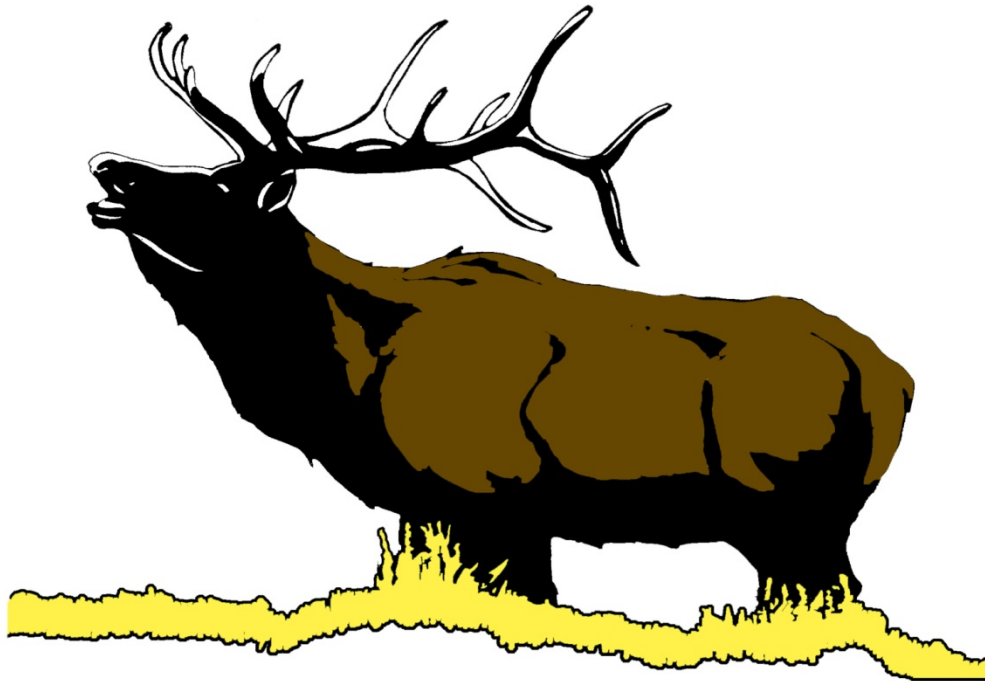


CAPITAL FACILITIES PLAN AND IMPACT FEE ANALYSIS UPDATE 2014 ELK RIDGE CITY



FINAL DRAFT

JANUARY 2015



CAPITAL FACILITIES PLAN AND IMPACT FEE ANALYSIS EXECUTIVE SUMMARY

Elk Ridge City recognizes the need to provide capital facilities and services within the City to protect the health and safety of the City and its citizens. These capital facilities plans and impact fee analyses update projects identified in the previous Elk Ridge City Impact Fee Analysis & Recommendations prepared by AQUA Engineering on October 2008 and establish recommended updated impact fees.

DEMOGRAPHICS

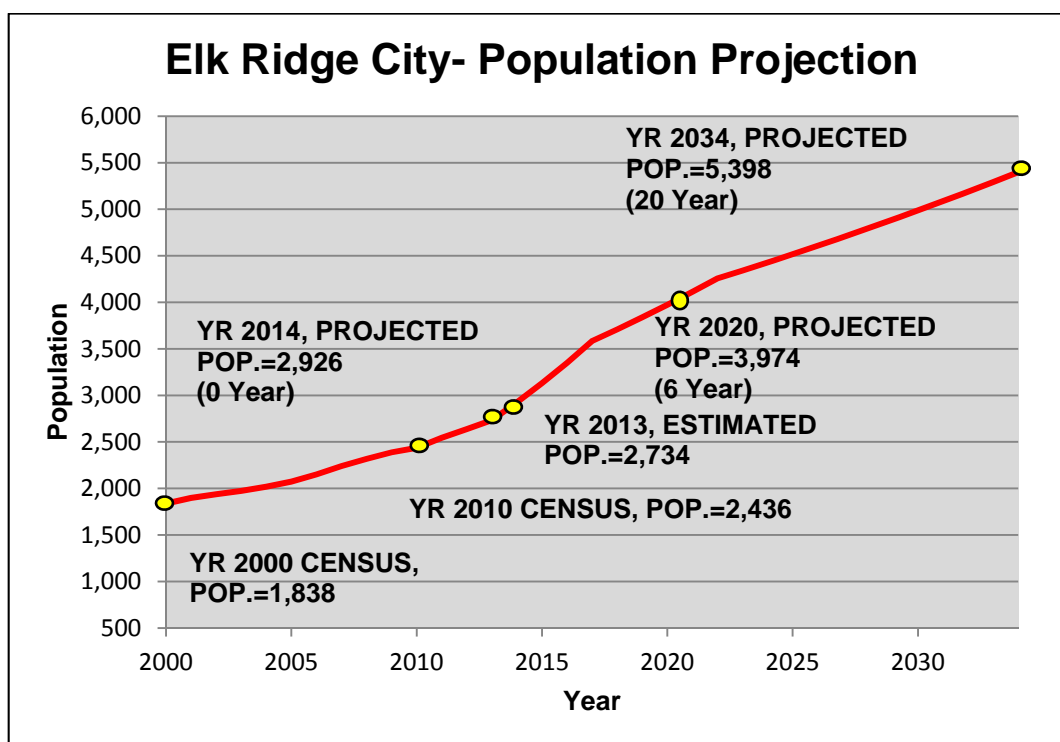
The first step before preparing the Capital Facilities Plans and Impact Fee Analysis is to establish the City's demographics and project these demographics into the future. For these studies, the 20-year planning period is used. Based on demographic data from the Governor's Office of Management & Budget (GOMB) and the Mountainland Association of Governments (MAG), along with growth projections from Elk Ridge City, a variable growth rate is used for each study. The projected growth rate is shown in Table E1. Refer to Figure E1 for population projections.

Table E1: Projected Growth Rates

Year	Growth Rate
2013	7.0% for 5 years
2018	3.5% for 5 years
2023	Maintain 2.0% until build-out

Source: Table 1 in Section 2.2

Figure E1: Projected Population Projection



Source: Figure 3 in Section 2.2

Using these population projections, Elk Ridge City's Future Land Use Map, and established land use densities the projected future units and ERCs have been derived, see Table E2. Equivalent Residential Connections (ERCs) are the primary units used to calculate impact fees. One ERC represents a single family dwelling with known demand characteristics or requirements. Other types of uses such as commercial or industrial uses are typically factored based upon comparison of their demand versus the residential single family unit.

Table E2: Summary of Projected Future Units and ERCs

	Year	2014 (Current Year)	2020	2025	2030	2034	Build- Out (Year 2054)
	Projected Pop.	2,926	3,974	4,517	4,987	5,398	7,902
Land Use	Growth Rate (%)	ERC	ERC	ERC	ERC	ERC	ERC
Residential	Variable	760	1,032	1,173	1,295	1,402	2,052
Commercial	Variable	0	4	24	43	55	115
Church	1 per 900 Pop.	9	12	15	18	18	27
Elementary School	1 per 4,000 Pop.	0	11	11	11	11	22
Totals		769	1,059	1,223	1,367	1,486	2,216
Increase From 2014 (Current)		0	290	454	598	717	1,447

Source: Table 7 in Section 2.6

The information established in the demographics section of this study was used to determine future requirements, establish future capital facility projects, and establish impact fees for each Capital Facilities Plan and Impact Fee Analysis.

POTABLE WATER SYSTEM CFP

Elk Ridge City has three (3) water sources, three (3) water storage tanks, and a distribution system consisting of pipelines ranging from 6-inches to 14-inches in diameter. Using Level of Service (LOS) standards established by the City's current Potable Water Master Plan the following capital improvement projects are required to maintain the current LOS (Table E3).

Table E3: Future Potable Water Capital Improvement Projects

Priority Number	Construction Year	Project Name	Type *	Cost Estimate	Value Associated with New Development in 20-year Planning Period	Proportionate Share Description
6-Year Planning Period						
1	2015	Exploratory Wells	S	\$ 571,500.00	\$ 372,770.40	One of the exploratory wells benefits growth entirely. The other exploratory wells are for redundancy and benefit existing users and future development equally; therefore, 47.84% of remaining 2 exploratory wells benefit future development. Refer to Section 3.1.7.
2	2017	Northeast Well	S	\$ 1,417,597.00	\$ 983,670.56	41.31% of this project benefits new growth entirely. Of the remaining 58.69% of the project the well provides redundancy and benefits everyone equally; therefore an additional 47.84% of the remaining 58.77% of the project cost benefits future growth. This equates to 69.39% of the total project costs benefitting new growth. Refer to Section 3.1.7.
3	2019	12-inch and 14-inch Distribution Waterline	D	\$ 291,719.00	\$ 139,558.37	Distribution Projects benefit all users equally; therefore only 47.84% of this project benefits future development. Refer to Section 3.1.7.
4	2019	12-inch Dedicated Pumping Line	D	\$ 134,239.00	\$ 64,219.94	This project benefits all users equally; therefore only 47.84% of this project benefits future development. Refer to Section 3.1.7.
5	2020	Oak Lane Pump Station Upgrade	D	\$ 498,589.30	\$ 238,525.12	Distribution Projects benefit all users equally; therefore only 47.84% of this project benefits future development. Refer to Section 3.1.7.
6-Year Planning Period Total				\$ 2,913,644.30	\$ 1,798,744.39	N/A
Capital Improvement Project Total				\$ 2,913,644.30	\$ 1,798,744.39	N/A

* D=Distribution, ST=Storage, S=Source
Source: Table 28 in Section 3

This plan provided a rate analysis of the Elk Ridge City's Water User Fees using expenditures and revenues projected in the 20-year planning period. Based on the analysis the City does not need to increase its rates to pay for future capital facility projects.

POTABLE WATER SYSTEM IFA

The proposed impact fees for the potable water system consist mainly of capital improvement projects, buy-in costs for existing infrastructure that benefit future growth, and future debt service related to these capital improvement projects. A small portion of the impact fee consists of professional expenses, i.e. periodic engineering, consulting, and recalculation of impact fees and capital facilities. The potable water impact fee presented in Table E4 is calculated by dividing the costs associated with capital improvement projects, bond debt service, professional expenses, and fee stabilization charge, by growth related ERCs served, excluding City, Church, and School land uses.

Table E4: Potable Water Impact Fee Cashflows

Water Projects	Total Costs	% Attributed to Growth	Costs Attributable to Growth	Related ERCs Served	Cost per New ERC
Buy-in Costs - Surplus Capacity (Depreciated Costs)					
Water Sources ¹	\$ 397,813.46	33.65%	\$ 133,864.23	697	\$ 192.06
Water Storage ¹	\$ 260,678.30	44.57%	\$ 116,184.32	697	\$ 166.69
Distribution System ¹	\$ 346,789.98	47.84%	\$ 165,904.33	697	\$ 238.03
Buy-in Costs - Surplus Capacity (Fixed Cost 2007/2008 Improvements)					
Fixed Cost for 2007/2008 Water Improvement Projects Buy-in ¹	\$ 2,565,066.50	44.57%	\$ 1,143,250.14	697	\$ 1,640.24
Project Fees - Apportioned Costs					
Distribution Projects ²	\$ 1,071,803.72	47.84%	\$ 512,750.90	697	\$ 735.65
Source Projects (Exploratory Wells) ²	\$ 588,645.00	65.23%	\$ 383,953.51	697	\$ 550.87
Source Projects (Production Wells) ²	\$ 1,549,046.52	69.39%	\$ 1,074,883.38	697	\$ 1,542.16
Bond Debt Service ²	\$ 2,093,409.77	69.39%	\$ 1,452,617.04	697	\$ 2,084.10
Bond Proceeds ²	\$ (1,549,046.52)	69.39%	\$ (1,074,883.38)	697	\$ (1,542.16)
Total Capital Projects Fee	\$ 7,324,206.72		\$ 3,908,524.46		\$ 5,607.64
Miscellaneous Fees					
Professional Expenses	\$ 31,896.22	100.00%	\$ 31,896.22	697	\$ 45.76
Total Miscellaneous Fees	\$ 31,896.22		\$ 31,896.22		\$ 45.76

Total Impact Fee Cost per New ERC: \$ 5,653.40

¹ Refer to section 3.1.4 for proportionate share analysis.

² Refer to section 3.1.7 for proportionate share analysis.

Source: Table 36 in Section 3

The proposed potable water impact fee is summarized for Single Family Residential, Multi-Family Residential, and Non-Residential per ERC and per Fixture Unit in Table E5.

Table E5: Proposed Potable Water Impact Fees

Land Use	Impact Fee
Single Family Residential	\$ 5,653 per ERC
Multi-Family Residential	\$ 4,240 per Dwelling
Non-Residential (Indoor Use)	\$ 282 per Fixture Unit
Non-Residential (Outdoor Use)	90 Fixture Units per Acre

Source: Table 37 in Section 3

WASTEWATER SYSTEM CFP

Elk Ridge City has a collection system with sewer lines ranging from 8 to 18-inches. Using LOS standards established by the City's current Sewer Master Plan the following capital improvement projects are required to maintain the current LOS (Table E6).

Table E6: Future Wastewater Capital Improvement Projects

Priority No.	Construction Year	Project Name and Description	Type *	Cost Estimate	Value Associated with New Development	Proportionate Share Description
6-Year Planning Period						
1	2016	Goosenest Drive 12-inch Sewer Extension Project	C	\$ 168,720.77	\$ 168,720.77	100% of this project is attributable to future growth. Refer to Section 4.1.7.
2	2019	Elk Ridge Drive 10-inch Sewer Extension Project	C	\$ 110,291.88	\$ 110,291.88	100% of this project is attributable to future growth. Refer to Section 4.1.7.
3	2021	Canyon View Drive 8-inch Sewer Extension Project	C	\$54,565.55	\$54,565.55	100% of this project is attributable to future growth. Refer to Section 4.1.7.
4	2025	Canyon View Drive and Amafille Lane Sewer Connection Project	C	\$ 90,335.10	\$ 90,335.10	100% of this project is attributable to future growth. Refer to Section 4.1.7.
6-year Planning Period Project Subtotal				\$ 423,913.30	\$ 423,913.30	N/A
Capital Facility Projects Total				\$ 423,913.30	\$ 423,913.30	N/A
Outside 20-year Planning Period						
N/A	After 2034	11200 South Sewer Main Project	C	\$ 89,281.00	N/A	N/A

* C=Collection LS=Lift Station WWTF=Wastewater Treatment Facility
Source: Table 47 in Section 4

This plan provides a rate analysis of the Elk Ridge City's Water User Fees using expenditures and revenues projected in the 20-year planning period. Based on the analysis the City does not need to increase its rates to pay for future capital facility projects.

WASTEWATER SYSTEM IFA

The proposed impact fees for the wastewater system consists mainly of capital improvement projects and buy-in costs for existing infrastructure that benefit future growth. A small portion of the impact fee consists of professional expenses, i.e. periodic engineering, consulting, and recalculation of impact fees and capital facilities. The wastewater impact fee presented in Table E7 is calculated by dividing the costs associated

with capital improvement projects and professional expenses by growth related ERCs served excluding City, Church, and School land uses.

Table E7: Wastewater Impact Fee Cashflows

Wastewater Projects	Total Costs	% Attributed to Growth	Costs Attributable to Growth	Related ERCs Served	Cost per New ERC
Buy-in Costs - Surplus Capacity (Depreciated Costs)					
Wastewater Collection System ¹	\$ 98,698.00	100.00%	\$ 98,698.00	697	\$ 141.60
Project Fees - Apportioned Costs					
Wastewater Collection System Projects	\$ 499,008.03	100.00%	\$ 499,008.03	697	\$ 715.94
Total Capital Projects Fee	\$ 597,706.03		\$ 597,706.03		\$ 857.54
Miscellaneous Fees					
Professional Expenses	\$ 27,925.06	100.00%	\$ 27,925.06	697	\$ 40.06
Total Miscellaneous Fees	\$ 27,925.06		\$ 27,925.06		\$ 40.06

Total Impact Fee Cost per New ERC: \$ 897.61

¹ Refer to Section 4.1.1.

² Refer to Section 4.1.4 for proportionate share analysis.

Source: Table 53 in Section 4

The proposed wastewater impact fee is summarized for Single Family Residential, Multi-Family Residential, and Non-Residential per ERC and per Fixture Unit in Table E8.

Table E8: Proposed Wastewater Impact Fee

Land Use	Impact Fee
Single Family Residential	\$ 897 per ERC
Multi-Family Residential	\$ 672 per ERC
Non-Residential	\$ 44 per Fixture Unit

Source: Table 54 in Section 4

PARKS CFP

Elk Ridge City has three (3) existing parks. Using LOS standards established by the City's General Plan the following capital improvement projects are required to maintain the current LOS (Table E9).

Table E9: Future Park Capital Improvement Projects

Priority Number	Construction Years	Project Name	Cost Estimate	Value Associated with New Development in 20-year Planning Period	Proportionate Share Description
6-Year Planning Period					
1	2015	Schuler Park Improvements	\$ 26,670.00	\$ 11,985.50	44.94% of this project is attributable to new development, see Section 5.1.7.
2	2015 to 2020	Elk Ridge Meadows Park Improvements	\$ 759,506.74	\$ 341,322.33	44.94% of this project is attributable to new development, see Section 5.1.7.
3	2016 to 2021	Goosenest Park	\$ 1,521,114.05	\$ 683,588.65	44.94% of this project is attributable to new development, see Section 5.1.7.
6-Year Planning Period Total			\$ 2,307,290.79	\$ 1,036,896.48	N/A
20-Year Planning Period					
4	2020 to 2025	Loafer Canyon Park	\$ 809,891.70	\$ -	None of this project can be attributed to new development.
5	2029 to 2034	South Park	\$ 687,174.65	\$ -	None of this project can be attributed to new development.
20-Year Planning Period Total			\$ 1,497,066.35	\$ -	N/A
Capital Improvement Project Total			\$ 3,804,357.14	\$ 1,036,896.48	N/A

Source: Table 62 in Section 5

PARKS IFA

The proposed impact fees for the parks consist mainly of capital improvement projects, buy-in costs for existing infrastructure that benefits future growth, and future debt service related to these capital improvement projects. A small portion of the impact fee consists of professional expenses, i.e. periodic engineering, consulting, and recalculation of impact fees and capital facilities. The parks impact fee presented in Table E10 is calculated by dividing the costs associated with capital improvement projects and professional expenses by growth related dwelling units served excluding City, Church, Non-Residential and School land uses.

Table E10: Parks Impact Fee Cashflows

Park Projects	Total Costs	% Attributed to Growth	Costs Attributable to Growth	Related Dwelling Units Served	Cost per New Dwelling Unit
Buy-in Costs - Surplus Capacity					
Existing Parks	\$ 294,852.78	44.94%	\$ 132,506.84	642	\$ 206.40
Total Buy-in Costs	\$ 294,852.78		\$ 132,506.84		\$ 206.40
Project Fees - New Development					
Schuler Park Improvements ¹	\$ 29,143.03	44.94%	\$ 13,096.88	642	\$ 20.40
Elk Ridge Meadows Park Improvements ¹	\$ 843,364.15	44.94%	\$ 379,007.85	642	\$ 590.35
Goosenest Park ¹	\$ 1,739,732.63	44.94%	\$ 781,835.84	642	\$ 1,217.81
Loafer Canyon Park ¹	\$ 899,312.14	0.00%	\$ 0.00	642	\$ 0.00
South Park ¹	\$ 763,045.85	0.00%	\$ 0.00	642	\$ 0.00
Bond Debt Service ¹	\$ 1,760,292.69	44.94%	\$ 791,075.53	642	\$ 1,232.20
Bond Proceeds ¹	\$ (1,283,803.21)	44.94%	\$ (576,941.16)	642	\$ (898.66)
Total Capital Projects Fee	\$4,274,597.80		\$ 1,173,940.57		\$ 2,162.11
Miscellaneous Fees					
Professional Expenses	\$ 15,722.61	100.00%	\$ 15,722.61	642	\$ 24.49
Total Miscellaneous Fees	\$ 15,722.61		\$ 15,722.61		\$ 24.49

Total Impact Fee Cost per New Dwelling Unit: \$ 2,393.00

¹ Refer to section 5.1.7 for proportionate share analysis.

Source: Table 68 in Section 5

The proposed parks impact fee is summarized for Single Family Residential and Multi-Family per Dwelling Unit in Table E11.

Table E11: Proposed Parks Impact Fee

Land Use	Impact Fee
Single Family Residential	\$ 2,393 per Dwelling Unit
Multi-Family Residential	\$ 2,393 per Dwelling Unit

Source: Table 69 in Section 5

ESSENTIAL ROADWAY IMPROVEMENTS CFP

The City has seven (7) major roads which include the following designations:

- 11200 South (Regional Arterial)
- 1600 West (Arterial)
- Goosenest Drive (Collector)
- Elk Ridge Drive (Collector)
- Park Drive (Collector)

- Canyon View Drive (Collector)
- Loafer Canyon Road (Collector)

Elk Ridge is linked to Payson to the west via Goosenest Drive, Salem to the north with 1600 West, and Woodland Hills to the east with 11200 South. Using LOS standards established by the City's General Plan, the following capital improvement projects are required to maintain the current LOS (Table E12).

Table E12: Future Essential Roadway Improvement Capital Improvement Projects

Priority No.	Construction Year	Project Name and Description	Cost Estimate	Value Associated with New Development	Proportionate Share
6-Year Planning Period					
1	2015	High Sierra Drive Improvement Project	\$ 44,069.00	\$ -	0 % of this project is attributable to future growth. Refer to Section 6.1.7.
2	2016	Park Drive and Elk Ridge Drive Intersection Improvement Project	\$ 369,030.25	\$ 176,544.07	47.84% of this project is attributable to future growth. Refer to Section 6.1.7.
3	2016	East Salem Hills Drive Widening Project	\$ 187,579.00	\$ -	0 % of this project is attributable to future growth. Refer to Section 6.1.7.
4	2017	Park Drive Improvement Project	\$ 1,172,718.00	\$ 561,028.29	47.84% of this project is attributable to future growth. Refer to Section 6.1.7.
5	2019	Goosenest Drive and Amafille Lane Extension Project	\$ 833,273.53	\$ 398,638.06	47.84% of this project is attributable to future growth. Refer to Section 6.1.7.
6-year Planning Period Project Subtotal			\$ 2,606,669.78	\$ 1,136,210.42	N/A
20-year Planning Period					
6	2022	Goosenest Drive to Loafer Canyon Road Extension Project (Upsize Costs Only)	\$ 109,231.96	\$ 52,256.57	47.84% of this project is attributable to future growth. Refer to Section 6.1.7.

Table E12 (Continued): Future Essential Roadway Improvement Projects					
Priority No.	Construction Year	Project Name and Description	Cost Estimate	Value Associated with New Development	Proportionate Share
7	2023	Loafer Canyon Road Widening Project	\$ 373,570.50	\$ 178,716.13	47.84% of this project is attributable to future growth. Refer to Section 6.1.7.
20-year Planning Period Project Subtotal			\$ 482,802.46	\$ 230,972.69	N/A
Capital Facility Projects Total			\$ 3,089,472.24	\$ 1,367,183.11	N/A

Source: Table 77 in Section 6

ESSENTIAL ROADWAY IMPROVEMENTS IFA

The proposed impact fees for essential roadway improvements consist mainly of capital improvement projects, buy-in costs for existing infrastructure that benefits future growth, and future debt service related to these capital improvement projects. A small portion of the impact fee consists of professional expenses, i.e. periodic engineering, consulting, and recalculation of impact fees and capital facilities. The essential roadway improvements impact fee presented in Table E13 is calculated by dividing the costs associated with capital improvement projects, bond debt service, professional expenses, and fee stabilization charge, by growth related units served, excluding City, Church, and School land uses.

Table E13: Essential Roadway Improvements Impact Fee Cashflows

Essential Roadway Improvement Projects	Total Costs	% Attributed to Growth	Costs Attributable to Growth	Related ERCs Served	Cost per New ERC
Buy-in Costs - Surplus Capacity (Depreciated Costs)					
Existing Roads ¹	\$ 804,878.39	47.84%	\$ 385,053.82	697	\$ 552.44
Project Fees - Apportioned Costs					
Essential Roadway Improvement Projects ²	\$ 3,318,378.04	47.84%	\$ 1,587,512.05	697	\$ 2,277.64
Bond Debt Service ²	\$ 2,323,285.25	47.84%	\$ 1,111,459.66	697	\$ 1,594.63
Bond Proceeds ²	\$ (1,672,964.81)	47.84%	\$ (800,346.37)	697	\$ (1,148.27)
Total Capital Projects Fee	\$ 4,773,576.86		\$ 2,283,679.17		\$ 3,276.44
Miscellaneous Fees					
Professional Expenses	\$ 18,890.48	100.00%	\$ 18,890.48	697	\$ 27.10
Total Miscellaneous Fees	\$ 18,890.48		\$ 18,890.48		\$ 27.10

Total Impact Fee Cost per New ERC: \$ 3,303.54

¹ Refer to Section 6.1.1.

² Refer to Section 6.1.7 for proportionate share analysis.

Source: Table 83 in Section 6

The proposed essential roadway improvements impact fee is summarized for Single Family Residential, Multi-Family per Dwelling Unit, and Non-Residential per 1,000 square foot of Non-Residential Building in the Table E14.

Table E14: Proposed Essential Roadway Improvements Impact Fee

Land Use	Impact Fee
Single Family Residential	\$ 3,303 per ERC
Multi-Family Residential	\$ 2,477 per ERC
Non-Residential	\$ 1,101 per 1,000 sq. ft.

Source: Table 84 in Section 6

TABLE OF CONTENTS

EXECUTIVE SUMMARY	1
SECTION 1 - INTRODUCTION	1
1.1 Purpose and Scope.....	1
1.2 Capital Facilities Plan Overview	1
1.3 Impact Fee Analysis Overview.....	2
1.3.1 Introduction	2
1.3.2 Impact Fee Adoption: Required Items.....	2
1.3.3 Impact Fee Notice Requirements	3
1.3.4 Impact Fee Accounting, Expenditure, Refund, and Challenging Requirements	4
1.3.5 Impact Fee Cost Item Requirements	5
1.3.6 Elk Ridge City Current Impact Fee Ordinance.....	6
1.4 Background	6
SECTION 2 - DEMOGRAPHICS	9
2.1 Introduction	9
2.2 Population.....	9
2.3 Planning Area	10
2.4 Land Use and Build-out Capacity.....	11
2.5 Planning Conversions	13
2.6 Growth Projections	13
SECTION 3 - POTABLE WATER SYSTEM.....	16
3.1 Capital Facilities Plan	16
3.1.1 Inventory of Existing Facilities.....	16
3.1.2 Method of Financing of Existing Facilities.....	20
3.1.3 Level of Service.....	20
3.1.4 Surplus Capacity.....	22
3.1.5 Additional Facilities Currently Required	25
3.1.6 Additional Facilities Required in 6-year and 20-year Planning Period.....	25
3.1.7 Project Proportionate Share Analysis and Project Costs	27
3.1.8 Method of Financing Required Facilities and Rate Analysis	31
3.2 Impact Fee Analysis.....	33
3.2.1 Service Area	33
3.2.2 Level of Service.....	33
3.2.3 Buy in Component.....	33
3.2.4 Future Capital Improvement Projects.....	34
3.2.5 Future Debt Financing.....	35
3.2.6 Future Planning Expenses.....	36
3.2.7 Proportionate Share Analysis	37
3.2.8 Impact Fee Calculation.....	37
3.2.9 Impact Fee Cashflows	39
3.2.10 Credits for Past and Future Connections	39
SECTION 4 - WASTEWATER SYSTEM.....	42
4.1 Capital Facilities Plan	42
4.1.1 Inventory of Existing Facilities.....	42
4.1.2 Method of Financing of Existing Facilities.....	44
4.1.3 Level of Service.....	44
4.1.4 Surplus Capacity.....	46

4.1.5 Additional Facilities Currently Required	46
4.1.6 Additional Facilities Required in 6-year, 20-year Planning Period, and prior to Build-out	46
4.1.7 Project Proportionate Share Analysis and Project Costs	48
4.1.8 Method of Financing Required Facilities and Rate Study	51
4.2 Impact Fee Analysis.....	53
4.2.1 Service Area	53
4.2.2 Level of Service.....	53
4.2.3 Buy in Component.....	53
4.2.4 Future Capital Improvement Projects.....	53
4.2.5 Future Debt Financing.....	55
4.2.6 Future Planning Expenses.....	55
4.2.7 Proportionate Share Analysis	56
4.2.8 Impact Fee Calculation.....	56
4.2.9 Impact Fee Cashflows	57
4.2.10 Credits for Past and Future Connections	57
SECTION 5 - Parks	60
5.1 Capital Facilities Plan	60
5.1.1 Inventory of Existing Facilities.....	60
5.1.2 Method of Financing of Existing Facilities.....	60
5.1.3 Level of Service.....	60
5.1.4 Surplus Capacity.....	61
5.1.5 Additional Facilities Currently Required	61
5.1.6 Additional Facilities Required in 6-year and 20-year Planning Period.....	61
5.1.7 Project Proportionate Share Analysis and Project Costs	64
5.1.8 Method of Financing Required Facilities	65
5.2 Impact Fee Analysis.....	68
5.2.1 Service Area	68
5.2.2 Level of Service.....	68
5.2.3 Buy in Component.....	68
5.2.4 Future Capital Improvement Projects.....	68
5.2.5 Future Debt Financing.....	69
5.2.6 Future Planning Expenses.....	70
5.2.7 Proportionate Share Analysis	70
5.2.8 Impact Fee Calculation.....	70
5.2.9 Impact Fee Cashflows	72
5.2.10 Credits for Past and Future Connections	72
SECTION 6 - ESSENTIAL ROADWAY IMPROVEMENTS	75
6.1 Capital Facilities Plan	75
6.1.1 Inventory of Existing Facilities.....	75
6.1.2 Method of Financing of Existing Facilities.....	77
6.1.3 Level of Service.....	77
6.1.4 Surplus Capacity.....	77
6.1.5 Additional Facilities Currently Required	77
6.1.6 Additional Facilities Required in 6-year and 20-year Planning Period.....	77
6.1.7 Project Proportionate Share Analysis and Project Costs	79
6.1.8 Method of Financing Required Facilities	81
6.2 Impact Fee Analysis.....	83
6.2.1 Service Area	83
6.2.2 Level of Service.....	83
6.2.3 Buy in Component.....	83
6.2.4 Future Capital Improvement Projects.....	83

6.2.5 Future Debt Financing.....	84
6.2.6 Future Planning Expenses.....	85
6.2.7 Proportionate Share Analysis	86
6.2.8 Impact Fee Calculation.....	86
6.2.9 Impact Fee Cashflows	87
6.2.10 Credits for Past and Future Connections	87
SECTION 7 - SUMMARY OF EXISTING AND PROPOSED IMPACT FEES.....	90
7.1 Potable Water System Impact Fee	90
7.1.1 Existing Potable Water Impact Fee	90
7.1.2 Proposed Potable Water Impact Fee	90
7.2 Wastewater Impact Fee	90
7.2.1 Existing Wastewater Impact Fee	90
7.2.2 Proposed Wastewater Impact Fee	91
7.3 Parks Impact Fee.....	91
7.3.1 Existing Parks Impact Fee	91
7.3.2 Proposed Parks Impact Fee.....	91
7.4 essential roadway improvements Impact Fee.....	92
7.4.1 Existing Essential Roadway Improvements Impact Fee	92
7.4.2 Proposed Essential Roadway Improvements Impact Fee.....	92

APPENDICES

REFERENCES.....	APPENDIX A
SUPPLEMENTAL DEMOGRAPHIC INFORMATION.....	APPENDIX B
ELK RIDGE CITY CULINARY WATER RIGHTS.....	APPENDIX C
COST ESTIMATES – CULINARY WATER CAPITAL FACILITY PROJECTS.....	APPENDIX D
ELK RIDGE CITY PROJECTED WATER FUND REVENUES AND EXPENDITURES.....	APPENDIX E
IMPACT FEE CALCULATIONS – CULINARY WATER.....	APPENDIX F
COST ESTIMATES – WASTEWATER CAPITAL FACILITY PROJECTS.....	APPENDIX G
ELK RIDGE CITY PROJECTED SEWER FUND REVENUES AND EXPENDITURES.....	APPENDIX H
IMPACT FEE CALCULATIONS – WASTEWATER.....	APPENDIX I
COST ESTIMATES – PARKS CAPITAL FACILITY PROJECTS.....	APPENDIX J
IMPACT FEE CALCULATIONS – PARKS.....	APPENDIX K
COST ESTIMATES – ESSENTIAL ROADWAY IMPROVEMENT PROJECTS.....	APPENDIX L
IMPACT FEE CALCULATIONS – ESSENTIAL ROADWAY IMPROVEMENT PROJECTS.....	APPENDIX M
ELK RIDGE CITY CURRENT IMPACT FEE ORDINANCE AND CURRENT FEE SCHEDULE.....	APPENDIX N
FY 2012/2013 BASIC FINANCIAL STATEMENTS AND AUDITS.....	APPENDIX O
ELK RIDGE CITY FIXED ASSET SCHEDULES.....	APPENDIX P
BUREAU OF ECONOMIC ANALYSIS IMPLICIT PRICE DEFLATORS FOR GROSS DOMESTIC PRODUCT.....	APPENDIX Q

TABLES

Table E1: Projected Growth Rates	1
Table E2: Summary of Projected Future Units and ERCs	2
Table E3: Future Potable Water Capital Improvement Projects	3
Table E4: Potable Water Impact Fee Cashflows	4
Table E5: Proposed Potable Water Impact Fees	5
Table E6: Future Wastewater Capital Improvement Projects	6
Table E7: Wastewater Impact Fee Cashflows	7
Table E8: Proposed Wastewater Impact Fee	7
Table E9: Future Park Capital Improvement Projects	8
Table E10: Parks Impact Fee Cashflows	9
Table E11: Proposed Parks Impact Fee	9
Table E12: Future Essential Roadway Improvement Capital Improvement Projects	10
Table E13: Essential Roadway Improvements Impact Fee Cashflows	11
Table E14: Proposed Essential Roadway Improvements Impact Fee	12
Table 1: Projected Growth Rates	9
Table 2: Other Government Entities Population Projections	10
Table 3: Land Use Densities	11
Table 4: Build-out Units and Developable Acreage	11
Table 5: Current Service Connections and ERCs	13
Table 6: Projected Build-out ERCs based on Land Use	14
Table 7: Summary of Projected Future Units and ERCs	14
Table 8: Existing Municipal Use Certificated, Pending, and Permitted Water Rights	16
Table 9: Existing Potable Water Sources	17
Table 10: Existing Potable Water Sources Capital Asset Values	17
Table 11: Existing Potable Water Storage Tanks	18
Table 12: Existing Potable Water Storage Tanks Capital Asset Values	18
Table 12A: Existing Potable Water Pump Stations	18
Table 13: Existing Potable Water Distribution System Capital Asset Values	20
Table 14: Existing Potable Water Long Term Debt	20
Table 15: Existing Potable Water Demand	20
Table 16: Peaking Factors	21
Table 17: Potable Water Level of Service	21
Table 18: Current Potable Water Right Demand and Surplus Water Right Capacity	23
Table 19: Current Potable Water Source Demand and Surplus Source Capacity	23
Table 20: Current Potable Water Storage Demand and Surplus Storage Capacity	23
Table 21: Year 2007/ 2008 Water Improvement Projects Actual Costs	24
Table 22: Future Potable Water Right Demand	25
Table 23: Future Potable Water Source Demand	25
Table 24: Future Potable Water Storage Demand	25
Table 25: Future Potable Water Sources (6-year Planning Period)	26
Table 26: New and Existing Development Proportionate Share – Source Project	28
Table 27: New and Existing Development Proportionate Share – Distribution Projects	28
Table 28: Future Potable Water Capital Improvement Projects	29
Table 29: Potable Water Level of Service Parameters	33
Table 30: Potable Water Buy In Component Cost less 2007/2008 Water Improvement Projects	34
Table 31: Potable Water Buy In Component Cost 2007/2008 Water Improvement Projects	34
Table 32: Future Potable Water Capital Improvement Projects	34
Table 33: Potable Water Impact Fee per Project	35
Table 34: Potable Water Proposed Future Financing	36
Table 35: Potable Water Professional Expenses for Master Plan and Impact Fee Updates	36
Table 36: Potable Water Impact Fee Cashflows	38
Table 37: Proposed Potable Water Impact Fees	39
Table 38: Potable Water Impact Fee Cashflows	40
Table 39: Potable Water Impact Fee Cashflow Summary	41

TABLE OF CONTENTS
JANUARY 2014

Table 40: Existing Wastewater System Capital Asset Values	42
Table 41: Current Sewer Collection System Capacity	44
Table 42: Minimum Slopes	45
Table 43: Present Major Gravity Pipeline Flows and Surpluses	46
Table 44: Wastewater Facilities required in 6 and 20-year planning period	47
Table 45: Year 2034 Major Gravity Pipeline Flows and Surpluses	47
Table 46: New and Existing Development Proportionate Share – Professional Expenses	48
Table 47: Future Wastewater Capital Improvement Projects	49
Table 48: Wastewater Level of Service	53
Table 49: Wastewater Buy In Component Cost	53
Table 50: Future Wastewater Capital Improvement Projects	54
Table 51: Wastewater Impact Fee per Project.....	54
Table 52: Wastewater Professional Expenses for Master Plan and Impact Fee Updates	55
Table 53: Wastewater Impact Fee Cashflows.....	56
Table 54: Proposed Wastewater Impact Fees	57
Table 55: Wastewater Impact Fee Cashflows.....	58
Table 56: Wastewater Impact Fee Cashflow Summary	59
Table 57: Existing Parks Capital Asset Values	60
Table 58: Projected Required Park Acreage	61
Table 59: Summary of Additional Park Facilities Currently Required	63
Table 60: Summary of Park Facilities Constructed in 20-year Planning Period.....	63
Table 61: New and Existing Development Proportionate Share – Park Projects	65
Table 62: Future Parks Capital Improvement Projects (20 year Planning Period)	65
Table 63: Park Level of Service	68
Table 64: Parks Buy In Component.....	68
Table 65: Future Park Capital Improvement Projects	69
Table 66: Parks Proposed Future Financing.....	69
Table 67: Parks Professional Expenses for Master Plan and Impact Fee Updates	70
Table 68: Parks Impact Fee Cashflows.....	71
Table 69: Proposed Parks Impact Fees	72
Table 70: Parks Impact Fee Cashflows.....	73
Table 71: Parks Impact Fee Cashflow Summary	74
Table 72: Existing Roads Capital Asset Values	75
Table 73: Roadway Classifications	75
Table 74: Summary of Essential Roadway Improvements Constructed in 6-year Planning Period ..	78
Table 75: Summary of Essential Roadway Improvements Constructed in 20-year Planning Period	78
Table 76: New and Existing Development Proportionate Share	80
Table 77: Future Essential Roadway Improvement Projects.....	80
Table 78: Essential Roadway Improvements Level of Service.....	83
Table 79: Roads Buy In Component	83
Table 80: Future Essential Roadway Improvements Capital Improvement Projects.....	84
Table 81: Essential Roadway Improvements Proposed Future Financing	85
Table 82: Essential Roadway Improvements Professional Expenses for Master Plan and Impact Fee Updates	85
Table 83: Essential Roadway Improvements Impact Fee Cashflows	86
Table 84: Proposed Essential Roadway Improvements Impact Fees	87
Table 85: Essential Roadway Improvements Impact Fee Cashflows	88
Table 86: Essential Roadway Improvements Impact Fee Cashflow Summary.....	89
Table 87: Existing Potable Water Impact Fee	90
Table 88: Proposed Potable Water Impact Fees.....	90
Table 89: Existing Wastewater Impact Fee.....	91
Table 90: Proposed Wastewater Impact Fees	91
Table 91: Existing Park Impact Fee	91
Table 92: Proposed Parks Impact Fee	92
Table 93: Existing Essential Roadway Improvements Impact Fee	92
Table 94: Proposed Essential Roadway Improvements Impact Fee	92

FIGURES

Figure E1: Projected Population Projection	1
Figure 1: City Aerial Overview	6
Figure 2: Location Map	8
Figure 3: Projected Population Projection	10
Figure 4: Land Use Map	12
Figure 5: Land Use Map and Build Out Capacity	15
Figure 6: Existing Potable Water Sources, Storage, and Distribution System	19
Figure 7: Future Potable Water Improvements	30
Figure 8: Existing Wastewater Collection System	43
Figure 9: Future Wastewater Collection System Projects	50
Figure 10: Existing Park Location Map	62
Figure 11: Future Park Plan	67
Figure 12: Existing Transportation Map	76
Figure 13: Future Road Improvements	82

SECTION 1 - INTRODUCTION

1.1 PURPOSE AND SCOPE

Elk Ridge City recognizes the need to provide capital facilities and services within the City to protect the health and safety of the City and its citizens. These capital facilities plans and impact fee analyses will update projects identified in the previous Elk Ridge City Impact Fee Analysis & Recommendations prepared by AQUA Engineering on October 2008 and establish recommended updated impact fees.

1.2 CAPITAL FACILITIES PLAN OVERVIEW

Capital facility plans are a crucial element to identify future capital improvement projects required to maintain an expected or regulatory level of service within a community, which not only benefits the current generation, but future generations. Specifically these capital facilities plans will provide the following:

- Complete a 20-year population and demographic projection for the specified study area using the existing General Plan, Master Plans, and previous population and land use projections;
- Identify existing infrastructure using City records, present master plans, and Capital Facilities Plan (CFP). Add significant undocumented improvements as required for each infrastructure element;
- Calculate levels of service using specified standards;
- Identify system deficiencies and surpluses;
- Identify present and future demands on the system;
- Identify Capital Improvement Projects (CIP) necessary to remedy deficiencies and meet the demands of new development;
- Identify Impact Fees (IF) eligible and non-IF eligible improvements or proportions and identify potential funding sources for each;
- Prepare an engineer's opinion of probable costs for the improvements inclusive of land/easement acquisition, construction, and planning/surveying/engineering;
- Identify and quantify all revenue sources for improvements;
- Prioritize and schedule each CIP within the 20-year planning period;
- Provide recommendations for utility fee rate structure adjustments to meet system deficiencies including projected operation and maintenance (O&M) and its effect on the staffing level;
- Solicit and document input from city officials, staff, stakeholders, and affected entities during the CFP process;

1.3 IMPACT FEE ANALYSIS OVERVIEW

1.3.1 Introduction

Imposition of impact fees in Utah were established with the Impact Fees Act, Utah Code – Title 11 – Chapter 36a. The Impact Fees Act grants a local political subdivision the ability to impose fair impact fees on new development in accordance with the requirements set forth in the Impact Fees Act. Impact fees are different from other City fees such as user charges, connection fees, taxes, special assessments, etc. The City must determine what proportion of improvements should be paid by future residents in order to ensure that future growth pays its fair share of capital improvements. Impact fees can include cost for future residents of the City to buy into surplus capacity of existing improvements.

1.3.2 Impact Fee Adoption: Required Items

In order to adopt an impact fee the following major items are required:

1. Impact Fee Facilities Plan (Impact Fee Act, 11-36a-301): An impact fee facilities plan (IFFP) needs to be adopted to determine the public facilities required to serve development resulting from the new development activity. Impact fee facilities plan requirements are not required to be adhered to for a local political subdivision with a population, or serving a population, of less than 5,000 as of the last federal census, but the impact fees need to be based upon a reasonable plan. A separate impact fee facilities plan is not required if a general plan contains the elements required by the Impact Fee Act, 11-36a-302. The capital facility plans will also serve as the City's IFFP and will comply to the requirements of 11-36a-302. Before preparing the IFFP and Impact Fee Analysis (IFA) notice must be given on the Utah Public Notice website under the law (Impact Fees Act, 11-36a-501 thru 11-36a-503).
2. Written Impact Fee Analysis (Impact Fee Act, 11-36a-304): The impact fee analysis shall identify the anticipated impact on or consumption of any existing capacity of a public facility by the anticipated development activity. The impact fee analysis must also identify the anticipated impact on system improvement required by the anticipated development activity to maintain the established level of service for each public facility. The impact fee analysis must also include a proportionate share analysis which clearly details the cost components and methodology used to calculate the impact fee.
3. Proportionate Share Analysis (Impact Fee Act, 11-36a-304-d): The proportionate share analysis requirement of the impact fee analysis is intended to divide the capacity and costs of projects identified in the IFFP evenly between future and existing users in relation to the benefit to each type of user. Proportionate share of costs related to new development is determined as follows:

- a. Cost of each existing public facilities that have surplus capacity to serve the anticipated development resulting from the new development activity.
 - b. Cost of system improvements for each public facility.
 - c. Other than impact fees, the manner of financing for each public facility, such as user charges, special assessments, bonded indebtedness, general taxes, or federal grants.
 - d. The relative extent to which development activity will contribute to financing the surplus capacity and system improvements for each existing public facility, by such means as user charges, special assessments, or payment from the proceeds of general taxes.
 - e. The relative extent to which development activity will contribute to the cost of existing public facilities and system improvements in the future.
 - f. The extent to which the development activity is entitled to a credit against impact fees because the development activity will dedicate system improvements or public facilities that will offset the demand for system improvements, inside or outside the proposed development.
 - g. Extraordinary costs, if any, in servicing the newly developed properties.
 - h. The time-price differential inherent in fair comparisons of amounts paid at different times.
4. Summary of Impact Fee Analysis (Impact Fee Act, 11-36a-303-2): The impact fee analysis shall include a summary of the impact fee analysis designed to be understood by a lay person.
 5. Impact Fee Enactment (Impact Fee Act, 11-36a-401): The City wishing to impose an impact fee shall pass an impact fee enactment (City Ordinance). The City Ordinance must be adopted by the Elk Ridge City Council to enact the proposed fees. An impact fee imposed by the City Ordinance may not exceed the highest fee justified by the impact fee analysis. An impact fee enactment may not take effect until 90 days after the day on which the City Ordinance is approved.

1.3.3 Impact Fee Notice Requirements

To enact impact fees the City shall adopt the impact fee by City ordinance and include the following (Impact Fees Act, 11-36a-402):

- A provision establishing one or more service areas.
- A schedule of impact fees for each type of development activity that shows the formula that the City has used to calculate the impact fee.

- Provision authorizing the City to adjust the standard impact fee at the time the fee is charged to respond to any changes or unusual circumstances to ensure that the impact fees are imposed fairly.
- Provision governing calculation of the amount of the impact fee to be imposed on a particular development that permits adjustment of the amount of the impact fee based upon studies and data submitted by the developer.

Notice of the intent to adopt impact fees is handled as if the impact fee enactment were a land use ordinance. A notice of the public hearing stating the date, time, and place of the public hearing to consider adoption or modification of the impact fees shall be mailed to each affected entity at least 10 calendar days before the public hearing; posted; in at least three (3) public locations within the county or on the county's official website; and published in an area newspaper at least 10 calendar days before the public hearing and on the Utah Public Notice Website. A copy of the proposed Impact Fee Ordinance, written Impact Fee Analysis, Executive Summary, and Impact Fee Facilities Plan must be made available to the public 10 days before the hearing (Impact Fees Act, 11-36a-504). These items must also be posted to the City's website or to each public library within the City. After the 10 calendar day noticing period the City Council may adopt, amend and adopt, or reject the Impact Fee Ordinance and fee schedule. Following adoption, Utah Municipal Code, Title 10-3-711 requires a copy of the ordinance be deposited in the office of the municipal recorder and publish a short summary of the ordinance at least once in a newspaper published within the municipality or local newspaper. The Impact Fee Ordinance becomes effective 20 days after publication or posting or 30 days after final passage by the governing body, whichever is closer to the date of final passage. Ordinances may become effective at an earlier or later date after publication or posting if so provided in the ordinance (Utah Municipal Code, 10-3-712).

1.3.4 Impact Fee Accounting, Expenditure, Refund, and Challenging Requirements

Accounting of Impact Fees: The Impact Fees Act requires a local political subdivision to establish a separate interest bearing ledger account for each type of public facility for which an impact fee is collected. Impact fees collected must be deposited in the appropriate ledger account. The interest earned on each impact fee fund or ledger account shall be retained in the account. At the end of each fiscal year, a report shall be prepared on each fund or ledger account showing the source and amount of all money collected, earned, and received by the fund or ledger account and each expenditure from the fund or ledger account. (Impact Fees Act, 11-36a-601)

Expenditure of Impact Fees: According to the Impact Fees Act, the City shall expend or encumber the impact fees for a permissible use within six (6) years of receipt of the impact fees. The City may hold onto the fees for longer than six years if it identifies in writing an extraordinary

and compelling reason why the fees should be held longer than six years and an absolute date by which the fees will be expended. (Impact Fees Act, 11-36a-602)

Refund of Impact Fees: A local political subdivision shall refund any impact fee paid by a developer, plus interest earned, when the developer does not proceed with the development activity and has filed a written request for a refund; the fee has not been spent or encumbered; and no impact has resulted. (Impact Fees Act, 11-36a-603)

Challenging of Impact Fees: A person or an entity residing in or owning property within a service area, or an organization, association, or a corporation representing the interest of persons or entities owning property within a service area, has standing to file a declaratory judgment action challenging the validity of an impact fee. A person or entity required to pay an impact fee who believes the impact fee does not meet the requirements of the law may file a written request for information with the local political subdivision. This information must be provided within two (2) weeks of receipt of the written request and includes the written IFA, IFFP, ordinance and any other information related to the impact fee calculation. An individual has the right to challenge an impact fee that was adopted on or after July 1, 2000. The City must repeat the process of noticing and adoption to remedy any procedure which was found to be faulty. If the impact fee is faulty the City must remedy the fee by repeating the adoption process. If collected impact fees are found to be incorrect, the City must repay the difference between what was collected and what should have been collected plus the interest earned since the date the fees were collected. The affected parties may settle any impact fee dispute through arbitration. (Impact Fees Act, 11-36a-701)

1.3.5 Impact Fee Cost Item Requirements

Impact fees cannot be used to cure deficiencies in a public facility serving existing development. Impact fees are to be used for expanding existing facilities or construction of new facilities to coincide with new development. Existing deficiencies are not a consequence of future growth; therefore, impact fees cannot be used. Existing deficiencies must use other sources of revenues such as service charges, grants, or loans. Impact fees cannot be used to raise the established level of service of a public facility serving existing development or be used for operation and maintenance costs associated with public facilities. Impact fees can include the following cost items (Impact Fees Act, 11-36a-305):

1. Construction contract price.
2. Cost of acquiring land, improvement, materials, and fixtures.
3. Cost for planning, surveying, and engineering fees for services provided for and directly related to the construction of the system improvements.

4. For a political subdivision, debt service charges, if the political subdivision might use impact fees as a revenue stream to pay the principal and interest on bonds, notes, or other obligations issued to finance the costs of the system improvements.

1.3.6 Elk Ridge City Current Impact Fee Ordinance

Elk Ridge has established impact fees for Potable Water; Wastewater; Parks, and Essential Roadway Improvements. Refer to appendix N for a copy of the current ordinance along with the City's current impact fees. The City currently waives impact fees for schools, churches, and City owned facilities. These facilities will be excluded from impact fee analyses throughout this document. The law does allow a public school to be charged for a development resulting from a school district's or charter school's development activity. An impact fee can be imposed on a school's development activity which directly results in a need for additional system improvements. The impact fee is calculated to cover only the school district's or charter school's proportionate share of the cost of those additional system improvements (Impact Fees Act, 11-36a-202).

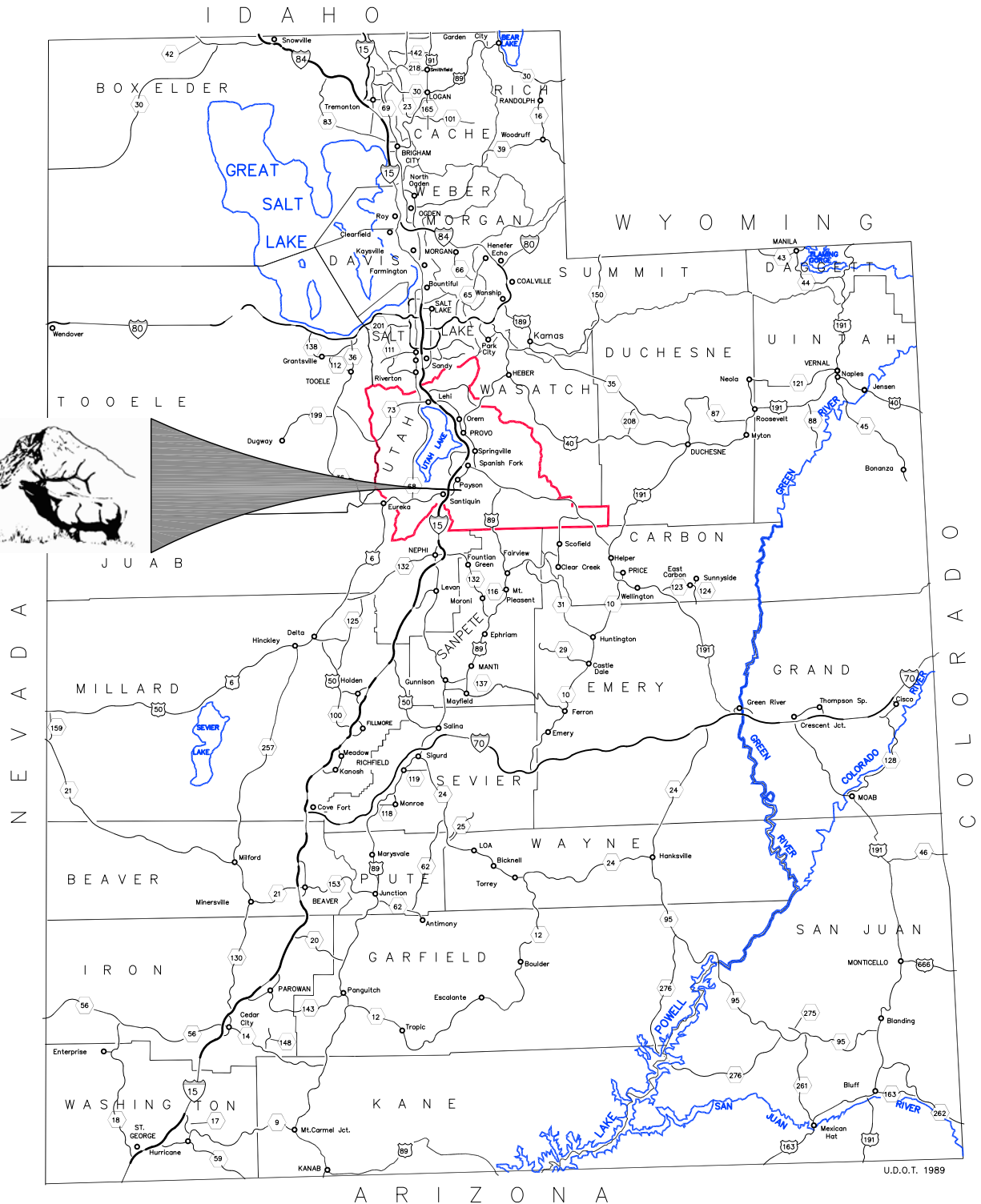
1.4 BACKGROUND

Elk Ridge City is situated at the southern end of Utah County and is located south of Salem and east of Payson as shown in Figure 1. The City is located at an average elevation of 5,300 feet and the community is established at the foothills of the Wasatch Mountain Range at the base of Mount Loafer. Terrain slopes northwesterly toward the southeastern side of Utah Lake, which is eleven (11) miles northwest of Elk Ridge.

Figure 1: City Aerial Overview



The City is primarily a residential community. Some commercial/industrial development is expected to develop as the area fills in and traffic increases. This additional commercial growth is not expected to significantly change the character of the City as the City which is expected to continue to be a residential community exporting its workforce to larger neighboring communities.



533 W. 2600 S, SUITE 275, BOUNTIFUL, UT 84010
PHONE (801) 299-1327 FAX (801) 299-0153

Elk Ridge City
Capital Facilities Plan and Impact Fee Analysis Update 2014
LOCATION MAP
Figure 2 Page 8

SECTION 2 - DEMOGRAPHICS

2.1 INTRODUCTION

A demographic analysis of Elk Ridge City's current population, land-use, development patterns and development potential has been completed. The results of the analysis have been used as a basis for projection of future growth and its distribution throughout the study area. These projections will be used as one of the factors to estimate future service demands and capital projects required for the community.

2.2 POPULATION

Like much of Utah, Elk Ridge experienced significant growth up until 2008 when the National economy and real estate markets plummeted. Growth and development went from over 5% to nearly 0% during the economic downturn. Over the last couple of years (2010 to 2012) a slight upturn in growth has been recorded averaging approximately 3 to 4% a year.

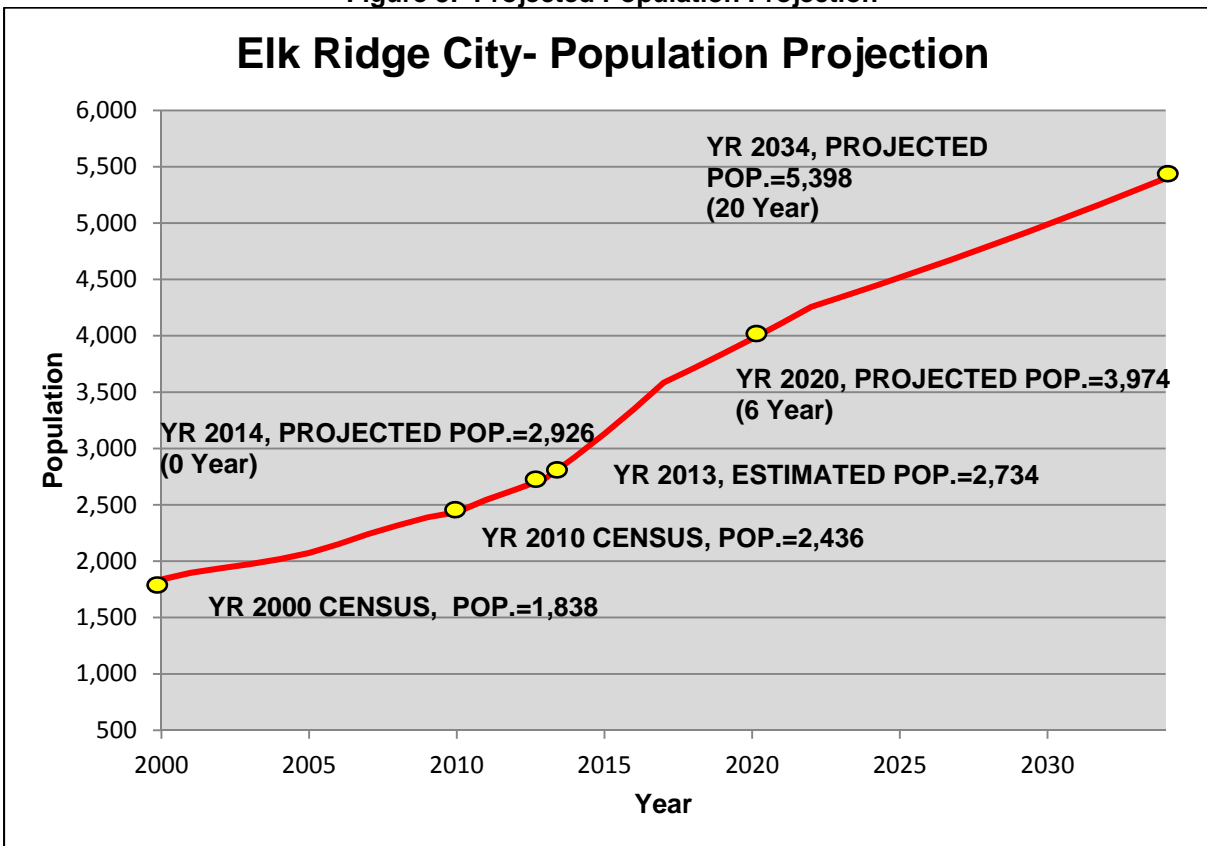
Elk Ridge City estimates its population to be approximately 2,700. The 2010 Census provided a population of 2,436. Using the 2000 Census population of 1,838 and Census population estimates from 2001 to 2009 a trend line was developed. This trend line was used to estimate the 2013 population to be 2,734. Thus a population of 2,734 will be used herein. A planning period of 20 years has been used to determine future infrastructure requirements.

The City estimates the near term growth rate to be 7.0% over the next five years. This is based on the quantity of building permits issued by the City in the past year (approximately fifty) and an inventory of 300 approved residential lots. The City anticipates the growth rate to decrease by half for the next 5 years beginning in 2018 and then maintain a constant growth rate of 2.0% after that. These projected growth rates are shown in Table 1. Figure 3 plots the projected population over the 20 year planning period.

Table 1: Growth Rates

Year	Growth Rate
2013	7.0% for 5 years
2018	3.5% for 5 years
2023	Maintain 2.0% until build-out

Figure 3: Projected Population Projection



This population projection was compared to the 2012 Utah State population projections from the Governor's Office of Management & Budget (GOMB) and the Mountainland Association of Governments (MAG). Both of these agencies adopted the same population projection. The 20 year population projections from GOMB and MAG match closely with the estimated population projections in Figure 3. Table 2 summarizes the population projections from GOMB and MAG.

Table 2: Other Government Entities Population Projections

Year	Population Projection
2010	2,436 (2010 Census)
2020	3,898
2030	4,696
2040	5,888
2050	7,100
2060	8,500

2.3 PLANNING AREA

The City limits currently encompass approximately 1,725 gross acres. Approximately 600 acres are currently developed. The City anticipates its boundary will expand to approximately 2,040 gross acres in

the future. Table 3 and Table 4 show the land use and zoning designations and the corresponding area for the remaining developable area. Refer to Figure 4 for the City Land Use map.

2.4 LAND USE AND BUILD-OUT CAPACITY

In order to define potential growth areas and more accurately determine needed improvements, the City's designated land use densities are used to project future land use. These densities are listed in Table 3 and shown on Figure 4.

Table 3: Land Use Densities

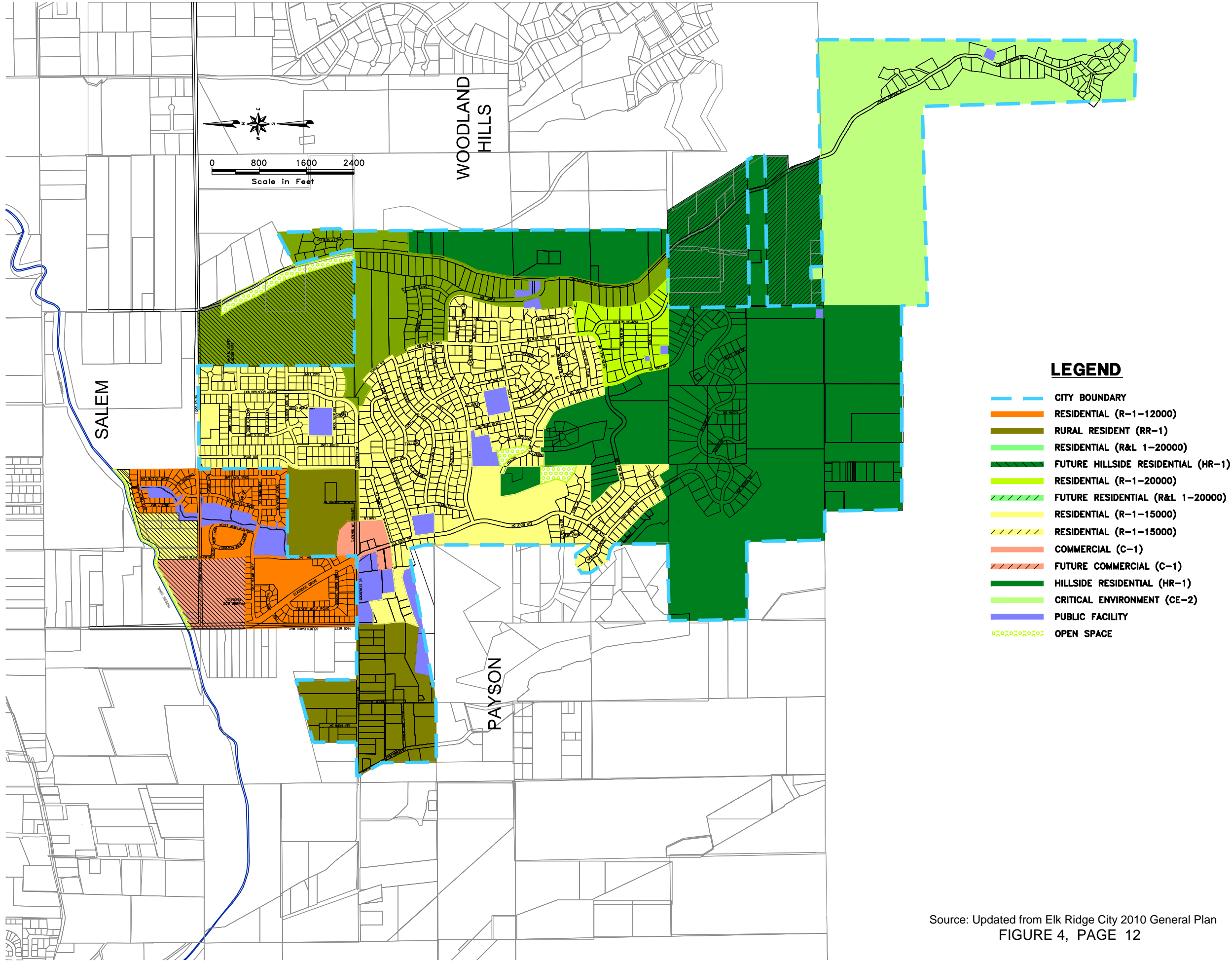
Land Use	Land Use Density
Residential (R-1-12000)	12,000 sf (min. lot size)
Rural Residential (RR-1)	20,000 sf (min. lot size)
Residential (R&L 1-20000)	20,000 sf (min. lot size)
Hillside Residential (HR-1)	40,000 sf (min. lot size)
Residential (R-1-20000)	20,000 sf (min. lot size)
Residential (R-15000)	15,000 sf (min. lot size)
Critical Environment (CE-2)	5.0 acres (min. lot size)

Existing developments within the City were analyzed to determine these undevelopable percentages. To account for roads, setbacks, easements, utilities, and other non-buildable areas approximately 30% of a typical residential lot is non-buildable. The amount of non-buildable land is less for the Critical Environment land use designation (15%) and greater for Hillside Residential land use designation (50%).

The future land uses were analyzed using data provided by the city to determine future growth capacity. The established land use densities shown in Table 3 were used to determine the total number of units for each land use designation at build-out. The total number of units and developable acreage for the build-out condition are shown in Table 4.

Table 4: Build-out Units and Developable Acreage

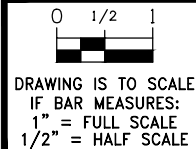
Land Use	Land Use Density	Total Undeveloped Area (acres)	Developable Area (%)	Total Developable Area (acres)	Units
Residential (R-1-12000)	0.28 acres (min. lot size)	82.78	70%	57.95	210
Rural Residential (RR-1)	0.46 acres (min. lot size)	134.38	70%	94.07	204
Residential (R&L 1-20000)	0.46 acres (min. lot size)	136.05	70%	95.23	207
Hillside Residential (HR-1)	0.92 acres (min. lot size)	662.35	50%	331.18	360
Residential (R-1-20000)	0.46 acres (min. lot size)	0.00	70%	0.00	0
Residential (R-15000)	0.34 acres (min. lot size)	160.32	70%	112.23	324
Critical Environment (CE-2)	5.00 acres (min. lot size)	217.63	85%	184.99	37
Totals	N/A	1,439.23	N/A	921.35	1,342



LEGEND

- CITY BOUNDARY
- RESIDENTIAL (R-1-12000)
- RURAL RESIDENT (RR-1)
- RESIDENTIAL (R&L 1-20000)
- FUTURE HILLSIDE RESIDENTIAL (HR-1)
- RESIDENTIAL (R-1-20000)
- FUTURE RESIDENTIAL (R&L 1-20000)
- RESIDENTIAL (R-1-15000)
- RESIDENTIAL (R-1-15000)
- COMMERCIAL (C-1)
- FUTURE COMMERCIAL (C-1)
- HILLSIDE RESIDENTIAL (HR-1)
- CRITICAL ENVIRONMENT (CE-2)
- PUBLIC FACILITY
- OPEN SPACE

Source: Updated from Elk Ridge City 2010 General Plan
FIGURE 4, PAGE 12



ELK RIDGE CITY CORPORATION
CAPITAL FACILITIES PLAN AND IMPACT FEE
ANALYSIS UPDATE 2014
ZONING AND FUTURE LAND USE MAP

AQUA
ENGINEERING
533 W. 2600 S, SUITE 275, BOUNTIFUL, UT 84010
PHONE (801) 298-1327 FAX (801) 299-0153

NO.	DATE	DESIGN	DRAWN	CHECKED
-	1/23/2014	RJR	RJR	SS
REVISIONS				

2.5 PLANNING CONVERSIONS

When planning for future service needs, the Equivalent Residential Connection (ERC) is the recognized standard planning unit. One ERC represents a single family dwelling with known demand characteristics or requirements. Other types of uses such as commercial or industrial uses are typically factored based upon comparison of their demand to the residential single family unit

In order to determine the total number of existing ERCs, it is necessary to convert the number of physical units and metered service connections on the system to ERCs. The conversion between service connections and ERC's has been calculated using approved methods as outlined in the State of Utah Administrative Code R309-510. The calculations to determine ERCs per unit for churches and elementary schools are shown in Appendix B. Since the City does not currently have any commercial development 2.5 ERCs per acre will be used as the planning conversion to determine commercial ERCs. This conversion is based on AQUA's experience with capital facility plans and master plans completed for similar communities. As illustrated in Table 5, the total current ERCs in the City is estimated to be 719.

Table 5: Current Service Connections and ERCs

Land Use	Connections	ERCs
Residential	694	694
Multi-Family Residential (Assisted Living Facility)	1	16
Churches	3	9
Total	698	719

Note: 1 Church equals 3 ERCs.

2.6 GROWTH PROJECTIONS

Converting the build-out for residential and commercial land use to ERCs was the first step in projecting capital improvement requirements. Developable land and land use densities established in Section 2.4 were used to calculate existing residential ERCs. As stated the conversion from developable land to ERCs for commercial land use is 2.5 ERC/acre. These areas are shown on Figure 5 and summarized in Table 6.

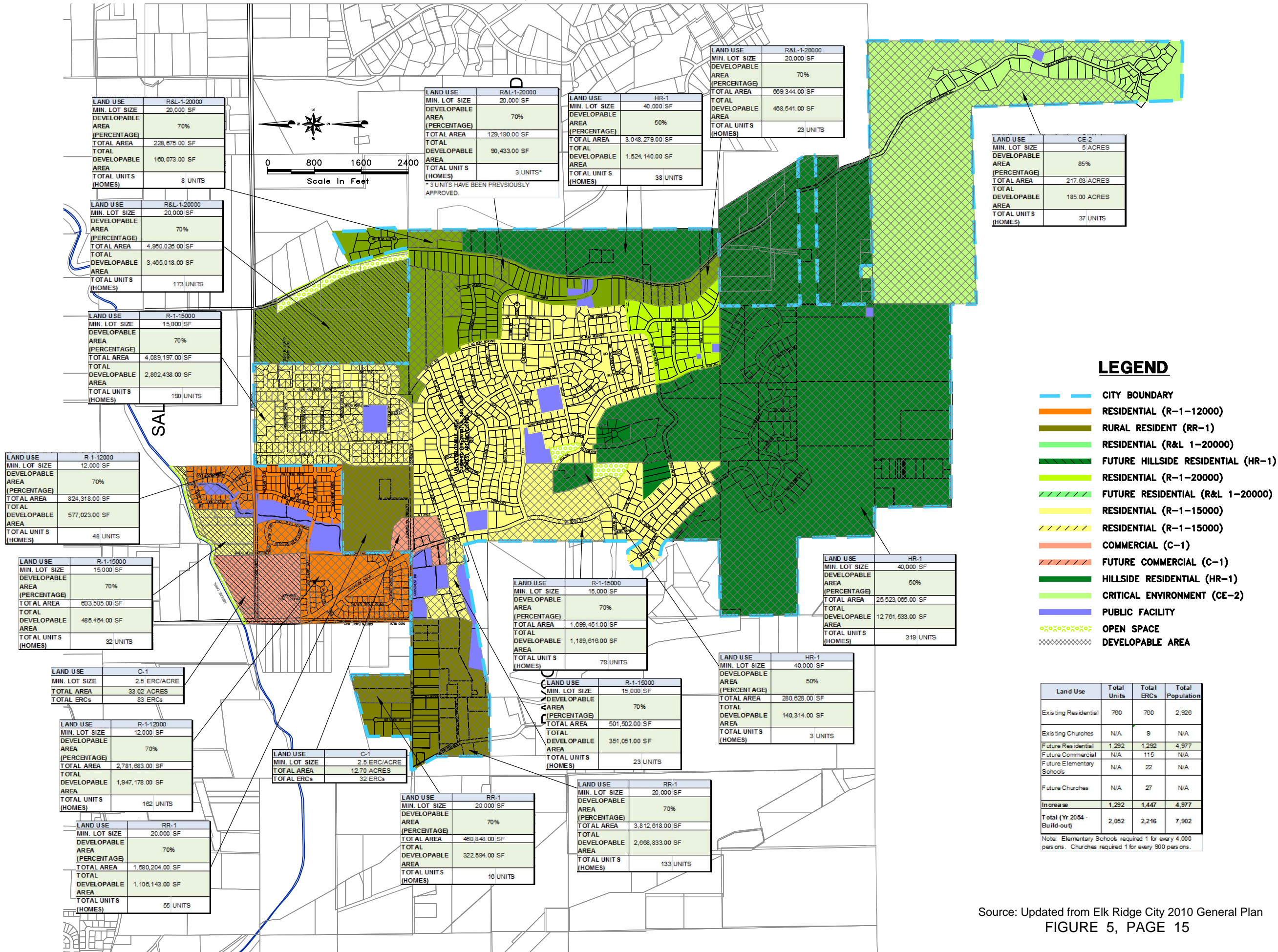
Table 6: Projected Build-out ERCs based on Land Use

Land Use	Land Use Density	Total Developable Area (acres)	Units	ERCs
Residential (R-1-12000)	0.28 acres (min. lot size)	57.95	210	210
Rural Residential (RR-1)	0.46 acres (min. lot size)	94.07	204	204
Residential (R&L 1-20000)	0.46 acres (min. lot size)	95.23	207	207
Hillside Residential (HR-1)	0.92 acres (min. lot size)	331.18	360	360
Residential (R-1-20000)	0.46 acres (min. lot size)	0.00	0	0
Residential (R-15000)	0.34 acres (min. lot size)	112.23	324	324
Commercial	2.50 ERC per acre	45.72	N/A	115
Critical Environment (CE-2)	5.00 acres (min. lot size)	184.99	37	37
Totals	N/A	921.35	1,342	1,457

The process used for projecting future population growth and converting it to ERCs has been developed in three parts. The first part uses the growth rate established in Section 2.2 for all residential units to project future residential units and ERCs. The second part evenly distributed the projected number of commercial ERCs from year 2020 to build-out (year 2054). Commercial development is unlikely occur until 11200 South improvements are completed. This is expected to occur by year 2020. The third part applied to churches and schools and projects future units and ERCs based upon their density within the current population. The present ratio of churches to population is approximately 1 per 900 persons. The density of schools is anticipated to be 1 per 4,000 persons based on recent discussions with the School District. These three parts are applied to the projected growth rate to determine future demand. Table 7 summarizes these ERC projections.

Table 7: Summary of Projected Future Units and ERCs

	Year	2014 (Current Year)	2020	2025	2030	2034	Build- Out (Year 2054)
	Projected Pop.	2,926	3,974	4,517	4,987	5,398	7,902
Land Use	Growth Rate (%)	ERC	ERC	ERC	ERC	ERC	ERC
Residential	Variable	760	1,032	1,173	1,295	1,402	2,052
Commercial	Variable	0	4	24	43	55	115
Church	1 per 900 Pop.	9	12	15	18	18	27
Elementary School	1 per 4,000 Pop.	0	11	11	11	11	22
Totals		769	1,059	1,223	1,367	1,486	2,216
Increase From 2014 (Current)		0	290	454	598	717	1,447



Source: Updated from Elk Ridge City 2010 General Plan
FIGURE 5, PAGE 15

0 1/2 1
DRAWING IS TO SCALE
IF BAR MEASURES:
1" = FULL SCALE
1/2" = HALF SCALE

NO.	DATE	DESIGN	DRAWN	CHECKED
1	1/23/2014	RJR	RJR	SS
REVISIONS				

ELK RIDGE CITY CORPORATION
CAPITAL FACILITIES PLAN AND IMPACT FEE
ANALYSIS UPDATE 2014
LAND USE MAP & BUILDOUT CAPACITY

SECTION 3 - POTABLE WATER SYSTEM

3.1 CAPITAL FACILITIES PLAN

3.1.1 Inventory of Existing Facilities

Elk Ridge City's potable water system consists of three (3) water sources with associated water rights (Oak Lane Well has been abandoned and the Dugway Well is currently active but has a capacity of approximately 40 gpm), three (3) water storage tanks, and associated distribution infrastructure as detailed below. For locations of the existing sources, tanks, and distribution system layout please refer to Figure 6.

3.1.1.1 Sources – Potable Water Rights

Elk Ridge City holds water rights available for municipal and irrigation use. The City has also acquired other minor water rights via standard development policy. In July 2008, the City held 914 acre-feet of water rights approved for municipal and irrigation uses (Elk Ridge City Impact Fee Analysis & Recommendations, AQUA Engineering, October 2008). A excel spreadsheet of Elk Ridge City's water rights was emailed from John Briem with the Utah Division of Water Rights to AQUA Engineering on March 6th, 2014. Per this spreadsheet, the City now holds 1,467.32 acre-feet of municipal use water rights. Table 8 lists the state of these municipal rights as certificated, pending, or permitted municipal use water rights. A detailed list of the city's water rights can be found in Appendix C.

Table 8: Existing Municipal Use Certificated, Pending, and Permitted Water Rights

Classification	Duty Cap (acre-feet)
Certificated	544.33
Pending (Proof submitted to State)	493.98
Permitted (Estimated)	429.01
Total	1,467.32

The City acquires water rights via an ordinance that requires developers of a subdivision to purchase existing water rights held by the City in lieu of providing water rights for their development or to contribute water rights sufficient for their needs.

3.1.1.2 Sources

Table 9 summarizes the City's potable water sources. The location the City's potable water sources are shown in Figure 6.

Table 9: Existing Potable Water Sources

Source	Location	Type	Casing, (inches)/ Depth (feet)	Pump Intake Depth (feet below ground surface)	Static Water Level (feet below ground surface)	Drawdown (feet below ground surface)	Rated Capacity (gpm)
Highline Well ¹	South 24 feet, East 39 feet from the North Quarter Corner of Section 23, T9S, R2E, S.L.B.&M.	Well	16 / 928, Total Depth=928 ft	500 feet	280 feet on October 28, 2002	354.66 feet at 1,850 gpm (74.66 feet of drawdown)	1,233 gpm
Upper Loafer Canyon Well ²	South 2841 feet, East 1589 feet from the North Quarter Corner of Section 36, T9S, R 2E, S.L.B.&M.	Well	12 / 305, Total Depth=305 ft	285 feet	120 feet on October 1, 1993	245 feet at 1,000 gpm (125 feet of drawdown)	667 gpm
Total							1,900 gpm

¹ The Highline Well is capable of pumping at a greater capacity depending on the water level and drawdown in the well at the time of pumping. The well was test pumped at 1,850 gpm; but its rating per the Utah Division of Drinking Water is 2/3 of test capacity.

² The Upper Loafer Canyon Well is equipped with a motor that can pump 850 to 950 gpm depending on the water level and drawdown in the well at the time of pumping. The well test pumped at 1,000 gpm; but its rating per the Utah Division of Drinking Water is 2/3 of test capacity.

³ The Dugway Well is currently active but has not been included in the source totals because it produces only approximately 40 gpm and is considered to be an emergency source of supply.

Source: Modified from Elk Ridge City, Utah – Impact Fee Analysis & Recommendations, October 2008

The total capital asset value for the potable water sources are shown in the Elk Ridge City Tax Asset Detail (Appendix P). Table 10 shows the capital asset depreciated book value for the existing potable water sources. A portion of existing source projects have already been paid by a developer as described in section 3.1.4.2. These projects are shown separately as the total of all sources less the Highline Well and Fairway Booster Pump Station.

Table 10: Existing Potable Water Sources Capital Asset Values

Source	2013 Capital Asset Value (Depreciated Book Value)
All Sources	\$ 1,318,995.60
All Sources less Highline Well and Fairway Booster Pump Station	\$ 397,813.46

* Refer to Appendix P for a list of Capital Assets.

3.1.1.3 Storage

Elk Ridge City currently has three (3) storage tanks which provide drinking water and fire suppression storage for the City as shown in Table 11. The location the City's potable water storage tanks are shown in Figure 6.

Table 11: Existing Potable Water Storage Tanks

Tank	Diameter / Dimensions (feet)	Depth (feet)	Primary Supply Source(s) ¹	Equipped Capacity (Gallons)
Upper Tank	65	21	Upper Loafer Canyon and Highline Well	500,000
Hillside Tank	78	15	Upper Loafer Canyon and Highline Well	500,000
Fairway Tank	83	30	Upper Loafer Canyon and Highline Well	1,000,000
Total	N/A	N/A	N/A	2,000,000

¹ The Highline Well supplies the Hillside Tank via the Fairway Booster Pump Station. The Highline Well supplies the Upper Tank via the Hillside Booster Pump Station.

Source: Modified from Elk Ridge City, Utah – Impact Fee Analysis & Recommendations, October 2008

The total capital asset value for the potable water storage tanks is shown in the Elk Ridge City Tax Asset Detail (Appendix P). Table 12 shows the capital asset depreciated book value for the existing potable water storage tanks. A portion of existing storage projects have already been paid by a developer as described in section 3.1.4.2. These projects are shown separately as the total of all sources less the Fairway Tank.

Table 12: Existing Potable Water Storage Tanks Capital Asset Values

Storage	2013 Capital Asset Value (Depreciated Book Value)
All Tanks	\$ 1,612,640.92
All Tanks less Fairway Tank	\$ 260,678.30

* Refer to Appendix P for a list of Capital Assets.

3.1.1.1 Distribution

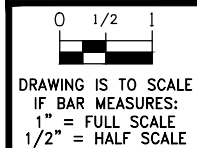
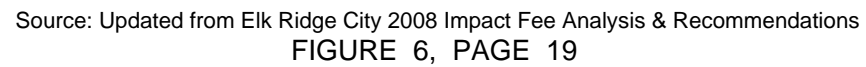
An inventory of distribution facilities was completed in the 2008 Impact Fee Analysis. The existing distribution system layout is shown in Figure 6. The City's current distribution system meets the City's required level of service. The City's fire flow requirement for residential structures is 1,000 gpm for 2 hours with a minimum residual pressure of 20 psi and 1,500 gpm for 2 hours with a minimum residual pressure of 20 psi for non-residential structures. The distribution system consists of lines 6-inches to 14-inches in diameter.

The City has two (2) pump stations with capacities shown in Table 12A. The location of the pump stations are shown in Figure 6.

Table 12A: Existing Potable Water Pump Stations

Pump Station	Single Pump Capacity	Duplex Pump Capacity
Fairway Booster Pump	600 gpm @ 250 feet TDH	940 gpm (470 gpm/pump) @ 270 feet TDH
Hillside Booster Pump	350 gpm @ 406 feet TDH	N/A

Note: Fairway Booster Pump Station is equipped with 3 pumps (1 is a standby pump). Hillside Booster Pump Station consists of 1 pump.



The total capital asset value for the distribution system is shown in the Elk Ridge City Tax Asset Detail (Appendix P) and is summarized in Table 13.

Table 13: Existing Potable Water Distribution System Capital Asset Values

Distribution System Element	2013 Capital Asset Value (Depreciated Book Value)
All Distribution System	\$ 346,789.98

* Refer to Appendix P for a list of Capital Assets.

3.1.2 Method of Financing of Existing Facilities

The City currently finances projects through its water enterprise fund and general fund with revenues generated by monthly usage fees, taxes, impact fees, grants, revenue bonds, and loans. Existing long term debt on the water system consists of the sales and franchise tax revenue bond summarized in Table 14.

Table 14: Existing Potable Water Long Term Debt

Bond	Date of Issue	Interest Rate	Final Maturity Date	Original, Note Issue	Principal Outstanding at June 30, 2013	Remaining Interest at June 30, 2013
Series 2007, Sales and Franchise Tax Revenue Bond	2007	4.9%	December 1, 2022	\$ 1,500,000.00	\$ 608,000.00	\$ 160,916.00

3.1.3 Level of Service

Establishing a Level of Service (LOS) was not required under the impact fee law when the previous Impact Fee Analysis was completed in October 2008 by AQUA Engineering.

To establish the existing LOS metered water data from 2012 to 2013 was used to establish the unit demands in Table 15.

Table 15: Existing Potable Water Demand

Period of Year	Average Demand (gpd/ERC)
Winter	335
Summer	1,955
Yearly	1,125

The average winter demand represents indoor use and the average summer demand represents the indoor use plus outdoor use. Water demands were also used to calculate the peak day demand. The highest peak day demand of 3,314 gpd/ERC for year 2012 and 2013 was in September of 2012. When flow from September 2012 is compared to September 2013 (1,744 gpd/ERC for September 2013) the September 2012 flow appears to be an anomaly. The next highest peak day demand is 2,363 gpd/ERC in July 2012. This peak day demand in July 2012 correlates closely to the highest peak day demand in 2013 which was also in July. The peak day peaking factor is calculated by dividing the peak day demand of 2,363 gpd/ERC by the average daily demand of 1,125 gpd/ERC yielding a factor of 2.10.

The equations included in Utah Administrative Code (UAC) R309-510-9.2.a, shown below, were used to calculate the Peak Instantaneous Demand.

$$\text{Residential Indoor Peak Instantaneous Demand (gpm)} = 10.8 \times N^{0.64}$$

N=Number of Residential Connections= 694

$$\text{Residential Outdoor Peak Instantaneous Demand (gpm)} = 7.92 \text{ gpm/irrigated acre}$$

Note: The average irrigated lot size is 0.26 acres.

Using the State's equations the peak instantaneous demand is 4,441 gpd/ ERC. This equates to a peak instantaneous peaking factor of 3.95 (peak instantaneous demand of 4,441 gpd/ ERC divided by average daily demand of 1,125 gpd/ERC (ADD)). Refer to Appendix B for all demand calculations. Table 16 displays the peaking factors for peak day and peak instantaneous demands.

Table 16: Peaking Factors

Demand	Peaking Factors
Peak Day	2.10
Peak Instantaneous	3.95

The average annual demand is 1,125 gpd/ERC as shown previously. The peaking factors listed in Table 16 were used to determine the unit peak day demand and peak instantaneous demand shown in Table 17.

Table 17: Potable Water Level of Service

Unit	Demand (gpd/ERC)
Average Daily	1,125
Peak Day	2,363
Peak Instantaneous	4,441

The potable water level of service (LOS) standards includes water rights, source, storage, and distribution. These service standards are listed below:

Water Rights: Water rights should be provided to meet the average daily demand of 1,125 gpd/ERC or 1.26 acre-feet /year-ERC.

Sources: For a metered system with sufficient historical data (generally five years or more): sources should be capable of providing the peak demand of 2,363 gallons per day (gpd)/ERC or 1.64 gpm/ERC.

Storage: For a metered system with sufficient historical data (generally five years or more); storage facilities should be capable of storing the annual average daily demand of 1,125 gpd/ERC. Available storage must also include fire flow, which is on the order of 2,000 gpm for a two-hour duration or 240,000 gallons. 2,000 gpm for a two-hour duration is used because it provides enough storage for smaller commercial development.

Distribution Systems: Distribution systems should be designed and constructed to maintain a minimum pressure of 20 psi at all points in the system during the peak day flow condition with fire flow. Residential fire flows are a minimum 1,000 gpm with a two-hour duration (UAC R309-510-9.4.a) which covers buildings less than 3,600 square feet (IFC 2012, Section B105). Fire flows of 1,000 gpm with a two-hour duration will be used for residential structure and 1,500 gpm with a two-hour duration will be used for existing commercial/ non-residential structure in the City's water model. Commercial fire flows for future development are expected to be 2,000 gpm. The distribution system should also be designed and constructed to maintain a minimum 30 psi at all points in the system during the peak instantaneous flow condition and a minimum of 40 psi at all points in the system during the peak day demand condition.

3.1.4 Surplus Capacity

Surplus capacity is the capacity of the system above that required by the current population to meet service standards. Surplus capacity is used to determine a buy in cost for future development.

3.1.4.1 Water Rights

The City currently holds a total of 1,467.32 acre-feet of water rights including certificated, pending, and permitted rights as shown in Table 8. Using the LOS parameters, Table 18 shows the existing water right demand and current water right capacity.

Table 18: Current Potable Water Right Demand and Surplus Water Right Capacity

Current ERCs	Unit Average Daily Demand (ac-ft/year-ERC)	Current Water Rights Demand (ac-ft/year)	Current Water Right Capacity (ac-ft/year)	ERC Capacity	Current Surplus Water Rights (ac-ft/year)	ERC Surplus Capacity
769	1.26	914.76	1,467.32	1,164	552.56	395

3.1.4.2 Sources

The City currently has a rated capacity of 1,900 gpm for its well sources. The current ERCs for the City are 769. Using the LOS parameters, Table 19 shows the existing source demand and the current surplus source capacity.

Table 19: Current Potable Water Source Demand and Surplus Source Capacity

Current ERCs	Unit Peak Daily Demand (gpd/ERC)	Current Demand (gpm)	Current Equipped Source Capacity (gpm)	ERC Capacity	Current Surplus Capacity (gpm)	ERC Surplus Capacity
769	2,363	1,261	1,900	1,159	639	390

The surplus capacity represents 33.65% of the total source capacity (390/1,159) in ERCs. The capital assets value (book value) for impact fee eligible sources determined in Table 10 is \$397,813.46 less the Highline Well Upgrades and Fairway Booster Pump Station projects. Therefore, the surplus capacity capital asset value of \$133,864.23 will be used in the impact fee calculation.

3.1.4.3 Storage

The City currently has a capacity of 2.0 million gallons (MG) of storage from its tanks available. The following table shows the existing storage demand and current surplus storage capacity in both volume and ERCs.

Table 20: Current Potable Water Storage Demand and Surplus Storage Capacity

Current ERCs	Unit Average Daily Demand (gpd/ERC)	Max Fire Storage, 2,000 gpm for 2 hours (gallons)	Current Average Daily Demand (gallons)	Total Current Storage Demand (gallons)	Current Storage Capacity (gallons)	ERC Capacity	Current Surplus Capacity (gallons)	ERC Surplus
769	1,125	240,000	864,788	1,104,788	2,000,000	1,564	895,212	796

The total ERCs attributable to new development in the 20-year planning period is 697 ERCs. Therefore, the surplus capacity in the 20-year planning period represents 44.57% of the total

storage capacity (697/1,564) in ERCs. The capital assets value (book value) for impact eligible storage determined in Table 12 is \$260,678.30 less the Fairway Tank project. Therefore, the surplus capacity capital asset value of \$116,184.32 ($\$260,578.30 \times 0.4457$) will be used in the impact fee calculation.

124 ERCs in the 20-year planning period will come from the Elk Ridge Meadows subdivision which paid \$700,000.00 towards the Highline Well Upgrades, Fairway Tank, and Fairway Booster Pump Station improvements. The developers have been reimbursed \$347,170.00 to date. Of the remaining undeveloped lots, the development agreement requires the City to reimburse the developer \$4,660.00 per ERC (Lot) for Phase 1 and \$2,073.68 per ERC for Phases 5 through 10. There are 37 undeveloped lots in Phase 1 and 87 undeveloped lots in Phases 5 through 10. This equates to a total of \$352,830 that will need to be reimbursed to the current developer of Elk Ridge Meadows. Thus, Elk Ridge Meadows bought into the fixed cost of \$2,912,236.50 for the Highline Well Upgrade, Fairway Tank, and Fairway Booster Pump Station projects. The fixed costs of these three projects are summarized in Table 21.

Table 21: Year 2007/ 2008 Water Improvement Projects Actual Costs

Project	Actual Cost
Highline Well Upgrade	\$540,508.50
Fairway Tank	\$1,503,963.00
Fairway Booster Pump Station	\$867,765.00
Total	\$2,912,236.50

Note: Actual project costs are from Elk Ridge City Impact Fee Analysis and Recommendations by AQUA Engineering dated October 2008.

The remaining fixed cost of \$2,565,066.50 (\$2,912,236.50 minus \$347,170.00, reimbursed to Elk Ridge developers to date) should be proportionately shared between existing and future users. The proportionate share in the original agreement was calculated based on storage. This proportionate share attributable to new growth will be calculated in the same manner as the surplus storage capacity. Therefore, the surplus capacity of the fixed costs of the Highline Well, Fairway Tank, and Fairway Booster Pump Station is 44.57% of \$2,565,066.50 or \$1,143,250.14.

3.1.4.4 Distribution

The total assets value (book value) for the distribution system was determined in Table 13 to be \$346,789.98. Distribution system improvements benefit all residents to some degree including future residents. For this reason, surplus capacity of the distribution system should be proportioned between existing and future users. Future users should buy in to the existing distribution system at a proportionate share which will be calculated in section 3.1.7.

3.1.5 Additional Facilities Currently Required

Currently, the system meets the LOS standards. Additional facilities will be required when future development demands exceed the current surplus capacity as shown in section 3.1.6 below.

3.1.6 Additional Facilities Required in 6-year and 20-year Planning Period

Using the LOS standards established in section 3.1.3 and the future ERCs projected for each infrastructure category the required future capacity can be determined as illustrated in Table 22, Table 23, and Table 24.

Table 22: Future Potable Water Right Demand

Total Future ERCs	Unit Average Daily Demand (ac-ft/year-ERC)	Total Future Water Rights Demand (ac-ft/year)	Current Water Right Capacity (ac-ft/year)	ERC Capacity	Surplus/ (Deficit) Water Rights (ac-ft/year)	Surplus/ (Deficit) ERC
6-Year Planning Period (Year 2020)						
1,059	1.26	1,334.34	1,467.32	1,164	132.98	105
20-Year Planning Period (Year 2034)						
1,486	1.26	1,872.36	1,467.32	1,164	(405.04)	(322)

Table 23: Future Potable Water Source Demand

Total Future ERCs	Unit Peak Daily Demand (gpd/ERC)	Total Future Demand (gpm)	Current Equipped Source Capacity (gpm)	ERC Capacity	Surplus (Deficit) Source Capacity (gpm)	Surplus/ (Deficit) ERC
6-Year Planning Period (Year 2020)						
1,059	2,363	1,737	1,900	1,159	163	100
20-Year Planning Period (Year 2034)						
1,486	2,363	2,437	1,900	1,159	(537)	(327)

Table 24: Future Potable Water Storage Demand

Total Future ERCs	Unit Average Daily Demand (gpd/ERC)	Fire Storage, 2,000 gpm for 2 hours (gallons)	Future Average Daily Demand (gallons)	Total Future Storage Demand (gallons)	Current Storage Capacity (gallons)	ERC Capacity	Surplus/ (Deficit) Storage Capacity (gallons)	Surplus/ (Deficit) ERC
6-Year Planning Period (Year 2020)								
1,059	1,125	240,000	1,191,201	1,431,201	2,000,000	1,564	568,799	506
20-Year Planning Period (Year 2034)								
1,486	1,125	240,000	1,671,566	1,911,566	2,000,000	1,564	88,434	79

At the City's current water demand and projected growth rate the City will require additional water rights and an water source in year 2023. The City has enough storage capacity for the 20-year planning period but would need to construct a tank in year 2037 based on the population projections.

3.1.6.1 Projects Required in 6-year Planning Period

Source: An additional source will be required to provide enough capacity to meet the future demands and provide redundancy. The City has a future source demand of 2,437 gpm as shown in Table 23 which is 537 gpm more than the current source capacity. Based on input from the City, the preferred alternate project to accomodate the future demands would be to drill three exploratory wells next year in three different locations. The following are the anticipated locations:

- Near Fairway Tank
- Adjacent to the Hillside Tank
- Northeast portion of the City near loafer canyon road and 11200 South

The City anticipates drilling a well in the northeast portion of town east of the Highline Well. It is anticipated that this new well will have a capacity similar to the Highline Well (1,300 gpm). Table 25 shows the proposed future well along with its equipped capacity.

Table 25: Future Potable Water Sources (6-year Planning Period)

Source	Type/ Equipment	Casing, (inches)/ Depth (feet)	Pump Setting (feet)	Equipped Capacity (gpm)
Northeast Well	Well / To Be Determined	To Be Determined	To Be Determined	1,300

Note: The location of this well may change after drilling the exploratory wells.

Storage: Additional storage is not required within the 6-year planning period.

Distribution: There are three (3) projects required for future development. The first is an upgrade to the Oak Lane Pump Station. This project would provide redundancy as it would provide pumps capable of providing additional flows to the Upper Tank and pumps to supply upper pressure zones in the event that the Upper Tank and Upper Loafer Canyon Well are out of service. The second and third projects are the 12-inch and 14-inch Distribution Waterline and 12-inch/ 10-inch dedicated pumping line project. These projects would both improve capacity throughout the system.

3.1.6.2 Projects Required in 20-year Planning Period

Source: Based on projections a new potable water source would be required in year 2047 which is outside the 20-year planning period or year 2034.

Storage: Based on projections a new potable water storage tank is required in year 2037 which is outside the 20-year planning period or year 2034.

Distribution: Additional distribution system improvements are not anticipated between the 6 and 20-year planning period.

3.1.7 Project Proportionate Share Analysis and Project Costs

Construction cost and value associated with new development for the 6-year and 20-year planning period water projects is shown in Table 28. The table also shows the proportionate share or share of a project cost that is beneficial to existing users and future users. There are eight (8) items associated with determining the proportionate share as mentioned in Section 1.3.2.

3.1.7.1 Proportionate Share - Source

To determine the proportionate share associated with future development the future source deficit was divided by the total source capacity associated with the Northeast Well project. As shown in Table 23, there is a source deficit in year 2034 of 537 gpm or 327 ERCs. This means 537 gpm is required to serve new development entirely. This equates to 41.31% of the total project cost (537 gpm/1,300 gpm). The remaining cost of the well is required for redundancy and should be apportioned evenly between users. Per section 2.6, the total ERCs at the end of the 20-year planning (year 2034) is 1,457 ERCs. The total ERCs in year 2014 is 760 ERCs. The new development proportionate share is the increase in ERCs (697) divided by 1,457 ERCs or 47.84%.

The Northeast Exploratory Well is required for future growth; therefore, 100% of the project costs are associated with new development. The two (2) other exploratory wells are required for redundancy and should be split between future (47.84%) and existing users (52.16%). Table 26 shows the proportionate shares associated with new development and growth outside the 20-year planning period.

Table 26: New and Existing Development Proportionate Share – Source Project

Source Project	Equipped Capacity (gpm)	Source Deficit (gpm)	New Development Proportionate Share	New Development Proportionate Share Attributed to Redundancy	Total New Development Proportionate Share
Northeast Well	1,300	537	41.31% of Project Costs	28.08% of Remaining Project Costs	69.39 %
Exploratory Wells	N/A	N/A	100.00% of 1 well	47.84 % of 2 wells	65.23 %

3.1.7.2 Proportionate Share - Storage

Additional potable water storage is not required in the 20-year planning window. Therefore, there is not a proportionate share associated with new storage.

3.1.7.3 Proportionate Share – Distribution

The distribution projects required in the 6-year and 20-year planning period and the existing distribution system benefit existing and future development equally. Since these projects benefit each type of development equally a proportionate share is required. To determine the proportionate share for existing and future development the increase in ERCs (697) for the 20-year planning period was divided by the total ERCs (1,457) at the end of the 20-year planning period. This yields 47.84% of the costs for distribution projects and the existing buy-in distribution system costs can be attributed to new development. This leaves 52.16% attributable to existing users. Table 28 contains a summary of projects required in the 6-year and 20-year planning period.

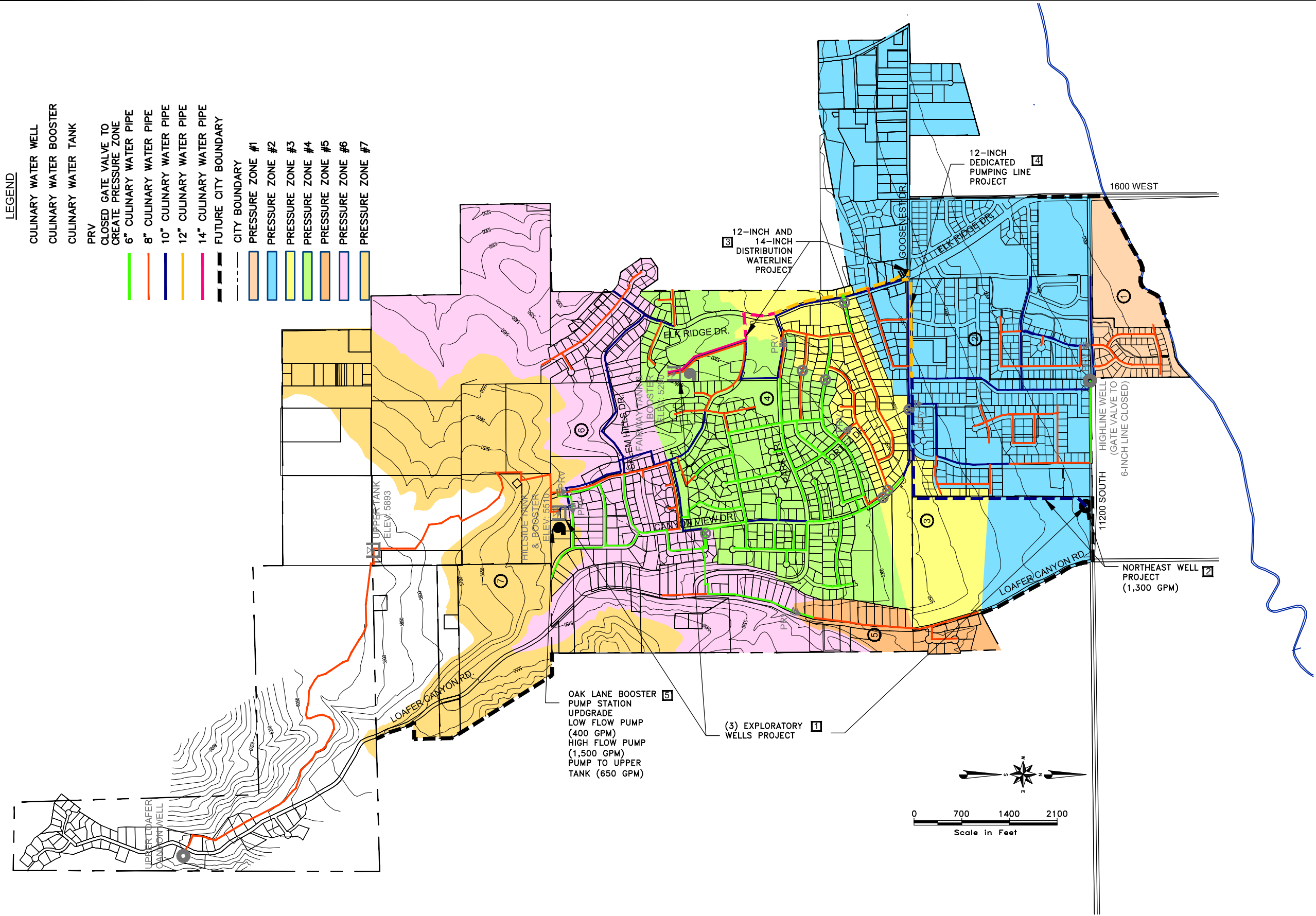
Table 27: New and Existing Development Proportionate Share – Distribution Projects

Distribution Project	Total ERCs (Year 2034)	Increase in ERCs in 20-year Planning Period	New Development Proportionate Share	Existing Users Proportionate Share
Future Distribution Projects and Existing Distribution System Buy-In Costs	1,457	697	47.84%	52.16%

Table 28: Future Potable Water Capital Improvement Projects

Priority Number	Construction Year	Project Name	Type *	Cost Estimate	Value Associated with New Development in 20-year Planning Period	Proportionate Share Description
6-Year Planning Period						
1	2015	Exploratory Wells	S	\$ 571,500.00	\$ 372,770.40	One of the exploratory wells benefits growth entirely. The other exploratory wells are for redundancy and benefit existing users and future development equally; therefore, 47.84% of remaining 2 exploratory wells benefit future development. Refer to Section 3.1.7.
2	2017	Northeast Well	S	\$ 1,417,597.00	\$ 983,670.56	41.31% of this project benefits new growth entirely. Of the remaining 58.69% of the project the well provides redundancy and benefits everyone equally; therefore an additional 47.84% of the remaining 58.77% of the project cost benefits future growth. This equates to 69.39% of the total project costs benefitting new growth. Refer to Section 3.1.7.
3	2019	12-inch and 14-inch Distribution Waterline	D	\$ 291,719.00	\$ 139,558.37	Distribution Projects benefits all users equally; therefore only 47.84% of this project benefits future development. Refer to Section 3.1.7.
4	2019	12-inch Dedicated Pumping Line	D	\$ 134,239.00	\$ 64,219.94	This project benefits all users equally; therefore only 47.84% of this project benefits future development. Refer to Section 3.1.7.
5	2020	Oak Lane Pump Station Upgrade	D	\$ 498,589.30	\$ 238,525.12	Distribution Projects benefits all users equally; therefore only 47.84% of this project benefits future development. Refer to Section 3.1.7.
6-Year Planning Period Total				\$ 2,913,644.30	\$ 1,798,744.39	N/A
Capital Improvement Project Total				\$ 2,913,644.30	\$ 1,798,744.39	N/A

* D=Distribution, ST=Storage, S=Source



Source: Updated from Elk Ridge City 2008 Impact Fee Analysis & Recommendations
FIGURE 7, PAGE 30

0 1/2 1
DRAWING IS TO SCALE
IF BAR MEASURES:
1" = FULL SCALE
1/2" = HALF SCALE

ELK RIDGE CITY CORPORATION
CAPITAL FACILITIES PLAN AND IMPACT FEE
ANALYSIS UPDATE 2014
FUTURE POTABLE WATER IMPROVEMENTS



FIGURE

7

NO.	DATE	DESIGN	DRAWN	CHECKED
-	1/23/2014	RJR	RJR	SS
REVISIONS				

3.1.8 Method of Financing Required Facilities and Rate Analysis

There are many methods for financing water facilities as previously mentioned which include impact fees, monthly usage fees, grants, revenue bonds, and loans.

Elk Ridge currently charges \$40.00 a month as a base fee for the first 12,000 gallons. After the first 12,000 gallons the City has the following tiered rate added to the base fee:

- \$1.80 per 1,000 gallons of water above the fee base amount and up to 50,000 gallons
- \$2.00 per 1,000 gallons of water above 50,000 gallons and up to 75,000 gallons
- \$2.25 per 1,000 gallons of water above 75,000 gallons and up to 125,000 gallons
- \$2.75 per 1,000 gallons of water above 125,000 gallons

The City does not read meters in the winter and charges the base fee of \$40.0 a month. The City charges the following on the initial spring reading to make up for usage above the minimum base fee amount in the winter:

- Base Fee: \$40/month for the first 72,000 gallons
- Plus, \$2.00 per 1,000 gallons in excess of the Winter Use Period Base Amount times the number of months under the Winter Use Period up to 75,000 gallons and \$2.25 per 1,000 gallons beyond 75,000 gallons used

The City at the end of 2013 had 698 metered connections. Water usage fees are used to operate and maintain the current potable water system. Typical expenditure items for the potable water system include but are not limited to; administration, operational costs, maintenance costs, and projects to upgrade or repair the existing system. Projects required for future development are proportionally paid through impact fees which will be discussed in the impact fee analysis section of this report.

The City, at the end of December 31, 2013, had a water fund balance of \$1,116,660.16 per the City. The City maintains a healthy fund balance to construct projects not identified in the capital facilities projects and for any unforeseen or emergency repairs to the water system. The City also provided its 2014 budget. To determine if the water fund can generate enough revenue to pay for expenses, this analysis will not raise rates. If the water fund cannot generate enough revenue to pay for expenses then other options such as raising rates will be explored.

The following are the various items that were adjusted in the rate analysis, see appendix E for a detailed spreadsheet.

- Revenues
 - Water User Fees – The base fee and tiered rates were not adjusted.
 - Operating Revenues – Included revenues from User Fees.
 - Non-Operating Revenues – Excluded from analysis as these revenues represent a small amount of the budget.
 - Outside Funding – Excluded from analysis but grants or other funding may be available for future capital projects.
- Expenses
 - Operating Expense – Increased yearly at 3.0%.
 - Future Capital Improvement Project Expense – The construction costs are adjusted for inflation and are the proportionate share attributed to existing development.
 - Current Bond Debt Interest and Principal Expense – There are not any existing bonds associated with the water fund.
 - Future Bond Interest and Principal Expense – The water fund revenues were insufficient to fund the Northeast Well project in year 2017 without significantly raising the water rates. Therefore, a 20-year bond is required in 2016 and is factored into the analysis. Impact fee revenue is used to pay back additional principal each year in order to retire the bond in 15 years.

The rate analysis shown in Appendix E indicates the City's current rate structure is adequate to maintain a positive fund balance. The analysis shows that the fund balance begins to increase each year after 2019. This is due to a decrease in capital improvement project activity. Rates should be reviewed again in the City's next update to this CFP.

3.2 IMPACT FEE ANALYSIS

Impact fees are to be used for expanding existing facilities or construction of new facilities to coincide with new development. Impact fees cannot be used to correct existing deficiencies within the potable water system. Impact fees also cannot be used to raise the established level of service of a public facility serving existing development or used to pay for operation and maintenance costs of public facilities.

3.2.1 Service Area

The City's water service area currently operates with seven (7) pressure zones. As the distribution system expands, especially in the lower two pressure zones, fire flow capacity becomes limited. Larger diameter mains are needed in order to maintain level of service. The 12-inch and 14-inch Distribution Waterline Project accomplishes this by allowing a greater fire flow capacity within the lower pressure zones.

3.2.2 Level of Service

The level of service for the potable water system has been established in the capital facilities plan. Below is a summary of the level of service standards for potable water sources, storage, and the distribution system.

Table 29: Potable Water Level of Service Parameters

Water System Component	Parameter	LOS Requirement
Storage	Average Daily Demand	1,125 gpd/ERC
Source	Peak Day Demand	2,363 gpd/ERC
Storage	Fire Flow (2,000 gpm for 2 hours)	240,000 gallons
Distribution	Peak Instantaneous Demand	4,441 gpd/ERC
Distribution	Minimum Pressures	<ul style="list-style-type: none"> 20 psi at all points in system during peak day demand condition with fire flow 30 psi at all points in system during peak instantaneous demand 40 psi at all points in system during peak day demand

3.2.3 Buy in Component

The purpose of the buy in component is to recover the costs of surplus capacity in existing infrastructure attributable to new development. The existing source and storage elements currently have unused capacity. The distribution system benefits both existing and future users and the proportionate share was established in Section 3.1.7. The surplus source capacity and capital asset values were determined in Section 3.1.4. Table 30 shows the Cost per New ERC associated with buy in to the potable water system less developer paid projects and the 2007/2008 Water Improvement Projects which consisted of the Highline Well Upgrades, Fairway Tank, and Fairway Booster Pump Station.

Table 30: Potable Water Buy In Component Cost less 2007/2008 Water Improvement Projects

Component	Value Associated with New Development	Growth Related ERCs Served	Cost per New ERC
Surplus Source	\$ 133,864.23	697	\$ 192.06
Surplus Storage	\$ 116,184.32	697	\$ 166.69
Distribution	\$ 165,904.33	697	\$ 238.03
Totals			\$ 596.78

There are also fixed costs for Buy-in to the 2007/2008 Water Improvement Projects. This amount was established in Section 3.1.4.2 and the cost per new ERC is shown in Table 31.

Table 31: Potable Water Buy In Component Cost 2007/2008 Water Improvement Projects

Component	Value Associated with New Development	Growth Related ERCs Served	Cost per New ERC
Surplus from Fixed Cost of 2007/ 2008 Water Improvement Projects	\$ 1,143,250.14	697	\$ 1,640.24

The total buy-in component is \$2,237.02 per new ERC (\$596.78 + \$1,640.24).

3.2.4 Future Capital Improvement Projects

Future capital improvement projects required for new development were determined and summarized in Section 3.1. The construction year and an adjusted cost for inflation must be included in order for the projects to be accounted for in the impact fee analysis. Table 32 displays a summary of future capital improvement projects using inflation rate of 3%.

Table 32: Future Potable Water Capital Improvement Projects

Construction Year	Project Name and Description	Type ¹	Current Year (2014) Cost Estimate	Construction Year Cost ²	Proportionate Share Cost Associated with New Development
2015	Exploratory Wells ⁴	S	\$ 571,500.00	\$ 588,645.00	\$ 383,953.51
2017	Northeast Well ⁵	S	\$ 1,417,597.00	\$ 1,549,046.52	\$ 1,074,883.38
2019	12-inch and 14-inch Distribution Waterline ⁶	D	\$ 291,719.00	\$ 338,182.27	\$ 161,786.40
2019	12-inch Dedicated Pumping Line ⁶	D	\$ 134,239.00	\$ 155,619.79	\$ 74,448.51
2019	Oak Lane Pump Station Upgrade ⁶	D	\$ 498,589.30	\$ 578,001.65	\$ 276,515.99
6-year Planning Period Project Subtotal			\$ 2,913,644.30	\$ 3,209,495.23	\$ 1,971,587.79

Table 32 (Continued): Future Potable Water Capital Improvement Projects					
Construction Year	Project Name and Description	Type ¹	Current Year (2014) Cost Estimate	Construction Year Cost ²	Proportionate Share Cost Associated with New Development
6-year and 20-year Planning Period Project Total			\$ 2,913,644.30	\$ 3,209,495.23	\$ 1,971,587.79

¹ D=Distribution ST=Storage S=Source

² Construction year costs were inflated 3% up to the year of construction of the specific project.

Construction Year Cost=Current Year (2014) Cost Estimate x [1 + 3%(inflation rate)]^[Construction Year of Project- Current Year (2014)]

³ Construction Cost Estimates include 12% cost for Professional Services and a 15% Contingency Fee.

⁴ One of the exploratory wells benefits future growth entirely. The other exploratory wells are for redundancy and benefits existing users and future development equally; therefore, 47.84% of 2 exploratory well benefits future development.

⁵ 41.31% of this project benefits new growth entirely. Of the remaining 58.69% of the project the well provides redundancy and benefits everyone equally; therefore an additional 47.84% of the remaining 58.77% of the project cost benefits future growth. This equates to 69.39% of the total project costs benefitting new growth.

⁶ These projects benefit everyone equally; therefore, only 47.84% of this project benefits future development.

Costs can be broken down further to calculate the cost per new ERC for each project. The cost per ERC is calculated by dividing the inflation adjusted costs associated with new development by the growth related ERCs (new ERCs within 20-year planning period excluding Churches and Schools), see table below.

Table 33: Potable Water Impact Fee per Project

Project Name and Description	Inflation Adjusted Costs Associated with New Development ¹	Growth Related ERCs Served	Cost per New ERC
Water Source Projects			
Exploratory Wells	\$ 383,953.51	697	\$ 550.87
Northeast Well	\$ 1,074,883.38	697	\$ 1,542.16
Subtotal	\$ 1,458,836.89		\$ 2,093.02
Water Distribution Projects			
12-inch and 14-inch Distribution Waterline	\$ 161,786.40	697	\$ 232.12
12-inch Dedicated Pumping Line	\$ 74,448.51	697	\$ 106.81
Oak Lane Pump Station Upgrade	\$ 276,515.99	697	\$ 396.72
Subtotal	\$ 236,234.91		\$ 735.65
Totals	\$ 1,695,071.80		\$ 2,828.68

¹ Inflation adjusted costs are adjusted using a 3% inflation rate for the anticipated construction year of the project. Costs also include professional engineering, design, and construction management expenses associated with the project.

3.2.5 Future Debt Financing

Based on the future growth in ERCs within the 20-year planning period, the City will not collect enough impact fee revenue to pay for the costs of the future capital improvement projects associated with new development. To make up the deficit the City will have to look for other revenue sources to pay for the

projects. The impact fee act allows for the City to include costs related to financing of growth related capital improvement projects, including costs of insurance and interest costs, to be included in the impact fee which allows the City to finance and construct infrastructure for new development where impact fee cash flow is insufficient. Impact fee revenues will not be sufficient to pay for drilling and equipping a new well (Northeast Well project). To fund this project a revenue bond will be required as shown in Table 34,

Table 34: Potable Water Proposed Future Financing

Bond Issue	Par Amount	Proceeds	Net Debt Service ¹	% Attributable to Growth ²	Growth Related New Debt Service ¹
Series 2016 Revenue Bonds	\$ 1,600,027.45	\$ 1,549,046.52	\$ 2,093,409.77	69.39%	\$ 1,452,617.04

¹ Includes principal and interest. The bond also includes payback of principal each year so the bond is paid back in 15 years.

² % attributable to growth was calculated per section 3.1.7.

3.2.6 Future Planning Expenses

In the future, areas might be developed that are different than anticipated in this impact fee analysis and latest capital facilities plan; therefore, master plans and impact fee analysis should be updated periodically to coincide with updated capital improvement projects. It is assumed the master plan and impact fee analysis will be updated every five (5) years. A cost for the year 2014 of \$3,827.00 has been included in the proposed impact fees along with updates. The updates include a 3% annual inflation cost, see Table 35.

Table 35: Potable Water Professional Expenses for Master Plan and Impact Fee Updates

Professional Expenses for Master Plan and Impact Fee Updates ¹			
Year	Cost	Year	Cost
2014	\$ 3,827.20	2025	\$ -
2015	\$ -	2026	\$ -
2016	\$ -	2027	\$ -
2017	\$ -	2028	\$ -
2018	\$ -	2029	\$ 7,453.32
2019	\$ 5,545.97	2030	\$ -
2020	\$ -	2031	\$ -
2021	\$ -	2032	\$ -
2022	\$ -	2033	\$ -
2023	\$ -	2034	\$ 8,640.44
2024	\$ 6,429.30		
Totals			\$ 31,896.22
Cost Per ERC²			\$ 45.76

¹ Since a portion of the master plan discusses benefits for existing and future users the costs chargeable to future users is 47.84% of the total fee. It was assumed that the City would update their Master Plan and Impact Fees every five (5) years.

² Increase of ERCs in 20-year planning period is 697 ERCs less Churches and Schools.

3.2.7 Proportionate Share Analysis

The proportionate share of the capital facilities projects was determined in section 3.1.7 and adjusted for inflation to the project construction year in Table 32. The proportionate share will be factored into the impact fee calculations.

3.2.8 Impact Fee Calculation

There are two (2) types of fees used in the impact fee calculation. These fees are capital project fees and miscellaneous fees and include the following items listed below.

- Capital Project Fees
 - Buy In Costs – These are typically depreciated capital asset costs. However, this impact fee analysis included fixed construction costs for 2007/2008 Water Improvements because they were partially paid for through a development.
 - Project Costs
 - Debt Service Costs – The debt service costs includes the principal and interest for the bond as well as the insurance, surety policy, and bond insurance.
 - Bond Proceeds – The bond proceeds is the project cost (principal) associated with the project which is being bonded. This effectively cancels out the project cost that is shown as part of the source project capital improvement cost.
- Miscellaneous Fees
 - Professional Expenses
 - Fee Stabilization Charge (Credit) – This is the payment amount of principal and interest on the revenue bond after the 20-year planning period which should not be charged to new development in the planning period. There will not be any principal and interest after the 20-year planning period so this line item was excluded.

Impact fees were calculated per new ERC by determining the proportionate cost divided by the ERCs served.

Table 36: Potable Water Impact Fee Cashflows

Water Projects	Total Costs	% Attributed to Growth	Costs Attributable to Growth	Related ERCs Served	Cost per New ERC
Buy-in Costs - Surplus Capacity (Depreciated Costs)					
Water Sources ¹	\$ 397,813.46	33.65%	\$ 133,864.23	697	\$ 192.06
Water Storage ¹	\$ 260,678.30	44.57%	\$ 116,184.32	697	\$ 166.69
Distribution System ¹	\$ 346,789.98	47.84%	\$ 165,904.33	697	\$ 238.03
Buy-in Costs - Surplus Capacity (Fixed Cost 2007/2008 Improvements)					
Fixed Cost for 2007/2008 Water Improvement Projects Buy-in ¹	\$ 2,565,066.50	44.57%	\$ 1,143,250.14	697	\$ 1,640.24
Project Fees - Apportioned Costs					
Distribution Projects ²	\$ 1,071,803.72	47.84%	\$ 512,750.90	697	\$ 735.65
Source Projects (Exploratory Wells) ²	\$ 588,645.00	65.23%	\$ 383,953.51	697	\$ 550.87
Source Projects (Production Wells) ²	\$ 1,549,046.52	69.39%	\$ 1,074,883.38	697	\$ 1,542.16
Bond Debt Service ²	\$ 2,093,409.77	69.39%	\$ 1,452,617.04	697	\$ 2,084.10
Bond Proceeds ²	\$ (1,549,046.52)	69.39%	\$ (1,074,883.38)	697	\$ (1,542.16)
Total Capital Projects Fee	\$ 7,324,206.72		\$ 3,908,524.46		\$ 5,607.64
Miscellaneous Fees					
Professional Expenses	\$ 31,896.22	100.00%	\$ 31,896.22	697	\$ 45.76
Total Miscellaneous Fees	\$ 31,896.22		\$ 31,896.22		\$ 45.76

Total Impact Fee Cost per New ERC: **\$ 5,653.40**

¹ Refer to section 3.1.4 for proportionate share analysis.

² Refer to section 3.1.7 for proportionate share analysis.

The proposed potable water impact fee would charge a flat fee of \$5,653 per ERC for single family residential, refer to Table 36. Apartment and trailer (multi-family residential) land uses are typically 0.75 ERCs/ Dwelling. Therefore, the fee for multi-family is 75% of the single family residential fee.

Commercial/ Industrial (non-residential) land uses vary greatly based on the total fixture units of the commercial/ industrial development and the impact fee is determined based on the fixture units. A typical single family residence has 20 fixture units per ERC. Therefore, the single family residential impact fee is divided by the 20 fixture unit per ERC to determine the non-residential impact fee. This does not factor in the outdoor demand component of non-residential development. To determine an impact fee for the non-residential outdoor demand component the outdoor demand will be converted to equivalent fixture units per acre. Refer to Appendix B for the calculation. Table 37 shows the proposed potable water impact fees. Note that proposed potable water impact fees were rounded down to the nearest dollar.

Table 37: Proposed Potable Water Impact Fees

Land Use	Impact Fee
Single Family Residential	\$ 5,653 per ERC
Multi-Family Residential	\$ 4,240 per Dwelling
Non-Residential (Indoor Use)	\$ 282 per Fixture Unit
Non-Residential (Outdoor Use)	90 Fixture Units per Acre

3.2.9 Impact Fee Cashflows

The impact account balance and anticipated cashflow for the 20-year planning period is shown in Table 38. Capital improvement project costs are included in the table for each potable water project disbursed during each expected year of construction. The impact fee cashflow summary shown in Table 39 shows the projected annual ending fund balance, revenues, expenses, excess and shortfalls.

3.2.10 Credits for Past and Future Connections

The City currently has procedures in place for credits, appeals, and exemptions of impact fees, refer to appendix N for the City's current impact fee ordinance.

Table 38: Elk Ridge City: Culinary Water Impact Fee Cashflows														
Fiscal Year	School and Church ERCs	School and Church ERCs Added	Total ERCs	Annual ERCs Added	Annual ERCs added less Schools and Churches ERCs	Culinary Water Impact Fee	Impact Fees Revenues	Capital Project Costs	Buy-in Costs less 2007/2008 Improvements (\$453.12/ERC)	Buy-in Costs 2007/2008 Improvements (Cloward Well, Fairway Tank, Fairway Booster Pump Station) ⁴ (\$1,640.24/ERC)	Professional Expense	Bond Expenses (Principal plus Interest) Attributable to New Development (69.39%)	Loan/Bond Proceeds (Total Project Cost)	Total Expenses
2014 ¹	9	0	769	0	0	\$ 5,410.00	\$ -	\$ -	\$ -	\$ -	\$ (3,827.20)	\$ -	\$ -	\$ (3,827.20)
2015	9	0	822	53	53	\$ 5,653.40	\$ 299,630.27	\$ (383,953.51)	\$ (31,629.13)	\$ (86,932.94)	\$ -	\$ -	\$ -	\$ (502,515.58)
2016	12	3	882	60	57	\$ 5,653.40	\$ 322,243.87	\$ -	\$ (34,016.23)	\$ (93,493.91)	\$ -	\$ -	\$ 1,549,046.52	\$ 1,421,536.37
2017	12	0	943	61	61	\$ 5,653.40	\$ 344,857.48	\$ (1,549,046.52)	\$ (36,403.34)	\$ (100,054.89)	\$ -	\$ (97,909.79)	\$ -	\$ (1,783,414.54)
2018	12	0	975	32	32	\$ 5,653.40	\$ 180,908.84	\$ -	\$ (19,096.83)	\$ (70,566.00)	\$ -	\$ (97,909.79)	\$ -	\$ (187,572.63)
2019	12	0	1,009	34	34	\$ 5,653.40	\$ 192,215.64	\$ (512,750.90)	\$ (20,290.38)	\$ (37,690.11)	\$ (5,545.97)	\$ (97,909.79)	\$ -	\$ (674,187.15)
2020	23	11	1,059	50	39	\$ 5,653.40	\$ 220,482.65	\$ -	\$ (23,274.26)	\$ (63,969.52)	\$ -	\$ (97,909.79)	\$ -	\$ (185,153.58)
2021	26	3	1,102	43	40	\$ 5,653.40	\$ 226,136.05	\$ -	\$ (23,871.04)	\$ (65,609.76)	\$ -	\$ (97,909.79)	\$ -	\$ (187,390.60)
2022	26	0	1,143	41	41	\$ 5,653.40	\$ 231,789.45	\$ -	\$ (24,467.82)	\$ (67,250.01)	\$ -	\$ (97,909.79)	\$ -	\$ (189,627.62)
2023	26	0	1,169	26	26	\$ 5,653.40	\$ 146,988.43	\$ -	\$ (15,516.18)	\$ (42,646.35)	\$ -	\$ (97,909.79)	\$ -	\$ (156,072.32)
2024	26	0	1,196	27	27	\$ 5,653.40	\$ 152,641.83	\$ -	\$ (16,112.95)	\$ (44,286.59)	\$ (6,429.30)	\$ (97,909.79)	\$ -	\$ (164,738.63)
2025	26	0	1,223	27	27	\$ 5,653.40	\$ 152,641.83	\$ -	\$ (16,112.95)	\$ (44,286.59)	\$ -	\$ (97,909.79)	\$ -	\$ (158,309.34)
2026	26	0	1,250	27	27	\$ 5,653.40	\$ 152,641.83	\$ -	\$ (16,112.95)	\$ (44,286.59)	\$ -	\$ (97,909.79)	\$ -	\$ (158,309.34)
2027	26	0	1,278	28	28	\$ 5,653.40	\$ 158,295.24	\$ -	\$ (16,709.73)	\$ (45,926.83)	\$ -	\$ (97,909.79)	\$ -	\$ (160,546.36)
2028	26	0	1,307	29	29	\$ 5,653.40	\$ 163,948.64	\$ -	\$ (17,306.50)	\$ (47,567.08)	\$ -	\$ (97,909.79)	\$ -	\$ (162,783.38)
2029	26	0	1,336	29	29	\$ 5,653.40	\$ 163,948.64	\$ -	\$ (17,306.50)	\$ (47,567.08)	\$ (7,453.32)	\$ (97,909.79)	\$ -	\$ (170,236.69)
2030	29	3	1,367	31	28	\$ 5,653.40	\$ 158,295.24	\$ -	\$ (16,709.73)	\$ (45,926.83)	\$ -	\$ (97,909.79)	\$ -	\$ (160,546.36)
2031	29	0	1,396	29	29	\$ 5,653.40	\$ 163,948.64	\$ -	\$ (17,306.50)	\$ (47,567.08)	\$ -	\$ (81,879.91)	\$ -	\$ (146,753.50)
2032	29	0	1,425	29	29	\$ 5,653.40	\$ 163,948.64	\$ -	\$ (17,306.50)	\$ (47,567.08)	\$ -	\$ -	\$ -	\$ (64,873.58)
2033	29	0	1,455	30	30	\$ 5,653.40	\$ 169,602.04	\$ -	\$ (17,903.28)	\$ (49,207.32)	\$ -	\$ -	\$ -	\$ (67,110.60)
2034	29	0	1,486	31	31	\$ 5,653.40	\$ 175,255.44	\$ -	\$ (18,500.06)	\$ (50,847.57)	\$ (8,640.44)	\$ -	\$ -	\$ (77,988.06)
Totals				717	697		\$ 3,940,420.67	\$ (2,445,750.93)	\$ (415,952.87)	\$ (1,143,250.14)	\$ (31,896.22)	\$ (1,452,617.04)	\$ 1,549,046.52	\$ (3,940,420.67)

¹ Beginning balance for 2014 is estimated at \$270,938.05 based on an estimatated increase in ERCs for year 2014 of 50 using the current impact fee of \$5,410 less the average yearly reimbursement of Elk Ridge Meadows \$352,830 spread out over 5 years or \$70,566 a year . This beginning balance is in addition to the balance at the end of 2013 which was \$72,627.00. This balance was obtained from the City.

² Interest Rate of 3.6% was used based on OMB Circular A-94 Appendix C (Revised December 2013).

³ The first 6 year buy-in costs for the Highline Well, Fairway Tank, and Fairway Booster Pump Station were factored to include a yearly payment of \$70,566 beginning in year 2014 and ending in 2019 to reimburse the Elk Ridge Subdivision developer. This is a yearly total of \$70,566.00 a year.

⁴ The Northeast Well Cost shown is the total project cost. The other project costs shown are the proportionate share associated with new development.

Table 39: Elk Ridge City: Culinary Water Impact Fee Cashflow Summary

Fiscal Year	Beginning Balance	Impact Fee Revenues	Total Expenses	Excess/ Shortfalls³	Interest Income, 3.6%²	Annual Ending Fund Balance
2014 ¹	\$ 270,500.00	\$ -	\$ (3,827.20)	\$ (3,827.20)	\$ -	\$ 266,672.80
2015	\$ 266,672.80	\$ 299,630.27	\$ (502,515.58)	\$ (202,885.31)	\$ 9,600.22	\$ 73,387.71
2016	\$ 73,387.71	\$ 322,243.87	\$ 1,421,536.37	\$ 1,743,780.24	\$ 2,641.96	\$ 1,819,809.91
2017	\$ 1,819,809.91	\$ 344,857.48	\$ (1,783,414.54)	\$ (1,438,557.06)	\$ 65,513.16	\$ 446,766.01
2018	\$ 446,766.01	\$ 180,908.84	\$ (187,572.63)	\$ (6,663.79)	\$ 16,083.58	\$ 456,185.79
2019	\$ 456,185.79	\$ 192,215.64	\$ (674,187.15)	\$ (481,971.51)	\$ 16,422.69	\$ (9,363.03)
2020	\$ (9,363.03)	\$ 220,482.65	\$ (185,153.58)	\$ 35,329.07	\$ (337.07)	\$ 25,628.97
2021	\$ 25,628.97	\$ 226,136.05	\$ (187,390.60)	\$ 38,745.45	\$ 922.64	\$ 65,297.07
2022	\$ 65,297.07	\$ 231,789.45	\$ (189,627.62)	\$ 42,161.83	\$ 2,350.69	\$ 109,809.60
2023	\$ 109,809.60	\$ 146,988.43	\$ (156,072.32)	\$ (9,083.88)	\$ 3,953.15	\$ 104,678.86
2024	\$ 104,678.86	\$ 152,641.83	\$ (164,738.63)	\$ (12,096.80)	\$ 3,768.44	\$ 96,350.50
2025	\$ 96,350.50	\$ 152,641.83	\$ (158,309.34)	\$ (5,667.50)	\$ 3,468.62	\$ 94,151.61
2026	\$ 94,151.61	\$ 152,641.83	\$ (158,309.34)	\$ (5,667.50)	\$ 3,389.46	\$ 91,873.56
2027	\$ 91,873.56	\$ 158,295.24	\$ (160,546.36)	\$ (2,251.12)	\$ 3,307.45	\$ 92,929.89
2028	\$ 92,929.89	\$ 163,948.64	\$ (162,783.38)	\$ 1,165.26	\$ 3,345.48	\$ 97,440.63
2029	\$ 97,440.63	\$ 163,948.64	\$ (170,236.69)	\$ (6,288.06)	\$ 3,507.86	\$ 94,660.43
2030	\$ 94,660.43	\$ 158,295.24	\$ (160,546.36)	\$ (2,251.12)	\$ 3,407.78	\$ 95,817.08
2031	\$ 95,817.08	\$ 163,948.64	\$ (146,753.50)	\$ 17,195.14	\$ 3,449.42	\$ 116,461.64
2032	\$ 116,461.64	\$ 163,948.64	\$ (64,873.58)	\$ 99,075.05	\$ 4,192.62	\$ 219,729.31
2033	\$ 219,729.31	\$ 169,602.04	\$ (67,110.60)	\$ 102,491.43	\$ 7,910.26	\$ 330,131.00
2034	\$ 330,131.00	\$ 175,255.44	\$ (77,988.06)	\$ 97,267.38	\$ 11,884.72	\$ 439,283.10
Totals		\$ 3,940,420.67	\$ (3,940,420.67)	\$ 0.00	\$ 168,783.10	

¹ Beginning balance for 2014 is estimated at \$270,500.00 based on an estimated increase in ERCs for year 2014 of 50 using the current impact fee of \$5,410. It was assumed that the balance at the end of 2013 which was \$72,627.00 would be spent in 2014. This balance was obtained from the City.

² Interest Rate of 3.6% was used based on OMB Circular A-94 Appendix C (Revised December 2013).

³ There are approximately \$352,830.16 worth of reimbursement back to Elk Ridge Meadows subdivision. This assumes the remaining 37 units for Phase 1 and the remaining 87 units for phases 5 through 10 are constructed within the next 5 years (from 2014 to 2019).

SECTION 4 - WASTEWATER SYSTEM

4.1 CAPITAL FACILITIES PLAN

4.1.1 Inventory of Existing Facilities

Elk Ridge City's wastewater collection system consists of interceptor lines, collector lines, and lateral mains. The majority of the City's wastewater is treated by Payson City and is conveyed to Payson City's Wastewater Treatment Facility via an 18-inch trunk line. A small portion of the City's wastewater flows from developments north of 11200 South into a 15-inch trunk link and is conveyed to Salem City's Wastewater Treatment Facility.

The total capital asset value for the wastewater system is shown in the Elk Ridge City Tax Asset Detail (Appendix P) and is summarized in Table 40.

Table 40: Existing Wastewater System Capital Asset Values

Wastewater System Element	2013 Capital Asset Value (Depreciated Book Value)
All Wastewater System	\$ 75,450.03

* Refer to Appendix P for a list of Capital Assets.

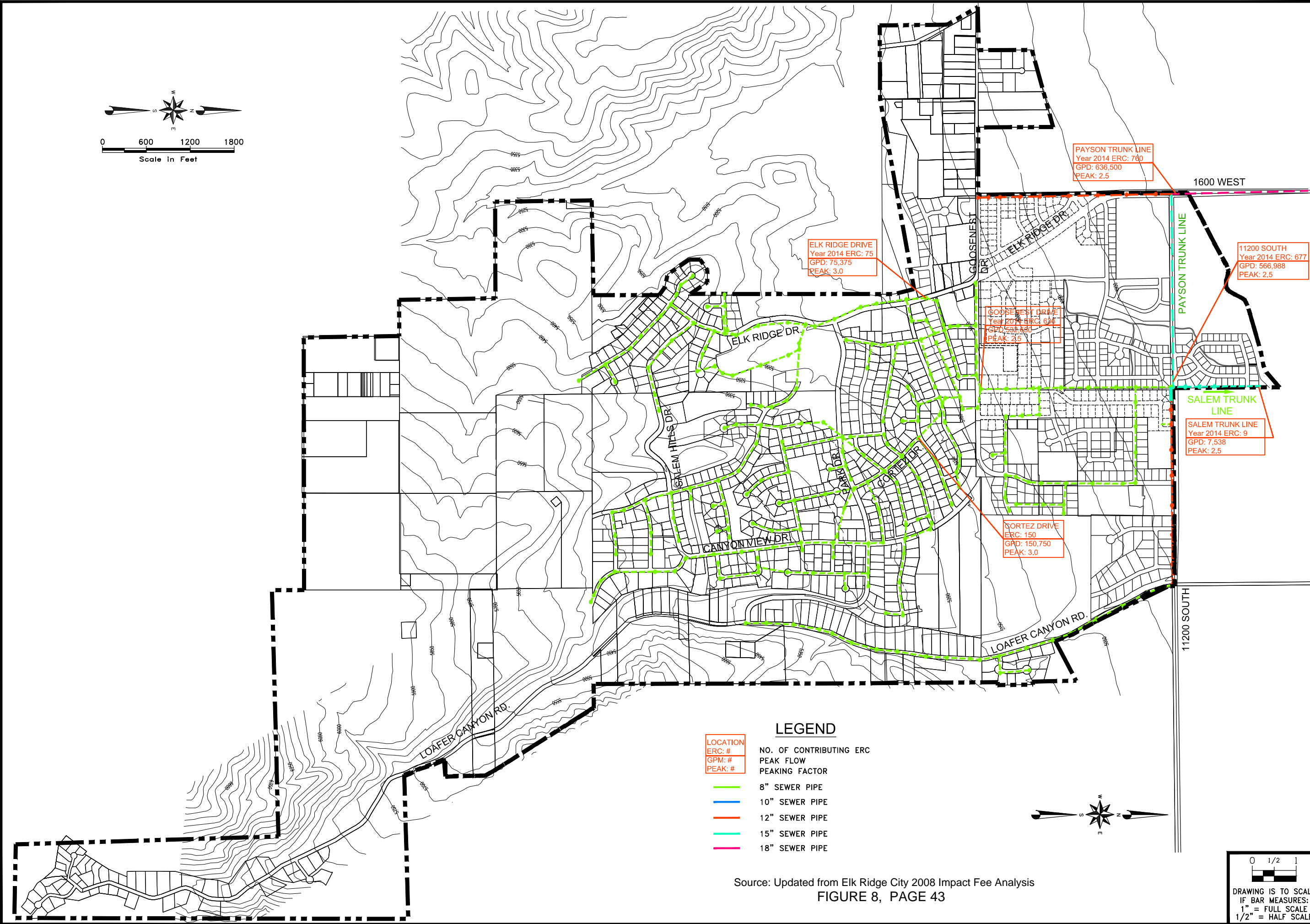
The total capital asset value is small for Elk Ridge City as the majority of the City's wastewater system has either been donated or constructed by developers.

There is also an existing buy-in for the Elk Ridge City Goosenest Drive & 1600 West Sewer Extension Project. The cost for the City of Elk Ridge is \$23,247.97 which consisted of the upside costs between the 12-inch sewer line and an 8-inch sewer line. The total buy-in cost for the City's Wastewater System is \$98,698.00.

4.1.1.1 Pipeline – Major Gravity Pipelines

Elk Ridge City's wastewater collection system consists of pipes ranging in size from 8-inch to 18-inch diameter. The major interceptor gravity pipelines are located in 11200 South, Elk Ridge Drive, Cortez Drive, Canyon View Drive, Goosenest Drive. The major trunk gravity pipelines are located in 1600 West (Payson City Trunk Line) and the Salem City Trunk Line running north/south 200 feet east of the intersection of Fox Crossing and 11200 South. Figure 8 displays the City's wastewater collection system. Figure 8 and Table 41 display the existing sewer line capacities.

11/20/2014 W:\Elk Ridge\Planning\Capital Facilities and Impact Fees\Drawings\sewer\Sewer Base.dwg MWC



Source: Updated from Elk Ridge City 2008 Impact Fee Analysis
FIGURE 8, PAGE 43

ELK RIDGE CITY CORPORATION

CAPITAL FACILITIES PLAN AND IMPACT FEE

ANALYSIS UPDATE 2014

EXISTING WASTEWATER COLLECTION SYSTEM

AQUA
ENGINEERING

533 W. 2600 S. SUITE 275, BOUNTIFUL, UT 84010
PHONE (801) 298-1327 FAX (801) 299-0153

NO.	DATE	DESIGN	RJR	REVISIONS		CHECKED	RJR
				DATE	BY		
1	11/20/14						

FIGURE

8

Table 41: Current Sewer Collection System Capacity

Component	Size	Slope (%)	Flow Capacity (gpd) ¹	ERC Capacity ²
Elk Ridge Drive	8-inch	3.44	1,143,323	1,138
Cortez Drive (from Amafille Lane)	8-inch	0.37	374,965	373
Goosenest Drive	8-inch	3.32	1,123,204	1,341
Payson Trunk Line ³	18-inch	0.113	2,080,973	2,484
11200 South ³	15-inch	0.144	1,279,724	1,528
Salem Trunk Line ³	15-inch	0.144	1,279,724	1,528

¹ Flow Capacity was determined in the section of sewer line with the flattest slope. $D/d=0.67 = 79\%$ flowing pipe for pipe diameters 10-inches and smaller and $D/d=0.75=91\%$ flowing pipe for pipe diameters larger than 10-inches.

² Collectors = 1,340 gpd/ ERC (0.93 gpm/ERC), Interceptor/ Outfall = 837.50 gpd/ERC (0.582 gpm/ERC). Refer to Section 4.1.3 for collection system level of service. 1,005 gpd/ERC (0.698 gpm/ERC) was used for interceptors analyzed just south of Goosenest Drive.

³ State minimum slopes were used. These lines also convey flows from Woodland Hills and Payson City.

⁴ Locations are shown on Figure 8.

4.1.1.1 Lift Stations

The City does not currently have any lift stations.

4.1.1.2 Wastewater Treatment Plant

The majority of the City's wastewater is treated by Payson City (approximately 98.03%) with a portion of the City's wastewater north of 11200 South being treated by Salem City.

4.1.2 Method of Financing of Existing Facilities

The City currently finances existing facility projects through its sewer enterprise fund with revenues generated by monthly usage fees, impact fees, grants, and loans. The City does not have any existing long term debt for the wastewater collection system.

4.1.3 Level of Service

Establishing a Level of Service (LOS) was not required under the impact fee law when the previous Impact Fee Analysis was completed in October 2008 by AQUA Engineering.

To determine the level of service for wastewater AQUA reviewed the winter water use data for Elk Ridge City from 2012 to 2013. This yielded a winter usage of 335 gpd/ERC. Refer to Table 15 for additional information. The winter water usage was used as a conservative estimate to determine an average daily flow of 335 gpd/ERC or 87 gpcd. Refer to Appendix B for calculations.

Peaking factors were determined using the State's requirements. Per UAC R317-3-2.2.2, new laterals and collector sewers shall be designed for 400 gallons per capita per day (1,600 GPD per ERU) and interceptor and outfall sewers shall be designed for 250 gallons per capita per day (1,000 GPD per ERU)

or rates of flow established from an approved infiltration/ inflow study. This equates to a peaking factor of 4.0 for laterals and collectors and a peaking factor of 2.5 for interceptor and outfall sewers.

The level of service for the wastewater system is summarized below:

- Average Daily Flow = 335 gpd/ERC
- Peak Flow Factor (Interceptors and Outfall) = 2.5
- Peak Flow (Interceptors and Outfall) = 837.50 gpd/ERC
- Peak Flow Factor (Laterals and Collectors) = 4.0
- Peak Flow (Laterals and Collectors) = 1,340 gpd/ERC

Note: 8-inch wastewater interceptor lines located lower in the system just upstream of Goosenest Drive used a slightly higher 3.0 for a peaking factor. This peaking factor matched peaking factors used in the City's previous Master Plan.

The State and City require the following minimum sewer size, depth to diameter ratio, infiltration velocities, and minimum pipe slopes (based on pipe size).

- Minimum Size= 8-inch diameter
- Depth to diameter (D/d) ratio not to exceed 0.67= 79% full flowing pipe for pipes 10-inches in diameter and smaller. D/d ratio of 0.75= 91% full flowing pipe for pipes larger than 10-inches in diameter.
- Minimum scour velocity= 2 feet per second (manning's n value of 0.013)
- Pipe Infiltration= 200 gallons per mile x day x inch of pipe diameter
- Maximum velocity= 15 feet per second (Velocities greater than 15 feet per second require special provisions to protect against displacement by erosion and shock.)
- Minimum Slopes (Table 42):

Table 42: Minimum Slopes

Sewer Size (inch)	Minimum Slope (ft/ ft)
8	0.00334
9	0.00285
10	0.00248
12	0.00194
14	0.00158
15	0.00144
16	0.00132
18	0.00113
21	0.00092
24	0.0007
27	0.00066
30	0.00057
36	0.00045

Source: UAC R317-3-2.3(D)(4)

4.1.4 Surplus Capacity

Capacity of the system beyond what is required by the current population to meet service standards is considered to be surplus or surplus capacity. The amount of surplus capacity is important because it provides a basis to calculate buy in costs for future development. The capital facilities plan will use flow capacities identified in the Table 41.

4.1.4.1 Collection System

Table 43 list major gravity pipeline flows and surpluses.

Table 43: Present Major Gravity Pipeline Flows and Surpluses

Component	Size	Flow Capacity (gpd) ¹	Present Flow (gpd) ²	Surplus Capacity (gpd)	Surplus ERC ²
Elk Ridge Drive	8-inch	1,143,323	75,375	1,067,948	1,062
Cortez Drive (from Amafille Lane)	8-inch	374,965	150,750	224,215	223
Goosenest Drive	8-inch	1,123,204	532,650	590,554	705
Payson Trunk Line ³	18-inch	2,080,973	636,500	1,444,473	1,724
11200 South ³	15-inch	1,279,724	566,988	712,736	851
Salem Trunk Line ³	15-inch	1,279,724	7,538	1,272,186	1,519

¹ Flow Capacity was determined in the section of sewer line with the flattest slope. $D/d=0.67 = 79\%$ flowing pipe for pipe diameters 10-inches and smaller and $D/d=0.75=91\%$ flowing pipe for pipe diameters larger than 10-inches.

² Collectors = 1,340 gpd/ ERC (0.93 gpm/ERC), Interceptor/ Outfall = 837.50 gpd/ERC (0.582 gpm/ERC). Refer to Section 4.1.3 for collection system level of service. 1,005 gpd/ERC (0.698 gpm/ERC) was used for interceptors analyzed just south of Goosenest Drive. Surplus ERCs were rounded down to the nearest whole number.

³ State minimum slopes were used. The Payson Trunk Line and 11200 South line have contributing flows from Woodland Hills and Payson City which is not shown.

⁴ Locations are shown on Figure 8.

The existing wastewater collection system can be viewed as an interconnected system similar to the water distribution system; therefore, it benefits all residents to some degree including future residents. Surplus capacity of the wastewater collection system benefits future users. Future users should buy in to the existing wastewater collection system at a proportionate share which will be calculated in section 4.1.7.

4.1.5 Additional Facilities Currently Required

Currently, the system does not require any additional improvements to correct capacity shortfalls.

4.1.6 Additional Facilities Required in 6-year, 20-year Planning Period, and prior to Build-out

The City requires the collection system projects shown in Table 44 to provide wastewater collection for future growth and to maintain the existing wastewater collection system.

Table 44: Wastewater Facilities required in 6 and 20-year planning period

6-year planning period facilities required	
Project Number	Project
1	Goosenest Drive 12-inch Sewer Extension (Upsize Costs Only)
2	Elk Ridge Drive 10-inch Sewer Extension
3	Canyon View Drive 8-inch Sewer Extension
4	Canyon View Drive and Amafille Lane Sewer Connection

The City anticipates upsizing a portion of the existing 12-inch sewer line in 11200 South with a 15-inch sewer line. This project would include approximately 400 linear feet of pipe from the intersection of Christley Lane/ 11200 South west to the existing 15-inch sewer line in 11200 South. This project would increase capacity in a section of sewer line which conveys the majority of the City's flows. This project is titled the 11200 South Sewer Main Project and is anticipated to be constructed outside the 20-year planning period prior to build-out. This project is shown in Table 47 and Figure 9 but is not factored into the impact fee calculation.

Year 2034 and Build-out major gravity pipeline flows and surpluses are shown in Table 45.

Table 45: Year 2034 Major Gravity Pipeline Flows and Surpluses

Component	Size	Flow Capacity (gpd) ¹	Year 2034			Build-out		
			Year 2034 Flow (gpd) ²	Surplus Capacity (gpd)	Surplus ERC ²	Build-out Flow (gpd) ²	Surplus Capacity (gpd)	Surplus ERC ²
Elk Ridge Drive	8-inch	1,143,323	190,950	952,373	947	502,500	640,823	637
Cortez Drive (from Amafille Lane)	8-inch	374,965	165,825	209,140	208	201,000	173,965	173
Goosenest Drive	8-inch	1,123,204	482,400	640,804	765	624,775	498,429	595
Payson Trunk Line ³	18-inch	2,080,973	1,201,813	879,160	1,049	1,813,188	267,785	319
11200 South ³	15-inch	1,279,724	783,063	496,661	593	1,027,613	252,111	301
Salem Trunk Line ³	15-inch	1,279,724	42,713	1,237,011	1,477	42,713	1,237,011	1,477

¹ Flow Capacity was determined in the section of sewer line with the flattest slope. D/d=0.67 = 79% flowing pipe for pipe diameters 10-inches and smaller and D/d=0.75=91% flowing pipe for pipe diameters larger than 10-inches.

² Collectors = 1,340 gpd/ ERC (0.93 gpm/ERC), Interceptor/ Outfall = 837.50 gpd/ERC (0.582 gpm/ERC). Refer to Section 4.1.3 for collection system level of service. 1,005 gpd/ERC (0.698 gpm/ERC) was used for interceptors analyzed just south of Goosenest Drive. Surplus ERCs were rounded down to the nearest whole number.

³ State minimum slopes were used. The Payson Trunk Line and 11200 South line have contributing flows from Woodland Hills and Payson City which is not shown.

⁴ Locations are shown on Figure 9.

4.1.7 Project Proportionate Share Analysis and Project Costs

Construction cost and value associated with new development for the 6-year and 20-year planning period wastewater projects are shown in Table 47. The table also shows the proportionate share or share of a project cost that is beneficial to existing users and future development. There are eight (8) items associated with determining the proportionate share as mentioned in the introduction of this plan. These items were carefully examined and each project's proportionate share was determined.

4.1.7.1 Proportionate Share – Collection

The collection projects required in the 6-year and 20-year planning periods benefit future development. The same can be said for the existing collection system buy-in costs. Since these projects and the existing collection system surplus capacity benefit future development, 100% of these costs can be attributed to future development.

4.1.7.2 Proportionate Share – Professional Expenses for Master Plan and Impact Fee Updates

Professional expenses for Master Plan and Impact Fee Updates benefit existing and future developments equally. Therefore, a proportionate share needs to be developed. The demographics section established an increase in ERCs of 697 less churches and schools, see Table 7, for the 20-year planning period. The total ERCs at the end of the 20-year planning period is also shown in Table 7 and is 1,457 ERCs less churches and schools (year 2034). To determine the proportionate share for existing and future development the increase in ERCs for the 20-year planning period was divided by the total ERCs at the end of the 20-year planning period which results in 47.84% of the cost for professional expenses being attributed to new users and 52.16% for existing development. Table 47 contains a summary of projects required in the 6-year and 20-year planning period.

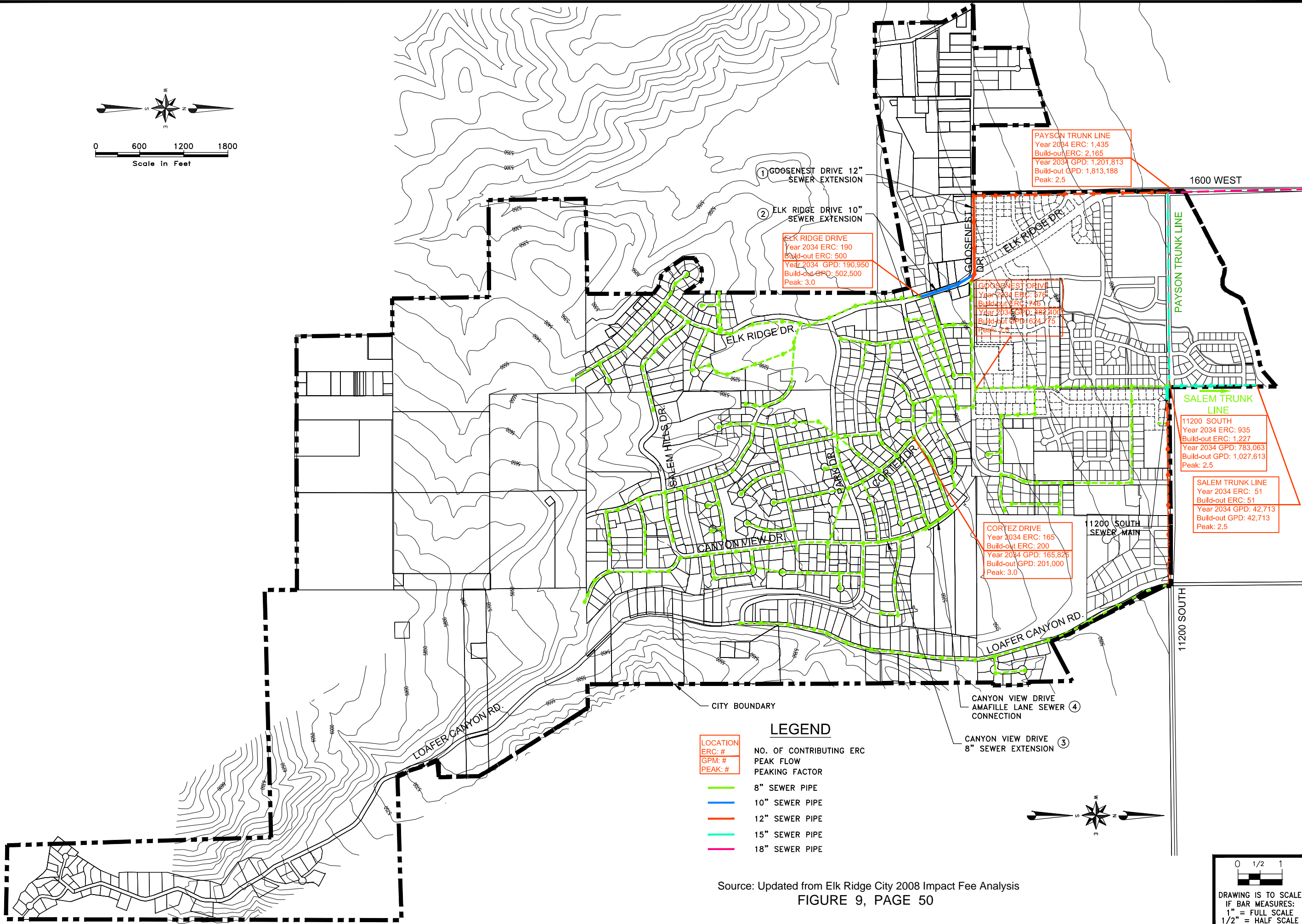
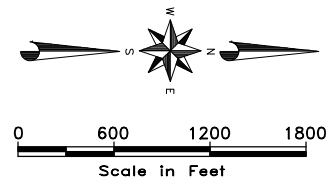
Table 46: New and Existing Development Proportionate Share – Professional Expenses

Collection Project	Total ERCs (Year 2034)	Increase in ERCs in 20-year Planning Period	New Development Proportionate Share	Existing Users Proportionate Share
Future Collection Projects	1,457	697	47.84%	52.16%

Table 47: Future Wastewater Capital Improvement Projects

Priority No.	Construction Year	Project Name and Description	Type *	Cost Estimate	Value Associated with New Development	Proportionate Share Description
6-Year Planning Period						
1	2016	Goosenest Drive 12-inch Sewer Extension Project	C	\$ 168,720.77	\$ 168,720.77	100% of this project is attributable to future growth. Refer to Section 4.1.7.
2	2019	Elk Ridge Drive 10-inch Sewer Extension Project	C	\$ 110,291.88	\$ 110,291.88	100% of this project is attributable to future growth. Refer to Section 4.1.7.
3	2021	Canyon View Drive 8-inch Sewer Extension Project	C	\$54,565.55	\$54,565.55	100% of this project is attributable to future growth. Refer to Section 4.1.7.
4	2025	Canyon View Drive and Amafile Lane Sewer Connection Project	C	\$ 90,335.10	\$ 90,335.10	100% of this project is attributable to future growth. Refer to Section 4.1.7.
6-year Planning Period Project Subtotal				\$ 423,913.30	\$ 423,913.30	N/A
Capital Facility Projects Total				\$ 423,913.30	\$ 423,913.30	N/A
Outside 20-year Planning Period						
N/A	After 2034	11200 South Sewer Main Project	C	\$ 89,281.00	N/A	N/A

* C=Collection LS=Lift Station WWTF=Wastewater Treatment Facility

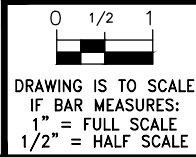


LEGEND

LOCATION	NO. OF CONTRIBUTING ERC
ERC: #	PEAK FLOW
GPM: #	PEAKING FACTOR
PEAK: #	

8" SEWER PIPE
10" SEWER PIPE
12" SEWER PIPE
15" SEWER PIPE
18" SEWER PIPE

Source: Updated from Elk Ridge City 2008 Impact Fee Analysis
FIGURE 9, PAGE 50



ELK RIDGE CITY CORPORATION

CAPITAL FACILITIES PLAN AND IMPACT FEE

ANALYSIS UPDATE 2014

FUTURE WASTEWATER COLLECTION PROJECTS

AQUA
ENGINEERING

533 W. 2600 S. SUITE 275, BOUNTIFUL, UT 84010
PHONE (801) 298-1327 FAX (801) 299-0153

NO.	DATE	DESIGN	DRAWN	CHECKED
-	11/20/14	RJR	MWC	RJR
REVISIONS				

FIGURE 9

4.1.8 Method of Financing Required Facilities and Rate Study

There are many methods for financing wastewater facilities including impact fees, monthly usage fees, grants, and loans.

Elk Ridge currently charges a sewer usage fee of \$36.00 a month per each user. The City currently (2014) has 698 connections. Sewer usage fees are used to operate and maintain the current wastewater system. Typical expenditure items for the wastewater system include, but are not limited to; administration, operational costs, maintenance costs, and project construction costs to upgrade the existing system.

As of December 31, 2013, the City had a sewer fund balance of \$376,354.92. Elk Ridge City's 2013-2014 Budget Report dated July 5, 2013 estimated 2013 operating revenues of \$ 277,048.00 and operating expenses of \$ 298,433.00 for a net negative operating loss of (\$ 21,385.00). The City tries to maintain a healthy fund balance to construct projects not identified in the capital facilities projects and for any unforeseen or emergency repairs to the wastewater collection system. To determine if the sewer fund can generate enough revenue to pay for expenses, this analysis will not raise rates. If the sewer fund cannot generate enough revenue to pay for expenses then other options such as raising rates will be explored.

The following are the various items that were adjusted in the rate analysis, see appendix H for a detailed spreadsheet.

- Revenues
 - Sewer User Fees – The base fee was not adjusted.
 - Operating Revenues – Included revenues from User Fees.
 - Non-Operating Revenues – Excluded from analysis as these revenues represent a small amount of the budget.
 - Outside Funding – Excluded from analysis but grants or other funding may be available for future capital projects.
- Expenses
 - Operating Expense – Increased yearly at 3.0%.
 - Future Capital Improvement Project Expense – The construction costs are adjusted for inflation and are the proportionate share attributed to existing development.
 - Current Bond Debt Interest and Principal Expense – There are not any existing bonds associated with the sewer fund.
 - Future Bond Interest and Principal Expense – The sewer fund revenues were sufficient; therefore, there were no future bond expenses.

The rate analysis shown in Appendix H indicates the City's current rate structure is adequate to maintain a positive fund balance. The analysis shows that the fund balance begins to increase each year after 2025. This is due to a decrease in capital improvement project activity. Rates should be reviewed again in the City's next update to this CFP.

4.2 IMPACT FEE ANALYSIS

Impact fees are to be used for expanding existing facilities or construction of new facilities required by new development. Impact fees also cannot be used to raise the established level of service of a public facility serving existing development or used to pay for operation and maintenance costs of public facilities.

4.2.1 Service Area

The collection system is interconnected and benefits both existing and future users. The collection projects proposed help maintain the City's level of service.

4.2.2 Level of Service

The level of service for the wastewater system has already been established in the capital facilities plan. The following table is a summary of the level of service standards for the wastewater collection system.

Table 48: Wastewater Level of Service

Wastewater System Component	Parameter	LOS Requirement
Collection System	Average Daily Flow	335 gpd/ERC

4.2.3 Buy in Component

The purpose of the buy in component is to recover the costs of surplus capacity in existing infrastructure attributable to new development. The collection system buy in and asset values were determined in sections 4.1.1 and 4.1.4. Below is the Cost per New ERC associated with buy in.

Table 49: Wastewater Buy In Component Cost

Component	Value Associated with New Development	Growth Related ERCs Served	Cost per New ERC
Collection System	\$ 98,698.00	697	\$ 141.60
Totals			\$ 141.60

4.2.4 Future Capital Improvement Projects

Future capital improvement projects required for new development were determined and summarized in Section 4.1.6. The construction year and an adjusted cost for inflation must be factored in order for the projects listed in the capital facilities plan to be used in the impact fee analysis. Using an inflation rate of 3%, Table 50 is a summary of future capital improvement projects.

Table 50: Future Wastewater Capital Improvement Projects

Construction Year	Project Name and Description	Type ¹	Current Year (2014) Cost Estimate	Construction Year Cost ²	Proportionate Share Cost Associated with New Development
2015	Goosenest Drive 12-inch Sewer Extension Project ⁴	C	\$ 168,720.77	\$ 178,995.86	\$ 178,995.86
2016	Elk Ridge Drive 10-inch Sewer Extension Project ⁴	C	\$ 110,291.88	\$ 127,858.52	\$ 127,858.52
2017	Canyon View Drive 8-inch Sewer Extension Project ⁴	C	\$ 54,565.55	\$ 67,108.74	\$ 67,108.74
2018	Canyon View Drive and Amafille Lane Sewer Connection Project ⁴	C	\$ 90,335.10	\$ 125,044.91	\$ 125,044.91
6-year Planning Period Project Subtotal			\$ 423,913.30	\$ 499,008.03	\$ 499,008.03
6-year and 20-year Planning Period Project Total			\$ 423,913.30	\$ 499,008.03	\$ 499,008.03

¹ C=Collection LS=Lift Station WWTF=Wastewater Treatment Facility

² Construction year costs were inflated 3% up to the year of construction of the specific project.

Construction Year Cost=Current Year (2014) Cost Estimate x [1 + 3% (inflation rate)]^[Construction Year of Project- Current Year (2014)]

³ Construction Cost Estimates include 12% cost for Professional Services and a 15% Contingency Fee.

⁴ 100% of these projects are attributable to future growth.

Costs are broken down further to calculate the cost per new ERC for each project. The cost per ERC is calculated by dividing the inflation adjusted costs associated with new development by the growth related ERCs (new ERCs within 20-year planning period). Refer to Table 51 for additional information.

Table 51: Wastewater Impact Fee per Project

Project Name and Description	Inflation Adjusted Costs Associated with New Development ¹	Growth Related ERCs Served	Cost per New ERC
Collection System Projects			
Goosenest Drive 12-inch Sewer Extension Project	\$ 178,995.86	697	\$ 256.81
Elk Ridge Drive 10-inch Sewer Extension Project	\$ 127,858.52	697	\$ 183.44
Canyon View Drive 8-inch Sewer Extension Project	\$ 67,108.74	697	\$ 96.28
Canyon View Drive and Amafille Lane Sewer Connection Project	\$ 125,044.91	697	\$ 179.40
Subtotal	\$ 499,008.03	697	\$ 715.94

Table 51 (Continued): Wastewater Impact Fee per Project			
Project Name and Description	Inflation Adjusted Costs Associated with New Development¹	Growth Related ERCs Served	Cost per New ERC
Totals	\$ 499,008.03	697	\$ 715.94

¹ Inflation adjusted costs are adjusted using a 3% inflation rate for the anticipated construction year of the project. Costs also include professional engineering, design, and construction management expenses associated with the project.

4.2.5 Future Debt Financing

The City has sufficient impact fee balance and will collect enough impact fees to construct the proposed capital improvement projects without financing.

4.2.6 Future Planning Expenses

In the future, areas might be developed that are different than anticipated in this impact fee analysis and latest capital facilities plan; therefore, master plans and impact fee analyses should be updated periodically to coincide with updated capital improvement projects. It is assumed the master plan and impact fee analysis will be updated every five (5) years. A cost for the year 2014 of \$4,066.40 has been included in the proposed impact fees along with updates. The updates include a 3% annual inflation cost, see Table 52.

Table 52: Wastewater Professional Expenses for Master Plan and Impact Fee Updates

Professional Expenses for Master Plan and Impact Fee Updates ¹			
Year	Cost	Year	Cost
2014	\$ 4,066.40	2025	\$ -
2015	\$ -	2026	\$ -
2016	\$ -	2027	\$ -
2017	\$ -	2028	\$ -
2018	\$ -	2029	\$ 6,335.32
2019	\$ 4,714.07	2030	\$ -
2020	\$ -	2031	\$ -
2021	\$ -	2032	\$ -
2022	\$ -	2033	\$ -
2023	\$ -	2034	\$ 7,344.37
2024	\$ 5,464.90		
Totals			\$ 27,925.06
Cost Per ERC ²			\$ 40.06

¹ Since a portion of the master plan discusses benefits for existing and future users the costs chargeable to future users is 47.84% of the total fee. It was assumed that the City would update their Master Plan and Impact Fees every five (5) years.

² Increase of ERCs in 20-year planning period is 697 ERCs.

4.2.7 Proportionate Share Analysis

The proportionate share of the capital facilities projects was determined in Table 46 and adjusted for inflation to the project construction year in Table 50. The proportionate share items listed above have been covered in section 4.1.7 and will be factored into the Impact Fee calculations.

4.2.8 Impact Fee Calculation

There are two (2) types of fees used in the impact fee calculation. These fees are capital project fees and miscellaneous fees and include the following items listed below.

- **Capital Project Fees**
 - Buy In Costs – These are typically depreciated capital asset costs.
 - Project Costs
 - Debt Service Costs – The debt service costs includes the principal and interest for the bond as well as the insurance, surety policy, and bond insurance.
 - Bond Proceeds – The bond proceeds is the project cost (principal) associated with the project which is being bonded. This effectively cancels out the project cost that is shown as part of the source project capital improvement cost.
- **Miscellaneous Fees**
 - Professional Expenses
 - Fee Stabilization Charge (Credit) – This is the payment amount of principal and interest on the revenue bond after the 20-year planning period which should not be charged to new development in the planning period. There will not be any principal and interest after the 20-year planning period so this line item was excluded.

Impact fees have been calculated per new ERC by determining the proportionate cost divided by the ERCs served.

Table 53: Wastewater Impact Fee Cashflows

Wastewater Projects	Total Costs	% Attributed to Growth	Costs Attributable to Growth	Related ERCs Served	Cost per New ERC
Buy-in Costs - Surplus Capacity (Depreciated Costs)					
Wastewater Collection System ¹	\$ 98,698.00	100.00%	\$ 98,698.00	697	\$ 141.60
Project Fees - Apportioned Costs					
Wastewater Collection System Projects	\$ 499,008.03	100.00%	\$ 499,008.03	697	\$ 715.94
Total Capital Projects Fee	\$ 597,706.03		\$ 597,706.03		\$ 857.54
Miscellaneous Fees					
Professional Expenses	\$ 27,925.06	100.00%	\$ 27,925.06	697	\$ 40.06
Total Miscellaneous Fees	\$ 27,925.06		\$ 27,925.06		\$ 40.06
Total Impact Fee Cost per New ERC:					\$ 897.61

¹ Refer to Section 4.1.1.

² Refer to Section 4.1.4 for proportionate share analysis.

The proposed wastewater impact fee would charge a flat fee of \$897 per ERC for single family residential, refer to Table 53. Apartment and trailer (multi-family residential) land uses are typically 0.75 ERCs/ Dwelling. Therefore, the fee for multi-family is 75% of the single family residential fee. Commercial/ Industrial (non-residential) land uses vary greatly based on the total fixture units of the commercial/ industrial development and the impact fee should be calculated based on the fixture units. A typical single family residence has 20 fixture units per ERC. Therefore, the single family residential impact fee should be divided by the 20 fixture unit per ERC to determine the non-residential impact fee. Table 54 is a summary of the proposed wastewater impact fees. Note that the proposed wastewater impact fee was rounded to the nearest dollar.

Table 54: Proposed Wastewater Impact Fees

Land Use	Impact Fee
Single Family Residential	\$ 897 per ERC
Multi-Family Residential	\$ 672 per ERC
Non-Residential	\$ 44 per Fixture Unit

4.2.9 Impact Fee Cashflows

The impact account balance and anticipated cashflow for the 20-year planning period is shown in Table 55. Capital improvement project costs are included in the table for each wastewater project disbursed during each expected year of construction. The impact fee cashflow summary shown in Table 56 shows the projected annual ending fund balance, revenues, expenses, excess and shortfalls.

4.2.10 Credits for Past and Future Connections

The City currently has procedures in place for credits, appeals, and exemptions of impact fees, refer to appendix N for the City's current impact fee ordinance.

Table 55: Elk Ridge City: Wastewater Impact Fee Cashflows													
Fiscal Year	School and Church ERCs	School and Church ERCs Added	Total ERCs	Annual ERCs Added	Annual ERCs added less Schools and Churches ERCs	Culinary Wastewater Impact Fee	Impact Fees Revenues	Capital Project Costs	Buy-in Costs (\$141.60/ERC)	Professional Expense	Bond Expenses (Principal plus Interest) Attributable to New Development (100.00%)	Loan/Bond Proceeds (Total Project Cost)	Total Expenses
2014 ¹	9	0	769	0	0	\$ 3,414.00	\$ -	\$ -	\$ (98,698.00)	\$ (4,066.40)	\$ -	\$ -	\$ (102,764.40)
2015	9	0	822	53	53	\$ 897.61	\$ 47,573.10	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
2016	12	3	882	60	57	\$ 897.61	\$ 51,163.52	\$ (178,995.86)	\$ -	\$ -	\$ -	\$ -	\$ (178,995.86)
2017	12	0	943	61	61	\$ 897.61	\$ 54,753.94	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
2018	12	0	975	32	32	\$ 897.61	\$ 28,723.38	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
2019	12	0	1,009	34	34	\$ 897.61	\$ 30,518.59	\$ (127,858.52)	\$ -	\$ (4,714.07)	\$ -	\$ -	\$ (132,572.59)
2020	23	11	1,059	50	39	\$ 897.61	\$ 35,006.62	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
2021	26	3	1,102	43	40	\$ 897.61	\$ 35,904.22	\$ (67,108.74)	\$ -	\$ -	\$ -	\$ -	\$ (67,108.74)
2022	26	0	1,143	41	41	\$ 897.61	\$ 36,801.83	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
2023	26	0	1,169	26	26	\$ 897.61	\$ 23,337.75	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
2024	26	0	1,196	27	27	\$ 897.61	\$ 24,235.35	\$ -	\$ -	\$ (5,464.90)	\$ -	\$ -	\$ (5,464.90)
2025	26	0	1,223	27	27	\$ 897.61	\$ 24,235.35	\$ (125,044.91)	\$ -	\$ -	\$ -	\$ -	\$ (125,044.91)
2026	26	0	1,250	27	27	\$ 897.61	\$ 24,235.35	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
2027	26	0	1,278	28	28	\$ 897.61	\$ 25,132.96	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
2028	26	0	1,307	29	29	\$ 897.61	\$ 26,030.56	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
2029	26	0	1,336	29	29	\$ 897.61	\$ 26,030.56	\$ -	\$ -	\$ (6,335.32)	\$ -	\$ -	\$ (6,335.32)
2030	29	3	1,367	31	28	\$ 897.61	\$ 25,132.96	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
2031	29	0	1,396	29	29	\$ 897.61	\$ 26,030.56	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
2032	29	0	1,425	29	29	\$ 897.61	\$ 26,030.56	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
2033	29	0	1,455	30	30	\$ 897.61	\$ 26,928.17	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
2034	29	0	1,486	31	31	\$ 897.61	\$ 27,825.77	\$ -	\$ -	\$ (7,344.37)	\$ -	\$ -	\$ (7,344.37)
Totals				717	697		\$ 625,631.09	\$ (499,008.03)	\$ (98,698.00)	\$ (27,925.06)	\$ -	\$ -	\$ (625,631.09)

¹ Beginning balance for 2014 is estimated at \$202,104 based on revenues on hand on June 30, 2014. This balance was obtained from the City.

² Interest Rate of 3.6% was used based on OMB Circular A-94 Appendix C (Revised December 2013).

Table 56: Elk Ridge City: Wastewater Impact Fee Cashflow Summary

Fiscal Year	Beginning Balance	Impact Fee Revenues	Total Expenses	Excess/ Shortfalls³	Interest Income, 3.6%²	Annual Ending Fund Balance
2014 ¹	\$ 202,104.00	\$ -	\$ (102,764.40)	\$ (102,764.40)	\$ -	\$ 99,339.60
2015	\$ 99,339.60	\$ 47,573.10	\$ -	\$ 47,573.10	\$ 3,576.23	\$ 150,488.92
2016	\$ 150,488.92	\$ 51,163.52	\$ (178,995.86)	\$ (127,832.35)	\$ 5,417.60	\$ 28,074.18
2017	\$ 28,074.18	\$ 54,753.94	\$ -	\$ 54,753.94	\$ 1,010.67	\$ 83,838.79
2018	\$ 83,838.79	\$ 28,723.38	\$ -	\$ 28,723.38	\$ 3,018.20	\$ 115,580.36
2019	\$ 115,580.36	\$ 30,518.59	\$ (132,572.59)	\$ (102,054.00)	\$ 4,160.89	\$ 17,687.26
2020	\$ 17,687.26	\$ 35,006.62	\$ -	\$ 35,006.62	\$ 636.74	\$ 53,330.62
2021	\$ 53,330.62	\$ 35,904.22	\$ (67,108.74)	\$ (31,204.52)	\$ 1,919.90	\$ 24,046.00
2022	\$ 24,046.00	\$ 36,801.83	\$ -	\$ 36,801.83	\$ 865.66	\$ 61,713.48
2023	\$ 61,713.48	\$ 23,337.75	\$ -	\$ 23,337.75	\$ 2,221.69	\$ 87,272.91
2024	\$ 87,272.91	\$ 24,235.35	\$ (5,464.90)	\$ 18,770.45	\$ 3,141.82	\$ 109,185.19
2025	\$ 109,185.19	\$ 24,235.35	\$ (125,044.91)	\$ (100,809.55)	\$ 3,930.67	\$ 12,306.30
2026	\$ 12,306.30	\$ 24,235.35	\$ -	\$ 24,235.35	\$ 443.03	\$ 36,984.68
2027	\$ 36,984.68	\$ 25,132.96	\$ -	\$ 25,132.96	\$ 1,331.45	\$ 63,449.08
2028	\$ 63,449.08	\$ 26,030.56	\$ -	\$ 26,030.56	\$ 2,284.17	\$ 91,763.81
2029	\$ 91,763.81	\$ 26,030.56	\$ (6,335.32)	\$ 19,695.24	\$ 3,303.50	\$ 114,762.55
2030	\$ 114,762.55	\$ 25,132.96	\$ -	\$ 25,132.96	\$ 4,131.45	\$ 144,026.96
2031	\$ 144,026.96	\$ 26,030.56	\$ -	\$ 26,030.56	\$ 5,184.97	\$ 175,242.49
2032	\$ 175,242.49	\$ 26,030.56	\$ -	\$ 26,030.56	\$ 6,308.73	\$ 207,581.78
2033	\$ 207,581.78	\$ 26,928.17	\$ -	\$ 26,928.17	\$ 7,472.94	\$ 241,982.90
2034	\$ 241,982.90	\$ 27,825.77	\$ (7,344.37)	\$ 20,481.40	\$ 8,711.38	\$ 271,175.68
Totals		\$ 625,631.09	\$ (625,631.09)	\$ 0.00	\$ 69,071.68	

¹ Beginning balance for 2014 is estimated at \$202,104 based on revenues on hand on June 30, 2014. This balance was obtained from the City.

² Interest Rate of 3.6% was used based on OMB Circular A-94 Appendix C (Revised December 2013).

SECTION 5 - PARKS

5.1 CAPITAL FACILITIES PLAN

5.1.1 Inventory of Existing Facilities

Elk Ridge City currently has two (2) parks named Schuler Park and Elk Ridge Meadows Park. Schuler Park contains a baseball field, two (2) multi-purpose fields, a paved trail, one (1) basketball court, one (1) tennis court, a restroom, paved parking lot, and a playground area. Elk Ridge Meadows Park has paved trails, one (1) tot lot, and a small grass area. The City owns approximately 8.5 acres west of the Elk Ridge Drive and Goosenest Dive intersection next to the Public Works building. This area is currently undeveloped but will be developed into the Goosenest Park.

The total capital asset value for parks is shown in the Elk Ridge City Tax Asset Detail (Appendix P) and is summarized in Table 57.

Table 57: Existing Parks Capital Asset Values

Element	2013 Capital Asset Value (Depreciated Book Value)
Parks	\$ 294,852.78

* Refer to Appendix P for a list of Capital Assets.

The City has an existing General Plan titled, City of Elk Ridge 2010 General Plan dated January 2010 by Mountainland Association of Governments. The General Plan shows six (6) future parks although one (1) of the parks shown in the northwest corner of the City is outside the City boundary. The General Plan also establishes a level of service standard of 5 acres of park space per 1,000 population.

5.1.2 Method of Financing of Existing Facilities

The City currently finances existing park projects through the general fund and taxes. Revenues for parks are generated by taxes and loans. The City does not have any existing park long term debt.

5.1.3 Level of Service

The General Plan established a level of service for parks at 5.00 acres per 1,000 population. This number seems reasonable considering Elk Ridge City's proximity to public land. The City currently has 19.00 acres designated as parks which equates to 6.49 acres per 1,000 population. Even though the City currently has 19.00 acres designated as parks only Schuler Park and a small portion of the Elk Ridge Meadows Park are developed. The level of service of 5.00 acres per 1,000 population from the general plan will be used to establish future park needs. Using the 5.00 acres per 1,000 population yields the following projected park acreage required.

Table 58: Projected Required Park Acreage

Year	Population	Park Acreage per 1,000 Population	Park Area (Acres)
2014 (Current)	2,926	6.49	19.00
2020	3,974	5.00	19.87
2025	4,517	5.00	22.59
2030	4,987	5.00	24.94
2034	5,398	5.00	26.99
2054 (Build-Out)	7,902	5.00	39.51

5.1.4 Surplus Capacity

Currently the City has approximately 4.37 acres of surplus capacity. If the Goosenest Park is counted, which totals 8.5 acres, the City has 12.87 acres of surplus capacity. This surplus capacity is attributed to parks that benefit future development. However, the total area of Schuler Park, Elk Ridge Meadows Park, and Goosenest Park is 27.50 acres which is greater than the total park area required in the 20-year planning period (Year 2034, Refer to Table 58). This surplus is 0.51 acres in the 20 year planning period. Since the park area is greater than the require park acreage a proportionate share of this existing surplus capacity will need to be determined.

5.1.5 Additional Facilities Currently Required

The City does not require any additional park acreage at this time. The City is currently at 27.50 acres which will exceed its acreage requirement for the 20-year planning period. Although the City has the park acreage, the existing parks excluding Schuler Park lack amenities. Elk Ridge Meadows Park requires amenities and site work. Schuler Park requires the tennis and basketball courts to be refurbished. Only the land has been purchased for Goosenest Park so this park will require amenities, site work, and grading so this park can be usable by Elk Ridge City's citizens.

5.1.6 Additional Facilities Required in 6-year and 20-year Planning Period

5.1.6.1 Projects Required in 6-year Planning Period

As mentioned in Section 5.1.5, additional facilities are currently required at Schuler Park, Elk Ridge Meadows Park, and Goosenest Park. Improvements for these parks will begin in the 6-year planning period but will be evenly distributed over 6 years. Table 59 is a summary of total costs to construct improvements for Schuler Park, Elk Ridge Meadows Park, and Goosenest Park. Refer to appendix J for a breakdown of the project costs.

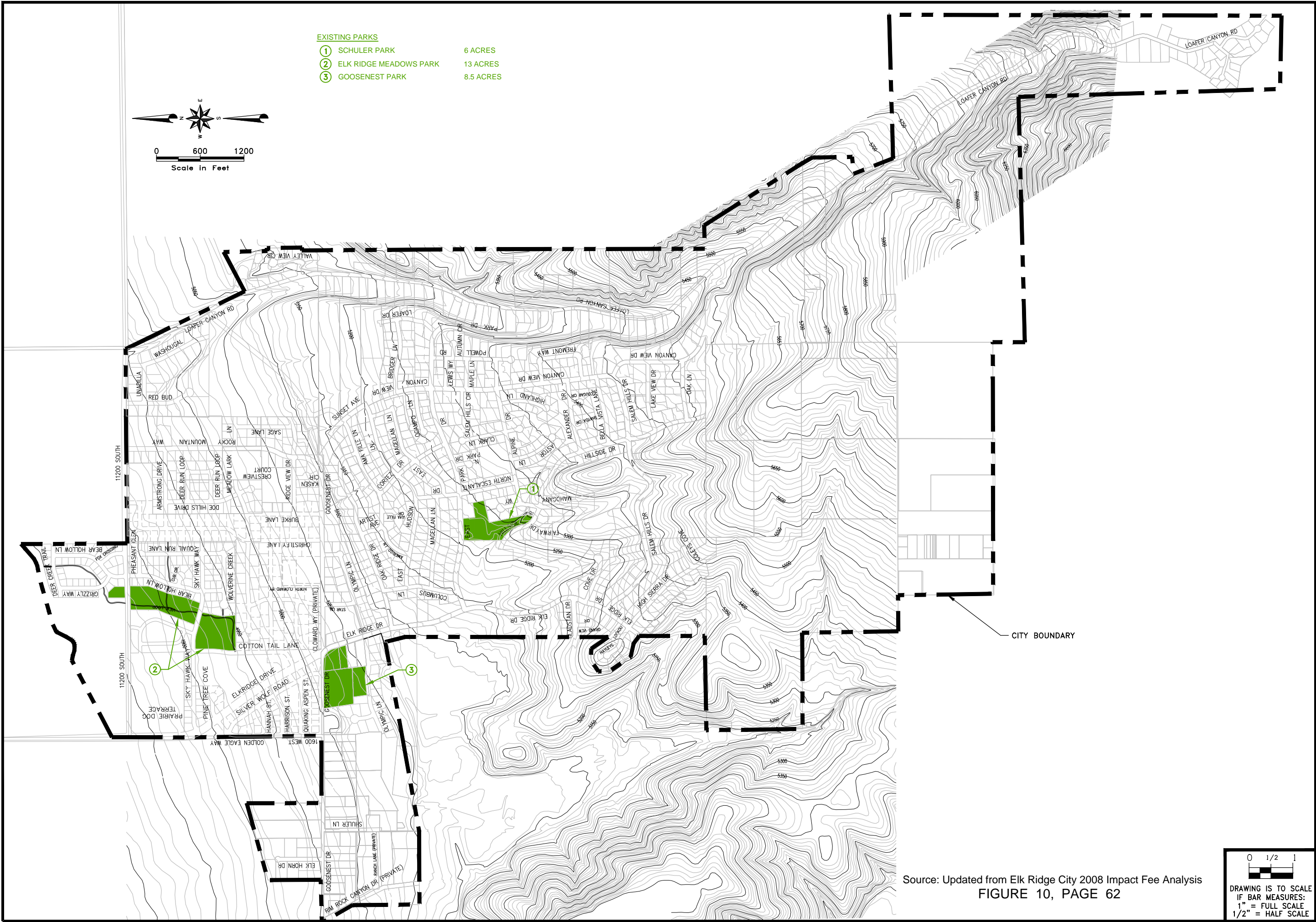


FIGURE 10, PAGE 62

0 1/2 1
DRAWING IS TO SCALE
IF BAR MEASURES:
1" = FULL SCALE
1/2" = HALF SCALE

ELK RIDGE CITY CORPORATION

CAPITAL FACILITIES PLAN AND IMPACT FEE
ANALYSIS UPDATE 2014
EXISTING PARK LOCATION MAP

AQUA
ENGINEERING

533 W. 2600 S. SUITE 275, BOUNTIFUL, UT 84010
PHONE (801) 298-1327 FAX (801) 299-0153

NO.	DATE	DESIGN	DRAWN	CHECKED
-	11/20/14	RJR	MWC	CGN
REVISIONS				

FIGURE

10

Table 59: Summary of Additional Park Facilities Currently Required

Project	Construction Cost
Schuler Park Improvements	\$ 26,670.00
Elk Ridge Meadows Park Improvements	\$ 759,506.74
Gooseneck Park	\$ 1,521,114.05
Total	\$ 2,307,290.79

Improvements to these existing parks will stretch into the 20-year planning period and could be moved into the 20-year planning period as funding for the improvements associated with these projects becomes available. Spreading out these improvements will also increase the likelihood that they will be constructed and that the City will not need to bond for these improvements. These types of capital improvement projects should be revisited at regular intervals, i.e. every 5 years, to determine if each proposed project or park amenities are required and if an adjustment should be made in the Master Plan and Impact Fees.

5.1.6.2 Projects Required in 20-year Planning Period

The City identified in the General Plan two (2) additional parks to be constructed in the 20-year planning period. The acreage of these parks is greater than the required acreage for the 20-year planning period. Therefore, these projects are not impact fee eligible. Table 60 is a summary of park facilities constructed in the 20-year planning period. Refer to appendix J for a breakdown of the project costs.

Table 60: Summary of Park Facilities Constructed in 20-year Planning Period

Project	Construction Cost
Loafer Canyon Park	\$ 809,891.70
South Park	\$ 687,174.65
Total	\$ 1,497,066.35

5.1.6.3 Park Function

Each park serves a defined function for the community. It is important to define the function for each park so the correct amenities are constructed. Below is a list of the proposed parks and their function:

- **Schuler Park** – Schuler Park is currently the City’s main park but the City would like to make the park more of a neighborhood park. The park is currently built-out so the parks amenities would not change.

- **Elk Ridge Meadows Park** – Elk Ridge Meadows Park is another neighborhood park with the purpose being open spaces for walking and jogging with the main attraction being the Frisbee golf course, pavilions, soccer fields, basketball courts, and tot lots.
- **Goosenest Park** – The City anticipates this park to be its main park in the future. This park will have a large array of amenities including a multi-purpose field, large splash pad, tot lot, restroom, amphitheatre, pavilions, and trails. The City plans to hold City events and regional events at this park.
- **Loafer Canyon Park** – Loafer Canyon Park will be more of a natural park as it will have trails, pavilions, sand volleyball court, and combined tennis/ basketball court. This park will be a place to jog or walk and enjoy a family gathering.
- **South Park** – This park is a campground. It will include campgrounds, trails, a large pavilion, and a restroom.

5.1.7 Project Proportionate Share Analysis and Project Costs

Construction cost and value associated with new development for the 6-year and 20-year planning period park projects are shown in Table 62. The table also shows the proportionate share or share of a project cost that is beneficial to existing users and future development. There are eight (8) items associated with determining the proportionate share as mentioned in the introduction of this plan. These items were carefully examined and each project's proportionate share was determined.

5.1.7.1 Proportionate Share – Parks

The buy-in costs and improvements to parks required in the 6-year planning period benefit existing and future development equally. Improvements to parks add amenities to keep up with the growing population. Since these buy-in and improvements to parks benefit each type of development equally a proportionate share is required. The total area of Schuler Park, Elk Ridge Meadows Park, and Goosenest Park is 27.5 acres. The total area required in the 20-year planning period is 26.99 acres. Therefore, the buy-in cost and cost of park improvements must be proportioned by dividing the required area in the 20-year planning period (26.99 acres) by the total area of these three (3) parks (27.5 acres). This yields 98.15% of the buy-in and park improvement costs attributable to existing and new development.

The demographics section established a total increase of Residential ERCs of 642 ERCs for the 20-year planning period. The Residential ERCs at the end of the 20-year planning period was determined to be 1,402 ERCs (year 2034). Dwelling units are the typical unit used when discussing parks. Commercial development generally does not attribute to park use. One (1) ERC is equal to one (1) dwelling unit (DU). To determine the proportionate share for existing and future development, the increase in DUs for the 20-year planning period was divided by the total

DUs at the end of the 20-year planning period multiplied by 98.15% which results in 44.94% of the cost for park improvement projects being attributed to new users and 55.06% of the cost for park improvement projects being attributed to existing users. Table 61 contains a summary of new and existing development proportionate share for park projects.

Table 61: New and Existing Development Proportionate Share – Park Projects

Project	Total Single Family and Multi-Family DUs (Year 2034)	Increase in DUs in 20-year Planning Period	Percent of Project Costs Eligible	New Development Proportionate Share	Existing Users Proportionate Share
Park Projects	1,402	642	98.15%	44.94%	55.06%

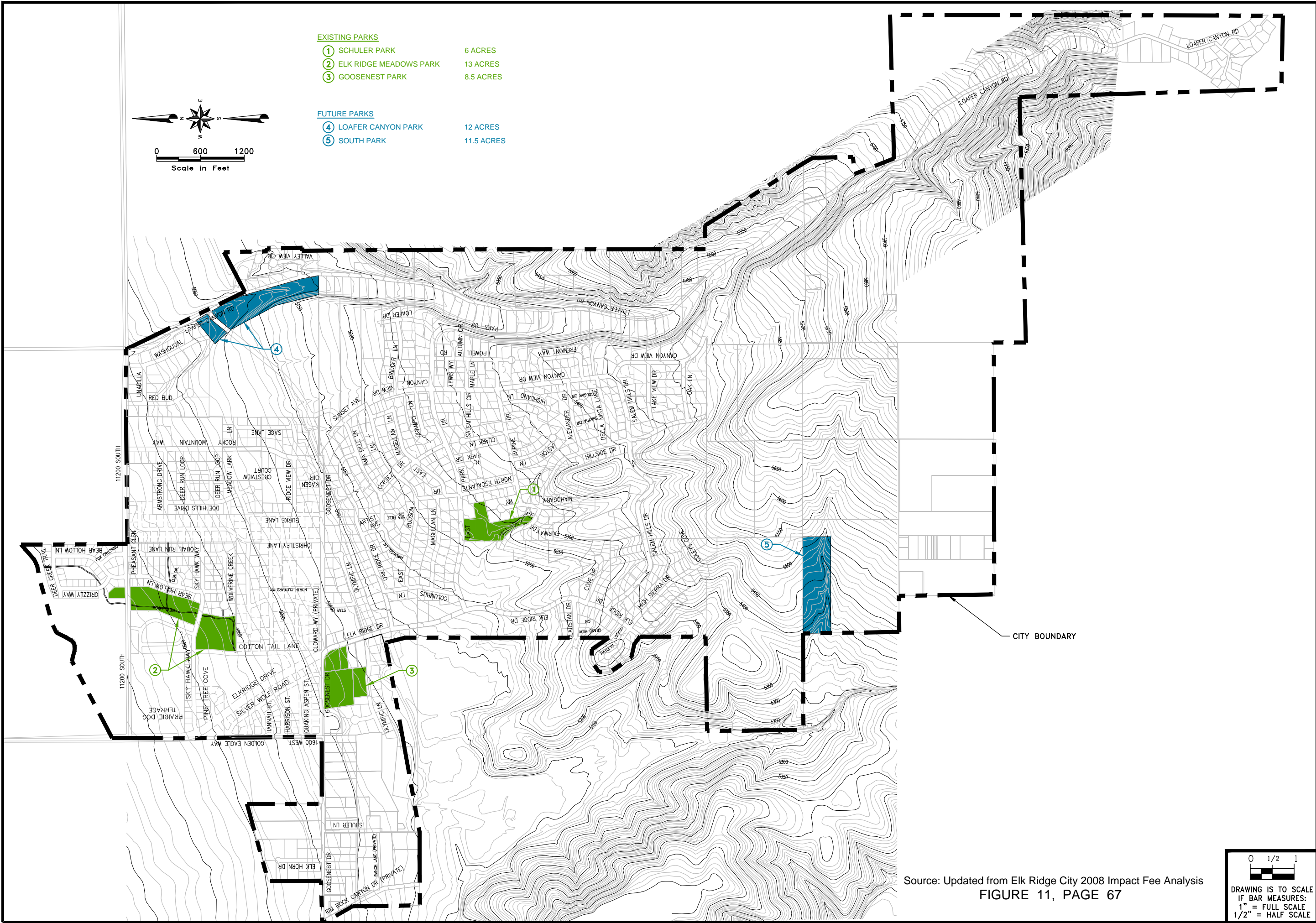
Table 62: Future Parks Capital Improvement Projects (20 year Planning Period)

Priority Number	Construction Years	Project Name	Cost Estimate	Value Associated with New Development in 20-year Planning Period	Proportionate Share Description
6-Year Planning Period					
1	2015	Schuler Park Improvements	\$ 26,670.00	\$ 11,985.50	44.94% of this project is attributable to new development, see Section 5.1.7.
2	2015 to 2020	Elk Ridge Meadows Park Improvements	\$ 759,506.74	\$ 341,322.33	44.94% of this project is attributable to new development, see Section 5.1.7.
3	2016 to 2021	Gooseneck Park	\$ 1,521,114.05	\$ 683,588.65	44.94% of this project is attributable to new development, see Section 5.1.7.
6-Year Planning Period Total			\$ 2,307,290.79	\$ 1,036,896.48	N/A
20-Year Planning Period					
4	2020 to 2025	Loafer Canyon Park	\$ 809,891.70	\$ -	None of this project can be attributed to new development.
5	2029 to 2034	South Park	\$ 687,174.65	\$ -	None of this project can be attributed to new development.
20-Year Planning Period Total			\$ 1,497,066.35	\$ -	N/A
Capital Improvement Project Total			\$ 3,804,357.14	\$ 1,036,896.48	N/A

5.1.8 Method of Financing Required Facilities

There are a few methods for financing parks as previously mentioned which include impact fees, taxes, grants, and loans. Improvements totaling \$2,767,460.66 in the 20-year planning period will need to be paid for through taxes, grants, loans, or the general fund. Additional analysis of the City budget was not reviewed for parks. It is assumed the City will budget and pay for these projects as City funding, outside funding, and donations become available.

Future parks and additions of amenities to existing parks, estimated at \$1,036,896.48, will be paid entirely with impact fees. These future parks and addition of amenities to existing parks are required to maintain the City's current level of service based on the projected future growth.



Source: Updated from Elk Ridge City 2008 Impact Fee Analysis
FIGURE 11, PAGE 67

0 1/2 1
DRAWING IS TO SCALE
IF BAR MEASURES:
1" = FULL SCALE
1/2" = HALF SCALE

11/20/14

DATE

11/20/14

NO.

DESIGN

REVISIONS

DRAWN

CGN

CHECKED

FIGURE

11

ELK RIDGE CITY CORPORATION

CAPITAL FACILITIES PLAN AND IMPACT FEE

ANALYSIS UPDATE 2014

FUTURE PARK LOCATION MAP

AQUA

ENGINEERING

533 W. 2600 S. SUITE 275, BOUNTIFUL, UT 84010
PHONE (801) 298-1327 FAX (801) 299-0153

5.2 IMPACT FEE ANALYSIS

Impact fees are to be used for expanding existing facilities or construction of new facilities to coincide with new development. Impact fees also cannot be used to raise the established level of service of a public facility serving existing development or used to pay for operation and maintenance costs of public facilities.

5.2.1 Service Area

Parks benefit the entire community as a whole; therefore, impact fees will be calculated based on future users.

5.2.2 Level of Service

The level of service for parks has already been established in the City's General Plan. The following table is a summary of the level of service standards (LOS) for these capital facilities.

Table 63: Park Level of Service

Park Component	Parameter	LOS Requirement
Parks	Park Acreage per 1,000 Population	5.00 Acres

5.2.3 Buy in Component

The purpose of the buy in component is to recover the costs of surplus capacity in existing infrastructure attributable to new development. The existing parks benefits both existing and future users and the proportionate share was established in Section 5.1.7. The surplus park capital asset values were determined in Section 5.1.1 as \$294,852.78. Table 64 shows the Cost per New DU associated with buy in to the existing parks which consist of Schuler Park, Elk Ridge Meadows Park, and Goosenest Park.

Table 64: Parks Buy In Component

Component	Value Associated with New Development	Growth Related DUs Served	Cost per New DU
Parks	\$ 132,506.84	642	\$ 206.40
Totals			\$ 206.40

5.2.4 Future Capital Improvement Projects

Future capital improvement projects were determined and summarized in the Capital Facilities Plan. In order for projects listed in the Capital Facilities Plan to be included in the impact fee analysis, the construction year and an adjusted cost for inflation must be factored in. Using an inflation rate of 3%, Table 65 summarizes the future capital improvement projects.

Table 65: Future Park Capital Improvement Projects

Construction Year	Project Name and Description	Current Year (2014) Cost Estimate	Construction Year Cost ¹	Proportionate Share Cost Associated with New Development
2015	Schuler Park Improvements	\$ 26,670.00	\$ 29,143.03	\$ 13,096.88
2015 to 2020	Elk Ridge Meadows Park Improvements	\$ 759,506.74	\$ 843,364.15	\$ 379,007.85
2016 to 2021	Goosenest Park	\$ 1,521,114.05	\$ 1,739,732.63	\$ 781,835.84
6-year Planning Period Project Subtotal		\$ 2,307,290.79	\$ 2,612,239.81	\$ 1,173,940.57
2020 to 2025	Loafer Canyon Park	\$ 809,891.70	\$ 899,312.14	\$ -
2029 to 2034	South Park	\$ 687,174.65	\$ 763,045.85	\$ -
20-year Planning Period Project Subtotal		\$ 1,497,066.35	\$ 1,662,357.99	\$ -
6-year and 20-year Planning Period Project Total		\$ 3,804,357.14	\$ 4,274,597.80	\$ 1,173,940.57

¹ Construction year costs were inflated 3% up to the year(s) of construction of the specific project.

Construction Year Cost=Current Year (2014) Cost Estimate x [1 + 3% (inflation rate)]^[Construction Year of Project- Current Year (2014)]

² Construction Cost Estimates include 12% cost for Professional Services and a 15% Contingency Fee.

5.2.5 Future Debt Financing

Based on future growth in dwelling units (DUs) within the 20-year planning period, the City will not collect enough impact fee revenue to pay for the costs of future capital improvement projects associated with new development. To make up for this deficit the City will have to look for other revenue sources to pay for the projects. The impact fee act allows for the City to include costs related to financing of growth related capital improvement projects, including costs of insurance and interest costs, to be included in the impact fee which allows the City to finance and construct infrastructure for new development where impact fee cash flow is insufficient. Impact fee revenues will not be sufficient to pay for the Elk Ridge Meadows Park Improvements and Goosenest Park for years 2017 to 2019. To fund these projects a revenue bond will be required as shown in Table 66.

Table 66: Parks Proposed Future Financing

Bond Issue	Par Amount	Proceeds	Net Debt Service ¹	% Attributable to Growth ²	Growth Related New Debt Service ¹
Series 2017 Revenue Bonds	\$ 1,329,479.27	\$ 1,283,803.21	\$ 1,760,292.69	44.94%	\$ 791,075.53

¹ Includes principal and interest. The bond also includes payback of principal each year so the bond is paid back in 16 years.

² % attributable to growth was calculated per section 5.1.7.

5.2.6 Future Planning Expenses

In the future, areas might be developed that are different than anticipated in this impact fee analysis and latest capital facilities plan; therefore, master plans and impact fee analysis should be updated periodically to coincide with updated capital improvement projects. It is assumed the master plan and impact fee analysis will be updated every five (5) years. A cost for year 2014 of \$ 2,289.50 attributable to new development has been included in the proposed impact fees along with updates. The updates include a 3% annual inflation cost. Table 67 summarizes the professional expenses to update the Parks Master Plan and Impact Fee Analysis.

Table 67: Parks Professional Expenses for Master Plan and Impact Fee Updates

Professional Expenses for Master Plan and Impact Fee Updates ¹			
Year	Cost	Year	Cost
2014	\$ 2,289.50	2025	\$ -
2015	\$ -	2026	\$ -
2016	\$ -	2027	\$ -
2017	\$ -	2028	\$ -
2018	\$ -	2029	\$ 3,566.97
2019	\$ 2,654.16	2030	\$ -
2020	\$ -	2031	\$ -
2021	\$ -	2032	\$ -
2022	\$ -	2033	\$ -
2023	\$ -	2034	\$ 4,135.09
2024	\$ 3,076.90		
Totals			\$ 15,722.61
Cost Per Dwelling Unit ²			\$ 24.49

¹ Since a portion of the master plan discusses benefits existing and future users the costs chargeable to future users is 45.79% of the total fee. It was assumed that the City would update their Master Plan and Impact Fees every five (5) years.

² Increase of Dwelling Units in 20-year planning period is 642 Dwelling Units.

5.2.7 Proportionate Share Analysis

The proportionate share of the capital facilities projects was determined in section 5.1.7 and adjusted for inflation to the project construction year in Table 65. The proportionate share will be factored into the impact fee calculations.

5.2.8 Impact Fee Calculation

There are two (2) types of fees used in the impact fee calculation. These fees are capital project fees and miscellaneous fees and include the following items listed below.

- Capital Project Fees
 - Buy In Costs – These are typically depreciated capital asset costs.

- Project Costs
- Debt Service Costs – The debt service costs includes the principal and interest for the bond as well as the insurance, surety policy, and bond insurance.
- Bond Proceeds – The bond proceeds is the project cost (principal) associated with the project which is being bonded. This effectively cancels out the project cost that is shown as part of the source project capital improvement cost.
- Miscellaneous Fees
 - Professional Expenses
 - Fee Stabilization Charge (Credit) – This is the payment amount of principal and interest on the revenue bond after the 20-year planning period which should not be charged to new development in the planning period. There will not be any principal and interest after the 20-year planning period so this line item was excluded.

Impact fees were calculated per new Dwelling Unit by using the proportionate cost divided by the Dwelling Units served.

Table 68: Parks Impact Fee Cashflows

Park Projects	Total Costs	% Attributed to Growth	Costs Attributable to Growth	Related Dwelling Units Served	Cost per New Dwelling Unit
Buy-in Costs - Surplus Capacity					
Existing Parks	\$ 294,852.78	44.94%	\$ 132,506.84	642	\$ 206.40
Total Buy-in Costs	\$ 294,852.78		\$ 132,506.84		\$ 206.40
Project Fees - New Development					
Schuler Park Improvements ¹	\$ 29,143.03	44.94%	\$ 13,096.88	642	\$ 20.40
Elk Ridge Meadows Park Improvements ¹	\$ 843,364.15	44.94%	\$ 379,007.85	642	\$ 590.35
Goosenest Park ¹	\$ 1,739,732.63	44.94%	\$ 781,835.84	642	\$ 1,217.81
Loafer Canyon Park ¹	\$ 899,312.14	0.00%	\$ 0.00	642	\$ 0.00
South Park ¹	\$ 763,045.85	0.00%	\$ 0.00	642	\$ 0.00
Bond Debt Service ¹	\$ 1,760,292.69	44.94%	\$ 791,075.53	642	\$ 1,232.20
Bond Proceeds ¹	\$ (1,283,803.21)	44.94%	\$ (576,941.16)	642	\$ (898.66)
Total Capital Projects Fee	\$4,274,597.80		\$ 1,173,940.57		\$ 2,162.11
Miscellaneous Fees					
Professional Expenses	\$ 15,722.61	100.00%	\$ 15,722.61	642	\$ 24.49
Total Miscellaneous Fees	\$ 15,722.61		\$ 15,722.61		\$ 24.49

Total Impact Fee Cost per New Dwelling Unit: \$ 2,393.00

¹ Refer to section 5.1.7 for proportionate share analysis.

The proposed parks impact fee would charge a flat fee of \$2,393 per dwelling unit for single family residential and multi-family residential, refer to Table 68. Non-residential users are not charged an impact fee. Below is a summary of the proposed parks impact fees. Note that proposed parks impact fees were rounded down to the nearest dollar.

Table 69: Proposed Parks Impact Fees

Land Use	Impact Fee
Single Family Residential	\$ 2,393 per Dwelling Unit
Multi-Family Residential	\$ 2,393 per Dwelling Unit

5.2.9 Impact Fee Cashflows

The impact account balance and anticipated cashflow for the 20-year planning period is shown in Table 70. Capital improvement project costs are included in the table for each parks project disbursed during each expected year of construction. The impact fee cashflow summary shown in Table 71, shows the projected annual ending fund balance, revenues, expenses, excess and shortfalls.

5.2.10 Credits for Past and Future Connections

The City currently has procedures in place for credits, appeals, and exemptions of impact fees, refer to appendix N for the City's current impact fee ordinance.

Table 70: Parks Impact Fee Cashflows

Fiscal Year	Residential Dwelling Units	Annual Dwelling Units Added	Parks Impact Fee	Impact Fees Revenues	Capital Project Costs	Buy-in Costs	Professional Expense	Bond Expenses (Principal plus Interest) Attributable to New Development (44.94%)	Loan/Bond Proceeds (Total Project Cost)	Total Expenses
2014 ¹	760	0	\$ 1,385.00	\$ -	\$ -	\$ -	\$ (2,289.50)	\$ -	\$ -	\$ (2,289.50)
2015	813	53	\$ 2,393.00	\$ 126,828.87	\$ (71,690.54)	\$ (10,939.04)	\$ -	\$ -	\$ -	\$ (82,629.58)
2016	870	57	\$ 2,393.00	\$ 136,400.86	\$ (181,221.34)	\$ (11,764.63)	\$ -	\$ -	\$ -	\$ (192,985.97)
2017	931	61	\$ 2,393.00	\$ 145,972.85	\$ (415,349.32)	\$ (12,590.21)	\$ -	\$ -	\$ 1,283,803.21	\$ 855,863.68
2018	963	32	\$ 2,393.00	\$ 76,575.92	\$ (427,809.80)	\$ (6,604.70)	\$ -	\$ (42,419.77)	\$ -	\$ (476,834.27)
2019	997	34	\$ 2,393.00	\$ 81,361.92	\$ (440,644.09)	\$ (7,017.50)	\$ (2,654.16)	\$ (42,419.77)	\$ -	\$ (492,735.52)
2020	1,032	35	\$ 2,393.00	\$ 83,754.91	\$ (203,966.22)	\$ (7,223.89)	\$ -	\$ (42,419.77)	\$ -	\$ (253,609.88)
2021	1,068	36	\$ 2,393.00	\$ 86,147.91	\$ (140,121.30)	\$ (7,430.29)	\$ -	\$ (55,901.77)	\$ -	\$ (203,453.36)
2022	1,105	37	\$ 2,393.00	\$ 88,540.91	\$ -	\$ (7,636.69)	\$ -	\$ (55,901.77)	\$ -	\$ (63,538.46)
2023	1,127	22	\$ 2,393.00	\$ 52,645.95	\$ -	\$ (4,540.73)	\$ -	\$ (55,901.77)	\$ -	\$ (60,442.50)
2024	1,150	23	\$ 2,393.00	\$ 55,038.94	\$ -	\$ (4,747.13)	\$ (3,076.90)	\$ (55,901.77)	\$ -	\$ (63,725.80)
2025	1,173	23	\$ 2,393.00	\$ 55,038.94	\$ -	\$ (4,747.13)	\$ -	\$ (55,901.77)	\$ -	\$ (60,648.90)
2026	1,196	23	\$ 2,393.00	\$ 55,038.94	\$ -	\$ (4,747.13)	\$ -	\$ (55,901.77)	\$ -	\$ (60,648.90)
2027	1,220	24	\$ 2,393.00	\$ 57,431.94	\$ -	\$ (4,953.53)	\$ -	\$ (55,901.77)	\$ -	\$ (60,855.30)
2028	1,245	25	\$ 2,393.00	\$ 59,824.94	\$ -	\$ (5,159.92)	\$ -	\$ (55,901.77)	\$ -	\$ (61,061.69)
2029	1,270	25	\$ 2,393.00	\$ 59,824.94	\$ -	\$ (5,159.92)	\$ (3,566.97)	\$ (55,901.77)	\$ -	\$ (64,628.66)
2030	1,295	25	\$ 2,393.00	\$ 59,824.94	\$ -	\$ (5,159.92)	\$ -	\$ (55,901.77)	\$ -	\$ (61,061.69)
2031	1,321	26	\$ 2,393.00	\$ 62,217.94	\$ -	\$ (5,366.32)	\$ -	\$ (55,901.77)	\$ -	\$ (61,268.09)
2032	1,347	26	\$ 2,393.00	\$ 62,217.94	\$ -	\$ (5,366.32)	\$ -	\$ (48,896.74)	\$ -	\$ (54,263.06)
2033	1,374	27	\$ 2,393.00	\$ 64,610.93	\$ -	\$ (5,572.72)	\$ -	\$ -	\$ -	\$ (5,572.72)
2034	1,402	28	\$ 2,393.00	\$ 67,003.93	\$ -	\$ (5,779.11)	\$ (4,135.09)	\$ -	\$ -	\$ (9,914.21)
Totals		642		\$ 1,536,304.40	\$ (1,880,802.62)	\$ (132,506.84)	\$ (15,722.61)	\$ (791,075.53)	\$ 1,283,803.21	\$ (1,536,304.40)

¹ Beginning balance for 2014 is estimated at \$69,250.00 based on an estimated increase in DUs for year 2014 of 50 using the current impact fee of \$1,385.00. It was assumed that the balance at the end of of 2013 which was \$20,775.00 would be spent in 2014. This balance was obtained from the City.

² Interest Rate of 3.6% was used based on OMB Circular A-94 Appendix C (Revised December 2013).

Table 71: Parks Impact Fee Cashflow Summary

Fiscal Year	Beginning Balance	Impact Fee Revenues	Total Expenses	Excess/ Shortfalls	Interest Income, 3.6% ²	Annual Ending Fund Balance
2012 ¹	\$ 69,250.00	\$ -	\$ (2,289.50)	\$ (2,289.50)	\$ -	\$ 66,960.50
2015	\$ 66,960.50	\$ 126,828.87	\$ (82,629.58)	\$ 44,199.29	\$ 2,410.58	\$ 113,570.36
2016	\$ 113,570.36	\$ 136,400.86	\$ (192,985.97)	\$ (56,585.11)	\$ 4,088.53	\$ 61,073.79
2017	\$ 61,073.79	\$ 145,972.85	\$ 855,863.68	\$ 1,001,836.52	\$ 2,198.66	\$ 1,065,108.97
2018	\$ 1,065,108.97	\$ 76,575.92	\$ (476,834.27)	\$ (400,258.35)	\$ 38,343.92	\$ 703,194.54
2019	\$ 703,194.54	\$ 81,361.92	\$ (492,735.52)	\$ (411,373.60)	\$ 25,315.00	\$ 317,135.94
2020	\$ 317,135.94	\$ 83,754.91	\$ (253,609.88)	\$ (169,854.97)	\$ 11,416.89	\$ 158,697.86
2021	\$ 158,697.86	\$ 86,147.91	\$ (203,453.36)	\$ (117,305.45)	\$ 5,713.12	\$ 47,105.53
2022	\$ 47,105.53	\$ 88,540.91	\$ (63,538.46)	\$ 25,002.45	\$ 1,695.80	\$ 73,803.78
2023	\$ 73,803.78	\$ 52,645.95	\$ (60,442.50)	\$ (7,796.56)	\$ 2,656.94	\$ 68,664.16
2024	\$ 68,664.16	\$ 55,038.94	\$ (63,725.80)	\$ (8,686.85)	\$ 2,471.91	\$ 62,449.21
2025	\$ 62,449.21	\$ 55,038.94	\$ (60,648.90)	\$ (5,609.96)	\$ 2,248.17	\$ 59,087.43
2026	\$ 59,087.43	\$ 55,038.94	\$ (60,648.90)	\$ (5,609.96)	\$ 2,127.15	\$ 55,604.61
2027	\$ 55,604.61	\$ 57,431.94	\$ (60,855.30)	\$ (3,423.36)	\$ 2,001.77	\$ 54,183.02
2028	\$ 54,183.02	\$ 59,824.94	\$ (61,061.69)	\$ (1,236.76)	\$ 1,950.59	\$ 54,896.86
2029	\$ 54,896.86	\$ 59,824.94	\$ (64,628.66)	\$ (4,803.72)	\$ 1,976.29	\$ 52,069.42
2030	\$ 52,069.42	\$ 59,824.94	\$ (61,061.69)	\$ (1,236.76)	\$ 1,874.50	\$ 52,707.16
2031	\$ 52,707.16	\$ 62,217.94	\$ (61,268.09)	\$ 949.84	\$ 1,897.46	\$ 55,554.46
2032	\$ 55,554.46	\$ 62,217.94	\$ (54,263.06)	\$ 7,954.87	\$ 1,999.96	\$ 65,509.29
2033	\$ 65,509.29	\$ 64,610.93	\$ (5,572.72)	\$ 59,038.21	\$ 2,358.33	\$ 126,905.84
2034	\$ 126,905.84	\$ 67,003.93	\$ (9,914.21)	\$ 57,089.72	\$ 4,568.61	\$ 188,564.18
Totals		\$ 1,536,304.40	\$ (1,536,304.40)	\$ (0.00)	\$ 119,314.18	

¹ Beginning balance for 2014 is estimated at \$69,250.00 based on an estimated increase in Dus for year 2014 of 50 using the current impact fee of \$1,385.00. It was assumed that the balance at the end of 2013 which was \$20,775.00 would be spent in 2014. This balance was obtained

² Interest Rate of 3.6% was used based on OMB Circular A-94 Appendix C (Revised December 2013).

SECTION 6 - ESSENTIAL ROADWAY IMPROVEMENTS

6.1 CAPITAL FACILITIES PLAN

6.1.1 Inventory of Existing Facilities

The City has seven (7) major roads which include the following designations:

- 11200 South (Regional Arterial)
- 1600 West (Arterial)
- Goosenest Drive (Collector)
- Elk Ridge Drive (Collector)
- Park Drive (Collector)
- Canyon View Drive (Collector)
- Loafer Canyon Road (Collector)

Elk Ridge is linked to Payson to the west via Goosenest Drive, Salem to the north with 1600 West, and Woodland Hills to the east with 11200 South. Refer to Figure 12 for the City's transportation map.

The total capital asset value for roads is shown in the Elk Ridge City Tax Asset Detail (Appendix P) and is summarized in Table 72.

Table 72: Existing Roads Capital Asset Values

Element	2013 Capital Asset Value (Depreciated Book Value)
Roads	\$ 804,878.39

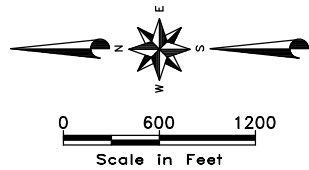
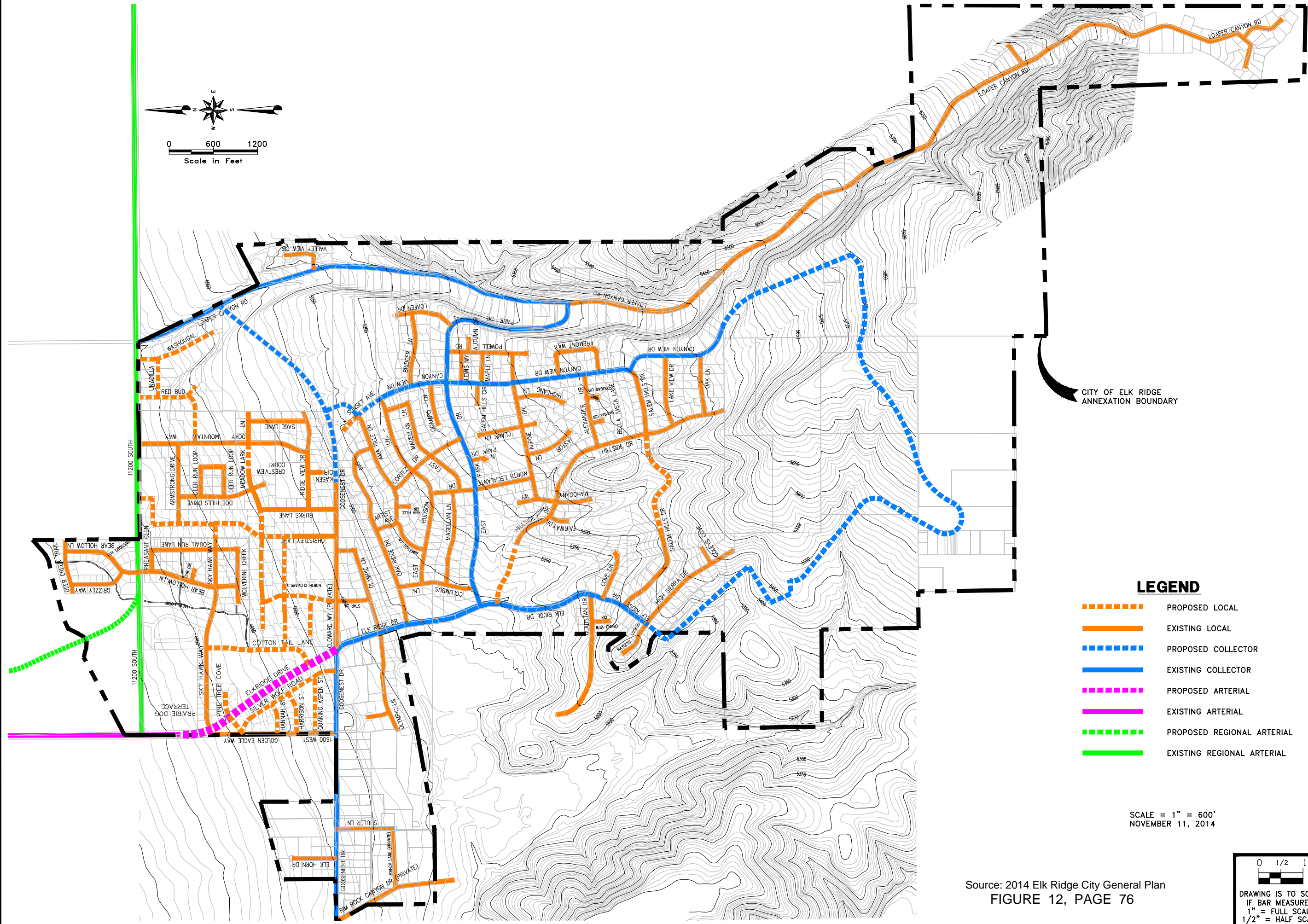
* Refer to Appendix P for a list of Capital Assets.

The City has an existing General Plan titled, City of Elk Ridge 2010 General Plan dated January 2010 by Mountainland Association of Governments. The General Plan identified four road classifications for Elk Ridge.

Table 73: Roadway Classifications

Type	ROW (feet)	Access
Regional Arterial	150	Limited to major intersections
Arterial	110	Limited to road intersections
Collector	66	At Intersections, can be driveway
Local	56	Driveway

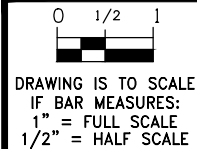
Source: 2010 General Plan



LEGEND

- PROPOSED LOCAL
- EXISTING LOCAL
- PROPOSED COLLECTOR
- EXISTING COLLECTOR
- PROPOSED ARTERIAL
- EXISTING ARTERIAL
- PROPOSED REGIONAL ARTERIAL
- EXISTING REGIONAL ARTERIAL

SCALE = 1" = 600'
NOVEMBER 11, 2014



Source: 2014 Elk Ridge City General Plan
FIGURE 12, PAGE 76

ELK RIDGE CITY CORPORATION

CAPITAL FACILITIES PLAN AND IMPACT FEE
ANALYSIS UPDATE 2014
EXISTING TRANSPORTATION MAP

533 W. 2600 S. SUITE 275, BOUNTIFUL, UT 84010
PHONE (801) 298-1327 FAX (801) 299-0153

NO.	DATE	DESIGN	DRAWN	CHECKED
-	11/20/14	RJR	MWC	SS
REVISIONS				

FIGURE
12

6.1.2 Method of Financing of Existing Facilities

The City finances existing facility projects for its essential roadway improvements through the general fund, UDOT B & C roads funds, taxes, and impact fees.

6.1.3 Level of Service

As mentioned in Section 6.13, the City's level of service is based on four road classifications and the classification of each road on its existing transportation map. Currently, the majority of the roads in Elk Ridge City are local roads. A portion of the collectors in Elk Ridge such as Elk Ridge Drive, Canyon View Drive, Loafer Canyon Road, and Canyon View Drive are constructed to the local road classification. The City does not anticipate improvements to the entire length of these roads but will require improvements in sections of the road alignments.

6.1.4 Surplus Capacity

The City does have surplus capacity in a portion of its roads; however, surplus capacity is difficult to define as neither the City or the State has completed any traffic studies. Surplus capacity will not be evaluated in this plan but existing and future development will share the existing and future roadway improvements equally based on a proportionate share.

6.1.5 Additional Facilities Currently Required

The City has identified one project as being currently required. This project is the High Sierra Drive Improvement Project with a construction cost of \$44,069.00. This project entails half street improvements for approximately 400 feet of High Sierra Drive south of the intersection of Elk Ridge Drive and High Sierra Drive. The current street in this section was only improved halfway with a 26 foot wide pavement section and curb and gutter on one side of the street. This project would entail removing approximately 2 feet of the existing roadway pavement and paving 10 feet of roadway to meet the City Standard.

6.1.6 Additional Facilities Required in 6-year and 20-year Planning Period

The City has reviewed essential roadway improvement projects and has identified four (4) projects required in the 6-year planning period and two (2) projects required in the 20-year planning period.

6.1.6.1 Projects Required in 6-year Planning Period

Three (3) of the projects required in the 6-year planning period are required to bring these roads up to City Standards. Another roadway improvement project is required for new development but also benefits existing development. Table 74 is a summary of essential roadway improvements constructed in the 6-year planning period. Refer to appendix L for a breakdown of the project costs.

Table 74: Summary of Essential Roadway Improvements Constructed in 6-year Planning Period

Project	Construction Cost
Park Drive and Elk Ridge Drive Intersection Improvement Project	\$ 369,030.25
East Salem Hills Drive Widening Project	\$ 187,579.00
Park Drive Improvement Project	\$ 1,172,718.00
Goosenest Drive and Amafille Lane Extension Project	\$ 833,273.53
Total	\$ 2,562,600.78

The Park Drive and Elk Ridge Drive Intersection Improvement Project would widen both Park Ridge Drive and Elk Ridge Drive to a 42 foot wide pavement section to match the Collector Street Classification. Widening would only occur at the intersection to allow a transition from Elk Ridge Drive southbound with one lane of traffic each way including a dedicated left turn lane, northbound of Elk Ridge Drive with one lane of traffic each way including a dedicated right turn lane, and on Park Drive allowing for one traffic lane each way including a dedicated right turn lane. East Salem Hills Drive would widen approximately 900 linear feet of existing road from 24 feet wide to 34 feet wide to match Elk Ridge City's current local road classifications including curb and gutter. The Goosenest Drive and Amafille Lane Extension Project consists of constructing 1,400 feet of roadway to the City's current collector standards. The Park Drive Improvement Project would widen the road from 20 feet to 42 feet for 1,400 linear feet to match current City Standards for Collectors and approximately 700 linear feet of retaining wall.

6.1.6.2 Projects Required in 20-year Planning Period

The two (2) projects required in the 20-year planning period are for new development but will also benefit existing development. Another roadway improvement project is required for new development but will also benefit existing development. Table 75 is a summary of essential roadway improvements constructed in the 20-year planning period. Refer to appendix L for a breakdown of the project costs.

Table 75: Summary of Essential Roadway Improvements Constructed in 20-year Planning Period

Project	Construction Cost
Goosenest Drive to Loafer Canyon Road Extension Project	\$ 109,231.96
Loafer Canyon Road Widening Project	\$ 373,570.50
Total	\$ 482,802.46

Goosenest Drive to Loafer Canyon Road Extension Project is 2,400 linear feet and will include upsize costs to widen from a local road classification to a collector road classification. This road

will be built through a new development thus the developer will be required to pay the costs to improve the road to local roadway standards and the City will be required to pay the costs associated with improving the road to Collector Standards. Once this project is completed Loafer Canyon Road will need to be widened to 11200 South. This will consist of approximately 1,400 linear feet of roadway widening from 22 feet of pavement to 42 feet of pavement. The project for this widening is the Loafer Canyon Road Widening Project.

6.1.6.3 Projects Required Outside the 20-year Planning Period

It is anticipated that the majority of the growth in the next 20-years will occur on the north side of town. However, if the south side of town develops sooner than anticipated widening of Elk Ridge Drive and Canyon View Drive will need to be completed. The widening of Elk Ridge Drive and Canyon View Drive would be completed to improve the roads to collector road classification.

6.1.7 Project Proportionate Share Analysis and Project Costs

Construction cost and value associated with new development for the 6-year and 20-year planning period essential roadway improvement projects are shown in Table 77. The table also shows the proportionate share or share of a project cost that is beneficial to existing users and future development. There are eight (8) items associated with determining the proportionate share as mentioned in the introduction of this plan. These items were carefully examined and each project's proportionate share was determined.

6.1.7.1 Proportionate Share

The essential roadway improvement projects, except for the High Sierra Drive Improvement Project and East Salem Hills Drive Widening Project, required in the 6-year and 20-year planning periods benefit existing and future development equally. The same can be said for the existing roadways. Since these projects and the existing roads benefit each type of development equally a proportionate share is required. The demographics section established an increase in ERCs of 697 less churches and schools, see Table 7, for the 20-year planning period. The total ERCs at the end of the 20-year planning period is also shown in Table 7 and is 1,457 ERCs less churches and schools (year 2034). To determine the proportionate share for existing and future development, the increase in ERCs for the 20-year planning period was divided by the total ERCs at the end of the 20-year planning period which results in 47.84% of the cost for proposed collection projects and existing collection system being attributed to new users and 52.16% for existing development. Table 77 contains a summary of projects required in the 6-year and 20-year planning period.

Table 76: New and Existing Development Proportionate Share

Project	Total ERCs (Year 2034)	Increase in ERCs in 20-year Planning Period	New Development Proportionate Share	Existing Users Proportionate Share
Future Essential Roadway Improvement Projects	1,457	697	47.84%	52.16%

Table 77: Future Essential Roadway Improvement Projects

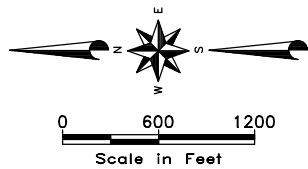
Priority No.	Construction Year	Project Name and Description	Cost Estimate	Value Associated with New Development	Proportionate Share
6-Year Planning Period					
1	2015	High Sierra Drive Improvement Project	\$ 44,069.00	\$ -	0.% of this project is attributable to future growth. Refer to Section 6.1.7.
2	2016	Park Drive and Elk Ridge Drive Intersection Improvement Project	\$ 369,030.25	\$ 176,544.07	47.84% of this project is attributable to future growth. Refer to Section 6.1.7.
3	2016	East Salem Hills Drive Widening Project	\$ 187,579.00	\$ -	0 % of this project is attributable to future growth. Refer to Section 6.1.7.
4	2017	Park Drive Improvement Project	\$ 1,172,718.00	\$ 561,028.29	47.84% of this project is attributable to future growth. Refer to Section 6.1.7.
5	2019	Goosenest Drive and Amafille Lane Extension Project	\$ 833,273.53	\$ 398,638.06	47.84% of this project is attributable to future growth. Refer to Section 6.1.7.
6-year Planning Period Project Subtotal			\$ 2,606,669.78	\$ 1,136,210.42	N/A
20-year Planning Period					
6	2022	Goosenest Drive to Loafer Canyon Road Extension Project (Upsize Costs Only)	\$ 109,231.96	\$ 52,256.57	47.84% of this project is attributable to future growth. Refer to Section 6.1.7.

Table 77 (Continued): Future Essential Roadway Improvement Projects					
Priority No.	Construction Year	Project Name and Description	Cost Estimate	Value Associated with New Development	Proportionate Share
7	2023	Loafer Canyon Road Widening Project	\$ 373,570.50	\$ 178,716.13	47.84% of this project is attributable to future growth. Refer to Section 6.1.7.
20-year Planning Period Project Subtotal			\$ 482,802.46	\$ 230,972.69	N/A
Capital Facility Projects Total			\$ 3,089,472.24	\$ 1,367,183.11	N/A


6.1.8 Method of Financing Required Facilities

There are a few methods for financing essential roadway improvements as previously mentioned which include impact fees, taxes, grants, and loans. Improvements totaling \$1,722,289.13 in the 20-year planning period will need to be paid for through taxes, grants, loans, or the general fund. Additional analysis of the City budget was not reviewed for essential roadway improvements. It is assumed the City will budget and pay for these projects as City funding and outside funding become available.

Future essential roadway improvements, estimated at \$1,367,183.11, will be paid entirely with impact fees. These essential roadway improvements are required to maintain the City's current level of service based on future growth and the City's road classifications.



0 1/2 1



DRAWING IS TO SCALE
IF BAR MEASURES:
1" = FULL SCALE
1/2" = HALF SCALE

**ELK RIDGE CITY CORPORATION
FACILITIES PLAN AND IMPACT
ANALYSIS UPDATE 2014
FUTURE ROAD IMPROVEMENTS**

[illegible]

6.2 IMPACT FEE ANALYSIS

Impact fees are to be used for expanding existing facilities or construction of new facilities to coincide with new development. Impact fees also cannot be used to raise the established level of service of a public facility serving existing development or used to pay for operation and maintenance costs of public facilities.

6.2.1 Service Area

Essential roadway improvements benefit the entire community as a whole; therefore, impact fees will be calculated based on future users.

6.2.2 Level of Service

The level of service for essential roadway improvements has already been established in the City's General Plan. The following table is a summary of the level of service standards (LOS) for these capital facilities.

Table 78: Essential Roadway Improvements Level of Service

Type	ROW (feet)	Access
Regional Arterial	150	Limited to major intersections
Arterial	110	Limited to road intersections
Collector	66	At Intersections, can be driveway
Local	56	Driveway

Source: 2010 General Plan

6.2.3 Buy in Component

The purpose of the buy in component is to recover the costs of surplus capacity in existing infrastructure attributable to new development. The existing roads benefit both existing and future users and the proportionate share was established in Section 6.1.7. The surplus road capital asset values were determined in Section 6.1.1 as \$ 804,878.39. Table 79 shows the Cost per New ERC associated with buy in to existing roads.

Table 79: Roads Buy In Component

Component	Value Associated with New Development	Growth Related ERCs Served	Cost per New ERC
Roads	\$ 385,053.82	697	\$ 552.44
Totals			\$ 552.44

6.2.4 Future Capital Improvement Projects

Future capital improvement projects were determined and summarized in the Capital Facilities Plan. In order for projects listed in the Capital Facilities Plan to be included in the impact fee analysis, the

construction year and an adjusted cost for inflation must be factored in. Using an inflation rate of 3%, Table 80 summarizes the future capital improvement projects.

Table 80: Future Essential Roadway Improvements Capital Improvement Projects

Construction Year	Project Name and Description	Current Year (2014) Cost Estimate	Construction Year Cost ¹	Proportionate Share Cost Associated with New Development
6-year Planning Period				
2015	High Sierra Drive Improvement Project ³	\$ 44,069.00	\$ -	\$ -
2016	Park Drive and Elk Ridge Drive Intersection Improvement Project ³	\$ 369,030.25	\$ 391,504.19	\$ 187,295.61
2016	East Salem Hills Drive Widening Project ³	\$ 187,579.00	\$ -	\$ -
2017	Park Drive Improvement Project ³	\$ 1,172,718.00	\$ 1,281,460.62	\$ 613,050.76
2019	Goosenest Drive and Amafille Lane Extension Project ³	\$ 833,273.53	\$ 965,992.40	\$ 462,130.76
6-year Planning Period Project Subtotal		\$ 2,606,669.78	\$ 2,638,957.21	\$ 1,262,477.13
20-year Planning Period				
2024	Goosenest Drive to Loafer Canyon Road Extension Project (Upsize Costs Only) ³	\$ 109,231.96	\$ 146,798.61	\$ 70,228.46
2026	Loafer Canyon Road Widening Project ³	\$ 373,570.50	\$ 532,622.21	\$ 254,806.46
20-year Planning Period Project Total		\$ 482,802.46	\$ 679,420.82	\$ 325,034.92
6-year and 20-year Planning Period Project Total		\$ 3,089,472.24	\$ 3,318,378.04	\$ 1,587,512.05

¹ Construction year costs were inflated 3% up to the year of construction of the specific project.
Construction Year Cost=Current Year (2014) Cost Estimate x [1 + 3%(inflation rate)]^[(Construction Year of Project- Current Year (2014))]

² Construction Cost Estimates include 12% cost for Professional Services and a 15% Contingency Fee.

³ 47.84% of these projects are attributable to future growth.

6.2.5 Future Debt Financing

Based on the future growth in ERCs within the 20-year planning period, the City will not collect enough impact fee revenue to pay for the costs of the future capital improvement projects associated with new development. To make up the deficit the City will have to look for other revenue sources to pay for the projects. The impact fee act allows for the City to include costs related to financing of growth related capital improvement projects, including costs of insurance and interest costs, to be included in the impact fee which allows the City to finance and construct infrastructure for new development where impact fee cash flow is insufficient. Impact fee revenues will not be sufficient to pay for the Park Drive and Elk Ridge

Drive Intersection Improvement Project and the Park Drive Improvement Project. To fund this project a revenue bond will be required as shown in Table 81.

Table 81: Essential Roadway Improvements Proposed Future Financing

Bond Issue	Par Amount	Proceeds	Net Debt Service ¹	% Attributable to Growth ²	Growth Related New Debt Service ¹
Series 2016 Revenue Bonds	\$ 1,726,424.11	\$ 1,672,964.81	\$ 2,323,285.25	47.84%	\$ 1,111,459.66

¹ Includes principal and interest. The bond also includes payback of principal each year so the bond is paid back in 17 years.

² % attributable to growth was calculated per section 6.1.7.

6.2.6 Future Planning Expenses

In the future, areas might be developed that are different than anticipated in this impact fee analysis and latest capital facilities plan; therefore, master plans and impact fee analysis should be updated periodically to coincide with updated capital improvement projects. It is assumed the master plan and impact fee analysis will be updated every five (5) years. A cost for year 2014 of \$ 2,750.80 attributable to new development has been included in the proposed impact fees along with updates. The updates include a 3% annual inflation cost. Table 82 summarizes the professional expenses to update the Essential Roadway Improvements Master Plan and Impact Fee Analysis.

Table 82: Essential Roadway Improvements Professional Expenses for Master Plan and Impact Fee Updates

Professional Expenses for Master Plan and Impact Fee Updates ¹			
Year	Cost	Year	Cost
2014	\$ 2,750.80	2025	\$ -
2015	\$ -	2026	\$ -
2016	\$ -	2027	\$ -
2017	\$ -	2028	\$ -
2018	\$ -	2029	\$ 4,285.66
2019	\$ 3,188.93	2030	\$ -
2020	\$ -	2031	\$ -
2021	\$ -	2032	\$ -
2022	\$ -	2033	\$ -
2023	\$ -	2034	\$ 4,968.25
2024	\$ 3,696.85		
Totals			\$ 18,890.48
Cost Per ERC²			\$ 27.10

¹ Since a portion of the master plan discusses benefits for existing and future users the costs chargeable to future users is 47.84 % of the total fee. It was assumed that the City would update their Master Plan and Impact Fees every five (5) years.

² Increase of ERCs in 20-year planning period is 697 ERCs.

6.2.7 Proportionate Share Analysis

The proportionate share of the capital facilities projects was determined in section 6.1.7 and adjusted for inflation to the project construction year in Table 80. The proportionate share will be factored into the impact fee calculations.

6.2.8 Impact Fee Calculation

There are two (2) types of fees used in the impact fee calculation. These fees are capital project fees and miscellaneous fees and include the following items listed below.

- Capital Project Fees
 - Buy In Costs – These are typically depreciated capital asset costs.
 - Project Costs
 - Debt Service Costs – The debt service costs includes the principal and interest for the bond as well as the insurance, surety policy, and bond insurance.
 - Bond Proceeds – The bond proceeds is the project cost (principal) associated with the project which is being bonded. This effectively cancels out the project cost that is shown as part of the source project capital improvement cost.
- Miscellaneous Fees
 - Professional Expenses
 - Fee Stabilization Charge (Credit) – This is the payment amount of principal and interest on the revenue bond after the 20-year planning period which should not be charged to new development in the planning period. There will not be any principal and interest after the 20-year planning period so this line item was excluded.

Impact fees were calculated per new ERC by using the proportionate cost divided by the ERCs served.

Table 83: Essential Roadway Improvements Impact Fee Cashflows

Essential Roadway Improvement Projects	Total Costs	% Attributed to Growth	Costs Attributable to Growth	Related ERCs Served	Cost per New ERC
Buy-in Costs - Surplus Capacity (Depreciated Costs)					
Existing Roads ¹	\$ 804,878.39	47.84%	\$ 385,053.82	697	\$ 552.44
Project Fees - Apportioned Costs					
Essential Roadway Improvement Projects ²	\$ 3,318,378.04	47.84%	\$ 1,587,512.05	697	\$ 2,277.64
Bond Debt Service ²	\$ 2,323,285.25	47.84%	\$ 1,111,459.66	697	\$ 1,594.63
Bond Proceeds ²	\$ (1,672,964.81)	47.84%	\$ (800,346.37)	697	\$ (1,148.27)
Total Capital Projects Fee	\$ 4,773,576.86		\$ 2,283,679.17		\$ 3,276.44

Table 83 (Continued): Essential Roadway Improvements Impact Fee Cashflows					
Essential Roadway Improvement Projects	Total Costs	% Attributed to Growth	Costs Attributable to Growth	Related ERCs Served	Cost per New ERC
Miscellaneous Fees					
Professional Expenses	\$ 18,890.48	100.00%	\$ 18,890.48	697	\$ 27.10
Total Miscellaneous Fees	\$ 18,890.48		\$ 18,890.48		\$ 27.10

Total Impact Fee Cost per New ERC: \$ 3,303.54

¹ Refer to Section 6.1.1.

² Refer to Section 6.1.7 for proportionate share analysis.

The proposed essential roadway improvements impact fee would charge a flat fee of \$3,303 per ERC for single family residential. Apartment and trailer (multi-family residential) land uses are typically 0.75 ERCs. Therefore, the fee for multi-family is 75% of the single family residential fee. For Elk Ridge City an average single family lot has a home size of 3,000 square feet. Therefore, the impact fee per ERC is \$3,303 per 3,000 square feet yielding \$ 1.101 per sf. Commercial/ Industrial (non-residential) should be charged based on building size per 1,000 sf. To determine the non-residential impact fee the impact fee per square feet for single family (\$1.101 per sf) should be multiplied by 1,000 square feet. Below is a summary of the proposed essential roadway improvements impact fees. Note that proposed essential roadway improvements impact fees were rounded down to the nearest dollar.

Table 84: Proposed Essential Roadway Improvements Impact Fees

Land Use	Impact Fee
Single Family Residential	\$ 3,303 per ERC
Multi-Family Residential	\$ 2,477 per ERC
Non-Residential	\$ 1,101 per 1,000 sq. ft.

6.2.9 Impact Fee Cashflows

The impact account balance and anticipated cashflow for the 20-year planning period is shown in Table 85. Capital improvement project costs are included in the table for each essential roadway improvement project disbursed during each expected year of construction. The impact fee cashflow summary shown in Table 86, shows the projected annual ending fund balance, revenues, expenses, excess and shortfalls.

6.2.10 Credits for Past and Future Connections

The City currently has procedures in place for credits, appeals, and exemptions of impact fees, refer to appendix N for the City's current impact fee ordinance.

Table 85: Elk Ridge City: Essential Roadway Improvements Impact Fee Cashflows													
Fiscal Year	School and Church ERCs	School and Church ERCs Added	Total ERCs	Annual ERCs Added	Annual ERCs added less Schools and Churches ERCs	Culinary Water Impact Fee	Impact Fees Revenues	Capital Project Costs	Buy-in Costs (\$552.45/ERC)	Professional Expense	Bond Expenses (Principal plus Interest) Attributable to New Development (47.84%)	Loan/Bond Proceeds (Total Project Cost)	Total Expenses
2014 ¹	9	0	769	0	0	\$ 573.00	\$ -	\$ -	\$ -	\$ (2,750.80)	\$ -	\$ -	\$ (2,750.80)
2015	9	0	822	53	53	\$ 3,303.54	\$ 175,087.79	\$ -	\$ (29,279.56)	\$ -	\$ -	\$ -	\$ (29,279.56)
2016	12	3	882	60	57	\$ 3,303.54	\$ 188,301.97	\$ (391,504.19)	\$ (31,489.34)	\$ -	\$ -	\$ 1,672,964.81	\$ 1,249,971.29
2017	12	0	943	61	61	\$ 3,303.54	\$ 201,516.14	\$ (1,281,460.62)	\$ (33,699.11)	\$ -	\$ (67,011.78)	\$ -	\$ (1,382,171.52)
2018	12	0	975	32	32	\$ 3,303.54	\$ 105,713.38	\$ -	\$ (17,678.22)	\$ -	\$ (67,011.78)	\$ -	\$ (84,690.01)
2019	12	0	1,009	34	34	\$ 3,303.54	\$ 112,320.47	\$ (462,130.76)	\$ (18,783.11)	\$ (3,188.93)	\$ (67,011.78)	\$ -	\$ (551,114.59)
2020	23	11	1,059	50	39	\$ 3,303.54	\$ 128,838.19	\$ -	\$ (21,545.34)	\$ -	\$ (67,011.78)	\$ -	\$ (88,557.12)
2021	26	3	1,102	43	40	\$ 3,303.54	\$ 132,141.73	\$ -	\$ (22,097.78)	\$ -	\$ (67,011.78)	\$ -	\$ (89,109.56)
2022	26	0	1,143	41	41	\$ 3,303.54	\$ 135,445.27	\$ -	\$ (22,650.22)	\$ -	\$ (67,011.78)	\$ -	\$ (89,662.01)
2023	26	0	1,169	26	26	\$ 3,303.54	\$ 85,892.12	\$ -	\$ (14,363.56)	\$ -	\$ (67,011.78)	\$ -	\$ (81,375.34)
2024	26	0	1,196	27	27	\$ 3,303.54	\$ 89,195.67	\$ (70,228.46)	\$ (14,916.00)	\$ (3,696.85)	\$ (67,011.78)	\$ -	\$ (155,853.09)
2025	26	0	1,223	27	27	\$ 3,303.54	\$ 89,195.67	\$ -	\$ (14,916.00)	\$ -	\$ (67,011.78)	\$ -	\$ (81,927.78)
2026	26	0	1,250	27	27	\$ 3,303.54	\$ 89,195.67	\$ (254,806.46)	\$ (14,916.00)	\$ -	\$ (67,011.78)	\$ -	\$ (336,734.25)
2027	26	0	1,278	28	28	\$ 3,303.54	\$ 92,499.21	\$ -	\$ (15,468.45)	\$ -	\$ (67,011.78)	\$ -	\$ (82,480.23)
2028	26	0	1,307	29	29	\$ 3,303.54	\$ 95,802.75	\$ -	\$ (16,020.89)	\$ -	\$ (67,011.78)	\$ -	\$ (83,032.67)
2029	26	0	1,336	29	29	\$ 3,303.54	\$ 95,802.75	\$ -	\$ (16,020.89)	\$ (4,285.66)	\$ (67,011.78)	\$ -	\$ (87,318.33)
2030	29	3	1,367	31	28	\$ 3,303.54	\$ 92,499.21	\$ -	\$ (15,468.45)	\$ -	\$ (67,011.78)	\$ -	\$ (82,480.23)
2031	29	0	1,396	29	29	\$ 3,303.54	\$ 95,802.75	\$ -	\$ (16,020.89)	\$ -	\$ (67,011.78)	\$ -	\$ (83,032.67)
2032	29	0	1,425	29	29	\$ 3,303.54	\$ 95,802.75	\$ -	\$ (16,020.89)	\$ -	\$ (67,011.78)	\$ -	\$ (83,032.67)
2033	29	0	1,455	30	30	\$ 3,303.54	\$ 99,106.30	\$ -	\$ (16,573.34)	\$ -	\$ (39,271.16)	\$ -	\$ (55,844.50)
2034	29	0	1,486	31	31	\$ 3,303.54	\$ 102,409.84	\$ -	\$ (17,125.78)	\$ (4,968.25)	\$ -	\$ -	\$ (22,094.03)
Totals				717	697		\$ 2,302,569.66	\$ (2,460,130.50)	\$ (385,053.82)	\$ (18,890.48)	\$ -	\$ 1,672,964.81	\$ (2,302,569.65)

¹ Beginning balance for 2014 is estimated at \$38,964 based on an estimatated increase in ERCs for year 2014 of 50 using the current impact fee of \$573. This beginning balance is in addition to the balance at the end of 2013 which was \$10,314.00. This balance was obtained from the City.

² Interest Rate of 3.6% was used based on OMB Circular A-94 Appendix C (Revised December 2013).

Table 86: Elk Ridge City: Essential Roadway Improvements Impact Fee Cashflow Summary

Fiscal Year	Beginning Balance	Impact Fee Revenues	Total Expenses	Excess/ Shortfalls ³	Interest Income, 3.6% ²	Annual Ending Fund Balance
2014 ¹	\$ 38,964.00	\$ -	\$ (2,750.80)	\$ (2,750.80)	\$ -	\$ 36,213.20
2015	\$ 36,213.20	\$ 175,087.79	\$ (29,279.56)	\$ 145,808.23	\$ 1,303.68	\$ 183,325.11
2016	\$ 183,325.11	\$ 188,301.97	\$ 1,249,971.29	\$ 1,438,273.25	\$ 6,599.70	\$ 1,628,198.06
2017	\$ 1,628,198.06	\$ 201,516.14	\$ (1,382,171.52)	\$ (1,180,655.38)	\$ 58,615.13	\$ 506,157.82
2018	\$ 506,157.82	\$ 105,713.38	\$ (84,690.01)	\$ 21,023.38	\$ 18,221.68	\$ 545,402.88
2019	\$ 545,402.88	\$ 112,320.47	\$ (551,114.59)	\$ (438,794.12)	\$ 19,634.50	\$ 126,243.26
2020	\$ 126,243.26	\$ 128,838.19	\$ (88,557.12)	\$ 40,281.07	\$ 4,544.76	\$ 171,069.09
2021	\$ 171,069.09	\$ 132,141.73	\$ (89,109.56)	\$ 43,032.17	\$ 6,158.49	\$ 220,259.74
2022	\$ 220,259.74	\$ 135,445.27	\$ (89,662.01)	\$ 45,783.27	\$ 7,929.35	\$ 273,972.36
2023	\$ 273,972.36	\$ 85,892.12	\$ (81,375.34)	\$ 4,516.79	\$ 9,863.01	\$ 288,352.15
2024	\$ 288,352.15	\$ 89,195.67	\$ (155,853.09)	\$ (66,657.42)	\$ 10,380.68	\$ 232,075.41
2025	\$ 232,075.41	\$ 89,195.67	\$ (81,927.78)	\$ 7,267.89	\$ 8,354.71	\$ 247,698.01
2026	\$ 247,698.01	\$ 89,195.67	\$ (336,734.25)	\$ (247,538.58)	\$ 8,917.13	\$ 9,076.56
2027	\$ 9,076.56	\$ 92,499.21	\$ (82,480.23)	\$ 10,018.98	\$ 326.76	\$ 19,422.30
2028	\$ 19,422.30	\$ 95,802.75	\$ (83,032.67)	\$ 12,770.08	\$ 699.20	\$ 32,891.59
2029	\$ 32,891.59	\$ 95,802.75	\$ (87,318.33)	\$ 8,484.43	\$ 1,184.10	\$ 42,560.11
2030	\$ 42,560.11	\$ 92,499.21	\$ (82,480.23)	\$ 10,018.98	\$ 1,532.16	\$ 54,111.26
2031	\$ 54,111.26	\$ 95,802.75	\$ (83,032.67)	\$ 12,770.08	\$ 1,948.01	\$ 68,829.35
2032	\$ 68,829.35	\$ 95,802.75	\$ (83,032.67)	\$ 12,770.08	\$ 2,477.86	\$ 84,077.29
2033	\$ 84,077.29	\$ 99,106.30	\$ (55,844.50)	\$ 43,261.80	\$ 3,026.78	\$ 130,365.87
2034	\$ 130,365.87	\$ 102,409.84	\$ (22,094.03)	\$ 80,315.81	\$ 4,693.17	\$ 215,374.85
Totals		\$ 2,302,569.66	\$ (2,302,569.65)	\$ 0.00	\$ 176,410.85	

¹ Beginning balance for 2014 is estimated at \$38,964 based on an estimated increase in ERCs for year 2014 of 50 using the current impact fee of \$573. This beginning balance is in addition to the balance at the end of 2013 which was \$10,314.00. This balance was obtained from the City.

² Interest Rate of 3.6% was used based on OMB Circular A-94 Appendix C (Revised December 2013).

SECTION 7 - SUMMARY OF EXISTING AND PROPOSED IMPACT FEES

7.1 POTABLE WATER SYSTEM IMPACT FEE

7.1.1 Existing Potable Water Impact Fee

The City currently charges the potable water impact fee based on ERCs. Below is a table summarizing the existing potable water impact fee.

Table 87: Existing Potable Water Impact Fee

Impact Fee
\$5,410 per ERC

7.1.2 Proposed Potable Water Impact Fee

When reviewing the proposed potable water impact fee an impact fee calculation was desired which incorporated non-residential development. The proposed potable water impact would charge a flat fee of \$ 5,653 per ERC for single family residential. Apartment and trailer (multi-family residential) land uses are typically 0.75 ERCs/ Dwelling. Therefore, the fee for multi-family is 75% of the single family residential fee. Commercial/ Industrial (non-residential) land uses vary greatly based on the total fixture units of the commercial/ industrial development and the impact fee is determined based on the fixture units. A typical single family residence has 20 fixture units per ERC. Therefore, the single family residential impact fee is divided by the 20 fixture unit per ERC to determine the non-residential impact fee for indoor use. To determine an impact fee for the non-residential outdoor demand component the outdoor demand was converted to equivalent fixture units per acre. Refer to Appendix B for the calculation. Below is a summary of the proposed potable water impact fees.

Table 88: Proposed Potable Water Impact Fees

Land Use	Impact Fee
Single Family Residential	\$ 5,653 per ERC
Multi-Family Residential	\$ 4,240 per ERC
Non-Residential (Indoor Use)	\$ 282 per Fixture Unit
Non-Residential (Outdoor Use)	35 Fixture Units per Acre

Source: Table 37 in Section 3.2.8

7.2 WASTEWATER IMPACT FEE

7.2.1 Existing Wastewater Impact Fee

The City currently charges the wastewater impact fees based on ERCs. Table 89 summarizes the existing wastewater impact fee.

Table 89: Existing Wastewater Impact Fee

Impact Fee
\$1,214 per ERC

7.2.2 Proposed Wastewater Impact Fee

When reviewing the proposed wastewater impact fee an impact fee calculation was desired which incorporated non-residential development. The proposed wastewater impact would charge a flat fee of \$897 per ERC for single family residential. Apartment and trailer (multi-family residential) land uses are typically 0.75 ERCs/ Dwelling. Therefore, the fee for multi-family is 75% of the single family residential fee. Commercial/ Industrial (non-residential) land uses vary greatly based on the total fixture units of the commercial/ industrial development and the impact fee should be calculated based on the fixture units. A typical single family residence has 20 fixture units per ERC. Therefore, the single family residential impact fee should be divided by the 20 fixture unit per ERC to determine the non-residential impact fee. Refer to Appendix I for the calculation. Below is a summary of the proposed wastewater impact fees.

Table 90: Proposed Wastewater Impact Fees

Land Use	Impact Fee
Single Family Residential	\$ 897 per ERC
Multi-Family Residential	\$ 672 per ERC
Non-Residential	\$ 44 per Fixture Unit

Source: Table 54 in Section 4.2.8

7.3 PARKS IMPACT FEE

7.3.1 Existing Parks Impact Fee

The City currently charges park impact fees based on the ERCs. Impact fees should not be charged to non-residential land uses as non-residential land uses do not directly benefit from these types of facilities. Below is a table summarizing the existing park impact fees.

Table 91: Existing Park Impact Fee

Impact Fee
\$1,385 per ERC

7.3.2 Proposed Parks Impact Fee

The existing parks and recreation facilities impact fee is simplistic to administer; therefore, the proposed impact fee was calculated in a similar manner. Table 92 is a summary of the proposed park impact fees.

Table 92: Proposed Parks Impact Fee

Land Use	Impact Fee
Single Family Residential	\$ 2,393 per Dwelling Unit
Multi-Family Residential	\$ 2,393 per Dwelling Unit

Source: Table 69 in Section 5.2.8

7.4 ESSENTIAL ROADWAY IMPROVEMENTS IMPACT FEE

7.4.1 Existing Essential Roadway Improvements Impact Fee

The City currently charges essential roadway improvements impact fees based on the ERCs. Below is a table summarizing the existing essential roadway improvements impact fees.

Table 93: Existing Essential Roadway Improvements Impact Fee

Impact Fee
\$ 573 per ERC

7.4.2 Proposed Essential Roadway Improvements Impact Fee

The proposed essential roadway improvements impact fee would charge a flat fee of \$3,303 per ERC for single family residential. Apartment and trailer (multi-family residential) land uses are typically 0.75 ERCs. Therefore, the fee for multi-family is 75% of the single family residential fee. For Elk Ridge City an average single family lot has a home size of 3,000 square feet. Therefore, the impact fee per ERC is \$3,303 per 3,000 square feet yielding \$ 1.101 per sf. Commercial/ Industrial (non-residential) should be charged based on building size per 1,000 sf. To determine the non-residential impact fee the impact fee per square feet for single family (\$1.101 per sf) should be multiplied by 1,000 square feet. Below is a summary of the proposed essential roadway improvements impact fees.

Table 94: Proposed Essential Roadway Improvements Impact Fee

Land Use	Impact Fee
Single Family Residential	\$ 3,303 per ERC
Multi-Family Residential	\$ 2,477 per ERC
Non-Residential	\$ 1,101 per 1,000 sq. ft.

Source: Table 84 in Section 6.2.8

APPENDIX A

REFERENCES

REFERENCES

1. Impact Fees Act. Title 11, Chapter 36a, Utah State Code.
2. U.S. Census Bureau. <http://www.census.gov>
3. Utah Demographics and Statistics. <http://www.utah.gov/about/demographics.html>
4. Mountainland Association of Governments. <http://www.mountainland.org>
5. Utah Administrative Code R309-510. <http://www.rules.utah.gov/publicat/code/r309/r309-510.htm>
6. Utah Administrative Code R317-3. <http://www.rules.utah.gov/publicat/code/r317/r317-003.htm>
7. Elk Ridge City Water Rights Excel Spreadsheet. John Briem with Utah Division of Water Rights, dated March 6th, 2014.
8. Elk Ridge City Impact Fee Analysis and Recommendations. AQUA Engineering, dated October 2008.
9. Elk Ridge City Fee Schedule. Elk Ridge City, Utah, dated August 30, 2011.
10. City of Elk Ridge 2010 General Plan. Mountainland Association of Governments, dated January 2010.
11. Elk Ridge City Chapter 2 Impact Fee Ordinance. Elk Ridge City, Current Ordinance.
12. Elk Ridge City Fixed Assets – Water. Elk Ridge City, Utah, dated June 30, 2013.
13. Elk Ridge City Fixed Assets – Sewer. Elk Ridge City, Utah, dated June 30, 2013.
14. Elk Ridge City Fixed Assets – Parks and Roads. Elk Ridge City, Utah, dated June 30, 2013.
15. Elk Ridge City Financial Statements. Jones Simkins, P.C., dated June 30, 2012.
16. Elk Ridge City 2014 Approved Budget. Elk Ridge City, Utah, dated July 5, 2013.
17. Google Earth. <http://www.google.com/earth/index>
18. Table 1.1.9 Implicit Price Deflators for Gross Domestic Product. U.S. Department of Commerce, Bureau of Economic Analysis.
19. Circular No. A-94 Appendix C Revised December 2013. United States Office of Management and Budget.

APPENDIX B

SUPPLEMENTAL DEMOGRAPHIC INFORMATION, WATER USAGE, ESTIMATED SEWER FLOWS, AND CALCULATIONS FOR WATER DEMAND

Population Projection

2013 Water Residential Connections=	698	
2013 Single Family Connection=	694	
Connections serving church and assisted living facility units=	4	
Total ERCs=	719	
Total Residential ERCs (includes assisted living facility)=	710	
ERC to Population Conversion =	3.85 persons=	1 ERC
Population=	2,734	

Population Projection used for 2014 CFP and Impact Fee Analysis										
Year	Growth Rate	Elk Ridge Population	Residential ERCs	Church ERCs	Commercial ERCs	Elementary School	Total Commercial, School, and Church ERCs	Total ERCs	Increase in Residential ERCs	Increase in Total ERCs
2013	7.00%	2,734	710	9	0	0	9	719	0	0
2014	7.00%	2,926	760	9	0	0	9	769	0	0
2015	7.00%	3,130	813	9	0	0	9	822	53	53
2016	7.00%	3,350	870	12	0	0	12	882	110	113
2017	7.00%	3,584	931	12	0	0	12	943	171	174
2018	3.50%	3,709	963	12	0	0	12	975	204	207
2019	3.50%	3,839	997	12	0	0	12	1,009	237	240
2020	3.50%	3,974	1,032	12	4	11	27	1,059	272	290
2021	3.50%	4,113	1,068	15	8	11	34	1,102	308	333
2022	3.50%	4,257	1,105	15	12	11	38	1,143	346	375
2023	2.00%	4,342	1,127	15	16	11	42	1,169	368	401
2024	2.00%	4,429	1,150	15	20	11	46	1,196	390	427
2025	2.00%	4,517	1,173	15	24	11	50	1,223	413	454
2026	2.00%	4,608	1,196	15	28	11	54	1,250	437	482
2027	2.00%	4,700	1,220	15	32	11	58	1,278	461	510
2028	2.00%	4,794	1,245	15	36	11	62	1,307	485	538
2029	2.00%	4,890	1,270	15	40	11	66	1,336	510	567
2030	2.00%	4,987	1,295	18	43	11	72	1,367	535	598
2031	2.00%	5,087	1,321	18	46	11	75	1,396	561	627
2032	2.00%	5,189	1,347	18	49	11	78	1,425	588	657
2033	2.00%	5,293	1,374	18	52	11	81	1,455	615	687
2034	2.00%	5,398	1,402	18	55	11	84	1,486	642	717
2035	2.00%	5,506	1,430	18	58	11	87	1,517	670	748
2036	2.00%	5,617	1,458	18	61	11	90	1,548	699	780
2037	2.00%	5,729	1,488	18	64	11	93	1,581	728	812
2038	2.00%	5,843	1,517	18	67	11	96	1,613	758	845
2039	2.00%	5,960	1,548	21	70	11	102	1,650	788	881
2040	2.00%	6,080	1,579	21	73	22	116	1,695	819	926
2041	2.00%	6,201	1,610	21	76	22	119	1,729	851	961
2042	2.00%	6,325	1,642	21	79	22	122	1,764	883	996
2043	2.00%	6,452	1,675	21	82	22	125	1,800	916	1,032
2044	2.00%	6,581	1,709	21	85	22	128	1,837	949	1,068
2045	2.00%	6,712	1,743	21	88	22	131	1,874	983	1,105
2046	2.00%	6,847	1,778	24	91	22	137	1,915	1,018	1,146
2047	2.00%	6,984	1,813	24	94	22	140	1,953	1,054	1,185
2048	2.00%	7,123	1,850	24	97	22	143	1,993	1,090	1,224
2049	2.00%	7,266	1,887	24	100	22	146	2,033	1,127	1,264
2050	2.00%	7,411	1,924	24	103	22	149	2,073	1,165	1,305
2051	2.00%	7,559	1,963	24	106	22	152	2,115	1,203	1,346
2052	2.00%	7,710	2,002	27	109	22	158	2,160	1,242	1,391
2053	2.00%	7,865	2,042	27	112	22	161	2,203	1,283	1,435
2054	2.00%	7,902	2,052	27	115	22	164	2,216	1,292	1,447

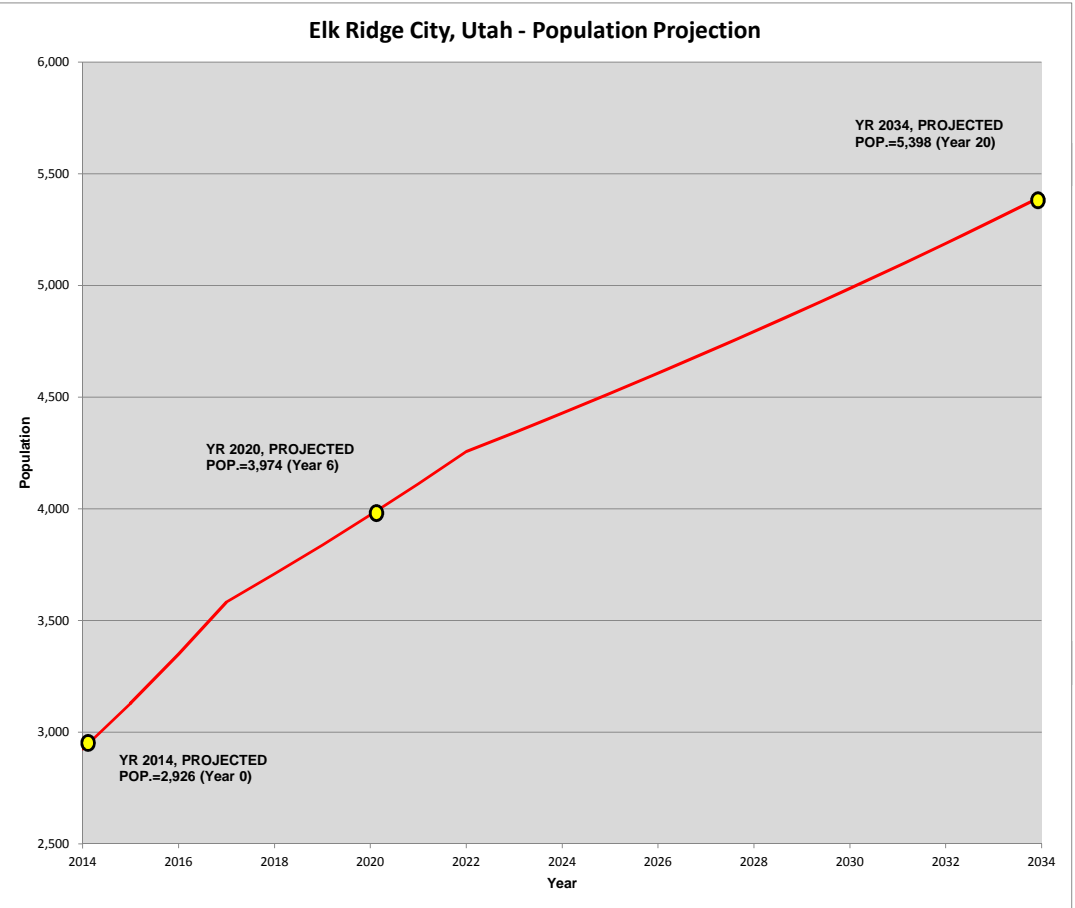
0-year

Assumes commercial development will not occur until year 6 (i.e. when 11200 South is improved) and will grow consistently until build-out.

6-year

20-year

Build-out



Water Usage

2012						2013					
Month	Days in Month	Total (acre-ft)	Total (gallons)	Total (gallons/day)	Peak Day Demand (gpd/ERC)	Month	Days in Month	Total (acre-ft)	Total (gallons)	Total (gallons/day)	Peak Day Demand (gpd/ERC)
January	31	14.6	4,757,431	153,466	222	January	31	9.78	3,186,827	102,801	143
February	29	12.67	4,128,538	142,363	206	February	28	17.96	5,852,292	209,010	291
March	31	13.49	4,395,736	141,798	205	March	31	38.91	12,678,879	408,996	569
April	30	29.01	9,452,950	315,098	456	April	30	38.18	12,441,008	414,700	577
May	31	71.97	23,451,527	756,501	1,096	May	31	114.28	37,238,301	1,201,236	1,671
June	30	113.33	36,928,742	1,230,958	1,783	June	30	119.59	38,968,572	1,298,952	1,807
July	31	155.16	50,559,108	1,630,939	2,363	July	31	147.97	48,216,236	1,555,362	2,163
August	31	113.96	37,134,029	1,197,872	1,735	August	31	127.38	41,506,955	1,338,934	1,862
September	30	210.61	68,627,569	2,287,586	3,314	September	30	115.44	37,616,289	1,253,876	1,744
October	31	80.57	26,253,850	846,898	1,227	October	31	89.18	29,059,430	937,401	1,304
November	30	14.6	4,757,431	158,581	230	November	30	39.66	12,923,268	430,776	599
December	31	12.64	4,118,762	132,863	192	December	31	46.11	15,025,009	484,678	674
Total	366	842.61	274,565,672	N/A	Highest Monthly Peak Day Demand (gpd/ERC)	Total	365	904.44	294,713,066	N/A	Highest Monthly Peak Day Demand (gpd/ERC)
Unmetered (est)		15	4,887,771	N/A	3,314	Unmetered (est)		15	4,887,771	N/A	2,163
Total Reported		857.61	279,453,444	N/A		Total Reported		919.44	299,600,837	N/A	

Note: Metered water data provided by Water Priority & Information Consulting, LC which they obtained from Elk Ridge City.

2012 ERCs => 690

Winter (November to March) Usage (Avg Daily.)	145,776	gpd
Summer (June to August) Usage (Avg. Daily)	1,354,586	gpd
Avg. Yearly Demand	763,534	gpd

Average Winter Usage	212	gpd/ERC
Average Summer Usage	1,963	gpd/ERC
Average Yearly Demand	1,107	gpd/ERC

2013 ERCs => 719

Winter (November to March) Usage (Avg Daily.)	328,916	gpd
Summer (June to August) Usage (Avg. Daily)	1,398,824	gpd
Avg. Yearly Demand	820,824	gpd

Average Winter Usage	458	gpd/ERC
Average Summer Usage	1,946	gpd/ERC
Average Yearly Demand	1,142	gpd/ERC

Average between 2012 and 2013

Average Winter Usage	335	gpd/ERC
Average Summer Usage	1,955	gpd/ERC
Average Yearly Demand	1,125	gpd/ERC

Potable Water - Level of Service					
2012			2013		
2012 Water Residential Connections (Estimate based on water usage)=		669	2013 Water Residential Connections=		698
Connections serving multiple units=		4	Connections serving multiple units=		4
Single Family Residential ERCs=		665	Single Family Residential ERCs=		694
Multi-Unit ERCs (Assited Living Facility)=		16	Multi-Unit ERCs (Assited Living Facility)=		16
Residential ERCs=		681	Residential ERCs		710
Chruch ERCs=		9	Church ERCs=		9
Total ERCs=		690	Total ERCs=		719
ERC to Population Conversion (using existing Master Plan)=		3.85	ERC to Population Conversion (using existing Master Plan)=		3.85 persons
Population=		2,637	Population=		2,734
Total Yearly Water Use=		279,453,444 gpy	Total Yearly Water Use=		299,600,838 gpy
Avg. Day Residential Water Use=		763,534 gpd	Avg. Day Residential Water Use=		820,824 gpd
Water Use per ERC=		1,107 gpd/ERC	Water Use per ERC=		1,142 gpd/ERC
Average Water Use per ERC=		1,125 gpd/ERC	Yearly Growth Rate		
			2012 to 2013		3.69%

Average Daily Demand (Using Water Usage)		
Average Day Demand per ERC=	1,125 gpd/ERC	(using water usage)

Peak Day Demand (Using Water Usage)		
Peak Day Demand per ERC=	2,363 gpd/ERC	(using water usage)
Peak Day Demand Factor 2.10		

Using Peak Instantaneous Demand Tables from R309-510-9				
Res. Indoor Use (Peak Instantaneous Demand)=	10.8 x N ^{0.64}	gpm	(from R309-510-9.2.a)	Peak Instantaneous Factor 3.95
Number of Residential Connections (N)=	694			
Res. Indoor Use (Peak Instantaneous Demand)=	711	gpm		
Res. Indoor Use (Peak Instantaneous Demand)=	1,023,897	gpd		
Res. Indoor Use (Peak Instantaneous Demand)=	1,475	gpd/ERC		
Res. Outdoor Use (Peak Instantaneous Demand)=	7.92	gpm/ irrigated acre	(Map Zone 4, Table 510-7)	
Average Irrigated lot size (from 2008 CFP)=	11,326 sf	or	0.26 acres	
Res. Outdoor Use (Peak Instantaneous Demand per ERC)=	2.06	gpm/ERC		
Res. Outdoor Use (Peak Instantaneous Demand per ERC)=	2,965	gpd/ERC		
Residential Use (Peak Instantaneous Demand per ERC)=	4,441	gpd/ERC	(using UAC R309-510)	

Potable Water - Level of Service		
Average Day Demand	1,125 gpd/ERC or	0.78 gpm/ERC
Peak Day Factor	2.10	
Peak Day Demand	2,363 gpd/ERC or	1.64 gpm/ERC
Peak Instantaneous Factor	3.95	
Peak Instantaneous Demand	4,441 gpd/ERC or	3.08 gpm/ERC

Non-Residential Outdoor Demand	
Elk Ridge Avg. Day Demand =	1,125 gpd/ERC
Elk Ridge Avg. Indoor Demand=	335 gpd/ERC
Avg. Day (Summer) Outdoor Demand=	Avg. Day Demand - Avg. Indoor Demand
Avg. Day (Summer) Outdoor Demand=	790 gpd/ERC
Irrigation Duty in Utah County=	4.00 acre-feet/acre
Irrigation Duty in Utah County=	3,571 gpd/irrigated acre
Unit Equivalency in ERC=	Irrigation Duty / Avg. Day Outdoor Demand
Unit Equivalency in ERC~	4.52 ERC/irrigated acre
Unit Equivalency in Fixture Units=	20 Fixture Units/ ERC x Unit Equivalency in ERC
Unit Equivalency in Fixture Units=	90 Fixture Units/irrigated acre

Estimated Sewage Flow based on Water Usage

Using UAC R317-3.2.2.1

Annual Average
Daily Rate of Flow 100 gallons per capita day

1 ERC = 3.85 persons

Annual Average Daily Rate of Flow	385 GPD per ERC
--	------------------------

Using an Average Daily Water Usage Data from 2012 and 2013 for the Months of November through March to determine Indoor Use

Total Usage for
Winter Months - 2012 22,157,897 gallons

Total Usage for
Winter Months - 2013 49,666,275 gallons

Total Winter
Number of Days - 2012 152 days

Total Winter
Number of Days - 2013 151 days

Average Daily
Demand - 2012 145,776 GPD

Average Daily
Demand - 2013 328,916 GPD

Total ERCs -
2012 690 ERCs

Total ERCs -
2013 719 ERCs

Average Daily
Demand - 2012 211 GPD per ERC

Average Daily
Demand - 2013 457 GPD per ERC

**Average Daily
Demand - 2012
& 2013 335 GPD per ERC**

Church - Estimate of ERCs per Unit

Using Peak Day Demand Tables from R309-510-7

Church Indoor Use (Peak Day Demand per Person)=	5	gpd/person	(Table 510-2)	
Church Indoor Use (Peak Day Demand per Unit)=	2,250	gpd/unit	(Assume approximately 50% of population goes to church)	
Church Outdoor Use (Average Yearly Demand)=	3.96	gpm/irrigated acre	(Map Zone 4, Table 510-3)	
Average Irrigated lot size=	43,560	sf	or	(Irrigated Acreage equal to 4 ERCs. Average Irrigated Acreage was determined from existing church properties in the City obtained from Google Earth.)
Church Outdoor Use (Peak Day Demand per Unit)=	3.96	gpm/unit		
Church Outdoor Use (Peak Day Demand per Unit)=	5,702	gpd/unit		
Church Use (Peak Day Demand per Unit)=	5,707	gpd/unit	(using UAC R309-510)	
ERC per Church Unit=	3	ERCs/unit		
Church per Population Use	912 Persons per Church	1 Church per	900 Persons	

School - Estimate of ERCs per Unit

Using Peak Day Demand Tables from R309-510-7

School Indoor Use (Peak Day Demand per Person)=	25 gpd/person	(Table 510-2 , school with cafeteria and gym)
School Indoor Use (Peak Day Demand per Unit)=	10,253 gpd/unit	(Assume approximately 15% of population is in elementary school based on US Census data from American FactFinder Results)
School Outdoor Use (Average Yearly Demand)=	3.96 gpm/irrigated acre	(Map Zone 4, Table 510-3)
Average Irrigated lot size=	108,900 sf	or acres (Assumes approximately 1 soccer field, 1 baseball field, and playground area)
School Outdoor Use (Peak Day Demand per Unit)=	9.90 gpm/unit	
School Outdoor Use (Peak Day Demand per Unit)=	14,256 gpd/unit	
School Use (Peak Day Demand per Unit)=	24,509 gpd/unit	(using UAC R309-510)
ERC per School Unit=	11 ERCs/unit	

Use	1 Elementary School per	4,000 Persons
------------	--------------------------------	----------------------

Note: It anticipated that Elk Ridge will not construct a high school or junior high school.

Existing 2014 (Year 0) - Potable Water Source and Storage Demand

2014 Source Demand	
Total ERCs (2014)	769 ERCs
Peak Day Demand	2,363 gpd/ERC
Peak Day Demand	1.64 gpm/ERC
Total Source Demand	1,261 gpm
Existing Source Pumping Rate	1,900 gpm
Existing Source ERCs	1,159 ERCs
Surplus Source Capacity	639 gpm
Surplus Source ERCs	390 ERCs

2014 Storage Demand	
Total ERCs (2014)	769 ERCs
Avg. Day Demand	1,125 gpd/ERC
Avg. Day Demand	864,788 gpd
Fire Storage Requirement	2,000 gpm for 2 hours
Fire Storage Requirement	240,000 gallons
Total Storage Demand	1,104,788 gallons
Existing Storage Capacity	2,000,000 gallons
Existing Storage ERCs	1,564 ERCs
Surplus Storage Capacity	895,212 gallons
Surplus Storage ERCs	796 ERCs

Year 2020 (Year 6) - Potable Water Source and Storage Demand

6 Year Planning Period Source Demand	
Total ERCs (2020)	1,059 ERCs
Peak Day Demand	2,363 gpd/ERC
Peak Day Demand	1.64 gpm/ERC
Total Source Demand	1,737 gpm
Existing Source Pumping Rate	1,900 gpm
Existing Source ERCs	1,159 ERCs
Surplus Source Capacity	163 gpm
Surplus Source ERCs	100 ERCs

6 Year Planning Period Storage Demand	
Total ERCs (2020)	1,059 ERCs
Avg. Day Demand	1,125 gpd/ERC
Avg. Day Demand	1,191,201 gpd
Fire Storage Requirement	2,000 gpm for 2 hours
Fire Storage Requirement	240,000 gallons
Total Storage Demand	1,431,201 gallons
Existing Storage Capacity	2,000,000 gallons
Existing Storage ERCs	1,564 ERCs
Surplus Storage Capacity	568,799 gallons
Surplus Storage ERCs	506 ERCs

Year 2034 (Year 20) - Potable Water Source and Storage Demand

20 Year Planning Period Source Demand	
Total ERCs (2034)	1,486 ERCs
Peak Day Demand	2,363 gpd/ERC
Peak Day Demand	1.64 gpm/ERC
Total Source Demand	2,437 gpm
Existing Source Pumping Rate	1,900 gpm
Existing Source ERCs	1,159 ERCs
Surplus Source Capacity	-537 gpm
Surplus Source ERCs	-327 ERCs

20 Year Planning Period Storage Demand	
Total ERCs (2034)	1,486 ERCs
Avg. Day Demand	1,125 gpd/ERC
Avg. Day Demand	1,671,566 gpd
Fire Storage Requirement	2,000 gpm for 2 hours
Fire Storage Requirement	240,000 gallons
Total Storage Demand	1,911,566 gallons
Existing Storage Capacity	2,000,000 gallons
Existing Storage ERCs	1,564 ERCs
Surplus Storage Capacity	88,434 gallons
Surplus Storage ERCs	79 ERCs

Year 2054 (Build-Out) - Potable Water Source and Storage Demand

Build Out Source Demand	
Total ERCs (Build-Out)	2,218 ERCs
Peak Day Demand	2,363 gpd/ERC
Peak Day Demand	1.64 gpm/ERC
Total Source Demand	3,638 gpm
Existing Source Pumping Rate	1,900 gpm
Existing Source ERCs	1,159 ERCs
Surplus Source Capacity	-1,738 gpm
Surplus Source ERCs	-1,059 ERCs

20 Year Planning Period Storage Demand	
Total ERCs (Build-Out)	2,218 ERCs
Avg. Day Demand	1,125 gpd/ERC
Avg. Day Demand	2,495,250 gpd
Fire Storage Requirement	2,000 gpm for 2 hours
Fire Storage Requirement	240,000 gallons
Total Storage Demand	2,735,250 gallons
Existing Storage Capacity	2,000,000 gallons
Existing Storage ERCs	1,564 ERCs
Surplus Storage Capacity	-735,250 gallons
Surplus Storage ERCs	-654 ERCs

APPENDIX C

ELK RIDGE CITY POTABLE WATER RIGHTS

UNDERLYING WATER RIGHT					CHANGE APPLICATION					
NUMBER	STATUS	SOURCE	AC-FT	CFS	NUMBER	STATUS	SOURCE	AC-FT	CFS	PROOF
51-1138	PD	Well	136.5	0.675						
51-4885	CERT	5 Wells	119.88	0.75	a31745	APP	W3264, W23368, W26179, Highline Well	493.98		Proof Due 5/31/2014
51-7755	DEC	Utah Lake	237.6							
51-1356	CERT	5 Wells	10.76							
51-1720	PD	Spring Creek	15		a19186		W3269, W3226, W3264, W3276, W23369, W23368 W3264, W23368, W26179, Highline Well	15		Cert Proof Due 10/31/202
51-1912	UGWC	Irrigation Well	80	1	a32526			80		1 1
51-2247	PD	Well	2.29							
51-2717	PD	Well	0.54		a18569	APP	W3264, W3269, W23368	6.71		Cert
51-5203	PD	Mill Pond	3.88							
51-6174	DEC	Springs								
51-6662	PD	Provo River	254.5	1.5						
51-6753	CERT	Spring Creek	17		a29300	APP	W3264, W23368, W26179, W3266	17		Cert
51-6783	CERT	W3264, W23368, W23369, W26179	40							
51-6854	CERT	Wells	14		a19184	APP	W3269, W3264, W3226, W23369, W3276, W23368 W3269, W3264, W3226, W23369, W3276, W23368	14		Cert
51-6855	CERT	Well	25.6	0.21	a19185	APP		25.6	0.21	Cert
51-6887	CERT	W3264, W26179	5							
51-6889	CERT	W3678	80	0.37	a19524	APP	W3269, W3264, W3226, W23369, W3276, W23368	90	0.37	cert
51-6900	CERT	W3264, W23369, W26179, W3264, W23369, W23368	25.64							10 AF seg'd 51- 8442
51-6943	CERT	W26179, W3264, W23369, W23368	13							
51-6950	CERT	W26179, W3264, W3276, W23369, W23368	1							
51-6972	CERT	W23368	15							
51-6973	CERT	W3678	10		a20176	APP	W3269, W3264, W3226, W23369, W3276, W23368 W3269, W3264, W3226, W23369, W3276, W23368	10		cert
51-6974	UGWC	W5027	4		a20179	APP		4		cert
51-7112	CERT	W26179, W3264, W23369, W23368	2							

UNDERLYING WATER RIGHT					CHANGE APPLICATION					PROOF
NUMBER	STATUS	SOURCE	AC-FT	CFS	NUMBER	STATUS	SOURCE	AC-FT	CFS	
51-7169	DEC	Utah Lake & Jordan River	31.46							
51-7271	CERT	W26179, W3264, W23368	103.74							
51-7281	CERT	W26179, W3264, W23368	10.4							
51-7655	DEC	Hobble Creek	24							
51-8343	CERT	W427850	19		a34850	APP	W3264, W23368, W26179, Highline Well	19		Proof Due 2/28/2014
51-8442	CERT	W3678	10		a37821	APP		10		1/31/2017
55-12340	DEC	Provo River	129.93		a34123	APP	W3264, W23368, W26179, Highline Well	129.93		Proof Due 1/31/2014
Total			1467.32							

Total of 544.33 acre-feet of municipal well water is certificated. Highest reported water use year is 2007 allowing an additional 8.39 acre-feet to be certificated

APPENDIX D

COST ESTIMATES – POTABLE WATER CAPITAL FACILITY PROJECTS



CLIENT: Elk Ridge City
PROJECT: Exploratory Wells
PROJECT NUMBER: 1
WORKSHT: Engineers Opinion of Probable Cost
REVISED: 12-May-14

Item	Description	Unit	Qty	Unit Price	Total Cost
1	Drill Exploratory Well	EA	3	\$ 150,000.00	\$ 450,000.00
Construction Subtotal					\$ 450,000.00
Construction Contingency (15%)					\$ 67,500.00
Engineering and Construction Management (12%)					\$ 54,000.00
PROJECT TOTAL					\$ 571,500.00



CLIENT: Elk Ridge City
 PROJECT: Northeast Well
 PROJECT NUMBER: 2
 WORKSHT: Engineers Opinion of Probable Cost
 REVISED: 29-Jul-14

Item	Description	Unit	Qty	Unit Price	Total Cost
1	Mobilization	LS	1	\$ 50,000.00	\$ 50,000.00
2	Well Drilling and Completion	LS	1	\$ 550,000.00	\$ 550,000.00
3	Saw Cut and Remove Asphalt (Full Depth - Both Sides)	LF	1,400	\$ 2.50	\$ 3,500.00
4	Site Work	LS	1	\$ 15,000.00	\$ 15,000.00
5	Furnish and Install 10-inch waterline	LF	4,400	\$ 30.00	\$ 132,000.00
6	Furnish and Install 10-inch Isolation Gate Valve	EA	2	\$ 2,000.00	\$ 4,000.00
7	Furnish and Install 2-inch Air/ Vac Combo Station	EA	2	\$ 3,000.00	\$ 6,000.00
8	Connect to 10-inch Water Main	LS	1	\$ 4,000.00	\$ 4,000.00
9	Construct Pump House including Piping, HVAC, SCADA, and Electrical	LS	1	\$ 250,000.00	\$ 250,000.00
10	Pavement Restoration	SF	5,600	\$ 3.50	\$ 19,600.00
11	Flush and Pressure Test	LS	1	\$ 4,000.00	\$ 4,000.00
12	Water Sampling	LS	1	\$ 4,000.00	\$ 4,000.00
13	Revegetation	LS	1	\$ 4,000.00	\$ 4,000.00
14	Traffic Control	LS	1	\$ 15,000.00	\$ 15,000.00
Construction Subtotal					\$ 1,061,100.00
Construction Contingency (15%)					\$ 159,165.00
Engineering and Construction Management (12%)					\$ 127,332.00
Land acquisition (0.5 acre)					\$ 70,000.00
PROJECT TOTAL					\$ 1,417,597.00



CLIENT: Elk Ridge City
 PROJECT: 12-inch and 14-inch Distribution Waterline
 PROJECT NUMBER: 3
 WORKSHT: Engineers Opinion of Probable Cost
 DATE: 7-May-14

Item	Description	Unit	Qty	Unit Price	Total Cost
1	Mobilization	LS	1	\$ 15,000.00	\$ 15,000.00
2	Saw Cut and Remove Asphalt (Full Depth - Both Sides)	LF	2,600	\$ 2.50	\$ 6,500.00
3	Furnish and Install 12-inch Waterline	LF	2,050	\$ 30.00	\$ 61,500.00
4	Furnish and Install 14-inch Waterline	LF	800	\$ 35.00	\$ 28,000.00
5	Connect to Existing Water Main	EA	2	\$ 3,500.00	\$ 7,000.00
6	PRV Station at Goosenest Drive and Elk Ridge Drive (Installed on 10-inch line adjacent to new Cloward Well dedicated waterline)	LS	1	\$ 65,000.00	\$ 65,000.00
7	Pavement Restoration	SF	10,400	\$ 3.00	\$ 31,200.00
8	Flush and Pressure Test	LS	1	\$ 5,000.00	\$ 5,000.00
9	Water Sampling	LS	1	\$ 2,000.00	\$ 2,000.00
10	Revegetation	LS	1	\$ 1,000.00	\$ 1,000.00
11	Traffic Control	LS	1	\$ 7,500.00	\$ 7,500.00
Construction Subtotal					\$ 229,700.00
Construction Contingency (15%)					\$ 34,455.00
Engineering and Construction Management (12%)					\$ 27,564.00
PROJECT TOTAL					\$ 291,719.00



CLIENT: Elk Ridge City
 PROJECT: 12-inch Dedicated Pumping Line
 PROJECT NUMBER: 4
 WORKSHT: Engineers Opinion of Probable Cost
 DATE: 7-May-14

Item	Description	Unit	Qty	Unit Price	Total Cost
1	Mobilization	LS	1	\$ 15,000.00	\$ 15,000.00
2	Saw Cut and Remove Asphalt (Full Depth - Both Sides)	LF	1,600	\$ 2.50	\$ 4,000.00
3	Furnish and Install 12-inch Waterline	LF	1,600	\$ 30.00	\$ 48,000.00
4	Connect to Existing Water Main	EA	2	\$ 3,500.00	\$ 7,000.00
5	Pavement Restoration	SF	6,400	\$ 3.00	\$ 19,200.00
6	Flush and Pressure Test	LS	1	\$ 2,000.00	\$ 2,000.00
7	Water Sampling	LS	1	\$ 2,000.00	\$ 2,000.00
8	Revegetation	LS	1	\$ 1,000.00	\$ 1,000.00
9	Traffic Control	LS	1	\$ 7,500.00	\$ 7,500.00
Construction Subtotal					\$ 105,700.00
Construction Contingency (15%)					\$ 15,855.00
Engineering and Construction Management (12%)					\$ 12,684.00
PROJECT TOTAL					\$ 134,239.00



CLIENT: Elk Ridge City
 PROJECT: Oak Lane Pump Station Upgrade - (1) 650 gpm low flow pump/ (1) standby and (1) 1,500 gpm high flow pump/ (1) standby
 PROJECT NUMBER: 5
 WORKSHT: Engineers Opinion of Probable Cost
 DATE: 7-May-14

Item	Description	Unit	Qty	Unit Price	Total Cost
1	Mobilization	LS	1	\$ 20,000.00	\$ 20,000.00
2	Saw Cut and Remove Asphalt (Full Depth - Both Sides)	LF	420	\$ 2.50	\$ 1,050.00
3	Site Work	LS	1	\$ 23,000.00	\$ 23,000.00
4	Furnish and Install 10-inch waterline	LF	500	\$ 40.00	\$ 20,000.00
5	Connect to Existing Water Main	LS	1	\$ 3,500.00	\$ 3,500.00
6	Piping, Fittings, Valves, and Appurtenances at Pump Station Site including Connection to Existing Waterlines at Site	LS	1	\$ 10,000.00	\$ 10,000.00
7	Booster Pump Station including pumps, valves, piping, fittings, building structure, generator, Mechanical, Electrical HVAC and appurtenances	LS	1	\$300,000.00	\$ 300,000.00
8	Pavement Restoration	SF	1,680	\$ 3.00	\$ 5,040.00
9	Flush and Pressure Test	LS	1	\$ 4,000.00	\$ 4,000.00
10	Water Sampling	LS	1	\$ 2,000.00	\$ 2,000.00
11	Revegetation	LS	1	\$ 1,500.00	\$ 1,500.00
12	Traffic Control	LS	1	\$ 2,500.00	\$ 2,500.00
Construction Subtotal					\$ 392,590.00
Construction Contingency (15%)					\$ 58,888.50
Engineering and Construction Management (12%)					\$ 47,110.80
PROJECT TOTAL					\$ 498,589.30

APPENDIX E

ELK RIDGE CITY CITY PROJECTED WATER FUND REVENUES AND EXPENDITURES

Elk Ridge - Projected Water Fund Revenues and Expenditures (No Change in User Fees)														
Year	Year	Population	Residential, ERC	Schools and Churches, ERC	Other (Non-Residential), ERC	Total ERCs	Total ERC less Schools and Churches	Demand, gallons ²	Monthly User Base Fee, \$ for first 12,000 gallons ³	Estimated Yearly Gallons Consumed under Base Fee	2nd Tier, \$ per 1,000 gallons of water above 12,000 gallons up to 50,000 gallons	Estimated Yearly Gallons Consumed under 2nd Tier	3rd Tier, \$ per 1,000 gallons of water above 50,000 gallons up to 75,000 gallons	Estimated Yearly Gallons Consumed under 3rd Tier
0 ¹	2014	2,926	760	9	0	769	760	315,647,495	\$ 40.00	102,080,400	\$ 1.80	150,406,031	\$ 2.00	63,161,064
1	2015	3,130	813	9	0	822	813	337,484,125	\$ 40.00	109,142,366	\$ 1.80	160,811,186	\$ 2.00	67,530,573
2	2016	3,350	870	12	0	882	870	362,081,195	\$ 40.00	117,097,059	\$ 1.80	172,531,690	\$ 2.00	72,452,447
3	2017	3,584	931	12	0	943	931	387,081,954	\$ 40.00	125,182,304	\$ 1.80	184,444,551	\$ 2.00	77,455,099
4	2018	3,709	963	12	0	975	963	400,457,360	\$ 40.00	129,507,910	\$ 1.80	190,817,932	\$ 2.00	80,131,518
5	2019	3,839	997	12	0	1,009	997	414,300,905	\$ 40.00	133,984,913	\$ 1.80	197,414,381	\$ 2.00	82,901,611
6	2020	3,974	1,032	23	4	1,059	1,036	434,788,349	\$ 40.00	140,610,552	\$ 1.80	207,176,648	\$ 2.00	87,001,149
7	2021	4,113	1,068	26	8	1,102	1,076	452,492,276	\$ 40.00	146,336,002	\$ 1.80	215,612,569	\$ 2.00	90,543,704
8	2022	4,257	1,105	26	12	1,143	1,117	469,483,362	\$ 40.00	151,830,919	\$ 1.80	223,708,822	\$ 2.00	93,943,621
9	2023	4,342	1,127	26	16	1,169	1,143	480,203,454	\$ 40.00	155,297,797	\$ 1.80	228,816,946	\$ 2.00	96,088,711
10	2024	4,429	1,150	26	20	1,196	1,170	491,105,098	\$ 40.00	158,823,389	\$ 1.80	234,011,579	\$ 2.00	98,270,130
11	2025	4,517	1,173	26	24	1,223	1,197	502,191,925	\$ 40.00	162,408,869	\$ 1.80	239,294,452	\$ 2.00	100,488,604
12	2026	4,608	1,196	26	28	1,250	1,224	513,467,639	\$ 40.00	166,055,434	\$ 1.80	244,667,330	\$ 2.00	102,744,874
13	2027	4,700	1,220	26	32	1,278	1,252	524,936,016	\$ 40.00	169,764,308	\$ 1.80	250,132,012	\$ 2.00	105,039,697
14	2028	4,794	1,245	26	36	1,307	1,281	536,600,912	\$ 40.00	173,536,735	\$ 1.80	255,690,334	\$ 2.00	107,373,842
15	2029	4,890	1,270	26	40	1,336	1,310	548,466,255	\$ 40.00	177,373,987	\$ 1.80	261,344,170	\$ 2.00	109,748,098
16	2030	4,987	1,295	29	43	1,367	1,338	561,357,305	\$ 40.00	181,542,952	\$ 1.80	267,486,756	\$ 2.00	112,327,597
17	2031	5,087	1,321	29	46	1,396	1,367	573,225,026	\$ 40.00	185,380,973	\$ 1.80	273,141,725	\$ 2.00	114,702,328
18	2032	5,189	1,347	29	49	1,425	1,396	585,305,464	\$ 40.00	189,287,787	\$ 1.80	278,898,054	\$ 2.00	117,119,623
19	2033	5,293	1,374	29	52	1,455	1,426	597,602,873	\$ 40.00	193,264,769	\$ 1.80	284,757,769	\$ 2.00	119,580,335
20	2034	5,398	1,402	29	55	1,486	1,457	610,121,593	\$ 40.00	197,313,323	\$ 1.80	290,722,939	\$ 2.00	122,085,331

¹ Initial operating expenses are from actual June 2014 budget information, refer to the June 30, 2013 Basic Financial Statements and June 2014 budget for additional information. Estimate operating revenues in year 2014 match up closely to operating revenues in 2013.

² Average Daily Demand of 1,125 gpd/ERC was used to calculate annual demand.

³ Average consumption is based on 2013 water billing where approximately 32.34% of water usage was a base fee, 47.65% was under the 2nd Tier, and 20.01% was under the 3rd Tier. Based on water user rates received from 2013 approximately 22% of the water usage is not charged. This future percentage of water usage has been estimated in the future by removing 1.99% of water usage under the 2nd Tier and 20.01% of water usage under the 3rd Tier. User Fees increase in order to maintain a positive fund balance.

⁴ Operating revenues do not include connection fees as they are a small percentage of the total operating revenue amount. Non-operating revenues (expenses) include impact fees, debt service, and investment earnings are excluded from the analysis. Impact fees are not included because they should not factor into the user charges. Investment earnings are not included because they are a small percentage of the total.

⁵ Beginning Operating Expenses are from 2014 Approved Budget. Operating Expenses are estimated to increase 3% every year. Operating Expenses are expected to increase ~\$70,000 for power and operational costs for the new Northeast Well in year 2017.

Elk Ridge - Projected Water Fund Revenues and Expenditures (No Change in User Fees) Continuec													
4rd Tier, \$ per 1,000 gallons of water above 75,000 gallons up to 125,000 gallons	5rd Tier, \$ per 1,000 gallons of water above 125,000 gallons	Beginning Water Fund Balance less Impact Fee Balance	Operating Revenues, User Base Fee	Operating Revenues, 2nd Tier ³	Operating Revenues, 3rd Tier ³	Total Operating Revenues, User Fees ⁴	Operating Expenses ⁵	Future Capital Improvement Project Expense Attributed to Existing Users	Total Future Bond Debt Expense Attributed to Existing Users	Total Expenses	Excess / Shortfall	Ending Fund Balance	Year
\$ 2.25	\$ 2.75	\$ 1,116,660.16	\$ 366,096.07	\$ 265,343.31	\$ -	\$ 631,439.38	\$ (509,700.00)	\$ -	\$ -	\$ (509,700.00)	\$ 121,739.38	\$ 1,238,399.54	2014
\$ 2.25	\$ 2.75	\$ 1,238,399.54	\$ 391,621.99	\$ 283,699.88	\$ -	\$ 675,321.87	\$ (524,991.00)	\$ (204,691.49)	\$ -	\$ (729,682.49)	\$ (54,360.62)	\$ 1,184,038.92	2015
\$ 2.25	\$ 2.75	\$ 1,184,038.92	\$ 419,414.73	\$ 304,376.96	\$ -	\$ 723,791.69	\$ (540,740.73)	\$ -	\$ -	\$ (540,740.73)	\$ 183,050.96	\$ 1,367,089.88	2016
\$ 2.25	\$ 2.75	\$ 1,367,089.88	\$ 448,639.36	\$ 325,393.39	\$ -	\$ 774,032.75	\$ (626,962.95)	\$ -	\$ (141,100.73)	\$ (768,063.68)	\$ 5,969.07	\$ 1,373,058.95	2017
\$ 2.25	\$ 2.75	\$ 1,373,058.95	\$ 464,274.54	\$ 336,637.18	\$ -	\$ 800,911.72	\$ (645,771.84)	\$ -	\$ (141,100.73)	\$ (786,872.57)	\$ 14,039.15	\$ 1,387,098.10	2018
\$ 2.25	\$ 2.75	\$ 1,387,098.10	\$ 480,456.95	\$ 348,274.50	\$ -	\$ 828,731.45	\$ (665,145.00)	\$ (559,052.82)	\$ (141,100.73)	\$ (1,365,298.54)	\$ (536,567.09)	\$ 850,531.01	2019
\$ 2.25	\$ 2.75	\$ 850,531.01	\$ 500,885.74	\$ 365,496.90	\$ -	\$ 866,382.64	\$ (685,099.35)	\$ -	\$ (141,100.73)	\$ (826,200.07)	\$ 40,182.57	\$ 890,713.58	2020
\$ 2.25	\$ 2.75	\$ 890,713.58	\$ 520,620.74	\$ 380,379.38	\$ -	\$ 901,000.13	\$ (705,652.33)	\$ -	\$ (141,100.73)	\$ (846,753.05)	\$ 54,247.07	\$ 944,960.65	2021
\$ 2.25	\$ 2.75	\$ 944,960.65	\$ 540,482.47	\$ 394,662.63	\$ -	\$ 935,145.10	\$ (726,821.90)	\$ -	\$ (141,100.73)	\$ (867,922.62)	\$ 67,222.48	\$ 1,012,183.13	2022
\$ 2.25	\$ 2.75	\$ 1,012,183.13	\$ 553,013.72	\$ 403,674.28	\$ -	\$ 956,688.00	\$ (748,626.55)	\$ -	\$ (141,100.73)	\$ (889,727.28)	\$ 66,960.72	\$ 1,079,143.84	2023
\$ 2.25	\$ 2.75	\$ 1,079,143.84	\$ 565,757.19	\$ 412,838.55	\$ -	\$ 978,595.74	\$ (771,085.35)	\$ -	\$ (141,100.73)	\$ (912,186.08)	\$ 66,409.66	\$ 1,145,553.51	2024
\$ 2.25	\$ 2.75	\$ 1,145,553.51	\$ 578,717.14	\$ 422,158.49	\$ -	\$ 1,000,875.62	\$ (794,217.91)	\$ -	\$ (141,100.73)	\$ (935,318.64)	\$ 65,556.99	\$ 1,211,110.49	2025
\$ 2.25	\$ 2.75	\$ 1,211,110.49	\$ 591,897.88	\$ 431,637.21	\$ -	\$ 1,023,535.09	\$ (818,044.45)	\$ -	\$ (141,100.73)	\$ (959,145.17)	\$ 64,389.91	\$ 1,275,500.41	2026
\$ 2.25	\$ 2.75	\$ 1,275,500.41	\$ 605,303.84	\$ 441,277.89	\$ -	\$ 1,046,581.73	\$ (842,585.78)	\$ -	\$ (141,100.73)	\$ (983,686.51)	\$ 62,895.22	\$ 1,338,395.63	2027
\$ 2.25	\$ 2.75	\$ 1,338,395.63	\$ 618,939.51	\$ 451,083.77	\$ -	\$ 1,070,023.29	\$ (867,863.35)	\$ -	\$ (141,100.73)	\$ (1,008,964.08)	\$ 61,059.21	\$ 1,399,454.84	2028
\$ 2.25	\$ 2.75	\$ 1,399,454.84	\$ 632,809.50	\$ 461,058.16	\$ -	\$ 1,093,867.66	\$ (893,899.25)	\$ -	\$ (141,100.73)	\$ (1,034,999.98)	\$ 58,867.68	\$ 1,458,322.52	2029
\$ 2.25	\$ 2.75	\$ 1,458,322.52	\$ 646,918.49	\$ 471,894.78	\$ -	\$ 1,118,813.28	\$ (920,716.23)	\$ -	\$ (141,100.73)	\$ (1,061,816.96)	\$ 56,996.32	\$ 1,515,318.84	2030
\$ 2.25	\$ 2.75	\$ 1,515,318.84	\$ 660,791.26	\$ 481,871.17	\$ -	\$ 1,142,662.43	\$ (948,337.72)	\$ -	\$ (117,999.59)	\$ (1,066,337.31)	\$ 76,325.13	\$ 1,591,643.96	2031
\$ 2.25	\$ 2.75	\$ 1,591,643.96	\$ 674,912.69	\$ 492,026.37	\$ -	\$ 1,166,939.06	\$ (976,787.85)	\$ -	\$ -	\$ (976,787.85)	\$ 190,151.21	\$ 1,781,795.17	2032
\$ 2.25	\$ 2.75	\$ 1,781,795.17	\$ 689,287.74	\$ 502,363.96	\$ -	\$ 1,191,651.70	\$ (1,006,091.49)	\$ -	\$ -	\$ (1,006,091.49)	\$ 185,560.22	\$ 1,967,355.39	2033
\$ 2.25	\$ 2.75	\$ 1,967,355.39	\$ 703,921.50	\$ 512,887.59	\$ -	\$ 1,216,809.09	\$ (1,036,274.23)	\$ -	\$ -	\$ (1,036,274.23)	\$ 180,534.86	\$ 2,147,890.25	2034
Totals			\$ 11,654,763.06	\$ 8,489,036.36	\$ -	\$ 20,143,799.41	\$ (16,255,415.25)	\$ (763,744.31)	\$ (2,093,409.77)	\$ (19,112,569.32)	\$ 1,031,230.09	N/A	N/A

¹ Initial operating expenses are from actual June 2014 budget information, refer to the June 30, 2013 Basic Financial Statements and June 2014 budget for additional information. Estimate operating revenues in year 2014 match up closely to operating revenues in 2013.

² Average Daily Demand of 1,125 gpd/ERC was used to calculate annual demand.

³ Average consumption is based on 2013 water billing where approximately 32.34% of water usage was a base fee, 47.65% was under the 2nd Tier, and 20.01% was under the 3rd Tier. Based on water user rates received from 2013 approximately 22% of the water usage is not charged. This future percentage of water usage has been estimated in the future by removing 1.99% of water usage under the 2nd Tier and 20.01% of water usage under the 3rd Tier. User Fees increase in order to maintain a positive fund balance.

⁴ Operating revenues do not include connection fees as they are a small percentage of the total operating revenue amount. Non-operating revenues (expenses) include impact fees, debt service, and investment earnings are excluded from the analysis. Impact fees are not included because they should not factor into the user charges. Investment earnings are not included because they are a small percentage of the total.

⁵ Beginning Operating Expenses are from 2014 Approved Budget. Operating Expenses are estimated to increase 3% every year. Operating Expenses are also expected to increase ~\$70,000 for power costs for the new Northeast Well in year 2017.

APPENDIX F

IMPACT FEE CALCULATIONS – POTABLE WATER

Table 38: Elk Ridge City: Culinary Water Impact Fee Cashflows														
Fiscal Year	School and Church ERCs	School and Church ERCs Added	Total ERCs	Annual ERCs Added	Annual ERCs added less Schools and Churches ERCs	Culinary Water Impact Fee	Impact Fees Revenues	Capital Project Costs	Buy-in Costs less 2007/2008 Improvements (\$453.12/ERC)	Buy-in Costs 2007/2008 Improvements (Cloward Well, Fairway Tank, Fairway Booster Pump Station) ⁴ (\$1,640.24/ERC)	Professional Expense	Bond Expenses (Principal plus Interest) Attributable to New Development (69.39%)	Loan/Bond Proceeds (Total Project Cost)	Total Expenses
2014 ¹	9	0	769	0	0	\$ 5,410.00	\$ -	\$ -	\$ -	\$ -	\$ (3,827.20)	\$ -	\$ -	\$ (3,827.20)
2015	9	0	822	53	53	\$ 5,653.40	\$ 299,630.27	\$ (383,953.51)	\$ (31,629.13)	\$ (86,932.94)	\$ -	\$ -	\$ -	\$ (502,515.58)
2016	12	3	882	60	57	\$ 5,653.40	\$ 322,243.87	\$ -	\$ (34,016.23)	\$ (93,493.91)	\$ -	\$ -	\$ 1,549,046.52	\$ 1,421,536.37
2017	12	0	943	61	61	\$ 5,653.40	\$ 344,857.48	\$ (1,549,046.52)	\$ (36,403.34)	\$ (100,054.89)	\$ -	\$ (97,909.79)	\$ -	\$ (1,783,414.54)
2018	12	0	975	32	32	\$ 5,653.40	\$ 180,908.84	\$ -	\$ (19,096.83)	\$ (70,566.00)	\$ -	\$ (97,909.79)	\$ -	\$ (187,572.63)
2019	12	0	1,009	34	34	\$ 5,653.40	\$ 192,215.64	\$ (512,750.90)	\$ (20,290.38)	\$ (37,690.11)	\$ (5,545.97)	\$ (97,909.79)	\$ -	\$ (674,187.15)
2020	23	11	1,059	50	39	\$ 5,653.40	\$ 220,482.65	\$ -	\$ (23,274.26)	\$ (63,969.52)	\$ -	\$ (97,909.79)	\$ -	\$ (185,153.58)
2021	26	3	1,102	43	40	\$ 5,653.40	\$ 226,136.05	\$ -	\$ (23,871.04)	\$ (65,609.76)	\$ -	\$ (97,909.79)	\$ -	\$ (187,390.60)
2022	26	0	1,143	41	41	\$ 5,653.40	\$ 231,789.45	\$ -	\$ (24,467.82)	\$ (67,250.01)	\$ -	\$ (97,909.79)	\$ -	\$ (189,627.62)
2023	26	0	1,169	26	26	\$ 5,653.40	\$ 146,988.43	\$ -	\$ (15,516.18)	\$ (42,646.35)	\$ -	\$ (97,909.79)	\$ -	\$ (156,072.32)
2024	26	0	1,196	27	27	\$ 5,653.40	\$ 152,641.83	\$ -	\$ (16,112.95)	\$ (44,286.59)	\$ (6,429.30)	\$ (97,909.79)	\$ -	\$ (164,738.63)
2025	26	0	1,223	27	27	\$ 5,653.40	\$ 152,641.83	\$ -	\$ (16,112.95)	\$ (44,286.59)	\$ -	\$ (97,909.79)	\$ -	\$ (158,309.34)
2026	26	0	1,250	27	27	\$ 5,653.40	\$ 152,641.83	\$ -	\$ (16,112.95)	\$ (44,286.59)	\$ -	\$ (97,909.79)	\$ -	\$ (158,309.34)
2027	26	0	1,278	28	28	\$ 5,653.40	\$ 158,295.24	\$ -	\$ (16,709.73)	\$ (45,926.83)	\$ -	\$ (97,909.79)	\$ -	\$ (160,546.36)
2028	26	0	1,307	29	29	\$ 5,653.40	\$ 163,948.64	\$ -	\$ (17,306.50)	\$ (47,567.08)	\$ -	\$ (97,909.79)	\$ -	\$ (162,783.38)
2029	26	0	1,336	29	29	\$ 5,653.40	\$ 163,948.64	\$ -	\$ (17,306.50)	\$ (47,567.08)	\$ (7,453.32)	\$ (97,909.79)	\$ -	\$ (170,236.69)
2030	29	3	1,367	31	28	\$ 5,653.40	\$ 158,295.24	\$ -	\$ (16,709.73)	\$ (45,926.83)	\$ -	\$ (97,909.79)	\$ -	\$ (160,546.36)
2031	29	0	1,396	29	29	\$ 5,653.40	\$ 163,948.64	\$ -	\$ (17,306.50)	\$ (47,567.08)	\$ -	\$ (81,879.91)	\$ -	\$ (146,753.50)
2032	29	0	1,425	29	29	\$ 5,653.40	\$ 163,948.64	\$ -	\$ (17,306.50)	\$ (47,567.08)	\$ -	\$ -	\$ -	\$ (64,873.58)
2033	29	0	1,455	30	30	\$ 5,653.40	\$ 169,602.04	\$ -	\$ (17,903.28)	\$ (49,207.32)	\$ -	\$ -	\$ -	\$ (67,110.60)
2034	29	0	1,486	31	31	\$ 5,653.40	\$ 175,255.44	\$ -	\$ (18,500.06)	\$ (50,847.57)	\$ (8,640.44)	\$ -	\$ -	\$ (77,988.06)
Totals				717	697		\$ 3,940,420.67	\$ (2,445,750.93)	\$ (415,952.87)	\$ (1,143,250.14)	\$ (31,896.22)	\$ (1,452,617.04)	\$ 1,549,046.52	\$ (3,940,420.67)

¹ Beginning balance for 2014 is estimated at \$270,938.05 based on an estimatated increase in ERCs for year 2014 of 50 using the current impact fee of \$5,410 less the average yearly reimbursement of Elk Ridge Meadows \$352,830 spread out over 5 years or \$70,566 a year . This beginning balance is in addition to the balance at the end of 2013 which was \$72,627.00. This balance was obtained from the City.

² Interest Rate of 3.6% was used based on OMB Circular A-94 Appendix C (Revised December 2013).

³ The first 6 year buy-in costs for the Highline Well, Fairway Tank, and Fairway Booster Pump Station were factored to include a yearly payment of \$70,566 beginning in year 2014 and ending in 2019 to reimburse the Elk Ridge Subdivision developer. This is a yearly total of \$70,566.00 a year.

⁴ The Northeast Well Cost shown is the total project cost. The other project costs shown are the proportionate share associated with new development.

Table 39: Elk Ridge City: Culinary Water Impact Fee Cashflow Summary

Fiscal Year	Beginning Balance	Impact Fee Revenues	Total Expenses	Excess/ Shortfalls³	Interest Income, 3.6%²	Annual Ending Fund Balance
2014 ¹	\$ 270,500.00	\$ -	\$ (3,827.20)	\$ (3,827.20)	\$ -	\$ 266,672.80
2015	\$ 266,672.80	\$ 299,630.27	\$ (502,515.58)	\$ (202,885.31)	\$ 9,600.22	\$ 73,387.71
2016	\$ 73,387.71	\$ 322,243.87	\$ 1,421,536.37	\$ 1,743,780.24	\$ 2,641.96	\$ 1,819,809.91
2017	\$ 1,819,809.91	\$ 344,857.48	\$ (1,783,414.54)	\$ (1,438,557.06)	\$ 65,513.16	\$ 446,766.01
2018	\$ 446,766.01	\$ 180,908.84	\$ (187,572.63)	\$ (6,663.79)	\$ 16,083.58	\$ 456,185.79
2019	\$ 456,185.79	\$ 192,215.64	\$ (674,187.15)	\$ (481,971.51)	\$ 16,422.69	\$ (9,363.03)
2020	\$ (9,363.03)	\$ 220,482.65	\$ (185,153.58)	\$ 35,329.07	\$ (337.07)	\$ 25,628.97
2021	\$ 25,628.97	\$ 226,136.05	\$ (187,390.60)	\$ 38,745.45	\$ 922.64	\$ 65,297.07
2022	\$ 65,297.07	\$ 231,789.45	\$ (189,627.62)	\$ 42,161.83	\$ 2,350.69	\$ 109,809.60
2023	\$ 109,809.60	\$ 146,988.43	\$ (156,072.32)	\$ (9,083.88)	\$ 3,953.15	\$ 104,678.86
2024	\$ 104,678.86	\$ 152,641.83	\$ (164,738.63)	\$ (12,096.80)	\$ 3,768.44	\$ 96,350.50
2025	\$ 96,350.50	\$ 152,641.83	\$ (158,309.34)	\$ (5,667.50)	\$ 3,468.62	\$ 94,151.61
2026	\$ 94,151.61	\$ 152,641.83	\$ (158,309.34)	\$ (5,667.50)	\$ 3,389.46	\$ 91,873.56
2027	\$ 91,873.56	\$ 158,295.24	\$ (160,546.36)	\$ (2,251.12)	\$ 3,307.45	\$ 92,929.89
2028	\$ 92,929.89	\$ 163,948.64	\$ (162,783.38)	\$ 1,165.26	\$ 3,345.48	\$ 97,440.63
2029	\$ 97,440.63	\$ 163,948.64	\$ (170,236.69)	\$ (6,288.06)	\$ 3,507.86	\$ 94,660.43
2030	\$ 94,660.43	\$ 158,295.24	\$ (160,546.36)	\$ (2,251.12)	\$ 3,407.78	\$ 95,817.08
2031	\$ 95,817.08	\$ 163,948.64	\$ (146,753.50)	\$ 17,195.14	\$ 3,449.42	\$ 116,461.64
2032	\$ 116,461.64	\$ 163,948.64	\$ (64,873.58)	\$ 99,075.05	\$ 4,192.62	\$ 219,729.31
2033	\$ 219,729.31	\$ 169,602.04	\$ (67,110.60)	\$ 102,491.43	\$ 7,910.26	\$ 330,131.00
2034	\$ 330,131.00	\$ 175,255.44	\$ (77,988.06)	\$ 97,267.38	\$ 11,884.72	\$ 439,283.10
Totals		\$ 3,940,420.67	\$ (3,940,420.67)	\$ 0.00	\$ 168,783.10	

¹ Beginning balance for 2014 is estimated at \$270,500.00 based on an estimated increase in ERCs for year 2014 of 50 using the current impact fee of \$5,410. It was assumed that the balance at the end of 2013 which was \$72,627.00 would be spent in 2014. This balance was obtained from the City.

² Interest Rate of 3.6% was used based on OMB Circular A-94 Appendix C (Revised December 2013).

³ There are approximately \$352,830.16 worth of reimbursement back to Elk Ridge Meadows subdivision. This assumes the remaining 37 units for Phase 1 and the remaining 87 units for phases 5 through 10 are constructed within the next 5 years (from 2014 to 2019).

Revenue Bond Payment Calculations									
Fiscal Year	Bond Amount Issued toward Project ¹	Beginning Bond Balance	Total Required Yearly Payment	Yearly Payment in Addition to Required Yearly Payment	Total Yearly Payment	Bond Interest Payment	Bond Principal Payment	Ending Bond Balance	Bond Year
2014	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
2015	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
2016	\$ 1,549,046.52	\$ 1,600,027.45	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,600,027.45	0
2017	\$ -	\$ 1,600,027.45	\$ (113,600.73)	\$ (27,500.00)	\$ (141,100.73)	\$ (57,600.99)	\$ (83,499.74)	\$ 1,516,527.71	1
2018	\$ -	\$ 1,516,527.71	\$ (113,600.73)	\$ (27,500.00)	\$ (141,100.73)	\$ (64,595.00)	\$ (86,505.73)	\$ 1,430,021.98	2
2019	\$ -	\$ 1,430,021.98	\$ (113,600.73)	\$ (27,500.00)	\$ (141,100.73)	\$ (51,480.79)	\$ (89,619.94)	\$ 1,340,402.04	3
2020	\$ -	\$ 1,340,402.04	\$ (113,600.73)	\$ (27,500.00)	\$ (141,100.73)	\$ -	\$ (92,846.25)	\$ 1,247,555.79	4
2021	\$ -	\$ 1,247,555.79	\$ (113,600.73)	\$ (27,500.00)	\$ (141,100.73)	\$ (44,912.01)	\$ (96,188.72)	\$ 1,151,367.07	5
2022	\$ -	\$ 1,151,367.07	\$ (113,600.73)	\$ (27,500.00)	\$ (141,100.73)	\$ (41,449.21)	\$ (99,651.51)	\$ 1,051,715.56	6
2023	\$ -	\$ 1,051,715.56	\$ (113,600.73)	\$ (27,500.00)	\$ (141,100.73)	\$ (37,861.76)	\$ (103,238.97)	\$ 948,476.59	7
2024	\$ -	\$ 948,476.59	\$ (113,600.73)	\$ (27,500.00)	\$ (141,100.73)	\$ (34,145.16)	\$ (106,955.97)	\$ 841,521.02	8
2025	\$ -	\$ 841,521.02	\$ (113,600.73)	\$ (27,500.00)	\$ (141,100.73)	\$ (30,294.76)	\$ (110,805.97)	\$ 730,715.05	9
2026	\$ -	\$ 730,715.05	\$ (113,600.73)	\$ (27,500.00)	\$ (141,100.73)	\$ (26,305.74)	\$ (114,794.99)	\$ 615,920.07	10
2027	\$ -	\$ 615,920.07	\$ (113,600.73)	\$ (27,500.00)	\$ (141,100.73)	\$ (22,173.12)	\$ (118,927.60)	\$ 496,992.46	11
2028	\$ -	\$ 496,992.46	\$ (113,600.73)	\$ (27,500.00)	\$ (141,100.73)	\$ (17,891.73)	\$ (123,209.00)	\$ 373,783.46	12
2029	\$ -	\$ 373,783.46	\$ (113,600.73)	\$ (27,500.00)	\$ (141,100.73)	\$ (13,456.20)	\$ (127,644.52)	\$ 246,138.94	13
2030	\$ -	\$ 246,138.94	\$ (113,600.73)	\$ (27,500.00)	\$ (141,100.73)	\$ (8,861.00)	\$ (132,239.73)	\$ 113,899.21	14
2031	\$ -	\$ 113,899.21	\$ (113,600.73)	\$ (4,398.86)	\$ (117,999.59)	\$ (4,100.37)	\$ (113,899.22)	\$ (0.00)	15
2032	\$ -	\$ (0.00)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	16
2033	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	17
2034	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	18
2035	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	19
2036	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	20
2037	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
2038	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
2039	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
2040	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
2041	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
2042	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Totals			\$ (1,704,010.91)	\$ (389,398.86)	\$ (2,093,409.77)	\$ (493,382.32)	\$ (1,600,027.45)		

¹ Bond Amount includes 100% of the Northeast Well Project

Potable Water System - Impact Fee

Water Projects	Total Costs	% Attributed to Growth	Costs Attributable to Growth	Related ERCs Served	Cost per New ERC
Buy-in Costs - Surplus Capacity (Depreciated Costs)					
Water Sources ¹	\$ 397,813.46	33.65%	\$ 133,864.23	697	\$ 192.06
Water Storage ¹	\$ 260,678.30	44.57%	\$ 116,184.32	697	\$ 166.69
Distribution System ¹	\$ 346,789.98	47.84%	\$ 165,904.33	697	\$ 238.03
Buy-in Costs - Surplus Capacity (Fixed Cost 2007/2008 Improvements)					
Fixed Cost for 2007/2008 Water Improvement Projects Buy-in ¹	\$ 2,565,066.50	44.57%	\$ 1,143,250.14	697	\$ 1,640.24
Project Fees - Apportioned Costs					
Distribution Projects ²	\$ 1,071,803.72	47.84%	\$ 512,750.90	697	\$ 735.65
Source Projects (Exploratory Wells) ²	\$ 588,645.00	65.23%	\$ 383,953.51	697	\$ 550.87
Source Projects (Production Wells) ²	\$ 1,549,046.52	69.39%	\$ 1,074,883.38	697	\$ 1,542.16
Bond Debt Service ²	\$ 2,093,409.77	69.39%	\$ 1,452,617.04	697	\$ 2,084.10
Bond Proceeds ²	\$ (1,549,046.52)	69.39%	\$ (1,074,883.38)	697	\$ (1,542.16)
Total Capital Projects Fee	\$ 7,324,206.72		\$ 3,908,524.46		\$ 5,607.64
Miscellaneous Fees					
Professional Expenses	\$ 31,896.22	100.00%	\$ 31,896.22	697	\$ 45.76
Total Miscellaneous Fees	\$ 31,896.22		\$ 31,896.22		\$ 45.76

Total Impact Fee Cost per New ERC: \$ 5,653.40

¹ Refer to section 3.1.4 for proportionate share analysis.

² Refer to section 3.1.7 for proportionate share analysis.

Proposed Grantsville Culinary Water Impact Fee

Land Use	Impact Fee
Single Family Residential	\$ 5,653 per ERC
Multi-Family Residential	\$ 4,240 per Dwelling
Non-Residential (Indoor Use)	\$ 282 per Fixture Unit
Non-Residential (Outdoor Use)	90 Fixture Units per Acre

APPENDIX G

COST ESTIMATES – WASTEWATER CAPITAL FACILITY PROJECTS



CLIENT: Elk Ridge City
 PROJECT: Goosenest Drive 12-inch Sewer Extension Project
 PROJECT NUMBER: 1
 WORKSHT: Engineers Opinion of Probable Cost
 REVISED: 5-Nov-14

Item	Description	Unit	Qty	Unit Price	Total Cost
1	Mobilization	LS	1	\$ 10,000.00	\$ 10,000.00
2	Saw Cut and Remove Asphalt (Full Depth)	LF	950	\$ 0.50	\$ 475.00
3	Furnish and Install 12-inch SDR 35 PVC Sewer Pipe	LF	1400	\$ 32.00	\$ 44,800.00
4	Furnish and Install 5 foot Precast Concrete Manhole	EA	1	\$ 3,500.00	\$ 3,500.00
5	Furnish and Install 4 foot Precast Concrete Manhole	EA	3	\$ 3,000.00	\$ 9,000.00
6	Connect to Existing Manhole	EA	2	\$ 2,500.00	\$ 5,000.00
7	Furnish and Install 8-inch SDR35 PVC Sanitary Sewer Stub (40 LF for Each Service)	EA	2	\$ 1,500.00	\$ 3,000.00
8	Pavement Restoration	SF	4024	\$ 11.50	\$ 46,276.00
9	Grading and Revegetation	LS	1	\$ 1,000.00	\$ 1,000.00
10	Local Traffic Control	LS	1	\$ 6,500.00	\$ 6,500.00
11	Video Inspection	LS	1	\$ 3,300.00	\$ 3,300.00
Construction Subtotal					\$ 132,851.00
Construction Contingency (15%)					\$ 19,927.65
Engineering and Construction Management (12%)					\$ 15,942.12
PROJECT COST					\$ 168,720.77



CLIENT: Elk Ridge City
 PROJECT: Elk Ridge Drive 10-inch Sewer Extension Project
 PROJECT NUMBER: 2
 WORKSHT: Engineers Opinion of Probable Cost
 REVISED: 5-Nov-14

Item	Description	Unit	Qty	Unit Price	Total Cost
1	Mobilization	LS	1	\$ 6,000.00	\$ 6,000.00
2	Saw Cut and Remove Asphalt (Full Depth)	LF	700	\$ 0.50	\$ 350.00
3	Furnish and Install 10-inch SDR 35 PVC Sewer Pipe	LF	700	\$ 28.00	\$ 19,600.00
4	Furnish and Install 4 foot Precast Concrete Manhole	EA	2	\$ 3,000.00	\$ 6,000.00
5	Connect to Existing Manhole	EA	2	\$ 2,500.00	\$ 5,000.00
6	Pavement Restoration	SF	3056	\$ 11.50	\$ 35,144.00
7	Furnish and Place 1 1/2-inch Asphalt Overlay at Goosenest Drive and Elk Ridge Drive Intersection	SF	5,000	\$ 1.25	\$ 6,250.00
8	Grading and Revegetation	LS	1	\$ 1,000.00	\$ 1,000.00
9	Local Traffic Control	LS	1	\$ 5,000.00	\$ 5,000.00
10	Video Inspection	LS	1	\$ 2,500.00	\$ 2,500.00
Construction Subtotal					\$ 86,844.00
Construction Contingency (15%)					\$ 13,026.60
Engineering and Construction Management (12%)					\$ 10,421.28
PROJECT COST					\$ 110,291.88



CLIENT: Elk Ridge City
 PROJECT: Canyon View Drive 8-inch Sewer Extension Project
 PROJECT NUMBER: 3
 WORKSHT: Engineers Opinion of Probable Cost
 REVISED: 5-Nov-14

Item	Description	Unit	Qty	Unit Price	Total Cost
1	Mobilization	LS	1	\$ 5,000.00	\$ 5,000.00
2	Saw Cut and Remove Asphalt (Full Depth)	LF	283	\$ 0.50	\$ 141.50
3	Furnish and Install 8-inch SDR 35 PVC Sewer Pipe	LF	283	\$ 26.50	\$ 7,499.50
4	Furnish and Install 4 foot Precast Concrete Manhole	EA	1	\$ 3,000.00	\$ 3,000.00
5	Connect to Existing Manhole	EA	2	\$ 2,500.00	\$ 5,000.00
6	Pavement Restoration	SF	1,196	\$ 11.50	\$ 13,754.00
7	Furnish and Place 1 1/2-inch Asphalt Overlay at Street Intersections	SF	2,080	\$ 1.25	\$ 2,600.00
8	Grading and Revegetation	LS	1	\$ 1,000.00	\$ 1,000.00
9	Local Traffic Control	LS	1	\$ 3,850.00	\$ 3,850.00
10	Video Inspection	LS	1	\$ 1,120.00	\$ 1,120.00
Construction Subtotal					\$ 42,965.00
Construction Contingency (15%)					\$ 6,444.75
Engineering and Construction Management (12%)					\$ 5,155.80
PROJECT COST					\$ 54,565.55



CLIENT: Elk Ridge City
 PROJECT: Canyon View Drive and Amafille Lane Sewer Connection Project
 PROJECT NUMBER: 4
 WORKSHT: Engineers Opinion of Probable Cost
 REVISED: 5-Nov-14

Item	Description	Unit	Qty	Unit Price	Total Cost
1	Mobilization	LS	1	\$ 5,000.00	\$ 5,000.00
2	Saw Cut and Remove Asphalt (Full Depth)	LF	550	\$ 0.50	\$ 275.00
3	Furnish and Install 8-inch SDR 35 PVC Sewer Pipe	LF	550	\$ 26.50	\$ 14,575.00
4	Furnish and Install 4 foot Precast Concrete Manhole	EA	3	\$ 3,000.00	\$ 9,000.00
5	Connect to Existing Manhole	EA	2	\$ 2,500.00	\$ 5,000.00
6	Pavement Restoration	SF	2520	\$ 11.50	\$ 28,980.00
7	Furnish and Place 1 1/2-inch Asphalt Overlay at Street Intersections	SF	1,040	\$ 1.25	\$ 1,300.00
8	Grading and Revegetation	LS	1	\$ 1,000.00	\$ 1,000.00
9	Local Traffic Control	LS	1	\$ 4,000.00	\$ 4,000.00
10	Video Inspection	LS	1	\$ 2,000.00	\$ 2,000.00
Construction Subtotal					\$ 71,130.00
Construction Contingency (15%)					\$ 10,669.50
Engineering and Construction Management (12%)					\$ 8,535.60
PROJECT COST					\$ 90,335.10



CLIENT: Elk Ridge City
 PROJECT: 11200 South Sewer Main
 PROJECT NUMBER: N/A
 WORKSHT: Engineers Opinion of Probable Cost
 REVISED: 5-Nov-14

Item	Description	Unit	Qty	Unit Price	Total Cost
1	Mobilization	LS	1	\$ 10,000.00	\$ 10,000.00
2	Saw Cut and Remove Asphalt (Full Depth)	LF	200	\$ 0.50	\$ 100.00
3	Furnish and Install 15-inch SDR 35 PVC Sewer Pipe	LF	200	\$ 45.00	\$ 9,000.00
4	Connect to Existing Manhole	EA	1	\$ 2,500.00	\$ 2,500.00
5	Furnish and Install 5 foot Diameter Manhole	EA	1	\$ 3,500.00	\$ 3,500.00
6	Pavement Restoration	SF	800	\$ 11.50	\$ 9,200.00
7	Bypass of Wastewater During Construction	LS	1	\$ 25,000.00	\$ 25,000.00
8	Grading and Revegetation	LS	1	\$ 2,000.00	\$ 2,000.00
9	Local Traffic Control	LS	1	\$ 7,500.00	\$ 7,500.00
10	Video Inspection	LS	1	\$ 1,500.00	\$ 1,500.00
Construction Subtotal					\$ 70,300.00
Construction Contingency (15%)					\$ 10,545.00
Engineering and Construction Management (12%)					\$ 8,436.00
PROJECT COST					\$ 89,281.00

APPENDIX H

ELK RIDGE CITY PROJECTED SEWER FUND REVENUES AND EXPENDITURES

Elk Ridge - Projected Sewer Fund Revenues and Expenditures (No Change in User Fees)																	
Year	Year	Population	Residential, ERC	Schools and Churches, ERC	Other (Non-Residential), ERC	Total ERCs	Total ERC less Schools and Churches	Monthly Sewer Charge	Beginning Water Fund Balance less Impact Fee Balance	Operating Revenues, Sewer Charge ²	Operating Expenses ³	Future Capital Improvement Project Expense Attributed to Existing Users	Total Future Bond Debt Expense Attributed to Existing Users	Total Expenses	Excess / Shortfall	Ending Fund Balance	Year
0 ¹	2014	2,926	760	9	0	769	760	\$ 36.00	\$ 376,354.92	\$ 328,190.46	\$ (298,433.00)	\$ -	\$ -	\$ (298,433.00)	\$ 29,757.46	\$ 406,112.38	2014
1	2015	3,130	813	9	0	822	813	\$ 36.00	\$ 406,112.38	\$ 351,163.79	\$ (307,385.99)	\$ -	\$ -	\$ (307,385.99)	\$ 43,777.80	\$ 449,890.18	2015
2	2016	3,350	870	12	0	882	870	\$ 36.00	\$ 449,890.18	\$ 375,745.26	\$ (316,607.57)	\$ (178,995.86)	\$ -	\$ (495,603.43)	\$ (119,858.18)	\$ 330,032.01	2016
3	2017	3,584	931	12	0	943	931	\$ 36.00	\$ 330,032.01	\$ 402,047.43	\$ (396,105.80)	\$ -	\$ -	\$ (396,105.80)	\$ 5,941.63	\$ 335,973.63	2017
4	2018	3,709	963	12	0	975	963	\$ 36.00	\$ 335,973.63	\$ 416,119.09	\$ (407,988.97)	\$ -	\$ -	\$ (407,988.97)	\$ 8,130.11	\$ 344,103.75	2018
5	2019	3,839	997	12	0	1,009	997	\$ 36.00	\$ 344,103.75	\$ 430,683.25	\$ (420,228.64)	\$ (127,858.52)	\$ -	\$ (548,087.16)	\$ (117,403.90)	\$ 226,699.85	2019
6	2020	3,974	1,032	23	4	1,059	1,036	\$ 36.00	\$ 226,699.85	\$ 447,485.17	\$ (432,835.50)	\$ -	\$ -	\$ (432,835.50)	\$ 14,649.67	\$ 241,349.51	2020
7	2021	4,113	1,068	26	8	1,102	1,076	\$ 36.00	\$ 241,349.51	\$ 464,814.67	\$ (445,820.56)	\$ (67,108.74)	\$ -	\$ (512,929.31)	\$ (48,114.64)	\$ 193,234.87	2021
8	2022	4,257	1,105	26	12	1,143	1,117	\$ 36.00	\$ 193,234.87	\$ 482,690.22	\$ (459,195.18)	\$ -	\$ -	\$ (459,195.18)	\$ 23,495.04	\$ 216,729.92	2022
9	2023	4,342	1,127	26	16	1,169	1,143	\$ 36.00	\$ 216,729.92	\$ 493,968.35	\$ (472,971.04)	\$ -	\$ -	\$ (472,971.04)	\$ 20,997.31	\$ 237,727.23	2023
10	2024	4,429	1,150	26	20	1,196	1,170	\$ 36.00	\$ 237,727.23	\$ 505,437.47	\$ (487,160.17)	\$ -	\$ -	\$ (487,160.17)	\$ 18,277.31	\$ 256,004.53	2024
11	2025	4,517	1,173	26	24	1,223	1,197	\$ 36.00	\$ 256,004.53	\$ 517,101.42	\$ (501,774.97)	\$ (125,044.91)	\$ -	\$ (626,819.88)	\$ (109,718.46)	\$ 146,286.08	2025
12	2026	4,608	1,196	26	28	1,250	1,224	\$ 36.00	\$ 146,286.08	\$ 528,964.09	\$ (516,828.22)	\$ -	\$ -	\$ (516,828.22)	\$ 12,135.87	\$ 158,421.95	2026
13	2027	4,700	1,220	26	32	1,278	1,252	\$ 36.00	\$ 158,421.95	\$ 541,029.45	\$ (532,333.07)	\$ -	\$ -	\$ (532,333.07)	\$ 8,696.38	\$ 167,118.33	2027
14	2028	4,794	1,245	26	36	1,307	1,281	\$ 36.00	\$ 167,118.33	\$ 553,301.56	\$ (548,303.06)	\$ -	\$ -	\$ (548,303.06)	\$ 4,998.50	\$ 172,116.83	2028
15	2029	4,890	1,270	26	40	1,336	1,310	\$ 36.00	\$ 172,116.83	\$ 565,784.55	\$ (564,752.15)	\$ -	\$ -	\$ (564,752.15)	\$ 1,032.40	\$ 173,149.23	2029
16	2030	4,987	1,295	29	43	1,367	1,338	\$ 36.00	\$ 173,149.23	\$ 578,050.64	\$ (581,694.72)	\$ -	\$ -	\$ (581,694.72)	\$ (3,644.07)	\$ 169,505.16	2030
17	2031	5,087	1,321	29	46	1,396	1,367	\$ 36.00	\$ 169,505.16	\$ 590,536.14	\$ (599,145.56)	\$ -	\$ -	\$ (599,145.56)	\$ (8,609.42)	\$ 160,895.74	2031
18	2032	5,189	1,347	29	49	1,425	1,396	\$ 36.00	\$ 160,895.74	\$ 603,245.42	\$ (617,119.92)	\$ -	\$ -	\$ (617,119.92)	\$ (13,874.51)	\$ 147,021.23	2032
19	2033	5,293	1,374	29	52	1,455	1,426	\$ 36.00	\$ 147,021.23	\$ 616,182.97	\$ (635,633.52)	\$ -	\$ -	\$ (635,633.52)	\$ (19,450.55)	\$ 127,570.68	2033
20	2034	5,398	1,402	29	55	1,486	1,457	\$ 36.00	\$ 127,570.68	\$ 629,353.35	\$ (654,702.53)	\$ -	\$ -	\$ (654,702.53)	\$ (25,349.18)	\$ 102,221.50	2034
Totals										\$ 10,421,894.75	\$ (10,197,020.14)	\$ (499,008.03)	\$ -	\$ (10,696,028.17)	\$ (274,133.42)	N/A	N/A

¹ Initial operating expenses are from actual July 2014 budget information, refer to the June 30, 2013 Basic Financial Statements and July 2014 budget for additional information. Estimate operating revenues in year 2014 match up closely to estimated operating revenues for 2013.

² Operating revenues do not include miscellaneous fees as they are a small percentage of the total operating revenue amount. Non-operating revenues (expenses) include impact fees, debt service, and investment earnings are excluded from the analysis. Impact fees are not included because they should not factor into the user charges. Investment earnings are not included because they are a small percentage of the total.

³ Beginning Operating Expenses are from 2014 Approved Budget. Operating Expenses are estimated to increase 3% every year.

APPENDIX I

IMPACT FEE CALCULATION – WASTEWATER

Table 55: Elk Ridge City: Wastewater Impact Fee Cashflows													
Fiscal Year	School and Church ERCs	School and Church ERCs Added	Total ERCs	Annual ERCs Added	Annual ERCs added less Schools and Churches ERCs	Culinary Wastewater Impact Fee	Impact Fees Revenues	Capital Project Costs	Buy-in Costs (\$141.60/ERC)	Professional Expense	Bond Expenses (Principal plus Interest) Attributable to New Development (100.00%)	Loan/Bond Proceeds (Total Project Cost)	Total Expenses
2014 ¹	9	0	769	0	0	\$ 3,414.00	\$ -	\$ -	\$ (98,698.00)	\$ (4,066.40)	\$ -	\$ -	\$ (102,764.40)
2015	9	0	822	53	53	\$ 897.61	\$ 47,573.10	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
2016	12	3	882	60	57	\$ 897.61	\$ 51,163.52	\$ (178,995.86)	\$ -	\$ -	\$ -	\$ -	\$ (178,995.86)
2017	12	0	943	61	61	\$ 897.61	\$ 54,753.94	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
2018	12	0	975	32	32	\$ 897.61	\$ 28,723.38	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
2019	12	0	1,009	34	34	\$ 897.61	\$ 30,518.59	\$ (127,858.52)	\$ -	\$ (4,714.07)	\$ -	\$ -	\$ (132,572.59)
2020	23	11	1,059	50	39	\$ 897.61	\$ 35,006.62	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
2021	26	3	1,102	43	40	\$ 897.61	\$ 35,904.22	\$ (67,108.74)	\$ -	\$ -	\$ -	\$ -	\$ (67,108.74)
2022	26	0	1,143	41	41	\$ 897.61	\$ 36,801.83	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
2023	26	0	1,169	26	26	\$ 897.61	\$ 23,337.75	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
2024	26	0	1,196	27	27	\$ 897.61	\$ 24,235.35	\$ -	\$ -	\$ (5,464.90)	\$ -	\$ -	\$ (5,464.90)
2025	26	0	1,223	27	27	\$ 897.61	\$ 24,235.35	\$ (125,044.91)	\$ -	\$ -	\$ -	\$ -	\$ (125,044.91)
2026	26	0	1,250	27	27	\$ 897.61	\$ 24,235.35	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
2027	26	0	1,278	28	28	\$ 897.61	\$ 25,132.96	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
2028	26	0	1,307	29	29	\$ 897.61	\$ 26,030.56	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
2029	26	0	1,336	29	29	\$ 897.61	\$ 26,030.56	\$ -	\$ -	\$ (6,335.32)	\$ -	\$ -	\$ (6,335.32)
2030	29	3	1,367	31	28	\$ 897.61	\$ 25,132.96	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
2031	29	0	1,396	29	29	\$ 897.61	\$ 26,030.56	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
2032	29	0	1,425	29	29	\$ 897.61	\$ 26,030.56	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
2033	29	0	1,455	30	30	\$ 897.61	\$ 26,928.17	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
2034	29	0	1,486	31	31	\$ 897.61	\$ 27,825.77	\$ -	\$ -	\$ (7,344.37)	\$ -	\$ -	\$ (7,344.37)
Totals				717	697		\$ 625,631.09	\$ (499,008.03)	\$ (98,698.00)	\$ (27,925.06)	\$ -	\$ -	\$ (625,631.09)

¹ Beginning balance for 2014 is estimated at \$202,104 based on revenues on hand on June 30, 2014. This balance was obtained from the City.

² Interest Rate of 3.6% was used based on OMB Circular A-94 Appendix C (Revised December 2013).

Table 56: Elk Ridge City: Wastewater Impact Fee Cashflow Summary

Fiscal Year	Beginning Balance	Impact Fee Revenues	Total Expenses	Excess/ Shortfalls ³	Interest Income, 3.6% ²	Annual Ending Fund Balance
2014 ¹	\$ 202,104.00	\$ -	\$ (102,764.40)	\$ (102,764.40)	\$ -	\$ 99,339.60
2015	\$ 99,339.60	\$ 47,573.10	\$ -	\$ 47,573.10	\$ 3,576.23	\$ 150,488.92
2016	\$ 150,488.92	\$ 51,163.52	\$ (178,995.86)	\$ (127,832.35)	\$ 5,417.60	\$ 28,074.18
2017	\$ 28,074.18	\$ 54,753.94	\$ -	\$ 54,753.94	\$ 1,010.67	\$ 83,838.79
2018	\$ 83,838.79	\$ 28,723.38	\$ -	\$ 28,723.38	\$ 3,018.20	\$ 115,580.36
2019	\$ 115,580.36	\$ 30,518.59	\$ (132,572.59)	\$ (102,054.00)	\$ 4,160.89	\$ 17,687.26
2020	\$ 17,687.26	\$ 35,006.62	\$ -	\$ 35,006.62	\$ 636.74	\$ 53,330.62
2021	\$ 53,330.62	\$ 35,904.22	\$ (67,108.74)	\$ (31,204.52)	\$ 1,919.90	\$ 24,046.00
2022	\$ 24,046.00	\$ 36,801.83	\$ -	\$ 36,801.83	\$ 865.66	\$ 61,713.48
2023	\$ 61,713.48	\$ 23,337.75	\$ -	\$ 23,337.75	\$ 2,221.69	\$ 87,272.91
2024	\$ 87,272.91	\$ 24,235.35	\$ (5,464.90)	\$ 18,770.45	\$ 3,141.82	\$ 109,185.19
2025	\$ 109,185.19	\$ 24,235.35	\$ (125,044.91)	\$ (100,809.55)	\$ 3,930.67	\$ 12,306.30
2026	\$ 12,306.30	\$ 24,235.35	\$ -	\$ 24,235.35	\$ 443.03	\$ 36,984.68
2027	\$ 36,984.68	\$ 25,132.96	\$ -	\$ 25,132.96	\$ 1,331.45	\$ 63,449.08
2028	\$ 63,449.08	\$ 26,030.56	\$ -	\$ 26,030.56	\$ 2,284.17	\$ 91,763.81
2029	\$ 91,763.81	\$ 26,030.56	\$ (6,335.32)	\$ 19,695.24	\$ 3,303.50	\$ 114,762.55
2030	\$ 114,762.55	\$ 25,132.96	\$ -	\$ 25,132.96	\$ 4,131.45	\$ 144,026.96
2031	\$ 144,026.96	\$ 26,030.56	\$ -	\$ 26,030.56	\$ 5,184.97	\$ 175,242.49
2032	\$ 175,242.49	\$ 26,030.56	\$ -	\$ 26,030.56	\$ 6,308.73	\$ 207,581.78
2033	\$ 207,581.78	\$ 26,928.17	\$ -	\$ 26,928.17	\$ 7,472.94	\$ 241,982.90
2034	\$ 241,982.90	\$ 27,825.77	\$ (7,344.37)	\$ 20,481.40	\$ 8,711.38	\$ 271,175.68
Totals		\$ 625,631.09	\$ (625,631.09)	\$ 0.00	\$ 69,071.68	

¹ Beginning balance for 2014 is estimated at \$202,104 based on revenues on hand on June 30, 2014. This balance was obtained from the City.

² Interest Rate of 3.6% was used based on OMB Circular A-94 Appendix C (Revised December 2013).

Wastewater - Impact Fee

Wastewater Projects	Total Costs	% Attributed to Growth	Costs Attributable to Growth	Related ERCs Served	Cost per New ERC
Buy-in Costs - Surplus Capacity (Depreciated Costs)					
Wastewater Collection System ¹	\$ 98,698.00	100.00%	\$ 98,698.00	697	\$ 141.60
Project Fees - Apportioned Costs					
Wastewater Collection System Projects	\$ 499,008.03	100.00%	\$ 499,008.03	697	\$ 715.94
Total Capital Projects Fee	\$ 597,706.03		\$ 597,706.03		\$ 857.54
Miscellaneous Fees					
Professional Expenses	\$ 27,925.06	100.00%	\$ 27,925.06	697	\$ 40.06
Total Miscellaneous Fees	\$ 27,925.06		\$ 27,925.06		\$ 40.06

Total Impact Fee Cost per New ERC: \$ 897.61

¹ Refer to section 4.1.1.

² Refer to section 4.1.4 for proportionate share analysis.

Proposed Elk Ridge City Wastewater Impact Fee

Land Use	Impact Fee
Single Family Residential	\$ 897 per ERC
Multi-Family Residential	\$ 672 per Dwelling
Non-Residential	\$ 44 per Fixture Unit

APPENDIX J

COST ESTIMATES – PARKS PROJECTS



CLIENT: Elk Ridge City
PROJECT: Schuler Park Improvements
PROJECT NUMBER: 1
WORKSHT: Engineers Opinion of Probable Cost
REVISED: 26-Sep-14

Total Area of Park is 6 Acres

Item	Description	Unit	Qty	Unit Price	Total Cost
1	Mobilization	LS	1	\$ 1,000.00	\$ 1,000.00
2	Refurbish Basketball/ Tennis Courts	LS	1	\$ 20,000.00	\$ 20,000.00
Construction Subtotal					\$ 21,000.00
Construction Contingency (15%)					\$ 3,150.00
Engineering and Construction Management (12%)					\$ 2,520.00
PROJECT TOTAL					\$ 26,670.00



CLIENT: Elk Ridge City
 PROJECT: Elk Ridge Meadows Park Improvements
 PROJECT NUMBER: 2
 WORKSHT: Engineers Opinion of Probable Cost
 REVISED: 26-Sep-14

7 Acres of Open Space
 6 Acres of Main Park
 Total Park Area is 13 Acres

Item	Description	Unit	Qty	Unit Price	Total Cost
1	Mobilization	LS	1	\$ 33,000.00	\$ 33,000.00
2	Earthwork	CY	10,000	\$ 5.00	\$ 50,000.00
3	Erosion Control and Revegetation	LS	1	\$ 12,500.00	\$ 12,500.00
4	Fine Grading	SY	30,000	\$ 1.00	\$ 30,000.00
5	Hydro Seed (4 Acres), provide approx. 2 regulation soccer field	SF	174,240	\$ 0.07	\$ 12,196.80
6	Furnish and Install Irrigation System	LS	1	\$ 20,000.00	\$ 20,000.00
7	Furnish and Install Restroom including sanitary sewer and water service (38 foot x 20 foot)	EA	1	\$ 100,000.00	\$ 100,000.00
8	Furnish and Install Frisbee Golf Course	LS	1	\$ 10,000.00	\$ 10,000.00
9	Furnish and Install Basketball Court including concrete surface and 2 basketball hoops complete	EA	1	\$ 20,000.00	\$ 20,000.00
10	Furnish and Install 0.5 acre paved parking lot	SF	21,780	\$ 3.00	\$ 65,340.00
11	Furnish and Install Trees	EA	40	\$ 500.00	\$ 20,000.00
12	Enlarge Existing Tot Lot	LS	1	\$ 25,000.00	\$ 25,000.00
13	Furnish and Install Tot Lot	LS	1	\$ 64,000.00	\$ 64,000.00
14	Benches	EA	12	\$ 500.00	\$ 6,000.00
15	Fix Existing Lights	LS	1	\$ 25,000.00	\$ 25,000.00
16	10 foot by 12 foot Pavilion including lighting, picnic tables, concrete pad, and structure	EA	2	\$ 15,000.00	\$ 30,000.00
17	10 foot by 24 foot Pavilion including lighting, picnic tables, concrete pad, and structure	EA	2	\$ 20,000.00	\$ 40,000.00
18	24 foot by 48 foot Pavilion including lighting, picnic tables, concrete pad, and structure	EA	1	\$ 35,000.00	\$ 35,000.00
Construction Subtotal					\$ 598,036.80
Construction Contingency (15%)					\$ 89,705.52
Engineering and Construction Management (12%)					\$ 71,764.42
PROJECT TOTAL					\$ 759,506.74



CLIENT: Elk Ridge City
 PROJECT: Goosenest Park
 PROJECT NUMBER: 3
 WORKSHT: Engineers Opinion of Probable Cost
 REVISED: 26-Sep-14

Total Area of Park is 8.5 Acres

Item	Description	Unit	Qty	Unit Price	Total Cost
1	Mobilization	LS	1	\$ 60,000.00	\$ 60,000.00
2	Earthwork	CY	15,000	\$ 5.00	\$ 75,000.00
3	Erosion Control and Revegetation	LS	1	\$ 22,000.00	\$ 22,000.00
4	Fine Grading	SY	35,000	\$ 1.00	\$ 35,000.00
5	Furnish and Install 8 Foot Wide Concrete Trails	LF	4,000	\$ 32.00	\$ 128,000.00
6	Hydro Seed (5.5 Acres), including 1 multi-purpose field	SF	239,580	\$ 0.07	\$ 16,770.60
7	Furnish and Install Irrigation System (5.5 Acres)	SF	239,580	\$ 0.15	\$ 35,937.00
8	Furnish and Install Restroom including sanitary sewer and water service (38 foot x 26 foot)	EA	1	\$ 120,000.00	\$ 120,000.00
9	Furnish and Install Large Splash Pad (40 foot x 60 foot)	EA	1	\$ 50,000.00	\$ 50,000.00
10	Furnish and Install 1.5 acre paved parking lot	SF	65,340	\$ 3.00	\$ 196,020.00
11	Furnish and Install Trees	EA	80	\$ 500.00	\$ 40,000.00
12	Furnish and Install Tot Lot	EA	2	\$ 64,000.00	\$ 128,000.00
13	Furnish and Install Baseball Field including Lights, Plates, Fencing, Dugouts, and Electrical	LS	1	\$ 40,000.00	\$ 40,000.00
14	Furnish and Install Ampitheatre	LS	1	\$ 20,000.00	\$ 20,000.00
15	Furnish and Install Benches	EA	12	\$ 500.00	\$ 6,000.00
16	Furnish and Install Lights	EA	30	\$ 4,000.00	\$ 120,000.00
17	10 foot by 12 foot Pavilion including lighting, picnic tables, concrete pad, and structure	EA	2	\$ 15,000.00	\$ 30,000.00
18	10 foot by 24 foot Pavilion including lighting, picnic tables, concrete pad, and structure	EA	2	\$ 20,000.00	\$ 40,000.00
19	24 foot by 48 foot Pavilion including lighting, picnic tables, concrete pad, and structure	EA	1	\$ 35,000.00	\$ 35,000.00
Construction Subtotal					\$ 1,197,727.60
Construction Contingency (15%)					\$ 179,659.14
Engineering and Construction Management (12%)					\$ 143,727.31
PROJECT TOTAL					\$ 1,521,114.05



CLIENT: Elk Ridge City
 PROJECT: Loafer Canyon Park
 PROJECT NUMBER: 4
 WORKSHT: Engineers Opinion of Probable Cost
 REVISED: 26-Sep-14

Total Area of Park is 12 Acres

Item	Description	Unit	Qty	Unit Price	Total Cost
1	Mobilization	LS	1	\$ 32,000.00	\$ 32,000.00
2	Earthwork	CY	10,000	\$ 5.00	\$ 50,000.00
3	Erosion Control and Revegetation	LS	1	\$ 12,000.00	\$ 12,000.00
4	Fine Grading	SY	30,000	\$ 1.00	\$ 30,000.00
5	Furnish and Install 8 Foot Wide Paved Asphalt Trails	LF	3,960	\$ 24.00	\$ 95,040.00
6	Furnish and Install Restroom including sanitary sewer and water service (38 foot x 20 foot)	EA	1	\$ 100,000.00	\$ 100,000.00
7	Furnish and Install Basketball/ Tennis Court including concrete surface with surface treatment, net, and 2 basketball hoops complete	EA	1	\$ 30,000.00	\$ 30,000.00
8	Furnish and Install 0.25 acre paved parking lot	SF	10,890	\$ 3.00	\$ 32,670.00
9	Furnish and Install Benches	EA	12	\$ 500.00	\$ 6,000.00
10	Furnish and Install Lights	EA	30	\$ 4,000.00	\$ 120,000.00
11	10 foot by 12 foot Pavilion including lighting, picnic tables, concrete pad, and structure	EA	4	\$ 15,000.00	\$ 60,000.00
12	24 foot by 48 foot Pavilion including lighting, picnic tables, concrete pad, and structure	EA	2	\$ 35,000.00	\$ 70,000.00
Construction Subtotal					\$ 637,710.00
Construction Contingency (15%)					\$ 95,656.50
Engineering and Construction Management (12%)					\$ 76,525.20
PROJECT TOTAL					\$ 809,891.70

Note: Anticipate developer will provide land to City as part of Open Space PUD Ordinance.



CLIENT: Elk Ridge City
 PROJECT: South Park
 PROJECT NUMBER: 5
 WORKSHT: Engineers Opinion of Probable Cost
 REVISED: 26-Sep-14

Total Area of Park is 11.5 Acres

Item	Description	Unit	Qty	Unit Price	Total Cost
1	Mobilization	LS	1	\$ 27,000.00	\$ 27,000.00
2	Earthwork	CY	15,000	\$ 5.00	\$ 75,000.00
3	Erosion Control and Revegetation	LS	1	\$ 10,000.00	\$ 10,000.00
4	Fine Grading	SY	35,000	\$ 1.00	\$ 35,000.00
5	Furnish and Install 8 Foot Wide Paved Asphalt Trail	LF	3,000	\$ 24.00	\$ 72,000.00
6	Hydro Seed (7 Acres), including 1 multi purpose field	SF	304,920	\$ 0.07	\$ 21,344.40
7	Furnish and Install Irrigation System (7 Acres)	SF	304,920	\$ 0.15	\$ 45,738.00
8	Funish and Install Restroom including sanitary sewer and water service (38 foot x 26 foot)	EA	1	\$ 120,000.00	\$ 120,000.00
9	Furnish and Install Campgrounds with Fire Pit and Gravel Surface	EA	40	\$ 2,000.00	\$ 80,000.00
10	Furnish and Install Trees	EA	40	\$ 500.00	\$ 20,000.00
11	24 foot by 48 foot Pavilion inlcuding lighting, picnic tables, concrete pad, and structure	EA	1	\$ 35,000.00	\$ 35,000.00
Construction Subtotal					\$ 541,082.40
Construction Contingency (15%)					\$ 81,162.36
Engineering and Construction Management (12%)					\$ 64,929.89
PROJECT TOTAL					\$ 687,174.65

Note: Anticipate developer will provide land to City as part of Open Space PUD Ordinance.

APPENDIX K

IMPACT FEE CALCULATION – PARKS

Table 70: Parks Impact Fee Cashflows

Fiscal Year	Residential Dwelling Units	Annual Dwelling Units Added	Parks Impact Fee	Impact Fees Revenues	Capital Project Costs	Buy-in Costs	Professional Expense	Bond Expenses (Principal plus Interest) Attributable to New Development (44.94%)	Loan/Bond Proceeds (Total Project Cost)	Total Expenses
2014 ¹	760	0	\$ 1,385.00	\$ -	\$ -	\$ -	\$ (2,289.50)	\$ -	\$ -	\$ (2,289.50)
2015	813	53	\$ 2,393.00	\$ 126,828.87	\$ (71,690.54)	\$ (10,939.04)	\$ -	\$ -	\$ -	\$ (82,629.58)
2016	870	57	\$ 2,393.00	\$ 136,400.86	\$ (181,221.34)	\$ (11,764.63)	\$ -	\$ -	\$ -	\$ (192,985.97)
2017	931	61	\$ 2,393.00	\$ 145,972.85	\$ (415,349.32)	\$ (12,590.21)	\$ -	\$ -	\$ 1,283,803.21	\$ 855,863.68
2018	963	32	\$ 2,393.00	\$ 76,575.92	\$ (427,809.80)	\$ (6,604.70)	\$ -	\$ (42,419.77)	\$ -	\$ (476,834.27)
2019	997	34	\$ 2,393.00	\$ 81,361.92	\$ (440,644.09)	\$ (7,017.50)	\$ (2,654.16)	\$ (42,419.77)	\$ -	\$ (492,735.52)
2020	1,032	35	\$ 2,393.00	\$ 83,754.91	\$ (203,966.22)	\$ (7,223.89)	\$ -	\$ (42,419.77)	\$ -	\$ (253,609.88)
2021	1,068	36	\$ 2,393.00	\$ 86,147.91	\$ (140,121.30)	\$ (7,430.29)	\$ -	\$ (55,901.77)	\$ -	\$ (203,453.36)
2022	1,105	37	\$ 2,393.00	\$ 88,540.91	\$ -	\$ (7,636.69)	\$ -	\$ (55,901.77)	\$ -	\$ (63,538.46)
2023	1,127	22	\$ 2,393.00	\$ 52,645.95	\$ -	\$ (4,540.73)	\$ -	\$ (55,901.77)	\$ -	\$ (60,442.50)
2024	1,150	23	\$ 2,393.00	\$ 55,038.94	\$ -	\$ (4,747.13)	\$ (3,076.90)	\$ (55,901.77)	\$ -	\$ (63,725.80)
2025	1,173	23	\$ 2,393.00	\$ 55,038.94	\$ -	\$ (4,747.13)	\$ -	\$ (55,901.77)	\$ -	\$ (60,648.90)
2026	1,196	23	\$ 2,393.00	\$ 55,038.94	\$ -	\$ (4,747.13)	\$ -	\$ (55,901.77)	\$ -	\$ (60,648.90)
2027	1,220	24	\$ 2,393.00	\$ 57,431.94	\$ -	\$ (4,953.53)	\$ -	\$ (55,901.77)	\$ -	\$ (60,855.30)
2028	1,245	25	\$ 2,393.00	\$ 59,824.94	\$ -	\$ (5,159.92)	\$ -	\$ (55,901.77)	\$ -	\$ (61,061.69)
2029	1,270	25	\$ 2,393.00	\$ 59,824.94	\$ -	\$ (5,159.92)	\$ (3,566.97)	\$ (55,901.77)	\$ -	\$ (64,628.66)
2030	1,295	25	\$ 2,393.00	\$ 59,824.94	\$ -	\$ (5,159.92)	\$ -	\$ (55,901.77)	\$ -	\$ (61,061.69)
2031	1,321	26	\$ 2,393.00	\$ 62,217.94	\$ -	\$ (5,366.32)	\$ -	\$ (55,901.77)	\$ -	\$ (61,268.09)
2032	1,347	26	\$ 2,393.00	\$ 62,217.94	\$ -	\$ (5,366.32)	\$ -	\$ (48,896.74)	\$ -	\$ (54,263.06)
2033	1,374	27	\$ 2,393.00	\$ 64,610.93	\$ -	\$ (5,572.72)	\$ -	\$ -	\$ -	\$ (5,572.72)
2034	1,402	28	\$ 2,393.00	\$ 67,003.93	\$ -	\$ (5,779.11)	\$ (4,135.09)	\$ -	\$ -	\$ (9,914.21)
Totals		642		\$ 1,536,304.40	\$ (1,880,802.62)	\$ (132,506.84)	\$ (15,722.61)	\$ (791,075.53)	\$ 1,283,803.21	\$ (1,536,304.40)

¹ Beginning balance for 2014 is estimated at \$69,250.00 based on an estimated increase in DUs for year 2014 of 50 using the current impact fee of \$1,385.00. It was assumed that the balance at the end of of 2013 which was \$20,775.00 would be spent in 2014. This balance was obtained from the City.

² Interest Rate of 3.6% was used based on OMB Circular A-94 Appendix C (Revised December 2013).

Table 71: Parks Impact Fee Cashflow Summary

Fiscal Year	Beginning Balance	Impact Fee Revenues	Total Expenses	Excess/ Shortfalls	Interest Income, 3.6% ²	Annual Ending Fund Balance
2012 ¹	\$ 69,250.00	\$ -	\$ (2,289.50)	\$ (2,289.50)	\$ -	\$ 66,960.50
2015	\$ 66,960.50	\$ 126,828.87	\$ (82,629.58)	\$ 44,199.29	\$ 2,410.58	\$ 113,570.36
2016	\$ 113,570.36	\$ 136,400.86	\$ (192,985.97)	\$ (56,585.11)	\$ 4,088.53	\$ 61,073.79
2017	\$ 61,073.79	\$ 145,972.85	\$ 855,863.68	\$ 1,001,836.52	\$ 2,198.66	\$ 1,065,108.97
2018	\$ 1,065,108.97	\$ 76,575.92	\$ (476,834.27)	\$ (400,258.35)	\$ 38,343.92	\$ 703,194.54
2019	\$ 703,194.54	\$ 81,361.92	\$ (492,735.52)	\$ (411,373.60)	\$ 25,315.00	\$ 317,135.94
2020	\$ 317,135.94	\$ 83,754.91	\$ (253,609.88)	\$ (169,854.97)	\$ 11,416.89	\$ 158,697.86
2021	\$ 158,697.86	\$ 86,147.91	\$ (203,453.36)	\$ (117,305.45)	\$ 5,713.12	\$ 47,105.53
2022	\$ 47,105.53	\$ 88,540.91	\$ (63,538.46)	\$ 25,002.45	\$ 1,695.80	\$ 73,803.78
2023	\$ 73,803.78	\$ 52,645.95	\$ (60,442.50)	\$ (7,796.56)	\$ 2,656.94	\$ 68,664.16
2024	\$ 68,664.16	\$ 55,038.94	\$ (63,725.80)	\$ (8,686.85)	\$ 2,471.91	\$ 62,449.21
2025	\$ 62,449.21	\$ 55,038.94	\$ (60,648.90)	\$ (5,609.96)	\$ 2,248.17	\$ 59,087.43
2026	\$ 59,087.43	\$ 55,038.94	\$ (60,648.90)	\$ (5,609.96)	\$ 2,127.15	\$ 55,604.61
2027	\$ 55,604.61	\$ 57,431.94	\$ (60,855.30)	\$ (3,423.36)	\$ 2,001.77	\$ 54,183.02
2028	\$ 54,183.02	\$ 59,824.94	\$ (61,061.69)	\$ (1,236.76)	\$ 1,950.59	\$ 54,896.86
2029	\$ 54,896.86	\$ 59,824.94	\$ (64,628.66)	\$ (4,803.72)	\$ 1,976.29	\$ 52,069.42
2030	\$ 52,069.42	\$ 59,824.94	\$ (61,061.69)	\$ (1,236.76)	\$ 1,874.50	\$ 52,707.16
2031	\$ 52,707.16	\$ 62,217.94	\$ (61,268.09)	\$ 949.84	\$ 1,897.46	\$ 55,554.46
2032	\$ 55,554.46	\$ 62,217.94	\$ (54,263.06)	\$ 7,954.87	\$ 1,999.96	\$ 65,509.29
2033	\$ 65,509.29	\$ 64,610.93	\$ (5,572.72)	\$ 59,038.21	\$ 2,358.33	\$ 126,905.84
2034	\$ 126,905.84	\$ 67,003.93	\$ (9,914.21)	\$ 57,089.72	\$ 4,568.61	\$ 188,564.18
Totals		\$ 1,536,304.40	\$ (1,536,304.40)	\$ (0.00)	\$ 119,314.18	

¹ Beginning balance for 2014 is estimated at \$69,250.00 based on an estimated increase in Dus for year 2014 of 50 using the current impact fee of \$1,385.00. It was assumed that the balance at the end of 2013 which was \$20,775.00 would be spent in 2014. This balance was obtained

² Interest Rate of 3.6% was used based on OMB Circular A-94 Appendix C (Revised December 2013).

Revenue Bond Payment Calculations									
Fiscal Year	Bond Amount Issued toward Project ¹	Beginning Bond Balance	Total Required Yearly Payment	Yearly Payment in Addition to Required Yearly Payment	Total Yearly Payment	Bond Interest Payment	Bond Principal Payment	Ending Bond Balance	Bond Year
2014	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
2015	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
2016	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
2017	\$ 1,283,803.21	\$ 1,329,479.27	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,329,479.27	0
2018	\$ -	\$ 1,329,479.27	\$ (94,392.01)	\$ -	\$ (94,392.01)	\$ (47,861.25)	\$ (46,530.76)	\$ 1,282,948.51	1
2019	\$ -	\$ 1,282,948.51	\$ (94,392.01)	\$ -	\$ (94,392.01)	\$ (46,186.15)	\$ (48,205.87)	\$ 1,234,742.65	2
2020	\$ -	\$ 1,234,742.65	\$ (94,392.01)	\$ -	\$ (94,392.01)	\$ (44,450.74)	\$ (49,941.28)	\$ 1,184,801.37	3
2021	\$ -	\$ 1,184,801.37	\$ (94,392.01)	\$ (30,000.00)	\$ (124,392.01)	\$ (42,652.85)	\$ (81,739.16)	\$ 1,103,062.20	4
2022	\$ -	\$ 1,103,062.20	\$ (94,392.01)	\$ (30,000.00)	\$ (124,392.01)	\$ (39,710.24)	\$ (84,681.77)	\$ 1,018,380.43	5
2023	\$ -	\$ 1,018,380.43	\$ (94,392.01)	\$ (30,000.00)	\$ (124,392.01)	\$ (36,661.70)	\$ (87,730.32)	\$ 930,650.11	6
2024	\$ -	\$ 930,650.11	\$ (94,392.01)	\$ (30,000.00)	\$ (124,392.01)	\$ (33,503.40)	\$ (90,888.61)	\$ 839,761.50	7
2025	\$ -	\$ 839,761.50	\$ (94,392.01)	\$ (30,000.00)	\$ (124,392.01)	\$ (30,231.41)	\$ (94,160.60)	\$ 745,600.90	8
2026	\$ -	\$ 745,600.90	\$ (94,392.01)	\$ (30,000.00)	\$ (124,392.01)	\$ (26,841.63)	\$ (97,550.38)	\$ 648,050.52	9
2027	\$ -	\$ 648,050.52	\$ (94,392.01)	\$ (30,000.00)	\$ (124,392.01)	\$ (23,329.82)	\$ (101,062.19)	\$ 546,988.33	10
2028	\$ -	\$ 546,988.33	\$ (94,392.01)	\$ (30,000.00)	\$ (124,392.01)	\$ (19,691.58)	\$ (104,700.43)	\$ 442,287.90	11
2029	\$ -	\$ 442,287.90	\$ (94,392.01)	\$ (30,000.00)	\$ (124,392.01)	\$ (15,922.36)	\$ (108,469.65)	\$ 333,818.25	12
2030	\$ -	\$ 333,818.25	\$ (94,392.01)	\$ (30,000.00)	\$ (124,392.01)	\$ (12,017.46)	\$ (112,374.56)	\$ 221,443.69	13
2031	\$ -	\$ 221,443.69	\$ (94,392.01)	\$ (30,000.00)	\$ (124,392.01)	\$ (7,971.97)	\$ (116,420.04)	\$ 105,023.65	14
2032	\$ -	\$ 105,023.65	\$ (94,392.01)	\$ (14,412.49)	\$ (108,804.50)	\$ (3,780.85)	\$ (105,023.65)	\$ (0.00)	15
2033	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	16
2034	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	17
2035	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	18
2036	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	19
2037	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	20
2038	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
2039	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
2040	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
2041	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
2042	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
	Totals		\$ (1,415,880.20)	\$ (344,412.49)	\$ (1,760,292.69)	\$ (430,813.41)	\$ (1,329,479.28)		

¹ Bond Amount includes the portions of the Elk Ridge Meadows Park Improvements Project and Gooseneck Park Project constructed during the years 2017 to 2019.

Note: The City may need to bond for a greater amount if they do not have enough in the parks budget to pay for the existing users proportionate share.

Parks - Impact Fee

Park Projects	Total Costs	% Attributed to Growth	Costs Attributable to Growth	Related Dwelling Units Served	Cost per New Dwelling Unit
Buy-in Costs - Surplus Capacity					
Existing Parks	\$ 294,852.78	44.94%	\$ 132,506.84	642	\$ 206.40
Total Buy-in Costs	\$ 294,852.78		\$ 132,506.84		\$ 206.40
Project Fees - New Development					
Schuler Park Improvements ¹	\$ 29,143.03	44.94%	\$ 13,096.88	642	\$ 20.40
Elk Ridge Meadows Park Improvements ¹	\$ 843,364.15	44.94%	\$ 379,007.85	642	\$ 590.35
Goosenest Park ¹	\$ 1,739,732.63	44.94%	\$ 781,835.84	642	\$ 1,217.81
Loafer Canyon Park ¹	\$ 899,312.14	0.00%	\$ -	642	\$ -
South Park ¹	\$ 763,045.85	0.00%	\$ -	642	\$ -
Bond Debt Service ¹	\$ 1,760,292.69	44.94%	\$ 791,075.53	642	\$ 1,232.20
Bond Proceeds ¹	\$ (1,283,803.21)	44.94%	\$ (576,941.16)	642	\$ (898.66)
Total Capital Projects Fee	\$ 4,274,597.80		\$ 1,173,940.57		\$ 2,162.11
Miscellaneous Fees					
Professional Expenses	\$ 15,722.61	100.00%	\$ 15,722.61	642	\$ 24.49
Total Miscellaneous Fees	\$ 15,722.61		\$ 15,722.61		\$ 24.49

Total Impact Fee Cost per New Dwelling Unit: \$ 2,393.00

¹ Refer to section 5.1.7 for proportionate share analysis.

Land Use	Impact Fee
Single Family and Multi-Family Residential	\$ 2,392 per Dwelling Unit

APPENDIX L

COST ESTIMATES – ESSENTIAL ROADWAY IMPROVEMENTS CAPITAL FACILITY PROJECTS



CLIENT: Elk Ridge City
 PROJECT: High Sierra Drive Improvement Project
 PROJECT NUMBER: 1
 WORKSHT: Engineers Opinion of Probable Cost
 REVISED: 10-Nov-14

Item	Description	Unit	Qty	Unit Price	Total Cost
1	Mobilization	LS	1	\$ 5,000.00	\$ 5,000.00
2	Saw Cut and Remove Asphalt (Full Depth)	LF	400	\$ 0.50	\$ 200.00
3	Sub grade preparation	SF	4,000	\$ 0.25	\$ 1,000.00
4	Furnish and Install 24-inch Type "B" Curb	LF	400	\$ 25.00	\$ 10,000.00
5	Furnish, Place, and Compact 2 1/2-inches Bituminous Asphalt Surface Course over 6-inches Compacted Road Base and 10-inches Sub-Base	SF	4,000	\$ 3.00	\$ 12,000.00
6	Grading, Revegetation, Landscaping, and Irrigation	LS	1	\$ 3,000.00	\$ 3,000.00
7	Local Traffic Control	LS	1	\$ 3,500.00	\$ 3,500.00
Construction Subtotal					\$ 34,700.00
Construction Contingency (15%)					\$ 5,205.00
Engineering and Construction Management (12%)					\$ 4,164.00
PROJECT COST					\$ 44,069.00

NOTE: DOES NOT INCLUDE UTILITIES.



CLIENT: Elk Ridge City
 PROJECT: Park Drive and Elk Ridge Drive Intersection Improvement Project
 PROJECT NUMBER: 2
 WORKSHT: Engineers Opinion of Probable Cost
 REVISED: 10-Nov-14

Item	Description	Unit	Qty	Unit Price	Total Cost
1	Mobilization	LS	1	\$ 14,000.00	\$ 14,000.00
2	Saw Cut and Remove Asphalt (Full Depth)	LF	1,200	\$ 7.00	\$ 8,400.00
3	Sub grade preparation	SF	44,100	\$ 0.25	\$ 11,025.00
4	Furnish and Install 24-inch Type "B" Curb	LF	2,100	\$ 25.00	\$ 52,500.00
5	Furnish and Install 24-inch HDPE Culvert with Flared End Sections	LF	80	\$ 50.00	\$ 4,000.00
6	Furnish and Install Curb Inlet Catch Basin	EA	2	\$ 2,500.00	\$ 5,000.00
7	Adjustment of Existing Manholes, Utility Vaults, and Pull Boxes to Finish Grade	LS	1	\$ 3,000.00	\$ 3,000.00
8	Construct 4 foot wide - 4-inch PCC sidewalk on 6-inches of Base Course	LF	2,100	\$ 16.00	\$ 33,600.00
9	Furnish and Install ADA Accessible Ramp per City Standards and Install City Approved Detectible Warning Strip	EA	2	\$ 1,000.00	\$ 2,000.00
10	Install ADA Removable Concrete Tile	EA	2	\$ 500.00	\$ 1,000.00
11	Furnish and Install Conduits for Future	LS	1	\$ 500.00	\$ 500.00
12	Furnish, Place, and Compact 2 1/2-inches Bituminous Asphalt Surface Course over 6-inches Compacted Road Base and 10-inches Sub-Base	SF	44,100	\$ 3.00	\$ 132,300.00
13	Grading, Revegetation, Landscaping, and Irrigation	LS	1	\$ 7,500.00	\$ 7,500.00
14	Roadway Striping	LS	1	\$ 2,000.00	\$ 2,000.00
15	Regulatory Signs	LS	3	\$ 750.00	\$ 2,250.00
16	Local Traffic Control	LS	1	\$ 11,500.00	\$ 11,500.00
Construction Subtotal					\$ 290,575.00
Construction Contingency (15%)					\$ 43,586.25
Engineering and Construction Management (12%)					\$ 34,869.00
PROJECT COST					\$ 369,030.25

NOTE: DOES NOT INCLUDE UTILITIES. DOES INCLUDE STORM SEWER UTILITIES.



CLIENT: Elk Ridge City
 PROJECT: East Salem Hills Drive Widening Project
 PROJECT NUMBER: 3
 WORKSHT: Engineers Opinion of Probable Cost
 REVISED: 10-Nov-14

Item	Description	Unit	Qty	Unit Price	Total Cost
1	Mobilization	LS	1	\$ 7,000.00	\$ 7,000.00
2	Saw Cut and Remove Asphalt (Full Depth)	LF	900	\$ 0.50	\$ 450.00
3	Sub grade preparation	SF	12,600	\$ 0.25	\$ 3,150.00
4	Furnish and Install 24-inch Type "B" Curb	LF	1,800	\$ 25.00	\$ 45,000.00
5	Adjustment of Existing Manholes, Utility Vaults, and Pull Boxes to Finish Grade	LS	1	\$ 3,000.00	\$ 3,000.00
6	Construct 4 foot wide - 4-inch PCC sidewalk on 6-inches of Base Course	LF	1,800	\$ 16.00	\$ 28,800.00
7	Furnish and Place 6-inch PCC Driveway on 6-inches of Base Course	SF	1,800	\$ 5.00	\$ 9,000.00
8	Furnish, Place, and Compact 2 1/2-inches Bituminous Asphalt Surface Course over 6-inches Compacted Road Base and 10-inches Sub-Base	SF	12,600	\$ 3.00	\$ 37,800.00
9	Grading, Revegetation, Landscaping, and Irrigation	LS	1	\$ 5,000.00	\$ 5,000.00
10	Regulatory Signs	LS	4	\$ 750.00	\$ 3,000.00
11	Local Traffic Control	LS	1	\$ 5,500.00	\$ 5,500.00
Construction Subtotal					\$ 147,700.00
Construction Contingency (15%)					\$ 22,155.00
Engineering and Construction Management (12%)					\$ 17,724.00
PROJECT COST					\$ 187,579.00

NOTE: DOES NOT INCLUDE UTILITIES.



CLIENT: Elk Ridge City
 PROJECT: Park Drive Improvement Project
 PROJECT NUMBER: 4
 WORKSHT: Engineers Opinion of Probable Cost
 REVISED: 10-Nov-14

Item	Description	Unit	Qty	Unit Price	Total Cost
1	Mobilization	LS	1	\$ 45,000.00	\$ 45,000.00
2	Saw Cut and Remove Asphalt (Full Depth)	LF	2,800	\$ 0.50	\$ 1,400.00
3	Sub grade preparation	SF	58,800	\$ 0.25	\$ 14,700.00
4	Furnish and Install 24-inch Type "B" Curb	LF	2,800	\$ 25.00	\$ 70,000.00
5	Adjustment of Existing Manholes, Utility Vaults, and Pull Boxes to Finish Grade	LS	1	\$ 3,000.00	\$ 3,000.00
6	Furnish and Install Double Curb Inlet Catch Basin	EA	1	\$ 4,000.00	\$ 4,000.00
7	Construct 4 foot wide - 4-inch PCC sidewalk on 6-inches of Base Course on One Side of Road	LF	1,400	\$ 16.00	\$ 22,400.00
8	Furnish, Place, and Compact 2 1/2-inches Bituminous Asphalt Surface Course over 6-inches Compacted Road Base and 10-inches Sub-Base	SF	58,800	\$ 3.00	\$ 176,400.00
9	Furnish and Install 700 Linear Feet of Retaining Wall	LS	1	\$ 550,000.00	\$ 550,000.00
10	Grading, Revegetation, Landscaping, and Irrigation	LS	1	\$ 20,000.00	\$ 20,000.00
11	Roadway Striping	LS	1	\$ 2,000.00	\$ 2,000.00
12	Regulatory Signs	LS	4	\$ 750.00	\$ 3,000.00
13	Local Traffic Control	LS	1	\$ 11,500.00	\$ 11,500.00
Construction Subtotal					\$ 923,400.00
Construction Contingency (15%)					\$ 138,510.00
Engineering and Construction Management (12%)					\$ 110,808.00
PROJECT COST					\$ 1,172,718.00

NOTE: DOES NOT INCLUDE UTILITIES. DOES INCLUDE STORM SEWER UTILITIES.



CLIENT: Elk Ridge City
 PROJECT: Goosene Drive and Amafille Lane Extension Project
 PROJECT NUMBER: 5
 WORKSHT: Engineers Opinion of Probable Cost
 REVISED: 10-Nov-14

Item	Description	Unit	Qty	Unit Price	Total Cost
1	Mobilization	LS	1	\$ 18,000.00	\$ 18,000.00
2	Sub grade preparation	SF	58,800	\$ 0.25	\$ 14,700.00
3	Furnish and Install Curb Inlet Catch Basin	EA	3	\$ 2,500.00	\$ 7,500.00
4	Furnish and Install 18-inch HDPE Storm Pipe	LS	200	\$ 40.00	\$ 8,000.00
5	Furnish and Install Storm Sump	EA	1	\$ 7,500.00	\$ 7,500.00
6	Furnish and Install 24-inch Type "B" Curb	LF	2,800	\$ 25.00	\$ 70,000.00
7	Construct 4 foot wide - 4-inch PCC sidewalk on 6-inches of Base Course	LF	2,800	\$ 16.00	\$ 44,800.00
8	Furnish and Install ADA Accessible Ramp per City Standards and Install City Approved Detectible Warning Strip	EA	4	\$ 1,000.00	\$ 4,000.00
9	Install ADA Removable Concrete Tile	EA	4	\$ 500.00	\$ 2,000.00
10	Furnish and Install Conduits for Future	LS	1	\$ 500.00	\$ 500.00
11	Furnish, Place, and Compact 2 1/2-inches Bituminous Asphalt Surface Course over 6-inches Compacted Road Base and 10-inches Sub-Base	SF	58,800	\$ 3.00	\$ 176,400.00
12	Grading, Retaining Walls, Revegetation, Landscaping, and Irrigation	LS	1	\$ 150,000.00	\$ 150,000.00
13	Roadway Striping	LS	1	\$ 2,000.00	\$ 2,000.00
14	Regulatory Signs	LS	5	\$ 750.00	\$ 3,750.00
15	Local Traffic Control	LS	1	\$ 5,000.00	\$ 5,000.00
Construction Subtotal					\$ 514,150.00
Construction Contingency (15%)					\$ 77,122.50
Engineering and Construction Management (12%)					\$ 61,698.00
16	Land Acquisition	AC	2.121	\$ 85,000.00	\$ 180,303.03
PROJECT COST					\$ 833,273.53

NOTE: DOES NOT INCLUDE UTILITIES. DOES INCLUDE STORM SEWER UTILITIES.



CLIENT: Elk Ridge City
 PROJECT: Goosenest Drive to Loafer Canyon Road Extension Project
 PROJECT NUMBER: 6
 WORKSHT: Engineers Opinion of Probable Cost
 REVISED: 10-Nov-14

Item	Description	Unit	Qty	Unit Price	Total Cost
1	Mobilization	LS	1	\$ 30,000.00	\$ 30,000.00
2	Saw Cut and Remove Asphalt (Full Depth)	LF	82	\$ 0.50	\$ 41.00
3	Sub grade preparation	SF	100,800	\$ 0.25	\$ 25,200.00
4	Furnish and Install Curb Inlet Catch Basin	EA	10	\$ 2,500.00	\$ 25,000.00
5	Furnish and Install 5-foot Diameter Storm Drain Manhole	EA	5	\$ 4,000.00	\$ 20,000.00
6	Furnish and Install 18-inch HDPE Storm Drain Pipe	LF	210	\$ 40.00	\$ 8,400.00
7	Furnish and Install 24-inch HDPE Storm Drain Pipe	LF	2,400	\$ 50.00	\$ 120,000.00
8	Furnish and Install 24-inch Type "B" Curb	LF	4,800	\$ 25.00	\$ 120,000.00
9	Construct 4 foot wide - 4-inch PCC sidewalk on 6-inches of Base Course	LF	4,800	\$ 16.00	\$ 76,800.00
10	Furnish and Install ADA Accessible Ramp per City Standards and Install City Approved Detectible Warning Strip	EA	4	\$ 1,000.00	\$ 4,000.00
11	Install ADA Removable Concrete Tile	EA	4	\$ 500.00	\$ 2,000.00
12	Furnish and Install Conduits for Future	LS	1	\$ 500.00	\$ 500.00
13	Furnish, Place, and Compact 2 1/2-inches Bituminous Asphalt Surface Course over 6-inches Compacted Road Base and 10-inches Sub-Base	SF	100,800	\$ 3.00	\$ 302,400.00
14	Grading, Revegetation, Landscaping, and Irrigation	LS	1	\$ 30,000.00	\$ 30,000.00
15	Roadway Striping	LS	1	\$ 5,500.00	\$ 5,500.00
16	Regulatory Signs	LS	12	\$ 750.00	\$ 9,000.00
17	Local Traffic Control	LS	1	\$ 22,000.00	\$ 22,000.00
Construction Subtotal					\$ 800,841.00
Construction Contingency (15%)					\$ 120,126.15
Engineering and Construction Management (12%)					\$ 96,100.92
16	Additional 10-foot ROW Acquisition	AC	0.55	\$ 85,000.00	\$ 46,831.96
PROJECT COST					\$ 1,063,900.03

NOTE: DOES NOT INCLUDE UTILITIES. DOES INCLUDE STORM SEWER UTILITIES.

PAVEMENT, SUB-GRADE PREPARATION, AND ROW ACQUISITION COSTS FOR 66 FOOT ROW	\$ 374,431.96
---	----------------------

Item	Description	Unit	Qty	Unit Price	Total Cost
3	Sub grade preparation	SF	81,600	\$ 0.25	\$ 20,400.00
11	Furnish, Place, and Compact 2 1/2-inches Bituminous Asphalt Surface Course over 6-inches Compacted Road Base and 10-inches Sub-Base	SF	81,600	\$ 3.00	\$ 244,800.00
PAVEMENT AND SUB-GRADE PREPARATION FOR 56 FOOT ROW					\$ 265,200.00

UPSIZE COST BETWEEN 66 FOOT ROW AND 56 FOOT ROW	\$ 109,231.96
--	----------------------



CLIENT: Elk Ridge City
 PROJECT: Loafer Canyon Road Widening Project
 PROJECT NUMBER: 7
 WORKSHT: Engineers Opinion of Probable Cost
 REVISED: 10-Nov-14

Item	Description	Unit	Qty	Unit Price	Total Cost
1	Mobilization	LS	1	\$ 15,000.00	\$ 15,000.00
2	Saw Cut and Remove Asphalt (Full Depth)	LF	2,800	\$ 0.50	\$ 1,400.00
3	Sub grade preparation	SF	33,600	\$ 0.25	\$ 8,400.00
4	Furnish and Install Curb Inlet Catch Basin	EA	2	\$ 2,500.00	\$ 5,000.00
5	Furnish and Install 5-foot Diameter Storm Drain Manhole	EA	1	\$ 4,000.00	\$ 4,000.00
6	Furnish and Install 18-inch HDPE Storm Drain Pipe	LF	100	\$ 40.00	\$ 4,000.00
7	Furnish and Install 24-inch Type "B" Curb	LF	2,800	\$ 25.00	\$ 70,000.00
8	Adjustment of Existing Manholes, Utility Vaults, and Pull Boxes to Finish Grade	LS	1	\$ 3,000.00	\$ 3,000.00
9	Construct 4 foot wide - 4-inch PCC sidewalk on 6-inches of Base Course	LF	2,800	\$ 16.00	\$ 44,800.00
10	Furnish and Install ADA Accessible Ramp per City Standards and Install City Approved Detectible Warning Strip	EA	2	\$ 1,000.00	\$ 2,000.00
11	Install ADA Removable Concrete Tile	EA	2	\$ 500.00	\$ 1,000.00
12	Furnish and Install Conduits for Future	LS	1	\$ 500.00	\$ 500.00
13	Furnish, Place, and Compact 2 1/2-inches Bituminous Asphalt Surface Course over 6-inches Compacted Road Base and 10-inches Sub-Base	SF	33,600	\$ 3.00	\$ 100,800.00
14	Grading, Revegetation, Landscaping, and Irrigation	LS	1	\$ 15,000.00	\$ 15,000.00
15	Roadway Striping	LS	1	\$ 5,000.00	\$ 5,000.00
16	Regulatory Signs	LS	3	\$ 750.00	\$ 2,250.00
17	Local Traffic Control	LS	1	\$ 12,000.00	\$ 12,000.00
Construction Subtotal					\$ 294,150.00
Construction Contingency (15%)					\$ 44,122.50
Engineering and Construction Management (12%)					\$ 35,298.00
PROJECT COST					\$ 373,570.50

NOTE: DOES NOT INCLUDE UTILITIES. DOES INCLUDE STORM SEWER UTILITIES.

APPENDIX M

IMPACT FEE CALCULATION – ESSENTIAL ROADWAY IMPROVEMENTS

Table 85: Elk Ridge City: Essential Roadway Improvements Impact Fee Cashflows													
Fiscal Year	School and Church ERCs	School and Church ERCs Added	Total ERCs	Annual ERCs Added	Annual ERCs added less Schools and Churches ERCs	Culinary Water Impact Fee	Impact Fees Revenues	Capital Project Costs	Buy-in Costs (\$552.45/ERC)	Professional Expense	Bond Expenses (Principal plus Interest) Attributable to New Development (47.84%)	Loan/Bond Proceeds (Total Project Cost)	Total Expenses
2014 ¹	9	0	769	0	0	\$ 573.00	\$ -	\$ -	\$ -	\$ (2,750.80)	\$ -	\$ -	\$ (2,750.80)
2015	9	0	822	53	53	\$ 3,303.54	\$ 175,087.79	\$ -	\$ (29,279.56)	\$ -	\$ -	\$ -	\$ (29,279.56)
2016	12	3	882	60	57	\$ 3,303.54	\$ 188,301.97	\$ (391,504.19)	\$ (31,489.34)	\$ -	\$ -	\$ 1,672,964.81	\$ 1,249,971.29
2017	12	0	943	61	61	\$ 3,303.54	\$ 201,516.14	\$ (1,281,460.62)	\$ (33,699.11)	\$ -	\$ (67,011.78)	\$ -	\$ (1,382,171.52)
2018	12	0	975	32	32	\$ 3,303.54	\$ 105,713.38	\$ -	\$ (17,678.22)	\$ -	\$ (67,011.78)	\$ -	\$ (84,690.01)
2019	12	0	1,009	34	34	\$ 3,303.54	\$ 112,320.47	\$ (462,130.76)	\$ (18,783.11)	\$ (3,188.93)	\$ (67,011.78)	\$ -	\$ (551,114.59)
2020	23	11	1,059	50	39	\$ 3,303.54	\$ 128,838.19	\$ -	\$ (21,545.34)	\$ -	\$ (67,011.78)	\$ -	\$ (88,557.12)
2021	26	3	1,102	43	40	\$ 3,303.54	\$ 132,141.73	\$ -	\$ (22,097.78)	\$ -	\$ (67,011.78)	\$ -	\$ (89,109.56)
2022	26	0	1,143	41	41	\$ 3,303.54	\$ 135,445.27	\$ -	\$ (22,650.22)	\$ -	\$ (67,011.78)	\$ -	\$ (89,662.01)
2023	26	0	1,169	26	26	\$ 3,303.54	\$ 85,892.12	\$ -	\$ (14,363.56)	\$ -	\$ (67,011.78)	\$ -	\$ (81,375.34)
2024	26	0	1,196	27	27	\$ 3,303.54	\$ 89,195.67	\$ (70,228.46)	\$ (14,916.00)	\$ (3,696.85)	\$ (67,011.78)	\$ -	\$ (155,853.09)
2025	26	0	1,223	27	27	\$ 3,303.54	\$ 89,195.67	\$ -	\$ (14,916.00)	\$ -	\$ (67,011.78)	\$ -	\$ (81,927.78)
2026	26	0	1,250	27	27	\$ 3,303.54	\$ 89,195.67	\$ (254,806.46)	\$ (14,916.00)	\$ -	\$ (67,011.78)	\$ -	\$ (336,734.25)
2027	26	0	1,278	28	28	\$ 3,303.54	\$ 92,499.21	\$ -	\$ (15,468.45)	\$ -	\$ (67,011.78)	\$ -	\$ (82,480.23)
2028	26	0	1,307	29	29	\$ 3,303.54	\$ 95,802.75	\$ -	\$ (16,020.89)	\$ -	\$ (67,011.78)	\$ -	\$ (83,032.67)
2029	26	0	1,336	29	29	\$ 3,303.54	\$ 95,802.75	\$ -	\$ (16,020.89)	\$ (4,285.66)	\$ (67,011.78)	\$ -	\$ (87,318.33)
2030	29	3	1,367	31	28	\$ 3,303.54	\$ 92,499.21	\$ -	\$ (15,468.45)	\$ -	\$ (67,011.78)	\$ -	\$ (82,480.23)
2031	29	0	1,396	29	29	\$ 3,303.54	\$ 95,802.75	\$ -	\$ (16,020.89)	\$ -	\$ (67,011.78)	\$ -	\$ (83,032.67)
2032	29	0	1,425	29	29	\$ 3,303.54	\$ 95,802.75	\$ -	\$ (16,020.89)	\$ -	\$ (67,011.78)	\$ -	\$ (83,032.67)
2033	29	0	1,455	30	30	\$ 3,303.54	\$ 99,106.30	\$ -	\$ (16,573.34)	\$ -	\$ (39,271.16)	\$ -	\$ (55,844.50)
2034	29	0	1,486	31	31	\$ 3,303.54	\$ 102,409.84	\$ -	\$ (17,125.78)	\$ (4,968.25)	\$ -	\$ -	\$ (22,094.03)
Totals				717	697		\$ 2,302,569.66	\$ (2,460,130.50)	\$ (385,053.82)	\$ (18,890.48)	\$ -	\$ 1,672,964.81	\$ (2,302,569.65)

¹ Beginning balance for 2014 is estimated at \$38,964 based on an estimatated increase in ERCs for year 2014 of 50 using the current impact fee of \$573. This beginning balance is in addition to the balance at the end of 2013 which was \$10,314.00. This balance was obtained from the City.

² Interest Rate of 3.6% was used based on OMB Circular A-94 Appendix C (Revised December 2013).

Table 86: Elk Ridge City: Essential Roadway Improvements Impact Fee Cashflow Summary

Fiscal Year	Beginning Balance	Impact Fee Revenues	Total Expenses	Excess/ Shortfalls ³	Interest Income, 3.6% ²	Annual Ending Fund Balance
2014 ¹	\$ 38,964.00	\$ -	\$ (2,750.80)	\$ (2,750.80)	\$ -	\$ 36,213.20
2015	\$ 36,213.20	\$ 175,087.79	\$ (29,279.56)	\$ 145,808.23	\$ 1,303.68	\$ 183,325.11
2016	\$ 183,325.11	\$ 188,301.97	\$ 1,249,971.29	\$ 1,438,273.25	\$ 6,599.70	\$ 1,628,198.06
2017	\$ 1,628,198.06	\$ 201,516.14	\$ (1,382,171.52)	\$ (1,180,655.38)	\$ 58,615.13	\$ 506,157.82
2018	\$ 506,157.82	\$ 105,713.38	\$ (84,690.01)	\$ 21,023.38	\$ 18,221.68	\$ 545,402.88
2019	\$ 545,402.88	\$ 112,320.47	\$ (551,114.59)	\$ (438,794.12)	\$ 19,634.50	\$ 126,243.26
2020	\$ 126,243.26	\$ 128,838.19	\$ (88,557.12)	\$ 40,281.07	\$ 4,544.76	\$ 171,069.09
2021	\$ 171,069.09	\$ 132,141.73	\$ (89,109.56)	\$ 43,032.17	\$ 6,158.49	\$ 220,259.74
2022	\$ 220,259.74	\$ 135,445.27	\$ (89,662.01)	\$ 45,783.27	\$ 7,929.35	\$ 273,972.36
2023	\$ 273,972.36	\$ 85,892.12	\$ (81,375.34)	\$ 4,516.79	\$ 9,863.01	\$ 288,352.15
2024	\$ 288,352.15	\$ 89,195.67	\$ (155,853.09)	\$ (66,657.42)	\$ 10,380.68	\$ 232,075.41
2025	\$ 232,075.41	\$ 89,195.67	\$ (81,927.78)	\$ 7,267.89	\$ 8,354.71	\$ 247,698.01
2026	\$ 247,698.01	\$ 89,195.67	\$ (336,734.25)	\$ (247,538.58)	\$ 8,917.13	\$ 9,076.56
2027	\$ 9,076.56	\$ 92,499.21	\$ (82,480.23)	\$ 10,018.98	\$ 326.76	\$ 19,422.30
2028	\$ 19,422.30	\$ 95,802.75	\$ (83,032.67)	\$ 12,770.08	\$ 699.20	\$ 32,891.59
2029	\$ 32,891.59	\$ 95,802.75	\$ (87,318.33)	\$ 8,484.43	\$ 1,184.10	\$ 42,560.11
2030	\$ 42,560.11	\$ 92,499.21	\$ (82,480.23)	\$ 10,018.98	\$ 1,532.16	\$ 54,111.26
2031	\$ 54,111.26	\$ 95,802.75	\$ (83,032.67)	\$ 12,770.08	\$ 1,948.01	\$ 68,829.35
2032	\$ 68,829.35	\$ 95,802.75	\$ (83,032.67)	\$ 12,770.08	\$ 2,477.86	\$ 84,077.29
2033	\$ 84,077.29	\$ 99,106.30	\$ (55,844.50)	\$ 43,261.80	\$ 3,026.78	\$ 130,365.87
2034	\$ 130,365.87	\$ 102,409.84	\$ (22,094.03)	\$ 80,315.81	\$ 4,693.17	\$ 215,374.85
Totals		\$ 2,302,569.66	\$ (2,302,569.65)	\$ 0.00	\$ 176,410.85	

¹ Beginning balance for 2014 is estimated at \$38,964 based on an estimated increase in ERCs for year 2014 of 50 using the current impact fee of \$573. This beginning balance is in addition to the balance at the end of 2013 which was \$10,314.00. This balance was obtained from the City.

² Interest Rate of 3.6% was used based on OMB Circular A-94 Appendix C (Revised December 2013).

Revenue Bond Payment Calculations									
Fiscal Year	Bond Amount Issued toward Project ¹	Beginning Bond Balance	Total Required Yearly Payment	Yearly Payment in Addition to Required Yearly Payment	Total Yearly Payment	Bond Interest Payment	Bond Principal Payment	Ending Bond Balance	Bond Year
2014	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
2015	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
2016	\$ 1,672,964.81	\$ 1,726,424.11	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,726,424.11	0
2017	\$ -	\$ 1,726,424.11	\$ (122,574.79)	\$ (17,500.00)	\$ (140,074.79)	\$ (62,151.27)	\$ (77,923.53)	\$ 1,648,500.58	1
2018	\$ -	\$ 1,648,500.58	\$ (122,574.79)	\$ (17,500.00)	\$ (140,074.79)	\$ (59,346.02)	\$ (80,728.77)	\$ 1,567,771.81	2
2019	\$ -	\$ 1,567,771.81	\$ (122,574.79)	\$ (17,500.00)	\$ (140,074.79)	\$ (56,439.79)	\$ (83,635.01)	\$ 1,484,136.80	3
2020	\$ -	\$ 1,484,136.80	\$ (122,574.79)	\$ (17,500.00)	\$ (140,074.79)	\$ (53,428.92)	\$ (86,645.87)	\$ 1,397,490.93	4
2021	\$ -	\$ 1,397,490.93	\$ (122,574.79)	\$ (17,500.00)	\$ (140,074.79)	\$ (50,309.67)	\$ (89,765.12)	\$ 1,307,725.81	5
2022	\$ -	\$ 1,307,725.81	\$ (122,574.79)	\$ (17,500.00)	\$ (140,074.79)	\$ (47,078.13)	\$ (92,996.66)	\$ 1,214,729.15	6
2023	\$ -	\$ 1,214,729.15	\$ (122,574.79)	\$ (17,500.00)	\$ (140,074.79)	\$ (43,730.25)	\$ (96,344.54)	\$ 1,118,384.61	7
2024	\$ -	\$ 1,118,384.61	\$ (122,574.79)	\$ (17,500.00)	\$ (140,074.79)	\$ (40,261.85)	\$ (99,812.95)	\$ 1,018,571.66	8
2025	\$ -	\$ 1,018,571.66	\$ (122,574.79)	\$ (17,500.00)	\$ (140,074.79)	\$ (36,668.58)	\$ (103,406.21)	\$ 915,165.44	9
2026	\$ -	\$ 915,165.44	\$ (122,574.79)	\$ (17,500.00)	\$ (140,074.79)	\$ (32,945.96)	\$ (107,128.84)	\$ 808,036.61	10
2027	\$ -	\$ 808,036.61	\$ (122,574.79)	\$ (17,500.00)	\$ (140,074.79)	\$ (29,089.32)	\$ (110,985.48)	\$ 697,051.13	11
2028	\$ -	\$ 697,051.13	\$ (122,574.79)	\$ (17,500.00)	\$ (140,074.79)	\$ (25,093.84)	\$ (114,980.95)	\$ 582,070.18	12
2029	\$ -	\$ 582,070.18	\$ (122,574.79)	\$ (17,500.00)	\$ (140,074.79)	\$ (20,964.53)	\$ (119,120.27)	\$ 462,949.91	13
2030	\$ -	\$ 462,949.91	\$ (122,574.79)	\$ (17,500.00)	\$ (140,074.79)	\$ (16,666.20)	\$ (123,408.60)	\$ 339,541.31	14
2031	\$ -	\$ 339,541.31	\$ (122,574.79)	\$ (17,500.00)	\$ (140,074.79)	\$ (12,223.49)	\$ (127,851.31)	\$ 211,690.01	15
2032	\$ -	\$ 211,690.01	\$ (122,574.79)	\$ (17,500.00)	\$ (140,074.79)	\$ (7,620.84)	\$ (132,453.95)	\$ 79,236.05	16
2033	\$ -	\$ 79,236.05	\$ (82,088.55)	\$ -	\$ (82,088.55)	\$ (2,852.50)	\$ (79,236.05)	\$ 0.00	17
2034	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	18
2035	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	19
2036	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	20
2037	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
2038	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
2039	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
2040	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
2041	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
2042	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
	Totals	\$ -	\$ (2,043,285.25)	\$ (280,000.00)	\$ (2,323,285.25)	\$ (596,861.14)	\$ (1,726,424.11)	\$ -	

Elk Ridge City

Essential Roadway Improvements - Impact Fee

Essential Roadway Improvement Projects	Total Costs	% Attributed to Growth	Costs Attributable to Growth	Related ERCs Served	Cost per New ERC
Buy-in Costs - Surplus Capacity (Depreciated Costs)					
Existing Roads ¹	\$ 804,878.39	47.84%	\$ 385,053.82	697	\$ 552.44
Project Fees - Apportioned Costs					
Essential Roadway Improvement Projects ²	\$ 3,318,378.04	47.84%	\$ 1,587,512.05	697	\$ 2,277.64
Bond Debt Service ²	\$ 2,323,285.25	47.84%	\$ 1,111,459.66	697	\$ 1,594.63
Bond Proceeds ²	\$ (1,672,964.81)	47.84%	\$ (800,346.37)	697	\$ (1,148.27)
Total Capital Projects Fee	\$ 4,773,576.86		\$ 2,283,679.17		\$ 3,276.44
Miscellaneous Fees					
Professional Expenses	\$ 18,890.48	100.00%	\$ 18,890.48	697	\$ 27.10
Total Miscellaneous Fees	\$ 18,890.48		\$ 18,890.48		\$ 27.10

Total Impact Fee Cost per New ERC: **\$ 3,303.54**

¹ Refer to section 6.1.1.

² Refer to section 6.1.7 for proportionate share analysis.

Land Use	Impact Fee
Single Family Residential	\$ 3,303 per ERC
Multi-Family Residential	\$ 2,477 per ERC
Non-Residential	\$ 1,101 per 1,000 sq. ft.

APPENDIX N

ELK RIDGE CITY CURRENT IMPACT FEE ORDINANCE AND CURRENT FEE SCHEDULE

Chapter 2 IMPACT FEES

9-2-1: INTENT AND PURPOSE:

This chapter is intended to assist in the implementation of the city general plan and development code. The purpose of this chapter is to regulate the use and development of land so as to assure that new development bears a proportionate share of the cost of capital expenditures necessary for public facility improvements in the city. (Ord. 09-2, 4-14-2009, eff. 4-15-2009)

9-2-2: IMPACT FEE DISTRICT ESTABLISHED:

There is hereby established an impact fee district for culinary water, essential roadways, parks, wastewater for Elk Ridge, and wastewater for Payson. The entire city is considered one district for each fee. (Ord. 09-2, 4-14-2009, eff. 4-15-2009)

9-2-3: SCHEDULE OF FEES:

Prior to and as a condition of building permit or permit for a manufactured home issuance, impact fees, in amounts to be determined by the city council, shall be conveyed by the homebuilder for each lot. The city council may, from time to time, amend said fees and charges by ordinance. The table below lists the approved impact fees.

Impact Fee Type	Fee
Culinary water impact fee	\$ 5,410 .00
Essential roadway impact fee	573 .00
Park impact fee	1,385 .00
Wastewater impact fee - Elk Ridge	1,214 .00
Wastewater impact fee - Payson	2,200 .00
Total impact fees per building permit	10,782 .00
Accessory apartment impact fee (only for accessory apartments)	1,735 .00

(Ord. 09-2, 4-14-2009, eff. 4-15-2009)

9-2-4: IMPOSITION OF IMPACT FEE:

Any person who seeks to develop land within the city by applying for a building permit or a manufactured home permit is hereby required to pay an impact fee in the manner set forth in this chapter. No new building permit for any activity requiring payment of an impact fee shall be issued unless and until the impact fee hereby required has been paid. No extension of a building permit issued prior to the effective date hereof for any activity requiring payment of an impact fee shall be granted unless and until the impact fee hereby required has been paid. The city may impose an impact fee for culinary water costs previously incurred by the city to the extent that new growth and development will be served by the previously constructed improvement. (Ord. 09-2, 4-14-2009, eff. 4-15-2009)

9-2-5: PAYMENT OF FEE:

Required impact fees shall be paid to the city prior to the issuance of a building permit. All funds collected shall be properly identified by impact fee type and district, and promptly transferred for deposit in the appropriate impact fee trust fund to be held in separate accounts and used solely for the purposes related to each specific impact fee type. (Ord. 09-2, 4-14-2009, eff. 4-15-2009)

9-2-6: IMPACT FEES REVIEW REQUIREMENTS:

Impact fees shall be fixed by ordinance by the city council and shall be reviewed by the city council at least once each fiscal biennium (i.e., every 2 years) and may be revised from time to time, by amendment of the ordinance by the city council to reflect changes in costs or other base data pertinent to the formula. Impact fees shall be developed through an impact fee study. Any changes to an impact fee ordinance shall require a public hearing that must be noticed fourteen (14) days prior to the hearing. (Ord. 09-2, 4-14-2009, eff. 4-15-2009)

9-2-7: ACCOUNTING:

- A. Capital Improvements Fund: The fees collected pursuant to this provision shall be deposited in a capital improvements fund and shall be used to purchase or make capital improvements which will be of benefit to the persons residing in the subdivision.
- B. Accumulation In Separate Accounts: The city may, in accordance with state law, accumulate in separate accounts, revenues received pursuant to this provision until such time as there are sufficient monies to purchase or construct the designated capital improvements.
- C. Interest Bearing Account; Included, Excluded Improvements:
 - 1. The impact fee should be deposited into an interest bearing ledger account and may be only used for capital improvements to the capital facility system for which the fee was collected.
 - 2. These improvements may include the construction contract price, the cost of acquiring land, improvements, materials and fixtures, the cost for planning, surveying and engineering fees for services provided for and directly related to the construction of the system improvements, the debt service charges incurred if the improvements are financed by bonds, notes or other obligations carrying debt service charges, and for the cost of issuance of any such bonds, notes or other obligations.
 - 3. The impact fees may not be used for operation or maintenance costs for any public facilities within the city. (Ord. 09-2, 4-14-2009, eff. 4-15-2009)

9-2-8: USE OF FUNDS:

- A. Funds collected from impact fees shall be used solely for the purpose of acquiring and/or making capital improvements and their related costs to public facilities under the jurisdiction of the city.
- B. Funds shall be used exclusively for acquisitions, expansions, or capital improvements within the impact fee district, as identified in the written analysis, from which the funds were collected or for projects in other impact fee districts which are of benefit to the impact fee district from which the funds were collected. Funds shall be expended in the order in which they are collected.
- C. In the event that bonds or similar debt instruments are issued for advanced provision of capital facilities for which impact fees may be expended, impact fees may be used to pay

debt service on such bonds or similar debt instruments to the extent that the facilities provided are of the type described in subsection A of this section and are located within the appropriate impact fee districts.

- D. At least once each fiscal period, the mayor shall present to the city council a proposed capital improvements program for public facilities, assigning funds, including any accrued interest, from the several impact fee trust funds, to specific public improvement projects and related expenses. Monies, including any accrued interest, not assigned in any fiscal period, shall be retained in the same impact fee trust funds until the next fiscal period, except as provided by the refund provisions of this chapter.
- E. The city shall be entitled to retain not more than ten percent (10%) of the funds collected as compensation for the expense of collecting the fee and administering this chapter.
(Ord. 09-2, 4-14-2009, eff. 4-15-2009)

9-2-9: REFUND OF FEES PAID:

If a building permit or a manufactured home permit expires without commencement of construction, the fees have not been spent or encumbered, and no impact has resulted, then the fee payer shall be entitled to a refund, with interest at the rate the city received on the monies per annum, of the impact fee paid as a condition for its issuance, except that the city shall retain ten percent (10%) of the fee to offset a portion of the cost of collection and refund. The fee payer must submit an application for such a refund to the city within thirty (30) days of the expiration of the permit. Except as provided in Utah Code Annotated 11-36-302(b), any funds not expended or encumbered by the end of the calendar quarter immediately following six (6) years from the date the impact fee was paid shall, upon application of the current landowner, be returned to such landowner with interest at the rate the city received on the monies per annum; provided, that the landowner submits an application for a refund to the city within one hundred eighty (180) days of the expiration of the six (6) year period. (Ord. 09-2, 4-14-2009, eff. 4-15-2009)

9-2-10: EXEMPTIONS:

A. The following may be exempted from payment of the impact fee:

1. Alterations or expansion of an existing building where no additional residential dwelling units are created and where the use is not changed.

2. The construction of accessory buildings or structures where no additional residential dwelling units are created and where the use is not changed.
 3. The replacement of a destroyed or partially destroyed building or structure with a new building or structure of the same size and use.
 4. The installation of a replacement mobile or manufactured home on a lot or other such site when an impact fee for such mobile or manufactured home site has previously been paid pursuant to this chapter.
 5. The construction of buildings by a government agency or other development activities such as low income housing with a broad public purpose as determined by the city. In the event that an exemption is granted, the city council shall establish the source of funding to pay for the impact of the development activity.
- B. The city may allow a credit against impact fees for any dedication of land for, improvement to, or new construction of, any system improvements provided by the developer if the facilities are identified in the capital facilities plan, are required by the local political subdivision as a condition of approving the development activity.
- C. Any claim of exemption must be made no later than the time of application for a building permit. Any claim not so made shall be deemed waived.
- D. Special exceptions, waivers or credits may be granted, at the sole discretion of the city council to respond to unusual circumstances in specific cases and to ensure that the impact fees are imposed fairly. (Ord. 09-2, 4-14-2009, eff. 4-15-2009)

9-2-11: APPEALS:

Any person or entity residing in or owning property within the city, and any organization, association, or corporation representing the interests of persons or entities owning property within the city, may file a declaratory judgment action challenging the validity of the fee. Any person or entity required to pay an impact fee who believes the fee does not meet the requirements of law may file a written request for information with the city. Within two (2) weeks of the receipt of the request for information, the city shall provide the person or entity with the written analysis required by Utah code section 11-36-201 and with any other relevant information relating to the impact fee. Within thirty (30) days after paying an impact fee, any person or entity who has paid the fee and wishes to challenge the fee may do so pursuant to Utah code section 11-36-401. (Ord. 09-2, 4-14-2009, eff. 4-15-2009)

9-2-12: APPLICABILITY OF CULINARY WATER IMPACT FEES:

The culinary water impact fees are for system improvements and in no wise repeal or rescind the water transfer required upon development, after annexation, to ensure that an adequate supply of water exists. (Ord. 09-2, 4-14-2009, eff. 4-15-2009)

9-2-13: ENFORCEMENT:

The city may enforce the provisions of this chapter by an action at law or in equity in any court having jurisdiction. (Ord. 09-2, 4-14-2009, eff. 4-15-2009)



City of Elk Ridge Fee Schedule Approved 30 Aug 2011

BUILDING FEES

1-ACCESSORY APARTMENT PERMIT = \$30 annually

2-BUILDING PERMIT FEES

- Culinary water connection = \$375
- Sewer connection = \$200
- Non-residential Connection Fees are calculated, based on "Equivalent Residential Connections"
- Plan check deposit = \$1,000
- Plans lamination fee = \$.80 per foot
- Basement completion permit = \$200
- Contractor water (during construction) = \$100
- Contractor registration fee = \$12 annually
- Performance bond = \$500 (refunded after final inspection)
- Contractor clean up bond = \$500 (refunded after final inspection)
- Building permit fee = based upon square footage
- Plan check fee = 65% of building permit fee

3-EXCAVATION PERMIT = \$100

4-IMPACT FEES (paid at the time of building permit)

- Accessory Apartment Impact Fee 1,735
- Culinary water impact fee \$5,140
- Electric impact fee = determined by SESD
- Essential roadway impact fee = \$573
- Park Impact Fee = 1,385
- Water Impact Fee = 5,410
- Sewer Impact Fee = 3,414
- Wastewater impact fee – Payson/Salem = \$2,200
- Wastewater impact fee – Elk Ridge = \$1,214
- Non-residential Impact Fees are calculated, based on "Equivalent Residential Connections"

5-TEMPORARY OCCUPANCY PERMIT = \$100

DEVELOPMENT FEES

* All fees required for Development or General Plan / Code Amendment include two components: 1) a non-refundable fixed fee for application processing and review, and 2) a non-refundable deposit for variable fees associated with outside planning and engineering consulting. A maximum of two (2) Reviews per Application shall be covered by the required fees. Additional fees will be required, and paid for by the applicant, for reviews beyond the stated maximum per application.

Initial Planner Consultation Fee: \$125/hour

1-ANNEXATION

- Petition to Annex
 - Fixed Fee = \$200 (Non-refundable)
 - Initial Engineering/Planner Deposits = \$500
- Annexation Fee
 - Fixed Fee = \$1,500 (Non-refundable)
 - Initial Engineering/Planner Deposit - \$1,000

2-PERFORMANCE GUARANTEES

- Durability retainer = 20% of bonded improvements
 - Cash bond required for roadway overlay/equal to cost estimate + 20%
- Engineering inspection deposit (min. \$1,000)
 - 6% of bonded improvements under \$1m
 - 3% of bonded improvements over \$1m
- Administration fee = 5.0% of engineering Inspection bond

3-SITE PLAN APPROVAL

- Fixed Fee = \$250 (Non-refundable)
- Initial Engineering/Planner Deposit = \$500

4-SUBDIVISION

- Lot line adjustment
 - Fixed Fee = \$250
 - Initial Engineering/Planner Deposit = \$500
- Plat amendment after an approval
 - Fixed Fee = \$200
 - Initial Engineering/Planner Deposit = \$500
- Street vacation
 - Fixed Fee = \$175
 - Initial Engineering/Planner Deposit = \$500
- Subdivision
 - Preliminary Plat (No Contingencies)
 - Fixed Fee = \$500 + \$25 per lot
 - Initial Engineering/Planner Deposit = \$1,000 + \$40 / lot
 - Final Plat
 - Fixed Fee = \$300 + \$25 per lot
 - Initial Engineering/Planner Deposit = \$900 + \$40 / lot
 - County Recording Fees prior to recording

GENERAL PLAN / CODE AMENDMENT FEES

1-CODE AMENDMENT

- Code amendment request
 - Fixed Fee = \$200
 - Initial Engineering/Planner Deposit = \$500
- Zoning map change = \$100
 - Fixed Fee = \$200
 - Initial Engineering/Planner Deposit = \$500

2-GENERAL PLAN AMENDMENT

- General plan text amendment
 - Fixed Fee = \$200
 - Initial Engineering/Planner Deposit = \$500
- General plan map change
 - Fixed Fee = \$200
 - Initial Engineering/Planner Deposit = \$500
- General Plan Amendment
 - Fixed Fee = \$200
 - Initial Engineering Deposit = \$500

3-CONDITIONAL USE PERMIT

- Land use permit
 - Fixed Fee = \$300
 - Initial Engineering/Planner Deposit = \$500
- All Other Conditional Use Permits
 - Fixed Fee = \$50

OFFICE FEES

1-COPY MACHINE USE

- Copy = \$.05 (\$.03 if own paper)
- Double sided copy = \$.07

2-FAX MACHINE USE

- \$1.50 for 3 sheets
- 4 or more sheets = \$.25 each
- International = \$5.00
- Incoming fax = \$.25 per sheet

3-FILE RESEARCH = \$25 per hour plus copy costs

4-RETURNED CHECKS =\$25 per check

MISCELLANEOUS FEES

1-BUSINESS LICENSE

- Business license = \$45 annually
- Solicitors, canvassers, peddlers, & itinerant merchants = \$25 annually

2-HEARING ADJUSTOR

- Fixed Fee = \$200 (Non-refundable)
- Initial Hearing Adjustor Deposit = \$300

3-SHULER PARK PAVILION RENTAL

- Rental fee = \$25
- Refundable deposit = \$50

4-CITY UTILITY FEES

- Deposit = \$100 (Refundable after 18 months of consistent good payment record)
- Administrative Fee = \$10 (paid with deposit)
- Late Fee = \$10.00 (After the last day of the month)
- Shut-off Fees: (After the 15th of the Month)
 - Red Tag Fee = \$15 (To deliver warning of shut-off)
 - Disconnect (Shut-off) Fee: \$25
 - Re-deposit: \$100(2nd Shut-off: If no deposit is on record with the City, with the 2nd shut-off within an 18 month period of time, \$100 must be re-submitted to the City - *Non-refundable*)
This Deposit increases \$25 with each subsequent Shut-off

5-WATER CHARGES:

1. Base Fee: \$40.00 for the 1st 12,000 gal.
2. Tiered-based water rates:
 - Plus, \$1.80 per 1,000 gal of water above the fee base amount & up to 50,000 gal.
 - & \$2.00 per 1,000 gal. of water above 50,000 gal used & up to 75,000 gal.
 - & \$2.25 / 1,000 gal. of water above 75,000 gal. & up to 125,000 gal. water used
 - & \$2.75 / 1,000 gal. water above 125,000 gal. of water used

6-SEWER CHARGES: \$36.00 per month

7-STORM DRAINAGE FEE: \$3.00

8-SANITATION SERVICES:

- A. Collection + 1st Container: \$11
- B. 2nd Container (Optional): \$9

APPENDIX O

FY 2012/2013 BASIC FINANCIAL STATEMENTS AND AUDITS

ELK RIDGE CITY
FINANCIAL STATEMENTS

June 30, 2013

TABLE OF CONTENTS

	<u>Page</u>
Financial Section	
Independent Auditors' Report	1
Management Discussion and Analysis	4
Basic Financial Statements	
Statement of Net Position	11
Statement of Activities	12
Balance Sheet – Governmental Funds	13
Reconciliation of the Balance Sheet of Governmental Funds to the Statement of Net Position	14
Statement of Revenues, Expenditures and Changes in Fund Balances – Governmental Funds	15
Reconciliation of the Statement of Revenues, Expenditures and Changes in Fund Balances of Governmental Funds to the Statement of Activities	16
Statement of Net Position – Proprietary Funds	17
Statement of Revenues, Expenditures and Changes in Fund Net Position – Proprietary Funds	18
Statement of Cash Flows – Proprietary Funds	19
Notes to the Basic Financial Statements	23
Required Supplementary Information	
Budgetary Comparison Schedule – General Fund	45
Notes to Required Supplementary Information	46

TABLE OF CONTENTS

	<u>Page</u>
Supplementary Information	
Governmental Funds:	
Statement of Revenues, Expenditures and Changes in Fund Balance – Budget and Actual – General Fund	49
Statement of Revenues and Expenditures – Budget and Actual – Future Improvements Capital Projects Fund	52
Combining Balance Sheet – Nonmajor Governmental Funds	53
Combining Statement of Revenues, Expenditures and Changes In Fund Balances – Nonmajor Governmental Funds	54
Statement of Revenues, Expenditures and Changes in Fund Balance – Budget and Actual – Special Revenue Parks Fund	55
Statement of Revenues and Expenditures – Budget and Actual – Fire Apparatus Capital Projects Fund	56
Statement of Revenues and Expenditures - Budget and Actual – Town Hall/Firestation Capital Projects Fund	57
Statement of Revenues and Expenditures – Budget and Actual – Backhoe Fund	58
Proprietary Funds:	
Statement of Revenues and Expenditures – Budget and Actual – Water Fund	59
Statement of Revenues and Expenditures – Budget and Actual – Sewer Fund	60
Statement of Revenues and Expenditures – Budget and Actual – Storm Drainage Fund	61

TABLE OF CONTENTS

	<u>Page</u>
Governmental Audit Report:	
Independent Auditors' Report on Internal Control Over Financial Reporting and on Compliance and Other Matters Based on an Audit of Financial Statements Performed in Accordance with <i>Government Auditing Standards</i>	63
State Compliance Report:	
Independent Auditors' Report on Compliance and on Internal Controls Over Compliance in Accordance with the <i>State of Utah Legal Compliance Audit Guide</i>	65

INDEPENDENT AUDITORS' REPORT

To the Mayor and City Council
Elk Ridge City
Elk Ridge, Utah

Report on the Financial Statements

We have audited the accompanying financial statements of the governmental activities, the business-type activities, each major fund, and the aggregate remaining fund information of Elk Ridge City, Utah (the City), as of and for the year ended June 30, 2013, and the related notes to the financial statements, which collectively comprise the City's basic financial statements as listed in the table of contents.

Management's Responsibility for the Financial Statements

Management is responsible for the preparation and fair presentation of these financial statements in accordance with accounting principles generally accepted in the United States of America; this includes the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

Auditor's Responsibility

Our responsibility is to express opinions on these financial statements based on our audit. We conducted our audit in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the financial statements are free from material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial statements. The procedures selected depend on the auditor's judgment, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error. In making those risk assessments, the auditor considers internal control relevant to the entity's preparation and fair presentation of the financial statements in order to design audit procedures that are appropriate in the circumstances, but not

for the purpose of expressing an opinion on the effectiveness of the entity's internal control. Accordingly, we express no such opinion. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the financial statements.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

Opinions

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities, the business-type activities, each major fund, and the aggregate remaining fund information of the City as of June 30, 2013, and the respective changes in financial position, and, where applicable, cash flows thereof for the year then ended in accordance with accounting principles generally accepted in the United States of America.

Other Matters

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that the management discussion and analysis and budgetary comparison information as listed in the table of contents be presented to supplement the basic financial statements. Such information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board, who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

Other Information

Our audit was conducted for the purpose of forming opinions on the financial statements that collectively comprise the City's basic financial statements. The supplementary information listed in the table of contents is presented for purposes of additional analysis and is not a required part of the basic financial statements.

The supplementary information is the responsibility of management and was derived from and relates directly to the underlying accounting and other records used to prepare the basic financial statements. Such information has been subjected to the auditing procedures applied in the audit of the basic financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to

prepare the basic financial statements or to the basic financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America. In our opinion, the supplementary information is fairly stated in all material respects in relation to the basic financial statements as a whole.

Other Reporting Required by *Government Auditing Standards*

In accordance with *Government Auditing Standards*, we have also issued our report dated December 30, 2013, on our consideration of the City's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements and other matters. The purpose of that report is to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the City's internal control over financial reporting and compliance.

A handwritten signature in cursive script that reads "Jones Simkins LLC".

JONES SIMKINS LLC
Logan, Utah
December 30, 2013

ELK RIDGE CITY
MANAGEMENT DISCUSSION AND ANALYSIS
JUNE 30, 2013

As management of Elk Ridge City, we offer, to those interested, this narrative overview and analysis of the financial activities of the City for the fiscal year ending June 30, 2013. This overview and analysis is also intended to assist the reader to focus on significant financial issues including identifying changes in the City's financial position. We encourage readers to consider the information presented here in conjunction with the City's financial statements. The City's activities are classified in the following manner: Governmental (General Administration, Public Safety, Streets and Highways, Parks and Recreation); while Business-type activities refer to operations of the Water, Sewer and Storm Drainage Funds.

FINANCIAL HIGHLIGHTS

- The City's overall financial condition improved but continues to be affected by the economic conditions of the area. The City's net position increased by \$332,692 during the year, primarily due to the recovery of impact fees spent in prior years and the normal retirement of long-term debt.

REPORTING THE CITY AS A WHOLE

This discussion and analysis is intended to serve as an introduction to the City's basic financial statements. The City's basic financial statements comprise three components:

- 1) government-wide financial statements
- 2) fund financial statements, and
- 3) notes to the financial statements.

This report also includes other supplementary information in addition to the basic financial statements.

The government-wide financial statements are designed to provide readers with a broad overview of the City's finances, in a manner similar to a private-sector business.

- *The statement of net position* presents information on all of the City's assets, deferred outflows, liabilities and deferred inflows, with the residual balance reported as *net position*. Over time, increases or decreases in net position may serve as a useful indicator of whether the financial condition of the City is improving or deteriorating. However, the reader will also have to consider other non-financial factors.
- *The statement of activities* presents information showing how the City's net position changed during the fiscal year reported. All changes in net position are reported as soon as the underlying event giving rise to the change occurs, regardless of the timing of related cash flows. Thus, all of the current year's revenues and expenses are taken into account regardless of when cash is received or paid.
- Both of the government-wide financial statements distinguish between activities that are principally supported by taxes and intergovernmental revenues (governmental activities) from other functions that are intended to recover all or a significant portion of their costs through user fees and charges (business-type activities). The government-wide financial statements can be found on page 11 of this report.

ELK RIDGE CITY
MANAGEMENT DISCUSSION AND ANALYSIS
JUNE 30, 2013

REPORTING THE CITY'S MOST SIGNIFICANT FUNDS

A fund is a grouping of related accounts that is used to maintain control over resources that have been segregated for specific activities or objectives. Elk Ridge City also uses fund accounting to ensure and demonstrate compliance with finance-related legal requirements. All of the funds of the City can be divided into two categories: governmental and proprietary funds.

- *Governmental Funds* – These funds are used to account for the same functions reported as governmental activities in the government-wide financial statements. These fund statements focus on how money flows into and out of these funds and the balances left at year-end that are available for spending. These funds are reported using an accounting method called modified accrual accounting, which measures cash and other financial assets that can be readily converted to cash. The governmental fund statements provide a detailed short-term view of the City's general government operations and the basic services it provides. Governmental fund information helps users determine whether there are more or fewer financial resources that can be spent in the near future to finance the City's programs. We describe the relationship (or differences) between governmental activities (reported in the Statement of Net Assets and the Statement of Activities) and governmental funds in a reconciliation included with the fund financial statements.

The major governmental funds (as determined by generally accepted accounting principles) are the General Fund and the Future Improvements Capital Projects Fund. The City also has other Capital Project Funds and a Special Revenue Fund; all of which are considered non-major governmental funds.

- *Proprietary Funds* - Elk Ridge City maintains one type of proprietary fund, the enterprise fund type. Enterprise funds are used to report the same functions presented as business-type activities in the government-wide financial statements. Elk Ridge City uses enterprise funds to account for its Water Utility, Sewer Utility and Storm Drain Utility.

As determined by generally accepted accounting principles, the water fund and the sewer fund meet the criteria of major fund classification.

- *Fiduciary Funds* – These funds are used to account for resources held for the benefit of parties outside the government. The City currently has no *fiduciary funds*.

GOVERNMENT-WIDE FINANCIAL ANALYSIS

As noted earlier, net position may serve over time as a useful indicator of a government's financial condition. In the case of Elk Ridge City, assets and deferred outflows exceed liabilities and deferred inflows by \$16,821,004.

By far, the largest portion of Elk Ridge City's net position (83%) reflects its investment in capital assets (e.g., land, buildings, infrastructure assets, machinery and equipment), less any related debt used to acquire those assets that is still outstanding. The City uses these capital assets to provide services to citizens; consequently these assets are not available for future spending. Although the City's investment in its capital assets is reported net of related debt, it should be noted that the resources needed to repay this debt must be provided from other sources, since the capital assets themselves cannot be used to liquidate these liabilities.

ELK RIDGE CITY
MANAGEMENT DISCUSSION AND ANALYSIS
JUNE 30, 2013

STATEMENT OF NET POSITION

		Governmental Activities		Business-type Activities	
		<u>2012</u>	<u>2013</u>	<u>2012</u>	<u>2013</u>
Current and other assets	\$	1,956,971	1,915,981	1,223,745	1,560,780
Capital assets, net		<u>7,808,058</u>	<u>7,862,378</u>	<u>6,826,256</u>	<u>6,733,937</u>
Total assets		<u>9,765,029</u>	<u>9,778,359</u>	<u>8,050,001</u>	<u>8,294,717</u>
Current liabilities		426,894	381,610	47,410	67,028
Noncurrent liabilities		<u>608,000</u>	<u>560,000</u>	-	-
Total liabilities	\$	<u>1,034,894</u>	<u>941,610</u>	<u>47,410</u>	<u>67,028</u>
Deferred inflows	\$	<u>244,414</u>	<u>243,434</u>	-	-
Net position:					
Net investment in capital assets	\$	7,133,763	7,254,378	6,826,256	6,733,937
Restricted for:					
Impact fee		101,528	82,878	141,558	201,362
Bond requirements		586	590	-	-
Unrestricted		<u>1,249,844</u>	<u>1,255,469</u>	<u>1,034,777</u>	<u>1,292,390</u>
Total net position	\$	<u>8,485,721</u>	<u>8,593,315</u>	<u>8,002,591</u>	<u>8,227,689</u>

GOVERNMENTAL ACTIVITIES

The City's financial condition improved primarily because of three reasons: 1) the City's Water Fund collected impact fees for projects previously completed and 2) the City made scheduled payments on long-term debt.

Governmental activities net position increased by \$107,594 for the current fiscal year. Key elements of this increase are as follows:

- Most revenues were constant compared to the prior year except charges for services increased primarily due to an increase in building permits issued and a new recycling program.
- Four developments were accepted by the City in the prior year resulting in contributed capital assets of \$1,987,777 in fiscal year 2012. During fiscal year 2013, the City did not accept any developments.

ELK RIDGE CITY
MANAGEMENT DISCUSSION AND ANALYSIS
JUNE 30, 2013

CHANGES IN NET POSITION

	Governmental Activities		Business-type Activities	
	<u>2012</u>	<u>2013</u>	<u>2012</u>	<u>2013</u>
Revenues				
Program revenues				
Charges for services	\$ 283,581	388,857	962,871	1,077,336
Operating grants and contributions	105,485	109,114	50,000	-
Capital grants and contributions	2,012,027	8,744	1,020,516	-
General revenues				
Property taxes	340,448	339,540	-	-
Sales and use taxes	217,483	237,124	-	-
Franchise taxes	120,283	126,641	-	-
Other taxes	905	360	-	-
Other revenues	<u>11,260</u>	<u>5,500</u>	<u>3,570</u>	<u>5,244</u>
Total revenues	\$ <u>3,091,472</u>	<u>1,215,880</u>	<u>2,036,957</u>	<u>1,082,580</u>
Expenses				
General government	\$ 335,083	375,771	-	-
Public safety	145,695	166,679	-	-
Streets/highways	253,182	372,797	-	-
Parks & recreation	60,070	60,140	-	-
Sanitation	85,133	116,338	-	-
Interest	34,592	31,561	-	-
Water	-	-	459,790	521,687
Sewer	-	-	330,806	293,767
Storm drain	<u>-</u>	<u>-</u>	<u>31,820</u>	<u>27,028</u>
Total expenses	\$ <u>913,755</u>	<u>1,123,286</u>	<u>822,416</u>	<u>842,482</u>
Change in net position before transfers	\$ 2,177,717	92,594	1,214,541	240,098
Transfers	<u>(24,500)</u>	<u>15,000</u>	<u>24,500</u>	<u>(15,000)</u>
Change in net position	2,153,217	107,594	1,239,041	225,098
Net position beginning	<u>6,332,504</u>	<u>8,485,721</u>	<u>6,763,550</u>	<u>8,002,591</u>
Net position ending	\$ <u>8,485,721</u>	<u>8,593,315</u>	<u>8,002,591</u>	<u>8,227,689</u>

ELK RIDGE CITY
MANAGEMENT DISCUSSION AND ANALYSIS
JUNE 30, 2013

BUSINESS-TYPE ACTIVITIES

Business-type activities net position increased by \$225,098. Key elements of this increase are as follows:

- The City's Water Fund incurred high costs as the City had to use a lower well resulting in higher utility costs. In fiscal year 2012, the City benefitted from increased water usage due to an extremely dry year. During fiscal year 2013, the City collected significantly more impact fees which were used to repay for projects completed in prior years.
- The City's sewer rates generated enough net operating income to replace sewer system assets as the system becomes older. However, the current year rate of return on fixed assets for the sewer system was basically 0%. Even though revenues increased by approximately \$14,000, the City's operating expenses increased by approximately \$13,000.
- The storm drain fee has been sufficient to maintain the clean-out of the sumps but not cover the administrative costs. The City is continuing to evaluate if this fee is sufficient to pay for the costs of replacing and expanding the system.

FINANCIAL ANALYSIS OF THE CITY'S FUNDS

The focus of the City's governmental funds is to provide information on near-term inflows, outflows and balances of spendable resources. Such information is useful in assessing the City's financing requirements. As of June 30, 2013, the City's governmental funds (General, Capital Projects and Special Revenue) reported combined fund equity of \$1,338,937. This represents a decrease of \$13,021 from last year's ending balances.

The General Fund is the chief operating fund of the City. All activities which are not required to be accounted for in separate funds either by state or local ordinance or by a desire to maintain a matching of revenues and expenses are accounted for in this fund.

Taxes continue to be the largest source of revenue in the General Fund and represent 50% of total general fund revenues. This compares with 53% for 2012. License and permit fee revenue increased as housing construction increased due to low interest rates. Charges for services increased primarily due to sanitation fees increasing because of a new recycling program. Expenses increased for the general government because of additional consultant expenses related to planning and inspection services. Expenses for streets increased due to more being spent to perform maintenance on roads. Sanitation expense increased due to the new recycling program. The City also completed construction on a new maintenance building resulting in higher capital outlay.

As stated earlier, the City maintains three enterprise funds to account for the business-type activities of the City. The separate fund statements included in this report provide the same information for business-type activities as is provided in the government-wide financial statements. However, the difference is that the fund statements provide more detail.

Charges for services for the water fund decreased compared to the prior year based on usage by residents. During the year, the City had to use a well that requires more pumping resulting in higher utility and other costs. The City also benefited from higher impact fees due to more building permits issued.

ELK RIDGE CITY
MANAGEMENT DISCUSSION AND ANALYSIS
JUNE 30, 2013

GENERAL FUND BUDGETARY HIGHLIGHTS

The budget is constantly reviewed by the Mayor, the City Council and the office staff. Typically, there is a mid-year amendment to the budget and then again at the end of the fiscal year, in June. Many adjustments are minor and simply reflect keeping current with year-to-date actual revenues and expenditures; however, some adjustments are of greater significance.

During the fiscal year, the City increased budgeted revenues by approximately \$112,000 to reflect an increase in property tax revenue, building permit fees, and recycling fees but a reduction in utility franchise taxes. The City increased the expenditure budgets by approximately \$235,000. The increase was primarily due to an increase in consultant fees, the construction on a new maintenance building and implementing a new recycling program.

The City authorized a transfer from the Future Improvements Capital Projects Fund to provide funding for capital outlays on the maintenance building.

CAPITAL ASSET AND DEBT ADMINISTRATION

Capital assets – Elk Ridge City's investment in capital assets for its governmental and business-type activities as of June 30, 2013 amounts to \$14,596,315 (net of accumulated depreciation of \$4,483,414). This investment in capital assets includes land, buildings and systems, improvements, infrastructure (streets, sidewalks, curb and gutter, etc.), and machinery and equipment. The decrease in the City's investment in fixed assets from the previous year was \$37,999. Depreciation expense was approximately \$483,000. The key asset additions were: 1) construction on a new maintenance building, 2) park improvement, and 3) road construction.

Long-term debt – As of June 30, 2013, the City had a total debt outstanding of \$608,000, compared with \$674,295 as of June 30, 2012. None of the debt is considered to be general obligation debt backed by the full faith and credit of the City. The City did not issue any new debt during the year. The reduction in the total debt outstanding was a result of scheduled debt payments.

REQUESTS FOR INFORMATION

This report is designed to provide a general overview of Elk Ridge City's finances for all those with an interest in the City's finances. Questions concerning any information provided in this report or requests for additional information should be addressed to: City Recorder, Elk Ridge City, 80 E. Park Drive, Elk Ridge, UT 84651.

Basic Financial Statements

ELK RIDGE CITY
STATEMENT OF NET POSITION
June 30, 2013

	Primary Government		
	Governmental	Business-type	
	Activities	Activities	Total
<u>Assets</u>			
Cash and cash equivalents	\$ -	356,082	356,082
Pooled cash and cash equivalents	1,363,140	1,123,610	2,486,750
Accounts receivable, net	23,506	81,088	104,594
Due from other governments	313,217	-	313,217
Deposits	81	-	81
Restricted assets:			
Cash and cash equivalents	216,037	-	216,037
Land	2,393,556	195,562	2,589,118
Water rights	-	655,527	655,527
Buildings	381,526	-	381,526
Improvements other than buildings	313,868	-	313,868
Machinery and equipment	714,476	-	714,476
Infrastructure	6,187,032	-	6,187,032
Structures and systems	-	8,238,182	8,238,182
Accumulated depreciation	(2,128,080)	(2,355,334)	(4,483,414)
Total assets	9,778,359	8,294,717	18,073,076
<u>Liabilities</u>			
Accrued expenses	85,163	56,028	141,191
Deposits due customers	-	11,000	11,000
Contractor deposits	215,447	-	215,447
Contractor performance bonds	33,000	-	33,000
Noncurrent liabilities:			
Due within one year	48,000	-	48,000
Due in more than one year	560,000	-	560,000
Total liabilities	941,610	67,028	1,008,638
<u>Deferred Inflow of Resources</u>			
Revenues for future periods	243,434	-	243,434
<u>Net Position</u>			
Net investment in capital assets	7,254,378	6,733,937	13,988,315
Restricted for:			
Impact fees	82,878	201,362	284,240
Bond requirement	590	-	590
Unrestricted	1,255,469	1,292,390	2,547,859
Total net position	\$ 8,593,315	8,227,689	16,821,004

The accompanying notes are an integral
part of these financial statements

ELK RIDGE CITY
STATEMENT OF ACTIVITIES
For the Year Ended June 30, 2013

Activities	Program Revenues			Net (Expense) Revenue and Changes in Net Position			
	Expenses	Charges for Services	Operating Grants and Contributions	Capital Grants and Contributions	Governmental Activities	Business-type Activities	Total
Primary government:							
Governmental:							
General government	\$ 375,771	163,471	-	-	(212,300)	-	(212,300)
Public safety	166,679	115	2,538	-	(164,026)	-	(164,026)
Streets/highways	372,797	35,662	98,858	8,744	(229,533)	-	(229,533)
Sanitation	116,338	128,189	-	-	11,851	-	11,851
Parks and recreation	60,140	61,420	7,718	-	8,998	-	8,998
Interest (indirect)	31,561	-	-	-	(31,561)	-	(31,561)
Total governmental activities	\$ 1,123,286	388,857	109,114	8,744	(616,571)	-	(616,571)
Business-type activities:							
Water	\$ 521,687	700,663	-	-	-	178,976	178,976
Sewer	293,767	341,477	-	-	-	47,710	47,710
Other	27,028	35,196	-	-	-	8,168	8,168
Total business-type activities	\$ 842,482	1,077,336	-	-	-	234,854	234,854
Total primary government	\$ 1,965,768	1,466,193	109,114	8,744	(616,571)	234,854	(381,717)
General revenues:							
Taxes:							
					\$ 237,124	-	237,124
					126,641	-	126,641
					339,540	-	339,540
					360	-	360
					703,665	-	703,665
					1,190	-	1,190
					9,471	5,244	14,715
					(5,161)	-	(5,161)
					15,000	(15,000)	-
					724,165	(9,756)	714,409
					107,594	225,098	332,692
					8,485,721	8,002,591	16,488,312
					\$ 8,593,315	8,227,689	16,821,004

The accompanying notes are an integral part
of these financial statements.

ELK RIDGE CITY
BALANCE SHEET
GOVERNMENTAL FUNDS
June 30, 2013

	General	Future Improvements Capital Projects	Nonmajor Funds	Total Governmental Funds
<u>Assets</u>				
Pooled cash and cash equivalents	\$ 268,640	784,717	309,783	1,363,140
Accounts receivable, net	23,506	-	-	23,506
Due from other governments	313,217	-	-	313,217
Restricted assets:				
Cash and cash equivalents	215,447	-	590	216,037
Deposits	81	-	-	81
Total assets	<u>\$ 820,891</u>	<u>784,717</u>	<u>310,373</u>	<u>1,915,981</u>
<u>Liabilities</u>				
Accrued expenses	\$ 79,994	-	5,169	85,163
Contractor deposits	215,447	-	-	215,447
Contractor performance bonds	33,000	-	-	33,000
Total liabilities	<u>328,441</u>	<u>-</u>	<u>5,169</u>	<u>333,610</u>
<u>Deferred Inflow of Resources</u>				
Revenues for future periods	<u>243,434</u>	<u>-</u>	<u>-</u>	<u>243,434</u>
<u>Fund balances</u>				
Restricted for:				
Bond requirements	-	-	590	590
Impact fees	48,664	-	34,214	82,878
Assigned	37,000	784,717	270,400	1,092,117
Unassigned	163,352	-	-	163,352
Total fund balances	<u>249,016</u>	<u>784,717</u>	<u>305,204</u>	<u>1,338,937</u>
Total liabilities, deferred inflow of resources and fund balances	<u>\$ 577,457</u>	<u>784,717</u>	<u>310,373</u>	<u>1,672,547</u>

The accompanying notes are an integral
part of these financial statements

ELK RIDGE CITY
RECONCILIATION OF THE BALANCE SHEET
OF GOVERNMENTAL FUNDS TO THE STATEMENT OF NET POSITION
For the Year Ended June 30, 2013

Total fund balances for governmental funds	\$	1,338,937
--	----	-----------

Amounts reported for governmental activities in the Statement of Net Position are different because:

Capital assets used in governmental activities are not financial resources and therefore are not reported in the funds.

Land	\$	2,393,556	
Infrastructure		6,187,032	
Buildings		381,526	
Improvements		313,868	
Machinery and equipment		714,476	
Accumulated depreciation		<u>(2,128,080)</u>	7,862,378

Long-term liabilities and related accrued interest are not due and payable in the current period and therefore are not reported in the funds.

Bonds payable	<u>(608,000)</u>	<u>(608,000)</u>
---------------	------------------	------------------

Net position of governmental activities	\$	<u><u>8,593,315</u></u>
---	----	-------------------------

The accompanying notes are an integral part
of these financial statements.

ELK RIDGE CITY
STATEMENT OF REVENUES, EXPENDITURES
AND CHANGES IN FUND BALANCES
GOVERNMENTAL FUNDS
For the Year Ended June 30, 2013

	General	Future Improvements Capital Projects	Nonmajor Funds	Total Governmental Funds
Revenues:				
Taxes	\$ 703,665	-	-	703,665
Licenses and permits	143,823	-	-	143,823
Intergovernmental	99,988	-	-	99,988
Charges for services	414,358	-	61,420	475,778
Interest	8,567	-	904	9,471
Miscellaneous	27,922	-	-	27,922
Total revenues	1,398,323	-	62,324	1,460,647
Expenditures:				
Operating:				
General government	594,491	-	-	594,491
Public safety	148,948	-	-	148,948
Streets/highways	181,123	-	-	181,123
Sanitation	116,338	-	-	116,338
Parks and recreation	39,059	-	6,009	45,068
Capital outlay:				
General government	2,700	-	-	2,700
Public safety	-	-	-	-
Streets/highways	225,986	-	-	225,986
Parks and recreation	-	-	76,158	76,158
Debt service:				
Principal	66,295	-	-	66,295
Interest	31,561	-	-	31,561
Total expenditures	1,406,501	-	82,167	1,488,668
Excess (deficiency) of revenues over expenditures	(8,178)	-	(19,843)	(28,021)
Other financing sources (uses):				
Transfers in	51,521	-	55,958	107,479
Transfers out	(25,958)	(35,000)	(31,521)	(92,479)
Total other financing sources (uses)	25,563	(35,000)	24,437	15,000
Change in fund balance	17,385	(35,000)	4,594	(13,021)
Fund balance - July 1	231,631	819,717	300,610	1,351,958
Fund balance - June 30	\$ 249,016	784,717	305,204	1,338,937

The accompanying notes are an integral part
of these financial statements.

ELK RIDGE CITY
RECONCILIATION OF THE STATEMENT OF REVENUES, EXPENDITURES
AND CHANGES IN FUND BALANCES OF GOVERNMENTAL FUNDS
TO THE STATEMENT OF ACTIVITIES
For the Year Ended June 30, 2013

Net change in fund balance - Total governmental funds	\$	(13,021)
---	----	----------

Governmental funds report capital outlays as expenditures. However, in the Statement of Activities, the cost of those assets is allocated over their estimated useful lives as depreciation expense. This is the amount by which capital outlays (\$304,844) exceeded depreciation expense (\$227,757) and unrecovered cost of disposed assets (\$22,767) in the current period.

54,320

Governmental funds do not report the contribution of capital assets from third parties. However, the Statement of Activities reports these third party contributions as capital grants and contributions.

-

Bond proceeds and capital leases provide current financial resources to governmental funds by issuing debt which increases long-term liabilities in the Statement of Net Position. Repayment of bond and capital lease principal are expenditures in the governmental funds.

Principal payment on bonds	46,000		
Principal payment on capital lease	20,295		66,295
Change in net position of governmental activities	\$		107,594

The accompanying notes are an integral part
of these financial statements.

ELK RIDGE CITY
STATEMENT OF NET POSITION
PROPRIETARY FUNDS
June 30, 2013

	<u>Water</u> <u>Fund</u>	<u>Sewer</u> <u>Fund</u>	<u>Nonmajor</u> <u>Fund</u>	<u>Total Proprietary</u> <u>Funds</u>
<u>Assets</u>				
Current assets:				
Cash and cash equivalents	\$ 21,635	334,447	-	356,082
Pooled cash and cash equivalents	795,362	228,262	99,986	1,123,610
Accounts receivable, net	53,994	22,532	4,562	81,088
Total current assets	<u>870,991</u>	<u>585,241</u>	<u>104,548</u>	<u>1,560,780</u>
Noncurrent assets:				
Interfund loan receivable	-	-	-	-
Capital assets:				
Water rights	655,527	-	-	655,527
Land	114,039	12,539	68,984	195,562
Structures and systems	6,304,481	1,383,337	550,364	8,238,182
Accumulated depreciation	<u>(1,748,299)</u>	<u>(527,585)</u>	<u>(79,450)</u>	<u>(2,355,334)</u>
Total noncurrent assets	<u>5,325,748</u>	<u>868,291</u>	<u>539,898</u>	<u>6,733,937</u>
Total assets	<u>\$ 6,196,739</u>	<u>1,453,532</u>	<u>644,446</u>	<u>8,294,717</u>
<u>Liabilities</u>				
Current liabilities:				
Accrued expenses	\$ 22,407	33,621	-	56,028
Deposits due customers	11,000	-	-	11,000
Interfund loan payable	-	-	-	-
Bonds payable	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
Total liabilities	<u>33,407</u>	<u>33,621</u>	<u>-</u>	<u>67,028</u>
<u>Net Position</u>				
Net investment in capital assets	5,325,748	868,291	539,898	6,733,937
Restricted:				
Impact fees	-	201,362	-	201,362
Unrestricted	<u>837,584</u>	<u>350,258</u>	<u>104,548</u>	<u>1,292,390</u>
Total net position	<u>\$ 6,163,332</u>	<u>1,419,911</u>	<u>644,446</u>	<u>8,227,689</u>

The accompanying notes are an integral part
of these financial statements.

ELK RIDGE CITY
STATEMENT OF REVENUES, EXPENSES
AND CHANGES IN FUND NET POSITION
PROPRIETARY FUNDS
For the Year Ended June 30, 2013

	Water Fund	Sewer Fund	Nonmajor Fund	Total Proprietary Funds
Operating revenues:				
Charges for services	\$ 490,776	273,699	35,196	799,671
Connection fees	16,975	9,000	-	25,975
Miscellaneous income	9,203	-	-	9,203
	<hr/>	<hr/>	<hr/>	<hr/>
Total operating revenues	516,954	282,699	35,196	834,849
	<hr/>	<hr/>	<hr/>	<hr/>
Operating expenses:				
Administrative fee	180,400	41,600	-	222,000
Current expenses	145,832	197,018	6,734	349,584
Depreciation	195,455	40,045	20,237	255,737
	<hr/>	<hr/>	<hr/>	<hr/>
Total operating expenses	521,687	278,663	26,971	827,321
	<hr/>	<hr/>	<hr/>	<hr/>
Operating income (loss)	(4,733)	4,036	8,225	7,528
	<hr/>	<hr/>	<hr/>	<hr/>
Non-operating revenues (expenses):				
Impact fees	171,559	58,778	-	230,337
Water right fees	12,150	-	-	12,150
Interest income	3,057	2,187	-	5,244
Assessment by SUVMWA	-	(15,104)	-	(15,104)
Interest expense	-	-	(57)	(57)
	<hr/>	<hr/>	<hr/>	<hr/>
Non-operating revenues (expenses)	186,766	45,861	(57)	232,570
	<hr/>	<hr/>	<hr/>	<hr/>
Income (loss) before contributions and transfers	182,033	49,897	8,168	240,098
	<hr/>	<hr/>	<hr/>	<hr/>
Transfer out	(7,500)	(7,500)	-	(15,000)
Capital contributions	-	-	-	-
	<hr/>	<hr/>	<hr/>	<hr/>
Change in net position	174,533	42,397	8,168	225,098
	<hr/>	<hr/>	<hr/>	<hr/>
Net position - July 1	5,988,799	1,377,514	636,278	8,002,591
	<hr/>	<hr/>	<hr/>	<hr/>
Net position - June 30	\$ 6,163,332	1,419,911	644,446	8,227,689
	<hr/> <hr/>	<hr/> <hr/>	<hr/> <hr/>	<hr/> <hr/>

The accompanying notes are an integral part
of these financial statements.

ELK RIDGE CITY
STATEMENT OF CASH FLOWS
PROPRIETARY FUNDS
For the Year Ended June 30, 2013

	<u>Water Fund</u>	<u>Sewer Fund</u>	<u>Nonmajor Fund</u>	<u>Total Proprietary Funds</u>
<u>Cash flows from operating activities:</u>				
Receipts from customers and users	\$ 551,637	282,123	32,245	866,005
Payments to suppliers	(135,133)	(179,805)	(16,818)	(331,756)
Payments for interfund services used	(180,400)	(41,600)	-	(222,000)
Net cash provided by operating activities	<u>236,104</u>	<u>60,718</u>	<u>15,427</u>	<u>312,249</u>
<u>Cash flows from non-capital financing activities:</u>				
Water right fees	12,150	-	-	12,150
Assessment by SUVMWA	-	(15,104)	-	(15,104)
Interfund loan activity	2,168	-	(2,168)	-
Transfer to capital projects funds	(7,500)	(7,500)	-	(15,000)
Net cash provided (used) by non-capital financing activities	<u>6,818</u>	<u>(22,604)</u>	<u>(2,168)</u>	<u>(17,954)</u>
<u>Cash flows from capital financing activities:</u>				
Acquisition and construction of capital assets	(111,482)	(51,936)	-	(163,418)
Impact fees	171,559	58,778	-	230,337
Principal payments on debt	-	-	-	-
Interest payments on debt	-	-	(57)	(57)
Net cash provided (used) by capital financing activities	<u>60,077</u>	<u>6,842</u>	<u>(57)</u>	<u>66,862</u>
<u>Cash flows from investing activities:</u>				
Interest on investments	<u>3,057</u>	<u>2,187</u>	<u>-</u>	<u>5,244</u>
Net cash provided by investing activities	<u>3,057</u>	<u>2,187</u>	<u>-</u>	<u>5,244</u>
Net increase in cash and cash equivalents	306,056	47,143	13,202	366,401
Cash and cash equivalents - July 1	<u>510,941</u>	<u>515,566</u>	<u>86,784</u>	<u>1,113,291</u>
Cash and cash equivalents - June 30	<u>\$ 816,997</u>	<u>562,709</u>	<u>99,986</u>	<u>1,479,692</u>

(continued)

The accompanying notes are an integral
part of these financial statements

(continued)

ELK RIDGE CITY
STATEMENT OF CASH FLOWS
PROPRIETARY FUNDS
For the Year Ended June 30, 2013

	Water Fund	Sewer Fund	Nonmajor Fund	Total Proprietary Funds
Shown in Statement of Net Position as:				
Cash and cash equivalents	\$ 21,635	334,447	-	356,082
Pooled cash and cash equivalents	795,362	228,262	99,986	1,123,610
Restricted cash and cash equivalents	-	-	-	-
	<u>\$ 816,997</u>	<u>562,709</u>	<u>99,986</u>	<u>1,479,692</u>
Supplemental disclosures:				
Reconciliation of operating income to net cash provided by operating activities:				
Operating income (loss)	\$ <u>(4,733)</u>	<u>4,036</u>	<u>8,225</u>	<u>7,528</u>
Adjustments to reconcile operating income (loss) to net cash provided by operating activities:				
Depreciation	195,455	40,045	20,237	255,737
Change in assets and liabilities:				
Decrease (increase) in accounts receivable	32,893	(576)	(2,951)	29,366
Increase (decrease) in accrued expenses	10,699	17,213	(10,084)	17,828
Increase in deposits due customers	<u>1,790</u>	<u>-</u>	<u>-</u>	<u>1,790</u>
Total adjustments	<u>240,837</u>	<u>56,682</u>	<u>7,202</u>	<u>304,721</u>
Net cash provided by operating activities	<u>\$ 236,104</u>	<u>60,718</u>	<u>15,427</u>	<u>312,249</u>

The accompanying notes are an integral
part of these financial statements

This page intentionally left blank

Notes to the Basic Financial Statements

ELK RIDGE CITY
NOTES TO FINANCIAL STATEMENTS
June 30, 2013

Note 1 - Summary of Significant Accounting Policies

The financial statements of Elk Ridge City (the City) have been prepared in conformity with accounting principles generally accepted in the United States of America (GAAP) as applied to government units. The Governmental Accounting Standards Board (GASB) is the accepted standard-setting body for establishing governmental accounting and financial reporting principles. The more significant accounting policies established in GAAP and used by the City are discussed below.

Financial Reporting Entity

The City operates as an incorporated governmental entity within the State of Utah. The City operates under the Council-Mayor form of government and provides the following services: public safety (police and fire), highway and streets, sanitation, recreation, public improvements, planning and zoning, general administrative services, as well as water, sewer and storm drain utilities.

The City's basic financial statements include the accounts of all City operations. The accounting policies of the City conform to generally accepted accounting principles.

The City has no oversight responsibility for any other governmental entity since no other entities are considered to be controlled by or dependent on the City. Control or dependence is determined on the basis of budget adoption, taxing authority, funding, and appointment of the respective government board.

Basic Financial Statements - Government-Wide Statements

The City's basic financial statements include both government-wide (reporting the City as a whole) and fund financial statements (reporting the City's major funds). Both the government-wide and fund financial statements categorize primary activities as either governmental or business-type. The City's public safety, streets and public improvements, recreation, planning and zoning and general administrative services are classified as governmental activities. The City's water, sewer and storm drainage services are classified as business-type activities.

In the government-wide Statement of Net Position, both the governmental and business-type activities columns are (a) presented on a consolidated basis by column, and (b) are reported on a full accrual, economic resource basis, which recognizes all long-term assets and receivables as well as long-term debt and obligations. The City's net position is reported in three parts: net investment in capital assets; restricted net position, and unrestricted net position. The City first utilizes restricted resources to finance qualifying activities.

Governmental activities are usually financed through taxes, intergovernmental revenues, and other non-exchange revenues. Business-type activities are financed in whole or in part by fees charged to external parties for goods or services.

ELK RIDGE CITY
NOTES TO FINANCIAL STATEMENTS
June 30, 2013

Note 1 - Summary of Significant Accounting Policies (continued)

The government-wide Statement of Activities reports both the gross and net cost of each of the City's functions and business-type activities (general, public safety, etc.). The functions are also supported by general government revenues (property, sales and use taxes, certain intergovernmental revenues, fines, permits and charges, etc.). The Statement of Activities reduces gross expenses (including depreciation) by related program revenues, operating and capital grants.

Program revenues must be directly associated with the function or a business-type activity. Operating grants include operating-specific and discretionary (either operating or capital) grants while the capital grants column reflects capital-specific grants.

The net costs (by function or business-type activity) are normally covered by general revenue (property or sales taxes, intergovernmental revenues, interest income, etc.). The City does not allocate indirect costs.

These government-wide statements focus more on the sustainability of the City as an entity and the change in the City's net position resulting from the current year's activities.

Basic Financial Statements – Fund Statements

The City's accounting system is organized on a fund basis. A fund is a fiscal and accounting entity with a self-balancing set of accounts that the government establishes for accountability purposes in accordance with statutes, laws, regulations, restrictions, or specific purposes. Separate financial statements are provided for governmental funds and proprietary funds. The emphasis of fund financial statements is on major individual funds, as defined by GASB Statement No. 34, with each displayed as a separate column. All remaining governmental and proprietary funds are aggregated and reported as non-major funds in their respective fund financial statements.

The following fund types are used by the City:

Governmental Funds

The focus of the governmental funds (in the fund statements) is upon determination of financial position and changes in financial position (sources, uses and balances of financial resources) rather than upon net income. The following is a description of the City's governmental funds.

- The **General Fund** is the general operating fund of the City. It is used to account for all financial resources except those required to be accounted for in another fund.
- The **Special Revenue Funds** are used to account for the proceeds of specific revenues.

ELK RIDGE CITY
NOTES TO FINANCIAL STATEMENTS
June 30, 2013

Note 1 - Summary of Significant Accounting Policies (continued)

- The **Capital Projects Funds** are used to account for financial resources to be used for the acquisition of capital facilities and equipment by the City.

The City's major governmental funds consist of the following:

General Fund - see description above.

Future Improvements Capital Projects Fund - This fund accounts for the financial resources accumulated for the acquisition of general capital facilities or equipment.

The City's nonmajor governmental funds consist of a special revenue fund that collects impact fees and other resources for park development and maintenance and other capital project funds that accumulate resources for the future replacement and construction of capital assets.

Proprietary Funds

The focus of proprietary funds is upon determination of operating income, changes in net position and cash flows. The generally accepted accounting principles applicable are those similar to businesses in the private sector. The following is a description of the proprietary funds of the City. Proprietary funds distinguish operating revenues and expenses from non-operating items. Operating revenues and expenses generally result from providing services and producing and delivering goods in connection with a proprietary fund's principal ongoing operations. Revenues and expenses not meeting this definition, such as investment earnings, are reported as non-operating.

- **Enterprise funds** are required to be used to account for operations for which a fee is charged to external users for goods or services and the activity is (a) financed with debt that is solely secured by a pledge of the net revenues, (b) has third party requirements that the cost of providing services, including capital costs, be recovered with fees and charges or (c) establishes fees and charges based on a pricing policy designed to recover similar costs.

The City's major enterprise funds consist of the following:

Water Fund - This fund accounts for the water services provided to City residents.

Sewer Fund - This fund accounts for the sewer services provided to City residents.

The City's nonmajor enterprise fund accounts for the operations of the City's storm water drainage system.

ELK RIDGE CITY
NOTES TO FINANCIAL STATEMENTS
June 30, 2013

Note 1 - Summary of Significant Accounting Policies (continued)

Basis of Accounting

Basis of accounting refers to the point at which revenues or expenditures/expenses are recognized in the accounts and reported in the financial statements. It relates to the timing of the measurements made regardless of the measurement focus applied.

Accrual

Both governmental and business-type activities in the government-wide financial statements and the proprietary fund financial statements are presented on the accrual basis of accounting. Revenues are recorded when earned and expenses are recorded when a liability is incurred, regardless of the timing of related cash flows. Property taxes are recognized as revenues in the year for which they are levied. Grants and similar items are recognized as revenue as soon as all eligibility requirements imposed by the provider have been met.

Modified Accrual

The governmental funds financial statements are presented on the modified accrual basis of accounting. Under the modified accrual basis of accounting, revenues are recorded when they are both measurable and available. Revenues are considered to be available when they are collectible within the current period or soon enough thereafter to pay liabilities of the current period. For this purpose, the City considers revenues to be available if they are collected within 60 days of the end of the current fiscal period. Expenditures are generally recognized under the modified accrual basis of accounting when the related liability is incurred. However, debt service and compensated absences expenditures are recorded only when payment is due.

Financial Statement Amounts

Cash and cash equivalents

For the purpose of the Statement of Net Position, the term “cash and cash equivalents” includes all demand deposit accounts, savings accounts, or other short-term, highly liquid investments. For the purposes of the Statement of Cash Flows, the enterprise funds consider all highly liquid investments (including restricted assets) with original maturities of three months or less to be cash equivalents.

Interfund Receivables and Payables

During the course of operations, transactions sometimes occur between individual funds that may result in amounts owed between funds. Interfund receivables and payables between funds within governmental activities are eliminated in the Statement of Net Position.

ELK RIDGE CITY
NOTES TO FINANCIAL STATEMENTS
June 30, 2013

Note 1 - Summary of Significant Accounting Policies (continued)

Accounts Receivable and Due From Other Governments

Receivables consist of all revenues earned at year-end but received after year-end. Allowances for uncollectible accounts are based upon historical trends. Receivable balances for the governmental activities include sales taxes, franchise taxes, property taxes, garbage collection fees, and other fees. Business-type activities report receivables for utility service fees.

Capital Assets

Capital assets purchased or acquired with an original cost of \$2,000 or more are reported at historical cost or estimated historical costs. Contributed assets are reported at fair market value as of the date received. Additions, improvements and other capital outlays that significantly extend the useful life of an asset are capitalized. Other costs for repairs and maintenance are expensed as incurred.

Depreciation on all depreciable assets has been provided over the estimated useful lives using the straight-line method. The ranges of estimated useful lives are as follows:

Buildings	20 to 40 years
Water, sewer, and storm drain improvements	15 to 50 years
Equipment	5 to 20 years

In the governmental fund financial statements, the acquisition or construction of capital assets is accounted for as capital outlay expenditures.

Capitalized Interest

The City capitalizes net interest costs as part of the cost of construction for proprietary capital projects when material.

Compensated Absences

The City's policies regarding vacation time permit employees to accumulate unused vacation leave. The current portion of this debt is estimated based on historical trends. In the fund financial statements, governmental funds do not report a liability for compensated absences while proprietary funds report the liability as it is incurred. Compensated absences related to governmental activities are usually liquidated by the General Fund. In the government-wide financial statements, the liability for governmental activities compensated absences is insignificant.

ELK RIDGE CITY
NOTES TO FINANCIAL STATEMENTS
June 30, 2013

Note 1 - Summary of Significant Accounting Policies (continued)

Long-term Debt

The accounting treatment of long-term debt depends on whether the assets are used in governmental fund operations or proprietary fund operations and whether they are reported in the government-wide or fund financial statements.

All long-term debt to be repaid from governmental and business-type resources is reported as liabilities in the government-wide financial statements. The long-term debt consists of bonds payable, capital leases payable, notes payable, and accrued compensated absences. The City uses the general fund to liquidate long-term debt related to governmental activities.

Long-term debt for governmental funds is not reported as liabilities in the fund financial statements. The debt proceeds are reported as other financing sources and payment of principal and interest reported as expenditures. The accounting for proprietary fund long-term debt is the same in the fund statements as it is in the government-wide statements.

Financial Statement Amounts

In addition to assets, the statement of financial position will sometimes report a separate section for deferred outflows of resources. This separate financial statement element, *deferred outflows of resources*, represent a consumption of net position that applies to a future period and so will not be recognized as an outflow of resources (expense/expenditure) until then. The City has no items that qualify in this category.

In addition to liabilities, the statement of financial position will sometimes report a separate section for deferred inflows of resources. This separate financial statement element, *deferred inflows of resources*, represents an acquisition of net position that applies to a future period and so will not be recognized as an inflow of resources (revenue) until that time. One item, property taxes, is reported in the governmental funds balance sheet as a deferred inflow of resources due to the property taxes being recognized as receivables prior to the period for which the taxes are levied. These amounts are also reported as deferred inflows of resources on the government-wide statement of position.

Equity Classifications

Equity in the government-wide financial statements is classified as net position and displayed in three components:

- Net investment in capital assets - Consists of capital assets including restricted capital assets, net of accumulated depreciation and reduced by the outstanding balances of any bonds, notes, or other borrowings that are attributable to the acquisition, construction or improvement of these assets.

ELK RIDGE CITY
NOTES TO FINANCIAL STATEMENTS
June 30, 2013

Note 1 - Summary of Significant Accounting Policies (continued)

- Restricted net position - Consists of net position with constraints placed on its use whether by 1) external groups such as creditors, grantors or laws and regulations of other governments; or 2) law through constitutional provisions or enabling legislation.
- Unrestricted net position - All other net position that does not meet the definition of "restricted" or "net investment in capital assets."

Equity in the Governmental Fund statements is required to be separated into the following categories, with the applicable definition:

- Nonspendable - Amounts that are not in a spendable form (such as inventory or prepaid expenses) or are required to remain intact;
- Restricted - Amounts constrained to specific purposes by their provider, through constitutional provisions, or enabling legislation;
- Committed - Amounts constrained to a specific purpose by the government itself, using its highest level of decision-making authority, used first for unrestricted expenditures;
- Assigned - Amounts a government intends to use for a specific purpose: intent can be expressed by the governing body or by an official or body to which the governing body delegates the authority (for the City, this authority has been delegated to the management of the City by Council resolution), used after committed funds are exhausted for unrestricted expenditures;
- Unassigned - Amounts that are available for any purpose.

As required by State law, the City is required to maintain a minimum of 5% and a maximum of 18% of the subsequent year General Fund budgeted revenues in unassigned, assigned or committed fund balance.

Proprietary fund equity is classified the same as in the government-wide financial statements.

Revenues

Property taxes, franchise taxes, licenses, fees-in-lieu of taxes, and interest associated with the current fiscal period are all considered to be susceptible to accrual and have been recognized as revenues of the current fiscal period. Property taxes and fees-in-lieu of taxes associated with future periods are deferred. All other revenue items are considered to be measurable and available only when the City receives cash. Grants are usually reimbursable grants and are thus recognized as revenue at the time the expenditures are made.

ELK RIDGE CITY
NOTES TO FINANCIAL STATEMENTS
June 30, 2013

Note 1 - Summary of Significant Accounting Policies (continued)

Subsidies and grants to proprietary funds, which finance either capital or current operations, are reported as non-operating revenue based on GASB Statement No. 33. In addition, other revenues that do not result from providing services are reported as non-operating revenues.

Expenses/Expenditures

When an expense/expenditure is incurred for purposes for which both restricted and unrestricted resources are available, it is the City's general policy to use restricted resources first.

For proprietary fund financial statements, operating expenses are those that result from providing services to customers.

Estimates

The preparation of financial statements requires management to make estimates and assumptions that affect the reported amount of assets and liabilities and disclosures of contingent assets and liabilities at the date of the financial statements and the reported amount of revenues and expenses during the reporting period. Actual amounts could differ from these estimates.

Property Tax Calendar

A lien is placed on all property as of January 1 each year. Utah County assesses all taxable property other than centrally assessed property, which is assessed through the State, by May 22 of each year. The City must adopt a final tax rate prior to June 22, which is then submitted to the State for approval. Property taxes are due on November 30. Delinquent taxes are subject to a penalty of 2% or \$10.00, whichever is greater. After January 16 of the following year, delinquent taxes and penalties bear interest at 6% above the federal discount rate from January 1 until paid.

Implementation of New Accounting Standards

In 2013, the City implemented GASB Statement 63, Financial Reporting of Deferred Outflows on Resources, Deferred Inflows of Resources, and Net Position. The City also early implemented GASB Statement 65, Items Previously Reported as Assets and Liabilities. As a result, there are numerous changes in terminology throughout the financial statements. Certain amounts previously reported as deferred revenue are no reported as deferred inflows of resources. Equity balances in the entity-wide financial statements previously reported as net assets have been renamed as net position. The above described changes to the city's financial statements did not require a prior period adjustment.

ELK RIDGE CITY
NOTES TO FINANCIAL STATEMENTS
June 30, 2013

Note 2 – Deposits and Investments

The State of Utah Money Management Council has the responsibility to advise the State Treasurer about investment policies, promote measures and rules that will assist in strengthening the banking and credit structure of the State, and review the rules adopted by the State of Utah Money Management Act (the Act) that relate to the deposit and investment of public funds.

The City follows the requirements of the Utah Money Management Act (Utah Code, Section 51, Chapter 7) in handling its depository and investment transactions. The Act requires the depositing of funds in a qualified depository. The Act defines a qualified depository as any financial institution whose deposits are insured by an agency of the Federal Government and has been certified by the State Commissioner of Financial Institutions as meeting the requirements of the Act and adhering to the rules of the Utah Money Management Council.

At June 30, 2013, the City's deposits and investments consisted of the following:

<u>Financial Statement Description</u>	<u>Deposits</u>	<u>Investments</u>	<u>Cash</u>	<u>Total</u>
Cash and cash equivalents:				
Demand deposits	\$ 21,635	-	-	21,635
Public Treasurer's Investment Pool	<u>-</u>	<u>334,447</u>	<u>-</u>	<u>334,447</u>
Total cash and cash equivalents	\$ <u>21,635</u>	<u>334,447</u>	<u>-</u>	<u>356,082</u>
Pooled cash and cash equivalents:				
Demand deposits	\$ 341,037	-	-	341,037
Public Treasurer's Investment Pool	<u>-</u>	<u>2,145,713</u>	<u>-</u>	<u>2,145,713</u>
Total pooled cash and cash equivalents	\$ <u>341,037</u>	<u>2,145,713</u>	<u>-</u>	<u>2,486,750</u>
Restricted cash and cash equivalents:				
Demand deposits	\$ 215,447	-	-	215,447
Public Treasurer's Investment Pool	<u>-</u>	<u>590</u>	<u>-</u>	<u>590</u>
Total restricted cash and cash equivalents	\$ <u>215,447</u>	<u>590</u>	<u>-</u>	<u>216,037</u>
Total all deposits and investments	\$ <u>578,119</u>	<u>2,480,750</u>	<u>-</u>	<u>3,058,869</u>

ELK RIDGE CITY
NOTES TO FINANCIAL STATEMENTS
June 30, 2013

Note 2 – Deposits and Investments (continued)

Deposits

Custodial Credit Risk

Custodial credit risk is the risk that, in the event of a bank failure, the City's deposits may not be returned. The City does not have a formal deposit policy for custodial credit risk. As of June 30, 2012, \$155,810 of the City's bank balances of \$621,257 was uninsured and uncollateralized.

Investments

The Act defines the types of securities authorized as appropriate investments for the City and the conditions for making investments transactions. Investment transactions may be conducted only through qualified depositories, certified dealers, or directly with the issuers of investment securities.

Statutes authorize the City to invest in negotiable or nonnegotiable deposits of qualified depositories and permitted negotiable depositories; repurchase and reverse repurchase agreements; commercial paper that is classified as "first tier" by two nationally recognized statistical rating organizations, one of which must be Moody's Investor Services or Standard & Poor's; bankers' acceptances; obligations of the United States Treasury including bills, notes, and bonds; bonds, notes, and other indebtedness of political subdivisions of the State; fixed rate corporate obligations and variable rate securities rated "A" or higher, or the equivalent of "A" or higher, by two nationally recognized statistical rating organizations; shares or certificates in a money market mutual fund as defined in the Act; and the State Public Treasurer's Investment Fund. The Utah State Treasurer's Office operates the Public Treasurers' Investment Fund (PTIF). The PTIF is available for investment of funds administered by any Utah public treasurer.

The PTIF is not registered with the SEC as an investment company. The PTIF is authorized and regulated by the Money Management Act, Section 51-7, Utah Code Annotated, 1953, as amended. The Act established the Money Management Council, which oversees the activities of the State Treasurer and the PTIF and details the types of authorized investments. Deposits in the PTIF are not insured or otherwise guaranteed by the State of Utah, and participants share proportionately in any realized gains or losses on investments.

The PTIF operates and reports to participants on an amortized cost basis. The income, gains, and losses – net of administration fees, of the PTIF are allocated based upon the participant's average daily balance. The fair value of the PTIF investment pool is approximately equal to the value of the pool shares. As of June 30, 2013 all investments held by the City are in the PTIF, which has a maturity of less than 1 year.

ELK RIDGE CITY
NOTES TO FINANCIAL STATEMENTS
June 30, 2013

Note 2 – Deposits and Investments (continued)

Interest Rate Risk

Interest rate risk is the risk that changes in interest rates will adversely affect the fair value of an investment. The City's policy for managing its exposure to fair value loss arising from increasing interest rates is to comply with the State's Money Management Act. The Act requires that the remaining term to maturity of investments may not exceed the period of availability of the funds to be invested. The Act further limits the remaining term to maturity on all City investments in commercial paper, bankers' acceptances, fixed rate negotiable deposits, and fixed rate corporate obligations to 270-365 days or less. In addition, variable rate negotiable deposits and variable rate securities may not have a remaining term to final maturity exceeding 2 years.

Credit Risk

Credit risk is the risk that an issuer or other counterparty to an investment will not fulfill its obligations. The City's policy for reducing exposure to credit risk is to comply with the State's Money Management Act as previously discussed. At June 30, 2013, all investments held by the City are in the PTIF which is unrated.

Concentration of Credit Risk

Concentration of credit risk is the risk of loss attributed to the magnitude of a government's investment in a single issuer. The City's policy for reducing this risk is to comply with the Rules of the Money Management Council. Rule 17 of the Money Management Council limits investments in a single issuer of commercial paper and corporate obligations to 5-10% depending upon the total dollar amount held in the portfolio.

Custodial Credit Risk

Custodial credit risk is the risk that, in the event of the failure of the counterparty, the City will not be able to recover the value of its investments or collateral securities that are in the possession of an outside party. The City's policy for custodial risk is to use the PTIF whenever possible. As of June 30, 2013, City investments restricted for bond requirements of \$590 were held by a counterparty and were invested in the PTIF.

ELK RIDGE CITY
NOTES TO FINANCIAL STATEMENTS
June 30, 2013

Note 3 - Receivables and Due From Other Governments

At June 30, 2013, the City has accounts receivable and due from other governments as follows:

Governmental Activities:

Accounts receivable:

Garbage collection service	\$ 8,980
Franchise taxes	<u>14,526</u>

Total accounts receivable	\$ <u>23,506</u>
---------------------------	------------------

Due from other governments:

Class "C" roads	\$ 21,169
Property taxes	248,196
Sales tax	<u>43,852</u>

Total due from other governments	\$ <u>313,217</u>
----------------------------------	-------------------

Business-type Activities:

Accounts receivable:

Water:

Services and fees	\$ 53,994
-------------------	-----------

Sewer:

Services and fees	22,532
-------------------	--------

Storm Water:

Services and fees	<u>4,562</u>
-------------------	--------------

Total accounts receivable	\$ <u>81,088</u>
---------------------------	------------------

ELK RIDGE CITY
NOTES TO FINANCIAL STATEMENTS
June 30, 2013

Note 4 - Capital Assets

Capital asset changes occurring for the year ended June 30, 2013, are as follows:

	<u>July 1,</u> <u>2012</u>	<u>Additions</u>	<u>Deletions</u>	<u>Transfers</u>	<u>June 30,</u> <u>2013</u>
<u>Governmental activities:</u>					
Capital assets not being depreciated:					
Construction in progress	\$ 109,618	-	-	(109,618)	-
Land	<u>2,393,556</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>2,393,556</u>
Total capital assets not being depreciated	<u>2,503,174</u>	<u>-</u>	<u>-</u>	<u>(109,618)</u>	<u>2,393,556</u>
Capital assets being depreciated:					
Buildings	145,509	126,399	-	109,618	381,526
Improvements other than buildings	261,030	52,838	-	-	313,868
Machinery and equipment	755,277	39,114	(79,915)	-	714,476
Infrastructure	<u>6,113,303</u>	<u>86,493</u>	<u>(12,764)</u>	<u>-</u>	<u>6,187,032</u>
Total capital assets being depreciated	<u>7,275,119</u>	<u>304,844</u>	<u>(92,679)</u>	<u>109,618</u>	<u>7,596,902</u>
Accumulated depreciation for:					
Buildings	(76,269)	(5,025)	-	-	(81,294)
Improvements other than buildings	(58,382)	(10,633)	-	-	(69,015)
Machinery and equipment	(442,573)	(50,788)	57,148	-	(436,213)
Infrastructure	<u>(1,393,011)</u>	<u>(161,311)</u>	<u>12,764</u>	<u>-</u>	<u>(1,541,558)</u>
Total accumulated depreciation	<u>(1,970,235)</u>	<u>(227,757)</u>	<u>69,912</u>	<u>-</u>	<u>(2,128,080)</u>
Total capital assets being depreciated, net	<u>5,304,884</u>	<u>77,087</u>	<u>(22,767)</u>	<u>109,618</u>	<u>5,468,822</u>
Total governmental activities capital assets, net	\$ <u>7,808,058</u>	<u>77,087</u>	<u>(22,767)</u>	<u>-</u>	<u>7,862,378</u>

ELK RIDGE CITY
NOTES TO FINANCIAL STATEMENTS
June 30, 2013

Note 4 - Capital Assets (continued)

	<u>July 1,</u> <u>2012</u>	<u>Additions</u>	<u>Deletions</u>	<u>Transfers</u>	<u>June 30,</u> <u>2013</u>
<u>Business-type activities:</u>					
Capital assets not being depreciated:					
Water rights	\$ 655,527	-	-	-	655,527
Land	<u>195,562</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>195,562</u>
Total capital assets not being depreciated	<u>851,089</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>851,089</u>
Capital assets being depreciated:					
Structures and systems	<u>8,092,776</u>	<u>163,418</u>	<u>(18,012)</u>	<u>-</u>	<u>8,238,182</u>
Total capital assets being depreciated	<u>8,092,776</u>	<u>163,418</u>	<u>(18,012)</u>	<u>-</u>	<u>8,238,182</u>
Accumulated depreciation for:					
Structures and systems	<u>(2,117,609)</u>	<u>(255,737)</u>	<u>18,012</u>	<u>-</u>	<u>(2,355,334)</u>
Total accumulated depreciation	<u>(2,117,609)</u>	<u>(92,319)</u>	<u>-</u>	<u>-</u>	<u>(2,355,334)</u>
Total capital assets being depreciated, net	<u>5,975,167</u>	<u>(92,319)</u>	<u>-</u>	<u>-</u>	<u>5,882,848</u>
Total business-type activities capital assets, net	\$ <u>6,826,256</u>	<u>(92,319)</u>	<u>-</u>	<u>-</u>	<u>6,733,937</u>

Depreciation expense was charged to governmental activities-related functions of the City as follows:

General government	\$ 3,280
Streets and highways	191,674
Public safety	17,731
Parks and recreation	<u>15,072</u>
Total depreciation expense	\$ <u>227,757</u>

ELK RIDGE CITY
NOTES TO FINANCIAL STATEMENTS
June 30, 2013

Note 5 - Refundable Deposits

The City requires a security deposit for utility services. The deposit, reported as a liability in the water fund, covers garbage pickup, water charges, and sewer services. Security deposits in the water utility fund of \$11,000 were held by the City at June 30, 2013.

The City also requires that developers provide a guarantee deposit to insure that improvements are completed. After all improvements have been made, the deposit is refunded. Contractor deposits of \$215,447 were held by the City as of June 30, 2013 in the general fund. In addition, the City also held \$33,000 in performance bonds.

Note 6 - Long-Term Debt

Long-term liability activity for fiscal year ending June 30, 2013, was as follows:

Governmental Activities

	<u>Beginning Balance</u>	<u>Additions</u>	<u>Reductions</u>	<u>Ending Balance</u>	<u>Due Within One year</u>
Bonds payable	\$ 654,000	-	(46,000)	608,000	48,000
Capital lease payable	<u>20,295</u>	<u>-</u>	<u>(20,295)</u>	<u>-</u>	<u>-</u>
Governmental activity long-term liabilities	\$ <u>674,295</u>	<u>-</u>	<u>(66,295)</u>	<u>608,000</u>	<u>48,000</u>

Business Type Activities

	<u>Beginning Balance</u>	<u>Additions</u>	<u>Reductions</u>	<u>Ending Balance</u>	<u>Due Within One year</u>
Bonds payable:					
Revenue bonds	\$ -	-	-	-	-
Business-type activity long-term liabilities	\$ <u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>

ELK RIDGE CITY
NOTES TO FINANCIAL STATEMENTS
June 30, 2013

Note 6 - Long-Term Debt (continued)

Governmental Activities

Governmental long-term debt outstanding at June 30, 2012 was comprised of the following:

\$1,500,000 Sales and Franchise Tax Revenue Bond, Series 2007, private placement bond administered by a financial institution for land acquisition and building construction. Matures December 1, 2022. Required annual sinking fund payments range from \$42,000 to \$75,000 plus interest at 4.9%.	\$ <u>608,000</u>
Total governmental long-term debt	\$ <u>608,000</u>

The annual debt service requirements for the bonds payable outstanding as of June 30, 2013, was as follows:

<u>Years ending June 30</u>	<u>Principal</u>	<u>Interest</u>	<u>Total</u>
2014	\$ 48,000	28,616	76,616
2015	51,000	26,190	77,190
2016	53,000	23,643	76,643
2017	56,000	20,972	76,972
2018	59,000	18,154	77,154
2019-2023	<u>341,000</u>	<u>43,341</u>	<u>384,341</u>
Total	\$ <u>608,000</u>	<u>160,916</u>	<u>768,916</u>

The General Fund is generally used to liquidate governmental activities long-term liabilities. The sales and franchise tax revenue bond is payable solely from the general sales tax and franchise tax collected by the City and is expected to require less than 45% of these revenue sources. For the current year, principal and interest paid and total sales and franchise tax revenues were approximately \$77,000 and \$363,000, respectively.

Business-type Activities

There was no long-term debt outstanding for the business-type activities as of June 30, 2013.

ELK RIDGE CITY
NOTES TO FINANCIAL STATEMENTS
June 30, 2013

Note 7 - Restricted Net Position/ Fund Equity

Restricted net position and fund equity represent moneys required to be maintained to satisfy third party agreements or legal requirements. The following schedule details restricted equity at June 30, 2013:

Governmental Activities:

Road impact fees - General Fund	\$ <u>48,664</u>
Bond requirements - Capital Projects Fund	\$ <u>590</u>
Park impact fees - Special Revenue Fund	\$ <u>34,214</u>

Business-type Activities:

Impact fees - Sewer Fund	\$ <u>201,362</u>
--------------------------	-------------------

Note 8 – Assigned Fund Equity

The City has assigned fund balances as follows:

General Fund

Fiscal year 2014 budget, appropriated fund balance	\$ <u>37,000</u>
Total General Fund	\$ <u>37,000</u>

Future Improvements Capital Projects Fund

Future capital projects	\$ <u>784,717</u>
-------------------------	-------------------

Nonmajor Governmental Funds

Parks projects	\$ 94,416
Fire department equipment	54,627
Municipal equipment	<u>121,357</u>
Total nonmajor governmental funds	\$ <u>270,400</u>

ELK RIDGE CITY
NOTES TO FINANCIAL STATEMENTS
June 30, 2013

Note 9 - Retirement Plans

Defined Benefit Plans

The City participates in the Utah Retirement Systems which sponsors multiple employer cost sharing defined benefit pension plans. Utah Retirement Systems provides refunds, retirement benefits, annual cost of living adjustments and death benefits to plan members and beneficiaries in accordance with retirement statutes.

Utah Retirement Systems is established and governed by the respective sections of Chapter 49 of the Utah Code Annotated 1953 as amended. The Utah State Retirement Office Act in Chapter 49 provides for the administration of the Utah Retirement Systems and Plans under the direction of the Utah State Retirement Board (Board) whose members are appointed by the Governor. Utah Retirement Systems issues a publicly available financial report that includes financial statements and required supplementary information for the Local Governmental Noncontributory Retirement System and the Local Governmental Contributory System. A copy of this report may be obtained by writing to Utah Retirement Systems, 540 East 200 South, Salt Lake City, UT 84102 or by calling 1-800-365-8772.

During 2013, 2012, and 2011, the City was required to contribute 16.04%, 13.77%, and 13.37%, respectively, of the plan members' annual covered salary in the Local Governmental Noncontributory Retirement System. The contribution requirements of the Systems are authorized by statute and specified by the Board.

Contributions to the Local Government Noncontributory Retirement Systems for the years ending June 30, 2012, 2011 and 2010 were as follows:

	<u>2013</u>	<u>2012</u>	<u>2011</u>
Salary subject to retirement contributions	\$ 155,436	158,208	134,002
Employer contributions	26,496	21,785	17,916

During 2013, 2012, and 2011, the City was required to contribute 12.74%, 10.33%, and 0%, respectively, of the plan members' annual covered salary in the Local Governmental Contributory Retirement System. The contribution requirements of the Systems are authorized by statute and specified by the Board.

ELK RIDGE CITY
NOTES TO FINANCIAL STATEMENTS
June 30, 2013

Note 9 - Retirement Plans (continued)

Contributions to the Local Government Contributory Retirement Systems for the years ending June 30, 2013, 2012 and 2011 were as follows:

	<u>2013</u>	<u>2012</u>	<u>2011</u>
Salary subject to retirement contributions	\$ 41,992	32,997	-
Employer contributions	3,595	2,504	-

All contributions by the City were paid by the due dates or within 30 days thereafter and were equal to the required contributions for each year.

The Utah State Retirement Board of the Utah Retirement Systems provides the City with the necessary retirement disclosures for their report.

Defined Contribution Plan

The City participates in the Utah Retirement Systems qualified cash or deferred compensation plan under section 401(k) of the Internal Revenue Code. Under the plan, eligible employees may elect to defer a portion of their salary, subject to Internal Revenue Service limits. During the 2013, 2012 and 2011 fiscal years, the City contributed \$8,343, \$7,609, and \$6,181 respectively to the plan on-behalf of the employees.

Note 10 – Interfund Transfers and Loans

During the year, the City made the following interfund transfers:

<u>Purpose</u>	<u>Amount</u>	<u>Transfer in</u>	<u>Transfer out</u>
Fund future projects	\$ 7,500	Non-major fund	Water fund
Fund future projects	7,500	Non-major fund	Sewer fund
Fund current equipment	16,521	General fund	Non-major fund
Fund current projects	35,000	General Fund	Future Improvements
Fund future projects	7,500	Non-major fund	General fund
Fund future projects	18,458	Non-major fund	General fund

During fiscal year 2008, the Water fund loaned \$10,000 to the Storm Drainage Fund. The loan is to be repaid in 20 quarterly payments of \$556, including interest at 4.15%. The principal paid during fiscal year 2013 was \$2,168, which was the final amount owed on the loan.

ELK RIDGE CITY
NOTES TO FINANCIAL STATEMENTS
June 30, 2013

Note 11 - Risk Management

The City is exposed to various risks of loss related to torts; theft of, damage to and destruction of assets; errors and omissions and natural disasters. The City participates in the Utah Local Government Insurance Trust (the Trust), a public entity risk pool to manage its risk of loss. The City pays an annual premium to the Trust for its general insurance coverage. The Trust was created to be self-sustaining through member premiums and will reinsure through commercial companies for claims in excess of one million dollars for each insured event. There have been no claim settlements that exceeded the City's insurance coverage for the past three years.

Note 12 - Administrative Fees

Administrative fees are paid by the enterprise funds and are reported as "charges for services" revenue in the general fund. These fees represent an allocation of costs to the enterprise funds for town personnel and other services paid by the general fund. These fees are eliminated from governmental activities when presented in the Statement of Activities.

Note 13 - Interlocal Agreements

The City entered into an interlocal agreement with the South Utah Valley Municipal Water Association (SUVMWA), a separate legal entity consisting of nine municipalities, to coordinate development and conservation of water resources and provide flexibility to the municipalities to meet their water needs. As part of the agreement, the City has the option to purchase water rights from SUVMWA to meet the water needs of the City. In addition, the SUVMWA entered into an agreement to construct a new regional wastewater treatment facility and issued bonds to finance the project. Each of the participating municipalities committed to provide SUVMWA with a one-time debt service reserve fund payment (paid during fiscal year 2008) and ten annual payments. The City's fifth annual payment was calculated to be \$15,104 for the current year.

Note 14 – Commitments

The City has an agreement with Payson City wherein Payson City agrees to provide sewer treatment services to most residences in the City. The agreement requires the City to pay a fee per connection. In addition, the City must pay Payson City the equivalent of an impact fee for each new connection using the Payson City system.

The City also has an agreement with Salem City wherein Salem City agrees to provide sewer treatment services to certain residences that are unable to connect to the Payson City system. The agreement requires the City to pay a fee per connection. In addition, the City must pay Salem City the equivalent of an impact fee for each new connection using the Salem City system.

This page intentionally left blank

Required Supplementary Information

ELK RIDGE CITY
GENERAL FUND
BUDGETARY COMPARISON SCHEDULE
For the Year Ended June 30, 2013

	Original Budget	Final Budget	Actual	Variance Favorable (Unfavorable)
Revenues:				
Taxes	\$ 620,314	681,236	703,665	22,429
Licenses and permits	93,100	144,468	143,823	(645)
Intergovernmental	102,200	101,131	99,988	(1,143)
Charges for services	408,200	415,738	414,358	(1,380)
Miscellaneous	44,480	37,726	36,489	(1,237)
Total revenues	1,268,294	1,380,299	1,398,323	18,024
Expenditures:				
General government	653,260	709,185	674,110	35,075
Public safety	149,696	156,266	148,948	7,318
Streets/highways	319,283	447,062	428,046	19,016
Sanitation	85,650	119,500	116,338	3,162
Parks and recreation	32,481	43,010	39,059	3,951
Total expenditures	1,240,370	1,475,023	1,406,501	68,522
Excess (deficiency) of revenues over expenditures	27,924	(94,724)	(8,178)	86,546
Other financing sources (uses):				
Transfers in (out):				
Parks fund	-	-	-	-
Fire apparatus fund	(5,000)	(5,000)	(5,000)	-
Backhoe fund	(2,500)	14,021	14,021	-
Town hall / firestation fund	(5,000)	(18,458)	(18,458)	-
Future improvements fund	(39,674)	82,533	35,000	(47,533)
Total other financing sources (uses)	(52,174)	73,096	25,563	(47,533)
Change in fund balance	\$ (24,250)	(21,628)	17,385	39,013
Fund balance - July 1			231,631	
Fund balance - June 30	\$		249,016	

ELK RIDGE CITY
NOTES TO REQUIRED SUPPLEMENTARY INFORMATION
BUDGETARY REPORTING
June 30, 2013

Budget Presentation

A Budgetary Comparison Schedule is presented for the General Fund and each major special revenue fund as required by generally accepted accounting principles (GAAP). Budgets for governmental funds are adopted on a GAAP basis.

Annual appropriated budgets are adopted for all governmental and business-type funds. All annual appropriations lapse at fiscal year end. Each fund adopts a “balanced budget” in accordance with State law. As allowed by State law, the City Council may authorize increases to or uses of unreserved fund balances. In the budget presentations, authorized increases to fund balance are shown as positive changes in fund balance and authorized decreases are shown as negative changes in fund balance.

Budget Adoption and Monitoring

On or before the first scheduled council meeting in May, all agencies of the City submit requests for appropriation to the City's financial officers so that a budget may be prepared. The budget is prepared by fund, function, and activity and includes information on the past year, current year estimates and requested appropriations for the next fiscal year.

The proposed budget is presented to the City Council for review at the first scheduled meeting in May. The City Council holds public hearings and may add to, subtract from, or change appropriations, but may not change the form of the budget. The City financial officer must, within the revenues and reserves, estimate any changes in the budget as available or revenue estimates may be changed by an affirmative vote of a majority of the City Council. Within 30 days of adoption, the final budget must be submitted to the State Auditor. If there is no increase to the certified tax rate, a final tax rate is adopted by June 22, and adoption of budgets is done similarly.

State statute requires that City officers shall not incur expenditures or encumbrances in excess of total appropriations for any department in the budget as adopted or subsequently amended.

Only the Council at a properly advertised public hearing can make increases in total fund appropriations. The final budget information presented is after all approved amendments.

This page intentionally left blank

Supplementary Information

ELK RIDGE CITY
GENERAL FUND
STATEMENT OF REVENUES, EXPENDITURES AND CHANGES
IN FUND BALANCE - BUDGET AND ACTUAL
For the Year Ended June 30, 2013
(With Comparative Totals for the Year Ended June 30, 2012)

	<u>Final Budget</u>	<u>Actual</u>	<u>Variance Favorable (Unfavorable)</u>	<u>Actual June 30, 2012</u>
Revenues:				
Taxes:				
General property taxes	\$ 309,507	313,191	3,684	278,352
Fee in lieu of property taxes	30,054	26,349	(3,705)	28,692
Sales and use taxes	217,130	237,124	19,994	217,483
Franchise taxes	123,645	126,641	2,996	153,687
Other taxes	900	360	(540)	905
Total taxes	<u>681,236</u>	<u>703,665</u>	<u>22,429</u>	<u>679,119</u>
Licenses and permits:				
Business licenses and permits	3,038	3,061	23	3,168
Building permits	141,230	140,647	(583)	100,246
Animal licenses	200	115	(85)	145
Total licenses and permits	<u>144,468</u>	<u>143,823</u>	<u>(645)</u>	<u>103,559</u>
Intergovernmental:				
Class "C" roads	100,000	98,857	(1,143)	95,448
Liquor law enforcement funding	1,131	1,131	-	1,164
Other	-	-	-	1,046
Total intergovernmental	<u>101,131</u>	<u>99,988</u>	<u>(1,143)</u>	<u>97,658</u>
Charges for services:				
Sanitation	128,300	128,189	(111)	104,971
Administrative fees	222,000	222,000	-	226,370
Road impact fees	28,144	28,144	-	18,909
Other	37,294	36,025	(1,269)	30,105
Total charges for services	<u>415,738</u>	<u>414,358</u>	<u>(1,380)</u>	<u>380,355</u>
Miscellaneous revenues:				
Interest	9,000	8,567	(433)	11,256
Sale of assets	18,000	17,606	(394)	-
Donations	9,441	9,126	(315)	7,827
Other	1,285	1,190	(95)	2,037
Total miscellaneous	<u>37,726</u>	<u>36,489</u>	<u>(1,237)</u>	<u>21,120</u>
Total revenues	<u>1,380,299</u>	<u>1,398,323</u>	<u>18,024</u>	<u>1,281,811</u>

(continued)

(continued)

ELK RIDGE CITY
GENERAL FUND
STATEMENT OF REVENUES, EXPENDITURES AND CHANGES
IN FUND BALANCE - BUDGET AND ACTUAL
For the Year Ended June 30, 2013
(With Comparative Totals for the Year Ended June 30, 2012)

	<u>Final Budget</u>	<u>Actual</u>	<u>Variance Favorable (Unfavorable)</u>	<u>Actual June 30, 2012</u>
Expenditures:				
General government:				
Legislative	44,145	41,498	2,647	38,546
Judicial	1,000	200	800	-
Administrative	478,410	463,125	15,285	460,177
Town hall and fire station	110,519	92,535	17,984	199,717
Non-departmental	75,111	76,752	(1,641)	45,980
Total general government	<u>709,185</u>	<u>674,110</u>	<u>35,075</u>	<u>744,420</u>
Public safety:				
Police department	67,372	63,527	3,845	65,349
Fire department	63,925	60,521	3,404	53,326
Animal control	1,500	1,420	80	1,355
Insect and weed control	1,000	360	640	526
Building inspection	22,469	23,120	(651)	5,754
Total public safety	<u>156,266</u>	<u>148,948</u>	<u>7,318</u>	<u>126,310</u>
Streets/highways:				
Streets department	189,089	168,967	20,122	30,012
Class "C" roads	257,973	259,079	(1,106)	171,002
Total streets/highways	<u>447,062</u>	<u>428,046</u>	<u>19,016</u>	<u>201,014</u>
Sanitation	<u>119,500</u>	<u>116,338</u>	<u>3,162</u>	<u>85,133</u>
Parks and recreation	<u>43,010</u>	<u>39,059</u>	<u>3,951</u>	<u>45,310</u>
Total expenditures	<u>1,475,023</u>	<u>1,406,501</u>	<u>68,522</u>	<u>1,202,187</u>
Excess (deficiency) of revenues over expenditures	<u>(94,724)</u>	<u>(8,178)</u>	<u>86,546</u>	<u>79,624</u>

(continued)

(continued)

ELK RIDGE CITY
GENERAL FUND
STATEMENT OF REVENUES, EXPENDITURES AND CHANGES
IN FUND BALANCE - BUDGET AND ACTUAL
For the Year Ended June 30, 2013
(With Comparative Totals for the Year Ended June 30, 2012)

	Final Budget	Actual	Variance Favorable (Unfavorable)	Actual June 30, 2012
Other financing sources (uses):				
Transfers in (out):				
Parks fund	-	-	-	3,360
Fire apparatus fund	(5,000)	(5,000)	-	(5,000)
Backhoe fund	14,021	14,021	-	(2,500)
Town hall/fire station fund	(18,458)	(18,458)	-	(44,402)
Future improvements fund	82,533	35,000	(47,533)	(105,000)
Total other financing sources (uses)	73,096	25,563	(47,533)	(153,542)
Change in fund balance	\$ (21,628)	17,385	39,013	(73,918)
Fund balance - July 1		231,631		305,549
Fund balance - June 30	\$	249,016		231,631

ELK RIDGE CITY
FUTURE IMPROVEMENTS CAPITAL PROJECTS FUND
STATEMENT OF REVENUES AND EXPENDITURES
BUDGET AND ACTUAL
For the Year Ended June 30, 2013
(With Comparative Totals for the Year Ended June 30, 2012)

	<u>June 30, 2013</u>		
	<u>Budget</u>	<u>Actual</u>	<u>Variance</u> <u>Favorable</u> <u>(Unfavorable)</u>
			<u>Actual</u> <u>June 30, 2012</u>
Revenues:			
Interest	\$ -	-	-
Total revenues	-	-	-
Expenditures:			
Capital outlay	-	-	-
Total expenditures	-	-	-
Excess of revenues over expenditures	-	-	-
Other financing sources (uses):			
Transfer to storm drain fund	-	-	-
Transfer (to) from general fund	(82,533)	(35,000)	47,533
Total other financing sources (uses)	(82,533)	(35,000)	47,533
Change in fund balance	\$ (82,533)	(35,000)	47,533
			65,000

ELK RIDGE CITY
COMBINING BALANCE SHEET
NONMAJOR GOVERNMENTAL FUNDS
June 30, 2013

	Special Revenue	Fire Apparatus	Capital Projects Town Hall/ Fire Station	Backhoe	Total Nonmajor Governmental Funds
<u>Assets</u>					
Pooled cash and cash equivalents	\$ 133,799	54,627	106,472	14,885	309,783
Restricted cash and cash equivalents	-	-	590	-	590
Receivables	-	-	-	-	-
Total assets	<u>133,799</u>	<u>54,627</u>	<u>107,062</u>	<u>14,885</u>	<u>310,373</u>
<u>Liabilities and fund balance</u>					
<u>Liabilities</u>					
Accrued expenses	5,169	-	-	-	5,169
Total liabilities	<u>5,169</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>5,169</u>
Fund balance:					
Restricted	34,214	-	590	-	34,804
Assigned:					
Fire department equipment	-	54,627	-	-	54,627
Municipal equipment	-	-	106,472	14,885	121,357
Parks	94,416	-	-	-	94,416
Total fund balance	<u>128,630</u>	<u>54,627</u>	<u>107,062</u>	<u>14,885</u>	<u>305,204</u>
Total liabilities and fund balance	<u>\$ 133,799</u>	<u>54,627</u>	<u>107,062</u>	<u>14,885</u>	<u>310,373</u>

ELK RIDGE CITY
COMBINING STATEMENT OF REVENUES, EXPENDITURES
AND CHANGES IN FUND BALANCE
NONMAJOR GOVERNMENTAL FUNDS
For the Year Ended June 30, 2013

	Special Revenue	Fire Apparatus	Capital Projects Town Hall/ Fire Station	Backhoe	Total Nonmajor Governmental Funds
Revenues:					
Charges for services	\$ 61,420	-	-	-	61,420
Grant revenue	-	-	-	-	-
Miscellaneous	-	-	-	-	-
Interest earnings	900	-	4	-	904
Total revenues	62,320	-	4	-	62,324
Expenditures:					
Public safety	-	-	-	-	-
Parks and recreation	82,167	-	-	-	82,167
Total expenditures	82,167	-	-	-	82,167
Excess (deficiency) of revenues over expenditures	(19,847)	-	4	-	(19,843)
Other financing sources (uses):					
Transfer from (to) general fund	-	5,000	18,458	(14,021)	9,437
Transfer from water fund	-	-	5,000	2,500	7,500
Transfer from sewer fund	-	-	5,000	2,500	7,500
Total other financing sources (uses)	-	5,000	28,458	(9,021)	24,437
Change in fund balance	(19,847)	5,000	28,462	(9,021)	4,594
Fund balance - July 1	148,477	49,627	78,600	23,906	300,610
Fund balance - June 30	\$ 128,630	54,627	107,062	14,885	305,204

ELK RIDGE CITY
SPECIAL REVENUE PARKS FUND
STATEMENT OF REVENUES, EXPENDITURES
AND CHANGES IN FUND BALANCE
BUDGET AND ACTUAL
For The Year Ended June 30, 2013
(With Comparative Totals for the Year Ended June 30, 2012)

	<u>June 30, 2013</u>			
	<u>Budget</u>	<u>Actual</u>	<u>Variance Favorable (Unfavorable)</u>	<u>Actual June 30, 2012</u>
Revenues:				
Charges for services	\$ 65,170	61,420	(3,750)	48,250
Interest earnings	900	900	-	-
Total revenues	<u>66,070</u>	<u>62,320</u>	<u>(3,750)</u>	<u>48,250</u>
Expenditures:				
Parks and recreation	<u>86,700</u>	<u>82,167</u>	<u>4,533</u>	<u>34,724</u>
Total expenditures	<u>86,700</u>	<u>82,167</u>	<u>4,533</u>	<u>34,724</u>
Excess (deficiency) of revenues over expenditures	<u>(20,630)</u>	<u>(19,847)</u>	<u>783</u>	<u>13,526</u>
Other financing sources (uses):				
Transfers out	<u>-</u>	<u>-</u>	<u>-</u>	<u>(3,360)</u>
Total other financing sources (uses)	<u>-</u>	<u>-</u>	<u>-</u>	<u>(3,360)</u>
Change in fund balance	<u>(20,630)</u>	<u>(19,847)</u>	<u>783</u>	10,166
Fund balance - July 1		<u>148,477</u>		<u>138,311</u>
Fund balance - June 30	\$	<u>128,630</u>		<u>148,477</u>

ELK RIDGE CITY
FIRE APPARATUS CAPITAL PROJECTS FUND
STATEMENT OF REVENUES AND EXPENDITURES
BUDGET AND ACTUAL
For the Year Ended June 30, 2013
(With Comparative Totals for the Year Ended June 30, 2012)

	<u>June 30, 2013</u>		
	<u>Budget</u>	<u>Actual</u>	<u>Variance Favorable (Unfavorable)</u>
			<u>Actual June 30, 2012</u>
Revenues	\$ -	-	-
Total revenues	-	-	-
Expenditures:			
Capital outlay	-	-	-
Total expenditures	-	-	-
Excess of revenues over expenditures	-	-	-
Other financing sources:			
Transfer from general fund	5,000	5,000	-
Total other financing sources	5,000	5,000	-
Change in fund balance	\$ 5,000	5,000	-

ELK RIDGE CITY
TOWN HALL/FIRESTATION CAPITAL PROJECTS FUND
STATEMENT OF REVENUES AND EXPENDITURES
BUDGET AND ACTUAL
For the Year Ended June 30, 2013
(With Comparative Totals for the Year Ended June 30, 2012)

	<u>June 30, 2013</u>			
	<u>Budget</u>	<u>Actual</u>	<u>Variance Favorable (Unfavorable)</u>	<u>Actual June 30, 2012</u>
Revenues				
Interest earnings	\$ <u>5</u>	<u>4</u>	<u>(1)</u>	<u>4</u>
Total revenues	<u>5</u>	<u>4</u>	<u>(1)</u>	<u>4</u>
Expenditures:				
General government	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
Total expenditures	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
Excess (deficiency) of revenues over expenditures	<u>5</u>	<u>4</u>	<u>(1)</u>	<u>4</u>
Other financing sources (uses):				
Transfer to general fund	(15,000)	(15,000)	-	-
Transfer from water fund	5,000	5,000	-	5,000
Transfer from sewer fund	5,000	5,000	-	5,000
Transfer from general fund	<u>33,458</u>	<u>33,458</u>	<u>-</u>	<u>44,402</u>
Total other financing sources (uses)	<u>28,458</u>	<u>28,458</u>	<u>-</u>	<u>54,402</u>
Change in fund balance	\$ <u><u>28,463</u></u>	<u><u>28,462</u></u>	<u><u>(1)</u></u>	<u><u>54,406</u></u>

ELK RIDGE CITY
BACKHOE FUND
STATEMENT OF REVENUES AND EXPENDITURES
BUDGET AND ACTUAL
For the Year Ended June 30, 2013
(With Comparative Totals for the Year Ended June 30, 2012)

	<u>June 30, 2013</u>			
	<u>Budget</u>	<u>Actual</u>	<u>Variance Favorable (Unfavorable)</u>	<u>Actual June 30, 2012</u>
Revenues	\$ -	-	-	-
Total revenues	-	-	-	-
Expenditures:				
General government	-	-	-	-
Total expenditures	-	-	-	-
Deficiency of revenues over expenditures	-	-	-	-
Other financing sources (uses):				
Transfer to general fund	(16,521)	(16,521)		
Transfer from water fund	2,500	2,500	-	2,500
Transfer from sewer fund	2,500	2,500	-	3,000
Transfer from general fund	2,500	2,500	-	2,500
Total other financing sources	(9,021)	(9,021)	-	8,000
Change in fund balance	\$ <u>(9,021)</u>	<u>(9,021)</u>	<u>-</u>	<u>8,000</u>

ELK RIDGE CITY
WATER FUND
STATEMENT OF REVENUES AND EXPENDITURES
BUDGET AND ACTUAL
For the Year Ended June 30, 2013
(With Comparative Totals for the Year Ended June 30, 2012)

	June 30, 2013		Variance	Actual
	Budget	Actual	Favorable (Unfavorable)	June 30, 2012
Operating revenues:				
Services	\$ 490,000	490,776	776	512,424
Connection fees	16,975	16,975	-	12,750
Miscellaneous	10,100	9,203	(897)	8,042
Total operating revenues	517,075	516,954	(121)	533,216
Operating expenses:				
Administrative fee	180,400	180,400	-	178,600
Current expenses	143,043	145,832	(2,789)	75,038
Depreciation	210,000	195,455	14,545	187,439
Total operating expenses	533,443	521,687	11,756	441,077
Operating income	(16,368)	(4,733)	11,635	92,139
Non-operating income (expense):				
Transfer to capital projects funds	(7,500)	(7,500)	-	(7,500)
Impact fees	180,000	171,559	(8,441)	94,050
Water right fee	12,150	12,150	-	6,000
Interest income	3,000	3,000	-	1,093
Income before capital income (expenses)	171,282	174,476	3,194	185,782
Capital budget income (expenses):				
Equipment and improvements	(116,700)	(111,482)	5,218	(7,048)
Interfund loan payment	2,225	2,225	-	2,225
Debt payments	-	-	-	(510,713)
Total capital budget income (expenses)	(114,475)	(109,257)	5,218	(515,536)
Net income (loss) budget basis	\$ 56,807	65,219	8,412	(329,754)
Adjustments from budget basis to GAAP basis:				
Equipment and improvements		111,482		7,048
Donated capital assets		-		675,042
Interfund loan payment		(2,168)		(2,081)
Principal payments on debt		-		492,000
Net income GAAP basis	\$	174,533		842,255

ELK RIDGE CITY
SEWER FUND
STATEMENT OF REVENUES AND EXPENDITURES
BUDGET AND ACTUAL
For the Year Ended June 30, 2013
(With Comparative Totals for the Year Ended June 30, 2012)

	June 30, 2013		Variance	Actual
	Budget	Actual	Favorable (Unfavorable)	June 30, 2012
Operating revenues:				
Services	\$ 275,000	273,699	(1,301)	259,344
Connection fees	9,000	9,000	-	6,800
Total operating revenues	284,000	282,699	(1,301)	266,144
Operating expenses:				
Administrative fee	41,700	41,600	100	47,770
Current expenses	199,733	197,018	2,715	181,056
Depreciation	45,000	40,045	4,955	36,861
Total operating expenses	286,433	278,663	7,770	265,687
Operating income (loss)	(2,433)	4,036	6,469	457
Non-operating income (expense):				
Impact fees	65,300	58,778	(6,522)	41,276
Transfer to capital projects funds	(7,500)	(7,500)	-	(8,000)
Proceeds from Salem City	-	-	-	50,000
Impact fees assessment to Payson City	-	-	-	(50,000)
Assessment by SUVMWA	(15,104)	(15,104)	-	(15,119)
Interest income	2,048	2,187	139	2,333
Income before capital income (expenses)	42,311	42,397	86	20,947
Capital budget income (expenses):				
Equipment and improvements	(50,000)	(51,936)	(1,936)	-
Total capital budget income (expenses)	(50,000)	(51,936)	(1,936)	-
Net income (loss) budget basis	\$ <u>(7,689)</u>	(9,539)	<u>(1,850)</u>	20,947
Adjustments from budget basis to GAAP basis:				
Donated capital assets		-		117,761
Equipment and improvements		51,936		-
Net income (loss) GAAP basis	\$	<u>42,397</u>		<u>138,708</u>

ELK RIDGE CITY
STORM DRAINAGE FUND
STATEMENT OF REVENUES AND EXPENDITURES
BUDGET AND ACTUAL
For the Year Ended June 30, 2013
(With Comparative Totals for the Year Ended June 30, 2012)

	<u>June 30, 2013</u>		
	<u>Budget</u>	<u>Actual</u>	<u>Variance Favorable (Unfavorable)</u>
Operating revenues:			<u>Actual June 30, 2012</u>
Charges for services	\$ <u>35,000</u>	<u>35,196</u>	<u>196</u>
Total operating revenues	<u>35,000</u>	<u>35,196</u>	<u>196</u>
Operating expenses:			
Current expense	<u>6,877</u>	<u>6,734</u>	<u>143</u>
Depreciation	<u>21,000</u>	<u>20,237</u>	<u>763</u>
Total operating expenses	<u>27,877</u>	<u>26,971</u>	<u>906</u>
Operating income (loss)	<u>7,123</u>	<u>8,225</u>	<u>1,102</u>
Capital budget income (expense)			
Interfund loan payment	<u>(2,225)</u>	<u>(2,225)</u>	<u>-</u>
Capital contribution	<u>-</u>	<u>-</u>	<u>40,000</u>
Capital outlay	<u>-</u>	<u>-</u>	<u>(10,083)</u>
Total capital budget	<u>(2,225)</u>	<u>(2,225)</u>	<u>-</u>
Net income (loss) budget basis	\$ <u><u>4,898</u></u>	<u>6,000</u>	<u><u>1,102</u></u>
Adjustments from budget basis to GAAP basis:			
Interfund loan payment		<u>2,168</u>	<u>2,081</u>
Capital outlay		<u>-</u>	<u>10,083</u>
Donated capital assets		<u>-</u>	<u>227,713</u>
Asset contribution to infrastructure		<u>-</u>	<u>-</u>
Net income GAAP basis	\$	<u><u>8,168</u></u>	<u><u>258,078</u></u>

ELK RIDGE CITY
GOVERNMENTAL AUDIT REPORTS
June 30, 2013



Certified Public Accountants

www.jones-simkins.com

Logan Office:

1011 West 400 North, Suite 100
Logan, UT 84321
Phone: (435) 752-1510 • (877) 752-1510
Fax: (435) 752-4878

Salt Lake City Office:

6715 South 1300 East, Suite 250
Salt Lake City, UT 84121
Phone: (801) 561-6026
Fax: (801) 561-2023

INDEPENDENT AUDITORS' REPORT ON INTERNAL CONTROL OVER FINANCIAL
REPORTING AND ON COMPLIANCE AND OTHER MATTERS BASED ON AN AUDIT
OF FINANCIAL STATEMENTS PERFORMED IN ACCORDANCE WITH
GOVERNMENT AUDITING STANDARDS

To the Mayor and City Council
Elk Ridge City
Elk Ridge, Utah

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements of the governmental activities, the business-type activities, each major fund, and the aggregate remaining fund information of Elk Ridge City, Utah (the City), as of and for the year ended June 30, 2013, and the related notes to the financial statements, which collectively comprise the City's basic financial statements, and have issued our report thereon dated December 30, 2013.

Internal Control Over Financial Reporting

In planning and performing our audit of the financial statements, we considered the City's internal control over financial reporting (internal control) to determine the audit procedures that are appropriate in the circumstances for the purpose of expressing our opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of the City's internal control. Accordingly, we do not express an opinion on the effectiveness of the City's internal control.

A *deficiency in internal control* exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct, misstatements on a timely basis. A *material weakness* is a deficiency, or a combination of deficiencies, in internal control, such that there is a reasonable possibility that a material misstatement of the entity's financial statements will not be prevented, or detected and corrected on a timely basis. A *significant deficiency* is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

Our consideration of internal control was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or, significant deficiencies. Given these limitations, during our audit we did not identify any deficiencies in internal control that we consider to be material weaknesses. However, material weaknesses may exist that have not been identified.

Compliance and Other Matters

As part of obtaining reasonable assurance about whether the City's financial statements are free from material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a direct and material effect on the determination of financial statement amounts. However, providing an opinion on compliance with those provisions was not an objective of our audit, and accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards*.

Purpose of this Report

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the entity's internal control or on compliance. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the entity's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.



JONES SIMKINS LLC
Logan, Utah
December 30, 2013



Certified Public Accountants

www.jones-simkins.com

Logan Office:

1011 West 400 North, Suite 100
Logan, UT 84321
Phone: (435) 752-1510 • (877) 752-1510
Fax: (435) 752-4878

Salt Lake City Office:

6715 South 1300 East, Suite 250
Salt Lake City, UT 84121
Phone: (801) 561-6026
Fax: (801) 561-2023

INDEPENDENT AUDITORS' REPORT ON COMPLIANCE
AND ON INTERNAL CONTROLS OVER COMPLIANCE
IN ACCORDANCE WITH THE *STATE OF UTAH*
LEGAL COMPLIANCE AUDIT GUIDE

To the Mayor and City Council
Elk Ridge City
Elk Ridge, Utah

Report on Compliance

We have audited Elk Ridge City's (the City) compliance with the general and major state program compliance requirements described in the *State of Utah Legal Compliance Audit Guide* for the year ended June 30, 2013.

The general compliance requirements applicable to the City are identified as follows:

- Cash Management
- Budgetary Compliance
- Fund Balance
- Impact Fees
- Utah Retirement System Compliance
- Conflicts of Interest
- Nepotism

The City did not receive any major assistance programs from the State of Utah during the year ended June 30, 2013.

Management's Responsibility

Compliance with the requirements referred to above is the responsibility of the City's management.

Auditor's Responsibility

Our responsibility is to express an opinion on the City's compliance based on our audit.

We conducted our audit of compliance in accordance with auditing standards generally accepted in the United States of America; the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States; and the *State of Utah Legal Compliance Audit Guide*. Those standards and the *State of Utah Legal Compliance Audit Guide* require that we plan and perform the audit to obtain reasonable assurance about whether noncompliance with the compliance requirements referred to above that could have a material effect on the City and its major programs occurred. An audit includes examining, on a test basis, evidence about the City's compliance with those requirements and performing such other procedures as we considered necessary in the circumstances. We believe that our audit provides a reasonable basis for our opinion. Our audit does not provide a legal determination of the City's compliance with those requirements.

Opinion

In our opinion, Elk Ridge City complied, in all material respects, with the general compliance requirements identified above for the year ended June 30, 2013.

Report on Internal Control Over Compliance


Management of the City is responsible for establishing and maintaining effective internal control over compliance with the compliance requirements referred to above. In planning and performing our audit, we considered the City's internal control over compliance to determine the auditing procedures for the purpose of expressing our opinion on compliance, but not for the purpose of expressing an opinion on the effectiveness of internal control over compliance. Accordingly, we do not express an opinion on the effectiveness of the City's internal control over compliance.

A deficiency in internal control over compliance exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct, noncompliance on a timely basis. *A material weakness in internal control over compliance* is a deficiency, or combination of deficiencies in internal control over compliance, such that there is a reasonable possibility that material noncompliance with a compliance requirement will not be prevented, or detected and corrected, on a timely basis.

Our consideration of internal control over compliance was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be deficiencies, significant deficiencies, or material weaknesses in internal control over compliance. We did not identify any deficiencies in internal control over compliance that we consider to be material weaknesses, as defined above. However, material weaknesses may exist that have not been identified.

Purpose of Report

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the City's internal control or on compliance. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the City's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

A handwritten signature in black ink, appearing to read "Jones Simkins LLC", written in a cursive style.

JONES SIMKINS LLC
Logan, Utah
December 30, 2013



Certified Public Accountants

www.jones-simkins.com

Logan Office:

1011 West 400 North, Suite 100
Logan, UT 84321
Phone: (435) 752-1510 • (877) 752-1510
Fax: (435) 752-4878

Salt Lake City Office:

6715 South 1300 East, Suite 250
Salt Lake City, UT 84121
Phone: (801) 561-6026
Fax: (801) 561-2023

December 30, 2013

To the Mayor and City Council
Elk Ridge City
Elk Ridge, Utah

We have audited the financial statements of the governmental activities, the business-type activities, each major fund, and the aggregate remaining fund information of Elk Ridge City, Utah (the City) for the year ended June 30, 2013. Professional standards require that we provide you with information about our responsibilities under generally accepted auditing standards and *Government Auditing Standards*, as well as certain information related to the planned scope and timing of our audit. We have communicated such information in our letter to you dated July 15, 2013. Professional standards also require that we communicate to you the following information related to our audit.

Auditors' Communication with Those Charged with Governance

Qualitative Aspects of Accounting Practices

Management is responsible for the selection and use of appropriate accounting policies. The significant accounting policies used by the City are described in Note 1 to the financial statements. During 2013, the City implemented Statement of Governmental Accounting Standards No. 63, *Financial Reporting of Deferred Outflows of Resources, Deferred Inflows of Resources, and Net Position*, which requires the presentation of deferred outflows and deferred inflows of resources and their effects on a governmental entity's net position (formerly classified as net assets) and changed terminology related to net position, and Statement of Governmental Accounting Standards No. 65, *Items Previously Reported as Assets and Liabilities*, which specifically identifies examples of deferred outflows and deferred inflows of resources. We noted no transactions entered into by the governmental unit during the year for which there is a lack of authoritative guidance or consensus. All significant transactions have been recognized in the financial statements in the proper period.

Accounting estimates are an integral part of the financial statements prepared by management and are based on management's knowledge and experience about past and current events and assumptions about future events. Certain accounting estimates are particularly sensitive because

of their significance to the financial statements and because of the possibility that future events affecting them may differ significantly from those expected. The most sensitive estimate affecting the City's financial statements was the estimated useful lives of capital assets.

Management's estimate of the useful lives of capital assets is based on expected future use of the asset and prior experience with similar assets. We evaluated the key factors and assumptions used to develop these estimates in determining that they are reasonable in relation to the financial statements taken as a whole.

Certain financial statement disclosures are particularly sensitive because of their significance to financial statement users. The most sensitive disclosures affecting the financial statements were related to the changes in capital assets and the changes in long-term obligations, and are located in Note 4 and Note 6, respectively, to the financial statements. The disclosures of the changes in capital assets and the changes in long-term obligations were formulated to include all changes to each respective category during the year.

The financial statement disclosures are neutral, consistent, and clear.

Difficulties Encountered in Performing the Audit

We encountered no significant difficulties in dealing with management in performing and completing our audit.

Corrected and Uncorrected Misstatements

Professional standards require us to accumulate all known and likely misstatements identified during the audit, other than those that are trivial, and communicate them to the appropriate level of management. There were no such misstatements, corrected or uncorrected, identified during the audit.

Disagreements with Management

For purposes of this letter, a disagreement with management is a financial accounting, reporting, or auditing matter, whether or not resolved to our satisfaction, that could be significant to the financial statements or the auditor's report. We are pleased to report that no such disagreements arose during the course of our audit.

Management Representations

We have requested certain representations from management that are included in the management representation letter dated December 30, 2013.

Management Consultations with Other Independent Accountants

In some cases, management may decide to consult with other accountants about auditing and accounting matters, similar to obtaining a "second opinion" on certain situations. If a consultation involves application of an accounting principle to the governmental unit's financial statements or a determination of the type of auditor's opinion that may be expressed on those

statements, our professional standards require the consulting accountant to check with us to determine that the consultant has all the relevant facts. To our knowledge, there were no such consultations with other accountants.

Other Audit Findings or Issues

We generally discuss a variety of matters, including the application of accounting principles and auditing standards, with management each year prior to retention as the City's auditors. However, these discussions occurred in the normal course of our professional relationship and our responses were not a condition to our retention.

Other Matters

With respect to the supplementary information accompanying the financial statements, we made certain inquiries of management and evaluated the form, content, and methods of preparing the information to determine that the information complies with accounting principles generally accepted in the United States of America, the method of preparing it has not changed from the prior period, and the information is appropriate and complete in relation to our audit of the financial statements. We compared and reconciled the supplementary information to the underlying accounting records used to prepare the financial statements or to the financial statements themselves.

Internal Control

In planning and performing our audit of the financial statements of the City as of and for the year ended June 30, 2013, in accordance with auditing standards generally accepted in the United States of America, we considered the City's internal control over financial reporting (internal control) as a basis for designing our auditing procedures for the purpose of expressing our opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of the City's internal control. Accordingly, we do not express an opinion on the effectiveness of the City's internal control.

Comments, if any, related to internal control are reported in the Independent Auditors' Report on Internal Control Over Financial Reporting and on Compliance and Other Matters Based on an Audit of Financial Statements Performed in Accordance with *Government Auditing Standards*.

This information is intended solely for the use of management of the City, the Mayor and City Council, and the State of Utah Auditor's Office, and is not intended to be and should not be used by anyone other than these specified parties.

Sincerely,

A handwritten signature in blue ink, appearing to read "Jones Simkins LLC", is written over a horizontal line.

JONES SIMKINS LLC
Logan, Utah

APPENDIX P

ELK RIDGE CITY TAX ASSET DETAIL

FYE: 6/30/2013

Asset *	Property Description	Date In Service	Tax Cost	Sec 179 Exp Current = c	Tax Bonus Amt	Tax Prior Depreciation	Tax Current Depreciation	Tax End Depr	Tax Net Book Value	Tax Method	Tax Period
Group: 510500 - Equipment											
4	SNOWMOBILE-PART INTEREST	9/20/96	2,012.50	0.00	0.00	2,012.50	0.00	2,012.50	0.00	S/L	7.0
133	Generator	8/27/99	8,000.00	0.00	0.00	8,000.00	0.00	8,000.00	0.00	S/L	5.0
134	Transfer switch	12/07/99	5,873.00	0.00	0.00	5,873.00	0.00	5,873.00	0.00	S/L	5.0
142	Control Power Transformer	12/31/99	963.50	0.00	0.00	963.50	0.00	963.50	0.00	S/L	10.0
143	Telephone Dialer System	12/07/99	3,314.00	0.00	0.00	3,314.00	0.00	3,314.00	0.00	S/L	5.0
153	PRV Station	8/01/01	1,892.00	0.00	0.00	1,892.00	0.00	1,892.00	0.00	S/L	5.0
154	Pressure reducing Valve (PRV)	8/01/01	3,552.02	0.00	0.00	3,552.02	0.00	3,552.02	0.00	S/L	5.0
158	Solar Panel	10/01/01	1,186.50	0.00	0.00	1,186.50	0.00	1,186.50	0.00	S/L	7.0
167	6" TIE IN	6/04/04	6,295.00	0.00	0.00	1,696.13	209.83	1,905.96	4,389.04	S/L	30.0
168	RADIO METER READER SOFTW	5/04/04	2,500.00	0.00	0.00	2,500.00	0.00	2,500.00	0.00	S/L	7.0
169	RADIO METER READER	6/04/04	13,500.00	0.00	0.00	13,500.00	0.00	13,500.00	0.00	S/L	7.0
474	SCADA system for water system	6/25/07	29,265.44	0.00	0.00	20,903.90	4,180.78	25,084.68	4,180.76	S/L	7.0
481	F250 Ford Truck - 1996-1/4th of co	12/03/07	2,000.00	0.00	0.00	1,833.33	166.67	2,000.00	0.00	S/L	5.0
511	Fence - water tank	6/30/10	15,236.63	0.00	0.00	3,047.32	1,523.66	4,570.98	10,665.65	S/L	10.0
515	Polaris ATV - 1/4th of cost	7/01/10	1,437.50	0.00	0.00	575.00	287.50	862.50	575.00	S/L	5.0
516	Fence - Fairway Tank	6/30/11	2,957.40	0.00	0.00	295.74	295.74	591.48	2,365.92	S/L	10.0
517	SCADA system upgrade	10/31/10	9,374.72	0.00	0.00	3,906.13	2,343.68	6,249.81	3,124.91	S/L	4.0
518	Trucks for four wheeler	11/16/10	1,173.47	0.00	0.00	688.26	434.69	1,122.95	1,050.52	S/L	5.0
542	Truck - Chevy 2006 Silverado - 1/4	9/27/12	2,937.50	0.00c	0.00	0.00	290.63	290.63	1,646.87	S/L	5.0
543	GIS program with data - 1/3 cost	3/01/13	5,513.33	0.00c	0.00	0.00	367.56	367.56	5,145.77	S/L	5.0
544	Meter Reader - handheld	10/02/12	7,939.75	0.00c	0.00	0.00	850.69	850.69	7,089.06	S/L	7.0
	510500 - Equipment		126,924.26	0.00c	0.00	75,739.33	10,951.43	86,690.76	40,233.50		
	*Less: Dispositions		18,012.50	0.00	0.00	18,012.50	0.00	18,012.50	0.00		
	Net 510500 - Equipment		108,911.76	0.00c	0.00	57,726.83	10,951.43	68,678.26	40,233.50		
Group: 511000 - Wells											
5	Well #3 (Oak Lane) - Development	7/01/76	63,000.00	0.00	0.00	33,390.00	0.00	33,390.00	29,610.00	Memo	50.0
13	Well #3 (Oak Lane) Improvements	12/31/92	2,585.95	0.00	0.00	905.10	0.00	905.10	1,680.85	Memo	30.0
14	Well #7 (Loafer) Engineering	1/01/93	12,144.60	0.00	0.00	7,893.99	404.82	8,298.81	3,845.79	S/L	30.0
18	Well #7 (Loafer) Development	6/30/94	124,001.30	0.00	0.00	74,400.84	4,133.38	78,534.22	45,467.08	S/L	30.0
19	Well #7 (Loafer) Addtl Costs	6/30/94	10,382.66	0.00	0.00	6,229.62	346.09	6,575.71	3,806.95	S/L	30.0
20	Well #7 (Loafer) Addtl Costs	12/31/94	36,599.00	0.00	0.00	21,349.47	1,219.97	22,569.44	14,029.56	S/L	30.0
22	FENCING - TANKS	12/31/95	4,459.15	0.00	0.00	4,459.15	0.00	4,459.15	0.00	S/L	10.0
23	Well #5 (Cloward) Upgrade Costs	6/30/96	2,967.19	0.00	0.00	1,582.56	98.91	1,681.47	1,285.72	S/L	30.0
24	Well #5 (Cloward) Well House Cos	7/01/96	70,131.00	0.00	0.00	22,441.92	1,402.62	23,844.54	46,286.46	S/L	50.0
25	Well #5 (Cloward) Addtl Costs	1/01/98	6,351.00	0.00	0.00	3,069.65	211.70	3,281.35	3,069.65	S/L	30.0
144	Well lines and valves (various well	5/03/00	3,285.41	0.00	0.00	3,285.41	0.00	3,285.41	0.00	S/L	10.0
151	Well #3 (Oak Lane) Improvements	6/30/01	8,720.00	0.00	0.00	0.00	0.00	0.00	8,720.00	Memo	0.0
161	Well #5 (Cloward) Bond Issue Cos	5/31/03	7,989.00	0.00	0.00	4,837.78	532.60	5,370.38	2,618.62	S/L	15.0
162	Well #5 (Cloward) Drilling, Engine	5/31/03	306,143.35	0.00	0.00	92,693.42	10,204.78	102,898.20	203,245.15	S/L	30.0
499	Cloward Well	5/15/08	1,030,413.33	0.00	0.00	143,112.96	34,347.11	177,460.07	852,953.26	S/L	30.0
	511000 - Wells		1,689,172.94	0.00c	0.00	419,651.87	52,901.98	472,553.85	1,216,619.09		

(DISTRIBUTION) IMPACT FEE ELIGIBLE = \$31,815.134

(SOURCE) IMPACT FEE ELIGIBLE = \$323,654.98

POTABLE WATER

NOTE: ITEMS CROSSED OUT WERE EITHER DEVELOPER CONSTRUCTED, DONATED, ARE NOT IMPACT FEE ELIGIBLE ITEMS UNDER THE IMPACT FEE ACT, OR WERE PART OF THE FIXED COSTS ON THE FAIRWAY TANK & BOOSTER PUMP STATION AND THE CLOWARD WELL UPGRADES

FYE: 6/30/2013

Asset *	Property Description	Date In Service	Tax Cost	Sec 179 Exp Current = c	Tax Bonus Amt	Tax Prior Depreciation	Tax Current Depreciation	Tax End Depr	Tax Net Book Value	Tax Method	Tax Period
Group: 512000 - Pumps & Controls											
39	PUMP	7/01/96	39,924.00	0.00	0.00	39,924.00	0.00	39,924.00	0.00	S/L	4.0
160	Pump repair - North Loafer well	4/03/02	8,475.97	0.00	0.00	8,475.97	0.00	8,475.97	0.00	S/L	5.0
165	BOOSTER PUMP	12/01/03	6,735.00	0.00	0.00	1,926.96	224.50	2,151.46	4,583.54	S/L	30.0
166	65 HP PUMP PANEL	3/01/04	2,520.00	0.00	0.00	700.00	84.00	784.00	1,736.00	S/L	30.0
171	Oak Lane Booster Pump	7/15/04	3,974.00	0.00	0.00	3,974.00	0.00	3,974.00	0.00	S/L	7.0
174	Motor - Well #5	2/09/05	7,123.00	0.00	0.00	7,123.00	0.00	7,123.00	0.00	S/L	5.0
494	Cloward Well - SCADA panels	5/15/08	56,420.00	0.00	0.00	23,508.33	5,642.00	29,150.33	27,269.67	S/L	10.0
496	Cloward Well - pump	5/15/08	13,033.00	0.00	0.00	7,757.75	1,861.86	9,619.61	3,413.39	S/L	7.0
497	Cloward Well - pump	5/15/08	13,033.00	0.00	0.00	7,757.75	1,861.86	9,619.61	3,413.39	S/L	7.0
498	Cloward Well - pump	5/15/08	13,033.00	0.00	0.00	7,757.75	1,861.86	9,619.61	3,413.39	S/L	7.0
519	Variable speed pump - with upgrad	6/30/11	71,316.41	0.00	0.00	10,188.06	10,188.06	20,376.12	50,940.29	S/L	7.0
512000 - Pumps & Controls											
			235,587.38	0.00c	0.00	119,093.57	21,724.14	140,817.71	94,769.67		
Group: 513000 - Water Tanks											
42	WATER TANK	6/30/84	139,507.47	0.00	0.00	99,050.39	3,487.69	102,538.08	36,969.39	S/L	40.0
43	WATER TANK	1/01/98	330,136.92	0.00	0.00	119,674.59	8,253.42	127,928.01	202,208.91	S/L	40.0
503	Tank - Fairway	9/01/08	1,537,777.37	0.00	0.00	147,370.32	38,444.43	185,814.75	1,351,962.62	S/L	40.0
513000 - Water Tanks											
			2,007,421.76	0.00c	0.00	366,095.30	50,185.54	416,280.84	1,591,140.92		
Group: 514000 - Water Lines											
44	WATER LINES	7/01/76	104,350.00	0.00	0.00	104,350.00	0.00	104,350.00	0.00	S/L	18.0
47	WATER LINES	7/01/78	53,475.00	0.00	0.00	53,475.00	0.00	53,475.00	0.00	S/L	18.0
50	WATER LINES	7/01/80	14,430.00	0.00	0.00	14,430.00	0.00	14,430.00	0.00	S/L	20.0
51	WATER LINES	7/01/80	3,440.28	0.00	0.00	3,440.28	0.00	3,440.28	0.00	S/L	20.0
52	WATER LINES	7/01/80	1,953.75	0.00	0.00	1,953.75	0.00	1,953.75	0.00	S/L	20.0
53	WATER LINES	7/01/81	3,927.00	0.00	0.00	3,927.00	0.00	3,927.00	0.00	S/L	20.0
54	WATER LINES	7/01/82	2,200.00	0.00	0.00	2,200.00	0.00	2,200.00	0.00	S/L	20.0
55	WATER LINES	7/01/83	2,472.65	0.00	0.00	2,472.65	0.00	2,472.65	0.00	S/L	20.0
56	WATER LINES	7/01/83	8,853.00	0.00	0.00	8,853.00	0.00	8,853.00	0.00	S/L	20.0
57	OAK VIEW/CANYON LN WITH I	1/01/85	6,690.00	0.00	0.00	3,631.67	0.00	3,631.67	0.00	S/L	20.0
58	WATER IMPROVES	7/01/86	17,504.66	0.00	0.00	10,712.83	0.00	10,712.83	3,058.33	PRE	18.0
59	LOAFER CANYON 6" WATER	1/01/88	7,200.00	0.00	0.00	5,713.22	261.82	5,975.04	6,791.83	PRE	19.0
60	88/89 WATER LINE IMPROVE	1/01/88	4,664.49	0.00	0.00	3,701.32	169.62	3,870.94	1,224.96	S/L	27.5
61	WATER LINE IMPROVES	6/30/88	3,445.61	0.00	0.00	2,684.88	125.29	2,810.17	793.55	S/L	27.5
62	WATER LINE IMPROVES	6/30/90	8,096.82	0.00	0.00	5,846.56	294.43	6,140.99	635.44	S/L	27.5
63	WATER LINE IMPROVES	12/31/90	7,280.65	0.00	0.00	5,153.19	264.75	5,417.94	1,955.83	S/L	27.5
64	GOOSENEST, FLAT A	12/31/90	4,980.00	0.00	0.00	3,524.83	181.09	3,705.92	1,862.71	S/L	27.5
65	WATER LINE IMPROVES	1/15/92	275.25	0.00	0.00	176.97	9.18	186.15	1,274.08	S/L	27.5
66	GOOSENEST, FLAT B	1/15/92	1,380.00	0.00	0.00	887.15	46.00	933.15	89.10	S/L	30.0
67	RIRIE PLAT A & B	1/15/92	8,850.00	0.00	0.00	5,689.31	295.00	5,984.31	446.85	S/L	30.0
68	LOMENTO SUBDIVISION	1/15/92	1,000.00	0.00	0.00	642.81	33.33	676.14	2,865.69	S/L	30.0
69	IRON OAKS	1/15/92	1,920.00	0.00	0.00	1,234.31	64.00	1,298.31	323.86	S/L	30.0
70	MAIN LINE EXT / CLARK	6/30/94	684.00	0.00	0.00	390.84	22.80	413.64	621.69	S/L	30.0
71	MAIN LINE EXT / SALEM	6/30/94	25,096.20	0.00	0.00	14,340.66	836.54	15,177.20	270.36	S/L	30.0
72	WATER LINE PARK DRIVE	12/31/94	2,761.05	0.00	0.00	1,538.37	92.04	1,630.41	9,919.00	S/L	30.0
73	WATER LINE	12/31/96	177,630.13	0.00	0.00	88,815.02	5,921.00	94,736.02	1,130.64	S/L	30.0

(DISTRIBUTION) IMPACT FEE ELIGIBLE = \$6,319.54
 (STORAGE) IMPACT FEE ELIGIBLE = \$50,940.29

(STORAGE) IMPACT FEE ELIGIBLE = \$239,178.30

J-20215

FYE: 6/30/2013

Asset *	Property Description	Date In Service	Tax Cost	Sec 179 Exp Current = c	Tax Bonus Amt	Tax Prior Depreciation	Tax Current Depreciation	Tax End Depr	Tax Net Book Value	Tax Method	Tax Period
Group: 514000 - Water Lines (continued)											
74	WATER LINES	1/01/98	12,813.14	0.00	0.00	6,040.42	427.10	6,467.52	6,345.62	S/L	30.0
137	Water lines - Bridge Lane	5/18/99	4,772.37	0.00	0.00	2,131.48	159.08	2,290.56	2,481.81	S/L	30.0
138	Water lines - Astor Lane	2/23/00	1,525.00	0.00	0.00	526.47	43.57	570.04	954.96	S/L	35.0
139	Water lines - Highland Circle	4/12/00	10,449.66	0.00	0.00	3,682.24	298.56	3,980.80	6,468.86	S/L	35.0
140	Water lines - Salem Hills Drive	10/21/99	11,604.93	0.00	0.00	4,061.73	331.57	4,393.30	7,211.63	S/L	35.0
141	Water lines - Clark Lane	1/18/00	964.00	0.00	0.00	348.84	27.54	376.38	587.62	S/L	35.0
149	Water lines - Fremont drive	3/01/01	2,362.52	0.00	0.00	838.13	67.50	905.63	1,456.89	S/L	35.0
152	Water lines - Alexander drive	1/01/01	23,119.41	0.00	0.00	8,734.03	770.65	9,504.68	13,614.73	S/L	30.0
156	Water line	11/01/01	17,987.54	0.00	0.00	6,895.17	599.58	7,494.75	10,492.79	S/L	30.0
157	Water lateral Loafer Canyon	9/01/01	650.88	0.00	0.00	347.10	32.54	379.64	271.24	S/L	20.0
163	Water Line - Powell Lane	3/31/03	826.50	0.00	0.00	447.74	41.33	489.07	337.43	S/L	20.0
164	TANK BOOSTER LINE	10/01/03	9,000.00	0.00	0.00	4,162.50	450.00	4,612.50	4,387.50	S/L	20.0
173	10" Line - Cloward Well to Salem I	6/30/05	7,754.00	0.00	0.00	2,261.61	258.47	2,520.08	5,233.92	S/L	30.0
176	Alexander-Shayda Cir to Hillside	10/31/05	113,458.00	0.00	0.00	26,473.51	3,781.93	30,255.44	83,202.56	S/L	30.0
177	Hillside-Alexander to Mahogany	10/31/05	4,169.25	0.00	0.00	926.53	138.98	1,065.51	3,103.74	S/L	30.0
178	Goosenest-Olympic to Burke	10/31/05	12,869.75	0.00	0.00	2,779.53	416.93	3,196.46	9,311.29	S/L	30.0
179	Ridgeview-Burke to Sage	5/31/06	25,739.50	0.00	0.00	2,859.93	428.99	3,288.92	9,580.83	S/L	30.0
180	Burke-Goosenest to Ridgeview	5/31/06	12,869.75	0.00	0.00	5,219.38	857.98	6,077.36	19,662.14	S/L	30.0
181	Cyn View Drive - South End Ext	10/31/05	673.00	0.00	0.00	2,609.69	428.99	3,038.68	9,831.07	S/L	30.0
182	RckyMtWay-Goosenest to Meadow	5/31/06	25,619.20	0.00	0.00	149.54	22.43	171.97	501.03	S/L	30.0
183	Meadowlark-RckyMtWay to Sage	5/31/06	12,809.60	0.00	0.00	5,194.98	853.97	6,048.95	19,570.25	S/L	30.0
184	Sage-Meadowlark 1/2 way to ridge	5/31/06	25,619.20	0.00	0.00	5,194.98	853.97	6,048.95	19,570.25	S/L	30.0
185	Grandview Circle	10/31/05	16,940.00	0.00	0.00	3,764.46	564.67	4,329.13	12,610.87	S/L	30.0
504	Water main - Loafer Heights Sub	5/07/09	15,000.00	0.00	0.00	1,583.33	500.00	2,083.33	12,916.67	S/L	30.0
505	Water lateral - Loafer Heights Sub	5/07/09	5,000.00	0.00	0.00	527.79	166.67	694.46	4,305.54	S/L	30.0
506	Rocky Mtn. A - 10 Main - donated	7/08/08	20,250.00	0.00	0.00	2,700.00	675.00	3,375.00	16,875.00	S/L	30.0
507	Rocky Mtn. A - 8" Main - donated	7/08/08	8,250.00	0.00	0.00	1,100.00	275.00	1,375.00	6,875.00	S/L	30.0
508	Rocky Mtn. A - laterals - donated	7/08/08	8,400.00	0.00	0.00	1,120.00	280.00	1,400.00	7,000.00	S/L	30.0
512	Water line - Cloward Circle - donat	7/01/09	6,758.00	0.00	0.00	675.81	225.27	901.08	5,856.92	S/L	30.0
513	Water line - Sage Lane/Ridge View	7/01/09	26,400.00	0.00	0.00	2,640.00	880.00	3,520.00	22,880.00	S/L	30.0
514	Line - Olympic Lane - Donated	10/22/09	6,000.00	0.00	0.00	533.33	200.00	733.33	5,266.67	S/L	30.0
520	Jolley lot - 1" water line - Donated	3/15/11	3,000.00	0.00	0.00	133.33	100.00	233.33	2,766.67	S/L	30.0
521	466 Hill Canyon View Drive - 8"	12/08/10	10,950.00	0.00	0.00	577.92	365.00	942.92	10,007.08	S/L	30.0
522	Doe Hill Estates Sub Drive - don	10/08/10	147,960.00	0.00	0.00	8,631.00	4,932.00	13,563.00	134,397.00	S/L	30.0
527	Oak Hills cul-de-sac - donated - 8 h	3/15/12	10,150.00	0.00	0.00	112.78	338.33	451.11	9,698.89	S/L	30.0
528	Oak Hills cul-de-sac - donated - Lat	3/15/12	3,200.00	0.00	0.00	35.56	106.67	142.23	3,057.77	S/L	30.0
530	Crestview estates - 8 in water main	3/15/12	26,208.00	0.00	0.00	291.20	873.60	1,164.80	25,043.20	S/L	30.0
532	Crestview estates - 10 in main - don	3/15/12	21,000.00	0.00	0.00	233.33	700.00	933.33	20,066.67	S/L	30.0
539	ER Meadows 2 - 8 in main - donate	11/01/11	72,818.20	0.00	0.00	1,618.18	2,427.27	4,045.45	68,772.75	S/L	30.0
540	ER Meadows 2 - 10 in Main - dona	11/01/11	137,010.00	0.00	0.00	3,044.67	4,567.00	7,611.67	129,398.33	S/L	30.0
541	ER Meadows 2 - Lateral lines - don	11/01/11	89,100.00	0.00	0.00	1,980.00	2,970.00	4,950.00	84,150.00	S/L	30.0
514000 - Water Lines			1,459,119.69	0.00	0.00	475,571.36	41,482.02	517,053.38	942,066.31		

Group: 515000 - Fire Hydrants

76	FIRE HYD	7/01/76	11,050.00	0.00	0.00	11,050.00	0.00	11,050.00	0.00	S/L	30.0
77	FIRE HYD	7/01/78	8,200.00	0.00	0.00	8,200.00	0.00	8,200.00	0.00	S/L	30.0

(DISTRI BUTION) IMPACT = \$183,420.94
FEE ELIGIBLE

FYE: 6/30/2013

Asset #	Property Description	Date In Service	Tax Cost	Sec 179 Exp Current = c	Tax Bonus Amt	Tax Prior Depreciation	Tax Current Depreciation	Tax End Depr	Tax Net Book Value	Tax Method	Tax Period
Group: 515000 - Fire Hydrants (continued)											
78	FIRE HYD	7/01/79	2,550.00	0.00	0.00	2,550.00	0.00	2,550.00	0.00	S/L	30.0
79	FIRE HYD	7/01/80	1,700.00	0.00	0.00	1,700.00	0.00	1,700.00	0.00	S/L	30.0
80	FIRE HYD	7/01/81	1,478.75	0.00	0.00	1,478.75	0.00	1,478.75	0.00	S/L	30.0
81	FIRE HYD OAK	1/01/85	1,120.00	0.00	0.00	1,063.91	37.33	1,063.91	56.09	S/L	30.0
82	FIRE HYD LOAFER	1/01/88	3,000.00	0.00	0.00	2,450.00	100.00	2,550.00	450.00	S/L	30.0
83	FIRE HYD	1/01/88	1,465.01	0.00	0.00	1,196.34	48.83	1,245.17	219.84	S/L	30.0
84	GOOSENEST, PLAT A	12/31/90	1,000.00	0.00	0.00	716.60	33.33	749.93	250.07	S/L	30.0
85	RIRIE SUB PLAT A	1/15/92	2,400.00	0.00	0.00	1,640.00	80.00	1,720.00	680.00	S/L	30.0
86	IRON OAKS SUB	1/15/92	1,300.00	0.00	0.00	888.27	43.33	931.60	368.40	S/L	30.0
88	HYDRANTS	12/31/94	6,937.85	0.00	0.00	4,047.05	231.26	4,278.31	2,659.54	S/L	30.0
89	FIRE HYDRANT	6/12/99	1,678.58	0.00	0.00	757.66	55.95	813.61	864.97	S/L	30.0
135	Fire hydrants	1/21/00	1,072.12	0.00	0.00	443.77	35.74	479.51	592.61	S/L	30.0
524	Doe Hill Estates Sub - hydrants - dr	10/08/10	44,000.00	0.00	0.00	2,566.67	1,466.67	4,033.34	39,966.66	S/L	30.0
529	Oak Hills cul-de-sac - donated - Hy	3/15/12	3,450.00	0.00	0.00	38.33	115.00	153.33	3,296.67	S/L	30.0
533	Crestview estates - 4 hydrants - dona	3/15/12	16,000.00	0.00	0.00	177.78	533.33	711.11	15,288.89	S/L	30.0
535	ER Meadow 2 - 14 fire hydrants - d	11/01/11	56,000.00	0.00	0.00	1,244.44	1,866.67	3,111.11	52,888.89	S/L	30.0
515000 - Fire Hydrants											
			164,402.31	0.00c	0.00	42,172.24	4,647.44	46,819.68	117,582.63		

Group: 516000 - Valves/Tees/Mtrs

105	IMPROVEMENTS	1/15/92	3,144.05	0.00	0.00	3,144.05	0.00	3,144.05	0.00	S/L	10.0
106	CONNECTION	1/15/92	4,008.00	0.00	0.00	4,008.00	0.00	4,008.00	0.00	S/L	10.0
107	RIRIE SUB	1/15/92	1,000.00	0.00	0.00	1,000.00	0.00	1,000.00	0.00	S/L	10.0
108	IRON OAKS SUB	1/15/92	570.00	0.00	0.00	570.00	0.00	570.00	0.00	S/L	10.0
113	CONNECTION	6/30/94	270.00	0.00	0.00	270.00	0.00	270.00	0.00	S/L	10.0
117	METAL DETECTOR HALF INTEI	3/31/96	222.14	0.00	0.00	222.14	0.00	222.14	0.00	S/L	5.0
118	METERS	12/31/96	2,744.45	0.00	0.00	2,744.45	0.00	2,744.45	0.00	S/L	5.0
119	CONNECTIONS	12/31/96	641.03	0.00	0.00	641.03	0.00	641.03	0.00	S/L	10.0
120	METERS & CONNECTIONS	1/01/98	2,419.65	0.00	0.00	2,419.65	0.00	2,419.65	0.00	S/L	5.0
121	METERS	10/30/98	3,288.21	0.00	0.00	3,288.21	0.00	3,288.21	0.00	S/L	5.0
136	Meters	6/30/00	5,437.40	0.00	0.00	5,437.40	0.00	5,437.40	0.00	S/L	5.0
155	Connections	8/01/01	3,957.93	0.00	0.00	3,957.93	0.00	3,957.93	0.00	S/L	10.0
170	WELL METER REBUILD	5/04/04	2,574.07	0.00	0.00	2,102.18	257.41	2,359.59	214.48	S/L	10.0
172	PRV Station Near LDS Church	6/30/05	27,197.00	0.00	0.00	6,345.99	906.57	7,252.56	19,944.44	S/L	10.0
175	Meters	5/31/06	8,130.00	0.00	0.00	4,945.75	813.00	5,758.75	2,371.25	S/L	10.0
509	Rocky Mtn. A - 10" gate valves - dr	7/08/08	9,000.00	0.00	0.00	5,142.84	1,285.71	6,428.55	2,571.45	S/L	7.0
510	Rocky Mtn. A - 8" gate valves - dr	7/08/08	8,000.00	0.00	0.00	4,571.44	1,142.86	5,714.30	2,285.70	S/L	7.0
523	Doe Hill Estates Sub - Gate valve -	10/08/10	33,000.00	0.00	0.00	8,250.00	4,714.29	12,964.29	20,035.71	S/L	7.0
526	PRV - Loafer Canyon	6/30/12	7,048.06	0.00	0.00	0.00	234.94	234.94	6,813.12	S/L	30.0
531	Crestview estates - 10 in tee - dona	3/15/12	2,750.00	0.00	0.00	30.56	91.67	122.23	2,627.77	S/L	30.0
534	ER Meadow 2 - PRV station - dona	11/01/11	50,000.00	0.00	0.00	1,111.11	1,666.67	2,777.78	47,222.22	S/L	30.0
516000 - Valves/Tees/Mtrs											
			175,401.99	0.00c	0.00	60,202.73	11,113.12	71,315.85	104,086.14		

Group: 517000 - Water Rights

122	WATER RIGHTS	7/01/79	16,500.00	0.00	0.00	0.00	0.00	0.00	16,500.00	Memo	0.0
123	WATER RIGHTS	3/13/85	365.00	0.00	0.00	0.00	0.00	0.00	385.00	Memo	0.0
124	WATER RIGHTS	1/15/92	200.00	0.00	0.00	0.00	0.00	0.00	200.00	Memo	0.0

(Distribution) Inmate = \$0.00
FEE ELIGIBLE(Distribution) Inmate = \$29,343.29
FEE ELIGIBLE

FYE: 6/30/2013

Asset * Property Description Date In Service Tax Cost Sec 179 Exp Current = c Tax Bonus Amt Tax Depreciation Tax Current Depreciation Tax End Depr Tax Net Book Value Tax Method Tax Period

Group: 517000 - Water Rights (continued)

125	WATER RIGHTS	6/04/93	26,617.50	0.00	0.00	0.00	0.00	0.00	0.00	26,617.50	Memo	0.0
126	WATER RIGHTS	12/31/95	22,125.00	0.00	0.00	0.00	0.00	0.00	0.00	22,125.00	Memo	0.0
127	WATER RIGHTS-SO. UT. VALLE	1/31/98	384.00	0.00	0.00	0.00	0.00	0.00	0.00	384.00	Memo	0.0
132	Water rights	1/01/99	7,296.00	0.00	0.00	0.00	0.00	0.00	0.00	7,296.00	Memo	0.0
147	Water rights from Dallas Young	1/17/01	114,769.50	0.00	0.00	0.00	0.00	0.00	0.00	114,769.50	Memo	0.0
475	Water rights - 6 shares - Mardell-Tr	2/14/07	42,000.00	0.00	0.00	0.00	0.00	0.00	0.00	42,000.00	Memo	0.0
476	Water rights - 3 shares - Paul Olser	12/27/06	21,000.00	0.00	0.00	0.00	0.00	0.00	0.00	21,000.00	Memo	0.0
493	Water Rights from SUVMWA	6/30/08	71,750.00	0.00	0.00	0.00	0.00	0.00	0.00	71,750.00	Memo	0.0
501	Water Rights - 95 shares	11/18/08	332,500.00	0.00	0.00	0.00	0.00	0.00	0.00	332,500.00	Memo	0.0
	517000 - Water Rights		655,527.00	0.00c	0.00	0.00	0.00	0.00	0.00	655,527.00		

Group: 518000 - Pump House

128	PUMP HOUSE	7/01/80	4,177.90	0.00	0.00	3,394.63	104.45	3,499.08	678.82	S/L	40.0
495	Cleward Well - pumphouse	5/15/08	64,339.00	0.00	0.00	8,935.96	2,144.63	11,080.59	53,238.41	S/L	30.0
545	Public Works building	6/15/13	96,091.06	0.00c	0.00	0.00	200.19	200.19	95,890.87	S/L	40.0
	518000 - Pump House		164,607.96	0.00c	0.00	12,330.59	2,449.27	14,779.86	149,828.10		

Group: 519000 - Land for Wtr Tank

129	LAND FOR WATER TANK	7/01/80	21,500.00	0.00	0.00	0.00	0.00	0.00	21,500.00	Memo	0.0
130	LOAFER REC ASSOC LAND	12/31/94	50,000.00	0.00	0.00	0.00	0.00	0.00	50,000.00	Memo	0.0
131	LAND FOR WATER TANK (BP&	5/22/96	20,000.00	0.00	0.00	0.00	0.00	0.00	20,000.00	Memo	0.0
146	Land - around lower well	6/30/01	10,000.00	0.00	0.00	0.00	0.00	0.00	10,000.00	Land	0.0
148	Land - Shuler	2/09/01	12,539.37	0.00	0.00	0.00	0.00	0.00	12,539.37	Land	0.0
	519000 - Land for Wtr Tank		114,039.37	0.00c	0.00	0.00	0.00	0.00	114,039.37		

Group: Secondary water - lines

525	Dec Hill Sub - secondary water - d	10/08/10	112,500.00	0.00	0.00	0.00	0.00	0.00	112,500.00	Memo	0.0
536	ER Meadows 2 - 6 in irrigation - dc	11/01/11	9,144.72	0.00	0.00	0.00	0.00	0.00	9,144.72	Memo	0.0
537	ER Meadows 2 - 8 in irrigation - dc	11/01/11	155,026.76	0.00	0.00	0.00	0.00	0.00	155,026.76	Memo	0.0
538	ER Meadows 2 - 3 in irrigation - dc	11/01/11	23,184.00	0.00	0.00	0.00	0.00	0.00	23,184.00	Memo	0.0
	Secondary water - lines		299,855.48	0.00c	0.00	0.00	0.00	0.00	299,855.48		

Grand Total
Less: Dispositions
Net Grand Total

7,092,060.14	1,766,311.93	5,325,748.21
18,012.50	18,012.50	0.00
7,074,047.64	1,748,299.43	5,325,748.21

DISTRIBUTION IMPACT FEE ELIGIBLE = \$37,815.34 + \$6,319.54 + \$183,420.94 + \$29,343.29 = \$256,899.07 = \$346,709.88

SOURCE IMPACT FEE ELIGIBLE = \$323,654.98 + \$50,940.29 + \$678.82 + \$22,539.37 = \$397,813.46

STORAGE IMPACT FEE ELIGIBLE = \$239,178.30 + \$21,500.00 = \$260,678.30

208

FYE: 6/30/2013

Asset #	Property Description	Date In Service	Tax Cost	Sec 179 Exp Current = c	Tax Bonus Amt	Tax Prior Depreciation	Tax Current Depreciation	Tax End Depr	Tax Net Book Value	Tax Method	Tax Period
Group: 540500 - Sewer equipment											
482	F250 Ford Truck - 1996 1/4th of cc	12/03/07	2,000.00	0.00	0.00	1,833.33	166.67	2,000.00	0.00	S/L	5.0
496	Polaris ATV - 1/4th of cost	7/01/10	1,437.50	0.00	0.00	575.00	287.50	862.50	575.00	S/L	5.0
497	VacMaster - 2/3rds of cost	1/21/11	20,000.00	0.00	0.00	5,666.67	4,000.00	9,666.67	10,333.33	S/L	5.0
498	Tracks for four wheeler - 30% of cc	11/16/10	931.49	0.00	0.00	294.97	186.30	481.27	450.22	S/L	5.0
513	Truck - Chevy 2006 Silverado - 1/3	9/27/12	1,937.50	0.00c	0.00	0.00	290.63	290.63	1,646.87	S/L	5.0
514	GFS program with data	2/13/13	5,513.33	0.00c	0.00	0.00	459.44	459.44	5,053.89	S/L	5.0
	540500 - Sewer equipment		31,819.82	0.00c	0.00	8,369.97	5,390.54	13,760.51	18,059.31		
Group: 541000 - SEWER LINES											
1	S L	7/01/76	55,325.00	0.00	0.00	55,325.00	0.00	55,325.00	0.00	S/L	18.0
2	S L	7/01/77	3,260.00	0.00	0.00	3,260.00	0.00	3,260.00	0.00	S/L	18.0
3	S L	7/01/77	57,800.00	0.00	0.00	57,800.00	0.00	57,800.00	0.00	S/L	18.0
4	S L	7/01/77	18,051.37	0.00	0.00	18,051.37	0.00	18,051.37	0.00	S/L	18.0
5	S L	7/01/78	24,500.00	0.00	0.00	24,500.00	0.00	24,500.00	0.00	S/L	18.0
6	S L	7/01/78	15,696.30	0.00	0.00	15,696.30	0.00	15,696.30	0.00	S/L	18.0
7	S L	7/01/78	29,124.20	0.00	0.00	29,124.20	0.00	29,124.20	0.00	S/L	19.0
8	S L	7/01/79	3,440.27	0.00	0.00	3,440.27	0.00	3,440.27	0.00	S/L	20.0
9	S L	7/01/80	2,383.75	0.00	0.00	2,383.75	0.00	2,383.75	0.00	S/L	20.0
10	S L	7/01/81	3,927.00	0.00	0.00	3,927.00	0.00	3,927.00	0.00	S/L	20.0
11	S L	7/01/82	1,112.65	0.00	0.00	1,112.65	0.00	1,112.65	0.00	S/L	20.0
12	S L	7/01/83	1,695.00	0.00	0.00	1,695.00	0.00	1,695.00	0.00	S/L	20.0
13	OAK LN/CANYON VIEW DEV	1/01/85	5,005.00	0.00	0.00	2,440.01	0.00	2,440.01	2,564.99	PRE	18.0
14	SEWER LINE TANK	1/31/85	1,494.50	0.00	0.00	725.42	0.00	725.42	769.08	PRE	18.0
15	SEWER LINES ETC	7/01/85	5,794.93	0.00	0.00	3,158.20	0.00	3,158.20	2,636.73	PRE	19.0
16	IMPROVES 86-87	7/01/86	3,791.00	0.00	0.00	2,130.60	0.00	2,130.60	1,660.40	PRE	19.0
17	CONNECTIONS	1/01/88	668.00	0.00	0.00	477.82	21.21	499.03	168.97	S/L	31.5
18	SEWER LINE IMPROVES	1/01/89	4,924.64	0.00	0.00	3,385.61	156.34	3,541.95	1,382.69	S/L	31.5
19	89/90 SEWER LINE IMPROVES	6/30/90	6,028.96	0.00	0.00	3,900.60	191.40	4,092.00	1,936.96	S/L	31.5
20	90/91 SEWER LINE IMPROVES	12/31/90	6,121.07	0.00	0.00	3,876.77	194.32	4,071.09	2,049.98	S/L	31.5
21	GOOSENEST, PLAT A	12/31/90	5,715.00	0.00	0.00	3,619.62	181.43	3,801.05	1,913.95	S/L	31.5
22	SEWER LINE IMPROVES	1/15/92	8,275.92	0.00	0.00	5,012.01	262.73	5,274.74	3,001.18	S/L	31.5
23	GOOSENEST SUB PLAT	1/15/92	1,600.00	0.00	0.00	988.93	50.79	1,039.72	580.28	S/L	31.5
24	RIRIE SUB PLAT A & B	1/15/92	9,000.00	0.00	0.00	5,450.44	285.71	5,736.15	3,263.85	S/L	31.5
25	IRON OAKS SUB	1/15/92	3,712.00	0.00	0.00	2,248.02	117.84	2,365.86	1,346.14	S/L	31.5
26	LOAPER CANYON PIPELINE	12/31/97	26,194.98	0.00	0.00	13,079.90	831.59	13,911.49	12,283.49	S/L	31.5
27	MAPLE & CLARK LANES SEWE	6/30/97	1,772.58	0.00	0.00	814.92	56.27	871.19	901.39	S/L	31.5
28	Sewer lines - Loafer Canyon	6/30/01	128,000.00	0.00	0.00	46,933.37	4,266.67	51,200.04	76,799.96	S/L	30.0
29	Sewer lines - Fremont drive	6/30/01	11,471.75	0.00	0.00	4,206.29	382.39	4,588.68	6,883.07	S/L	30.0
30	Loafer Canyon sewer line	12/31/01	76,708.95	0.00	0.00	26,848.08	2,556.96	29,405.04	47,303.91	S/L	30.0
31	Ridgeview-North to Trunk Line	5/31/06	27,675.00	0.00	0.00	5,611.88	922.50	6,534.38	21,140.62	S/L	30.0
32	End of RekyMtWay to 11200 South	5/31/06	49,360.00	0.00	0.00	10,009.09	1,645.33	11,654.42	37,705.58	S/L	30.0
33	Lfr Cyn Rd- Extension under paved	5/31/06	58,934.00	0.00	0.00	11,950.53	1,964.47	13,915.00	45,019.00	S/L	30.0
34	Alexander-Shayda to Hillside	10/31/05	2,131.75	0.00	0.00	473.73	71.06	544.79	1,586.96	S/L	30.0
35	Hillside-Alexander to Mahogany	10/31/05	6,395.25	0.00	0.00	1,421.20	213.18	1,634.38	4,760.87	S/L	30.0
36	Gooseneast-Olympic to Burke	10/31/05	6,918.75	0.00	0.00	1,537.53	230.63	1,768.16	5,150.59	S/L	30.0
37	Ridgeview - Burke to Sage	5/31/06	13,837.50	0.00	0.00	2,805.94	461.25	3,267.19	10,570.31	S/L	30.0
38	Burke - Gooseneast to Ridgeview	5/31/06	6,918.75	0.00	0.00	1,403.00	230.63	1,633.63	5,285.12	S/L	30.0

WASTEWATER \$16,264.63

WASTEWATER

FYE: 6/30/2013

Asset #	Property Description	Date In Service	Tax Cost	Sec 179 Exp Current = c	Tax Bonus Amt	Tax Prior Depreciation	Tax Current Depreciation	Tax End Depr	Tax Net Book Value	Tax Method	Tax Period
Group: 541000 - SEWER LINES (continued)											
60	Canyon View Drive - South End Ex	10/31/05	1,733.00	0.00	0.00	385.13	57.77	442.90	1,290.10	S/L	30.0
61	Rocky Mt Way - Gooseneck to Meadow	5/31/06	24,075.60	0.00	0.00	4,882.00	802.52	5,684.52	18,391.08	S/L	30.0
62	Meadowlark-Rocky Mt Way to Sage	5/31/06	12,037.80	0.00	0.00	2,441.00	401.26	2,842.26	9,195.54	S/L	30.0
63	Sage-Meadowlark 1/2 Way to Ridge	5/31/06	24,075.60	0.00	0.00	4,882.00	802.52	5,684.52	18,391.08	S/L	30.0
64	Grandview Circle	10/31/05	23,130.00	0.00	0.00	5,140.00	771.00	5,911.00	17,219.00	S/L	30.0
483	Loafer Heights - 8" main - donated	5/07/09	7,998.00	0.00	0.00	844.23	266.60	1,110.83	6,887.17	S/L	30.0
485	Loafer Heights - Laterals - donated	5/07/09	4,893.00	0.00	0.00	516.48	163.10	679.58	4,213.42	S/L	30.0
486	Rocky Mtn. A - 8" Main - donated	7/08/08	31,790.00	0.00	0.00	4,238.68	1,059.67	5,298.35	26,491.65	S/L	30.0
487	Rocky Mtn. A - Laterals - donated	7/08/08	9,100.00	0.00	0.00	1,213.32	303.33	1,516.65	7,583.35	S/L	30.0
489	Rocky Mtn. A - 8" Main offsite - do	7/08/08	35,360.00	0.00	0.00	4,714.68	1,178.67	5,893.35	29,466.65	S/L	30.0
491	Line - Canyon View Drive Extensio	11/01/09	3,336.84	0.00	0.00	296.61	111.23	407.84	2,929.00	S/L	30.0
492	Line - Cloward Circle - Donated	7/01/09	2,096.00	0.00	0.00	269.61	69.87	279.48	1,816.52	S/L	30.0
495	Sage Lane/Ridge View - Donated	7/01/09	31,450.00	0.00	0.00	3,144.99	1,048.33	4,193.32	27,256.68	S/L	30.0
499	Jolly Lot - 4" line - donated	3/15/11	4,500.00	0.00	0.00	200.00	150.00	350.00	4,150.00	S/L	30.0
500	22 East Gooseneck - 8" sewer line -	12/08/10	7,000.00	0.00	0.00	369.44	233.33	602.77	6,397.23	S/L	30.0
502	466 N Canyon View Drive - 8" - Dc	12/08/10	8,520.00	0.00	0.00	449.67	284.00	733.67	7,786.33	S/L	30.0
504	466 N. Canyon View Drive - Later	12/08/10	5,680.00	0.00	0.00	299.77	189.33	489.10	5,190.90	S/L	30.0
505	Doe Hill Sub - 8" and laterals - don	10/08/10	114,880.00	0.00	0.00	6,701.33	3,829.33	10,530.66	104,349.34	S/L	30.0
507	Oak Hills cul-de-sac - donated - 8 i	3/15/12	8,800.00	0.00	0.00	97.78	293.33	391.11	8,408.89	S/L	30.0
508	Oak Hills cul-de-sac - donated - lat	3/15/12	4,800.00	0.00	0.00	53.33	160.00	213.33	4,586.67	S/L	30.0
510	Crestview Estates - 8 in main - don	3/15/12	68,561.00	0.00	0.00	761.79	2,285.37	3,047.16	65,513.84	S/L	30.0
512	Crestview Estates - 4 in laterals	3/15/12	11,400.00	0.00	0.00	126.67	380.00	506.67	10,893.33	S/L	30.0
			1,139,982.66	0.00c	0.00	422,773.56	30,135.26	452,908.82	687,073.84		

Group: 542000 - MANHOLES

30	MANHOLES	7/01/76	16,800.00	0.00	0.00	16,800.00	0.00	16,800.00	0.00	S/L	18.0
31	MANHOLES	7/01/77	15,000.00	0.00	0.00	15,000.00	0.00	15,000.00	0.00	S/L	18.0
32	MANHOLES	7/01/78	4,200.00	0.00	0.00	4,200.00	0.00	4,200.00	0.00	S/L	18.0
33	MANHOLE GRADE RINGS	6/30/90	150.90	0.00	0.00	97.61	4.79	102.40	48.50	S/L	31.5
34	GOOSENECK, PLAT A	12/31/90	3,000.00	0.00	0.00	1,900.05	95.24	1,995.29	1,004.71	S/L	31.5
35	SEWER MANHOLE REPAIRS	1/15/92	4,558.97	0.00	0.00	2,760.92	144.73	2,905.65	1,653.32	S/L	31.5
36	RIRIE SUB PLAT A & B	1/15/92	3,600.00	0.00	0.00	2,180.23	114.29	2,294.52	1,305.48	S/L	31.5
37	IRON OAKS SUB	1/15/92	1,400.00	0.00	0.00	847.83	44.44	892.27	507.73	S/L	31.5
38	MANHOLE REPLACEMENT	6/30/94	560.00	0.00	0.00	301.96	17.78	319.74	240.26	S/L	31.5
46	GOOSENECK SUMP	12/31/94	4,778.10	0.00	0.00	4,180.92	238.91	4,419.83	358.27	S/L	20.0
484	Loafer Heights - Manhole - donated	5/07/09	2,800.00	0.00	0.00	295.55	93.33	388.88	2,411.12	S/L	30.0
488	Rocky Mtn. A - Manhole - donated	7/08/08	16,000.00	0.00	0.00	2,133.32	533.33	2,666.65	13,333.35	S/L	30.0
490	Rocky Mtn. A - Manhole offsite	7/08/08	14,000.00	0.00	0.00	1,866.68	466.67	2,333.35	11,666.65	S/L	30.0
493	Cloward Circle - donated	7/01/09	1,900.00	0.00	0.00	189.99	63.33	253.32	1,646.68	S/L	30.0
494	Sage Lane/Ridge View - Donated	7/01/09	6,000.00	0.00	0.00	600.00	200.00	800.00	5,200.00	S/L	30.0
501	22 East Gooseneck - manhole - don	12/08/10	2,500.00	0.00	0.00	131.94	83.33	215.27	2,284.73	S/L	30.0
503	466 N Canyon View Drive - Manh	12/08/10	3,600.00	0.00	0.00	190.00	120.00	310.00	3,290.00	S/L	30.0
506	Doe Hill Sub - manholes - donated	10/08/10	42,000.00	0.00	0.00	2,450.00	1,400.00	3,850.00	38,150.00	S/L	30.0
509	Oak Hills cul-de-sac - donated - 3 n	3/15/12	6,600.00	0.00	0.00	73.33	220.00	293.33	6,306.67	S/L	30.0
511	Crestview Estates - 8 manholes	3/15/12	17,600.00	0.00	0.00	195.56	586.67	782.23	16,817.77	S/L	30.0

WASTEWATER \$2,251.85

Tax Asset Detail 01/12 - 6/30/13

FYE: 6/30/2013

Asset *	Property Description	Date In Service	Tax Cost	Sec 179 Exp Current = c	Tax Bonus Amt	Tax Prior Depreciation	Tax Current Depreciation	Tax End Depr	Tax Net Book Value	Tax Method	Tax Period
<u>Group: 542000 - MANHOLES (continued)</u>											
	542000 - MANHOLES		167,047.97	0.00c	0.00	56,395.89	4,426.84	60,822.73	106,225.24		
<u>Group: 544000 - LAND DISPOSAL SYS</u>											
48	Shuler Land	2/09/01	12,539.37	0.00	0.00	0.00	0.00	0.00	12,539.37	Land	0.0
	544000 - LAND DISPOSAL SYS		12,539.37	0.00c	0.00	0.00	0.00	0.00	12,539.37		
<u>Group: Sewer Buildings</u>											
515	Public Works Building	6/15/13	44,486.86	0.00c	0.00	0.00	92.68	92.68	44,394.18	S/L	40.0
	Sewer Buildings		44,486.86	0.00c	0.00	0.00	92.68	92.68	44,394.18		
	Grand Total		1,395,876.68	0.00c	0.00	487,539.42	40,045.32	527,584.74	868,291.94		

WASTEWATER \$56,933.55

WASTEWATER TOTAL $\Rightarrow \$16,264.63 + \$2,251.85 + \$56,933.55 = \$75,450.03$

Tax Asset Detail 01/12 - 6/30/13

FYE: 6/30/2013

Asset *	Property Description	Date In Service	Tax Cost	Sec 179 Exp Current = c	Tax Bonus Amt	Tax Prior Depreciation	Tax Current Depreciation	Tax End Depr	Tax Net Book Value	Tax Method	Tax Period
Group: Buildings - Gen Gov.											
3	CARPET FOR COUNCIL ROOM	1/01/98	2,374.00	0.00	0.00	2,374.00	0.00	2,374.00	0.00	S/L	10.0
308	NEW ADDITION-TOWN HALL	1/01/98	37,896.93	0.00	0.00	13,737.59	947.42	14,685.01	23,211.92	S/L	40.0
324	A/C UNIT FOR TOWN OFFICE	6/06/00	3,400.00	0.00	0.00	3,400.00	0.00	3,400.00	0.00	S/L	12.0
343	New Roof for Town Hall	10/01/03	3,450.00	0.00	0.00	2,012.50	230.00	2,242.50	1,207.50	S/L	15.0
502	Salt Shed	10/15/09	8,042.56	0.00	0.00	1,105.86	402.13	1,507.99	6,534.57	S/L	20.0
514	Lighting upgrade	5/16/11	5,559.00	0.00	0.00	602.23	555.90	1,158.13	4,400.87	S/L	10.0
	Buildings - Gen Gov.		60,722.49	0.00c	0.00	23,232.18	2,135.45	25,367.63	35,354.86		
Group: Buildings - Parks											
98	PAVILION IMPROVEMENTS 87	1/01/87	15,065.71	0.00	0.00	9,604.32	376.64	9,980.96	5,084.75	S/L	40.0
312	Park Pavillion 88/89 Cap Impr.	1/01/89	9,281.61	0.00	0.00	5,452.94	232.04	5,684.98	3,596.63	S/L	40.0
476	New park pavillion roof	7/15/06	2,450.00	0.00	0.00	1,470.00	245.00	1,715.00	735.00	S/L	10.0
	Buildings - Parks		26,797.32	0.00c	0.00	16,527.26	853.68	17,380.94	9,416.38		
Group: Buildings - Public Safety											
297	FIRE STATION CONSTRUCTION	6/01/85	30,311.18	0.00	0.00	20,523.21	757.78	21,280.99	9,030.19	S/L	40.0
298	FIRE STATION CONSTRUCTION	10/15/85	4,797.89	0.00	0.00	3,208.66	119.95	3,328.61	1,469.28	S/L	40.0
299	FIRE STATION/TOWN HALL BU	1/01/87	3,788.40	0.00	0.00	2,415.11	94.71	2,509.82	1,278.58	S/L	40.0
300	FIRE STATION/TOWN HALL	1/01/88	2,589.34	0.00	0.00	1,585.89	64.73	1,650.62	938.72	S/L	40.0
301	88-89 FIRE STATION HALL BU	1/01/89	5,836.48	0.00	0.00	3,428.89	145.91	3,574.80	2,261.68	S/L	40.0
302	FIRE STATION WORK IN PROG	6/30/90	6,895.73	0.00	0.00	3,792.58	172.39	3,964.97	2,930.76	S/L	40.0
339	Fire Exhaust Bay	4/01/04	3,770.00	0.00	0.00	1,555.13	188.50	1,743.63	2,026.37	S/L	20.0
	Buildings - Public Safety		57,989.02	0.00c	0.00	36,509.47	1,543.97	38,053.44	19,935.58		
Group: Buildings - Roads											
566	Public Works building	6/15/13	236,016.88	0.00c	0.00	0.00	491.70	491.70	235,525.18	S/L	40.0
	Buildings - Roads		236,016.88	0.00c	0.00	0.00	491.70	491.70	235,525.18		
Group: Construction in Process											
535 *	Public works building	6/30/12	109,617.61	0.00	0.00	0.00	0.00	0.00	109,617.61	Memo	0.0
	Construction in Process		109,617.61	0.00c	0.00	0.00	0.00	0.00	109,617.61		
	*Less: Dispositions		109,617.61	0.00	0.00	0.00	0.00	0.00	109,617.61		
	Net Construction in Process		0.00	0.00c	0.00	0.00	0.00	0.00	0.00		
Group: Equipment - Parks											
122	PLAYGROUND EQUIPMENT	6/30/94	5,320.00	0.00	0.00	3,830.40	212.80	4,043.20	1,276.80	S/L	25.0
329	Playground equipment	6/15/01	24,085.14	0.00	0.00	10,677.79	963.41	11,641.20	12,443.94	S/L	25.0
471	Sprinkler system at park by city off	6/15/07	12,000.00	0.00	0.00	6,100.00	1,200.00	7,300.00	4,700.00	S/L	10.0
480	F250 Ford truck - 1996 1/4th of co	12/03/07	2,000.00	0.00	0.00	1,833.33	166.67	2,000.00	0.00	S/L	5.0
	Equipment - Parks		2,000.00	0.00	0.00	1,833.33	166.67	2,000.00	0.00		

PARKS & ROADS

Parks \$ 9,416.38

Roads \$ 235,525.18

Roads \$ 109,617.61

Parks \$ 18,430.74

Asset *	Property Description	Date In Service	Tax Cost	Sec 179 Exp Current = c	Tax Bonus Amt	Tax Prior Depreciation	Tax Current Depreciation	Tax End Depr	Tax Net Book Value	Tax Method	Tax Period
Group: Equipment - Parks (continued)											
520	Polaris ATV - 1/4th of cost	7/01/10	1,437.50	0.00	0.00	575.00	287.50	862.50	575.00	S/L	5.0
530	Playground equipment - by office	12/20/11	11,109.88	0.00	0.00	555.49	1,110.99	1,666.48	9,443.40	S/L	10.0
557	Mower	5/20/13	16,557.62	0.00c	0.00	0.00	197.11	197.11	16,360.51	S/L	7.0
560	Truck - Chevy 2006 Silverado 1/4 c	9/27/12	1,937.50	0.00c	0.00	0.00	290.63	290.63	1,646.87	S/L	5.0
568	Playground equipment - behind offi	6/15/13	4,825.08	0.00c	0.00	0.00	40.21	40.21	4,784.87	S/L	10.0
	Equipment - Parks		79,272.72	0.00c	0.00	23,572.01	4,469.32	28,041.33	51,231.39		
Group: Equipment - Public Safety											
277	PORTABLE PUMP, BOOSTER H	3/31/96	3,999.00	0.00	0.00	3,999.00	0.00	3,999.00	0.00	S/L	15.0
282	PHYSION-CONTROL-DEFIBILA	5/30/97	3,606.03	0.00	0.00	3,606.03	0.00	3,606.03	0.00	S/L	10.0
335	Medtronic Phiso-Cont	7/15/01	2,682.28	0.00	0.00	2,682.28	0.00	2,682.28	0.00	S/L	7.0
336	Fire Truck from Provo	7/15/01	130,000.00	0.00	0.00	71,500.00	6,500.00	78,000.00	52,000.00	S/L	20.0
341	Scuba Gear Setups (8)	4/01/04	23,000.00	0.00	0.00	18,975.00	2,300.00	21,275.00	1,725.00	S/L	10.0
344	Blood Pressure Monitor	2/01/04	2,365.54	0.00	0.00	1,990.96	236.55	2,227.51	138.03	S/L	10.0
441	Compressor - Fire Dept	10/18/04	18,104.00	0.00	0.00	5,551.89	724.16	6,276.05	11,827.95	S/L	25.0
442	Extraction Equipment - Fire Dept	4/15/05	24,995.00	0.00	0.00	7,248.55	999.80	8,248.35	16,746.65	S/L	25.0
465	Fire Truck - Chief's Vehicle	5/31/06	9,500.00	0.00	0.00	8,255.94	1,244.06	9,500.00	0.00	S/L	7.0
466	Brush Truck	9/30/05	7,500.00	0.00	0.00	5,062.50	750.00	5,812.50	1,687.50	S/L	10.0
470	2002 Dodge pickup - bldg. inspecto	6/05/07	10,215.00	0.00	0.00	9,881.25	333.75	10,215.00	0.00	S/L	5.0
484	Caselle - Building permit software	9/06/07	8,995.00	0.00	0.00	8,995.00	0.00	8,995.00	0.00	S/L	3.0
486	Air Compressor - Maddox	4/23/08	7,857.87	0.00	0.00	4,677.29	1,122.55	5,799.84	2,058.03	S/L	7.0
493	Stabilizer for Fire Truck	10/15/08	2,779.84	0.00	0.00	1,042.43	277.98	1,320.41	1,459.43	S/L	10.0
504	Avant - BP/Pulse Oximeter	6/30/10	2,200.00	0.00	0.00	880.00	440.00	1,320.00	880.00	S/L	5.0
517	Heater - Fire Dept - North	6/10/11	4,404.17	0.00	0.00	681.60	629.17	1,310.77	3,093.40	S/L	7.0
518	Heater - Fire Dept - South	6/10/11	4,404.17	0.00	0.00	681.60	629.17	1,310.77	3,093.40	S/L	7.0
	Equipment - Public Safety		266,607.90	0.00c	0.00	155,711.32	16,187.19	171,898.51	94,709.39		
Group: Equipment - Roads											
4	* SNOWMOBILE/PART INTEREST	9/20/96	2,012.50	0.00	0.00	2,012.50	0.00	2,012.50	0.00	S/L	7.0
143	SNOW FLOW - FOR '88 INTL TR	6/30/94	37,556.00	0.00	0.00	33,800.40	1,877.80	35,678.20	1,877.80	S/L	20.0
148	SNOW FLOW FOR '98 INTL	6/30/98	10,000.00	0.00	0.00	4,666.62	333.33	4,999.95	5,000.05	S/L	30.0
322	'88 SANDING TRUCK INTL	2/18/00	12,598.00	0.00	0.00	7,768.77	629.90	8,398.67	4,199.33	S/L	20.0
323	JOHN DEERE LAWNMOWER	6/14/00	5,317.20	0.00	0.00	5,317.20	0.00	5,317.20	0.00	S/L	7.0
328	* Backhoe	5/10/01	53,635.00	0.00	0.00	39,928.31	2,979.72	42,908.03	10,726.97	S/L	15.0
337	'98 INTL 4X4 TRUCK	6/30/98	72,374.85	0.00	0.00	50,662.36	3,618.74	54,281.10	18,093.75	S/L	20.0
338	SANDER FOR '98 INTL	6/30/98	15,000.00	0.00	0.00	10,500.00	750.00	11,250.00	3,750.00	S/L	20.0
340	Sweeper	8/01/03	18,649.00	0.00	0.00	11,085.82	1,243.27	12,329.09	6,319.91	S/L	15.0
443	* Used Dodge Dakota - Public Works	9/13/04	5,000.00	0.00	0.00	5,000.00	0.00	5,000.00	0.00	S/L	5.0
477	Dump Truck - International 2008	4/18/08	142,756.00	0.00	0.00	59,481.67	14,275.60	73,757.27	68,998.73	S/L	10.0
479	F250 Ford Truck - 1996 1/4th of co	12/03/07	2,000.00	0.00	0.00	1,833.33	166.67	2,000.00	0.00	S/L	5.0
515	Heater - Shop - East	6/10/11	4,404.17	0.00	0.00	681.60	629.17	1,310.77	3,093.40	S/L	7.0
516	Heater - Shop - West	6/10/11	4,404.17	0.00	0.00	681.60	629.17	1,310.77	3,093.40	S/L	7.0
519	Polaris ATV - 1/4th of cost	7/01/10	1,437.50	0.00	0.00	575.00	287.50	862.50	575.00	S/L	5.0
533	* Drill - Puts collars in roads	7/30/11	12,040.29	0.00	0.00	0.00	0.00	0.00	12,040.29	Memo	0.0
534	Air compressor	5/15/12	3,400.00	0.00	0.00	80.95	485.71	566.66	2,833.34	S/L	7.0
558	Sander - on truck	10/02/12	5,642.40	0.00c	0.00	0.00	423.18	423.18	5,219.22	S/L	10.0

Parks \$14,228.27

Tax Asset Detail ..01/12 - 6/30/13

FYE: 6/30/2013

Asset *	Property Description	Date In Service	Tax Cost	Sec 179 Exp Current = c	Tax Bonus Amt	Tax Prior Depreciation	Tax Current Depreciation	Tax End Depr	Tax Net Book Value	Tax Method	Tax Period
Group: Equipment - Roads (continued)											
559	Truck - Chevy 2006 Silverado 1/4 c	9/27/12	1,937.50	0.00c	0.00	0.00	290.63	290.63	1,646.87	S/L	5.0
561	GIS Program with data - 1/3 cost	3/01/13	5,513.34	0.00c	0.00	0.00	367.56	367.56	5,145.78	S/L	5.0
	Equipment - Roads										
	*Less: Dispositions		415,677.92	0.00c	0.00	234,076.13	28,987.95	263,064.08	152,613.84		
	Net Equipment - Roads		72,687.79	0.00	0.00	46,940.81	0.00	49,920.53	22,767.26		
			342,990.13	0.00c	0.00	187,135.32	28,987.95	213,143.55	129,846.58		
Group: Furn/Off Equip - General											
332	Telephone system	10/13/00	4,785.04	0.00	0.00	4,785.04	0.00	4,785.04	0.00	S/L	10.0
333	Caselle Window Update	10/01/01	8,350.00	0.00	0.00	8,350.00	0.00	8,350.00	0.00	S/L	5.0
464	* City Office Computers	8/31/05	7,227.34	0.00	0.00	7,227.34	0.00	7,227.34	0.00	S/L	5.0
483	Caselle - Cash Receipting program	8/21/07	2,875.00	0.00	0.00	2,875.00	0.00	2,875.00	0.00	S/L	3.0
485	CCanon copier - main office	3/14/08	6,895.00	0.00	0.00	5,975.67	919.33	6,895.00	0.00	S/L	5.0
556	Computer - Server	2/01/13	2,699.99	0.00c	0.00	0.00	225.00	225.00	2,474.99	S/L	5.0
	Furn/Off Equip - General		32,832.37	0.00c	0.00	29,213.05	1,144.33	30,357.38	2,474.99		
	*Less: Dispositions		7,227.34	0.00	0.00	7,227.34	0.00	7,227.34	0.00		
	Net Furn/Off Equip - General		25,605.03	0.00c	0.00	21,985.71	1,144.33	23,130.04	2,474.99		
Group: Improvements - Parks											
309	TENNIS COURT	6/01/97	4,553.53	0.00	0.00	2,747.28	182.14	2,929.42	1,624.11	S/L	25.0
310	TENNIS COURT CONSTRUCTIO	1/01/98	7,049.12	0.00	0.00	4,088.42	281.96	4,370.38	2,678.74	S/L	25.0
311	TENNIS COURT	6/15/99	31,156.20	0.00	0.00	16,305.10	1,246.25	17,551.35	13,604.85	S/L	25.0
325	FINAL WORK ON TENNIS COUF	7/26/99	3,461.80	0.00	0.00	1,788.57	138.47	1,927.04	1,534.76	S/L	25.0
342	Park Walking Trail	11/01/03	11,744.15	0.00	0.00	6,785.48	782.94	7,568.42	4,175.73	S/L	15.0
445	Sport Court at Park	5/09/05	14,887.00	0.00	0.00	5,334.51	744.35	6,078.86	8,808.14	S/L	20.0
468	Rock Ring Wall around Ball Field	6/30/06	29,660.00	0.00	0.00	4,449.00	741.50	5,190.50	24,469.50	S/L	40.0
469	Ball park parking lot	8/31/06	29,854.66	0.00	0.00	8,707.59	1,492.73	10,200.32	19,654.34	S/L	20.0
472	Landscaping at park by city offices	6/15/07	6,000.00	0.00	0.00	2,033.33	400.00	2,433.33	3,566.67	S/L	15.0
473	Fence and stair rail at park by city	2/01/07	11,246.10	0.00	0.00	4,061.09	749.74	4,810.83	6,435.27	S/L	15.0
494	Baseball diamond - park improvem	6/15/09	4,149.29	0.00	0.00	0.00	0.00	0.00	4,149.29	Memo	0.0
503	Flag pole - park	9/01/09	3,211.26	0.00	0.00	363.94	128.45	492.39	2,718.87	S/L	25.0
531	Concrete retaining wall - behind of	6/30/12	4,736.18	0.00	0.00	0.00	118.40	118.40	4,617.78	S/L	40.0
532	Goosness Trail	11/30/11	16,755.00	0.00	0.00	488.69	837.75	1,326.44	15,428.56	S/L	20.0
546	ER Meadows 2 - Asphalt path - dor	11/01/11	47,226.60	0.00	0.00	787.11	1,180.67	1,967.78	45,258.82	S/L	40.0
562	Trail - Back of park to Hillside Dri	6/01/13	7,722.00	0.00c	0.00	0.00	64.35	64.35	7,657.65	S/L	10.0
563	Park Drive Trail - Canyon View to	5/15/13	31,200.00	0.00c	0.00	0.00	520.00	520.00	30,680.00	S/L	10.0
567	Landscape - tress at park	10/15/12	5,587.96	0.00c	0.00	0.00	139.70	139.70	5,448.26	S/L	30.0
569	Landscape - rock wall south and ea	6/30/13	4,936.39	0.00c	0.00	0.00	0.00	0.00	4,936.39	S/L	30.0
570	Tennis Court/Park lights	6/30/13	3,391.73	0.00c	0.00	0.00	0.00	0.00	3,391.73	S/L	10.0
	Improvements - Parks		278,528.97	0.00c	0.00	57,940.11	9,749.40	67,689.51	210,839.46		
Group: Improvements - Roads											
537	Parking lot - Public Works building	12/31/11	35,338.70	0.00	0.00	441.73	883.47	1,325.20	34,013.50	S/L	40.0

Parks \$165,580.64

Roads \$34,013.50

FYE: 6/30/2013

Asset *	Property Description	Date In Service	Tax Cost	Sec 179 Exp Current = c	Tax Bonus Amt	Tax Prior Depreciation	Tax Current Depreciation	Tax End Depr	Tax Net Book Value	Tax Method	Tax Period
Group: Improvements - Roads (continued)											
Improvements - Roads											
			35,338.70	0.00c	0.00	441.73	883.47	1,325.20	34,013.50		
413	Columbus Lane	7/01/91	8,559.08	0.00	0.00	4,493.58	213.98	4,707.56	3,851.52	S/L	40.0
414	Oakridge Dr	7/01/96	7,381.86	0.00	0.00	2,952.80	184.55	3,137.35	4,244.51	S/L	40.0
415	N Park Dr	7/01/95	19,319.74	0.00	0.00	8,210.83	482.99	8,693.82	10,625.92	S/L	40.0
416	E Park Dr	7/01/95	36,461.28	0.00	0.00	15,496.01	911.53	16,407.54	20,053.74	S/L	40.0
417	Salem Hills Dr (South)	7/01/92	21,305.13	0.00	0.00	10,652.60	532.63	11,185.23	10,119.90	S/L	40.0
418	Alexander Drive	7/01/98	17,126.71	0.00	0.00	5,994.38	428.17	6,422.55	10,704.16	S/L	40.0
419	Ama Fille Circle	7/01/96	4,047.49	0.00	0.00	1,619.04	101.19	1,720.23	2,327.26	S/L	40.0
420	Ama Fille Lane	7/01/97	38,027.92	0.00	0.00	14,260.50	950.70	15,211.20	22,816.72	S/L	40.0
421	Amerigo	7/01/97	11,147.56	0.00	0.00	4,180.35	278.69	4,459.04	6,688.52	S/L	40.0
422	Coley's Cove	7/01/97	6,330.98	0.00	0.00	2,374.05	158.27	2,532.32	3,798.66	S/L	40.0
423	Cove Drive	7/01/97	14,618.03	0.00	0.00	5,481.75	365.45	5,847.20	8,770.83	S/L	40.0
424	Elk Meadows Dr	7/01/93	14,311.85	0.00	0.00	6,798.20	357.80	7,156.00	7,155.85	S/L	40.0
425	Fairway Dr	7/01/97	5,216.22	0.00	0.00	1,956.15	130.41	2,086.56	3,129.66	S/L	40.0
426	Fremont Way	7/01/00	27,940.63	0.00	0.00	8,382.24	698.52	9,080.76	18,859.87	S/L	40.0
427	Gooseneck Dr (East)	7/01/01	59,642.00	0.00	0.00	16,401.55	1,491.05	17,892.60	41,749.40	S/L	40.0
428	Haley's Lookout	7/01/93	8,678.90	0.00	0.00	4,122.43	216.97	4,339.40	4,339.50	S/L	40.0
429	High Sierra Dr	7/01/90	30,341.14	0.00	0.00	16,687.66	758.53	17,446.19	12,894.95	S/L	40.0
430	Hillside Dr (North)	7/01/85	13,309.94	0.00	0.00	8,984.25	332.75	9,317.00	3,992.94	S/L	40.0
431	Hudson Lane	7/01/96	23,128.53	0.00	0.00	9,251.36	578.21	9,829.57	13,298.96	S/L	40.0
432	Jamie Circle	7/01/98	3,425.34	0.00	0.00	1,198.82	85.63	1,284.45	2,140.89	S/L	40.0
433	Laofer Canyon Rd	7/01/90	18,391.40	0.00	0.00	10,115.38	459.79	10,575.17	7,816.23	S/L	40.0
434	Magellan Lane (West)	7/01/91	6,276.66	0.00	0.00	3,295.32	156.92	3,452.24	2,824.42	S/L	40.0
435	Mahogany Way	7/01/95	6,856.61	0.00	0.00	2,914.14	171.42	3,085.56	3,771.05	S/L	40.0
436	Olympic Lane	7/01/02	19,580.00	0.00	0.00	4,895.00	489.50	5,384.50	14,195.50	S/L	40.0
437	W Salem Hills Dr	7/01/92	24,569.63	0.00	0.00	12,284.80	614.24	12,899.04	11,670.59	S/L	40.0
438	Shayda Circle	7/01/98	3,425.34	0.00	0.00	1,198.82	85.63	1,284.45	2,140.89	S/L	40.0
439	Star Lane	7/01/01	9,240.00	0.00	0.00	2,541.00	231.00	2,772.00	6,468.00	S/L	40.0
440	Valley View Circle	7/01/02	14,828.00	0.00	0.00	3,707.00	370.70	4,077.70	10,750.30	S/L	40.0
478	Gutter - 400 feet at 941 Loafer Can	9/01/07	6,082.00	0.00	0.00	979.86	202.73	1,182.59	4,899.41	S/L	30.0
495	Curb and gutter - Loafer Canyon W	12/01/08	24,296.19	0.00	0.00	2,902.04	809.87	3,711.91	20,584.28	S/L	30.0
497	Curb and Gutter - Loafer Heights S	5/07/09	18,687.50	0.00	0.00	1,479.43	467.19	1,946.62	16,740.88	S/L	40.0
499	Rocky Mtn. Plat A - curb and gutter	7/08/08	27,800.00	0.00	0.00	2,780.00	695.00	3,475.00	24,325.00	S/L	40.0
501	Rocky Mtn. Plat B - curb Goosenes	7/08/08	14,000.00	0.00	0.00	1,400.00	350.00	1,750.00	12,250.00	S/L	40.0
506	Cloward Circle - Donated	7/01/09	14,250.00	0.00	0.00	1,068.75	356.25	1,425.00	12,825.00	S/L	40.0
507	Sage Lane/Ridge View - Donated	7/01/09	28,907.50	0.00	0.00	2,168.07	722.69	2,890.76	26,016.74	S/L	40.0
510	Gooseneck - Donated	7/01/09	28,750.00	0.00	0.00	2,156.25	718.75	2,875.00	25,875.00	S/L	40.0
511	Olympic Lane - Donated	10/22/09	15,467.00	0.00	0.00	1,031.14	386.68	1,417.82	14,049.18	S/L	40.0
513	Olympic Lane sidewalk - Donated	10/22/09	10,117.00	0.00	0.00	674.48	252.93	927.41	9,189.59	S/L	40.0
521	Curb and gutter - Columbus and W	10/31/10	33,263.81	0.00	0.00	1,386.00	831.60	2,217.60	31,046.21	S/L	40.0
523	466 N. Canyon View Drive - C&G	12/08/10	7,000.00	0.00	0.00	277.08	175.00	452.08	6,547.92	S/L	40.0
524	466 N. Canyon View Drive - sidewalk	12/08/10	4,225.00	0.00	0.00	167.24	105.63	272.87	3,952.13	S/L	40.0
527	Doe Hill Estates Sub - C&G - dona	10/08/10	117,192.00	0.00	0.00	5,127.15	2,929.80	8,056.95	109,135.05	S/L	40.0
528	Doe Hill Estates Sub - sidewalk - L	10/08/10	115,452.00	0.00	0.00	5,051.03	2,886.30	7,937.33	107,514.67	S/L	40.0
536	Curbing - 61 N. Loafer Canyon Roa	12/31/11	22,366.01	0.00	0.00	279.58	559.15	838.73	21,527.28	S/L	40.0

Roads \$30,679.66

FYE: 6/30/2013

Asset *	Property Description	Date In Service	Tax Cost	Sec 179 Exp Current = c	Tax Bonus Amt	Tax Prior Depreciation	Tax Current Depreciation	Tax End Depr	Tax Net Book Value	Tax Method	Tax Period
Group: Infrastr - curb and gutter (continued)											
539	Canyon View curbing - 513 feet	12/31/11	5,337.00	0.00	0.00	66.71	133.43	200.14	5,136.86	S/L	40.0
541	Oak Hills Cul-de-sac - donated curb	3/15/12	11,040.00	0.00	0.00	92.00	276.00	368.00	10,672.00	S/L	40.0
544	Crestview estates - Magellan road -	3/15/12	40,716.00	0.00	0.00	339.30	1,017.90	1,357.20	39,358.80	S/L	40.0
545	ER Meadows 2 - ADA ramps 20 - c	11/01/11	60,000.00	0.00	0.00	1,000.00	1,500.00	2,500.00	57,500.00	S/L	40.0
547	ER Meadows 2 - Sidewalks - donat	11/01/11	221,844.00	0.00	0.00	3,697.40	5,546.10	9,243.50	212,600.50	S/L	40.0
548	ER Meadows 2 - Curb and gutter -	11/01/11	144,196.00	0.00	0.00	2,403.27	3,604.90	6,008.17	138,187.83	S/L	40.0
565	Escalante between Park Drive and ,	10/01/12	17,132.30	0.00c	0.00	0.00	428.31	428.31	16,703.99	S/L	30.0
	Infrastr -curb and gutter		1,461,609.28	0.00c	0.00	226,976.79	36,793.43	263,770.22	1,197,839.06		

Group: Infrastructure - roads

346	Alexander Drive	7/01/98	43,595.27	0.00	0.00	15,258.32	1,089.88	16,348.20	27,247.07	S/L	40.0
347	Anna Fille Circle	7/01/96	10,302.71	0.00	0.00	4,121.12	257.57	4,378.69	5,924.02	S/L	40.0
348	Anna Fille Lane	7/01/97	96,798.34	0.00	0.00	36,299.40	2,419.96	38,719.36	58,078.98	S/L	40.0
349	Alpine Drive	7/01/97	62,261.92	0.00	0.00	23,348.25	1,556.55	24,904.80	37,357.12	S/L	40.0
350	Amerigo	7/01/97	28,375.62	0.00	0.00	10,640.85	709.39	11,350.24	17,025.38	S/L	40.0
351	Astor Lane	7/01/97	24,092.51	0.00	0.00	9,034.65	602.31	9,636.96	14,455.55	S/L	40.0
352	Autumn Circle	7/01/97	7,537.51	0.00	0.00	2,826.60	188.44	3,015.04	4,522.47	S/L	40.0
353	Bridger Lane	7/01/97	33,385.33	0.00	0.00	12,519.45	834.63	13,354.08	20,031.25	S/L	40.0
355	Columbus Lane	7/01/91	28,011.53	0.00	0.00	14,706.09	700.29	15,406.38	12,605.15	S/L	40.0
356	Cortez Drive	7/01/92	27,299.93	0.00	0.00	13,650.00	682.50	14,332.50	12,967.43	S/L	40.0
357	N Clark Lane	7/01/97	21,786.51	0.00	0.00	8,169.90	544.66	8,714.56	13,071.95	S/L	40.0
358	S Clark Lane	7/01/97	7,812.86	0.00	0.00	2,929.80	195.32	3,125.12	4,687.74	S/L	40.0
359	Coley's Cove	7/01/97	16,115.21	0.00	0.00	6,043.20	402.88	6,446.08	9,669.13	S/L	40.0
360	Cove Drive	7/01/97	37,209.54	0.00	0.00	13,953.60	930.24	14,883.84	22,325.70	S/L	40.0
361	Elk Horn Drive	7/01/95	19,650.35	0.00	0.00	8,351.42	491.26	8,842.68	10,807.67	S/L	40.0
362	Elk Meadows Dr	7/01/93	36,430.16	0.00	0.00	17,304.25	910.75	18,215.00	18,215.16	S/L	40.0
363	Elk Meadows Dr	7/01/93	43,493.15	0.00	0.00	20,659.27	1,087.33	21,746.60	21,746.55	S/L	40.0
364	N Escalante Dr	7/01/98	25,292.18	0.00	0.00	8,852.20	632.30	9,484.50	15,807.68	S/L	40.0
365	Escalante Dr	7/01/92	12,764.33	0.00	0.00	6,382.20	632.30	12,764.33	0.00	S/L	40.0
366	Fairway Dr	7/01/97	13,277.65	0.00	0.00	4,979.10	331.94	5,311.04	7,966.61	S/L	40.0
367	Fremont Way	7/01/00	71,121.61	0.00	0.00	21,336.48	1,778.04	23,114.52	48,007.09	S/L	40.0
368	Gladston Dr	7/01/92	13,776.48	0.00	0.00	6,888.20	344.41	7,232.61	6,543.87	S/L	40.0
369	Goosest Dr (West)	7/01/95	117,747.10	0.00	0.00	50,042.56	2,943.68	52,986.24	64,760.86	S/L	40.0
370	Goosest Dr (East)	7/01/01	151,816.00	0.00	0.00	41,749.40	3,795.40	45,544.80	106,271.20	S/L	40.0
371	Haley's Lookout	7/01/93	22,091.76	0.00	0.00	10,493.51	552.29	11,045.80	11,045.96	S/L	40.0
372	High Sierra Dr	7/01/98	77,231.99	0.00	0.00	42,477.60	1,930.80	44,408.40	32,823.59	S/L	40.0
373	Hillside Dr (South)	7/01/85	33,879.84	0.00	0.00	18,443.18	1,317.37	19,760.55	32,934.37	S/L	40.0
374	Hillside Dr (North)	7/01/97	23,920.42	0.00	0.00	22,869.00	847.00	23,716.00	10,163.84	S/L	40.0
375	Highland Lane	7/01/96	58,872.62	0.00	0.00	8,970.15	598.01	9,568.16	14,352.26	S/L	40.0
376	Hudson Lane	7/01/88	43,184.44	0.00	0.00	25,549.12	1,471.82	25,020.94	33,851.68	S/L	40.0
377	E Hudson Lane	7/01/98	8,719.05	0.00	0.00	3,051.72	217.98	3,269.70	16,194.19	S/L	40.0
378	Jamileh Circle	7/01/95	11,312.90	0.00	0.00	4,807.94	282.82	5,090.76	5,449.35	S/L	40.0
380	Lewis Way	7/01/00	11,049.25	0.00	0.00	3,314.76	276.23	3,590.99	6,222.14	S/L	40.0
381	Loafer Canyon Rd (North)	7/01/90	46,814.47	0.00	0.00	25,747.92	1,170.36	26,918.28	7,458.26	S/L	40.0
382	Loafer Canyon Rd	7/01/90	106,631.07	0.00	0.00	58,647.16	2,665.78	61,312.94	19,896.19	S/L	40.0
383	Loafer Canyon Rd (South)	7/01/00	253,637.46	0.00	0.00	76,091.28	6,340.94	82,432.22	45,318.13	S/L	40.0
384	N Loafer Road								171,205.24	S/L	40.0

Roads \$ 137,433.44

FYE: 6/30/2013

Asset #	Property Description	Date In Service	Tax Cost	Sec 179 Exp Current = c	Tax Bonus Amt	Tax Depreciation	Tax Current Depreciation	Tax End Depr	Tax Net Book Value	Tax Method	Tax Period
Group: Infrastructure - roads (continued)											
385	E Magellan Lane	7/01/77	7,153.68	0.00	0.00	6,259.40	178.84	6,438.24	715.44	S/L	40.0
386	N Magellan Lane	7/01/77	27,716.63	0.00	0.00	24,252.20	692.92	24,945.12	2,771.51	S/L	40.0
387	Magellan Lane (West)	7/01/91	15,976.95	0.00	0.00	8,387.82	399.42	8,787.24	7,189.71	S/L	40.0
388	Maple Lane	7/01/98	12,109.80	0.00	0.00	4,238.50	302.75	4,541.25	7,568.55	S/L	40.0
389	Mahogany Way	7/01/95	17,453.20	0.00	0.00	7,417.61	436.33	7,853.94	9,599.26	S/L	40.0
390	Oak Lane	7/01/78	13,001.06	0.00	0.00	11,051.02	325.03	11,376.05	1,625.01	S/L	40.0
391	Oakridge Dr	7/01/96	24,158.80	0.00	0.00	9,663.52	603.97	10,267.49	13,891.31	S/L	40.0
393	Ocampo Dr	7/01/78	11,405.72	0.00	0.00	9,694.76	285.14	9,979.90	1,425.82	S/L	40.0
394	Olympic Lane	7/01/02	49,840.00	0.00	0.00	12,460.00	1,246.00	13,706.00	36,134.00	S/L	40.0
395	N Park Dr	7/01/95	63,228.24	0.00	0.00	26,872.07	1,580.71	28,452.78	34,775.46	S/L	40.0
396	Park Drive	7/01/95	50,520.61	0.00	0.00	21,471.34	1,263.02	22,734.36	27,786.25	S/L	40.0
397	E Park Dr	7/01/95	119,327.81	0.00	0.00	50,714.40	2,983.20	53,697.60	65,630.21	S/L	40.0
398	N Park Circle	7/01/84	5,193.00	0.00	0.00	3,635.24	129.83	3,765.07	1,427.93	S/L	40.0
399	N Powell Rd	7/01/97	38,031.74	0.00	0.00	14,261.85	950.79	15,212.64	22,819.10	S/L	40.0
401	Salem Hills Dr (South)	7/01/92	69,725.88	0.00	0.00	34,863.00	1,743.15	36,606.15	33,119.73	S/L	40.0
402	Salem Hills Dr (North)	7/01/93	13,409.82	0.00	0.00	6,369.75	335.25	6,705.00	6,704.82	S/L	40.0
403	W Salem Hills Dr	7/01/92	62,540.86	0.00	0.00	31,270.40	1,563.52	32,833.92	29,706.94	S/L	40.0
405	E Shuler Lane	7/01/92	16,278.74	0.00	0.00	8,139.40	406.97	8,546.37	7,732.37	S/L	40.0
406	Shayda Circle	7/01/98	8,719.05	0.00	0.00	3,051.72	217.98	3,269.70	5,449.35	S/L	40.0
407	Star Lane	7/01/01	23,520.00	0.00	0.00	6,468.00	588.00	7,056.00	16,464.00	S/L	40.0
408	Valley View Circle	7/01/02	37,744.00	0.00	0.00	9,436.00	943.60	10,379.60	27,364.40	S/L	40.0
409	Oak Lane Rebuild	6/30/04	9,105.00	0.00	0.00	1,821.04	227.63	2,048.67	7,056.33	S/L	40.0
410	North Park Dr Widening	8/31/03	11,200.00	0.00	0.00	2,473.33	280.00	2,753.33	8,446.67	S/L	40.0
411	Cortez Drive Rebuild	8/31/03	5,256.00	0.00	0.00	1,160.70	131.40	1,292.10	3,963.90	S/L	40.0
412	N Park Circle Rebuild	8/31/03	11,603.00	0.00	0.00	2,562.37	290.08	2,852.45	8,750.55	S/L	40.0
446	Road - Canyon View Drive	8/31/04	15,031.00	0.00	0.00	2,947.52	376.28	3,323.80	11,727.20	S/L	40.0
448	Road - Lake View Drive	8/31/04	25,811.00	0.00	0.00	5,054.69	645.28	5,699.97	20,111.03	S/L	40.0
449	Road - Loafer Cyn Rd Bus Turnar	8/31/04	15,358.00	0.00	0.00	3,007.61	383.95	3,391.56	11,966.44	S/L	40.0
450	Road - Salem Hills Circle	8/31/04	14,973.00	0.00	0.00	2,932.25	374.33	3,306.58	11,666.42	S/L	40.0
451	Road - E Salem Hills Drive	8/31/04	23,392.00	0.00	0.00	4,580.93	584.80	5,165.73	18,226.27	S/L	40.0
452	Rds-Alexander-Shayda to Hillside	10/31/05	24,258.00	0.00	0.00	4,043.00	606.45	4,649.45	19,608.55	S/L	40.0
453	Rds-Hillside-Alexander to Mahoga	10/31/05	72,774.00	0.00	0.00	12,129.00	1,819.35	13,948.35	58,825.65	S/L	40.0
454	Rd-Gooenest-Olympic to Burke	10/31/05	41,527.00	0.00	0.00	6,921.20	1,038.18	7,959.38	33,567.62	S/L	40.0
455	Rd-Ridgeview-Burke to Sage	5/31/06	82,261.78	0.00	0.00	12,510.62	2,056.54	14,567.16	67,694.62	S/L	40.0
456	Rd-Burke-Gooenest to Ridgeview	5/31/06	41,069.22	0.00	0.00	6,245.94	1,026.73	7,272.67	33,796.55	S/L	40.0
457	Rd-Canyon View-South End Ext	10/31/05	5,119.00	0.00	0.00	853.20	127.98	981.18	4,137.82	S/L	40.0
458	Rd-RockyMtWay-Gooenest to Mei	5/31/06	47,162.80	0.00	0.00	7,172.68	1,179.07	8,351.75	38,811.05	S/L	40.0
459	Rd-Sage-Meadowlark 1/2way to rid	5/31/06	47,162.80	0.00	0.00	3,586.37	589.54	4,175.91	19,405.49	S/L	40.0
460	Rd-Meadowlark-RekyMtWay to Sa	5/31/06	23,581.40	0.00	0.00	8,345.86	1,251.88	9,597.74	40,477.26	S/L	40.0
461	Rd-Grandview Circle	10/31/05	50,075.00	0.00	0.00	6,748.85	1,109.40	7,858.25	36,517.75	S/L	40.0
462	Rd-Loafer Cyn Rd-Sgmt Compli Re	5/31/06	44,376.00	0.00	0.00	1,045.01	160.77	1,205.78	5,225.06	S/L	40.0
463	Street Signage	12/31/05	6,430.84	0.00	0.00	3,228.60	538.10	3,766.70	17,757.30	S/L	40.0
475	Loafer Canyon Road - finished	7/01/06	21,524.00	0.00	0.00	2,734.46	565.75	3,300.21	19,329.93	S/L	40.0
490	Upper Magellan road tie-in	9/01/07	22,630.14	0.00	0.00	1,471.66	304.48	1,776.14	10,403.15	S/L	40.0
491	728 East Park Drive - Widening	9/01/07	12,179.29	0.00	0.00	3,431.05	1,083.49	4,514.54	38,825.16	S/L	40.0
496	Road - Loafer Heights Sub - donat	5/07/09	43,339.70	0.00	0.00	8,304.52	2,076.13	10,380.65	72,664.35	S/L	40.0
498	Rocky Mtn. Plat A - Road - donat	7/08/08	83,045.00	0.00	0.00	4,396.24	1,099.06	5,495.30	38,467.20	S/L	40.0
500	Rocky Mtn. Plat B - Road Goosene	7/08/08	43,962.50	0.00	0.00	1,860.99	620.33	2,481.32	22,331.68	S/L	40.0
505	Cloward Circle - Donated	7/01/09	24,813.00	0.00	0.00						

Roads \$ 257,609.00

Asset *	Property Description	Date In Service	Tax Cost	Sec 179 Exp Current = c	Tax Bonus Amt	Tax Prior Depreciation	Tax Current Depreciation	Tax End Depr	Tax Net Book Value	Tax Method	Tax Period
Group: Infrastructure - roads (continued)											
508	Sage Lane/Ridge View - Donated	7/01/09	52,230.00	0.00	0.00	3,917.25	1,305.75	5,223.00	47,007.00	S/L	40.0
509	Goosecrest - Donated	7/01/09	29,212.50	0.00	0.00	2,190.93	730.31	2,921.24	26,291.26	S/L	40.0
512	Olympic Lane - Donated	10/22/09	52,659.00	0.00	0.00	3,510.61	1,316.48	4,827.09	47,831.91	S/L	40.0
522	466 N. Canyon View Drive - donated	12/08/10	53,586.00	0.00	0.00	2,121.11	1,339.65	3,460.76	50,125.24	S/L	40.0
529	Doe Hill Estates Sub - Donated	10/08/10	444,590.00	0.00	0.00	19,450.81	11,114.75	30,565.56	414,024.44	S/L	40.0
538	Canyon View and Bridge Intersection	2/15/12	17,704.60	0.00	0.00	184.42	442.62	627.04	17,077.56	S/L	40.0
540	Oak Hills Cul-de-sac - donated road	3/15/12	33,145.00	0.00	0.00	276.21	828.63	1,104.84	32,040.16	S/L	40.0
543	Crestview estates - Magellan road	3/15/12	110,164.00	0.00	0.00	918.03	2,754.10	3,672.13	106,491.87	S/L	40.0
550	ER Meadows 2 - Bear Hollow - dor	11/01/11	150,444.95	0.00	0.00	2,507.42	3,761.12	6,268.54	144,176.41	S/L	40.0
551	ER Meadows 2 - Quail Run Lane	11/01/11	144,000.00	0.00	0.00	2,400.00	3,600.00	6,000.00	138,000.00	S/L	40.0
552	ER Meadows 2 - Wolverine Creek	11/01/11	90,000.00	0.00	0.00	1,500.00	2,250.00	3,750.00	86,250.00	S/L	40.0
553	ER Meadows 2 - Sky Hawk Way - c	11/01/11	180,000.00	0.00	0.00	3,000.00	4,500.00	7,500.00	172,500.00	S/L	40.0
554	ER Meadows 2 - Pheasant Glen - d	11/01/11	35,000.00	0.00	0.00	583.33	875.00	1,458.33	33,541.67	S/L	40.0
555	ER Meadows 2 - Cub Circle - dona	11/01/11	20,000.00	0.00	0.00	333.33	500.00	833.33	19,166.67	S/L	40.0
564	Escalante - between Park Drive and	10/01/12	69,361.27	0.00c	0.00	0.00	1,734.03	1,734.03	67,627.24	S/L	30.0
Infrastructure - roads			4,738,187.37	0.00c	0.00	1,166,034.11	124,517.78	1,290,551.89	3,447,635.48		
*Less: Dispositions			12,764.33	0.00	0.00	6,382.20	0.00	12,764.33	0.00		
Net Infrastructure - roads			4,725,423.04	0.00c	0.00	1,159,651.91	124,517.78	1,277,787.56	3,447,635.48		

Group: Land - General											
1	PARK 6.5 ACRES	1/01/81	114,000.00	0.00	0.00	0.00	0.00	0.00	114,000.00	Land	0.0
330	Land - Shuler	2/09/01	25,078.75	0.00	0.00	0.00	0.00	0.00	25,078.75	Land	0.0
331	Park land	4/11/01	46,496.00	0.00	0.00	0.00	0.00	0.00	46,496.00	Land	0.0
444	Retaining Wall - Park	4/01/05	15,632.00	0.00	0.00	0.00	0.00	0.00	15,632.00	Land	0.0
492	Land - 323 Gooseneck Drive	12/12/07	902,349.50	0.00	0.00	0.00	0.00	0.00	902,349.50	Land	0.0
525	466 N. Canyon View Drive - donated	12/08/10	40,000.00	0.00	0.00	0.00	0.00	0.00	40,000.00	Land	0.0
526	Doe Hill Estates Subdivision - Don	10/08/10	550,000.00	0.00	0.00	0.00	0.00	0.00	550,000.00	Land	0.0
542	Crestview estates - land - donated	3/15/12	150,000.00	0.00	0.00	0.00	0.00	0.00	150,000.00	Land	0.0
549	ER Meadows 2 - Land - donated	11/01/11	550,000.00	0.00	0.00	0.00	0.00	0.00	550,000.00	Land	0.0
Land - general			2,393,556.25	0.00c	0.00	0.00	0.00	0.00	2,393,556.25		
Grand Total			10,192,754.80	0.00c	0.00	1,970,234.16	227,757.67	2,197,991.83	7,994,762.97		
Less: Dispositions			202,297.07	0.00	0.00	60,550.35	0.00	69,912.20	132,384.87		
Net Grand Total			9,990,457.73	0.00c	0.00	1,909,683.81	227,757.67	2,128,079.63	7,862,378.10		

Parks → \$9,416.38 + \$18,420.74 + \$14,228.27 + \$165,580.64 + \$989,556.25 = \$1,197,202.28

\$87,206.75

\$294,852.78

Roads → \$235,525.18 + \$109,617.61 + \$34,013.50 + \$30,679.66 + \$137,433.44 + \$257,609.00

=> \$804,878.39

APPENDIX Q

OMB CIRCULAR NO. A-94



EXECUTIVE OFFICE OF THE PRESIDENT
OFFICE OF MANAGEMENT AND BUDGET
WASHINGTON, D.C. 20503

THE DIRECTOR

February 7, 2014

M-14-05

MEMORANDUM FOR THE HEADS OF DEPARTMENTS AND AGENCIES

FROM: Sylvia M. Burwell *SMB*
Director

SUBJECT: 2014 Discount Rates for OMB Circular No. A-94

On October 29, 1992, OMB issued a revision to OMB Circular No. A-94, "Guidelines and Discount Rates for Benefit-Cost Analysis of Federal Programs." The revision established new discount rate guidelines for use in benefit-cost and other types of economic analysis.

The revised Circular specifies certain discount rates that will be updated annually when the interest rate and inflation assumptions in the Budget are changed. These discount rates are found in Appendix C of the revised Circular. The attachment to this memorandum is an update of Appendix C. It provides discount rates that will be in effect for the calendar year 2014.

The rates presented in Appendix C do not apply to regulatory analysis or benefit-cost analysis of public investment. They are to be used for lease-purchase and cost-effectiveness analysis, as specified in the Circular.

Attachment

APPENDIX C
(Revised December 2013)

**DISCOUNT RATES FOR COST-EFFECTIVENESS, LEASE PURCHASE,
AND RELATED ANALYSES**

Effective Dates. This appendix is updated annually. This version of the appendix is valid for calendar year 2014. A copy of the updated appendix can be obtained in electronic form through the OMB home page at http://www.whitehouse.gov/omb/circulars_a094/a94_appx-c/. The text of the Circular is found at http://www.whitehouse.gov/omb/circulars_a094/, and a table of past years' rates is located at <http://www.whitehouse.gov/sites/default/files/omb/assets/a94/dischist.pdf>. Updates of the appendix are also available upon request from OMB's Office of Economic Policy (202-395-3316).

Nominal Discount Rates. A forecast of nominal or market interest rates for calendar year 2014 based on the economic assumptions for the 2015 Budget is presented below. These nominal rates are to be used for discounting nominal flows, which are often encountered in lease-purchase analysis.

**Nominal Interest Rates on Treasury Notes and Bonds
of Specified Maturities (in percent)**

<u>3-Year</u>	<u>5-Year</u>	<u>7-Year</u>	<u>10-Year</u>	<u>20-Year</u>	<u>30-Year</u>
1.0	1.9	2.5	3.0	3.6	3.9

Real Discount Rates. A forecast of real interest rates from which the inflation premium has been removed and based on the economic assumptions from the 2015 Budget is presented below. These real rates are to be used for discounting constant-dollar flows, as is often required in cost-effectiveness analysis.

**Real Interest Rates on Treasury Notes and Bonds
of Specified Maturities (in percent)**

<u>3-Year</u>	<u>5-Year</u>	<u>7-Year</u>	<u>10-Year</u>	<u>20-Year</u>	<u>30-Year</u>
-0.7	0.0	0.5	1.0	1.6	1.9

Analyses of programs with terms different from those presented above may use a linear interpolation. For example, a four-year project can be evaluated with a rate equal to the average of the three-year and five-year rates. Programs with durations longer than 30 years may use the 30-year interest rate.