	3,595	(1,794)
H	5,389	3,461	(1,928)
I	5,389	3,233	(2,156)
J	5,389	4,072	(1,317)

Table 4
Water Resource
Current and Draft Development Impact Fees

Water Resource Service Area	Current Fee (5/8" x 3/4")	Total Fee (5/8" x 3/4") By Service Area	Change
A	$4,945	$1,481	($3,464)

Table 5
Wastewater System
Current and Draft Development Impact Fees

Wastewater Service Area	Current Fee per Fixture Unit (1)	Total Fee (5/8" x 3/4") By Service Area	Change
A	$1,800	$193	($1,607)
B	1,800	3,325	1,525
C	1,800	2,156	356
D	1,800	2,055	255
E	1,800	3,325	1,525
F	1,800	3,419	1,619
G	1,800	3,562	1,762
H	1,800	3,361	1,561
I	1,800	1,989	189

(1) Assumes approximately 32 fixture units and $56 fee per fixture unit

Fee Implementation

In order to continue to assess a development impact fee after August 1, 2014, ARS § 9-463.05 dictates that the fees be updated to meet the requirements of the development impact fee statute; development impact fees that have not been updated for the current requirements may no longer be assessed[4].

City staff is recommending implementation and effective dates for draft development impact fees by fee category as follows:

- August 1, 2014
  - Water System
  - Water Resources
  - Wastewater System
- Date to be determined at City Council's discretion
  - Fire and Emergency Medical Services (EMS)
  - Police

A delayed effective date for Fire and EMS and Police development impact fees is recommended based on (1) the uncertainty of available funding for current development or non-growth portion of identified IIP facilities and (2) the risk that the City will be required to refund fees collected after August 1, 2014 if the identified facilities are not constructed. Due to the uncertainty of funding City Council may determine an effective date of draft Fire and EMS and Police development impact fees after August 1, 2014. As a result, the City will not be able to assess a Fire and EMS development impact fee between August 1, 2014 and the future date to be determined by City Council.

[4] Previously adopted fees pledged for the repayment of outstanding debt, subject limitations and restrictions, may continue to be assessed.

Introduction and Overview

The City of Prescott (City) retained the team of Raftelis Financial Consultants, Inc.[5] (RFC or Raftelis)) and Elliott D. Pollack and Company (EDPCO) to complete an update of the City's development impact fees for compliance with the requirements of Arizona Revised Statutes (ARS) § 9-463.05 effective August 1, 2014.

Under the updated requirements of ARS § 9-463.05 a development impact fee study is segmented into three major components as follows:

1. Land Use Assumptions (LUA) identify the current and projected service units by service area. The City LUA is summarized in a separate document dated February 25, 2014 and outlines the projected growth in residential population and housing units and non-residential employment and 1,000 square feet.

2. Infrastructure Improvements Plan (IIP), summarized in the document dated on February 25, 2014, identifies the current and future facilities to serve the projected growth in service units identified within the LUA.

3. Development Impact Fee report (Fee Report), the subject of this document, outlines the proposed development impact fee by fee category and service area incorporating the IIP eligible facilities and service units identified in the Final LUA and IIP dated February 25, 2014. The Fee Report incorporates capital funding analyses, offset calculations and cash flow projections for the proposed development impact fees.

To ensure that new development contributes its proportionate share towards the cost of public facilities, the City of Prescott (City) has enacted development impact fees for a variety of fee categories[6]. The fees were most recently updated in November 2011 with recreation and public building fee categories eliminated as a result of ARS § 9-463.05 adopted earlier in 2011. The purpose of the overall study is to update the following City's development impact fee categories:

- Fire and Emergency Medical Services (EMS)
- Police
- Streets[7]
- Water System
- Water Resources
- Wastewater System

Table 5 summarizes the City's current non-utility development impact fees. The City's Library and Park development impact fees will be phased out by August 1, 2014 with existing fund balance being

[5] The City initially retained Red Oak Consulting, an ARCADIS group to complete this study and the contract was subsequently assigned to RFC in July 2013.

[6] The City's library and park development impact fees will be discontinued by August 1, 2014.

[7] The Street fee category and improvements were evaluated as part of the study. The City does not have additional planned, expansionary capital improvements eligible for reimbursement and therefore the Streets fee category is recommended to be discontinued.

used to fund future growth-related improvements. Based on the adopted City policy, current fees are assessed only to residential developments.

Table 5
Non-Utility
Current Development Impact Fees

Fee Category	Residential Per Residential Unit	Non-Residential Per Sq. Ft.
Fire	$525	$0.000
Police	589	0.000
Parks	715	0.000
Library	253	0.000
Streets	469	0.000
Subtotal	$2,551	$0.000

Table 6 summarizes the City's current water and water resource development impact fees which were last updated in 2006. Current wastewater system development impact fees are assessed at $56 per fixture unit.

Table 6
Water System and Water Resource
Current Development Impact Fees

Meter Size	Water System (1) (2)	Water Resource (1) (2)	Total
5/8 x 3/4	$5,389.02	$4,944.71	$10,333.73
1	8,999.71	8,257.73	17,257.44
1 1/2	17,945.39	16,465.84	34,411.23
2	28,723.43	26,355.26	55,078.69

(1) 5/8 x 3/4 fees apply if 1 inch meter is required for fire sprinkler system.
(2) Multi-Family based on 5/8 x 3/4 fee multiplied by the number of dwelling units and 60%. Meter sizes greater than 2-inches based on projected gallon per day water use divided by 235 gpd or residential equivalent

Methodologies

There are a variety of methods that can serve as a rational basis for computing non-utility and utility development impact fees. The most common include:

- System Buy-In
- Plan-Based Incremental
- Plan Based Average
- Hybrid Method

The **System Buy-in** method uses a historical perspective. The original costs of the system's fixed assets are identified and escalated to current value using a nationally recognized index. System value equals the escalated original cost less developer contributions. The development fee is the quotient of the system equity divided by the system capacity.

The **Plan-Based Incremental** method is a forward-looking and considers only future growth-related capital projects and acquisitions. The development impact fee is the quotient of the growth-related cost of proposed projects for a specified time frame divided by the increase in capacity provided by those projects.

The **Plan-Based Average** method is similar to the **Plan-Based Incremental** method. However, the plan based average approach considers future growth-related projects that benefit new and current development. The development fee is the quotient of the cost of proposed projects for a specified time frame divided by the total capacity served in the calculation year.

The **Hybrid** method combines the **System Buy-in** and **Incremental** methods. The development fee is the quotient of the sum of the current system equity and future growth-related capital costs divided by of the sum of existing system capacity and the increase in capacity provided by the future growth-related projects.

The City evaluated the facilities required to provide necessary public services for new growth detailed in the Final LUA and IIP. In developing the costs in the IIP, the City considered what was needed so the burden of providing services to new development did not lower the service level for existing citizens or charge new development exclusively to increase the level of service provided to existing residents. The City may increase the level of service for current and future residents; however, the development impact fee will reflect only the portion of the facility benefiting new development with funding for the increased level of service portion of the improvement benefiting current development funded by alternative sources.

In all fee categories, projects are based on facility needs to serve future development. There are existing and future facilities that will benefit future development. To recognize the proportion of the costs benefiting development over the study period, project costs allocated to new growth over the study period have been adjusted. Fire and police facilities benefit new development and the fee calculations recognize the proportional cost of current and future facilities benefiting new development. Funding for the portion of facilities benefiting current development will need to be funded from another source which may include current general fund revenues and/or debt summarized in the Fee Report appendices.

Fire and EMS Development Impact Fee

The draft Fire and EMS development impact fees will be assessed City-wide. Table 8 summarizes draft Fire and EMS development impact fees by type of development.

Table 8
Fire and EMS
Draft Development Impact Fees

Category	Persons per Housing Unit	Employees per 1,000 Square Feet	Cost per Service Unit	Calculated Fee	Assessment
Single-Family Residential	1.60		$199.58	$319.33	Housing Unit
Multi-Family Residential	1.60		199.58	319.33	Housing Unit
Retail		1.82	199.58	363.53	1,000 square feet
Industrial		1.28	199.58	255.54	1,000 square feet
Office		3.60	199.58	717.91	1,000 square feet
Hotel / Motel		1.09	199.58	217.64	1,000 square feet

Single-family and multi-family residential developments are assessed fees per housing unit while non-residential development categories are assessed per 1,000 square feet of development. Draft fees are proposed to be effective at a date to be determined by City Council and the City will not be able to assess a Fire and EMS development impact fee between August 1, 2014 and the effective date as previously discussed.

The City's Fire and EMS development impact fee was calculated using the hybrid approach that considers:

- Replacement value of constructed and eligible facilities.
- Current cost of future growth-related IIP projects.
- Debt adjustments include;
    - Increase reflecting net present value (NPV) of future interest of growth-related portion of outstanding and projected debt issues.
    - Reduction reflecting NPV of non-growth portion of annual debt service associated with projected debt issues repaid by tax-based revenues.

Table 9 summarizes the calculated Fire and EMS development impact fees per service unit. Service units reflect existing and projected residents and employees detailed in Appendix A of the Final LUA and IIP Report. The capacity of current and planned facilities will be exceeded in FY 2020 and the projected FY 2020 service units are used to calculate a cost per service unit. The cost per service unit is translated into a cost per Equivalent Development Unit (EDU) that varies for different types of development previously discussed.

Table 9
Fire and EMS
Development Impact Fee Calculation

Category	Year	Service Units	Calculation
Existing Facility Replacement Cost			$11,274,911
Proposed Facility Costs			4,137,000
Net Present Value of Future Growth-Related Debt Interest			1,716,904
Total			$17,128,815
Residents	2020	45,678	
Employees	2020	31,462	
Total Service Units		77,140	77,140
Subtotal Cost per Unit			$222.05
Offset of Future Non-Growth Debt per Service Unit			($22.47)
Total Cost per Unit			$199.58

The components of the calculated Fire and EMS development impact fee and associated cash flow projection is discussed in the following sections.

Eligible Assets Replacement Value

The replacement value of current eligible Fire and EMS facilities is approximately $11.7 million as detailed in the Final LUA and IIP Report and summarized in Table 9. The asset value includes existing fire stations, land, specialized vehicles, apparatus, equipment and miscellaneous assets and excludes administrative vehicles.

Infrastructure Improvements Plan Projects

The total cost of three proposed fire stations is $6.3 million anticipated to be constructed from FY 2015 through FY 2018 as detailed in the Final LUA and IIP Report and summarized in Appendix A. The separate projects are allocated between future development (growth) and current development (non-growth) based on the benefit to future and existing residents and employees. For example, Fire Station 78 is allocated 85% to future development as this station will serve northeastern portion of the City that is primarily undeveloped today with future development projected in the area immediately surrounding from this station receiving the benefit of the facility. The allocation percent for each facility and total costs to new development of approximately $4.1 million is summarized in Appendix A. Based on the timing of the projects, an annual capital project inflation rate of 3%, compounded annually, is applied to project cost estimates and illustrated in the cash flow and supporting worksheet also provided in Appendix A.

Cash Flow

A cash flow analysis has been compiled to summarize the sources and uses of both Fire and EMS development impact fee fund and the funding of the requirements of current development funded from

general fund revenues. Appendix A details the cash flow analysis. The sections below outline projects and cash flow uses of IIP projects, debt issuance and reserve requirements, debt service funded through development impact fee revenues, interest income, and debt proceeds. For current development, the funding sources incorporate general fund revenues and/or debt instead of development impact fees. This section summarizes the assumptions and projections outlined in Appendix A.

The Fire and EMS development impact fee fund has a fund balance of $662,699 as of June 30, 2013 available to fund future eligible Fire and EMS facilities.

Debt Proceeds, Issuance Costs and Debt Service

Table 10 summarizes the projected debt and resulting NPV of interest cost future development's portion of Fire and EMS IIP facilities.

Table 10
Fire and EMS
Development Impact Fee Fund Debt Issues

	Bond Issues	
Fiscal Year	Principal	NPV of Interest
FY 2013-14	$0	$0
FY 2014-15	0	0
FY 2015-16	200,000	76,308
FY 2016-17	2,100,000	801,224
FY 2017-18	2,200,000	839,371
FY 2018-19	0	0
Total	$4,500,000	$1,716,904

Debt projections reflect available funding sources, including existing Fire and EMS development impact fee fund balance, revenues generated from development impact fees balanced against the timing of the project and availability of cash to partially fund anticipated projects.

Debt is also anticipated to fund the current development or non-growth portion of Fire and EMS IIP projects summarized in Appendix A. Table 11 summarizes the projected debt and resulting NPV of principal and interest debt service cost of current development's portion of Fire and EMS IIP facilities.

Table 11
Fire and EMS
Development Impact Fee Non-Growth Debt Issues

	Bond Issues	
Fiscal Year	Principal	NPV of P&I Payments
FY 2013-14	$0	$0
FY 2014-15	0	0
FY 2015-16	1,100,000	1,076,317
FY 2016-17	650,000	636,004
FY 2017-18	375,000	366,926
FY 2018-19	0	0
Total	$2,125,000	$2,079,247
Total Service Unit		92,534
Offset per Service Unit		$22.47

Assumptions regarding the term, interest rate, debt service requirement and issuance expenses are also summarized in Appendix A.

A consideration in implementing draft Fire and EMS development impact fees is the availability of funding for current development's portion of Fire and EMS IIP facilities as well as the operating costs of the facilities once constructed.

NPV of Future Growth-Related Debt Interest

The NPV of future interest payments associated with future development's portion of debt funded Fire and EMS IIP facilities is projected to be approximately $1.7 million. The NPV interest reflects today's value current value associated with funding the growth-related facilities and is eligible for inclusion as assessed development impact fees are anticipated to repay the growth-related debt service. The annual debt service and NPV associated with projected debt issues are detailed in Appendix A.

Offsets

Debt projected to fund current development's portion of Fire and EMS IIP facilities generate offsets or reductions to the draft fee since future general fund revenues generated from taxes assessed to current and future development will be used to repay current development's portion of the issued GO debt. The offset is calculated based on the NPV of future principal and interest payments of approximately $2.1 million divided by the projected Fire and EMS service units (residents and employees) at FY 2030. The annual debt service and NPV associated with projected debt issues are detailed in Appendix A.

Revenue Projections

Projected Fire and EMS development impact fee revenues are based on the draft fee by development type, indexed for inflation, applied to projected development for the following development types:

- Single-family residential

- Multi-family residential
- Retail
- Industrial
- Office
- Hotel / Motel

Residential developments are assessed fees per housing unit while non-residential development categories are assessed per 1,000 square feet of development.

Police Development Impact Fee

The draft Police development impact fees will be assessed City-wide. Table 12 summarizes draft Police development impact fees by type of development.

Table 12
Police
Draft Development Impact Fees

Category	Persons per Housing Unit	Employees per 1,000 Square Feet	Cost per Service Unit	Calculated Fee	Assessment
Single-Family Residential	1.60		$71.11	$113.78	Housing Unit
Multi-Family Residential	1.60		71.11	113.78	Housing Unit
Retail		1.82	71.11	129.53	1,000 square feet
Industrial		1.28	71.11	91.06	1,000 square feet
Office		3.60	71.11	255.81	1,000 square feet
Hotel / Motel		1.09	71.11	77.55	1,000 square feet

Single-family and multi-family residential developments are assessed fees per housing unit while non-residential development categories are assessed per 1,000 square feet of development. Draft fees are proposed to be effective at a date to be determined by City Council and the City will not be able to assess a Police development impact fee between August 1, 2014 and the effective date as previously discussed.

The City's Police development impact fee was calculated using the hybrid approach that considers:

- Replacement value of constructed and eligible facilities.
- Current cost of future growth-related IIP projects.
- Debt adjustments include;
    - Increase reflecting NPV of future interest of growth-related portion of projected debt issues.
    - Reduction reflecting NPV of non-growth portion of annual debt service associated with projected debt issues repaid by tax-based revenues.

Table 13 summarizes the calculated Police development impact fees per service unit. Service units reflect existing and projected residents and employees detailed in Appendix A of the Final LUA and IIP Report. The capacity of current and planned facilities will be exceeded in FY 2020 and the projected FY 2030 service units are used to calculate a cost per service unit. The cost per service unit is translated into a cost per EDU that varies for different types of development previously discussed.

Table 13
Police
Development Impact Fee Calculation

Category	Year	Service Units	Calculation
Existing Facility Replacement Cost			$6,053,433
Capital Project Growth-Related Facility Costs			1,715,964
Net Present Value of Future Growth-Related Debt Interest			572,304
Total			$8,341,701
Residents	2030	52,512	
Employees	2030	40,022	
Total Service Units		92,534	92,534
Subtotal Cost per Unit			$90.15
Offset of Future Non-Growth Debt per Service Unit			($19.03)
Total Cost per Unit			$71.11

The components of the calculated Police development impact fee and associated cash flow projection is discussed in the following sections.

Eligible Assets Replacement Value

The replacement value of current eligible Police facilities is approximately $6.1 million as detailed in the Final LUA and IIP Report and summarized in Table 13. The asset value includes the existing police headquarters and land and excludes vehicles, regional communication center, communications and equipment and other miscellaneous assets.

Infrastructure Improvements Plan Projects

The total cost of proposed police headquarter expansion is $3.7 million anticipated to be constructed from FY 2014 through FY 2015 as detailed in the Final LUA and IIP Report and summarized in Appendix B. The project components are allocated between future development (growth) and current development (non-growth) based on the benefit to future and existing residents and employees. For example, the proposed police station headquarter facility includes office, parking and shooting range components that were reviewed with City staff to allocate the overall facility costs among future and current development. The allocation percent for each facility component and total costs to new development of approximately $1.7 million is summarized in Appendix B. Based on the timing of the

projects, an annual capital project inflation rate of 3%, compounded annually, is applied to project cost estimates and illustrated in the cash flow and supporting worksheet also provided in Appendix B.

Cash Flow

A cash flow analysis has been compiled to summarize the sources and uses of both Police development impact fee fund and the funding of the requirements of current development funded from general fund revenues. Appendix B details the cash flow analysis. The sections below outline projects and cash flow uses of IIP projects, debt issuance and reserve requirements, debt service funded through development impact fee revenues, interest income, and debt proceeds. For current development, the funding sources exclude development impact fees and instead incorporate general fund revenues. This section summarizes the assumptions and projections outlined in Appendix B.

The Police development impact fee fund has a fund balance of $707,724 as of June 30, 2013 available to fund future eligible Police facilities.

Debt Proceeds, Issuance Costs and Debt Service

Table 14 summarizes the projected debt and resulting NPV of interest cost future development's portion of Police IIP facilities. Debt projections reflect available funding sources, including existing Police development impact fee fund balance, revenues generated from development impact fees balanced against the timing of the project and availability of cash to partially fund anticipated projects.

Table 14
Police
Development Impact Fee Fund Debt Issues

	Bond Issues	
Fiscal Year	Principal	NPV of Interest
FY 2013-14	$0	$0
FY 2014-15	1,500,000	572,304
FY 2015-16	0	0
FY 2016-17	0	0
FY 2017-18	0	0
FY 2018-19	0	0
Total	$1,500,000	$572,304

Debt is also anticipated to fund the current development or non-growth portion of Police IIP projects summarized in Appendix B. Table 15 summarizes the projected debt and resulting NPV of principal and interest debt service cost of current development's portion of Police IIP facilities. Assumptions regarding the term, interest rate, debt service requirement and issuance expenses are also summarized in Appendix B.

Table 15
Police
Development Impact Fee Non-Growth Debt Issues

	Bond Issues	
Fiscal Year	Principal	NPV of P&I Payments
FY 2013-14	$0	$0
FY 2014-15	1,800,000	1,761,243
FY 2015-16	0	0
FY 2016-17	0	0
FY 2017-18	0	0
FY 2018-19	0	0
Total	$1,800,000	$1,761,243
Total Service Unit		92,534
Offset per Service Unit		$19.03

A consideration in implementing draft Police development impact fees is the availability of funding for current development's portion of Police IIP facilities as well as the operating costs of the facilities once constructed.

NPV of Future Growth-Related Debt Interest

The NPV of future interest payments associated with future development's portion of debt funded Police IIP facilities is projected to be approximately $0.6 million. The NPV interest reflects today's value current value associated with funding the growth-related facilities and is eligible for inclusion as assessed development impact fees are anticipated to repay the growth-related debt service. The annual debt service and NPV associated with projected debt issues are detailed in Appendix B.

Offsets

Debt projected to fund current development's portion of Police IIP facilities generate offsets or reductions to the draft fee since future general fund revenues generated from taxes assessed to current and future development will be used to repay current development's portion of the issued GO debt. The offset is calculated based on the NPV of future principal and interest payments of approximately $1.8 million divided by the projected Police service units (residents and employees) at FY 2030. The annual debt service and NPV associated with projected debt issues are detailed in Appendix B.

Revenue Projections

Projected Police development impact fee revenues are based on the draft fee by development type, indexed for inflation, applied to projected development for the following development types:

- Single-family residential
- Multi-family residential
- Retail

- Industrial
- Office
- Hotel / Motel

Residential developments are assessed fees per housing unit while non-residential development categories are assessed per 1,000 square feet of development.

Water System Development Impact Fee

The draft Water System development impact fees will be assessed within ten separate service areas. The draft fees were calculated for each service area and development within individual service areas may include more than one service area and the combined fee will be assessed. Table 16 summarizes draft 5/8-inch by 3/4-inch water system development impact fees and combined fees assessed to new development by service area.

Table 16
Water System
Draft Development Impact Fees

Water Service Area	Service Area Fee (5/8" x 3/4")	Total Fee (5/8" x 3/4") By Service Area	Areas Included
A	$827	$827	A
B	1,436	2,263	A+B
C	126	2,389	A+B+C
D	69	2,332	A+B+D
E	18	4,090	A+B+C+I+J+E
F	345	2,734	A+B+C+F
G	362	3,595	A+B+C+I+G
H	1,072	3,461	A+B+C+H
I	844	3,233	A+B+C+I
J	839	4,072	A+B+C+I+J

Water System development impact fees are assessed by meter size and increased for 3/4-inch and higher meter sizes based on the AWWA meter capacity relationships. The fee schedules for each meter size by service area are provided in Appendix C. Draft fees are proposed to be effective August 1, 2014.

The Water development impact fees for each service area were calculated using the hybrid approach that considers:

- Replacement value of constructed and eligible back-bone water facilities.
- Current cost of future growth-related IIP projects.
- Debt adjustments include;
    - Increase reflecting NPV of remaining interest of growth-related portion of outstanding and projected debt issues.

- Reduction reflecting non-growth portion of remaining principal associated with outstanding debt issues repaid by water user charges.

Appendix C details the calculated Water System development impact fees per service unit for each service area. Water System development impact fees reflect two separate unit cost calculations; water system excluding storage facilities and storage facilities. Service units reflect existing and projected well capacity in millions of gallons per day (MGD) for water system facilities excluding storage assets and existing and planned storage capacity in MGD for water system storage facilities as detailed in the Final LUA and IIP Report. The cost per service unit (MGD) is translated into a cost per 5/8-inch by 3/4-inch water meter or EDU based on the peak day water use per EDU. Water facilities are designed to meet the demands of peak day water use and this use influences the necessary capacity.

The components of the calculated Water System development impact fee and associated cash flow projection is discussed in the following sections.

Eligible Assets Replacement Value

The replacement value of eligible Water System facilities is approximately $95.4 million as detailed in the Final LUA and IIP Report. The asset value includes existing water supply, treatment, distribution and storage and excludes minor miscellaneous improvements or older facilities as well as distribution and transmission facilities constructed by developers and dedicated to the City excluded as similar facilities will be required to be constructed and dedicated to the City.

Outstanding Debt

The City has multiple outstanding debt issues and debt service repaid through a combination of water rates and/or development impact fees as detailed in Appendix C.

Net Present Value of Future Interest Payments

The NPV of future interest payments associated with future development's portion of debt funded Water System facilities is approximately $1.2 million for water system facilities and $1.1 million for water storage facilities. These amounts exclude the portion of the same debt issues repaid by user charges. The NPV interest reflects today's value current value associated with funding the growth-related facilities and is eligible for inclusion as assessed development impact fees are anticipated to repay the growth-related debt service.

Future Principal Payments

The total of future principal associated with current development's portion of debt funded water facilities is approximately $9.6 million for water system facilities and $6.0 million for water storage facilities. These are detailed in the Appendix C and exclude the portion of the same debt issues repaid by water system development impact fees. The outstanding principal financed facilities constructed with capacity to serve current and future water customers. The reduction of these costs against the eligible assets is a conservative approach to reduce the calculated development impact fee for as future water rates will be used to retire the outstanding principal.

Infrastructure Improvements Plan Projects

The total cost of planned IIP eligible facilities over the six-year planning period from FY 2014 through FY 2019 is detailed in the Final LUA and IIP and summarized in Appendix C. Projects are comprised on treatment, distribution and storage facility and allocated among current and future development by service area as detailed in the water distribution model update and capital project review completed by the City. Appendix C details the projects by service area. The City has identified operating or "O" capital projects that are operational in nature and funded fully through annual user charges. Based on the timing of the projects, an annual capital project inflation rate of 3%, compounded annually, is applied to project cost estimates and illustrated in the cash flow and supporting worksheet provided in Appendix C.

Cash Flow

A cash flow analysis has been compiled for each service area that summarizes the sources and uses of both Water System development impact fee fund. A cash flow analysis was also prepared for other non-growth related capital and special purpose subfunds and the funding of the requirements of current development funded from water user charges. Appendix C summarizes the results of the cash flow. The sections below outline projects and cash flow uses of IIP projects, debt issuance and reserve requirements, debt service funded through development impact fee revenues, interest income, and debt proceeds. For current development, the funding sources exclude development impact fees and instead incorporate water rates. This section summarizes the assumptions and projections outlined in Appendix C.

The Water System development impact fee fund has a fund balance of ($48,405) as of June 30, 2013 available to fund future eligible Water System facilities[8].

Debt Proceeds, Issuance Costs and Debt Service

Debt by fiscal year reflects the following assumptions:

- 100% debt funding of eligible IIP facilities in FY 2015-16 and FY 2016-17
- Debt funding of capital projects 90W and 92W in FY 2017-18 and FY 2018-19.[9]
- Assumptions regarding the term, interest rate, debt service requirement and issuance expenses are summarized in Appendix C.

Table 17 summarizes the projected debt and resulting NPV of interest cost future development's portion of Water System IIP facilities.

[8] The fund balance reported in the development fee fund annual report was adjusted for Water Infrastructure Financing Authority of the State of Arizona on-going loan reimbursements where costs were submitted for reimbursement prior to the end of the fiscal year with reimbursements pending.

[9] Project 90 W is the Chino Valley Booster Facility Upgrades while project 92 W includes three projects of Intermediate Booster Pump Station and Intermediate Storage Reservoir Phase 1.

Table 17
Water System
Development Impact Fee Fund Debt Issues

Fiscal Year	Principal
FY 2013-14	$0
FY 2014-15	0
FY 2015-16	2,800,000
FY 2016-17	3,500,000
FY 2017-18	3,900,000
FY 2018-19	4,000,000
Total	$14,200,000

Debt is also anticipated to fund the current development or non-growth portion of some of the Water System IIP projects summarized in Appendix C. Assumptions regarding the term, interest rate, debt service requirement and issuance expenses are also summarized in Appendix C.

NPV of Future Growth-Related Debt Interest

The NPV of future interest payments associated with future development's portion of debt funded Water System IIP facilities is projected to be approximately $3.8 million for water system facilities and $1.6 million for storage facilities. The debt issues were further segmented by service area based on the percent of completed facilities within a service area to the percent of debt funded in a given year. The NPV interest reflects today's value associated with funding the growth-related facilities and is eligible for inclusion as assessed development impact fees are anticipated to repay the growth-related debt service. The annual debt service and NPV associated with projected debt issues are detailed in Appendix C.

Revenue Projections

Projected Water System development impact fee revenues are based on the draft fee per EDU by service area, indexed for inflation, applied to projected EDUs over the six-year period. Draft fees are proposed to be effective August 1, 2014 or one month into the fiscal year. Revenues are retained within the service area. FY 2013-14 revenues are included in the Total Water System Impact Fee Subfund with distributions to various service area based facilities and/or to repay debt service.

Current EDU distribution by service area was identified by the City during the water distribution model analysis. EDUs are projected in one of ten service areas as summarized in Appendix C. Service areas A and B reflect the entire water system with projected EDUs by year corresponding based on the average growth rate estimated in the Final LUA and IIP. Service Areas C through J are separate areas of the City with some service areas inside of each other. For example, Service Area J is a component of Service Areas A, B C and I and new EDU within Service Area J will also be included in projected EDUs in larger service areas. The distribution of EDUs among the various service areas was estimated evaluating the current distribution of development and anticipated areas of the City to develop. The water model update also contemplated the pace of development as infrastructure water identified in prioritizing capital projects for inclusion the master plan and IIP.

Loans From Operations

Within each service area the uses of funds may not directly match projected growth and timing of new development. Facilities are allocated to current and future development based on the build-out estimates of the overall service areas as outlined within the Final LUA and IIP. Debt is anticipated to be issued to fund a portion of the upfront costs also previously discussed. The timing of the facility requirements as well as current and future debt service may create cash shortfalls which are met from loans from the operating funds. These loans are repaid as development impact fee revenue exceeds annual expenditure requirements, but in cases of smaller service areas or areas slower to develop, loans may be incurred for some time.

Water Resource Development Impact Fee

The draft Water Resource development impact fees will be assessed within water service area A or City-wide. Table 18 summarizes draft 5/8-inch by 3/4-inch Water Resource development impact fee.

Table 18
Water Resource
Development Impact Fee

Water Resource Service Area	Service Area Fee (5/8" x 3/4")	Total Fee (5/8" x 3/4") By Service Area
A	$1,481	$1,481

Water Resource development impact fees are assessed by meter size and increased for 3/4-inch and higher meter sizes based on the AWWA meter capacity relationships. The fee schedules for each meter size by service area are provided in Appendix D. Draft fees are proposed to be effective August 1, 2014.

The Water Resource development impact fee was calculated using the buy-in approach that considers:

- Replacement value of constructed and eligible back-bone wastewater facilities.
- Debt adjustments include;
    - Increase reflecting NPV of remaining interest of growth-related portion of outstanding and projected debt issues.
    - Reduction reflecting non-growth portion of remaining principal associated with outstanding debt issues repaid by water user charges.

Appendix D details the calculated Water Resource development impact fee per service unit that reflect the unit cost of capacity of the Big Chino Water Ranch (BCWR) debt funded acquisition.

Water Resource development impact fee reflects the unit cost of capacity of the City's portion of the BCWR 2004 acquisition. The cost per service unit (MGD) is translated into a cost per 5/8-inch by 3/4-inch water meter or EDU based on the peak month water use per EDU.

The components of the calculated Water Resource development impact fee and associated cash flow projection is discussed in the following sections.

Eligible Assets Replacement Value

The replacement value of the City's portion of the BCWR is approximately $12.4 million as detailed in the Final LUA and IIP Report. The asset value includes the initial 2004 acquisition.

Outstanding Debt

The City incurred a 2004 debt issue repaid through a combination of the alternative water fee and development impact fees as detailed in Appendix D.

Net Present Value of Future Interest Payments

The NPV of future interest payments associated with City's portion of the 2004 debt issue is approximately $3.6 million. This amount excludes the portion of the same debt issues repaid by user charges. The NPV interest reflects today's value current value associated with funding the growth-related facilities and is eligible for inclusion as assessed development impact fees are anticipated to repay the growth-related debt service.

Future Principal Payments

The total of future principal associated with the alternative water fund's portion of the 2004 debt issue is approximately $2.1 million. This amount excludes the portion of the same debt issues repaid by Water Resource development impact fees. The reduction of these costs against the eligible assets is a conservative approach to reduce the calculated development impact fee for as future wastewater rates will be used to retire the outstanding principal.

Infrastructure Improvements Plan Projects

The City incurred additional expenditures after the 2004 BCWR acquisition related to right-of-way acquisition, engineering, and legal costs that have been funded in part by water resource development impact fees. The City anticipates additional costs including monitoring and modeling outlined within the Comprehensive Agreement No. 1. Additional BCWR capital costs beyond the FY 2019 IIP planning period have been excluded; these costs include those to construct a pipeline as well as additional infrastructure necessary to transport water from the BCWR to the City water customers. For this reason, BWCR right-of-way acquisition, engineering and legal costs incurred costs after 2004 and future cash funded capital expenditures related to the BCWR Project have been excluded from the water resource development impact fee and will need to be funded by City water user charges until the BCWR Project is included in the City's IIP. As the IIP is updated, the City may update the water resource development impact fee to recover additional planned and incurred improvements. The draft water resource development impact fee is restricted to the 2004 BCWR debt funded acquisition with revenues used to repay the growth-related portion of the same 2004 debt issue.

Cash Flow

A cash flow analysis has been compiled for the Water Resource development impact fee that summarizes the sources and uses of the subfund. A cash flow analysis was also prepared for other non-growth related capital and special purpose subfunds and the funding of the requirements of current development funded from water user charges. Appendix D summarizes the results of the cash flow. The sections below outline debt service payments funded through development impact fee revenues,

transfer from the alternative water subfund and interest income. This section summarizes the assumptions and projections outlined in Appendix D.

The Wastewater System development impact fee fund has a fund balance of $22,508 as of June 30, 2013 available to fund BCWR debt service.

Revenue Projections

Projected Water Resource development impact fee revenues are based on the draft fee per EDU by service area, indexed for inflation, applied to projected EDUs over the six-year period. Draft fees are proposed to be effective August 1, 2014 or one month into the fiscal year and retained within the sub-fund. FY 2013-14 revenues are included based on the current Water Resource development impact fee. Projected EDUs are based on water service area A as previously discussed.

Wastewater System Development Impact Fee

The draft Wastewater System development impact fees will be assessed within nine separate service areas. The draft fees were calculated for each service area and development within individual service areas may include more than one service area and the combined fee will be assessed. Current fees are assessed per fixture unit. Table 19 summarizes draft 5/8-inch by 3/4-inch wastewater system development impact fees and combined fees assessed to new development by service area.

Table 19
Wastewater System
Draft Development Impact Fees

Wastewater Service Area	Service Area Fee (5/8" x 3/4")	Total Fee (5/8" x 3/4") By Service Area	Areas Included
A	$193	$193	A
B	3,132	3,325	A+B
C	168	2,156	A+C+I
D	67	2,055	A+D+I
E	0	3,325	A+B+E
F	94	3,419	A+B+F
G	238	3,562	A+B+G
H	37	3,361	A+B+H
I	1,796	1,989	A+I

Wastewater System development impact fees are assessed by meter size and increased for 3/4-inch and higher meter sizes based on the AWWA meter capacity relationships. The fee schedules for each meter size by service area are provided in Appendix E. Draft fees are proposed to be effective August 1, 2014.

The Wastewater System development impact fees for each service area were calculated using the hybrid approach that considers:

- Replacement value of constructed and eligible back-bone wastewater facilities.
- Current cost of future growth-related IIP projects.

- Debt adjustments include;
    - Increase reflecting NPV of remaining interest of growth-related portion of outstanding and projected debt issues.
    - Reduction reflecting non-growth portion of remaining principal associated with outstanding debt issues repaid by water user charges.

Appendix E details the calculated Wastewater System development impact fees per service unit for each service area. Wastewater System development impact fees reflect the unit cost of capacity of the current and future treatment capacity in MGD of the City's Sundog and Airport WRFs. The cost per service unit (MGD) is translated into a cost per 5/8-inch by 3/4-inch water meter or EDU based on the peak month wastewater use per EDU. Wastewater facilities are designed to meet the demands of peak day wastewater influence and this use influences the necessary capacity.

The components of the calculated Wastewater System development impact fee and associated cash flow projection is discussed in the following sections.

Eligible Assets Replacement Value

The replacement value of eligible Wastewater System facilities is approximately $112.4 million as detailed in the Final LUA and IIP Report. The asset value includes existing sewer lines, lift stations, treatment, administrative and other miscellaneous assets and excludes minor miscellaneous improvements or older facilities as well as collection facilities constructed by developers and dedicated to the City excluded as similar facilities will be required to be constructed and dedicated to the City.

Outstanding Debt

The City has multiple outstanding debt issues and debt service repaid through a combination of wastewater rates and/or development impact fees as detailed in Appendix E.

Net Present Value of Future Interest Payments

The NPV of future interest payments associated with future development's portion of debt funded Wastewater System facilities is approximately $8.3 million. These amounts exclude the portion of the same debt issues repaid by user charges. The NPV interest reflects today's value current value associated with funding the growth-related facilities and is eligible for inclusion as assessed development impact fees are anticipated to repay the growth-related debt service.

Future Principal Payments

The total of future principal associated with current development's portion of debt funded Wastewater System facilities is approximately $19.8 million. These amounts exclude the portion of the same debt issues repaid by Wastewater System development impact fees. The outstanding principal financed facilities constructed with capacity to serve current and future wastewater customers. The reduction of these costs against the eligible assets is a conservative approach to reduce the calculated development impact fee for as future wastewater rates will be used to retire the outstanding principal.

Infrastructure Improvements Plan Projects

The total cost of planned IIP eligible facilities over the six-year planning period from FY 2014 through FY 2019 is detailed in the Final LUA and IIP and summarized Appendix E. Projects are comprised on treatment and collection system facilities and allocated among current and future development by service area as detailed in the wastewater collection model update and capital project review completed by the City. Appendix E details the projects by service area. The City has identified operating or "O" capital projects that are operational in nature and funded through annual user charges. Based on the timing of the projects, an annual capital project inflation rate of 3%, compounded annually, is applied to project cost estimates and illustrated in the cash flow and supporting worksheet provided in Appendix E.

Cash Flow

A cash flow analysis has been compiled for each service area that summarizes the sources and uses of Wastewater System development impact fee subfunds. A cash flow analysis was also prepared for other non-growth related capital and special purpose subfunds and the funding of the requirements of current development funded from wastewater user charges. Appendix E summarizes the results of the cash flow. The sections below outline projects and cash flow uses of IIP projects, operating subfund loan repayments, debt issuance, and reserve requirements, debt service funded through development impact fee revenues, operating subfund loans, interest income, and debt proceeds. For current development, the funding sources exclude development impact fees and instead incorporate wastewater rates. This section summarizes the assumptions and projections outlined in Appendix E.

The Wastewater System development impact fee fund has a fund balance of ($118,561) as of June 30, 2013 available to fund future eligible Wastewater System facilities[10].

Debt Proceeds, Issuance Costs and Debt Service

Debt by fiscal year reflects 100% debt funding of eligible IIP facilities in FY 2015-16 through FY 2018-19.

Table 20 summarizes the projected debt of future development's portion of Wastewater System IIP facilities.

[10] The fund balance reported in the development fee fund annual report was adjusted for Water Infrastructure Financing Authority of the State of Arizona on-going loan reimbursements where costs were submitted for reimbursement prior to the end of the fiscal year with reimbursements pending.

Table 20
Wastewater System
Development Impact Fee Fund Debt Issues

Fiscal Year	Principal
FY 2013-14	$0
FY 2014-15	1,300,000
FY 2015-16	1,700,000
FY 2016-17	3,400,000
FY 2017-18	500,000
FY 2018-19	2,700,000
Total	$9,600,000

Debt is also anticipated to fund the current development or non-growth portion of the same Wastewater System IIP projects summarized in Appendix E. Assumptions regarding the term, interest rate, debt service requirement and issuance expenses are also summarized in Appendix E.

NPV of Future Growth-Related Debt Interest

The NPV of future interest payments associated with future development's portion of debt funded Wastewater System IIP facilities is projected to be approximately $3.6 million. The debt issues were further segmented by service area based on the percent of completed facilities within a service area to the percent of debt funded in a given year. The NPV interest reflects today's value associated with funding the growth-related facilities and is eligible for inclusion as assessed development impact fees are anticipated to repay the growth-related debt service. The annual debt service and NPV associated with projected debt issues are detailed in Appendix E.

Revenue Projections

Projected Water System development impact fee revenues are based on the draft fee per EDU by service area, indexed for inflation, applied to projected EDUs over the six-year period. Draft fees are proposed to be effective August 1, 2014 or one month into the fiscal year. Revenues are retained within the service area. FY 2013-14 revenues are included in the Total Wastewater System Impact Fee Subfund with distributions to various service area based facilities and/or to repay debt service.

Current EDU distribution by service area was identified by the City during the sewer collection model analysis. EDUs are projected in one of nine service areas as summarized in Appendix E. Service area A reflects the entire wastewater system with projected EDUs by year corresponding based on the average growth rate estimated in the Final LUA and IIP. Service Areas B through J are separate areas of the City with some service areas inside of each other as previously discussed for water EDUs. The distribution of EDUs among the various service areas was estimated evaluating the current distribution of development and anticipated areas of the City to develop. The wastewater model update also contemplated the pace of development as infrastructure water identified in prioritizing capital projects for inclusion the master plan and IIP.

Loans From Operations

Within each service area the uses of funds may not directly match projected growth and timing of new development. Facilities are allocated to current and future development based on the build-out estimates of the overall service areas as outlined within the Final LUA and IIP. Debt is anticipated to be issued to fund a portion of the upfront costs also previously discussed. The timing of the facility requirements as well as current and future debt service may create cash shortfalls which are met from loans from the operating funds. These loans are repaid as development impact fee revenue exceeds annual expenditure requirements, but in cases of smaller service areas or areas slower to develop, loans may be incurred for some time.

APPENDIX A

Fire and EMS

City of Prescott, Arizona
Development Impact Fee Study
Fire and EMS Development Impact Fee
Draft Fee

Category	Persons per Housing Unit	Employees per 1,000 Square Feet	Cost per Service Unit	Calculated Fee	Assessment
Single-Family Residential	1.60		$199.58	$319.33	Housing Unit
Multi-Family Residential	1.60		199.58	319.33	Housing Unit
Retail		1.82	199.58	363.53	1,000 square feet
Industrial		1.28	199.58	255.54	1,000 square feet
Office		3.60	199.58	717.91	1,000 square feet
Hotel / Motel		1.09	199.58	217.64	1,000 square feet

City of Prescott, Arizona
Development Impact Fee Study
Fire and EMS Development Impact Fee
Cost per Service Unit

Category	Year	Service Units	Calculation
Existing Facility Replacement Cost			$11,274,911
Proposed Facility Costs			4,137,000
Net Present Value of Future Growth-Related Debt Interest			1,716,904
Total			$17,128,815
Residents	2020	45,678	
Employees	2020	31,462	
Total Service Units		77,140	77,140
Subtotal Cost per Unit			$222.05
Offset of Future Non-Growth Debt per Service Unit			($22.47)
Total Cost per Unit			$199.58

City of Prescott, Arizona
Development Impact Fee Study
Fire and EMS Developmetn Impact Fee
Fire & EMS CIP Project Allocation

Project	Total	Portion to Current Development	Portion to Future Development	Current Development	Future Development	Total
Fire Station 76 - Design	$120,000	90.0%	10.0%	$108,000	$12,000	$120,000
Fire Station 76 - Construction	1,200,000	90.0%	10.0%	1,080,000	120,000	1,200,000
Fire Station 77 and Engine - Design	100,000	25.0%	75.0%	25,000	75,000	100,000
Fire Station 77 and Engine - Construction	2,350,000	25.0%	75.0%	587,500	1,762,500	2,350,000
Fire Station 78 and Engine - Design	200,000	15.0%	85.0%	30,000	170,000	200,000
Fire Station 78 and Engine - Construction	2,350,000	15.0%	85.0%	352,500	1,997,500	2,350,000
Total	$6,320,000	34.5%	65.5%	$2,183,000	$4,137,000	$6,320,000

City of Prescott, Arizona
Development Impact Fee Study
Fire and EMS Development Impact Fee
Impact Fee Subfund

		Fiscal Year Ending									
Line No	Description	FY 2013-14	FY 2014-15	FY 2015-16	FY 2016-17	FY 2017-18	FY 2018-19	FY 2019-20	FY 2020-21	FY 2021-22	FY 2022-23
	Sources of Funds										
1	Fire & EMS Development Impact Fees	$152,250	$92,595	$222,460	$244,817	$245,857	$229,580	$217,712	$217,347	$220,704	$224,477
2	Interest Income	6,627	8,216	9,100	11,064	10,376	7,570	6,482	5,265	4,031	2,819
3	Bond & Loan Proceeds	0	0	200,000	2,100,000	2,200,000	0	0	0	0	0
4	Loan from General Fund	0	0	0	0	0	0	0	0	0	0
5	Developer Contributions	0	0	0	0	0	0	0	0	0	0
6	**Total Sources of Funds**	158,877	100,811	431,560	2,355,881	2,456,233	237,150	224,194	222,612	224,735	227,296
	Uses of Funds										
7	System Infrastructure Growth-Related Projects	0	12,360	206,876	2,111,695	2,248,204	0	0	0	0	0
8	Bond Issuance Costs and Reserve Deposits	0	0	19,375	203,440	213,128	0	0	0	0	0
9	Debt Service - Existing	0	0	0	0	0	0	0	0	0	0
10	Debt Service - New	0	0	8,969	109,549	275,473	345,943	345,943	345,943	345,943	345,943
11	Loan Repayment to General Fund	0	0	0	0	0	0	0	0	0	0
12	**Total Uses of Funds**	0	12,360	235,220	2,424,683	2,736,804	345,943	345,943	345,943	345,943	345,943
13	Increase/(Decrease) in Fund Balance	158,877	88,451	196,340	(68,802)	(280,571)	(108,793)	(121,749)	(123,331)	(121,207)	(118,647)
14	Beginning Subfund Balance	662,699	821,576	910,027	1,106,368	1,037,565	756,994	648,201	526,452	403,121	281,914
15	**Ending Subfund Balance**	**$821,576**	**$910,027**	**$1,106,368**	**$1,037,565**	**$756,994**	**$648,201**	**$526,452**	**$403,121**	**$281,914**	**$163,267**

City of Prescott, Arizona
Development Impact Fee Study
Fire & EMS Development Fees
Projected Revenue (1)

Description	Fiscal Year									
	FY 2013-14	FY 2014-15	FY 2015-16	FY 2016-17	FY 2017-18	FY 2018-19	FY 2019-20	FY 2020-21	FY 2021-22	FY 2022-23
Single Family Residential										
Dwelling Units	236	386	447	491	480	430	390	376	368	362
Fire & EMS Fee	$525	$160	$329	$339	$349	$359	$370	$381	$393	$405
Revenue	$123,900	$61,630	$147,021	$166,337	$167,489	$154,543	$144,372	$143,365	$144,525	$146,433
Multi-Family Residential										
Dwelling Units	54	88	102	111	109	97	89	85	84	82
Fire & EMS Fee	$525	$160	$329	$339	$349	$359	$370	$381	$393	$405
Revenue	$28,350	$14,050	$33,548	$37,604	$38,034	$34,862	$32,947	$32,410	$32,989	$33,170
Non-Residential										
Retail	7,392	12,112	14,016	15,376	15,024	13,456	12,224	11,776	11,552	11,328
Fire & EMS Fee	$0.000	$0.182	$0.374	$0.386	$0.397	$0.409	$0.421	$0.434	$0.447	$0.461
Revenue	$0	$2,202	$5,248	$5,930	$5,968	$5,506	$5,152	$5,112	$5,165	$5,217
Industrial	37,912	48,245	59,384	50,929	48,044	49,184	50,325	51,399	52,674	53,957
Fire & EMS Fee	$0.000	$0.128	$0.263	$0.271	$0.279	$0.288	$0.296	$0.305	$0.314	$0.324
Revenue	$0	$6,164	$15,630	$13,807	$13,416	$14,146	$14,908	$15,683	$16,554	$17,466
Office	15,919	22,878	27,296	26,660	25,653	24,397	23,467	23,281	23,359	23,438
Fire & EMS Fee	$0.000	$0.359	$0.739	$0.762	$0.784	$0.808	$0.832	$0.857	$0.883	$0.909
Revenue	$0	$8,212	$20,184	$20,305	$20,124	$19,713	$19,530	$19,957	$20,624	$21,315
Hotel / Motel	2,157	3,100	3,698	3,612	3,476	3,305	3,179	3,154	3,165	3,175
Fire & EMS Fee	$0.000	$0.109	$0.224	$0.231	$0.238	$0.245	$0.252	$0.260	$0.268	$0.276
Revenue	$0	$337	$829	$834	$827	$810	$802	$820	$847	$875
Total	$152,250	$92,595	$222,460	$244,817	$245,857	$229,580	$217,712	$217,347	$220,704	$224,477

(1) FY 2014-15 proposed development impact fees assumed effective January 1, 2015 with a fee of $0 assessed between August 1, 2014 until January 1, 2015. FY 2014-15 revenue based on average.

City of Prescott, Arizona
Development Impact Fee Study
Fire and EMS Development Impact Fee
Growth-Related Capital Projects

		Fiscal Year Ending											
Line No	Description	FY 2013-14	FY 2014-15	FY 2015-16	FY 2016-17	FY 2017-18	FY 2018-19	FY 2019-20	FY 2020-21	FY 2021-22	FY 2022-23	Current Development	Future Development
	Project Costs Before Inflation												
1	Fire Station 76 - Design	$0	$12,000	$0	$0	$0	$0	$0	$0	$0	$0	90.0%	10.0%
2	Fire Station 76 - Construction	0	0	120,000	0	0	0	0	0	0	0	90.0%	10.0%
3	Fire Station 77 and Engine - Design	0	0	75,000	0	0	0	0	0	0	0	25.0%	75.0%
4	Fire Station 77 and Engine - Construction	0	0	0	1,762,500	0	0	0	0	0	0	25.0%	75.0%
5	Fire Station 78 and Engine - Design	0	0	0	170,000	0	0	0	0	0	0	15.0%	85.0%
6	Fire Station 78 and Engine - Construction	0	0	0	0	1,997,500	0	0	0	0	0	15.0%	85.0%
7	Total Growth-Related CIP (Uninflated)	$0	$12,000	$195,000	$1,932,500	$1,997,500	$0	$0	$0	$0	$0		
	Project Costs After Inflation												
8	Fire Station 76 - Design	$0	$12,360	$0	$0	$0	$0	$0	$0	$0	$0	90.0%	10.0%
9	Fire Station 76 - Construction	0	0	127,308	0	0	0	0	0	0	0	90.0%	10.0%
10	Fire Station 77 and Engine - Design	0	0	79,568	0	0	0	0	0	0	0	25.0%	75.0%
11	Fire Station 77 and Engine - Construction	0	0	0	1,925,931	0	0	0	0	0	0	25.0%	75.0%
12	Fire Station 78 and Engine - Design	0	0	0	185,764	0	0	0	0	0	0	15.0%	85.0%
13	Fire Station 78 and Engine - Construction	0	0	0	0	2,248,204	0	0	0	0	0	15.0%	85.0%
14	Total Growth-Related CIP (Inflated)	$0	$12,360	$206,876	$2,111,695	$2,248,204	$0	$0	$0	$0	$0		

City of Prescott, Arizona
Development Impact Fee Study
Fire and EMS Development Impact Fee
Growth-Related Debt Issues

		Fiscal Year Ending									
Line No	Description	FY 2013-14	FY 2014-15	FY 2015-16	FY 2016-17	FY 2017-18	FY 2018-19	FY 2019-20	FY 2020-21	FY 2021-22	FY 2022-23
1	Amount of Issue	$0	$0	$200,000	$2,100,000	$2,200,000	$0	$0	$0	$0	$0
2	Interest During Construction	0	0	0	0	0	0	0	0	0	0
3	Equal Annual Debt Service	0	0	15,375	161,440	169,128	0	0	0	0	0
4	Bond Issuance Expense	0	0	4,000	42,000	44,000	0	0	0	0	0
5	Debt Service Reserve	0	0	15,375	161,440	169,128	0	0	0	0	0
	Proposed Bond Debt Service Schedule by Fiscal Year										
6	FY 2013-14	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
7	FY 2014-15		0	0	0	0	0	0	0	0	0
8	FY 2015-16			8,969	15,375	15,375	15,375	15,375	15,375	15,375	15,375
9	FY 2016-17				94,173	161,440	161,440	161,440	161,440	161,440	161,440
10	FY 2017-18					98,658	169,128	169,128	169,128	169,128	169,128
11	FY 2018-19						0	0	0	0	0
12	FY 2019-20							0	0	0	0
13	FY 2020-21								0	0	0
14	FY 2021-22									0	0
15	FY 2022-23										0
16	**Total**	$0	$0	$8,969	$109,549	$275,473	$345,943	$345,943	$345,943	$345,943	$345,943

City of Prescott, Arizona
Development Impact Fee Study
Fire and EMS Development Impact Fee
Future Debt Issues - Growth-Related

Bond Amortization Schedule
FY 2015-16

Borrowing Rate	4.50%	Discount Rate
Years	20.00	4.50%
Annual Payment	$15,375	
Principal Amount	$200,000	NPV of
Fiscal Year of Issue	2016	Interest Payments
		$76,308

Fiscal Year Ending	EOY Principal Balance	Principal	Interest	Total
FY 2013-14				
FY 2014-15				
FY 2015-16	$196,813	$3,188	$4,500	$7,688
FY 2016-17	190,295	6,518	8,857	15,375
FY 2017-18	183,483	6,812	8,563	15,375
FY 2018-19	176,365	7,118	8,257	15,375
FY 2019-20	168,926	7,439	7,936	15,375
FY 2020-21	161,153	7,773	7,602	15,375
FY 2021-22	153,030	8,123	7,252	15,375
FY 2022-23	144,541	8,489	6,886	15,375
FY 2023-24	135,670	8,871	6,504	15,375
FY 2024-25	126,400	9,270	6,105	15,375
FY 2025-26	116,713	9,687	5,688	15,375
FY 2026-27	106,590	10,123	5,252	15,375
FY 2027-28	96,012	10,578	4,797	15,375
FY 2028-29	84,958	11,054	4,321	15,375
FY 2029-30	73,406	11,552	3,823	15,375
FY 2030-31	61,334	12,072	3,303	15,375
FY 2031-32	48,719	12,615	2,760	15,375
FY 2032-33	35,536	13,183	2,192	15,375
FY 2033-34	21,760	13,776	1,599	15,375
FY 2034-35	7,364	14,396	979	15,375
FY 2035-36		7,364	331	7,695
FY 2036-37				
FY 2037-38				
FY 2038-39				
FY 2039-40				
Total		**$200,000**	**$107,507**	**$307,507**

City of Prescott, Arizona
Development Impact Fee Study
Fire and EMS Development Impact Fee
Future Debt Issues - Growth-Related

Bond Amortization Schedule
FY 2016-17

Borrowing Rate	4.50%	Discount Rate
Years	20.00	4.50%
Annual Payment	$161,440	
Principal Amount	$2,100,000	NPV of
Fiscal Year of Issue	2017	Interest Payments
		$801,224

Fiscal Year Ending	EOY Principal Balance	Principal	Interest	Total
FY 2013-14				
FY 2014-15				
FY 2015-16				
FY 2016-17	$2,066,530	$33,470	$47,250	$80,720
FY 2017-18	1,998,084	68,446	92,994	161,440
FY 2018-19	1,926,558	71,526	89,914	161,440
FY 2019-20	1,851,813	74,745	86,695	161,440
FY 2020-21	1,773,705	78,108	83,332	161,440
FY 2021-22	1,692,082	81,623	79,817	161,440
FY 2022-23	1,606,786	85,296	76,144	161,440
FY 2023-24	1,517,651	89,135	72,305	161,440
FY 2024-25	1,424,505	93,146	68,294	161,440
FY 2025-26	1,327,168	97,337	64,103	161,440
FY 2026-27	1,225,451	101,717	59,723	161,440
FY 2027-28	1,119,156	106,295	55,145	161,440
FY 2028-29	1,008,078	111,078	50,362	161,440
FY 2029-30	892,002	116,076	45,364	161,440
FY 2030-31	770,702	121,300	40,140	161,440
FY 2031-32	643,944	126,758	34,682	161,440
FY 2032-33	511,481	132,463	28,977	161,440
FY 2033-34	373,058	138,423	23,017	161,440
FY 2034-35	228,406	144,652	16,788	161,440
FY 2035-36	77,244	151,162	10,278	161,440
FY 2036-37		77,244	3,476	80,720
FY 2037-38				
FY 2038-39				
FY 2039-40				
Total		**$2,100,000**	**$1,128,800**	**$3,228,800**

City of Prescott, Arizona
Development Impact Fee Study
Fire and EMS Development Impact Fee
Future Debt Issues - Growth-Related

Bond Amortization Schedule
FY 2017-18

Borrowing Rate	4.50%	Discount Rate
Years	20.00	4.50%
Annual Payment	$169,128	
Principal Amount	$2,200,000	NPV of
Fiscal Year of Issue	2018	Interest Payments
		$839,371

Fiscal Year Ending	EOY Principal Balance	Principal	Interest	Total
FY 2013-14				
FY 2014-15				
FY 2015-16				
FY 2016-17				
FY 2017-18	$2,164,936	$35,064	$49,500	$84,564
FY 2018-19	2,093,230	71,706	97,422	169,128
FY 2019-20	2,018,297	74,933	94,195	169,128
FY 2020-21	1,939,992	78,305	90,823	169,128
FY 2021-22	1,858,164	81,828	87,300	169,128
FY 2022-23	1,772,653	85,511	83,617	169,128
FY 2023-24	1,683,294	89,359	79,769	169,128
FY 2024-25	1,589,914	93,380	75,748	169,128
FY 2025-26	1,492,332	97,582	71,546	169,128
FY 2026-27	1,390,359	101,973	67,155	169,128
FY 2027-28	1,283,797	106,562	62,566	169,128
FY 2028-29	1,172,440	111,357	57,771	169,128
FY 2029-30	1,056,072	116,368	52,760	169,128
FY 2030-31	934,467	121,605	47,523	169,128
FY 2031-32	807,390	127,077	42,051	169,128
FY 2032-33	674,595	132,795	36,333	169,128
FY 2033-34	535,824	138,771	30,357	169,128
FY 2034-35	390,808	145,016	24,112	169,128
FY 2035-36	239,266	151,542	17,586	169,128
FY 2036-37	80,905	158,361	10,767	169,128
FY 2037-38		80,905	3,641	84,546
FY 2038-39				
FY 2039-40				
Total		**$2,200,000**	**$1,182,542**	**$3,382,542**

City of Prescott, Arizona
Development Impact Fee Study
Fire and EMS Development Impact Fee
Non-Growth Funding

		Fiscal Year Ending									
Line No	Description	FY 2013-14	FY 2014-15	FY 2015-16	FY 2016-17	FY 2017-18	FY 2018-19	FY 2019-20	FY 2020-21	FY 2021-22	FY 2022-23
	Sources of Funds										
1	General Fund Revenues	$0	$111,240	$228,187	$201,441	$209,420	$163,362	$163,362	$163,362	$163,362	$163,362
2	Interest Income	0	0	0	0	0	0	0	0	0	0
3	Bond & Loan Proceeds	0	0	1,100,000	650,000	375,000	0	0	0	0	0
4	Loan Repayment From Fire and EMS Development Impact Fee Fund	0	0	0	0	0	0	0	0	0	0
5	**Total Sources of Funds**	0	111,240	1,328,187	851,441	584,420	163,362	163,362	163,362	163,362	163,362
	Uses of Funds										
6	System Infrastructure Non-Growth Related Projects	0	111,240	1,172,295	674,759	396,742	0	0	0	0	0
7	Bond Issuance Costs and Reserve Deposits	0	0	106,564	62,969	36,329	0	0	0	0	0
8	Debt Service - Existing	0	0	0	0	0	0	0	0	0	0
9	Debt Service - New	0	0	49,329	113,713	151,350	163,362	163,362	163,362	163,362	163,362
10	Loan to Fire and EMS Development Impact Fee Fund	0	0	0	0	0	0	0	0	0	0
11	**Total Uses of Funds**	0	111,240	1,328,187	851,441	584,420	163,362	163,362	163,362	163,362	163,362
12	Increase/(Decrease) in Fund Balance	0	0	0	0	0	0	0	0	0	0
13	Beginning Subfund Balance	0	0	0	0	0	0	0	0	0	0
14	**Ending Subfund Balance**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**

City of Prescott, Arizona
Development Impact Fee Study
Fire and EMS Development Impact Fee
Non-Growth Capital Projects

		Fiscal Year Ending											
Line No	Description	FY 2013-14	FY 2014-15	FY 2015-16	FY 2016-17	FY 2017-18	FY 2018-19	FY 2019-20	FY 2020-21	FY 2021-22	FY 2022-23	Current Development	Future Development
	Project Costs Before Inflation												
1	Fire Station 76 - Design	$0	$108,000	$0	$0	$0	$0	$0	$0	$0	$0	90.0%	10.0%
2	Fire Station 76 - Construction	0	0	1,080,000	0	0	0	0	0	0	0	90.0%	10.0%
3	Fire Station 77 and Engine - Design	0	0	25,000	0	0	0	0	0	0	0	25.0%	75.0%
4	Fire Station 77 and Engine - Construction	0	0	0	587,500	0	0	0	0	0	0	25.0%	75.0%
5	Fire Station 78 and Engine - Design	0	0	0	30,000	0	0	0	0	0	0	15.0%	85.0%
6	Fire Station 78 and Engine - Construction	0	0	0	0	352,500	0	0	0	0	0	15.0%	85.0%
7	Total Non-Growth Related CIP (Uninflated)	$0	$108,000	$1,105,000	$617,500	$352,500	$0	$0	$0	$0	$0		
	Project Costs After Inflation												
8	Fire Station 76 - Design	$0	$111,240	$0	$0	$0	$0	$0	$0	$0	$0	90.0%	10.0%
9	Fire Station 76 - Construction	0	0	1,145,772	0	0	0	0	0	0	0	90.0%	10.0%
10	Fire Station 77 and Engine - Design	0	0	26,523	0	0	0	0	0	0	0	25.0%	75.0%
11	Fire Station 77 and Engine - Construction	0	0	0	641,977	0	0	0	0	0	0	25.0%	75.0%
12	Fire Station 78 and Engine - Design	0	0	0	32,782	0	0	0	0	0	0	15.0%	85.0%
13	Fire Station 78 and Engine - Construction	0	0	0	0	396,742	0	0	0	0	0	15.0%	85.0%
14	Total Non-Growth Related CIP (Inflated)	$0	$111,240	$1,172,295	$674,759	$396,742	$0	$0	$0	$0	$0		

City of Prescott, Arizona
Development Impact Fee Study
Fire and EMS Development Impact Fee
Non-Growth Related Debt Issues

		Fiscal Year Ending									
Line No	Description	FY 2013-14	FY 2014-15	FY 2015-16	FY 2016-17	FY 2017-18	FY 2018-19	FY 2019-20	FY 2020-21	FY 2021-22	FY 2022-23
1	Amount of Issue	$0	$0	$1,100,000	$650,000	$375,000	$0	$0	$0	$0	$0
2	Interest During Construction	0	0	0	0	0	0	0	0	0	0
3	Equal Annual Debt Service	0	0	84,564	49,969	28,829	0	0	0	0	0
4	Bond Issuance Expense	0	0	22,000	13,000	7,500	0	0	0	0	0
5	Debt Service Reserve	0	0	84,564	49,969	28,829	0	0	0	0	0
	Proposed Bond Debt Service Schedule by Fiscal Year										
6	FY 2013-14	0	0	0	0	0	0	0	0	0	0
7	FY 2014-15		0	0	0	0	0	0	0	0	0
8	FY 2015-16			49,329	84,564	84,564	84,564	84,564	84,564	84,564	84,564
9	FY 2016-17				29,149	49,969	49,969	49,969	49,969	49,969	49,969
10	FY 2017-18					16,817	28,829	28,829	28,829	28,829	28,829
11	FY 2018-19						0	0	0	0	0
12	FY 2019-20							0	0	0	0
13	FY 2020-21								0	0	0
14	FY 2021-22									0	0
15	FY 2022-23										0
16	**Total**	$0	$0	$49,329	$113,713	$151,350	$163,362	$163,362	$163,362	$163,362	$163,362

City of Prescott, Arizona
Development Impact Fee Study
Fire and EMS Development Impact Fee
Future Debt Issues - Non-Growth Related

Bond Amortization Schedule
FY 2015-16

Borrowing Rate	4.50%	Discount Rate
Years	20.00	4.50%
Annual Payment	$84,564	
Principal Amount	$1,100,000	NPV of
Fiscal Year of Issue	2016	P&I Payments
		$1,076,317

Fiscal Year Ending	EOY Principal Balance	Principal	Interest	Total
FY 2013-14				
FY 2014-15				
FY 2015-16	$1,082,468	$17,532	$24,750	$42,282
FY 2016-17	1,046,615	35,853	48,711	84,564
FY 2017-18	1,009,149	37,466	47,098	84,564
FY 2018-19	969,997	39,152	45,412	84,564
FY 2019-20	929,083	40,914	43,650	84,564
FY 2020-21	886,328	42,755	41,809	84,564
FY 2021-22	841,649	44,679	39,885	84,564
FY 2022-23	794,959	46,690	37,874	84,564
FY 2023-24	746,168	48,791	35,773	84,564
FY 2024-25	695,182	50,986	33,578	84,564
FY 2025-26	641,901	53,281	31,283	84,564
FY 2026-27	586,223	55,678	28,886	84,564
FY 2027-28	528,039	58,184	26,380	84,564
FY 2028-29	467,237	60,802	23,762	84,564
FY 2029-30	403,699	63,538	21,026	84,564
FY 2030-31	337,301	66,398	18,166	84,564
FY 2031-32	267,916	69,385	15,179	84,564
FY 2032-33	195,408	72,508	12,056	84,564
FY 2033-34	119,637	75,771	8,793	84,564
FY 2034-35	40,457	79,180	5,384	84,564
FY 2035-36		40,457	1,821	42,278
FY 2036-37				
FY 2037-38				
FY 2038-39				
FY 2039-40				
Total		**$1,100,000**	**$591,276**	**$1,691,276**

City of Prescott, Arizona
Development Impact Fee Study
Fire and EMS Development Impact Fee
Future Debt Issues - Non-Growth Related

Bond Amortization Schedule
FY 2016-17

Borrowing Rate	4.50%	Discount Rate
Years	20.00	4.50%
Annual Payment	$49,969	
Principal Amount	$650,000	NPV of
Fiscal Year of Issue	2017	P&I Payments
		$636,004

Fiscal Year Ending	EOY Principal Balance	Principal	Interest	Total
FY 2013-14				
FY 2014-15				
FY 2015-16				
FY 2016-17	$639,641	$10,360	$14,625	$24,985
FY 2017-18	618,456	21,185	28,784	49,969
FY 2018-19	596,317	22,139	27,830	49,969
FY 2019-20	573,182	23,135	26,834	49,969
FY 2020-21	549,006	24,176	25,793	49,969
FY 2021-22	523,742	25,264	24,705	49,969
FY 2022-23	497,341	26,401	23,568	49,969
FY 2023-24	469,752	27,589	22,380	49,969
FY 2024-25	440,922	28,830	21,139	49,969
FY 2025-26	410,794	30,128	19,841	49,969
FY 2026-27	379,311	31,483	18,486	49,969
FY 2027-28	346,411	32,900	17,069	49,969
FY 2028-29	312,030	34,381	15,588	49,969
FY 2029-30	276,102	35,928	14,041	49,969
FY 2030-31	238,558	37,544	12,425	49,969
FY 2031-32	199,324	39,234	10,735	49,969
FY 2032-33	158,325	40,999	8,970	49,969
FY 2033-34	115,481	42,844	7,125	49,969
FY 2034-35	70,709	44,772	5,197	49,969
FY 2035-36	23,922	46,787	3,182	49,969
FY 2036-37		23,922	1,076	24,998
FY 2037-38				
FY 2038-39				
FY 2039-40				
Total		**$650,000**	**$349,393**	**$999,393**

City of Prescott, Arizona
Development Impact Fee Study
Fire and EMS Development Impact Fee
Future Debt Issues - Non-Growth Related

Bond Amortization Schedule
FY 2017-18

Borrowing Rate	4.50%	Discount Rate
Years	20.00	4.50%
Annual Payment	$28,829	
Principal Amount	$375,000	NPV of
Fiscal Year of Issue	2018	P&I Payments
		$366,926

Fiscal Year Ending	EOY Principal Balance	Principal	Interest	Total
FY 2013-14				
FY 2014-15				
FY 2015-16				
FY 2016-17				
FY 2017-18	$369,023	$5,977	$8,438	$14,415
FY 2018-19	356,800	12,223	16,606	28,829
FY 2019-20	344,027	12,773	16,056	28,829
FY 2020-21	330,679	13,348	15,481	28,829
FY 2021-22	316,731	13,948	14,881	28,829
FY 2022-23	302,155	14,576	14,253	28,829
FY 2023-24	286,923	15,232	13,597	28,829
FY 2024-25	271,006	15,917	12,912	28,829
FY 2025-26	254,372	16,634	12,195	28,829
FY 2026-27	236,990	17,382	11,447	28,829
FY 2027-28	218,826	18,164	10,665	28,829
FY 2028-29	199,844	18,982	9,847	28,829
FY 2029-30	180,008	19,836	8,993	28,829
FY 2030-31	159,279	20,729	8,100	28,829
FY 2031-32	137,618	21,661	7,168	28,829
FY 2032-33	114,982	22,636	6,193	28,829
FY 2033-34	91,327	23,655	5,174	28,829
FY 2034-35	66,608	24,719	4,110	28,829
FY 2035-36	40,776	25,832	2,997	28,829
FY 2036-37	13,782	26,994	1,835	28,829
FY 2037-38		13,782	620	14,402
FY 2038-39				
FY 2039-40				
Total		**$375,000**	**$201,568**	**$576,567**

APPENDIX B

Police

City of Prescott, Arizona
Development Impact Fee Study
Police Development Impact Fee
Draft Fee

Category	Persons per Housing Unit	Employees per 1,000 Square Feet	Cost per Service Unit	Calculated Fee	Assessment
Single-Family Residential	1.60		$71.11	$113.78	Housing Unit
Multi-Family Residential	1.60		71.11	113.78	Housing Unit
Retail		1.82	71.11	129.53	1,000 square feet
Industrial		1.28	71.11	91.06	1,000 square feet
Office		3.60	71.11	255.81	1,000 square feet
Hotel / Motel		1.09	71.11	77.55	1,000 square feet

City of Prescott, Arizona
Development Impact Fee Study
Police Development Impact Fee
Cost per Service Unit

Category	Year	Service Units	Calculation
Existing Facility Replacement Cost			$6,053,433
Capital Project Growth-Related Facility Costs			1,715,964
Net Present Value of Future Growth-Related Debt Interest			572,304
Total			$8,341,701
Residents	2030	52,512	
Employees	2030	40,022	
Total Service Units		92,534	92,534
Subtotal Cost per Unit			$90.15
Offset of Future Non-Growth Debt per Service Unit			($19.03)
Total Cost per Unit			$71.11

City of Prescott, Arizona
Development Impact Fee Study
Police Development Impact Fee
Police CIP Allocation

Project	Total	Portion to Current Development	Portion to Future Development	Current Development	Future Development	Total
Police Station Headquarter - Design and Engineering	$345,447	49.6%	50.4%	$171,222	$174,225	$345,447
Police Station Headquarter - Furniture and Equipment	200,000	49.6%	50.4%	99,130	100,870	200,000
Police Station Headquarter - New Construction / Expansion	2,856,895	49.6%	50.4%	1,416,026	1,440,869	2,856,895
Police Station Headquarter - Remodel Existing	45,000	100.0%	0.0%	45,000	0	45,000
Police Station Headquarter - Shooting Range Equipment	238,540	100.0%	0.0%	238,540	0	238,540
	$3,685,882	53.4%	46.6%	$1,969,918	$1,715,964	$3,685,882

City of Prescott, Arizona
Development Impact Fee Study
Police Development Impact Fee
Police CIP Allocation - Headquarter Expansion

Fee Area	Police Headquarter Expansion Compnent	Portion to Existing Development (1)	Portion to Future Development (1)	Total	Percent to Existing Development	Percent to Future Development
Police	Office	1,500	4,500	6,000	25.0%	75.0%
Police	Parking	1,200	1,300	2,500	48.0%	52.0%
Police	Shooting Range	3,000	0	3,000	100.0%	0.0%
		5,700	5,800	11,500	49.6%	50.4%

(1) Per City staff, 4,500 square feet of the 6,000 square feet office expansion future development, 1,200 square feet of the 2,500 square feet parking structure and approximately 0 square feet of the 3,000 square foot shooting range to future development. Resulting weighted average of facility expansion applied to design, furniture and construction costs.

City of Prescott, Arizona
Development Impact Fee Study
Police Development Impact Fee
Impact Fee Subfund

		Fiscal Year Ending									
Line No	Description	FY 2013-14	FY 2014-15	FY 2015-16	FY 2016-17	FY 2017-18	FY 2018-19	FY 2019-20	FY 2020-21	FY 2021-22	FY 2022-23
	Sources of Funds										
1	Police Development Impact Fees	$170,810	$32,994	$79,267	$87,233	$87,604	$81,804	$77,575	$77,445	$78,642	$79,986
2	Interest Income	7,077	7,114	4,509	4,194	3,955	3,717	3,419	3,076	2,728	2,389
3	Bond & Loan Proceeds	0	1,500,000	0	0	0	0	0	0	0	0
4	Loan from General Fund	0	0	0	0	0	0	0	0	0	0
5	Developer Contributions	0	0	0	0	0	0	0	0	0	0
6	**Total Sources of Funds**	177,887	1,540,108	83,776	91,427	91,559	85,521	80,994	80,521	81,370	82,375
	Uses of Funds										
7	System Infrastructure Growth-Related Projects	174,225	1,587,990	0	0	0	0	0	0	0	0
8	Bond Issuance Costs and Reserve Deposits	0	145,314	0	0	0	0	0	0	0	0
9	Debt Service - Existing	0	0	0	0	0	0	0	0	0	0
10	Debt Service - New	0	67,267	115,314	115,314	115,314	115,314	115,314	115,314	115,314	115,314
11	Loan Repayment to General Fund	0	0	0	0	0	0	0	0	0	0
12	**Total Uses of Funds**	174,225	1,800,571	115,314	115,314	115,314	115,314	115,314	115,314	115,314	115,314
13	Increase/(Decrease) in Fund Balance	3,662	(260,464)	(31,538)	(23,887)	(23,755)	(29,793)	(34,320)	(34,793)	(33,945)	(32,939)
14	Beginning Subfund Balance	707,724	711,386	450,922	419,384	395,497	371,742	341,949	307,629	272,836	238,892
15	**Ending Subfund Balance**	$711,386	$450,922	$419,384	$395,497	$371,742	$341,949	$307,629	$272,836	$238,892	$205,952

City of Prescott, Arizona
Development Impact Fee Study
Police Development Impact Fees
Projected Revenue (1)

Description	Fiscal Year									
	FY 2013-14	FY 2014-15	FY 2015-16	FY 2016-17	FY 2017-18	FY 2018-19	FY 2019-20	FY 2020-21	FY 2021-22	FY 2022-23
Single Family Residential										
Dwelling Units	236	386	447	491	480	430	390	376	368	362
Police Fee	$589	$57	$117	$121	$124	$128	$132	$136	$140	$144
Revenue	$139,004	$21,960	$52,387	$59,269	$59,680	$55,067	$51,443	$51,084	$51,497	$52,177
Multi-Family Residential										
Dwelling Units	54	88	102	111	109	97	89	85	84	82
Police Fee	$589	$57	$117	$121	$124	$128	$132	$136	$140	$144
Revenue	$31,806	$5,006	$11,954	$13,399	$13,552	$12,422	$11,740	$11,548	$11,755	$11,819
Non-Residential										
Retail	7,392	12,112	14,016	15,376	15,024	13,456	12,224	11,776	11,552	11,328
Police Fee	$0.000	$0.065	$0.133	$0.137	$0.142	$0.146	$0.150	$0.155	$0.159	$0.164
Revenue	$0	$784	$1,870	$2,113	$2,127	$1,962	$1,836	$1,821	$1,840	$1,859
Industrial	37,912	48,245	59,384	50,929	48,044	49,184	50,325	51,399	52,674	53,957
Police Fee	$0.000	$0.046	$0.094	$0.097	$0.099	$0.102	$0.106	$0.109	$0.112	$0.115
Revenue	$0	$2,196	$5,569	$4,920	$4,780	$5,041	$5,312	$5,588	$5,899	$6,224
Office	15,919	22,878	27,296	26,660	25,653	24,397	23,467	23,281	23,359	23,438
Police Fee	$0.000	$0.128	$0.263	$0.271	$0.280	$0.288	$0.297	$0.305	$0.315	$0.324
Revenue	$0	$2,926	$7,192	$7,235	$7,171	$7,024	$6,959	$7,111	$7,349	$7,595
Hotel / Motel	2,157	3,100	3,698	3,612	3,476	3,305	3,179	3,154	3,165	3,175
Police Fee	$0.000	$0.039	$0.080	$0.082	$0.085	$0.087	$0.090	$0.093	$0.095	$0.098
Revenue	$0	$120	$295	$297	$295	$289	$286	$292	$302	$312
Total	$170,810	$32,994	$79,267	$87,233	$87,604	$81,804	$77,575	$77,445	$78,642	$79,986

(1) FY 2014-15 proposed development impact fees assumed effective January 1, 2015 with a fee of $0 assessed between August 1, 2014 until January 1, 2015. FY 2014-15 revenue based on average.

City of Prescott, Arizona
Development Impact Fee Study
Police Development Impact Fees
Growth-Related Capital Projects

		Fiscal Year Ending											
Line No	Description	FY 2013-14	FY 2014-15	FY 2015-16	FY 2016-17	FY 2017-18	FY 2018-19	FY 2019-20	FY 2020-21	FY 2021-22	FY 2022-23	Current Development	Future Development
	Project Costs Before Inflation												
1	Police Station Headquarter	$174,225	$0	$0	$0	$0	$0	$0	$0	$0	$0	49.6%	50.4%
2	Police Station Headquarter	0	100,870	0	0	0	0	0	0	0	0	49.6%	50.4%
3	Police Station Headquarter - New Construction / Expansion	0	1,440,869	0	0	0	0	0	0	0	0	49.6%	50.4%
4	Police Station Headquarter - Remodel Existing	0	0	0	0	0	0	0	0	0	0	100.0%	0.0%
5	Police Station Headquarter - Shooting Range Equipment	0	0	0	0	0	0	0	0	0	0	100.0%	0.0%
6	Total Growth-Related CIP (Uninflated)	$174,225	$1,541,738	$0	$0	$0	$0	$0	$0	$0	$0		
	Project Costs After Inflation												
7	Police Station Headquarter	$174,225	$0	$0	$0	$0	$0	$0	$0	$0	$0	49.6%	50.4%
8	Police Station Headquarter	0	103,896	0	0	0	0	0	0	0	0	49.6%	50.4%
9	Police Station Headquarter - New Construction / Expansion	0	1,484,095	0	0	0	0	0	0	0	0	49.6%	50.4%
10	Police Station Headquarter - Remodel Existing	0	0	0	0	0	0	0	0	0	0	100.0%	0.0%
11	Police Station Headquarter - Shooting Range Equipment	0	0	0	0	0	0	0	0	0	0	100.0%	0.0%
12	Total Non-Growth Related CIP (Inflated)	$174,225	$1,587,990	$0	$0	$0	$0	$0	$0	$0	$0		

City of Prescott, Arizona
Development Impact Fee Study
Police Development Impact Fee
Growth-Related Debt Issues

		Fiscal Year Ending									
Line No	Description	FY 2013-14	FY 2014-15	FY 2015-16	FY 2016-17	FY 2017-18	FY 2018-19	FY 2019-20	FY 2020-21	FY 2021-22	FY 2022-23
1	Amount of Issue	$0	$1,500,000	$0	$0	$0	$0	$0	$0	$0	$0
2	Interest During Construction	0	0	0	0	0	0	0	0	0	0
3	Equal Annual Debt Service	0	115,314	0	0	0	0	0	0	0	0
4	Bond Issuance Expense	0	30,000	0	0	0	0	0	0	0	0
5	Debt Service Reserve	0	115,314	0	0	0	0	0	0	0	0
	Proposed Bond Debt Service Schedule by Fiscal Year										
6	FY 2013-14	0	0	0	0	0	0	0	0	0	0
7	FY 2014-15		67,267	115,314	115,314	115,314	115,314	115,314	115,314	115,314	115,314
8	FY 2015-16			0	0	0	0	0	0	0	0
9	FY 2016-17				0	0	0	0	0	0	0
10	FY 2017-18					0	0	0	0	0	0
11	FY 2018-19						0	0	0	0	0
12	FY 2019-20							0	0	0	0
13	FY 2020-21								0	0	0
14	FY 2021-22									0	0
15	FY 2022-23										0
16	**Total**	$0	$67,267	$115,314	$115,314	$115,314	$115,314	$115,314	$115,314	$115,314	$115,314

City of Prescott, Arizona
Development Impact Fee Study
Police Development Impact Fee
Future Debt Issues - Growth-Related

Bond Amortization Schedule
FY 2014-15

Borrowing Rate	4.50%	Discount Rate
Years	20.00	4.50%
Annual Payment	$115,314	
Principal Amount	$1,500,000	NPV of
Fiscal Year of Issue	2015	Interest Payments
		$572,304

Fiscal Year Ending	EOY Principal Balance	Principal	Interest	Total
FY 2013-14				
FY 2014-15	$1,476,093	$23,907	$33,750	$57,657
FY 2015-16	1,427,203	48,890	66,424	115,314
FY 2016-17	1,376,113	51,090	64,224	115,314
FY 2017-18	1,322,724	53,389	61,925	115,314
FY 2018-19	1,266,933	55,791	59,523	115,314
FY 2019-20	1,208,631	58,302	57,012	115,314
FY 2020-21	1,147,705	60,926	54,388	115,314
FY 2021-22	1,084,038	63,667	51,647	115,314
FY 2022-23	1,017,506	66,532	48,782	115,314
FY 2023-24	947,980	69,526	45,788	115,314
FY 2024-25	875,325	72,655	42,659	115,314
FY 2025-26	799,401	75,924	39,390	115,314
FY 2026-27	720,060	79,341	35,973	115,314
FY 2027-28	637,149	82,911	32,403	115,314
FY 2028-29	550,507	86,642	28,672	115,314
FY 2029-30	459,966	90,541	24,773	115,314
FY 2030-31	365,350	94,616	20,698	115,314
FY 2031-32	266,477	98,873	16,441	115,314
FY 2032-33	163,154	103,323	11,991	115,314
FY 2033-34	55,182	107,972	7,342	115,314
FY 2034-35	0	55,182	2,483	57,665
FY 2035-36				
FY 2036-37				
FY 2037-38				
FY 2038-39				
FY 2039-40				
Total		**$1,500,000**	**$806,288**	**$2,306,288**

City of Prescott, Arizona
Development Impact Fee Study
Police Development Impact Fee
Non-Growth Funding

		Fiscal Year Ending									
Line No	Description	FY 2013-14	FY 2014-15	FY 2015-16	FY 2016-17	FY 2017-18	FY 2018-19	FY 2019-20	FY 2020-21	FY 2021-22	FY 2022-23
	Sources of Funds										
1	General Fund Revenues	$171,222	$307,755	$138,377	$138,377	$138,377	$138,377	$138,377	$138,377	$138,377	$138,377
2	Interest Income	0	0	0	0	0	0	0	0	0	0
3	Bond & Loan Proceeds	0	1,800,000	0	0	0	0	0	0	0	0
4	Loan Repayment From Police Development Impact Fee Fund	0	0	0	0	0	0	0	0	0	0
5	**Total Sources of Funds**	171,222	2,107,755	138,377	138,377	138,377	138,377	138,377	138,377	138,377	138,377
	Uses of Funds										
6	System Infrastructure Non-Growth Related Projects	171,222	1,852,658	0	0	0	0	0	0	0	0
7	Bond Issuance Costs and Reserve Deposits	0	174,377	0	0	0	0	0	0	0	0
8	Debt Service - Existing	0	0	0	0	0	0	0	0	0	0
9	Debt Service - New	0	80,720	138,377	138,377	138,377	138,377	138,377	138,377	138,377	138,377
10	Loan to Police Development Impact Fee Fund	0	0	0	0	0	0	0	0	0	0
11	**Total Uses of Funds**	171,222	2,107,755	138,377	138,377	138,377	138,377	138,377	138,377	138,377	138,377
12	Increase/(Decrease) in Fund Balance	0	0	0	0	0	0	0	0	0	0
13	Beginning Subfund Balance	0	0	0	0	0	0	0	0	0	0
14	**Ending Subfund Balance**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0

City of Prescott, Arizona
Development Impact Fee Study
Police Development Impact Fees
Non-Growth Related Capital Projects

		Fiscal Year Ending											
Line No	Description	FY 2013-14	FY 2014-15	FY 2015-16	FY 2016-17	FY 2017-18	FY 2018-19	FY 2019-20	FY 2020-21	FY 2021-22	FY 2022-23	Current Development	Future Development
	Project Costs Before Inflation												
1	Police Station Headquarter	$171,222	$0	$0	$0	$0	$0	$0	$0	$0	$0	49.6%	50.4%
2	Police Station Headquarter	0	99,130	0	0	0	0	0	0	0	0	49.6%	50.4%
3	Police Station Headquarter - New Construction / Expansion	0	1,416,026	0	0	0	0	0	0	0	0	49.6%	50.4%
4	Police Station Headquarter - Remodel Existing	0	45,000	0	0	0	0	0	0	0	0	100.0%	0.0%
5	Police Station Headquarter - Shooting Range Equipment	0	238,540	0	0	0	0	0	0	0	0	100.0%	0.0%
6	Total	$171,222	$1,798,697	$0	$0	$0	$0	$0	$0	$0	$0		
	Project Costs After Inflation												
7	Police Station Headquarter	$171,222	$0	$0	$0	$0	$0	$0	$0	$0	$0	49.6%	50.4%
8	Police Station Headquarter	0	102,104	0	0	0	0	0	0	0	0	49.6%	50.4%
9	Police Station Headquarter - New Construction / Expansion	0	1,458,507	0	0	0	0	0	0	0	0	49.6%	50.4%
10	Police Station Headquarter - Remodel Existing	0	46,350	0	0	0	0	0	0	0	0	100.0%	0.0%
11	Police Station Headquarter - Shooting Range Equipment	0	245,696	0	0	0	0	0	0	0	0	100.0%	0.0%
12	Total	$171,222	$1,852,658	$0	$0	$0	$0	$0	$0	$0	$0		

City of Prescott, Arizona
Development Impact Fee Study
Police Development Impact Fee
Non-Growth Related Debt Issues

		Fiscal Year Ending									
Line No	Description	FY 2013-14	FY 2014-15	FY 2015-16	FY 2016-17	FY 2017-18	FY 2018-19	FY 2019-20	FY 2020-21	FY 2021-22	FY 2022-23
1	Amount of Issue	$0	$1,800,000	$0	$0	$0	$0	$0	$0	$0	$0
2	Interest During Construction	0	0	0	0	0	0	0	0	0	0
3	Equal Annual Debt Service	0	138,377	0	0	0	0	0	0	0	0
4	Bond Issuance Expense	0	36,000	0	0	0	0	0	0	0	0
5	Debt Service Reserve	0	138,377	0	0	0	0	0	0	0	0
	Proposed Bond Debt Service Schedule by Fiscal Year										
6	FY 2013-14	0	0	0	0	0	0	0	0	0	0
7	FY 2014-15		80,720	138,377	138,377	138,377	138,377	138,377	138,377	138,377	138,377
8	FY 2015-16			0	0	0	0	0	0	0	0
9	FY 2016-17				0	0	0	0	0	0	0
10	FY 2017-18					0	0	0	0	0	0
11	FY 2018-19						0	0	0	0	0
12	FY 2019-20							0	0	0	0
13	FY 2020-21								0	0	0
14	FY 2021-22									0	0
15	FY 2022-23										0
16	**Total**	$0	$80,720	$138,377	$138,377	$138,377	$138,377	$138,377	$138,377	$138,377	$138,377

City of Prescott, Arizona
Development Impact Fee Study
Police Development Impact Fee
Future Debt Issues - Non-Growth Related

Bond Amortization Schedule
FY 2014-15

Borrowing Rate	4.50%	Discount Rate
Years	20.00	4.50%
Annual Payment	$138,377	
Principal Amount	$1,800,000	NPV of
Fiscal Year of Issue	2015	P&I Payments
		$1,761,243

Fiscal Year Ending	EOY Principal Balance	Principal	Interest	Total
FY 2013-14				
FY 2014-15	$1,771,312	$28,689	$40,500	$69,189
FY 2015-16	1,712,644	58,668	79,709	138,377
FY 2016-17	1,651,336	61,308	77,069	138,377
FY 2017-18	1,587,269	64,067	74,310	138,377
FY 2018-19	1,520,319	66,950	71,427	138,377
FY 2019-20	1,450,356	69,963	68,414	138,377
FY 2020-21	1,377,245	73,111	65,266	138,377
FY 2021-22	1,300,844	76,401	61,976	138,377
FY 2022-23	1,221,005	79,839	58,538	138,377
FY 2023-24	1,137,573	83,432	54,945	138,377
FY 2024-25	1,050,387	87,186	51,191	138,377
FY 2025-26	959,277	91,110	47,267	138,377
FY 2026-27	864,067	95,210	43,167	138,377
FY 2027-28	764,573	99,494	38,883	138,377
FY 2028-29	660,602	103,971	34,406	138,377
FY 2029-30	551,952	108,650	29,727	138,377
FY 2030-31	438,413	113,539	24,838	138,377
FY 2031-32	319,765	118,648	19,729	138,377
FY 2032-33	195,777	123,988	14,389	138,377
FY 2033-34	66,210	129,567	8,810	138,377
FY 2034-35	0	66,210	2,979	69,189
FY 2035-36				
FY 2036-37				
FY 2037-38				
FY 2038-39				
FY 2039-40				
Total		**$1,800,000**	**$967,540**	**$2,767,540**

APPENDIX C

Water System

City of Prescott, Arizona
Development Impact Fee Study
Water Impact Fee Summary

Meter Size	Capacity Ratio	Incremental Fee by Meter Size and Service Area									
		A	B	C	D	E	F	G	H	I	J
5/8"	1.00	$827	$1,436	$126	$69	$18	$345	$362	$1,072	$844	$839
3/4"	1.50	1,240	2,154	189	104	26	518	543	1,609	1,266	1,259
1"	1.67	1,378	2,394	210	115	29	576	603	1,787	1,407	1,398
1.5"	3.33	2,756	4,787	420	230	58	1,151	1,207	3,575	2,814	2,797
2"	5.33	4,410	7,660	672	369	94	1,842	1,931	5,719	4,502	4,475
3"	10.00	8,269	14,362	1,260	691	175	3,454	3,620	10,724	8,441	8,390
4"	16.67	13,782	23,936	2,099	1,152	292	5,756	6,033	17,873	14,068	13,983
6"	33.33	27,564	47,872	4,199	2,305	585	11,512	12,066	35,747	28,136	27,967
8"	53.33	44,102	76,595	6,718	3,687	935	18,419	19,306	57,195	45,018	44,747

Meter Size	Capacity Ratio	Cumulative Fee by Meter Size and Service Area									
		A	B	C	D	E	F	G	H	I	J
5/8"	1.00	$827	$2,263	$2,389	$2,332	$4,090	$2,734	$3,595	$3,461	$3,233	$4,072
3/4"	1.50	1,240	3,395	3,584	3,498	6,135	4,102	5,393	5,192	4,850	6,108
1"	1.67	1,381	3,779	3,990	3,895	6,830	4,566	6,004	5,781	5,399	6,800
1.5"	3.33	2,754	7,536	7,956	7,766	13,619	9,106	11,972	11,527	10,766	13,560
2"	5.33	4,407	12,062	12,734	12,431	21,798	14,574	19,162	18,449	17,233	21,704
3"	10.00	8,269	22,631	23,890	23,322	40,897	27,344	35,951	34,614	32,331	40,721
4"	16.67	13,785	37,726	39,825	38,878	68,175	45,582	59,930	57,702	53,896	67,882
6"	33.33	27,561	75,428	79,627	77,733	136,309	91,138	119,825	115,370	107,760	135,724
8"	53.33	44,100	120,690	127,408	124,377	218,102	145,826	191,727	184,599	172,423	217,166
Service Area		A	A+B	A+B+C	A+B+D	A+B+C+I+J+E	A+B+C+F	A+B+C+I+G	A+B+C+H	A+B+C+I	A+B+C+I+J

City of Prescott, Arizona
Development Impact Fee Study
Water Impact Fee Calculations by Service Area

Service Area A

Eligible Improvements	
Growth Related IIP: Service Area A (1)	$248,300
Source of Supply	8,363,671
Treatment	5,720,290
Transmission and Distribution	5,165,626
Non-Growth Related Debt Principal Offset	(163,583)
Current and Future Debt Interest NPV Cost	17,672
Net Water System Costs	**$19,351,976**
Well Capacity (MGD)	17.22
Water System Unit Cost of Capacity (GPD)	**$1.12**
Growth Related IIP: Storage Projects	$2,600,000
Storage Assets	5,114,015
Non-Growth Related Debt Principal Offset	0
Current and Future Debt Interest NPV Cost	1,068,296
Net Storage Costs	**$8,782,311**
Tank Capacity (MGD)	10.00
Water System Unit Cost of Storage (GPD)	**$0.88**
Peak Day Water Use Per EDU (GPD)	**413.04**
Water Development Fee Per 5/8 x 3/4-Inch Meter	**$826.92**

(1) Recognizes all Growth Related CIP projects for each Service Area through FY 2019 (Less storage costs where applicable).

Service Area B

Eligible Improvements	
Growth Related IIP: Service Area B (1)	$8,394,900
Source of Supply	3,410,121
Treatment	0
Transmission and Distribution	32,795,287
Non-Growth Related Debt Principal Offset	(6,441,496)
Current and Future Debt Interest NPV Cost	3,330,866
Net Water System Costs	**$41,489,678**
Well Capacity (MGD)	17.22
Water System Unit Cost of Capacity (GPD)	**$2.41**
Growth Related IIP: Storage Projects	$2,695,000
Storage Assets	12,534,976
Non-Growth Related Debt Principal Offset	(3,032,188)
Current and Future Debt Interest NPV Cost	881,349
Net Storage Costs	**$13,079,137**
Tank Capacity (MGD)	12.25
Water System Unit Cost of Storage (GPD)	**$1.07**
Peak Day Water Use Per EDU (GPD)	**413.04**
Water Development Fee Per 5/8 x 3/4-Inch Meter	**$1,436.16**

(1) Recognizes all Growth Related CIP projects for each Service Area through FY 2019 (Less storage costs where applicable).

City of Prescott, Arizona
Development Impact Fee Study
Water Impact Fee Calculations by Service Area

Service Area C

Eligible Improvements	
Growth Related IIP: Service Area C (1)	$972,720
Source of Supply	0
Treatment	0
Transmission and Distribution	0
Non-Growth Related Debt Principal Offset	0
Current and Future Debt Interest NPV Cost	267,074
Net Water System Costs	**$1,239,794**
Well Capacity (MGD)	17.22
Water System Unit Cost of Capacity (GPD)	**$0.07**
Growth Related IIP: Storage Projects	$0
Storage Assets	1,164,860
Non-Growth Related Debt Principal Offset	0
Current and Future Debt Interest NPV Cost	0
Net Storage Costs	**$1,164,860**
Tank Capacity (MGD)	5.00
Water System Unit Cost of Storage (GPD)	**$0.23**
Peak Day Water Use Per EDU (GPD)	**413.04**
Water Development Fee Per 5/8 x 3/4-Inch Meter	**$125.96**

(1) Recognizes all Growth Related CIP projects for each Service Area through FY 2019 (Less storage costs where applicable).

Service Area D

Eligible Improvements	
Growth Related IIP: Service Area D (1)	$2,881,000
Source of Supply	0
Treatment	0
Transmission and Distribution	1,696
Non-Growth Related Debt Principal Offset	0
Current and Future Debt Interest NPV Cost	0
Net Water System Costs	**$2,882,696**
Well Capacity (MGD)	17.22
Water System Unit Cost of Capacity (GPD)	**$0.17**
Growth Related IIP: Storage Projects	$0
Storage Assets	0
Non-Growth Related Debt Principal Offset	0
Current and Future Debt Interest NPV Cost	0
Net Storage Costs	**$0**
Tank Capacity (MGD)	0.00
Water System Unit Cost of Storage (GPD)	**$0.00**
Peak Day Water Use Per EDU (GPD)	**413.04**
Water Development Fee Per 5/8 x 3/4-Inch Meter	**$69.14**

(1) Recognizes all Growth Related CIP projects for each Service Area through FY 2019 (Less storage costs where applicable).

City of Prescott, Arizona
Development Impact Fee Study
Water Impact Fee Calculations by Service Area

Service Area E

Eligible Improvements	
Growth Related IIP: Service Area E (1)	$377,500
Source of Supply	201,172
Treatment	0
Transmission and Distribution	0
Non-Growth Related Debt Principal Offset	0
Current and Future Debt Interest NPV Cost	152,614
Net Water System Costs	**$731,286**
Well Capacity (MGD)	17.22
Water System Unit Cost of Capacity (GPD)	**$0.04**
Growth Related IIP: Storage Projects	$0
Storage Assets	0
Non-Growth Related Debt Principal Offset	0
Current and Future Debt Interest NPV Cost	0
Net Storage Costs	**$0**
Tank Capacity (MGD)	0.00
Water System Unit Cost of Storage (GPD)	**$0.00**
Peak Day Water Use Per EDU (GPD)	**413.04**
Water Development Fee Per 5/8 x 3/4-Inch Meter	**$17.54**

(1) Recognizes all Growth Related CIP projects for each Service Area through FY 2019 (Less storage costs where applicable).

Service Area F

Eligible Improvements	
Growth Related IIP: Service Area F (1)	$3,815,934
Source of Supply	113,365
Treatment	0
Transmission and Distribution	848,516
Non-Growth Related Debt Principal Offset	0
Current and Future Debt Interest NPV Cost	0
Net Water System Costs	**$4,777,815**
Well Capacity (MGD)	17.22
Water System Unit Cost of Capacity (GPD)	**$0.28**
Growth Related IIP: Storage Projects	$1,364,288
Storage Assets	1,149,863
Non-Growth Related Debt Principal Offset	0
Current and Future Debt Interest NPV Cost	0
Net Storage Costs	**$2,514,151**
Tank Capacity (MGD)	4.50
Water System Unit Cost of Storage (GPD)	**$0.56**
Peak Day Water Use Per EDU (GPD)	**413.04**
Water Development Fee Per 5/8 x 3/4-Inch Meter	**$345.36**

(1) Recognizes all Growth Related CIP projects for each Service Area through FY 2019 (Less storage costs where applicable).

City of Prescott, Arizona
Development Impact Fee Study
Water Impact Fee Calculations by Service Area

Service Area G

Eligible Improvements	
Growth Related IIP: Service Area G (1)	$1,232,880
Source of Supply	0
Treatment	0
Transmission and Distribution	0
Non-Growth Related Debt Principal Offset	0
Current and Future Debt Interest NPV Cost	392,218
Net Water System Costs	**$1,625,098**
Well Capacity (MGD)	17.22
Water System Unit Cost of Capacity (GPD)	**$0.09**
Growth Related IIP: Storage Projects	$624,000
Storage Assets	1,074,624
Non-Growth Related Debt Principal Offset	0
Current and Future Debt Interest NPV Cost	256,392
Net Storage Costs	**$1,955,016**
Tank Capacity (MGD)	2.50
Water System Unit Cost of Storage (GPD)	**$0.78**
Peak Day Water Use Per EDU (GPD)	**413.04**
Water Development Fee Per 5/8 x 3/4-Inch Meter	**$361.98**

(1) Recognizes all Growth Related CIP projects for each Service Area through FY 2019 (Less storage costs where applicable).

Service Area H

Eligible Improvements	
Growth Related IIP: Service Area H (1)	$1,029,482
Source of Supply	0
Treatment	0
Transmission and Distribution	1,149,301
Non-Growth Related Debt Principal Offset	(463,283)
Current and Future Debt Interest NPV Cost	356,603
Net Water System Costs	**$2,072,102**
Well Capacity (MGD)	17.22
Water System Unit Cost of Capacity (GPD)	**$0.12**
Growth Related IIP: Storage Projects	$574,578
Storage Assets	4,630,593
Non-Growth Related Debt Principal Offset	(1,080,994)
Current and Future Debt Interest NPV Cost	208,900
Net Storage Costs	**$4,333,077**
Tank Capacity (MGD)	1.75
Water System Unit Cost of Storage (GPD)	**$2.48**
Peak Day Water Use Per EDU (GPD)	**413.04**
Water Development Fee Per 5/8 x 3/4-Inch Meter	**$1,072.40**

(1) Recognizes all Growth Related CIP projects for each Service Area through FY 2019 (Less storage costs where applicable).

City of Prescott, Arizona
Development Impact Fee Study
Water Impact Fee Calculations by Service Area

Service Area I

Eligible Improvements	
Growth Related IIP: Service Area I (1)	$0
Source of Supply	0
Treatment	0
Transmission and Distribution	4,261,177
Non-Growth Related Debt Principal Offset	(1,449,013)
Current and Future Debt Interest NPV Cost	227,525
Net Water System Costs	**$3,039,689**
Well Capacity (MGD)	17.22
Water System Unit Cost of Capacity (GPD)	**$0.18**
Growth Related IIP: Storage Projects	$0
Storage Assets	3,118,177
Non-Growth Related Debt Principal Offset	(724,517)
Current and Future Debt Interest NPV Cost	89,576
Net Storage Costs	**$2,483,236**
Tank Capacity (MGD)	1.33
Water System Unit Cost of Storage (GPD)	**$1.87**
Peak Day Water Use Per EDU (GPD)	**413.04**
Water Development Fee Per 5/8 x 3/4-Inch Meter	**$844.09**

(1) Recognizes all Growth Related CIP projects for each Service Area through FY 2019 (Less storage costs where applicable).

Service Area J

Eligible Improvements	
Growth Related IIP: Service Area J (1)	$92,008
Source of Supply	553,509
Treatment	0
Transmission and Distribution	2,868,062
Non-Growth Related Debt Principal Offset	(1,052,425)
Current and Future Debt Interest NPV Cost	203,379
Net Water System Costs	**$2,664,533**
Well Capacity (MGD)	17.22
Water System Unit Cost of Capacity (GPD)	**$0.15**
Growth Related IIP: Storage Projects	$187,516
Storage Assets	2,646,474
Non-Growth Related Debt Principal Offset	(1,186,777)
Current and Future Debt Interest NPV Cost	229,343
Net Storage Costs	**$1,876,556**
Tank Capacity (MGD)	1.00
Water System Unit Cost of Storage (GPD)	**$1.88**
Peak Day Water Use Per EDU (GPD)	**413.04**
Water Development Fee Per 5/8 x 3/4-Inch Meter	**$839.00**

(1) Recognizes all Growth Related CIP projects for each Service Area through FY 2019 (Less storage costs where applicable).

City of Prescott, Arizona
Development Impact Fee Study
Water Impact Fee Offsets

Water Principal Credit

Outstanding Debt Allocation to Service Area

Service Area	Loan 920125-08F	Loan 920206-11F	Loan 92A166-10F	Loan 920237-13	Loan 920125-08F
A	3%	0%	0%	0%	3%
B	97%	100%	0%	3%	97%
C	0%	0%	0%	0%	0%
D	0%	0%	0%	0%	0%
E	0%	0%	0%	0%	0%
F	0%	0%	0%	0%	0%
G	0%	0%	0%	0%	0%
H	0%	0%	0%	6%	0%
I	0%	0%	51%	9%	0%
J	0%	0%	0%	14%	0%

Principal Credit Calculation Summary

Service Area	Loan 920125-08F	Loan 920206-11F	Loan 92A166-10F	Loan 920237-13	Loan 920125-08F	Pricipal Offset Credit
A	$150,612	$0	$0	$0	$12,971	**$163,583**
B	4,869,791	941,504	0	210,794	419,408	**6,441,496**
C	0	0	0	0	0	**0**
D	0	0	0	0	0	**0**
E	0	0	0	0	0	**0**
F	0	0	0	0	0	**0**
G	0	0	0	0	0	**0**
H	0	0	0	463,283	0	**463,283**
I	0	0	754,089	694,925	0	**1,449,013**
J	0	0	0	1,052,425	0	**1,052,425**

Outstanding Storage Debt Allocation to Service Area

Service Area	Loan 92A166-10F Storage	Loan 920237-13 Storage
A	0%	0%
B	0%	39%
C	0%	0%
D	0%	0%
E	0%	0%
F	0%	0%
G	0%	0%
H	0%	14%
I	49%	0%
J	0%	15%

Storage Principal Credit Calculation Summary

Service Area	Loan 92A166-10F Storage	Loan 920237-13 Storage	Pricipal Offset Credit
A	$0	$0	**$0**
B	0	3,032,188	**3,032,188**
C	0	0	**0**
D	0	0	**0**
E	0	0	**0**
F	0	0	**0**
G	0	0	**0**
H	0	1,080,994	**1,080,994**
I	724,517	0	**724,517**
J	0	1,186,777	**1,186,777**

City of Prescott, Arizona
Development Impact Fee Study
Water Impact Fee Interest

Water Interest Costs

Outstanding Debt Allocation to Service Area

Service Area	Loan 920125-08F	Loan 92A166-10F	Loan 920237-13
A	3%	0%	0%
B	97%	0%	3%
C	0%	0%	0%
D	0%	0%	0%
E	0%	0%	0%
F	0%	0%	0%
G	0%	0%	0%
H	0%	0%	6%
I	0%	51%	9%
J	0%	0%	14%

Interest Cost Calculation Summary

Service Area	Loan 920125-08F	Loan 92A166-10F	Loan 920237-13	Current Interest Cost	Future Interest Cost
A	$17,672	$0	$0	**$17,672**	**$0**
B	571,395	0	40,736	**612,130**	**2,718,736**
C	0	0	0	**0**	**267,074**
D	0	0	0	**0**	**0**
E	0	0	0	**0**	**152,614**
F	0	0	0	**0**	**0**
G	0	0	0	**0**	**392,218**
H	0	0	89,529	**89,529**	**267,074**
I	0	93,232	134,293	**227,525**	**0**
J	0	0	203,379	**203,379**	**0**

Outstanding StorageDebt Allocation to Service Area

Service Area	Loan 92A166-10F Storage	Loan 920237-13 Storage
A	0%	0%
B	0%	39%
C	0%	0%
D	0%	0%
E	0%	0%
F	0%	0%
G	0%	0%
H	0%	14%
I	49%	0%
J	0%	15%

Storage Interest Cost Calculation Summary

Service Area	Loan 92A166-10F Storage	Loan 920237-13 Storage	Current Interest Cost	Future Interest Cost
A	$0	$0	**$0**	**$1,068,296**
B	0	585,965	**585,965**	**295,384**
C	0	0	**0**	**0**
D	0	0	**0**	**0**
E	0	0	**0**	**0**
F	0	0	**0**	**0**
G	0	0	**0**	**256,392**
H	0	208,900	**208,900**	**0**
I	89,576	0	**89,576**	**0**
J	0	229,343	**229,343**	**0**

City of Prescott, Arizona
Development Impact Fee Study
Water and Wastewater Impact Fee Loan Offsets

Water Debt Service Repaid by Rates

Lender Id #	920125-08F		920206-11F		92A166-10F	
Lender	**WIFA**		**WIFA**		**WIFA**	
Description	**Drinking Water Projects 62.8%**		**Small Water Mains 100%**		**Zone 39 Improvements 64.8%**	
Munis Liability Account	700 4310 95107		700 4310 95108		700 4310 95110	
Funded By	Water Rates and Operations - 62.8%		Water Rates and Operations - 100%		Water Rates and Operations - 64.8%	
Munis Org	7005800		7005800		7005800	
6/30/13 Bal	5,020,403		941,504		1,478,605	
Discount Rate	3.64%	3.64%	3.15%	3.15%	3.14%	3.14%
	Principal	*Interest*	*Principal*	*Interest*	*Principal*	*Interest*
FY 2013-14	$257,505	$173,369	$39,662	$28,426	$67,365	$44,348
FY 2014-15	266,879	163,655	40,912	27,137	69,482	42,165
FY 2015-16	276,593	153,587	42,202	25,806	71,665	39,913
FY 2016-17	286,661	143,153	43,532	24,434	73,917	37,590
FY 2017-18	297,096	132,338	44,904	23,019	76,240	35,194
FY 2018-19	307,910	121,130	46,319	21,559	78,636	32,723
FY 2019-20	319,118	109,515	47,779	20,053	81,107	30,174
FY 2020-21	330,734	97,476	49,285	18,499	83,656	27,545
FY 2021-22	342,772	84,999	50,839	16,897	86,285	24,834
FY 2022-23	355,249	72,068	52,441	15,244	88,996	22,037
FY 2023-24	368,180	58,666	54,094	13,539	91,793	19,152
FY 2024-25	381,582	44,777	55,799	11,780	94,677	16,177
FY 2025-26	395,472	30,381	57,558	9,966	97,653	13,108
FY 2026-27	409,867	15,462	59,372	8,094	100,721	9,943
FY 2027-28	424,786	0	61,244	6,164	103,887	6,679
FY 2028-29	0	0	63,174	4,173	107,151	3,311
FY 2029-30	0	0	65,165	2,119	105,376	0
FY 2030-31	0	0	67,219	0	0	0
FY 2031-32	0	0	0	0	0	0
FY 2032-33	0	0	0	0	0	0
FY 2033-34	0	0	0	0	0	0
Total	**$5,020,403**	**$1,400,576**	**$941,504**	**$276,908**	**$1,478,605**	**$404,894**

City of Prescott, Arizona
Development Impact Fee Study
Water and Wastewater Impact Fee Loan Offsets

Water Debt Service Repaid by Rates

Lender Id #	920237-13		920125-08F	
Lender	**WIFA**		**WIFA**	
Description	**Water Res 12, 19 & 27 - 55.6%**		**Drinking Water Alt Water 5.4%**	
Munis Liability Account	700 4310 95111		705 4310 95107	
Funded By	Water Rates and Operations - 55.6%		Alt. Water Fee - 5.4%	
Munis Org	7005800		7052230	
6/30/13 Bal	3,235,756		432,379	
Discount Rate	2.70%	2.70%	3.64%	3.64%
	Principal	*Interest*	*Principal*	*Interest*
FY 2013-14	$293,250	$207,988	$22,178	$14,931
FY 2014-15	301,461	199,547	22,985	14,095
FY 2015-16	309,902	190,870	23,821	13,228
FY 2016-17	318,580	181,949	24,689	12,329
FY 2017-18	327,500	172,779	25,587	11,398
FY 2018-19	336,670	163,353	26,519	10,432
FY 2019-20	346,096	153,662	27,484	9,432
FY 2020-21	355,787	143,700	28,484	8,395
FY 2021-22	365,749	133,459	29,521	7,320
FY 2022-23	375,990	122,931	30,596	6,207
FY 2023-24	386,518	112,109	31,709	5,053
FY 2024-25	397,340	100,983	32,864	3,856
FY 2025-26	408,466	89,546	34,060	2,617
FY 2026-27	419,903	77,789	35,300	1,332
FY 2027-28	431,660	65,702	36,584	0
FY 2028-29	443,747	53,277	0	0
FY 2029-30	456,172	40,505	0	0
FY 2030-31	468,944	27,374	0	0
FY 2031-32	482,075	13,876	0	0
FY 2032-33	495,573	0	0	0
FY 2033-34	0	0	0	0
Total	**$7,721,384**	**$2,251,398**	**$432,379**	**$120,624**

City of Prescott, Arizona
Development Impact Fee Study
Water and Wastewater Impact Fee Loan Offsets

Water Debt Service Repaid by Development Impact Fees

Lender Id #	920125-08F		92A166-10F		920237-13	
Lender	**WIFA**		**WIFA**		**WIFA**	
Description	**Drinking Water Impact 31.9%**		**Zone 39 Improvements 35.2%**		**Water Res 12, 19 & 27 - 44.4%**	
Munis Liability Account	715 4310 95107		715 4310 95110		715 4310 95111	
Funded By	Water Impact Fee - 31.9%		Water Impact Fee - 35.2%		Water Impact Fee - 44.4%	
Munis Org	7155800		7155800		7155800	
6/30/13 Bal	2,554,240		803,193		2,583,949	
Discount Rate	3.64%	3.64%	3.14%	3.14%	2.70%	2.70%
	Principal	*Interest*	*Principal*	*Interest*	*Principal*	*Interest*
FY 2013-14	$131,012	$88,206	$36,593	$24,090	$234,178	$166,091
FY 2014-15	135,780	83,263	37,743	22,904	240,735	159,350
FY 2015-16	140,723	78,141	38,929	21,681	247,476	152,421
FY 2016-17	145,845	72,832	40,153	20,419	254,405	145,298
FY 2017-18	151,154	67,330	41,414	19,118	261,529	137,975
FY 2018-19	156,656	61,628	42,716	17,775	268,851	130,447
FY 2019-20	162,358	55,718	44,058	16,391	276,379	122,708
FY 2020-21	168,268	49,593	45,443	14,963	284,118	114,753
FY 2021-22	174,393	43,245	46,871	13,490	292,073	106,575
FY 2022-23	180,741	36,666	48,344	11,971	300,251	98,168
FY 2023-24	187,320	29,848	49,863	10,404	308,658	89,526
FY 2024-25	194,138	22,781	51,430	8,788	317,301	80,641
FY 2025-26	201,205	15,457	53,046	7,121	326,185	71,508
FY 2026-27	208,529	7,867	54,713	5,401	335,318	62,119
FY 2027-28	216,119	0	56,432	3,628	344,707	52,467
FY 2028-29	0	0	58,206	1,799	354,359	42,545
FY 2029-30	0	0	57,242	0	364,281	32,345
FY 2030-31	0	0	0	0	374,481	21,860
FY 2031-32	0	0	0	0	384,966	11,081
FY 2032-33	0	0	0	0	395,745	0
FY 2033-34	0	0	0	0	0	0
Net Present Value	**$1,896,153**	**$589,067**	**$601,453**	**$182,807**	**$4,602,867**	**$1,492,144**

City of Prescott, Arizona
Development Impact Fee Study
Total CIP by Fund Requirements

Total CIP	Current Year FY 2013-14	Projected FY 2014-15	Projected FY 2015-16	Projected FY 2016-17	Projected FY 2017-18	Projected FY 2018-19
Total DIF Growth-Related Projects (% Paid by Fees)	**$10,151,542**	**$3,889,834**	**$2,598,810**	**$3,223,220**	**$3,489,200**	**$3,737,500**
SIF Projects (Service Area A)	0	0	0	2,600,000	0	248,300
SIF Projects (Service Area B)	2,129,000	1,982,500	0	0	3,489,200	3,489,200
SIF Projects (Service Area C)	349,500	0	0	623,220	0	0
SIF Projects (Service Area D)	2,881,000	0	0	0	0	0
SIF Projects (Service Area E)	0	0	377,500	0	0	0
SIF Projects (Service Area F)	3,272,888	1,907,334	0	0	0	0
SIF Projects (Service Area G)	274,000	0	1,582,880	0	0	0
SIF Projects (Service Area H)	965,630	0	638,430	0	0	0
SIF Projects (Service Area I)	0	0	0	0	0	0
SIF Projects (Service Area J)	279,524	0	0	0	0	0
Total WRDF Projects	0	0	0	0	0	0
Renewal and Replacement Projects						
Debt Financed	0	0	4,491,490	4,947,280	0	0
Cash Financed (1)	12,649,632	6,440,056	2,998,000	2,305,000	6,061,100	3,377,500
Total Alt. Water Source Projects	2,370,696	367,196	367,196	2,967,196	3,856,396	3,856,396
Total	**$25,171,870**	**$10,697,086**	**$10,455,496**	**$13,442,696**	**$13,406,696**	**$10,971,396**

Total CIP with Inflation	Current Year FY 2013-14	Projected FY 2014-15	Projected FY 2015-16	Projected FY 2016-17	Projected FY 2017-18	Projected FY 2018-19
Total DIF Growth-Related Projects (% Paid by Fees)	**$10,151,542**	**$4,006,529**	**$2,757,078**	**$3,522,100**	**$3,927,125**	**$4,332,787**
SIF Projects (Service Area A)	0	0	0	2,841,090	0	287,848
SIF Projects (Service Area B)	2,129,000	2,041,975	0	0	3,927,125	4,044,939
SIF Projects (Service Area C)	349,500	0	0	681,009	0	0
SIF Projects (Service Area D)	2,881,000	0	0	0	0	0
SIF Projects (Service Area E)	0	0	400,490	0	0	0
SIF Projects (Service Area F)	3,272,888	1,964,554	0	0	0	0
SIF Projects (Service Area G)	274,000	0	1,679,277	0	0	0
SIF Projects (Service Area H)	965,630	0	677,310	0	0	0
SIF Projects (Service Area I)	0	0	0	0	0	0
SIF Projects (Service Area J)	279,524	0	0	0	0	0
WRDF Projects	0	0	0	0	0	0
Renewal and Replacement						
Debt Financed	0	0	4,765,022	5,406,026	0	0
Cash Financed (1)	12,649,632	6,633,258	3,180,578	2,518,736	6,821,821	3,915,448
Alt. Water Source Projects	2,370,696	378,212	389,558	3,242,335	4,340,408	4,470,620
Total CIP with Inflation	**$25,171,870**	**$11,017,999**	**$11,092,236**	**$14,689,197**	**$15,089,354**	**$12,718,855**

(1) FY 2013-14 cash financed projects include on-going WIFA loans in progress

City of Prescott, Arizona
Development Impact Fee Study
Capital Improvement Plan

Line No	CIP Type (1)	Percent Growth	Percent Non-growth	Service Area (2)	Available for Debt	Project Number	PROJECT NAME	Current Year FY 2013-14	Projected FY 2014-15	FY 2015-16	FY 2016-17	FY 2017-18	FY 2018-19
1	C	0%	100%	0	Cash	1 W	Impact Fee Ordinance Implementation and User Rates Project	$144,848	$0	$0	$0	$0	$0
2	C	0%	100%	0	Cash	2 W	City Shop UST Release Cleanup	105,000	0	0	0	0	0
3	C	0%	100%	0	Cash	3 W	Maintenance Management	11,000	0	0	0	0	0
4	C	0%	100%	0	Cash	4 W	Water Model Update	30,000	0	0	0	0	0
5	C	0%	100%	0	Cash	5 W	City Wide Evapo Transportation Weather Station	37,500	0	0	0	0	0
6	C	0%	100%	0	Cash	6 W	Willow and Watson Lake Enhancement Program (TMDL)	50,000	0	0	0	0	0
7	C	0%	100%	0	Cash	8 W	Willow Creek Transmission Main Scour Protection	200,000	0	0	0	0	0
8	C	0%	100%	0	Cash	10 W	P R V Upgrade	43,000	45,000	47,000	49,000	51,000	49,000
9	C	0%	100%	0	Cash	12 W	Telemetry (SCADA)	200,000	200,000	200,000	200,000	200,000	200,000
10	C	0%	100%	0	Cash	14 W	Booster Station Upgrade	109,000	112,000	115,000	119,000	123,000	119,000
11	C	0%	100%	0	Cash	16 W	Capital Contingencies	165,000	170,000	176,000	182,000	188,000	182,000
12	C	0%	100%	0	Cash	18 W	Fire Hydrants	30,000	31,000	32,000	33,000	34,000	33,000
13	C	0%	100%	0	Cash	20 W	Leak Detection Program	14,000	15,000	16,000	17,000	18,000	17,000
14	C	0%	100%	0	Cash	22 W	Private Development	150,000	150,000	150,000	150,000	150,000	150,000
15	C	0%	100%	0	Cash	24 W	Production Well Maintenance	46,000	48,000	50,000	52,000	54,000	52,000
16	C	0%	100%	0	Cash	26 W	Small Water Main Upgrades	1,913,000	1,239,000	2,030,000	1,315,000	2,154,000	1,315,000
17	C	0%	100%	0	Cash	28 W	Storage Tank Maintenance	400,000	176,000	182,000	188,000	194,000	188,000
18	C	0%	100%	0	Cash	30 W	36" and 18" Emergency Check Valves	25,000	250,000	0	0	0	0
19	C	0%	100%	0	Cash	32 W	Chino Piping Reconfiguration	300,000	0	0	0	0	0
20	A	0%	100%	0	Cash	34 W	Dam Repairs	812,000	0	0	0	0	0
21	C	0%	100%	0	Cash	36 W	Mt Club System Cross Conn	75,000	425,000	0	0	0	0
22	C	0%	100%	0	Cash	38 W	Park Avenue	1,000,000	0	0	0	0	0
23	A	0%	100%	A	Cash	40 W	Big Chino Water Ranch	367,196	367,196	367,196	367,196	367,196	367,196
24	C	30%	70%	H	Cash	43 W	Zone 27 - Thumb Butte Reservoir	1,915,259	0	0	0	0	0
25	C	60%	40%	F	Cash	44 W	New Zone 56 Reservoir	2,273,814	0	0	0	0	0
26	C	60%	40%	F	Cash	44 W	Replace Lower Yavapai Hills Pump Station	1,250,000	0	0	0	0	0
27	C	50%	50%	B	Cash	45 W	Zone 12 Airport Reservoir	1,750,000	0	0	0	0	0
28	C	100%	0%	D	Cash	46 W	Future Zone 101 Booster Pump Station	2,500,000	0	0	0	0	0
29	C	30%	70%	H	Cash	47 W	Zone 27 - Thumb Butte Road 12" Line	828,506	0	0	0	0	0
30	A	50%	50%	B	Cash	48 W	Airport Well No. 3 - Located north of Ruger Rd, north/northwest of the Prescott Airport	2,383,000	0	0	0	0	0
31	C	40%	60%	G	Cash	49 W	Water Main - White Spar	685,000	0	0	0	0	0
32	C	30%	70%	C	Cash	50 W	New water main along Smoketree Lane from Willow Creek to Golden Hawk Dr.	1,165,000	0	0	0	0	0
33	C	30%	70%	J	Cash	51 W	Zone 19 - Copper Basin Reservoir	625,054	0	0	0	0	0
34	C	100%	0%	D	Cash	52 W	New Water Main from Centerpointe/Side Rd to Heckthorn Road	381,000	0	0	0	0	0
35	C	30%	70%	H	Cash	53 W	Zone 27 - Lower Thumb Butte Pump Station	475,000	0	0	0	0	0
36	C	0%	100%	0	Cash	54 W	SR89 & Side Road Connector Roundabout	350,000	0	0	0	0	0
37	C	50%	50%	B	Cash	55 W	Zone 12 - Transmission Piping	125,000	0	0	0	0	0
38	C	60%	40%	F	Cash	56 W	Zone 56/76 Booster Pump Station	1,931,000	0	0	0	0	0
39	C	30%	70%	J	Cash	57 W	Zone 19 - Hassayampa Pump Station	306,693	0	0	0	0	0
40	C	50%	50%	B	Cash	58 W	West Airport Distribution System Loop - new water main from Pioneer Pkwy and Willow Creek Road	0	1,365,000	0	0	0	0
41	C	50%	50%	B	Cash	60 W	Future Airport Well No. 4 - Location not yet determined	0	2,600,000	0	0	0	0
42	C	0%	100%	0	Cash	62 W	Zone 12 Interconnection Pump Station	0	325,000	0	0	0	0
43	C	60%	40%	F	Cash	64 W	Upsize water main along Hwy 69 from new Zone 56/76 booster pump station to new Zone 56 reservoir	0	3,178,890	0	0	0	0
44	C	40%	60%	G	Y	66 W	Add 12-inch transmission main from the Virginia Pump Station to the intersection of Valley Ranch and Haisley Road	0	0	447,200	0	0	0
45	C	40%	60%	G	Y	66 W	Replace Haisley Tank	0	0	1,560,000	0	0	0
46	C	40%	60%	G	Y	66 W	Replace the Virginia Pump Station	0	0	1,950,000	0	0	0
47	C	30%	70%	H	Y	68 W	Upsize water main from Thumb Butte Rd to Thumb Butte Tank	0	0	1,426,100	0	0	0
48	C	30%	70%	H	Y	68 W	Upsize water main from Upper Thumb Butte Pump Station to Upper Thumb Butte Tank	0	0	702,000	0	0	0
49	C	50%	50%	E	Y	70 W	Upper Rancho Vista Booster Pump Upsize	0	0	755,000	0	0	0
50	C	0%	100%	0	Y	72 W	Robinson Drive	0	0	250,000	0	0	0
51	C	0%	100%	0	Y	74 W	Mingus Pipeline Upsize	0	0	0	165,100	0	0
52	C	0%	100%	0	Y	74 W	Mingus Pumpstation Replacement	0	0	0	1,300,000	0	0
53	C	0%	100%	0	Y	74 W	Replace Mingus tanks	0	0	0	2,028,000	0	0
54	C	30%	70%	C	Y	76 W	Sundog Ranch Road Connector Water line from east of SR 89 to Prescott Lakes Parkway	0	0	0	2,077,400	0	0
55	A	50%	50%	A	Y	78 W	Chino Valley New Tank	0	0	0	5,200,000	0	0

Line No	CIP Type (1)	Percent Growth	Percent Non-growth	Service Area (2)	Available for Debt	Project Number	PROJECT NAME	Current Year FY 2013-14	Projected FY 2014-15	FY 2015-16	FY 2016-17	FY 2017-18	FY 2018-19
56	C	0%	100%	0	Cash	80 W	New Zone 61 Water Mains - Distribution loop along Forest View Dr. from Woods to Enchanted Canyon Rd.	0	0	0	0	369,200	0
57	C	0%	100%	0	Cash	82 W	New Zone 40 Water Main - Eagleview Rd from Rosser to Soaring Rd.	0	0	0	0	115,700	0
58	C	0%	100%	0	Cash	82 W	New Zone 41 Water Main - Arena Dr from Lester to 600 ft east	0	0	0	0	119,600	0
59	C	0%	100%	0	Cash	82 W	New Zone 41 Water Main - Garland St from Willow Creek Rd to Moall Dr.	0	0	0	0	61,100	0
60	C	0%	100%	0	Cash	82 W	New Zone 41 Water Main - Northside Dr from Flora to Rosser Rd.	0	0	0	0	68,900	0
61	C	0%	100%	0	Cash	82 W	New Zone 41 Water Main - Sequoia Dr from Badger Rd to Candlewood Rd	0	0	0	0	144,300	0
62	C	0%	100%	0	Cash	82 W	New Zone 41 Water Main - Victoria St from Stevens Rd to Green Ln	0	0	0	0	149,500	0
63	C	0%	100%	0	Cash	84 W	New Zone 0 Water Main - Atlantic Rd from Blooming Hills to Isabelle Rd.	0	0	0	0	208,000	0
64	C	0%	100%	0	Cash	86 W	Connect 12-inch main from Zone 31 Pump Station to Zone 31 storage tank.	0	0	0	0	698,100	0
65	C	0%	100%	0	Cash	86 W	Connect 12-inch main in Zone 39 to Zone 31 Pump Station	0	0	0	0	522,600	0
66	C	0%	100%	0	Cash	88 W	Water main loop connections - River Oaks & Shinnery and Valley/Tabosa	0	0	0	0	438,100	0
67	A	50%	50%	B	Y	90 W	Chino Valley Booster Facility Upgrades	0	0	0	0	2,340,000	2,340,000
68	A	50%	50%	B	Y	92 W	Intermediate Booster Pump Station	0	0	0	0	2,132,000	2,132,000
69	A	50%	50%	B	Y	92 W	Intermediate Storage Reservoir Phase 1 and fill valve	0	0	0	0	1,820,000	1,820,000
70	A	50%	50%	B	Y	92 W	Water main from Zone 12 to Intermediate Storage Reservoir	0	0	0	0	686,400	686,400
71	C	50%	50%	A	Cash	94 W	Impact Fee Project	0	0	0	0	0	195,000
72	C	50%	50%	A	Cash	96 W	Water Model Update	0	0	0	0	0	301,600
73	C	0%	100%	0	Cash	98 W	Upsize the Cedarwood Tank (Option A)	0	0	0	0	0	975,000
							Total Capital Improvement Program	**$25,171,870**	**$10,697,086**	**$10,455,496**	**$13,442,696**	**$13,406,696**	**$10,820,596**
							Total Capital Improvement Program with Inflation	**$25,171,870**	**$11,017,999**	**$11,092,236**	**$14,689,197**	**$15,089,354**	**$12,544,036**

(1) "C" are funded from system impact fees or user charges while "A" projects are funded by the Alt. Water Fee.
(2) "0" Service area indicates operating projects which are 100% rate funded.

City of Prescott, Arizona
Development Impact Fee Study
Total System Impact Fee Fund (Service Area A through J) (1)

Line No.	DESCRIPTION	Current Year FY 2013-14	Projected FY 2014-15	FY 2015-16	FY 2016-17	FY 2017-18	FY 2018-19
1	**System Impact Fee**	**$5,389**	**$0**	**$0**	**$0**	**$0**	**$0**
2	**Fee Escalation Factor**	0.0%	0.0%	3.0%	3.0%	3.0%	3.0%
3	**Annual Added EDUs**	**318**	**490**	**575**	**601**	**583**	**537**
	Sources of Funds						
4	System Impact Fees	$1,715,143	$1,426,264	$1,535,578	$1,534,052	$1,456,058	$1,412,953
5	Interest Income	0	817	5,149	10,565	10,936	13,523
6	Bond & Loan Proceeds	0	0	2,800,000	3,500,000	3,900,000	4,000,000
7	Loans from Operations Subfund	0	3,742,551	477,699	444,561	564,569	933,018
8	Authorized WIFA Loan	2,408,810	0	0	0	0	0
9	Operating Fund Loan FY 2013-14	6,789,471	0	0	0	0	0
10	**Total Sources of Funds**	10,913,425	5,169,632	4,818,426	5,489,178	5,931,563	6,359,494
	Uses of Funds						
11	System Infrastructure Growth-Related Projects	10,151,542	4,056,529	2,757,077	3,522,099	3,927,125	4,332,787
12	Bond Issuance Costs and Reserve Deposits	0	0	174,563	339,066	377,817	387,505
13	Debt Service - Existing	680,170	679,777	679,371	678,952	678,519	678,073
14	Debt Service - New	0	0	125,565	372,207	659,211	963,513
15	Loan Repayment to Operations Subfund	0	0	540,350	539,698	30,248	29,005
16	**Total Uses of Funds**	10,831,712	4,736,306	4,276,926	5,452,022	5,672,920	6,390,883
17	Increase/(Decrease) in Fund Balance	81,713	433,327	541,501	37,156	258,642	(31,389)
18	Beginning Subfund Balance	(48,405)	33,308	466,635	1,008,136	1,045,292	1,303,934
19	**Ending Subfund Balance**	**$33,308**	**$466,635**	**$1,008,136**	**$1,045,292**	**$1,303,934**	**$1,272,545**

(1) Summary system-wide fee in FY 2013-14 and total service area impact fee subfund sources and uses in FY2014-15 through FY 2018-19.

City of Prescott, Arizona
Development Impact Fee Study
System Impact Fee Subfund: Service Area A

Line No.	DESCRIPTION	Current Year FY 2013-14	FY 2014-15	FY 2015-16	Projected FY 2016-17	FY 2017-18	FY 2018-19
1	**Water Impact Fee (Service Area A)**		**$827**	**$852**	**$877**	**$904**	**$931**
	Sources of Funds						
2	System Impact Fees	$0	$475,274	$511,701	$511,192	$485,202	$465,264
3	Interest Income	0	0	4,687	9,785	10,550	13,290
4	Bond & Loan Proceeds	0	0	0	2,800,000	0	0
5	Loans from Operations Subfund	0	0	0	0	0	0
6	Authorized WIFA Loan	0	0	0	0	0	0
7	Operating Fund Loan FY 2013-14	6,577	0	0	0	0	0
8	**Total Sources of Funds**	6,577	475,274	516,388	3,320,977	495,752	478,554
	Uses of Funds						
9	System Infrastructure Growth-Related Projects	0	0	0	2,841,090	0	287,848
10	Bond Issuance Costs and Reserve Deposits	0	0	0	271,253	0	0
11	Debt Service - Existing	6,577	6,571	6,566	6,560	6,555	6,549
12	Debt Service - New	0	0	0	125,564	215,253	215,253
13	Loan Repayment to Operations Subfund	0	0	0	0	0	0
14	**Total Uses of Funds**	6,577	6,571	6,566	3,244,467	221,808	509,650
15	Increase/(Decrease) in Fund Balance	0	468,703	509,822	76,510	273,945	(31,095)
16	Beginning Subfund Balance	0	0	468,703	978,525	1,055,035	1,328,980
17	**Ending Subfund Balance (A)**	**$0**	**$468,703**	**$978,525**	**$1,055,035**	**$1,328,980**	**$1,297,885**

City of Prescott, Arizona
Development Impact Fee Study
System Impact Fee Subfund: Service Area B

Line No.	DESCRIPTION	Current Year FY 2013-14	FY 2014-15	FY 2015-16	Projected FY 2016-17	FY 2017-18	FY 2018-19
1	**Water Impact Fee (Service Area B)**		**$1,436**	**$1,479**	**$1,524**	**$1,569**	**$1,616**
	Sources of Funds						
2	System Impact Fees	$0	$825,440	$888,705	$887,821	$842,683	$808,055
3	Interest Income	0	0	0	0	0	0
4	Bond & Loan Proceeds	0	0	0	0	3,900,000	4,000,000
5	Loans from Operations Subfund	0	1,597,043	0	0	116,873	483,024
6	Authorized WIFA Loan	1,795,070	0	0	0	0	0
7	Operating Fund Loan FY 2013-14	714,684	0	0	0	0	0
8	**Total Sources of Funds**	2,509,754	2,422,483	888,705	887,821	4,859,556	5,291,079
	Uses of Funds						
9	System Infrastructure Growth-Related Projects	2,129,000	2,041,975	0	0	3,927,125	4,044,939
10	Bond Issuance Costs and Reserve Deposits	0	0	0	0	377,817	387,505
11	Debt Service - Existing	380,754	380,508	380,254	379,992	379,721	379,440
12	Debt Service - New	0	0	0	0	174,893	479,195
13	Loan Repayment to Operations Subfund	0	0	508,450	507,829	0	0
14	**Total Uses of Funds**	2,509,754	2,422,483	888,705	887,821	4,859,556	5,291,079
15	Increase/(Decrease) in Fund Balance	0	(0)	0	0	(0)	(0)
16	Beginning Subfund Balance	0	0	0	0	0	0
17	**Ending Subfund Balance (B)**	**$0**	**($0)**	**$0**	**$0**	**($0)**	**($0)**

City of Prescott, Arizona
Development Impact Fee Study
System Impact Fee Subfund: Service Area C

Line No.	DESCRIPTION	Current Year FY 2013-14	FY 2014-15	FY 2015-16	Projected FY 2016-17	FY 2017-18	FY 2018-19
1	**Water Impact Fee (Service Area C)**		**$126**	**$130**	**$134**	**$138**	**$142**
	Sources of Funds						
2	System Impact Fees	$0	$34,408	$37,045	$37,009	$35,127	$50,412
3	Interest Income	0	0	344	718	293	109
4	Bond & Loan Proceeds	0	0	0	700,000	0	0
5	Loans from Operations Subfund	0	0	0	0	0	0
6	Authorized WIFA Loan	0	0	0	0	0	0
7	Operating Fund Loan FY 2013-14	349,500	0	0	0	0	0
8	**Total Sources of Funds**	**$349,500**	**$34,408**	**$37,389**	**$737,727**	**$35,420**	**$50,521**
	Uses of Funds						
9	System Infrastructure Growth-Related Projects	349,500	0	0	681,009	0	0
10	Bond Issuance Costs and Reserve Deposits	0	0	0	67,813	0	0
11	Debt Service - Existing	0	0	0	0	0	0
12	Debt Service - New	0	0	0	31,391	53,813	53,813
13	Loan Repayment to Operations Subfund	0	0	0	0	0	0
14	**Total Uses of Funds**	349,500	0	0	780,213	53,813	53,813
15	Increase/(Decrease) in Fund Balance	0	34,408	37,389	(42,486)	(18,393)	(3,292)
16	Beginning Subfund Balance	0	0	34,408	71,797	29,311	10,918
17	**Ending Subfund Balance (C)**	**$0**	**$34,408**	**$71,797**	**$29,311**	**$10,918**	**$7,626**

City of Prescott, Arizona
Development Impact Fee Study
System Impact Fee Subfund: Service Area D

Line No.	DESCRIPTION	Current Year FY 2013-14	FY 2014-15	FY 2015-16	Projected FY 2016-17	FY 2017-18	FY 2018-19
1	**Water Impact Fee (Service Area D)**		**$69**	**$71**	**$73**	**$76**	**$78**
	Sources of Funds						
2	System Impact Fees	$0	$2,937	$3,162	$3,159	$2,999	$2,875
3	Interest Income	0	0	29	61	93	124
4	Bond & Loan Proceeds	0	0	0	0	0	0
5	Loans from Operations Subfund	0	0	0	0	0	0
6	Authorized WIFA Loan	0	0	0	0	0	0
7	Operating Fund Loan FY 2013-14	2,881,000	0	0	0	0	0
8	**Total Sources of Funds**	2,881,000	2,937	3,191	3,220	3,092	2,999
	Uses of Funds						
9	System Infrastructure Growth-Related Projects	2,881,000	0	0	0	0	0
10	Bond Issuance Costs and Reserve Deposits	0	0	0	0	0	0
11	Debt Service - Existing	0	0	0	0	0	0
12	Debt Service - New	0	0	0	0	0	0
13	Loan Repayment to Operations Subfund	0	0	0	0	0	0
14	**Total Uses of Funds**	2,881,000	0	0	0	0	0
15	Increase/(Decrease) in Fund Balance	0	2,937	3,191	3,220	3,092	2,999
16	Beginning Subfund Balance	0	0	2,937	6,128	9,348	12,440
17	**Ending Subfund Balance (D)**	**$0**	**$2,937**	**$6,128**	**$9,348**	**$12,440**	**$15,439**

City of Prescott, Arizona
Development Impact Fee Study
System Impact Fee Subfund: Service Area E

Line No.	DESCRIPTION	Current Year FY 2013-14	FY 2014-15	FY 2015-16	Projected FY 2016-17	FY 2017-18	FY 2018-19
1	**Water Impact Fee (Service Area E)**		**$18**	**$18**	**$19**	**$19**	**$20**
	Sources of Funds						
2	System Impact Fees	$0	$37	$39	$39	$37	$36
3	Interest Income	0	0	0	0	0	0
4	Bond & Loan Proceeds	0	0	400,000	0	0	0
5	Loans from Operations Subfund	0	0	57,102	30,711	30,713	30,714
6	Authorized WIFA Loan	0	0	0	0	0	0
7	Operating Fund Loan FY 2013-14	0	0	0	0	0	0
8	**Total Sources of Funds**	0	37	457,141	30,750	30,750	30,750
	Uses of Funds						
9	System Infrastructure Growth-Related Projects	0	0	400,490	0	0	0
10	Bond Issuance Costs and Reserve Deposits	0	0	38,750	0	0	0
11	Debt Service - Existing	0	0	0	0	0	0
12	Debt Service - New	0	0	17,938	30,750	30,750	30,750
13	Loan Repayment to Operations Subfund	0	0	0	0	0	0
14	**Total Uses of Funds**	0	0	457,178	30,750	30,750	30,750
15	Increase/(Decrease) in Fund Balance	0	37	(37)	0	0	(0)
16	Beginning Subfund Balance	0	0	37	0	0	0
17	**Ending Subfund Balance (E)**	**$0**	**$37**	**$0**	**$0**	**$0**	**($0)**

City of Prescott, Arizona
Development Impact Fee Study
System Impact Fee Subfund: Service Area F

Line No.	DESCRIPTION	Current Year FY 2013-14	FY 2014-15	FY 2015-16	Projected FY 2016-17	FY 2017-18	FY 2018-19
1	**Water Impact Fee (Service Area F)**		**$345**	**$356**	**$366**	**$377**	**$389**
	Sources of Funds						
2	System Impact Fees	$0	$29,629	$31,899	$31,868	$30,248	$29,005
3	Interest Income	0	0	0	0	0	0
4	Bond & Loan Proceeds	0	0	0	0	0	0
5	Loans from Operations Subfund	0	1,934,925	0	0	0	0
6	Authorized WIFA Loan	0	0	0	0	0	0
7	Operating Fund Loan FY 2013-14	3,272,888	0	0	0	0	0
8	**Total Sources of Funds**	3,272,888	1,964,554	31,899	31,868	30,248	29,005
	Uses of Funds						
9	System Infrastructure Growth-Related Projects	3,272,888	1,964,554	0	0	0	0
10	Bond Issuance Costs and Reserve Deposits	0	0	0	0	0	0
11	Debt Service - Existing	0	0	0	0	0	0
12	Debt Service - New	0	0	0	0	0	0
13	Loan Repayment to Operations Subfund	0	0	31,899	31,868	30,248	29,005
14	**Total Uses of Funds**	3,272,888	1,964,554	31,899	31,868	30,248	29,005
15	Increase/(Decrease) in Fund Balance	0	(0)	0	0	0	0
16	Beginning Subfund Balance	0	0	0	0	0	0
17	**Ending Subfund Balance (F)**	**$0**	**($0)**	**$0**	**$0**	**$0**	**$0**

City of Prescott, Arizona
Development Impact Fee Study
System Impact Fee Subfund: Service Area G

Line No.	DESCRIPTION	Current Year FY 2013-14	FY 2014-15	FY 2015-16	Projected FY 2016-17	FY 2017-18	FY 2018-19
1	**Water Impact Fee (Service Area G)**		**$362**	**$373**	**$384**	**$396**	**$407**
	Sources of Funds						
2	System Impact Fees	$0	$8,137	$8,761	$8,752	$8,307	$7,966
3	Interest Income	0	0	81	1	0	0
4	Bond & Loan Proceeds	0	0	1,700,000	0	0	0
5	Loans from Operations Subfund	0	0	106,615	121,856	122,381	122,723
6	Authorized WIFA Loan	0	0	0	0	0	0
7	Operating Fund Loan FY 2013-14	274,000	0	0	0	0	0
8	**Total Sources of Funds**	274,000	8,137	1,815,457	130,609	130,688	130,689
	Uses of Funds						
9	System Infrastructure Growth-Related Projects	274,000	0	1,679,277	0	0	0
10	Bond Issuance Costs and Reserve Deposits	0	0	68,000	0	0	0
11	Debt Service - Existing	0	0	0	0	0	0
12	Debt Service - New	0	0	76,236	130,689	130,689	130,689
13	Loan Repayment to Operations Subfund	0	0	0	0	0	0
14	**Total Uses of Funds**	274,000	0	1,823,513	130,689	130,689	130,689
15	Increase/(Decrease) in Fund Balance	0	8,137	(8,056)	(80)	(1)	(0)
16	Beginning Subfund Balance	0	0	8,137	81	1	0
17	**Ending Subfund Balance (G)**	**$0**	**$8,137**	**$81**	**$1**	**$0**	**($0)**

City of Prescott, Arizona
Development Impact Fee Study
System Impact Fee Subfund: Service Area H

Line No.	DESCRIPTION	Current Year FY 2013-14	FY 2014-15	FY 2015-16	Projected FY 2016-17	FY 2017-18	FY 2018-19
1	**Water Impact Fee (Service Area H)**		**$1,072**	**$1,105**	**$1,138**	**$1,172**	**$1,207**
	Sources of Funds						
2	System Impact Fees	$0	$13,793	$14,851	$14,836	$14,082	$13,503
3	Interest Income	0	0	0	0	0	0
4	Bond & Loan Proceeds	0	0	700,000	0	0	0
5	Loans from Operations Subfund	0	66,224	141,643	118,918	119,632	120,170
6	Authorized WIFA Loan	136,425	0	0	0	0	0
7	Operating Fund Loan FY 2013-14	909,259	0	0	0	0	0
8	**Total Sources of Funds**	1,045,684	80,017	856,494	133,754	133,714	133,673
	Uses of Funds						
9	System Infrastructure Growth-Related Projects	965,630	0	677,310	0	0	0
10	Bond Issuance Costs and Reserve Deposits	0	0	67,813	0	0	0
11	Debt Service - Existing	80,054	80,017	79,979	79,941	79,901	79,860
12	Debt Service - New	0	0	31,391	53,813	53,813	53,813
13	Loan Repayment to Operations Subfund	0	0	0	0	0	0
14	**Total Uses of Funds**	1,045,684	80,017	856,494	133,754	133,714	133,673
15	Increase/(Decrease) in Fund Balance	0	0	0	0	(0)	0
16	Beginning Subfund Balance	0	0	0	0	0	0
17	**Ending Subfund Balance (H)**	**$0**	**$0**	**$0**	**$0**	**($0)**	**$0**

City of Prescott, Arizona
Development Impact Fee Study
System Impact Fee Subfund: Service Area I

Line No.	DESCRIPTION	Current Year FY 2013-14	FY 2014-15	FY 2015-16	Projected FY 2016-17	FY 2017-18	FY 2018-19
1	**Water Impact Fee (Service Area I)**		**$844**	**$869**	**$895**	**$922**	**$950**
	Sources of Funds						
2	System Impact Fees	$0	$30,444	$32,778	$32,745	$31,080	$29,803
3	Interest Income	0	0	0	0	0	0
4	Bond & Loan Proceeds	0	0	0	0	0	0
5	Loans from Operations Subfund	0	116,211	63,823	63,800	65,407	66,625
6	Authorized WIFA Loan	0	0	0	0	0	0
7	Operating Fund Loan FY 2013-14	96,708	0	0	0	0	0
8	**Total Sources of Funds**	96,708	146,655	96,601	96,545	96,487	96,428
	Uses of Funds						
9	System Infrastructure Growth-Related Projects	0	50,000	0	0	0	0
10	Bond Issuance Costs and Reserve Deposits	0	0	0	0	0	0
11	Debt Service - Existing	96,708	96,655	96,601	96,545	96,487	96,428
12	Debt Service - New	0	0	0	0	0	0
13	Loan Repayment to Operations Subfund	0	0	0	0	0	0
14	**Total Uses of Funds**	96,708	146,655	96,601	96,545	96,487	96,428
15	Increase/(Decrease) in Fund Balance	0	0	(0)	0	(0)	0
16	Beginning Subfund Balance	0	0	0	0	0	0
17	**Ending Subfund Balance (I)**	**$0**	**$0**	**($0)**	**$0**	**($0)**	**$0**

City of Prescott, Arizona
Development Impact Fee Study
System Impact Fee Subfund: Service Area J

Line No.	DESCRIPTION	Current Year FY 2013-14	FY 2014-15	FY 2015-16	Projected FY 2016-17	FY 2017-18	FY 2018-19
1	**Water Impact Fee (Service Area J)**		**$839**	**$864**	**$890**	**$917**	**$944**
	Sources of Funds						
2	System Impact Fees	$0	$6,164	$6,637	$6,630	$6,293	$6,034
3	Interest Income	0	817	8	0	0	0
4	Bond & Loan Proceeds	0	0	0	0	0	0
5	Loans from Operations Subfund	0	28,148	108,516	109,276	109,563	109,762
6	Authorized WIFA Loan	477,315	0	0	0	0	0
7	Operating Fund Loan FY 2013-14	0	0	0	0	0	0
8	**Total Sources of Funds**	477,315	35,129	115,161	115,906	115,856	115,796
	Uses of Funds						
9	System Infrastructure Growth-Related Projects	279,524	0	0	0	0	0
10	Bond Issuance Costs and Reserve Deposits	0	0	0	0	0	0
11	Debt Service - Existing	116,078	116,025	115,970	115,914	115,856	115,797
12	Debt Service - New	0	0	0	0	0	0
13	Loan Repayment to Operations Subfund	0	0	0	0	0	0
14	**Total Uses of Funds**	395,602	116,025	115,970	115,914	115,856	115,797
15	Increase/(Decrease) in Fund Balance	81,713	(80,896)	(809)	(8)	(0)	(0)
16	Beginning Subfund Balance	0	81,713	817	8	0	0
17	**Ending Subfund Balance (J)**	**$81,713**	**$817**	**$8**	**$0**	**($0)**	**($0)**

City of Prescott, Arizona
Development Impact Fee Study
Water Non-Growth Capital Improvement Subfund

Line No.	DESCRIPTION	Current Year FY 2013-14	FY 2014-15	FY 2015-16	Projected FY 2016-17	FY 2017-18	FY 2018-19
	Capital Improvement Program Subfund Cash Flow						
	Sources of Funds						
1	Bond and Loan Proceeds	$0	$0	$4,765,022	$5,406,026	$0	$0
2	Transfer From (To) Operations Subfund	12,624,632	6,607,508	3,615,672	3,015,133	6,793,683	4,236,103
3	Interest Income	0	0	0	0	0	0
4	Miscellaneous Revenue	25,000	25,750	26,523	27,318	28,138	28,982
5	**Total Sources of Funds**	12,649,632	6,633,258	8,407,217	8,448,477	6,821,821	4,265,085
	Uses of Funds						
6	Non-Growth Capital Projects	12,649,632	6,633,258	7,945,600	7,924,762	6,821,821	3,915,448
7	Bond Issuance Costs and Reserve Deposits	0	0	461,617	523,715	0	0
8	**Total Uses of Funds**	12,649,632	6,633,258	8,407,217	8,448,477	6,821,821	3,915,448
9	Increase/(Decrease) in Fund Balance	0	0	0	0	0	349,637
10	Beginning Subfund Balance	0	0	0	0	0	0
11	**Ending Subfund Balance**	**$0**	**$0**	**$0**	**$0**	**$0**	**$349,637**

City of Prescott, Arizona
Development Impact Fee Study
Alternative Water Capital Subfund

Line No.	DESCRIPTION	Current Year FY 2013-14	FY 2014-15	FY 2015-16	Projected FY 2016-17	FY 2017-18	FY 2018-19
	Alternative Water Capital Subfund Cash Flow						
	Sources of Funds						
1	Alternative Water Fee	$1,562,415	$1,655,932	$1,695,871	$1,738,719	$1,778,615	$1,814,337
2	Transfer from Operations Subfund	0	0	0	0	0	985,287
3	Interest Income	60,545	50,067	60,086	69,439	50,691	21,084
4	Miscellaneous Revenue	0	0	0	0	0	0
5	**Total Sources of Funds**	1,622,960	1,705,999	1,755,957	1,808,158	1,829,306	2,820,709
	Uses of Funds						
6	Alternative Water Funded Projects	2,370,696	378,212	389,558	3,242,335	4,340,408	4,470,620
7	Transfer to Big Chino Water Ranch Monitoring Subfund	0	325,878	431,098	440,706	449,531	458,521
8	Settlement Payment	300,000	0	0	0	0	0
9	**Total Uses of Funds**	2,670,696	704,090	820,656	3,683,042	4,789,939	4,929,141
10	Increase/(Decrease) in Fund Balance	(1,047,736)	1,001,909	935,301	(1,874,884)	(2,960,632)	(2,108,433)
11	Beginning Subfund Balance	6,054,475	5,006,739	6,008,648	6,943,949	5,069,065	2,108,433
12	**Ending Subfund Balance**	**$5,006,739**	**$6,008,648**	**$6,943,949**	**$5,069,065**	**$2,108,433**	**$0**

City of Prescott, Arizona
Development Impact Fee Study
Projected Revenue - Water Development Impact Fees

	Current Year FY 2013-14	Projected FY 2014-15	Projected FY 2015-16	Projected FY 2016-17	Projected FY 2017-18	Projected FY 2018-19
Service Area A						
EDUs Added	318	490	575	601	583	537
Water System Impact Fee	$0	$827	$852	$877	$904	$931
Revenue	$0	$405,049	$489,532	$527,052	$526,528	$499,758
Service Area B						
EDUs Added	318	490	575	601	583	537
Water System Impact Fee	$0	$1,436	$1,479	$1,524	$1,569	$1,616
Revenue	$0	$703,476	$850,203	$915,366	$914,456	$867,963
Service Area C						
EDUs Added	250	233	273	286	277	255
Water System Impact Fee	$0	$126	$130	$134	$138	$142
Revenue	$0	$29,324	$35,440	$38,157	$38,119	$36,181
Service Area D						
EDUs Added	0	36	42	44	43	40
Water System Impact Fee	$0	$69	$71	$73	$76	$78
Revenue	$0	$2,503	$3,025	$3,257	$3,254	$3,089
Service Area E						
EDUs Added	1	2	2	2	2	2
Water System Impact Fee	$0	$18	$18	$19	$19	$20
Revenue	$0	$31	$38	$41	$41	$39
Service Area F						
EDUs Added	24	73	86	90	87	80
Water System Impact Fee	$0	$345	$356	$366	$377	$389
Revenue	$0	$25,251	$30,517	$32,856	$32,824	$31,155
Service Area G						
EDUs Added	20	19	22	23	23	21
Water System Impact Fee	$0	$362	$373	$384	$396	$407
Revenue	$0	$6,935	$8,381	$9,024	$9,015	$8,557
Service Area H						
EDUs Added	15	11	13	13	13	12
Water System Impact Fee	$0	$1,072	$1,105	$1,138	$1,172	$1,207
Revenue	$0	$11,755	$14,207	$15,296	$15,281	$14,504
Service Area I						
EDUs Added	50	31	36	38	37	34
Water System Impact Fee	$0	$844	$869	$895	$922	$950
Revenue	$0	$25,946	$31,358	$33,761	$33,727	$32,013
Service Area J						
EDUs Added	8	6	7	8	7	7
Water System Impact Fee	$0	$839	$864	$890	$917	$944
Revenue	$0	$5,253	$6,349	$6,836	$6,829	$6,482
All Service Areas						
EDUs Added	318	490	575	601	583	537
Water System Impact Fee	$5,389	$0	$0	$0	$0	$0
Revenue	$1,715,143	$0	$0	$0	$0	$0
Total Impact Fee Revenue	**$1,715,143**	**$1,215,524**	**$1,469,052**	**$1,581,646**	**$1,580,074**	**$1,499,739**

City of Prescott, Arizona
Development Impact Fee Study
System Impact Fee EDU Distribution

Line No.	DESCRIPTION	Beginning FY 2013-14	Current Year FY 2013-14	Projected FY 2014-15	Projected FY 2015-16	Projected FY 2016-17	Projected FY 2017-18	Projected FY 2018-19
	EDU Distribution of Total Growth							
1	Service Area A	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%
2	Service Area B	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%
3	Service Area C	78.52%	78.52%	47.53%	47.53%	47.53%	47.53%	47.53%
4	Service Area D	0.00%	0.00%	7.39%	7.39%	7.39%	7.39%	7.39%
5	Service Area E	0.70%	0.36%	0.36%	0.36%	0.36%	0.36%	0.36%
6	Service Area F	7.64%	7.64%	14.93%	14.93%	14.93%	14.93%	14.93%
7	Service Area G	6.16%	6.16%	3.91%	3.91%	3.91%	3.91%	3.91%
8	Service Area H	4.62%	4.62%	2.24%	2.24%	2.24%	2.24%	2.24%
9	Service Area I	15.71%	15.71%	6.28%	6.28%	6.28%	6.28%	6.28%
10	Service Area J	2.50%	2.50%	1.28%	1.28%	1.28%	1.28%	1.28%
11	**Total Beginning EDUs**	26,303						
	Service Area A							
12	**Beginning of Year EDUs**		26,303	26,621	27,111	27,686	28,287	28,869
13	**Growth Rate (System-Wide)**		1.21%	1.84%	2.12%	2.17%	2.06%	1.86%
14	**New EDUs**		318	490	575	601	583	537
15	**End of Year EDUs**		26,621	27,111	27,686	28,287	28,869	29,406
	Service Area B							
16	**Beginning of Year EDUs**		26,303	26,621	27,111	27,686	28,287	28,869
17	**New EDUs**		318	490	575	601	583	537
18	**End of Year EDUs**		26,621	27,111	27,686	28,287	28,869	29,406
	Service Area C							
19	**Beginning of Year EDUs**		20,653	20,903	21,136	21,409	21,695	21,971
20	**New EDUs**		250	233	273	286	277	255
21	**End of Year EDUs**		20,903	21,136	21,409	21,695	21,971	22,227
	Service Area D							
22	**Beginning of Year EDUs**		0	0	36	79	123	166
23	**New EDUs**		0	36	42	44	43	40
24	**End of Year EDUs**		0	36	79	123	166	206
	Service Area E							
25	**Beginning of Year EDUs**		184	185	187	189	191	193
26	**New EDUs**		1	2	2	2	2	2
27	**End of Year EDUs**		185	187	189	191	193	195

City of Prescott, Arizona
Development Impact Fee Study
System Impact Fee EDU Distribution

Line No.	DESCRIPTION	Beginning FY 2013-14	Current Year FY 2013-14	Projected FY 2014-15	Projected FY 2015-16	Projected FY 2016-17	Projected FY 2017-18	Projected FY 2018-19
	Service Area F							
28	**Beginning of Year EDUs**		2,010	2,034	2,107	2,193	2,282	2,369
29	**New EDUs**		24	73	86	90	87	80
30	**End of Year EDUs**		2,034	2,107	2,193	2,282	2,369	2,450
	Service Area G							
31	**Beginning of Year EDUs**		1,620	1,640	1,659	1,682	1,705	1,728
32	**New EDUs**		20	19	22	23	23	21
33	**End of Year EDUs**		1,640	1,659	1,682	1,705	1,728	1,749
	Service Area H							
34	**Beginning of Year EDUs**		1,215	1,230	1,241	1,254	1,267	1,280
35	**New EDUs**		15	11	13	13	13	12
36	**End of Year EDUs**		1,230	1,241	1,254	1,267	1,280	1,292
	Service Area I							
37	**Beginning of Year EDUs**		4,132	4,182	4,213	4,249	4,287	4,323
38	**New EDUs**		50	31	36	38	37	34
39	**End of Year EDUs**		4,182	4,213	4,249	4,287	4,323	4,357
	Service Area J							
40	**Beginning of Year EDUs**		658	666	672	679	687	694
41	**New EDUs**		8	6	7	8	7	7
42	**End of Year EDUs**		666	672	679	687	694	701

City of Prescott, Arizona
Development Impact Fee Study
Future Debt Issuances - Water System Impact Fee Fund

Bond Amortization Schedule
FY 2015-16

Borrowing Rate	4.50%	Discount Rate
Years	20.00	4.50%
Annual Payment	$215,253	
Principal Amount	$2,800,000	NPV of
Fiscal Year of Issue	2016	Interest Payments
		$1,068,298

Fiscal Year	EOY Principal Balance	Principal	Interest	Total
FY 2013-14				
FY 2014-15				
FY 2015-16	$2,755,374	$44,627	$63,000	$107,627
FY 2016-17	2,664,113	91,261	123,992	215,253
FY 2017-18	2,568,745	95,368	119,885	215,253
FY 2018-19	2,469,086	99,659	115,594	215,253
FY 2019-20	2,364,942	104,144	111,109	215,253
FY 2020-21	2,256,111	108,831	106,422	215,253
FY 2021-22	2,142,383	113,728	101,525	215,253
FY 2022-23	2,023,537	118,846	96,407	215,253
FY 2023-24	1,899,343	124,194	91,059	215,253
FY 2024-25	1,769,560	129,783	85,470	215,253
FY 2025-26	1,633,937	135,623	79,630	215,253
FY 2026-27	1,492,211	141,726	73,527	215,253
FY 2027-28	1,344,107	148,104	67,149	215,253
FY 2028-29	1,189,339	154,768	60,485	215,253
FY 2029-30	1,027,606	161,733	53,520	215,253
FY 2030-31	858,595	169,011	46,242	215,253
FY 2031-32	681,979	176,616	38,637	215,253
FY 2032-33	497,415	184,564	30,689	215,253
FY 2033-34	304,546	192,869	22,384	215,253
FY 2034-35	102,998	201,548	13,705	215,253
FY 2035-36	0	102,998	4,635	107,633
FY 2036-37				
FY 2037-38				
Total		**$2,800,000**	**$1,505,066**	**$4,305,066**

City of Prescott, Arizona
Development Impact Fee Study
Future Debt Issuances - Water System Impact Fee Fund

Bond Amortization Schedule
FY 2016-17

Borrowing Rate	4.50%	Discount Rate
Years	20.00	4.50%
Annual Payment	$269,067	
Principal Amount	$3,500,000	NPV of
Fiscal Year of Issue	2017	Interest Payments
		$1,335,370

Fiscal Year	EOY Principal Balance	Principal	Interest	Total
FY 2013-14				
FY 2014-15				
FY 2015-16				
FY 2016-17	$3,444,217	$55,784	$78,750	$134,534
FY 2017-18	3,330,140	114,077	154,990	269,067
FY 2018-19	3,210,929	119,211	149,856	269,067
FY 2019-20	3,086,354	124,575	144,492	269,067
FY 2020-21	2,956,173	130,181	138,886	269,067
FY 2021-22	2,820,134	136,039	133,028	269,067
FY 2022-23	2,677,973	142,161	126,906	269,067
FY 2023-24	2,529,415	148,558	120,509	269,067
FY 2024-25	2,374,172	155,243	113,824	269,067
FY 2025-26	2,211,943	162,229	106,838	269,067
FY 2026-27	2,042,413	169,530	99,537	269,067
FY 2027-28	1,865,255	177,158	91,909	269,067
FY 2028-29	1,680,124	185,131	83,936	269,067
FY 2029-30	1,486,663	193,461	75,606	269,067
FY 2030-31	1,284,496	202,167	66,900	269,067
FY 2031-32	1,073,231	211,265	57,802	269,067
FY 2032-33	852,459	220,772	48,295	269,067
FY 2033-34	621,753	230,706	38,361	269,067
FY 2034-35	380,665	241,088	27,979	269,067
FY 2035-36	128,728	251,937	17,130	269,067
FY 2036-37	0	128,728	5,793	134,521
FY 2037-38				
FY 2038-39				
FY 2039-40				
Total		**$3,500,000**	**$1,881,327**	**$5,381,327**

City of Prescott, Arizona
Development Impact Fee Study
Future Debt Issuances - Water System Impact Fee Fund

Bond Amortization Schedule
FY 2017-18

Borrowing Rate	4.50%	Discount Rate
Years	20.00	4.50%
Annual Payment	$299,817	
Principal Amount	$3,900,000	NPV of
Fiscal Year of Issue	2018	Interest Payments
		$1,487,985

Fiscal Year	EOY Principal Balance	Principal	Interest	Total
FY 2013-14				
FY 2014-15				
FY 2015-16				
FY 2016-17				
FY 2017-18	$3,837,842	$62,159	$87,750	$149,909
FY 2018-19	3,710,728	127,114	172,703	299,817
FY 2019-20	3,577,894	132,834	166,983	299,817
FY 2020-21	3,439,082	138,812	161,005	299,817
FY 2021-22	3,294,024	145,058	154,759	299,817
FY 2022-23	3,142,438	151,586	148,231	299,817
FY 2023-24	2,984,031	158,407	141,410	299,817
FY 2024-25	2,818,495	165,536	134,281	299,817
FY 2025-26	2,645,510	172,985	126,832	299,817
FY 2026-27	2,464,741	180,769	119,048	299,817
FY 2027-28	2,275,837	188,904	110,913	299,817
FY 2028-29	2,078,433	197,404	102,413	299,817
FY 2029-30	1,872,145	206,288	93,529	299,817
FY 2030-31	1,656,575	215,570	84,247	299,817
FY 2031-32	1,431,304	225,271	74,546	299,817
FY 2032-33	1,195,896	235,408	64,409	299,817
FY 2033-34	949,894	246,002	53,815	299,817
FY 2034-35	692,822	257,072	42,745	299,817
FY 2035-36	424,182	268,640	31,177	299,817
FY 2036-37	143,453	280,729	19,088	299,817
FY 2037-38	0	143,453	6,455	149,908
FY 2038-39				
FY 2039-40				
Total		**$3,900,000**	**$2,096,339**	**$5,996,339**

City of Prescott, Arizona
Development Impact Fee Study
Future Debt Issuances - Water System Impact Fee Fund

Bond Amortization Schedule
FY 2018-19

Borrowing Rate	4.50%	Discount Rate
Years	20.00	4.50%
Annual Payment	$307,505	
Principal Amount	$4,000,000	NPV of
Fiscal Year of Issue	2019	Interest Payments
		$1,526,134

Fiscal Year	EOY Principal Balance	Principal	Interest	Total
FY 2013-14				
FY 2014-15				
FY 2015-16				
FY 2016-17				
FY 2017-18				
FY 2018-19	$3,936,248	$63,753	$90,000	$153,753
FY 2019-20	3,805,874	130,374	177,131	307,505
FY 2020-21	3,669,633	136,241	171,264	307,505
FY 2021-22	3,527,261	142,372	165,133	307,505
FY 2022-23	3,378,483	148,778	158,727	307,505
FY 2023-24	3,223,010	155,473	152,032	307,505
FY 2024-25	3,060,540	162,470	145,035	307,505
FY 2025-26	2,890,759	169,781	137,724	307,505
FY 2026-27	2,713,338	177,421	130,084	307,505
FY 2027-28	2,527,933	185,405	122,100	307,505
FY 2028-29	2,334,185	193,748	113,757	307,505
FY 2029-30	2,131,718	202,467	105,038	307,505
FY 2030-31	1,920,140	211,578	95,927	307,505
FY 2031-32	1,699,041	221,099	86,406	307,505
FY 2032-33	1,467,993	231,048	76,457	307,505
FY 2033-34	1,226,548	241,445	66,060	307,505
FY 2034-35	974,238	252,310	55,195	307,505
FY 2035-36	710,574	263,664	43,841	307,505
FY 2036-37	435,045	275,529	31,976	307,505
FY 2037-38	147,117	287,928	19,577	307,505
FY 2038-39	0	147,117	6,620	153,737
FY 2039-40				
Total		**$4,000,000**	**$2,150,084**	**$6,150,084**

City of Prescott, Arizona
Development Impact Fee Study
Planned Water Debt Issuances

WATER SYSTEM IMPACT FEE SUBFUND DEBT SERVICE

Line No	Description		FY 2013-14	FY 2014-15	FY 2015-16	FY 2016-17	FY 2017-18	FY 2018-19
1	Amount of Issue		$0	$0	$2,800,000	$3,500,000	$3,900,000	$4,000,000
2	Interest During Construction		0	0	0	0	0	0
3	Equal Annual Debt Service		0	0	215,253	269,067	299,817	307,505
4	Bond Issuance Expense		0	0	56,000	70,000	78,000	80,000
5	Debt Service Reserve		0	0	215,253	269,067	299,817	307,505
	Proposed Bond Debt Service Schedule							
6	FY 2013-14	Issue	$0	$0	$0	$0	$0	$0
7	FY 2014-15	Issue		0	0	0	0	0
8	FY 2015-16	Issue			125,564	215,253	215,253	215,253
9	FY 2016-17	Issue				156,955	269,067	269,067
10	FY 2017-18	Issue					174,893	299,817
11	FY 2018-19	Issue						179,378
12	**Total**		**$0**	**$0**	**$125,564**	**$372,209**	**$659,213**	**$963,514**

City of Prescott, Arizona
Development Impact Fee Study
Planned Water Debt Issuances

CAPITAL IMPROVEMENT PROGRAM SUBFUND (Non-Growth)

Line No	Description		FY 2013-14	FY 2014-15	FY 2015-16	FY 2016-17	FY 2017-18	FY 2018-19
1	Amount of Issue		$0	$0	$4,765,022	$5,406,026	$0	$0
2	Interest During Construction		0	0	0	0	0	0
3	Equal Annual Debt Service		0	0	366,316	415,594	0	0
4	Bond Issuance Expense		0	0	95,300	108,121	0	0
5	Debt Service Reserve		0	0	366,316	415,594	0	0
	Proposed Bond Debt Service Schedule							
6	FY 2013-14	Issue	$0	$0	$0	$0	$0	$0
7	FY 2014-15	Issue		0	0	0	0	0
8	FY 2015-16	Issue			213,685	366,316	366,316	366,316
9	FY 2016-17	Issue				242,430	415,594	415,594
10	FY 2017-18	Issue					0	0
11	FY 2018-19	Issue						0
12	**Total**		**$0**	**$0**	**$213,685**	**$608,747**	**$781,911**	**$781,911**

City of Prescott, Arizona
Development Impact Fee Study
Water Cash Flow Assumptions

DESCRIPTION	Current Year FY 2013-14	FY 2014-15	FY 2015-16	Projected FY 2016-17	FY 2017-18	FY 2018-19
Debt Assumptions						
Payment Period, years	20	20	20	20	20	20
Interest Rate, %	4.5%	4.5%	4.5%	4.5%	4.5%	4.5%
Month of Issue (1-12)	6	6	6	6	6	6
Repayment Delay, years	0	0	0	0	0	0
Debt Service Reserve, %	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%
Debt Issuance Expense	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%
Cashflow Assumptions						
Interest on Fund Balances	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%
Development Impact Fee Escalation	0.0%	0.0%	3.0%	3.0%	3.0%	3.0%
CIP Inflation - Current Year	0.0%	3.0%	3.0%	3.0%	3.0%	3.0%
CIP Inflation - Cumulative	0.0%	3.0%	6.1%	9.3%	12.6%	15.9%

APPENDIX D

Water Resource

City of Prescott, Arizona
Development Impact Fee Study
Water Resource Impact Fee Summary

Meter Size	Capacity Ratio	Fee by Meter Size A
5/8"	1.00	$1,481
3/4"	1.50	2,222
1"	1.67	2,473
1.5"	3.33	4,932
2"	5.33	7,894
3"	10.00	14,811
4"	16.67	24,689
6"	33.33	49,364
8"	53.33	78,985

City of Prescott, Arizona
Development Impact Fee Study
Water Resource Impact Fee Calculations

Water Resource Fee

Eligible Improvements	
Big Chino Ranch Acquisition (1)	$12,413,455
Non-Growth Related Debt Principal Offset	(2,082,000)
Current and Future Debt Interest NPV Cost	3,643,740
Net Water Resource Costs	**$13,975,195**
Big Chino Ranch Capacity (MGD)	3.90
Water Resource Unit Cost of Capacity (GPD)	**$3.59**
Peak Day Water Use Per EDU (GPD)	**413.04**
Water Resource Fee Per 5/8 x 3/4-Inch Meter	**$1,481.05**

(1) Incorporates City portion of 2004 acquisition which was 100% debt funded. City portion reflects 4,365 acre-feet per year of the total 8,066 acre-feet per year or 54.1% of the total.

City of Prescott, Arizona
Development Impact Fee Study
Water Resource Impact Fee Loan

Lender Id #	MPC 2004-G	
Lender	**US Bank**	
Description	**JWK Ranch Purchase 80%**	
Munis Liability Account	710 4305 95002	
Funded By	Water Resource Impact Fee - 80%	
Munis Org	7102230-09670	
6/30/13 Bal	8,328,000	
	4.62%	4.62%
	Principal	*Interest*
FY 2013-14	$248,000	$395,880
FY 2014-15	256,000	385,960
FY 2015-16	268,000	375,720
FY 2016-17	276,000	365,000
FY 2017-18	288,000	353,960
FY 2018-19	300,000	342,440
FY 2019-20	316,000	327,440
FY 2020-21	332,000	311,640
FY 2021-22	344,000	296,700
FY 2022-23	360,000	281,220
FY 2023-24	376,000	265,020
FY 2024-25	396,000	246,220
FY 2025-26	412,000	228,400
FY 2026-27	436,000	207,800
FY 2027-28	456,000	186,000
FY 2028-29	480,000	163,200
FY 2029-30	504,000	139,200
FY 2030-31	528,000	114,000
FY 2031-32	556,000	87,600
FY 2032-33	584,000	59,800
FY 2033-34	612,000	30,600
Net Present Value	**$4,875,804**	**$3,643,740**

City of Prescott, Arizona
Development Impact Fee Study
Water Resource Impact Fee Loan

Lender Id #	MPC 2004-G	
Lender	**US Bank**	
Description	**JWK Ranch Purchase 20%**	
Munis Liability Account	710 4305 95002	
Funded By	Alt Water Fee - 20%	
Munis Org	7052230	
6/30/13 Bal	8,328,000	
	4.62%	4.62%
	Principal	*Interest*
FY 2013-14	$62,000	$98,970
FY 2014-15	64,000	96,490
FY 2015-16	67,000	93,930
FY 2016-17	69,000	91,250
FY 2017-18	72,000	88,490
FY 2018-19	75,000	85,610
FY 2019-20	79,000	81,860
FY 2020-21	83,000	77,910
FY 2021-22	86,000	74,175
FY 2022-23	90,000	70,305
FY 2023-24	94,000	66,255
FY 2024-25	99,000	61,555
FY 2025-26	103,000	57,100
FY 2026-27	109,000	51,950
FY 2027-28	114,000	46,500
FY 2028-29	120,000	40,800
FY 2029-30	126,000	34,800
FY 2030-31	132,000	28,500
FY 2031-32	139,000	21,900
FY 2032-33	146,000	14,950
FY 2033-34	153,000	7,650
Total	**$2,082,000**	**$1,290,950**

City of Prescott, Arizona
Development Impact Fee Study
Water Resource Development Subfund Cash Flow

Line No.	DESCRIPTION	Current Year FY 2013-14	FY 2014-15	FY 2015-16	Projected FY 2016-17	FY 2017-18	FY 2018-19
	Water Resource Development Subfund						
1	**Old Water Resource Development Fee**	**$4,945**	**$0**	**$0**	**$0**	**$0**	**$0**
2	**New Water Resource Development Fee**	**$0**	**$1,481**	**$1,525**	**$1,571**	**$1,618**	**$1,667**
3	**Fee Escalation Factor**		0.0%	3.0%	3.0%	3.0%	3.0%
4	**Annual Added EDUs (1)**	**318**	**490**	**575**	**601**	**583**	**537**
	Sources of Funds						
5	Water Resource Development Fee (2)	$1,573,735	$725,440	$876,502	$943,830	$942,816	$895,129
6	Interest Income	225	9,526	10,456	12,888	16,046	19,215
7	Bond & Loan Proceeds	0	0	0	0	0	0
8	Intergovernmental Contributions	0	0	0	0	0	0
9	Loans from Operations Subfund	0	0	0	0	0	0
10	Alt. Water Fees Debt Service Transfer From Op. Subfund	160,970	160,490	160,930	160,250	160,490	160,610
11	**Total Sources of Funds**	1,734,930	895,456	1,047,888	1,116,968	1,119,352	1,074,954
	Uses of Funds						
12	Water Resource Projects	0	0	0	0	0	0
13	Bond Issuance Costs and Reserve Deposits	0	0	0	0	0	0
14	Debt Service - Existing	804,850	802,450	804,650	801,250	802,450	803,050
15	Debt Service - New	0	0	0	0	0	0
16	Loan Repayment to Operations Subfund	0	0	0	0	0	0
17	Other Services and Charges	0	0	0	0	0	0
18	**Total Uses of Funds**	804,850	802,450	804,650	801,250	802,450	803,050
19	Increase/(Decrease) in Fund Balance	930,080	93,006	243,238	315,718	316,902	271,904
20	**Beginning Year Subfund Balance**	22,508	952,588	1,045,594	1,288,832	1,604,550	1,921,452
21	**End of Year Subfund Balance**	**$952,588**	**$1,045,594**	**$1,288,832**	**$1,604,550**	**$1,921,452**	**$2,193,356**

(1) Based on 5/8-inch meter capacity ratios.
(2) Fee * Incremental EDUs.

APPENDIX E

Wastewater System

City of Prescott, Arizona
Development Impact Fee Study
Wastewater Impact Fee Summary

Meter Size	Capacity Ratio	Incremental Fee by Meter Size and Service Area								
		A	B	C	D	E	F	G	H	I
5/8"	1.00	$193	$3,132	$168	$67	$0	$94	$238	$37	$1,796
3/4"	1.50	289	4,698	252	100	0	142	356	55	2,694
1"	1.67	321	5,220	279	111	0	157	396	61	2,993
1.5"	3.33	643	10,439	559	222	0	315	792	122	5,987
2"	5.33	1,028	16,703	894	356	0	504	1,267	196	9,578
3"	10.00	1,928	31,318	1,677	667	0	945	2,376	367	17,960
4"	16.67	3,213	52,196	2,795	1,112	0	1,575	3,960	611	29,933
6"	33.33	6,425	104,392	5,590	2,223	0	3,149	7,921	1,222	59,865
8"	53.33	10,280	167,027	8,943	3,557	0	5,038	12,673	1,955	95,785

Meter Size	Capacity Ratio	Cumulative Fee by Meter Size and Service Area								
		A	B	C	D	E	F	G	H	I
5/8"	1.00	$193	$3,325	$2,156	$2,055	$3,325	$3,419	$3,562	$3,361	$1,989
3/4"	1.50	289	4,987	3,235	3,083	4,987	5,128	5,343	5,042	2,983
1"	1.67	322	5,552	3,601	3,433	5,552	5,710	5,949	5,613	3,321
1.5"	3.33	642	11,071	7,181	6,845	11,071	11,385	11,862	11,193	6,622
2"	5.33	1,027	17,720	11,494	10,955	17,720	18,223	18,986	17,915	10,600
3"	10.00	1,928	33,245	21,564	20,554	33,245	34,190	35,621	33,612	19,887
4"	16.67	3,213	55,419	35,947	34,264	55,419	56,994	59,381	56,031	33,152
6"	33.33	6,424	110,806	71,872	68,507	110,806	113,954	118,725	112,027	66,284
8"	53.33	10,279	177,296	115,000	109,615	177,296	182,334	189,968	179,251	106,058
Service Areas		A	A+B	A+C+I	A+D+I	A+B+E	A+B+F	A+B+G	A+B+H	A+I

City of Prescott, Arizona
Development Impact Fee Study
Sewer System Impact Fee Calculations by Service Area

Service Area A

Eligible Improvements	
Growth Related IIP: Service Area A (1)	$2,003,801
Sewer Lines	9,330,353
Lift Stations	848,319
Metering Stations	0
Fleet	0
Treatment	483,809
Admin / Misc	1,030,433
Non-Growth Related Debt Principal Offset	(4,972,862)
Current and Future Debt Interest NPV Cost	296,241
Net Water System Costs	**$9,020,093**
Service Area A Treatment Capacity (MGD)	6.75
Wastewater System Unit Cost of Capacity (GPD)	**$1.34**
Peak Day Wastewater Use Per EDU (GPD)	**144.24**
Wastewater Development Fee Per 5/8 x 3/4-Inch Meter	**$192.75**

(1) Recognizes all Growth Related CIP projects for each Service Area through FY 2019.

Service Area B

Eligible Improvements	
Growth Related IIP: Service Area B (1)	$5,254,365
Sewer Lines	9,961,612
Lift Stations	0
Metering Stations	0
Fleet	0
Treatment	40,484,410
Admin / Misc	8,852,770
Non-Growth Related Debt Principal Offset	(1,514,091)
Current and Future Debt Interest NPV Cost	2,098,442
Net Water System Costs	**$65,137,507**
Service Area B Treatment Capacity (MGD)	3.00
Wastewater System Unit Cost of Capacity (GPD)	**$21.71**
Peak Day Wastewater Use Per EDU (GPD)	**144.24**
Wastewater Development Fee Per 5/8 x 3/4-Inch Meter	**$3,131.76**

(1) Recognizes all Growth Related CIP projects for each Service Area through FY 2019.

City of Prescott, Arizona
Development Impact Fee Study
Sewer System Impact Fee Calculations by Service Area

Service Area C

Eligible Improvements	
Growth Related IIP: Service Area C (1)	$2,773,975
Sewer Lines	0
Lift Stations	0
Metering Stations	0
Fleet	0
Treatment	0
Admin / Misc	441,038
Non-Growth Related Debt Principal Offset	0
Current and Future Debt Interest NPV Cost	1,144,604
Net Water System Costs	**$4,359,618**
Service Area C Treatment Capacity (MGD)	3.75
Wastewater System Unit Cost of Capacity (GPD)	**$1.16**
Peak Day Wastewater Use Per EDU (GPD)	**144.24**
Wastewater Development Fee Per 5/8 x 3/4-Inch Meter	**$167.69**

(1) Recognizes all Growth Related CIP projects for each Service Area through FY 2019.

Service Area D

Eligible Improvements	
Growth Related IIP: Service Area D (1)	$0
Sewer Lines	0
Lift Stations	0
Metering Stations	0
Fleet	0
Treatment	0
Admin / Misc	1,734,128
Non-Growth Related Debt Principal Offset	0
Current and Future Debt Interest NPV Cost	0
Net Water System Costs	**$1,734,128**
Service Area D Treatment Capacity (MGD)	3.75
Wastewater System Unit Cost of Capacity (GPD)	**$0.46**
Peak Day Wastewater Use Per EDU (GPD)	**144.24**
Wastewater Development Fee Per 5/8 x 3/4-Inch Meter	**$66.70**

(1) Recognizes all Growth Related CIP projects for each Service Area through FY 2019.

City of Prescott, Arizona
Development Impact Fee Study
Sewer System Impact Fee Calculations by Service Area

Service Area E

Eligible Improvements	
Growth Related IIP: Service Area E (1)	$0
Sewer Lines	0
Lift Stations	0
Metering Stations	0
Fleet	0
Treatment	0
Admin / Misc	0
Non-Growth Related Debt Principal Offset	0
Current and Future Debt Interest NPV Cost	0
Net Water System Costs	**$0**
Service Area E Treatment Capacity (MGD)	3.00
Wastewater System Unit Cost of Capacity (GPD)	**$0.00**
Peak Day Wastewater Use Per EDU (GPD)	**144.24**
Wastewater Development Fee Per 5/8 x 3/4-Inch Meter	**$0.00**

(1) Recognizes all Growth Related CIP projects for each Service Area through FY 2019.

Service Area F

Eligible Improvements	
Growth Related IIP: Service Area F (1)	$245,000
Sewer Lines	628,887
Lift Stations	284,054
Metering Stations	0
Fleet	0
Treatment	0
Admin / Misc	806,912
Non-Growth Related Debt Principal Offset	0
Current and Future Debt Interest NPV Cost	0
Net Water System Costs	**$1,964,852**
Service Area F Treatment Capacity (MGD)	3.00
Wastewater System Unit Cost of Capacity (GPD)	**$0.65**
Peak Day Wastewater Use Per EDU (GPD)	**144.24**
Wastewater Development Fee Per 5/8 x 3/4-Inch Meter	**$94.47**

(1) Recognizes all Growth Related CIP projects for each Service Area through FY 2019.

City of Prescott, Arizona
Development Impact Fee Study
Sewer System Impact Fee Calculations by Service Area

Service Area G

Eligible Improvements	
Growth Related IIP: Service Area G (1)	$89,742
Sewer Lines	2,619,218
Lift Stations	0
Metering Stations	0
Fleet	0
Treatment	0
Admin / Misc	2,195,134
Non-Growth Related Debt Principal Offset	0
Current and Future Debt Interest NPV Cost	38,154
Net Water System Costs	**$4,942,249**
Service Area G Treatment Capacity (MGD)	3.00
Wastewater System Unit Cost of Capacity (GPD)	**$1.65**
Peak Day Wastewater Use Per EDU (GPD)	**144.24**
Wastewater Development Fee Per 5/8 x 3/4-Inch Meter	**$237.62**

(1) Recognizes all Growth Related CIP projects for each Service Area through FY 2019.

Service Area H

Eligible Improvements	
Growth Related IIP: Service Area H (1)	$331,727
Sewer Lines	0
Lift Stations	0
Metering Stations	0
Fleet	0
Treatment	0
Admin / Misc	278,087
Non-Growth Related Debt Principal Offset	0
Current and Future Debt Interest NPV Cost	152,615
Net Water System Costs	**$762,429**
Service Area H Treatment Capacity (MGD)	3.00
Wastewater System Unit Cost of Capacity (GPD)	**$0.25**
Peak Day Wastewater Use Per EDU (GPD)	**144.24**
Wastewater Development Fee Per 5/8 x 3/4-Inch Meter	**$36.66**

(1) Recognizes all Growth Related CIP projects for each Service Area through FY 2019.

City of Prescott, Arizona
Development Impact Fee Study
Sewer System Impact Fee Calculations by Service Area

Service Area I

Eligible Improvements	
Growth Related IIP: Service Area I (1)	$18,878,580
Sewer Lines	7,342,888
Lift Stations	0
Metering Stations	0
Fleet	0
Treatment	24,696,576
Admin / Misc	399,544
Non-Growth Related Debt Principal Offset	(12,883,357)
Current and Future Debt Interest NPV Cost	8,258,560
Net Water System Costs	**$46,692,791**
Service Area I Treatment Capacity (MGD)	3.75
Wastewater System Unit Cost of Capacity (GPD)	**$12.45**
Peak Day Wastewater Use Per EDU (GPD)	**144.24**
Wastewater Development Fee Per 5/8 x 3/4-Inch Meter	**$1,795.96**

(1) Recognizes all Growth Related CIP projects for each Service Area through FY 2019.

City of Prescott, Arizona
Development Impact Fee Study
Wastewater Impact Fee Offsets

Wastewater Principal Credit

Outstanding Debt Allocation to Service Area

Service Area	Loan 910097-08F	Loan 910122-10F	Loan 910147-11F	Loan 910148-11	Loan 910151-11
A	100%	0%	100%	0%	0%
B	0%	0%	0%	100%	0%
C	0%	0%	0%	0%	0%
D	0%	0%	0%	0%	0%
E	0%	0%	0%	0%	0%
F	0%	0%	0%	0%	0%
G	0%	0%	0%	0%	0%
H	0%	0%	0%	0%	0%
I	0%	100%	0%	0%	100%

Principal Credit Calculation Summary

Service Area	Loan 910097-08F	Loan 910122-10F	Loan 910147-11F	Loan 910148-11	Loan 910151-11	Pricipal Offset Credit
A	$3,838,040	$0	$1,134,823	$0	$0	**$4,972,862**
B	0	0	0	1,514,091	0	**1,514,091**
C	0	0	0	0	0	**0**
D	0	0	0	0	0	**0**
E	0	0	0	0	0	**0**
F	0	0	0	0	0	**0**
G	0	0	0	0	0	**0**
H	0	0	0	0	0	**0**
I	0	4,483,168	0	0	8,400,189	**12,883,357**

City of Prescott, Arizona
Development Impact Fee Study
Wastewater Impact Fee Interest

Wastewater Interest Costs

Outstanding Debt Allocation to Service Area

Service Area	Loan 910122-10F	Loan 910147-11F	Loan 910151-11
A	0%	100%	0%
B	0%	0%	0%
C	0%	0%	0%
D	0%	0%	0%
E	0%	0%	0%
F	0%	0%	0%
G	0%	0%	0%
H	0%	0%	0%
I	100%	0%	100%

Interest Cost Calculation Summary

Service Area	Loan 910122-10F	Loan 910147-11F	Loan 910151-11	Current Interest Cost	Future Interest Cost
A	$0	$67,320	$0	**$67,320**	**$228,921**
B	0	0	0	**0**	**2,098,442**
C	0	0	0	**0**	**1,144,604**
D	0	0	0	**0**	**0**
E	0	0	0	**0**	**0**
F	0	0	0	**0**	**0**
G	0	0	0	**0**	**38,154**
H	0	0	0	**0**	**152,615**
I	197,745	0	8,060,815	**8,258,560**	**0**

City of Prescott, Arizona
Development Impact Fee Study
Water and Wastewater Impact Fee Loan Offsets

Wastewater Debt Service Repaid by Rates

Lender Id #	910097-08F		910122-10F		910147-11F	
Lender	**WIFA**		**WIFA**		**WIFA**	
Description	**Clean Water Projects**		**North Main Copperbasin AP83.8%**		**Virgina/Penn Wastewater 80%**	
Munis Liability Account	720 4310 95102		720 4310 95103		720 4310 95104	
Funded By	Wastewater Rates - 100%		Wastewater Rates - 83.8%		Wastewater Rates - 80%	
Munis Org	7205850		7205850		7205850	
6/30/13 Bal	3,838,040		4,483,168		1,134,823	
Discount Rate	3.87%	3.87%	3.14%	3.14%	3.15%	3.15%
	Principal	*Interest*	*Principal*	*Interest*	*Principal*	*Interest*
FY 2013-14	$193,571	$140,968	$203,543	$134,487	$49,067	$34,223
FY 2014-15	201,057	133,191	209,940	127,890	50,614	32,628
FY 2015-16	208,833	125,114	216,537	121,085	52,209	30,982
FY 2016-17	216,910	116,723	223,342	114,067	53,855	29,285
FY 2017-18	225,299	108,009	230,360	106,828	55,552	27,534
FY 2018-19	234,012	98,957	237,599	99,361	57,303	25,727
FY 2019-20	243,062	89,556	245,066	91,660	59,109	23,864
FY 2020-21	252,463	79,790	252,767	83,717	60,972	21,942
FY 2021-22	262,227	69,647	260,710	75,524	62,894	19,960
FY 2022-23	272,369	59,112	268,903	67,074	64,877	17,915
FY 2023-24	282,902	48,170	277,353	58,358	66,922	15,806
FY 2024-25	293,844	36,804	286,069	49,368	69,031	13,630
FY 2025-26	305,208	24,998	295,059	40,096	71,207	11,385
FY 2026-27	317,012	12,736	304,331	30,532	73,451	9,070
FY 2027-28	329,272	0	313,895	20,668	75,766	6,682
FY 2028-29	0	0	323,759	10,494	78,155	4,219
FY 2029-30	0	0	333,933	0	80,618	1,678
FY 2030-31	0	0	0	0	53,220	0
FY 2031-32	0	0	0	0	0	0
FY 2032-33	0	0	0	0	0	0
FY 2033-34	0	0	0	0	0	0
Total	**$3,838,040**	**$1,143,776**	**$4,483,168**	**$1,231,207**	**$1,134,823**	**$326,529**

City of Prescott, Arizona
Development Impact Fee Study
Water and Wastewater Impact Fee Loan Offsets

Wastewater Debt Service Repaid by Rates

Lender Id #	910148-11		910151-11	
Lender	**WIFA**		**WIFA**	
Description	**Sundog Filter Replace/Denitrif**		**Airport WWTP Upgrade 20%**	
Munis Liability Account	720 4310 95105		720 4310 95106	
Funded By	Wastewater Rates - 100%		Wastewater Rates - 20%	
Munis Org	7205850		7205850	
6/30/13 Bal	1,275,191		2,679,088	
Discount Rate	3.15%	3.15%	2.95%	2.95%
	Principal	*Interest*	*Principal*	*Interest*
FY 2013-14	$63,783	$45,714	$336,052	$237,887
FY 2014-15	65,793	43,640	345,965	227,686
FY 2015-16	67,867	41,501	356,171	217,179
FY 2016-17	70,006	39,294	366,678	206,362
FY 2017-18	72,213	37,018	377,495	195,226
FY 2018-19	74,489	34,670	388,631	183,761
FY 2019-20	76,837	32,248	400,096	171,958
FY 2020-21	79,259	29,750	411,899	159,807
FY 2021-22	81,757	27,173	424,050	147,298
FY 2022-23	84,334	24,515	436,559	134,419
FY 2023-24	86,992	21,773	449,438	121,161
FY 2024-25	89,734	18,944	462,696	107,512
FY 2025-26	92,563	16,027	476,346	93,459
FY 2026-27	95,480	13,017	490,398	78,993
FY 2027-28	98,490	9,913	504,864	64,099
FY 2028-29	101,594	6,711	519,758	48,766
FY 2029-30	104,797	3,407	535,091	32,981
FY 2030-31	108,100	0	550,876	16,730
FY 2031-32	0	0	567,127	0
FY 2032-33	0	0	0	0
FY 2033-34	0	0	0	0
Total	**$1,514,091**	**$445,314**	**$8,400,189**	**$2,445,286**

City of Prescott, Arizona
Development Impact Fee Study
Water and Wastewater Impact Fee Loan Offsets

Wastewater Debt Service Repaid by Development Impact Fees

Lender Id #	910122-10F		910147-11F		910151-11	
Lender	**WIFA**		**WIFA**		**WIFA**	
Description	**North Main Copperbasin AP16.2%**		**Virginia/Penn Wastewater 20%**		**Airport WWTP Upgrade 80%**	
Munis Liability Account	725 4310 95103		725 4310 95104		725 4310 95106	
Funded By	Wastewater Impact Fee - 16.2%		Wastewater Impact Fee - 20%		Wastewater Impact Fee - 80%	
Munis Org	7255850		7255850		7255850	
6/30/13 Bal	866,675		283,706		10,727,408	
Discount Rate	3.14%	3.14%	3.15%	3.15%	2.95%	2.95%
	Principal	*Interest*	*Principal*	*Interest*	*Principal*	*Interest*
FY 2013-14	$39,348	$25,999	$12,267	$8,556	$1,344,206	$951,547
FY 2014-15	40,585	24,723	12,653	8,157	1,383,860	910,744
FY 2015-16	41,860	23,408	13,052	7,746	1,424,684	868,716
FY 2016-17	43,176	22,051	13,464	7,321	1,466,712	825,448
FY 2017-18	44,533	20,652	13,888	6,883	1,509,980	780,904
FY 2018-19	45,932	19,208	14,326	6,432	1,554,525	735,045
FY 2019-20	47,376	17,719	14,777	5,966	1,600,383	687,834
FY 2020-21	48,864	16,184	15,243	5,486	1,647,595	639,230
FY 2021-22	50,400	14,600	15,724	4,990	1,696,199	589,192
FY 2022-23	51,984	12,966	16,219	4,479	1,746,236	537,678
FY 2023-24	53,617	11,282	16,730	3,951	1,797,750	484,644
FY 2024-25	55,302	9,544	17,258	3,407	1,850,784	430,046
FY 2025-26	57,040	7,751	17,802	2,846	1,905,382	373,837
FY 2026-27	58,833	5,902	18,363	2,268	1,961,591	315,971
FY 2027-28	60,681	3,995	18,942	1,671	2,019,458	256,397
FY 2028-29	62,588	2,029	19,539	1,055	2,079,032	195,065
FY 2029-30	64,555	0	20,155	419	2,140,363	131,924
FY 2030-31	0	0	13,305	0	2,203,504	66,921
FY 2031-32	0	0	0	0	2,268,508	0
FY 2032-33	0	0	0	0	0	0
FY 2033-34	0	0	0	0	0	0
Net Present Value	**$648,516**	**$197,745**	**$209,773**	**$67,320**	**$24,808,080**	**$8,060,815**

City of Prescott, Arizona
Development Impact Fee Study
Total Wastewater CIP by Fund Requirements - Inflation

Total CIP	Current Year FY 2013-14	Projected FY 2014-15	FY 2015-16	FY 2016-17	FY 2017-18	FY 2018-19
Total DIF Growth-Related Projects (% Paid by Fees)	**$17,150,826**	**$1,250,770**	**$1,643,596**	**$3,168,135**	**$421,469**	**$2,295,000**
SIF Projects (Service Area A)	0	0	0	394,160	0	175,000
SIF Projects (Service Area B)	0	1,250,770	1,643,596	0	0	2,120,000
SIF Projects (Service Area C)	0	0	0	2,773,975	0	0
SIF Projects (Service Area D)	0	0	0	0	0	0
SIF Projects (Service Area E)	0	0	0	0	0	0
SIF Projects (Service Area F)	245,000	0	0	0	0	0
SIF Projects (Service Area G)	0	0	0	0	89,742	0
SIF Projects (Service Area H)	0	0	0	0	331,727	0
SIF Projects (Service Area I)	16,905,826	0	0	0	0	0
Renewal and Replacement Projects						
Debt Financed	0	1,876,154	2,993,394	394,160	2,075,716	3,501,076
Cash Financed (1)	11,177,172	1,021,273	1,134,551	972,927	986,405	999,987
Total	**$28,327,998**	**$4,148,197**	**$5,771,540**	**$4,535,222**	**$3,483,591**	**$6,796,063**

Total CIP with Inflation	Current Year FY 2013-14	Projected FY 2014-15	FY 2015-16	FY 2016-17	FY 2017-18	FY 2018-19
Total DIF Growth-Related Projects (% Paid by Fees)	**$17,150,826**	**$1,288,293**	**$1,743,691**	**$3,461,907**	**$474,367**	**$2,660,534**
SIF Projects (Service Area A)	0	0	0	430,709	0	202,873
SIF Projects (Service Area B)	0	1,288,293	1,743,691	0	0	2,457,661
SIF Projects (Service Area C)	0	0	0	3,031,197	0	0
SIF Projects (Service Area D)	0	0	0	0	0	0
SIF Projects (Service Area E)	0	0	0	0	0	0
SIF Projects (Service Area F)	245,000	0	0	0	0	0
SIF Projects (Service Area G)	0	0	0	0	101,006	0
SIF Projects (Service Area H)	0	0	0	0	373,362	0
SIF Projects (Service Area I)	16,905,826	0	0	0	0	0
Renewal and Replacement						
Debt Financed	0	1,932,439	3,175,691	430,709	2,336,237	4,058,706
Cash Financed (1)	11,177,172	1,051,911	1,203,645	1,063,144	1,110,208	1,159,259
Total CIP with Inflation	**$28,327,998**	**$4,272,643**	**$6,123,027**	**$4,955,760**	**$3,920,812**	**$7,878,499**

(1) FY 2013-14 cash financed projects include on-going WIFA loans in progress.

City of Prescott, Arizona
Development Impact Fee Study
Wastewater Capital Improvement Plan

Line No	Percent Growth	Percent Non-growth	Service Area (1)	Available for Debt	Project Number	PROJECT NAME	Current Year FY 2013-14	Projected FY 2014-15	FY 2015-16	FY 2016-17	FY 2017-18	FY 2018-19
1	0%	100%	0	Cash	1 WW	Impact Fee Ordinance Implementation and User Rates Project (non-IIP)	$144,848	$0	$0	$0	$0	$0
2	0%	100%	0	Cash	2 WW	Capital Contingencies	170,000	176,000	182,000	188,000	194,000	200,000
3	0%	100%	0	Cash	3 WW	Wastewater Model Update	100,000	0	0	0	0	0
4	0%	100%	0	Cash	4 WW	Chemical Root Control	106,090	109,273	112,551	115,927	119,405	122,987
5	0%	100%	0	Cash	5 WW	Maintenance Management	11,000	0	0	0	0	0
6	0%	100%	0	Cash	6 WW	City Shop UST Release Cleanup	40,380	0	0	0	0	0
7	0%	100%	0	Cash	7 WW	City Wide Evapo-Transportation Weather Station	12,500	0	0	0	0	0
8	0%	100%	0	Cash	8 WW	Lift Station Rehabilitation	157,000	111,000	115,000	119,000	123,000	127,000
9	0%	100%	0	Cash	10 WW	Park Avenue	950,000	0	0	0	0	0
10	0%	100%	0	Cash	12 WW	Sewer Mainline Replacement/Rehab	550,000	550,000	550,000	550,000	550,000	550,000
11	0%	100%	0	Cash	14 WW	SR89 & Side Road Connector Roundabout	240,000	0	0	0	0	0
12	0%	100%	0	Cash	16 WW	Sundog Effluent Pond Maintenance	150,000	0	0	0	0	0
13	0%	100%	0	Cash	18 WW	Willow and Watson Lake Enhancement Program (TMDL)	30,000	0	0	0	0	0
14	0%	100%	0	Cash	20 WW	WW SCADA System	75,000	75,000	0	0	0	0
15	0%	100%	0	Cash	22 WW	Equipment Replacement	350,000	0	175,000	0	0	0
16	70%	30%	I	Cash	23 WW	Airport Phase 1 (3.75 MG) Plant Process Expansion and Improvements	24,151,180	0	0	0	0	0
17	50%	50%	F	Cash	24 WW	Upsize sewer on Prescott Lakes Pkwy north of SR 69	490,000	0	0	0	0	0
18	0%	100%	0	Cash	26 WW	Sundog Trunk Main Design and Phase 1 Construction	600,000	0	0	0	0	0
19	40%	60%	B	Y	26 WW	Sundog Trunk Main Phase I - From Sundog WRP to Highway 89	0	3,126,924	0	0	0	0
20	0%	100%	0	Y	28 WW	Robinson Drive	0	0	200,000	0	0	0
21	0%	100%	0	Y	30 WW	Sundog Digester Cleaning	0	0	328,000	0	0	0
22	40%	60%	B	Y	26 WW	Sundog Trunk Main Phase II - from Highway 89 to Miller Valley Rd	0	0	4,108,989	0	0	0
23	100%	0%	C	Y	32 WW	Granite Dells Development - New Lift Station from Hwy 89/Sideroad to Granite Dells Development	0	0	0	2,340,000	0	0
24	100%	0%	C	Y	32 WW	Granite Dells Development - New Sewer Mains from Hwy 89/Sideroad to Granite Dells Development	0	0	0	433,975	0	0
25	70%	30%	I	Y	34 WW	Airport Trunk Sewer Upsize - Two Treatment Plant Scenario (Option A)	0	0	0	0	0	0
26	50%	50%	A	Y	34 WW	Airport Trunk Sewer Upsize - Single Treatment Plant Scenario (Centralization) (Option B)	0	0	0	788,320	0	0
27	20%	80%	G	Y	36 WW	Montezuma Trunk Main-upsize sewers on Granite St from north of Aubrey to Sheldon St	0	0	0	0	448,712	0
28	30%	70%	H	Y	38 WW	Hassayampa Trunk Main - Upsize Josephine/Osburn from Plaza to Miller Valley Rd	0	0	0	0	1,105,757	0
29	0%	100%	0	Y	40 WW	City Lights - replace 8-in gravity sewer north of Virginia St by rerouting pipeline north	0	0	0	0	108,394	0
30	0%	100%	0	Y	42 WW	Willow Creek - upsize sewers on Willow Creek, Rosser and Demerse	0	0	0	0	325,182	0
31	0%	100%	0	Y	44 WW	Upsize sewers on Fifth St, Sixth St, Hillside Dr from Sundog Trunk Sewer to Fifth St	0	0	0	0	482,385	0
32	0%	100%	0	Y	46 WW	Upsize sewer on Sun Dr east of Scott Dr	0	0	0	0	26,757	0
33	50%	50%	A	Y	48 WW	Impact Fee Ordinance Implementation and User Rates Project	0	0	0	0	0	150,000
34	50%	50%	A	Y	50 WW	WW Collection Model Update	0	0	0	0	0	200,000
35	0%	100%	0	Y	52 WW	Hassayampa - Upsize Thumb Butte Rd from Meadowbrook to Country Club Dr	0	0	0	0	0	125,008
36	0%	100%	0	Y	52 WW	Hassayampa - Upsize Meadowbrook from Butte Canyon Dr. to 200 ft east	0	0	0	0	0	21,068
37	40%	60%	B	Y	54 WW	Sundog Equalization Basin & Lift Station	0	0	0	0	0	5,300,000
						Total Capital Improvement Program	**$28,327,998**	**$4,148,197**	**$5,771,540**	**$4,535,222**	**$3,483,591**	**$6,796,063**
						Total Capital Improvement Program with Inflation	**$28,327,998**	**$4,272,643**	**$6,123,027**	**$4,955,760**	**$3,920,812**	**$7,878,499**

(1) "0" Service area indicates operating projects which are 100% rate funded.

City of Prescott, Arizona
Development Impact Fee Study
Total System Impact Fee Subfund (Service Area A through I) (1)

Line No.	DESCRIPTION	Current Year FY 2013-14	FY 2014-15	FY 2015-16	Projected FY 2016-17	FY 2017-18	FY 2018-19
1	**Old Wastewater System Impact Fee (2)**	**$1,800**	**$0**	**$0**	**$0**	**$0**	**$0**
2	**Annual Added EDUs**	**275**	**450**	**521**	**573**	**560**	**502**
	Sources of Funds						
3	System Impact Fees	$495,000	$1,156,347	$1,384,253	$1,571,210	$1,579,187	$1,459,897
4	Interest Income	1,186	0	4,619	8,728	14,318	20,612
5	Bond & Loan Proceeds	0	1,300,000	1,700,000	3,400,000	500,000	2,700,000
6	Loans from Operations Subfund	0	1,879,673	1,785,977	2,131,576	1,944,358	1,997,896
7	Authorized WIFA Loan	16,905,826	0	0	0	0	0
8	Operating Fund Loan FY 2013-14	2,012,176	0	0	0	0	0
9	**Total Sources of Funds**	19,414,188	4,336,020	4,874,849	7,111,514	4,037,863	6,178,405
	Uses of Funds						
10	System Infrastructure Growth-Related Projects	17,150,826	1,288,293	1,743,691	3,461,907	474,367	2,660,534
11	Bond Issuance Costs and Reserve Deposits	0	125,939	164,689	329,378	42,750	261,565
12	Debt Service - Existing	2,381,923	2,380,723	2,379,466	2,378,172	2,376,840	2,375,468
13	Debt Service - New	0	58,298	176,174	383,099	514,428	651,524
14	Loan Repayment	0	20,823	0	0	0	0
15	**Total Uses of Funds**	19,532,749	3,874,076	4,464,020	6,552,556	3,408,385	5,949,091
16	Increase/(Decrease) in Fund Balance	(118,561)	461,943	410,829	558,958	629,478	229,314
17	Beginning Subfund Balance	118,561	0	461,943	872,772	1,431,730	2,061,208
18	**Ending Subfund Balance**	**$0**	**$461,943**	**$872,772**	**$1,431,730**	**$2,061,208**	**$2,290,522**

(1) Summary system-wide fee in FY 2013-14 and total service area impact fee subfund sources and uses in FY 2014-15 through FY 2015-16
(2) Wastewater impact fee is $56 per fixture unit. $1,800 assumes an approximate 32 fixture units per EDU

City of Prescott, Arizona
Development Impact Fee Study
Wastewater Impact Fee Subfund: Service Area A

Line No.	DESCRIPTION	Current Year FY 2013-14	FY 2014-15	FY 2015-16	Projected FY 2016-17	FY 2017-18	FY 2018-19
1	**Wastewater Impact Fee (Service Area A)**		**$193**	**$199**	**$205**	**$211**	**$217**
	Sources of Funds						
2	System Impact Fees	$0	$86,850	$103,570	$117,324	$118,102	$109,046
3	Interest Income	0	0	452	1,284	1,389	2,068
4	Bond & Loan Proceeds	0	0	0	400,000	0	200,000
5	Loans from Operations Subfund	0	0	0	0	0	0
6	Authorized WIFA Loan	0	0	0	0	0	0
7	Operating Fund Loan FY 2013-14	20,823	0	0	0	0	0
8	**Total Sources of Funds**	20,823	86,850	104,022	518,608	119,491	311,114
	Uses of Funds						
9	System Infrastructure Growth-Related Projects	0	0	0	430,709	0	202,873
10	Bond Issuance Costs and Reserve Deposits	0	0	0	38,750	0	19,375
11	Debt Service - Existing	20,823	20,810	20,798	20,785	20,771	20,758
12	Debt Service - New	0	0	0	17,938	30,750	39,719
13	Loan Repayment to Operations Subfund	0	20,823	0	0	0	0
14	**Total Uses of Funds**	20,823	41,633	20,798	508,182	51,521	282,725
15	Increase/(Decrease) in Fund Balance	0	45,217	83,224	10,426	67,970	28,389
16	Beginning Subfund Balance	0	0	45,217	128,441	138,867	206,837
17	**Ending Subfund Balance (A)**	**$0**	**$45,217**	**$128,441**	**$138,867**	**$206,837**	**$235,226**

City of Prescott, Arizona
Development Impact Fee Study
Wastewater Impact Fee Subfund: Service Area B

Line No.	DESCRIPTION	Current Year FY 2013-14	FY 2014-15	FY 2015-16	Projected FY 2016-17	FY 2017-18	FY 2018-19
1	**Wastewater Impact Fee (Service Area B)**		**$3,132**	**$3,226**	**$3,323**	**$3,422**	**$3,525**
	Sources of Funds						
2	System Impact Fees	$0	$573,156	$680,678	$774,198	$776,890	$719,119
3	Interest Income	0	0	4,006	7,008	12,513	18,101
4	Bond & Loan Proceeds	0	1,300,000	1,700,000	0	0	2,500,000
5	Loans from Operations Subfund	0	0	0	0	0	0
6	Authorized WIFA Loan	0	0	0	0	0	0
7	Operating Fund Loan FY 2013-14	0	0	0	0	0	0
8	**Total Sources of Funds**	0	1,873,156	2,384,684	781,206	789,403	3,237,220
	Uses of Funds						
9	System Infrastructure Growth-Related Projects	0	1,288,293	1,743,691	0	0	2,457,661
10	Bond Issuance Costs and Reserve Deposits	0	125,939	164,689	0	0	242,190
11	Debt Service - Existing	0	0	0	0	0	0
12	Debt Service - New	0	58,298	176,174	230,628	230,628	342,739
13	Loan Repayment to Operations Subfund	0	0	0	0	0	0
14	**Total Uses of Funds**	0	1,472,530	2,084,554	230,628	230,628	3,042,590
15	Increase/(Decrease) in Fund Balance	0	400,626	300,130	550,578	558,775	194,630
16	Beginning Subfund Balance	0	0	400,626	700,756	1,251,334	1,810,109
17	**Ending Subfund Balance (B)**	**$0**	**$400,626**	**$700,756**	**$1,251,334**	**$1,810,109**	**$2,004,739**

City of Prescott, Arizona
Development Impact Fee Study
Wastewater Impact Fee Subfund: Service Area C

Line No.	DESCRIPTION	Current Year FY 2013-14	FY 2014-15	FY 2015-16	Projected FY 2016-17	FY 2017-18	FY 2018-19
1	**Wastewater Impact Fee (Service Area C)**		**$168**	**$173**	**$178**	**$184**	**$189**
	Sources of Funds						
2	System Impact Fees	$0	$4,536	$13,523	$15,319	$15,421	$14,238
3	Interest Income	0	0	45	181	2	0
4	Bond & Loan Proceeds	0	0	0	3,000,000	0	0
5	Loans from Operations Subfund	0	0	0	422,935	215,026	216,388
6	Authorized WIFA Loan	0	0	0	0	0	0
7	Operating Fund Loan FY 2013-14	0	0	0	0	0	0
8	**Total Sources of Funds**	0	4,536	13,568	3,438,435	230,449	230,626
	Uses of Funds						
9	System Infrastructure Growth-Related Projects	0	0	0	3,031,197	0	0
10	Bond Issuance Costs and Reserve Deposits	0	0	0	290,628	0	0
11	Debt Service - Existing	0	0	0	0	0	0
12	Debt Service - New	0	0	0	134,533	230,628	230,628
13	Loan Repayment to Operations Subfund	0	0	0	0	0	0
14	**Total Uses of Funds**	0	0	0	3,456,358	230,628	230,628
15	Increase/(Decrease) in Fund Balance	0	4,536	13,568	(17,923)	(179)	(2)
16	Beginning Subfund Balance	0	0	4,536	18,104	181	2
17	**Ending Subfund Balance (C)**	**$0**	**$4,536**	**$18,104**	**$181**	**$2**	**$0**

City of Prescott, Arizona
Development Impact Fee Study
Wastewater Impact Fee Subfund: Service Area D

Line No.	DESCRIPTION	Current Year FY 2013-14	FY 2014-15	FY 2015-16	Projected FY 2016-17	FY 2017-18	FY 2018-19
1	**Wastewater Impact Fee (Service Area D)**		**$67**	**$69**	**$71**	**$73**	**$75**
	Sources of Funds						
2	System Impact Fees	$0	$3,404	$4,060	$4,599	$4,629	$4,274
3	Interest Income	0	0	34	75	122	169
4	Bond & Loan Proceeds	0	0	0	0	0	0
5	Loans from Operations Subfund	0	0	0	0	0	0
6	Authorized WIFA Loan	0	0	0	0	0	0
7	Operating Fund Loan FY 2013-14	0	0	0	0	0	0
8	**Total Sources of Funds**	0	3,404	4,094	4,674	4,751	4,443
	Uses of Funds						
9	System Infrastructure Growth-Related Projects	0	0	0	0	0	0
10	Bond Issuance Costs and Reserve Deposits	0	0	0	0	0	0
11	Debt Service - Existing	0	0	0	0	0	0
12	Debt Service - New	0	0	0	0	0	0
13	Loan Repayment to Operations Subfund	0	0	0	0	0	0
14	**Total Uses of Funds**	0	0	0	0	0	0
15	Increase/(Decrease) in Fund Balance	0	3,404	4,094	4,674	4,751	4,443
16	Beginning Subfund Balance	0	0	3,404	7,498	12,172	16,923
17	**Ending Subfund Balance (D)**	**$0**	**$3,404**	**$7,498**	**$12,172**	**$16,923**	**$21,366**

City of Prescott, Arizona
Development Impact Fee Study
Wastewater Impact Fee Subfund: Service Area E

Line No.	DESCRIPTION	Current Year FY 2013-14	FY 2014-15	FY 2015-16	Projected FY 2016-17	FY 2017-18	FY 2018-19
1	**Wastewater Impact Fee (Service Area E)**		**$0**	**$0**	**$0**	**$0**	**$0**
	Sources of Funds						
2	System Impact Fees	$0	$0	$0	$0	$0	$0
3	Interest Income	0	0	0	0	0	0
4	Bond & Loan Proceeds	0	0	0	0	0	0
5	Loans from Operations Subfund	0	0	0	0	0	0
6	Authorized WIFA Loan	0	0	0	0	0	0
7	Operating Fund Loan FY 2013-14	0	0	0	0	0	0
8	**Total Sources of Funds**	0	0	0	0	0	0
	Uses of Funds						
9	System Infrastructure Growth-Related Projects	0	0	0	0	0	0
10	Bond Issuance Costs and Reserve Deposits	0	0	0	0	0	0
11	Debt Service - Existing	0	0	0	0	0	0
12	Debt Service - New	0	0	0	0	0	0
13	Loan Repayment to Operations Subfund	0	0	0	0	0	0
14	**Total Uses of Funds**	0	0	0	0	0	0
15	Increase/(Decrease) in Fund Balance	0	0	0	0	0	0
16	Beginning Subfund Balance	0	0	0	0	0	0
17	**Ending Subfund Balance (E)**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**

City of Prescott, Arizona
Development Impact Fee Study
Wastewater Impact Fee Subfund: Service Area F

Line No.	DESCRIPTION	Current Year FY 2013-14	FY 2014-15	FY 2015-16	Projected FY 2016-17	FY 2017-18	FY 2018-19
1	**Wastewater Impact Fee (Service Area F)**		**$94**	**$97**	**$100**	**$103**	**$106**
	Sources of Funds						
2	System Impact Fees	$0	$2,848	$3,396	$3,847	$3,873	$3,576
3	Interest Income	0	0	28	63	102	142
4	Bond & Loan Proceeds	0	0	0	0	0	0
5	Loans from Operations Subfund	0	0	0	0	0	0
6	Authorized WIFA Loan	0	0	0	0	0	0
7	Operating Fund Loan FY 2013-14	245,000	0	0	0	0	0
8	**Total Sources of Funds**	245,000	2,848	3,424	3,910	3,975	3,718
	Uses of Funds						
9	System Infrastructure Growth-Related Projects	245,000	0	0	0	0	0
10	Bond Issuance Costs and Reserve Deposits	0	0	0	0	0	0
11	Debt Service - Existing	0	0	0	0	0	0
12	Debt Service - New	0	0	0	0	0	0
13	Loan Repayment to Operations Subfund	0	0	0	0	0	0
14	**Total Uses of Funds**	245,000	0	0	0	0	0
15	Increase/(Decrease) in Fund Balance	0	2,848	3,424	3,910	3,975	3,718
16	Beginning Subfund Balance	0	0	2,848	6,272	10,182	14,157
17	**Ending Subfund Balance (F)**	**$0**	**$2,848**	**$6,272**	**$10,182**	**$14,157**	**$17,875**

City of Prescott, Arizona
Development Impact Fee Study
Wastewater Impact Fee Subfund: Service Area G

Line No.	DESCRIPTION	Current Year FY 2013-14	FY 2014-15	FY 2015-16	Projected FY 2016-17	FY 2017-18	FY 2018-19
1	**Wastewater Impact Fee (Service Area G)**		**$238**	**$245**	**$252**	**$260**	**$268**
	Sources of Funds						
2	System Impact Fees	$0	$4,555	$5,432	$6,153	$6,194	$5,719
3	Interest Income	0	0	46	100	163	132
4	Bond & Loan Proceeds	0	0	0	0	100,000	0
5	Loans from Operations Subfund	0	0	0	0	0	0
6	Authorized WIFA Loan	0	0	0	0	0	0
7	Operating Fund Loan FY 2013-14	0	0	0	0	0	0
8	**Total Sources of Funds**	0	4,555	5,478	6,253	106,357	5,851
	Uses of Funds						
9	System Infrastructure Growth-Related Projects	0	0	0	0	101,006	0
10	Bond Issuance Costs and Reserve Deposits	0	0	0	0	4,000	0
11	Debt Service - Existing	0	0	0	0	0	0
12	Debt Service - New	0	0	0	0	4,484	7,688
13	Loan Repayment to Operations Subfund	0	0	0	0	0	0
14	**Total Uses of Funds**	0	0	0	0	109,490	7,688
15	Increase/(Decrease) in Fund Balance	0	4,555	5,478	6,253	(3,133)	(1,837)
16	Beginning Subfund Balance	0	0	4,555	10,033	16,286	13,153
17	**Ending Subfund Balance (G)**	**$0**	**$4,555**	**$10,033**	**$16,286**	**$13,153**	**$11,316**

City of Prescott, Arizona
Development Impact Fee Study
Wastewater Impact Fee Subfund: Service Area H

Line No.	DESCRIPTION	Current Year FY 2013-14	FY 2014-15	FY 2015-16	Projected FY 2016-17	FY 2017-18	FY 2018-19
1	**Wastewater Impact Fee (Service Area H)**		**$37**	**$38**	**$39**	**$40**	**$42**
	Sources of Funds						
2	System Impact Fees	$0	$757	$903	$1,023	$1,030	$951
3	Interest Income	0	0	8	17	27	0
4	Bond & Loan Proceeds	0	0	0	0	400,000	0
5	Loans from Operations Subfund	0	0	0	0	26,312	29,772
6	Authorized WIFA Loan	0	0	0	0	0	0
7	Operating Fund Loan FY 2013-14	0	0	0	0	0	0
8	**Total Sources of Funds**	0	757	911	1,040	427,369	30,723
	Uses of Funds						
9	System Infrastructure Growth-Related Projects	0	0	0	0	373,362	0
10	Bond Issuance Costs and Reserve Deposits	0	0	0	0	38,750	0
11	Debt Service - Existing	0	0	0	0	0	0
12	Debt Service - New	0	0	0	0	17,938	30,750
13	Loan Repayment to Operations Subfund	0	0	0	0	0	0
14	**Total Uses of Funds**	0	0	0	0	430,050	30,750
15	Increase/(Decrease) in Fund Balance	0	757	911	1,040	(2,681)	(27)
16	Beginning Subfund Balance	0	0	757	1,668	2,708	27
17	**Ending Subfund Balance (H)**	**$0**	**$757**	**$1,668**	**$2,708**	**$27**	**($0)**

City of Prescott, Arizona
Development Impact Fee Study
Wastewater Impact Fee Subfund: Service Area I

Line No.	DESCRIPTION	Current Year FY 2013-14	FY 2014-15	FY 2015-16	Projected FY 2016-17	FY 2017-18	FY 2018-19
1	**Wastewater Impact Fee (Service Area I)**		**$1,796**	**$1,850**	**$1,905**	**$1,963**	**$2,021**
	Sources of Funds						
2	System Impact Fees	$0	$480,240	$572,692	$648,746	$653,049	$602,974
3	Interest Income	1,186	0	0	0	0	0
4	Bond & Loan Proceeds	0	0	0	0	0	0
5	Loans from Operations Subfund	0	1,879,673	1,785,977	1,708,641	1,703,020	1,751,736
6	Authorized WIFA Loan	16,905,826	0	0	0	0	0
7	Operating Fund Loan FY 2013-14	2,241,353	0	0	0	0	0
8	**Total Sources of Funds**	19,148,365	2,359,913	2,358,669	2,357,387	2,356,069	2,354,710
	Uses of Funds						
9	System Infrastructure Growth-Related Projects	16,905,826	0	0	0	0	0
10	Bond Issuance Costs and Reserve Deposits	0	0	0	0	0	0
11	Debt Service - Existing	2,361,100	2,359,913	2,358,669	2,357,387	2,356,068	2,354,710
12	Debt Service - New	0	0	0	0	0	0
13	Loan Repayment to Operations Subfund	0	0	0	0	0	0
14	**Total Uses of Funds**	19,266,926	2,359,913	2,358,669	2,357,387	2,356,069	2,354,710
15	Increase/(Decrease) in Fund Balance	(118,561)	0	0	(0)	0	(0)
16	Beginning Subfund Balance	118,561	0	0	0	0	0
17	**Ending Subfund Balance (I)**	**$0**	**$0**	**$0**	**($0)**	**$0**	**($0)**

City of Prescott, Arizona
Development Impact Fee Study
Wastewater Non-Growth Capital Improvement Subfund

Line No.	DESCRIPTION	Current Year FY 2013-14	FY 2014-15	FY 2015-16	Projected FY 2016-17	FY 2017-18	FY 2018-19
	Capital Improvement Program Subfund Cash Flow						
	Sources of Funds						
1	Bond and Loan Proceeds	$0	$1,932,439	$3,175,691	$430,709	$2,336,237	$4,058,706
2	Transfer From (To) Operations Subfund	11,177,172	1,239,118	1,511,294	1,104,869	1,336,533	1,552,451
3	Interest Income	0	0	0	0	0	0
4	Miscellaneous Revenue	0	0	0	0	0	0
5	**Total Sources of Funds**	11,177,172	3,171,557	4,686,985	1,535,578	3,672,770	5,611,157
	Uses of Funds						
6	System Infrastructure Non-Growth Related Projects	11,177,172	2,984,350	4,379,336	1,493,853	3,446,444	5,217,965
7	Bond Issuance Costs and Reserve Deposits	0	187,207	307,649	41,725	226,326	393,192
8	**Total Uses of Funds**	11,177,172	3,171,557	4,686,985	1,535,578	3,672,770	5,611,157
9	Increase/(Decrease) in Fund Balance	0	0	0	0	0	0
10	Beginning Subfund Balance	0	0	0	0	0	0
11	**Ending Subfund Balance**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**

City of Prescott, Arizona
Development Impact Fee Study
Projected Revenue - Wastewater Development Impact Fees

	Current Year FY 2014-15	Projected FY 2015-16	Projected FY 2016-17	Projected FY 2017-18	Projected FY 2018-19
Service Area A					
EDUs Added	275	450	521	573	560
Wastewater System Impact Fee	$0	$193	$199	$205	$211
Revenue	$0	$86,850	$103,570	$117,324	$118,102
Service Area B					
EDUs Added	112	183	211	233	227
Wastewater System Impact Fee	$0	$3,132	$3,226	$3,323	$3,422
Revenue	$0	$573,156	$680,678	$774,198	$776,890
Service Area C					
EDUs Added	0	27	78	86	84
Wastewater System Impact Fee	$0	$168	$173	$178	$184
Revenue	$0	$4,536	$13,523	$15,319	$15,421
Service Area D					
EDUs Added	31	51	59	65	63
Wastewater System Impact Fee	$0	$67	$69	$71	$73
Revenue	$0	$3,404	$4,060	$4,599	$4,629
Service Area E					
EDUs Added	0	0	0	0	0
Wastewater System Impact Fee	$0	$0	$0	$0	$0
Revenue	$0	$0	$0	$0	$0
Service Area F					
EDUs Added	19	30	35	39	38
Wastewater System Impact Fee	$0	$94	$97	$100	$103
Revenue	$0	$2,848	$3,396	$3,847	$3,873
Service Area G					
EDUs Added	12	19	22	24	24
Wastewater System Impact Fee	$0	$238	$245	$252	$260
Revenue	$0	$4,555	$5,432	$6,153	$6,194
Service Area H					
EDUs Added	13	20	24	26	25
Wastewater System Impact Fee	$0	$37	$38	$39	$40
Revenue	$0	$757	$903	$1,023	$1,030
Service Area I					
EDUs Added	163	267	310	340	333
Wastewater System Impact Fee	$0	$1,796	$1,850	$1,905	$1,963
Revenue	$0	$480,240	$572,692	$648,746	$653,049
All Service Areas					
EDUs Added	275	450	521	573	560
Wastewater System Impact Fee	$1,800	$0	$0	$0	$0
Revenue	$495,000	$0	$0	$0	$0
Total Impact Fee Revenue	$495,000	$1,156,347	$1,384,253	$1,571,210	$1,579,187

City of Prescott, Arizona
Development Impact Fee Study
Wastewater Impact Fee EDU Distribution

Line No.	DESCRIPTION	Beginning FY 2013-14	Current Year FY 2013-14	FY 2014-15	FY 2015-16	Projected FY 2016-17	FY 2017-18	FY 2018-19
	EDU Distribution of Total Growth							
1	Service Area A	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%
2	Service Area B	70.84%	40.58%	40.58%	40.58%	40.58%	40.58%	40.58%
3	Service Area C	0.44%	0.00%	6.00%	15.00%	15.00%	15.00%	15.00%
4	Service Area D	17.92%	11.29%	11.29%	11.29%	11.29%	11.29%	11.29%
5	Service Area E	0.03%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
6	Service Area F	7.91%	6.73%	6.73%	6.73%	6.73%	6.73%	6.73%
7	Service Area G	16.86%	4.25%	4.25%	4.25%	4.25%	4.25%	4.25%
8	Service Area H	10.19%	4.55%	4.55%	4.55%	4.55%	4.55%	4.55%
9	Service Area I	29.16%	59.42%	59.42%	59.42%	59.42%	59.42%	59.42%
10	**Total Beginning EDUs**	21,533						
	Annual EDUs Added							
	Service Area A							
11	**Beginning of Year EDUs**		21,533	21,808	22,258	22,779	23,352	23,912
12	**Growth Rate (System-Wide)**		1.28%	2.06%	2.34%	2.51%	2.40%	2.10%
13	**New EDUs**		275	450	521	573	560	502
14	**End of Year EDUs**		21,808	22,258	22,779	23,352	23,912	24,414
	Service Area B							
15	**Beginning of Year EDUs**		15,254	15,366	15,549	15,760	15,993	16,220
16	**New EDUs**		112	183	211	233	227	204
17	**End of Year EDUs**		15,366	15,549	15,760	15,993	16,220	16,424
	Service Area C							
18	**Beginning of Year EDUs**		95	95	122	200	286	370
19	**New EDUs**		0	27	78	86	84	75
20	**End of Year EDUs**		95	122	200	286	370	445
	Service Area D							
21	**Beginning of Year EDUs**		3,860	3,891	3,942	4,000	4,065	4,128
22	**New EDUs**		31	51	59	65	63	57
23	**End of Year EDUs**		3,891	3,942	4,000	4,065	4,128	4,185

City of Prescott, Arizona
Development Impact Fee Study
Wastewater Impact Fee EDU Distribution

Line No.	DESCRIPTION	Beginning FY 2013-14	Current Year FY 2013-14	FY 2014-15	FY 2015-16	Projected FY 2016-17	FY 2017-18	FY 2018-19
	Service Area E							
24	**Beginning of Year EDUs**		6	6	6	6	6	6
25	**New EDUs**		0	0	0	0	0	0
26	**End of Year EDUs**		6	6	6	6	6	6
	Service Area F							
27	**Beginning of Year EDUs**		1,703	1,722	1,752	1,787	1,826	1,864
28	**New EDUs**		19	30	35	39	38	34
29	**End of Year EDUs**		1,722	1,752	1,787	1,826	1,864	1,897
	Service Area G							
30	**Beginning of Year EDUs**		3,632	3,643	3,662	3,685	3,709	3,733
31	**New EDUs**		12	19	22	24	24	21
32	**End of Year EDUs**		3,643	3,662	3,685	3,709	3,733	3,754
	Service Area H							
33	**Beginning of Year EDUs**		2,194	2,206	2,227	2,251	2,277	2,302
34	**New EDUs**		13	20	24	26	25	23
35	**End of Year EDUs**		2,206	2,227	2,251	2,277	2,302	2,325
	Service Area I							
36	**Beginning of Year EDUs**		6,279	6,443	6,710	7,020	7,360	7,693
37	**New EDUs**		163	267	310	340	333	298
38	**End of Year EDUs**		6,443	6,710	7,020	7,360	7,693	7,991

City of Prescott, Arizona
Development Impact Fee Study
Future Debt Issuances - Wastewater System Impact Fee Fund

Bond Amortization Schedule
FY 2014-15

Borrowing Rate	4.50%	Discount Rate
Years	20	4.50%
Annual Payment	$99,939	
Principal Amount	$1,300,000	NPV of
Fiscal Year of Issue	2015	Interest Payments
		$495,995

Fiscal Year	Principal Balance	Principal	Interest	Total
FY 2013-14				
FY 2014-15	$1,279,281	$20,720	$29,250	$49,970
FY 2015-16	1,236,910	42,371	57,568	99,939
FY 2016-17	1,192,632	44,278	55,661	99,939
FY 2017-18	1,146,361	46,271	53,668	99,939
FY 2018-19	1,098,008	48,353	51,586	99,939
FY 2019-20	1,047,479	50,529	49,410	99,939
FY 2020-21	994,677	52,802	47,137	99,939
FY 2021-22	939,498	55,179	44,760	99,939
FY 2022-23	881,836	57,662	42,277	99,939
FY 2023-24	821,580	60,256	39,683	99,939
FY 2024-25	758,612	62,968	36,971	99,939
FY 2025-26	692,811	65,801	34,138	99,939
FY 2026-27	624,048	68,763	31,176	99,939
FY 2027-28	552,191	71,857	28,082	99,939
FY 2028-29	477,101	75,090	24,849	99,939
FY 2029-30	398,632	78,469	21,470	99,939
FY 2030-31	316,631	82,001	17,938	99,939
FY 2031-32	230,940	85,691	14,248	99,939
FY 2032-33	141,393	89,547	10,392	99,939
FY 2033-34	47,817	93,576	6,363	99,939
FY 2034-35	0	47,817	2,152	49,969
FY 2035-36				
Total		**$1,300,000**	**$698,779**	**$1,998,779**

City of Prescott, Arizona
Development Impact Fee Study
Future Debt Issuances - Wastewater System Impact Fee Fund

Bond Amortization Schedule
FY 2015-16

Borrowing Rate	4.50%	Discount Rate
Years	20	4.50%
Annual Payment	$130,689	
Principal Amount	$1,700,000	NPV of
Fiscal Year of Issue	2016	Interest Payments
		$648,613

Fiscal Year	Principal Balance	Principal	Interest	Total
FY 2013-14				
FY 2014-15				
FY 2015-16	$1,672,906	$27,095	$38,250	$65,345
FY 2016-17	1,617,498	55,408	75,281	130,689
FY 2017-18	1,559,596	57,902	72,787	130,689
FY 2018-19	1,499,089	60,507	70,182	130,689
FY 2019-20	1,435,859	63,230	67,459	130,689
FY 2020-21	1,369,784	66,075	64,614	130,689
FY 2021-22	1,300,735	69,049	61,640	130,689
FY 2022-23	1,228,579	72,156	58,533	130,689
FY 2023-24	1,153,176	75,403	55,286	130,689
FY 2024-25	1,074,380	78,796	51,893	130,689
FY 2025-26	992,038	82,342	48,347	130,689
FY 2026-27	905,991	86,047	44,642	130,689
FY 2027-28	816,072	89,919	40,770	130,689
FY 2028-29	722,106	93,966	36,723	130,689
FY 2029-30	623,912	98,194	32,495	130,689
FY 2030-31	521,299	102,613	28,076	130,689
FY 2031-32	414,068	107,231	23,458	130,689
FY 2032-33	302,012	112,056	18,633	130,689
FY 2033-34	184,914	117,098	13,591	130,689
FY 2034-35	62,546	122,368	8,321	130,689
FY 2035-36	0	62,546	2,815	65,361
FY 2036-37				
FY 2037-38				
Total		**$1,700,000**	**$913,796**	**$2,613,796**

City of Prescott, Arizona
Development Impact Fee Study
Future Debt Issuances - Wastewater System Impact Fee Fund

Bond Amortization Schedule
FY 2016-17

Borrowing Rate	4.50%	Discount Rate
Years	20	4.50%
Annual Payment	$261,379	
Principal Amount	$3,400,000	NPV of
Fiscal Year of Issue	2017	Interest Payments
		$1,297,218

Fiscal Year	Principal Balance	Principal	Interest	Total
FY 2013-14				
FY 2014-15				
FY 2015-16				
FY 2016-17	$3,345,811	$54,190	$76,500	$130,690
FY 2017-18	3,234,993	110,818	150,561	261,379
FY 2018-19	3,119,189	115,804	145,575	261,379
FY 2019-20	2,998,173	121,016	140,363	261,379
FY 2020-21	2,871,712	126,461	134,918	261,379
FY 2021-22	2,739,560	132,152	129,227	261,379
FY 2022-23	2,601,461	138,099	123,280	261,379
FY 2023-24	2,457,148	144,313	117,066	261,379
FY 2024-25	2,306,341	150,807	110,572	261,379
FY 2025-26	2,148,747	157,594	103,785	261,379
FY 2026-27	1,984,062	164,685	96,694	261,379
FY 2027-28	1,811,966	172,096	89,283	261,379
FY 2028-29	1,632,125	179,841	81,538	261,379
FY 2029-30	1,444,192	187,933	73,446	261,379
FY 2030-31	1,247,802	196,390	64,989	261,379
FY 2031-32	1,042,574	205,228	56,151	261,379
FY 2032-33	828,111	214,463	46,916	261,379
FY 2033-34	603,997	224,114	37,265	261,379
FY 2034-35	369,798	234,199	27,180	261,379
FY 2035-36	125,060	244,738	16,641	261,379
FY 2036-37	0	125,060	5,628	130,688
FY 2037-38				
FY 2038-39				
FY 2039-40				
Total		**$3,400,000**	**$1,827,578**	**$5,227,578**

City of Prescott, Arizona
Development Impact Fee Study
Future Debt Issuances - Wastewater System Impact Fee Fund

Bond Amortization Schedule
FY 2017-18

Borrowing Rate	4.50%	Discount Rate
Years	20	4.50%
Annual Payment	$38,438	
Principal Amount	$500,000	NPV of
Fiscal Year of Issue	2018	Interest Payments
		$190,769

Fiscal Year	Principal Balance	Principal	Interest	Total
FY 2013-14				
FY 2014-15				
FY 2015-16				
FY 2016-17				
FY 2017-18	$492,031	$7,969	$11,250	$19,219
FY 2018-19	475,734	16,297	22,141	38,438
FY 2019-20	458,704	17,030	21,408	38,438
FY 2020-21	440,908	17,796	20,642	38,438
FY 2021-22	422,311	18,597	19,841	38,438
FY 2022-23	402,877	19,434	19,004	38,438
FY 2023-24	382,568	20,309	18,129	38,438
FY 2024-25	361,346	21,222	17,216	38,438
FY 2025-26	339,169	22,177	16,261	38,438
FY 2026-27	315,994	23,175	15,263	38,438
FY 2027-28	291,776	24,218	14,220	38,438
FY 2028-29	266,468	25,308	13,130	38,438
FY 2029-30	240,021	26,447	11,991	38,438
FY 2030-31	212,384	27,637	10,801	38,438
FY 2031-32	183,503	28,881	9,557	38,438
FY 2032-33	153,323	30,180	8,258	38,438
FY 2033-34	121,785	31,538	6,900	38,438
FY 2034-35	88,827	32,958	5,480	38,438
FY 2035-36	54,386	34,441	3,997	38,438
FY 2036-37	18,395	35,991	2,447	38,438
FY 2037-38	0	18,395	828	19,223
FY 2038-39				
FY 2039-40				
Total		**$500,000**	**$268,764**	**$768,764**

City of Prescott, Arizona
Development Impact Fee Study
Future Debt Issuances - Wastewater System Impact Fee Fund

Bond Amortization Schedule
FY 2018-19

Borrowing Rate	4.50%	Discount Rate
Years	20	4.50%
Annual Payment	$207,566	
Principal Amount	$2,700,000	NPV of
Fiscal Year of Issue	2019	Interest Payments
		$1,030,141

Fiscal Year	Principal Balance	Principal	Interest	Total
FY 2013-14				
FY 2014-15				
FY 2015-16				
FY 2016-17				
FY 2017-18				
FY 2018-19	$2,656,967	$43,033	$60,750	$103,783
FY 2019-20	2,568,965	88,002	119,564	207,566
FY 2020-21	2,477,002	91,963	115,603	207,566
FY 2021-22	2,380,901	96,101	111,465	207,566
FY 2022-23	2,280,476	100,425	107,141	207,566
FY 2023-24	2,175,531	104,945	102,621	207,566
FY 2024-25	2,065,864	109,667	97,899	207,566
FY 2025-26	1,951,262	114,602	92,964	207,566
FY 2026-27	1,831,503	119,759	87,807	207,566
FY 2027-28	1,706,355	125,148	82,418	207,566
FY 2028-29	1,575,575	130,780	76,786	207,566
FY 2029-30	1,438,910	136,665	70,901	207,566
FY 2030-31	1,296,095	142,815	64,751	207,566
FY 2031-32	1,146,853	149,242	58,324	207,566
FY 2032-33	990,895	155,958	51,608	207,566
FY 2033-34	827,919	162,976	44,590	207,566
FY 2034-35	657,609	170,310	37,256	207,566
FY 2035-36	479,635	177,974	29,592	207,566
FY 2036-37	293,653	185,982	21,584	207,566
FY 2037-38	99,301	194,352	13,214	207,566
FY 2038-39	0	99,301	4,469	103,770
FY 2039-40				
Total		**$2,700,000**	**$1,451,307**	**$4,151,307**

City of Prescott, Arizona
Development Impact Fee Study
Planned Wastewater Debt Issuances

WASTEWATER SYSTEM IMPACT FEE SUBFUND DEBT SERVICE

Line No	Description		FY 2013-14	FY 2014-15	FY 2015-16	FY 2016-17	FY 2017-18	FY 2018-19
1	Amount of Issue		$0	$1,300,000	$1,700,000	$3,400,000	$500,000	$2,700,000
2	Interest During Construction		0	0	0	0	0	0
3	Equal Annual Debt Service		0	99,939	130,689	261,379	38,438	207,566
4	Bond Issuance Expense		0	26,000	34,000	68,000	10,000	54,000
5	Debt Service Reserve		0	99,939	130,689	261,379	38,438	207,566
	Proposed Bond Debt Service Schedule							
6	FY 2013-14	Issue	$0	$0	$0	$0	$0	$0
7	FY 2014-15	Issue		58,298	99,939	99,939	99,939	99,939
8	FY 2015-16	Issue			76,236	130,689	130,689	130,689
9	FY 2016-17	Issue				152,471	261,379	261,379
10	FY 2017-18	Issue					22,422	38,438
11	FY 2018-19	Issue						121,080
12	**Total**		**$0**	**$58,298**	**$176,174**	**$383,099**	**$514,430**	**$651,525**

City of Prescott, Arizona
Development Impact Fee Study
Planned Wastewater Debt Issuances

CAPITAL IMPROVEMENT PROGRAM SUBFUND (Non-Growth)

Line No	Description		FY 2013-14	FY 2014-15	FY 2015-16	FY 2016-17	FY 2017-18	FY 2018-19
1	Amount of Issue		$0	$1,932,439	$3,175,691	$430,709	$2,336,237	$4,058,706
2	Interest During Construction		0	0	0	0	0	0
3	Equal Annual Debt Service		0	148,558	244,135	33,111	179,601	312,018
4	Bond Issuance Expense		0	38,649	63,514	8,614	46,725	81,174
5	Debt Service Reserve		0	148,558	244,135	33,111	179,601	312,018
	Proposed Bond Debt Service Schedule							
6	FY 2013-14	Issue	$0	$0	$0	$0	$0	$0
7	FY 2014-15	Issue		86,659	148,558	148,558	148,558	148,558
8	FY 2015-16	Issue			142,412	244,135	244,135	244,135
9	FY 2016-17	Issue				19,315	33,111	33,111
10	FY 2017-18	Issue					104,767	179,601
11	FY 2018-19	Issue						182,010
12	**Total**		**$0**	**$86,659**	**$290,970**	**$412,008**	**$530,572**	**$787,416**

City of Prescott, Arizona
Development Impact Fee Study
Wastewater Cash Flow Assumptions

DESCRIPTION	Current Year FY 2013-14	FY 2014-15	FY 2015-16	Projected FY 2016-17	FY 2017-18	FY 2018-19
Debt Assumptions						
Payment Period, years	20	20	20	20	20	20
Interest Rate, %	4.5%	4.5%	4.5%	4.5%	4.5%	4.5%
Month of Issue (1-12)	9	6	6	6	6	6
Repayment Delay, years	0	0	0	0	0	0
Debt Service Reserve, %	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%
Debt Issuance Expense	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%
Cashflow Assumptions						
Interest on Fund Balances	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%
Development Impact Fee Escalation	0.0%	0.0%	3.0%	3.0%	3.0%	3.0%
CIP Inflation - Current Year	0.0%	3.0%	3.0%	3.0%	3.0%	3.0%
CIP Inflation - Cumulative	0.0%	3.0%	6.1%	9.3%	12.6%	15.9%