



City of Rancho Cordova

Development Impact Fee Report

REVIEW DRAFT

Fiscal Year Ending
June 30, 2017

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Legal Requirements

A. REQUIREMENTS FOR DEVELOPMENT IMPACT FEES

State law (California Government Code Section 66006) requires each local agency that imposes AB 1600 development impact fees to prepare an annual report providing specific information about those fees. Within the AB1600 legal requirements, it stipulates that fees imposed on new development have the proper nexus to any project on which they are imposed. In addition, AB1600 imposes certain accounting and reporting requirements with respect to the fees collected. The fees, for accounting purposes, must be segregated from the general funds of the City and from other funds or accounts containing fees collected for other improvements. Interest on each development fee fund or account must be credited to that fund or account and used only for the purposes for which the fees were collected.

Current California Government Code Section 66006(b) requires that for each separate fund the local agency shall, within 180 days after the last day of each fiscal year, make available to the public the following information for the fiscal year:

- A brief description of the type of fee in the account or fund.
- The amount of the fee.
- The beginning and ending balance of the account or fund.
- The amount of the fees collected and interest earned.
- An identification of each public improvement on which fees were expended and the amount of expenditures on each improvement including the total percentage of the cost of the public improvement that was funded with fees.
- An identification of an approximate date by which the construction of the public improvement will commence if the local agency determines that sufficient funds have been collected to complete financing on an incomplete public improvement.
- A description of each interfund transfer or loan made from the account or fund, including the public improvement on which the transferred or loaned fees will be expended, and, in the case of an interfund loan, the date on which the loan will be repaid and the rate of interest that the account or fund will receive on the loan.
- The amount of refunds made due to sufficient funds being collected to complete financing on incomplete public improvements, and the amount of reallocation of funds made due to administrative costs of refunding unexpended revenues exceeding the amount to be refunded.

California Government Code Section 66001(d) requires the local agency make all of following findings every fifth year with respect to that portion of the account remaining unexpended, whether committed or uncommitted:

- Identify the purpose to which the fee is to be put.
- Demonstrate a reasonable relationship between the fee and purpose for which it is charged.
- Identify all sources and amounts of funding anticipated to complete financing in incomplete improvements.

- Designate the approximate dates on which the funding is expected to be deposited into the appropriate account or fund.
- In any action imposing a fee as a condition of approval of a development project by a local agency, the local agency shall determine how there is a reasonable relationship between the amount of the fee and the cost of the public facility or portion of the public facility attributable to the development on which the fee is imposed.

B. ADDITIONAL NOTES

The State of California Government Code Section 66002 requires local agencies that have developed a fee program to adopt a Capital Improvement Plan (CIP) indicating the approximate location, size and timing of projects, plus an estimate for the cost of all facilities or improvements to be financed by fees. A formal CIP is recommended, at a minimum, as a five-year plan. The City annually produces a five-year CIP which provides program summary information for the City's various capital improvement funding programs, as well as project summary information (revenue, expenditures and project schedule) for the specific projects selected for implementation during the CIP period. The CIP describes the five-year plan for allocating funds from the Impact Fee Programs, Measure A Transportation Sales Tax, State and Federal Grants, Gas Tax, Roadway Funds, Supplemental Transportation Fees, Storm Water Utility Tax and Transit Related Service Area Tax. A copy of the City's most recent CIP was adopted as part of the biennial budget document and can be found under the Finance Department page on the City's website at www.cityofranhocordova.org.

The CIP relates the City's annual capital expenditures to a long-range plan for public improvements. By relating the plan for public improvements to the City's capacity for funding, and scheduling expenditures over a period of years, the CIP helps maximize the funds available. This type of fiscal management is important during periods where budgetary demands exceeding financial resources.

C. ESTABLISHING A REASONABLE RELATIONSHIP BETWEEN THE FEE AND THE PURPOSE FOR WHICH IT IS CHARGED

The Development Impact Fee Program has been in effect in Rancho Cordova since incorporation in fiscal year 2003/04. The Development Impact Fee Program consists of multiple components which were individually adopted by the City Council. The program sets forth the relationship between contemplated future development, facilities needed to serve future development and the estimated costs of those improvements based on the current General Plan for build-out.

The City's Capital Improvement Plan (CIP) projects are financed, in part, by the development impact fees outlined in the description of the development impact fees on the following pages. The City's CIP provide infrastructure to the residents and businesses in Rancho Cordova in order to keep pace with ongoing development in, and adjacent to, the community. Estimated project costs, and the summary of fee apportionment to each

development fee type, are detailed within the adopted Nexus Studies establishing the individual Development Impact Fee program(s) and are on file with the City Clerk's Office.

Information on projects in the Development Impact Fee Program(s) can be found on pages 29-31. The information in these tables include: Current Projects, Project Phase, Construction Estimated Start Date, Construction Estimated Completion Date, Estimated Project Cost and Development Fee information including Funding to Date, Budget to Date and % of Total Project Cost.

D. FUNDING OF INFRASTRUCTURE

The 2016/17 - 2020/21 Capital Improvement Plan (CIP) identifies all funding sources and amounts for individual projects through 2020/21. The CIP is updated annually to reflect the current infrastructure needs of the City. As a CIP project is identified, the project is evaluated to determine the portion of the project that will service existing residents and businesses versus new development.

Once the determination of use is made, the percentage of use attributable to new development is then funded by the appropriate development fee, based on the type of project. The percentage of use associated with existing residents or businesses are funded from other appropriate sources as identified on each individual project sheet in the CIP. All future planned infrastructure needs are outlined in the Development Impact Fee Program(s). The funding and commencement dates for projects are adjusted, as needed, to reflect the needs of the community.

E. CURRENT PROJECTS

Construction is currently underway on the following projects:

- CP06-2024 - Douglas Road (Rancho Cordova Parkway to Borderlands Drive)
- CP07-2055 - White Rock Road Improvement, Phase I
- CP10-2084 - Mather Field Road - Pedestrian, ADA and Safety Improvements
- CP14-2141 - International Drive and Femoyer Road Traffic Signal
- CP16-2181 - Douglas Blvd Sewer Lift Station

Description of Development Impact Fee(s)

Community Facilities Fee (CFF) Program – This program was established by the City to cover the costs of municipal facilities required to serve an increased population as a result of new development. The city has identified these facilities to include a city hall, a police station, a community center, a city corporation yard, a city museum, a parking structure, library facilities and ongoing administration of the CFF program. The fee program was updated in April 2013 and combined fee components from the City’s 2004 and 2005 Fee Studies into a single fee category while continuing to report the library fee separately since the City is holding these funds on behalf of the Sacramento Public Library Authority.

Community Facilities Impact Fee – To provide for new development’s share of the cost of municipal facilities, furnishings and equipment required to service the City.

Library Impact Fee – To provide for new development’s share of the cost of a library building, furnishings, equipment, books, financing and the purchase of land.

Sunrise Douglas (SD) Impact Fee Program – These specific plan development impact fees are imposed on development in the Sunridge Specific Plan (SRSP), which is part of the Sunrise Douglas Community Plan (SDCP) development area. It includes additional fees for fee program updates, interim sewer facilities, park development improvements, supplemental offsite water facilities, roadways improvements, transit shuttles, and administration of the fee program. These funds can only be spent on facilities in the SDCP Capital Improvement Plan (CIP) to mitigate impact as a result of development in the SDCP area.

SD Fee Program Update Impact Fee – To provide funding for program updates to the Sunrise Douglas Impact Fee Program.

SD Interim Sewer Impact Fee – To provide funding for the construction of interim sewer facilities to serve the SRSP area. Upon application by the property owner or his authorized agent, the City may authorize the construction of any interim sewer facilities, or portions thereof, as designated in the SDCP Impact Fee Program in lieu of all, or a portion of, the required interim sewer development fee.

SD Park Impact Fee – To provide funding for the construction of park and recreation facilities necessary for development within the SRSP area. Upon application by the property owner or his authorized agent, Cordova Recreation and Park District may authorize the construction of any park and recreation facilities, or portions thereof, as designated in the SDCP Impact Fee Program. The developer will then either be reimbursed for these cost from fees collected from other developers in the SDCP area, only to the extent the funds are available, or a credit for such in lieu construction will be provide to the property owner to be used within the SDCP area.

SD Supplemental Offsite Water Impact Fee – To provide funding for the construction of offsite water improvements to serve the SRSP area. Upon application by the property owner or his authorized agent, the City may authorize the construction of any offsite

water facilities, or portions thereof, as designated in the SDCP Impact Fee Program in lieu of all, or a portion of, the supplemental offsite water development fee.

SD Roadway Impact Fee - To provide funding to construct roads, intersections, and other roadway improvements in the SDCP CIP needed to mitigate the impacts of new development within the SRSP area. Upon application by the property owner or his authorized agent, the City may authorize the construction of any roadway facilities, or portions thereof, in order of priority as designated on the priority list in the SD Impact Fee Program. The developer will then either be reimbursed for these cost from fees collected from other developers in the SDCP area, only to the extent the funds are available, or a credit for such in lieu construction will be provide to the property owner to be used within the SDCP area.

SD Transit Shuttle Impact Fee - To provide funding for the development and operation of a transit shuttle within the Sunrise Douglas Community Plan area.

SD Administration Impact Fee - To provide funding for the administrative duties associated with the SD Impact Fee program.

Traffic Mitigation Impact Fee - This development impact fee is a citywide fee imposed on new development in the City to cover the fair share cost of traffic impacts resulting from new development, including program administration. The funds collected will be used for construction of the transportation improvements listed in the Transportation Capital Improvement Plan (CIP) Development Impact Fee Program.

Upon application by the property owner or his authorized agent, the City may authorize the construction of any transportation facilities, or portions thereof, in order of priority as designated on the priority list for the transportation impact fee program. The developer will then either be reimbursed for these cost from fees collected from other developers, only to the extent the funds are available, or a credit in lieu of all, or a portion of the required transportation impact fee.

Villages of Zinfandel (VOZ) Impact Fee Program - These specific plan fees are imposed on new development in the Villages of Zinfandel special planning area. It includes fees for offsite roadway improvement and the administration of the fee program. These funds can only be spent on facilities identified in the VOZ Development Impact Fee Program to mitigate impact as a result of development in the VOZ special planning area.

VOZ Roadway Impact Fee - To provide funding for the cost of constructing offsite roadway mitigation facilities required to serve residents within the Villages of Zinfandel Public Facilities Financing Plan area. Upon application by the property owner or his authorized agent, the City may authorize the construction of any offsite roadway mitigation facilities, or portions thereof, as designated in the Public Facilities Financing Plan - Offsite Roadway Mitigation Fee Program. The developer will than either be reimbursed for these cost from impact fees collected within the VOZ Public Facilities

Financing Plan area, only to the extent the funds are available, or a credit for such in lieu construction will be provide to the property owner to be used within the VOZ Public Facilities Financing Plan area.

VOZ Administration Impact Fee - To provide funding for the administrative duties associated with the VOZ Impact Fee program.

Housing Trust Development Impact Fee - A non-residential impact fee used to offset some of the increased burden of need for very low income housing, created by the construction of non-residential uses, which employ a significant number of low wage earners.

Current Fee Schedule

The Development Fee program is reviewed periodically to ensure the Development Impact Fee Program is accounting for all planned future development. The updated Development Impact Fee Program information is then used to determine the amount of fees available for the funding of the proposed capital improvement projects identified in the development of the five-year Capital Improvement Plan (CIP).

DEVELOPMENT IMPACT FEES					
at June 30, 2017					
Fee Category	Residential		Non-Residential		
	Single Family	Multi-Family	Office	Commercial	Industrial
	Per Unit	Per Unit	Per Sq. Ft	Per Sq. Ft	Per Sq. Ft
Community Facility Impact Fees:					
Community Facilities	3,140.77	2,454.07	0.78	0.47	0.20
Library	643.30	503.06	n/a	n/a	n/a
Total Fees	\$3,784.07	\$2,957.13	\$0.78	\$0.47	\$0.20

DEVELOPMENT IMPACT FEES				
at June 30, 2017				
Fee Category	Residential		Non-Residential	
	Single Family	Multi-Family	Office	Commercial
	Per Unit	Per Unit	Per Sq. Ft	Per Sq. Ft
Sunrise Douglas (SD) Impact Fees:				
Fee Program Update	82.31	24.06	0.02	0.03
Interim Sewer	959.72	719.79	0.20	0.10
Park*	9,387.40	7,394.29	n/a	n/a
Supp. Offsite Water	1,391.85	1,044.18	0.43	0.51
Traffic Mitigation	14,306.49	9,417.29	12.57	15.71
Transit Shuttle	78.52	196.28	0.25	0.43
Program Admin	630.71	427.57	0.50	0.64
Total Fees	\$26,837.00	\$19,223.46	\$13.97	\$17.42

* Park Development Fees vary by Development Agreement, amount included in fee schedule represents Fee set up Park Nexus Study

DEVELOPMENT IMPACT FEES							
at June 30, 2017							
Fee Category	Residential				Non-Residential		
	Detached > 1,200 SF Per Unit	Detached ≤ 1,200 SF Per Unit	Attached Per Unit	Multi-Family Per Unit	Commercial Per Sq. Ft	Office Per Sq. Ft	Industrial/ Manufacturing Per Sq. Ft
Traffic Mitigation Impact Fees:							
Area 1 - Infill	\$9,775.61	\$6,526.40	\$6,526.40	\$6,363.79	\$9.18	\$8.90	\$4.63
Area 2 - New Development	\$16,150.17	\$14,211.62	\$14,211.62	\$11,304.90	\$11.84	\$9.10	\$4.63

DEVELOPMENT IMPACT FEES							
at June 30, 2017							
Fee Category	Residential			Non-Residential			
	Single Family Low Density Per Unit	Cluster Low Density Per Unit	Medium Density Per Unit	Office Per Sq. Ft	Commercial Per Sq. Ft	Industrial Per Sq. Ft	
Villages of Zinfandel (VOZ) Impact Fees:							
Traffic Mitigation		298.58	265.40	232.23	0.37	0.44	0.38
Program Admin		8.96	7.96	6.97	0.01	0.01	0.01
Total Fees		\$307.54	\$273.36	\$239.20	\$0.38	\$0.45	\$0.39

DEVELOPMENT IMPACT FEES							
at June 30, 2017							
Fee Category	Residential	Non-Residential					
		Office Per Sq. Ft	Hotel Per Sq. Ft	Research & Development Per Sq. Ft	Commercial Per Sq. Ft	Manufacturing Per Sq. Ft	Warehouse Per Sq. Ft
Very Low Income Housing Impact Fee							
Impact Fee	n/a	0.97	0.92	0.82	0.77	0.61	0.26
Program Admin	n/a	Between \$30 and \$100 as determined by Plan Review					

Statement of Revenues, Expenditures and Changes in Fund Balance For Year Ending June 30, 2017

Description	Community Facilities Fee Program		Sunrise Douglas
	Community Facilities ⁽¹⁾	Library ⁽²⁾	Fee Program Update
REVENUES			
Fees	1,390,111	274,201	18,223
Interest	2,403	36,664	1,856
Other Revenues	53	-	-
Total Revenues	\$ 1,392,568	\$ 310,865	\$ 20,079
EXPENDITURES			
Expenditures	52,129	10,283	-
Transfer Out	965,650	-	-
Total Expenditures	\$ 1,017,779	\$ 10,283	\$ -
REVENUE OVER/(UNDER) EXPENDITURES	\$ 374,788	\$ 300,583	\$ 20,079
Fund Balance, Beginning of Year	141,852	3,353,083	\$ 166,579
Fund Balance, End of Year	\$ 516,641	\$ 3,653,665	\$ 186,658

Notes:

- (1) An Updated Nexus Study was adopted in April 2013 which combined facility fees which had been reported as separate line items in the prior nexus study into a single fee component called Community Facilities. For reporting purposes all activity reported in individual funds prior to the implementation of the combined fee have been consolidated for reporting purposes.
- (2) Council approved consolidation of the SD Library Fee, the Villages of Zinfandel Library Fee into the Community Facility Fee - Library Fee. For reporting purposes all activity reported in the individual library funds prior to the implementation of the consolidated library fee have all been reported in CFF - Library Fee

Statement of Revenues, Expenditures and Changes in Fund Balance
For Year Ending June 30, 2017

Description	Sunrise Douglas Fee Program			
	Interim Sewer	Park	Suppl Offsite Water	Roadway
REVENUES				
Fees	161,642	1,415,542	96,716	2,716,730
Interest	3,393	47,213	1,159	194,550
Other Revenues	-	-	-	1,200,000
Total Revenues	\$ 165,035	\$ 1,462,755	\$ 97,875	\$ 4,111,280
EXPENDITURES				
Expenditures	530,663	7,874,805	-	2,421,039
Transfer Out	-	-	-	-
Total Expenditures	\$ 530,663	\$ 7,874,805	\$ -	\$ 2,421,039
REVENUE OVER/(UNDER) EXPENDITURES	\$ (365,627)	\$ (6,412,050)	\$ 97,875	\$ 1,690,241
Fund Balance, Beginning of Year	\$ 385,887	\$ 7,146,275	45,710	\$ 17,792,298
Fund Balance, End of Year	\$ 20,260	\$ 734,225	\$ 143,585	\$ 19,482,539

Notes:

Statement of Revenues, Expenditures and Changes in Fund Balance
For Year Ending June 30, 2017

Description	Sunrise Douglas Fee Program		Traffic Mitigation Impact Fee ⁽³⁾
	Transit	Program Admin	
REVENUES			
Fees	14,863	121,405	3,851,428
Interest	4,794	9,019	211,962
Other Revenues	-	-	-
Total Revenues	\$ 19,657	\$ 130,424	\$ 4,063,390
EXPENDITURES			
Expenditures	-	169,450	1,075,372
Transfer Out	-	-	-
Total Expenditures	\$ -	\$ 169,450	\$ 1,075,372
REVENUE OVER/(UNDER) EXPENDITURES	\$ 19,657	\$ (39,026)	\$ 2,988,018
Fund Balance, Beginning of Year	\$ 444,608	\$ 867,033	18,573,459
Fund Balance, End of Year	\$ 464,265	\$ 828,007	\$ 21,561,477

Notes:

(3) An Updated Nexus Study was adopted in January 2013 which combined facility fees which had been reported as separate line items in the prior nexus study into a single fee component. For reporting purposes all activity reported in individual funds prior to the implementation of the combined fee have been consolidated for reporting purposes.

Statement of Revenues, Expenditures and Changes in Fund Balance
For Year Ending June 30, 2017

Description	Village of Zinfandel Fee Program		Very Low Income Housing
	Roadway	Program Admin	
REVENUES			
Fees	-	-	96,134
Interest	3,876	78	18,524
Other Revenues	-	-	496,939
Total Revenues	\$ 3,876	\$ 78	\$ 611,597
EXPENDITURES			
Expenditures	-	518	162,879
Transfer Out	-	-	-
Total Expenditures	\$ -	\$ 518	\$ 162,879
REVENUE OVER/(UNDER) EXPENDITURES	\$ 3,876	\$ (439)	\$ 448,718
Fund Balance, Beginning of Year	\$ 365,368	\$ 7,605	\$ (1,685,284)
Fund Balance, End of Year	\$ 369,245	\$ 7,165	\$ (1,236,566)

Notes:

Statement of Revenues, Expenditures and Changes in Fund Balance For Last Five Fiscal Years

Description	2012-13	2013-14	Fiscal Year 2014-15	2015-16	2016-17
REVENUES					
Fees	257,416	724,056	669,537	1,257,874	1,390,111
Interest	226	8,365	(29)	547	2,403
Other Revenues	1,304,995	1,050	-	-	53
Total Revenues	1,562,636	733,471	669,508	1,258,421	1,392,568
EXPENDITURES					
Expenditures	8,587	1,027,081	24,869	47,170	52,129
Transfer Out	11,601	1,006,659	976,441	979,776	965,650
Total Expenditures	20,188	2,033,740	1,001,310	1,026,946	1,017,779
REVENUES OVER (UNDER) EXPENDITURES	1,542,448	(1,300,269)	(331,802)	231,475	374,788
Fund Balance, Beginning of Year	-	1,542,448	242,180	(89,622)	141,852
Fund Balance, End of Year	\$ 1,542,448	\$ 242,180	\$ (89,622)	\$ 141,852	\$ 516,641

Five Year Revenue Test Using First In First Out Method

Available Revenue	2012-13	2013-14	2014-15	2015-16	2016-17
Current Year	1,542,448	242,180	-	141,852	516,641
Prior Year (2-yr Old Funds)	-	-	-	-	-
Prior Year (3-yr Old Funds)	-	-	-	-	-
Prior Year (4-yr Old Funds)	-	-	-	-	-
Prior Year (5-yr Old Funds)	-	-	-	-	-
Greater than Five Prior Fiscal Years	-	-	-	-	-
Total Revenues	\$ 1,542,448	\$ 242,180	\$ -	\$ 141,852	\$ 516,641

Result: Five Year Revenue Test met in accordance with Government Code 66001

Statement of Revenues, Expenditures and Changes in Fund Balance For Last Five Fiscal Years

Description	2012-13	2013-14	Fiscal Year 2014-15	2015-16	2016-17
REVENUES					
Fees	51,403	143,529	125,215	274,631	274,201
Interest	3,733	19,228	9,903	14,799	36,664
Other Revenues	2,130,718	-	-	-	-
Total Revenues	2,185,853	162,757	135,118	289,430	310,865
EXPENDITURES					
Expenditures	848	519	4,696	10,299	10,283
Transfer Out	1,107	5,382	-	-	-
Total Expenditures	1,955	5,901	4,696	10,299	10,283
REVENUES OVER (UNDER) EXPENDITURES	2,183,898	156,855	130,422	279,131	300,583
Fund Balance, Beginning of Year	602,776	2,786,674	2,943,529	3,073,952	3,353,083
Fund Balance, End of Year	<u>\$ 2,786,674</u>	<u>\$ 2,943,529</u>	<u>\$ 3,073,952</u>	<u>\$ 3,353,083</u>	<u>\$ 3,653,665</u>

Five Year Revenue Test Using First In First Out Method

Available Revenue	2012-13	2013-14	2014-15	2015-16	2016-17
Current Year	2,185,853	162,757	135,118	289,430	310,865
Prior Year (2-yr Old Funds)	14,635	2,185,853	162,757	135,118	289,430
Prior Year (3-yr Old Funds)	12,998	14,635	2,185,853	162,757	135,118
Prior Year (4-yr Old Funds)	39,813	12,998	14,635	2,185,853	162,757
Prior Year (5-yr Old Funds)	111,010 ⁽¹⁾	39,813 ⁽¹⁾	12,998 ⁽¹⁾	14,635 ⁽¹⁾	2,185,853 ⁽¹⁾
Greater than Five Prior Fiscal Years	422,365 ⁽¹⁾	527,473 ⁽¹⁾	562,591 ⁽¹⁾	565,290 ⁽¹⁾	569,643 ⁽¹⁾
Total Revenues	\$ 2,786,674	\$ 2,943,529	\$ 3,073,952	\$ 3,353,083	\$ 3,653,665

(1) The Community Facility Fees - Library Fund reports funds being held beyond the five-years as described by AB1600. These funds are being collected for a future construction of Library Branch(es) and therefore must be retained until enough fees have been collected to start construction of the project.

Result: Five Year Findings required in accordance with Government Code 66001 adopted in 2014 with Resolution 4-2014 ⁽¹⁾

Statement of Revenues, Expenditures and Changes in Fund Balance For Last Five Fiscal Years

Description	2012-13	2013-14	Fiscal Year 2014-15	2015-16	2016-17
REVENUES					
Fees	18,021	12,913	12,095	18,295	18,223
Interest	699	866	459	718	1,856
Other Revenues	-	-	-	-	-
Total Revenues	18,720	13,779	12,554	19,013	20,079
EXPENDITURES					
Expenditures	-	-	-	-	-
Transfer Out	-	-	-	-	-
Total Expenditures	-	-	-	-	-
REVENUES OVER (UNDER) EXPENDITURES	18,720	13,779	12,554	19,013	20,079
Fund Balance, Beginning of Year	102,512	121,232	135,011	147,566	166,579
Fund Balance, End of Year	<u>\$ 121,232</u>	<u>\$ 135,011</u>	<u>\$ 147,566</u>	<u>\$ 166,579</u>	<u>\$ 186,658</u>

Five Year Revenue Test Using First In First Out Method

Available Revenue	2012-13	2013-14	2014-15	2015-16	2016-17
Current Year	18,720	13,779	12,554	19,013	20,079
Prior Year (2-yr Old Funds)	12,789	18,720	13,779	12,554	19,013
Prior Year (3-yr Old Funds)	11,916	12,789	18,720	13,779	12,554
Prior Year (4-yr Old Funds)	13,603	11,916	12,789	18,720	13,779
Prior Year (5-yr Old Funds)	10,215 ⁽¹⁾	13,603 ⁽¹⁾	11,916 ⁽¹⁾	12,789 ⁽¹⁾	18,720 ⁽¹⁾
Greater than Five Prior Fiscal Years	53,989 ⁽¹⁾	64,204 ⁽¹⁾	77,807 ⁽¹⁾	89,723 ⁽¹⁾	102,512 ⁽¹⁾
Total Revenues	\$ 121,232	\$ 135,011	\$ 147,566	\$ 166,579	\$ 186,658

(1) The Sunrise Douglas Program Update Fund reports funds being held beyond the five-years as described by AB1600. These funds are being collected for future program reviews and updates and therefor must be retained for future costs.

Result: Five Year Findings required in accordance with Government Code 66001 adopted in 2014 with Resolution 4-2014 ⁽¹⁾

Statement of Revenues, Expenditures and Changes in Fund Balance For Last Five Fiscal Years

Description	2012-13	2013-14	Fiscal Year 2014-15	2015-16	2016-17
REVENUES					
Fees	109,746	154,901	118,144	231,292	161,642
Interest	96,860	2,525	1,425	2,007	3,393
Other Revenues	1,813	-	-	-	-
Total Revenues	208,420	157,426	119,569	233,299	165,035
EXPENDITURES					
Expenditures	96,860	111,562	51,883	308,511	530,663
Transfer Out	-	-	-	-	-
Total Expenditures	96,860	111,562	51,883	308,511	530,663
REVENUES OVER (UNDER) EXPENDITURES	111,560	45,864	67,686	(75,212)	(365,627)
Fund Balance, Beginning of Year	235,990	347,550	393,413	461,099	385,887
Fund Balance, End of Year	\$ 347,550	\$ 393,413	\$ 461,099	\$ 385,887	\$ 20,260

Five Year Revenue Test Using First In First Out Method

Available Revenue	2012-13	2013-14	2014-15	2015-16	2016-17
Current Year	208,420	157,426	119,569	233,299	165,035
Prior Year (2-yr Old Funds)	138,064	208,420	157,426	119,569	233,299
Prior Year (3-yr Old Funds)	1,066	27,568	184,105	33,019	(378,074)
Prior Year (4-yr Old Funds)	-	-	-	-	-
Prior Year (5-yr Old Funds)	-	-	-	-	-
Greater than Five Prior Fiscal Years	-	-	-	-	-
Total Revenues	\$ 347,550	\$ 393,413	\$ 461,099	\$ 385,887	\$ 20,260

Result: Five Year Revenue Test met in accordance with Government Code 66001

Statement of Revenues, Expenditures and Changes in Fund Balance For Last Five Fiscal Years

Description	2012-13	2013-14	Fiscal Year 2014-15	2015-16	2016-17
REVENUES					
Fees	1,184,660	1,065,035	330,007	2,108,928	1,415,542
Interest	49,011	51,542	22,282	31,754	47,213
Other Revenues	-	-	-	-	-
Total Revenues	1,233,671	1,116,577	352,289	2,140,682	1,462,755
EXPENDITURES					
Expenditures	92,082	1,970,981	1,940,397	908,280	7,874,805
Transfer Out	-	-	-	-	-
Total Expenditures	92,082	1,970,981	1,940,397	908,280	7,874,805
REVENUES OVER (UNDER) EXPENDITURES	1,141,589	(854,404)	(1,588,109)	1,232,402	(6,412,050)
Fund Balance, Beginning of Year	7,214,797	8,356,386	7,501,981	5,913,873	7,146,275
Fund Balance, End of Year	<u>\$ 8,356,386</u>	<u>\$ 7,501,981</u>	<u>\$ 5,913,873</u>	<u>\$ 7,146,275</u>	<u>\$ 734,225</u>

Five Year Revenue Test Using First In First Out Method

Available Revenue	2012-13	2013-14	2014-15	2015-16	2016-17
Current Year	1,233,671	1,116,577	352,289	2,140,682	734,225
Prior Year (2-yr Old Funds)	988,207	1,233,671	1,116,577	352,289	-
Prior Year (3-yr Old Funds)	850,253	988,207	1,233,671	1,116,577	-
Prior Year (4-yr Old Funds)	899,893	850,253	988,207	1,233,671	-
Prior Year (5-yr Old Funds)	430,900 ⁽¹⁾	899,893 ⁽¹⁾	850,253 ⁽¹⁾	988,207 ⁽¹⁾	-
Greater than Five Prior Fiscal Years	3,953,462 ⁽¹⁾	2,413,381 ⁽¹⁾	1,372,877 ⁽¹⁾	1,314,849 ⁽¹⁾	-
Total Revenues	\$ 8,356,386	\$ 7,501,981	\$ 5,913,873	\$ 7,146,275	\$ 734,225

(1) The Sunrise Douglas Park Fund reports funds being held beyond the five-years as described by AB1600. These funds are being collected for the future construction of park and recreation facilities necessary to serve the growing population within the Sunrise Douglas Community Plan Area and therefore must be retained until enough fees have been collected to start construction of the project(s).

**Statement of Revenues, Expenditures and Changes in Fund Balance
For Last Five Fiscal Years**

Description	2012-13	2013-14	Fiscal Year 2014-15	2015-16	2016-17
REVENUES					
Fees	279,838	589,856	119,292	503,807	96,716
Interest	1,045	1,942	124	71	1,159
Other Revenues	-	-	-	-	-
Total Revenues	<u>280,883</u>	<u>591,798</u>	<u>119,416</u>	<u>503,879</u>	<u>97,875</u>
EXPENDITURES					
Expenditures	135,638	539,786	378,106	504,325	-
Transfer Out	-	-	-	-	-
Total Expenditures	<u>135,638</u>	<u>539,786</u>	<u>378,106</u>	<u>504,325</u>	<u>-</u>
REVENUES OVER (UNDER) EXPENDITURES	145,245	52,012	(258,690)	(447)	97,875
Fund Balance, Beginning of Year	107,589	252,834	304,846	46,157	45,710
Fund Balance, End of Year	<u>\$ 252,834</u>	<u>\$ 304,846</u>	<u>\$ 46,157</u>	<u>\$ 45,710</u>	<u>\$ 143,585</u>

Five Year Revenue Test Using First In First Out Method

Available Revenue	2012-13	2013-14	2014-15	2015-16	2016-17
Current Year	252,834	304,846	46,157	45,710	143,585
Prior Year (2-yr Old Funds)	-	-	-	-	-
Prior Year (3-yr Old Funds)	-	-	-	-	-
Prior Year (4-yr Old Funds)	-	-	-	-	-
Prior Year (5-yr Old Funds)	-	-	-	-	-
Greater than Five Prior Fiscal Years	-	-	-	-	-
Total Revenues	<u>\$ 252,834</u>	<u>\$ 304,846</u>	<u>\$ 46,157</u>	<u>\$ 45,710</u>	<u>\$ 143,585</u>

Result: Five Year Revenue Test met in accordance with Government Code 66001

Statement of Revenues, Expenditures and Changes in Fund Balance For Last Five Fiscal Years

Description	2012-13	2013-14	Fiscal Year 2014-15	2015-16	2016-17
REVENUES					
Fees	3,116,386	2,514,167	1,732,406	2,480,252	2,716,730
Interest	92,598	96,441	49,246	76,895	194,550
Other Revenues	-	-	-	500,000	1,200,000
Total Revenues	3,208,984	2,610,609	1,781,651	3,057,146	4,111,280
EXPENDITURES					
Expenditures	10,000	1,984,196	1,351,341	240,588	2,421,039
Transfer Out	2,983,792	90,084	-	-	-
Total Expenditures	2,993,792	2,074,280	1,351,341	240,588	2,421,039
REVENUES OVER (UNDER) EXPENDITURES	215,192	536,329	430,311	2,816,558	1,690,241
Fund Balance, Beginning of Year	13,793,908	14,009,100	14,545,429	14,975,740	17,792,298
Fund Balance, End of Year	<u>\$ 14,009,100</u>	<u>\$ 14,545,429</u>	<u>\$ 14,975,740</u>	<u>\$ 17,792,298</u>	<u>\$ 19,482,539</u>

Five Year Revenue Test Using First In First Out Method

Available Revenue	2012-13	2013-14	2014-15	2015-16	2016-17
Current Year	3,208,984	2,610,609	1,781,651	3,057,146	4,111,280
Prior Year (2-yr Old Funds)	2,124,368	4,603,706	2,610,609	1,781,651	3,057,146
Prior Year (3-yr Old Funds)	2,529,532	2,124,368	4,603,706	2,610,609	1,781,651
Prior Year (4-yr Old Funds)	4,199,835	2,529,532	2,124,368	4,603,706	2,610,609
Prior Year (5-yr Old Funds)	1,946,381 ⁽¹⁾	2,677,214 ⁽¹⁾	2,529,532 ⁽¹⁾	2,124,368 ⁽¹⁾	4,603,706 ⁽¹⁾
Greater than Five Prior Fiscal Years	-	-	1,325,873	3,614,818	3,318,147 ⁽¹⁾
Total Revenues	\$ 14,009,100	\$ 14,545,429	\$ 14,975,740	\$ 17,792,298	\$ 19,482,539

(1) The Sunrise Douglas Park Fund reports funds being held beyond the five-years as described by AB1600. These funds are being collected for the future roadway improvements necessary to serve the growing population within the Sunrise Douglas Community Plan Area and therefor must be retained until enough fees have been collected to start construction of the various roadway projects.

Result: Five Year Findings required in accordance with Government Code 66001 adopted in 2014 with Resolution 4-2014 ⁽¹⁾

**Statement of Revenues, Expenditures and Changes in Fund Balance
For Last Five Fiscal Years**

Description	2012-13	2013-14	Fiscal Year 2014-15	2015-16	2016-17
REVENUES					
Fees	17,190	12,317	11,538	17,453	14,863
Interest	2,733	2,997	1,520	2,008	4,794
Other Revenues	-	-	-	-	-
Total Revenues	19,923	15,315	13,058	19,462	19,657
EXPENDITURES					
Expenditures	-	-	-	43,134	-
Transfer Out	-	-	-	-	-
Total Expenditures	-	-	-	43,134	-
REVENUES OVER (UNDER) EXPENDITURES	19,923	15,315	13,058	(23,673)	19,657
Fund Balance, Beginning of Year	419,985	439,908	455,222	468,280	444,608
Fund Balance, End of Year	<u>\$ 439,908</u>	<u>\$ 455,222</u>	<u>\$ 468,280</u>	<u>\$ 444,608</u>	<u>\$ 464,265</u>

Five Year Revenue Test Using First In First Out Method

Available Revenue	2012-13	2013-14	2014-15	2015-16	2016-17
Current Year	19,923	15,315	13,058	19,462	19,657
Prior Year (2-yr Old Funds)	16,685	14,775	15,315	13,058	19,462
Prior Year (3-yr Old Funds)	17,307	16,685	14,775	15,315	13,058
Prior Year (4-yr Old Funds)	22,552	17,307	16,685	14,775	15,315
Prior Year (5-yr Old Funds)	26,570 ⁽¹⁾	22,552 ⁽¹⁾	17,307 ⁽¹⁾	16,685 ⁽¹⁾	14,775 ⁽¹⁾
Greater than Five Prior Fiscal Years	336,871 ⁽¹⁾	368,589 ⁽¹⁾	391,141 ⁽¹⁾	365,313 ⁽¹⁾	381,998 ⁽¹⁾
Total Revenues	\$ 439,908	\$ 455,222	\$ 468,280	\$ 444,608	\$ 464,265

(1) The Sunrise Douglas Park Fund reports funds being held beyond the five-years as described by AB1600. These funds are being collected for the future development and operation of a transit shuttle to service the growing population within the Sunrise Douglas Community Plan Area and therefore must be retained until the population is large enough to support this service.

Result: Five Year Findings required in accordance with Government Code 66001 adopted in 2014 with Resolution 4-2014 ⁽¹⁾

Statement of Revenues, Expenditures and Changes in Fund Balance For Last Five Fiscal Years

Description	2012-13	2013-14	Fiscal Year 2014-15	2015-16	2016-17
REVENUES					
Fees	138,579	98,948	92,684	140,193	121,405
Interest	4,949	5,325	2,628	3,834	9,019
Other Revenues	-	-	-	-	-
Total Revenues	143,529	104,273	95,312	144,028	130,424
EXPENDITURES					
Expenditures	161,076	80,669	68,869	96,511	169,450
Transfer Out	-	-	-	-	-
Total Expenditures	161,076	80,669	68,869	96,511	169,450
REVENUES OVER (UNDER) EXPENDITURES	(17,548)	23,604	26,443	47,517	(39,026)
Fund Balance, Beginning of Year	787,017	769,469	793,073	819,516	867,033
Fund Balance, End of Year	<u>\$ 769,469</u>	<u>\$ 793,073</u>	<u>\$ 819,516</u>	<u>\$ 867,033</u>	<u>\$ 828,007</u>

Five Year Revenue Test Using First In First Out Method

Available Revenue	2012-13	2013-14	2014-15	2015-16	2016-17
Current Year	143,529	104,273	95,312	144,028	130,424
Prior Year (2-yr Old Funds)	96,822	97,912	104,273	95,312	144,028
Prior Year (3-yr Old Funds)	109,831	96,822	97,912	104,273	95,312
Prior Year (4-yr Old Funds)	101,935	109,831	96,822	97,912	104,273
Prior Year (5-yr Old Funds)	133,464 ⁽¹⁾	101,935 ⁽¹⁾	109,831 ⁽¹⁾	96,822 ⁽¹⁾	97,912 ⁽¹⁾
Greater than Five Prior Fiscal Years	183,889 ⁽¹⁾	282,300 ⁽¹⁾	315,366 ⁽¹⁾	328,687 ⁽¹⁾	256,059 ⁽¹⁾
Total Revenues	\$ 769,469	\$ 793,073	\$ 819,516	\$ 867,033	\$ 828,007

(1) The Sunrise Douglas Program Admin Fund reports funds being held beyond the five-years as described by AB1600. These funds are being collected for the ongoing administrative cost and therefor must be retained for future cost.

Result: Five Year Findings required in accordance with Government Code 66001 adopted in 2014 with Resolution 4-2014 ⁽¹⁾

**Statement of Revenues, Expenditures and Changes in Fund Balance
For Last Five Fiscal Years**

Description	Fiscal Year				
	2012-13	2013-14	2014-15	2015-16	2016-17
REVENUES					
Fees	1,643,890	1,028,811	1,066,695	2,788,012	3,851,428
Interest	135,577	130,903	62,420	84,824	211,962
Other Revenues	-	15,000	15,000	7,700	-
Total Revenues	<u>1,779,467</u>	<u>1,174,715</u>	<u>1,144,114</u>	<u>2,880,535</u>	<u>4,063,390</u>
EXPENDITURES					
Expenditures	212,633	408,139	1,839,192	2,530,573	1,075,372
Transfer Out	3,055,968	1,086,341	12,500	-	-
Total Expenditures	<u>3,268,601</u>	<u>1,494,480</u>	<u>1,851,692</u>	<u>2,530,573</u>	<u>1,075,372</u>
REVENUES OVER (UNDER) EXPENDITURES	(1,489,133)	(319,765)	(707,578)	349,962	2,988,018
Fund Balance, Beginning of Year	20,739,973	19,250,840	18,931,074	18,223,497	18,573,459
Fund Balance, End of Year	<u>\$ 19,250,840</u>	<u>\$ 18,931,074</u>	<u>\$ 18,223,497</u>	<u>\$ 18,573,459</u>	<u>\$ 21,561,477</u>

Five Year Revenue Test Using First In First Out Method

Available Revenue	2012-13	2013-14	2014-15	2015-16	2016-17
Current Year	1,779,467	1,174,715	1,144,114	2,880,535	4,063,390
Prior Year (2-yr Old Funds)	1,705,134	3,397,828	1,174,715	1,144,114	2,880,535
Prior Year (3-yr Old Funds)	1,843,019	1,705,134	3,397,828	1,174,715	1,144,114
Prior Year (4-yr Old Funds)	2,741,220	1,843,019	1,705,134	3,397,828	1,174,715
Prior Year (5-yr Old Funds)	5,785,133 ⁽¹⁾	2,741,220 ⁽¹⁾	1,843,019 ⁽¹⁾	1,705,134 ⁽¹⁾	3,397,828 ⁽¹⁾
Greater than Five Prior Fiscal Years	5,396,866 ⁽¹⁾	8,069,159 ⁽¹⁾	8,958,687 ⁽¹⁾	8,271,133 ⁽¹⁾	8,900,895 ⁽¹⁾
Total Revenues	<u>\$ 19,250,840</u>	<u>\$ 18,931,074</u>	<u>\$ 18,223,497</u>	<u>\$ 18,573,459</u>	<u>\$ 21,561,477</u>

(1) The Traffic Mitigation Fund reports funds being held beyond the five-years as described by AB1600. While projects are being completed on an annual basis, this fund is accumulation funds for the development and construction of a new interchange, a multi-million dollar project which is not expected to start construction in the next five year CIP funding cycle, therefore the funds must be retained until a funding level that allows construction to start has been reached.

Result: Five Year Findings required in accordance with Government Code 66001 adopted in 2014 with Resolution 4-2014 ⁽¹⁾

**Statement of Revenues, Expenditures and Changes in Fund Balance
For Last Five Fiscal Years**

Description	2012-13	2013-14	Fiscal Year 2014-15	2015-16	2016-17
REVENUES					
Fees	10,223	19,908	14,528	8,462	-
Interest	1,956	2,174	1,142	1,621	3,876
Other Revenues	-	3,085	-	-	-
Total Revenues	12,179	25,168	15,670	10,082	3,876
EXPENDITURES					
Expenditures	-	-	-	-	-
Transfer Out	760	-	-	-	-
Total Expenditures	760	-	-	-	-
REVENUES OVER (UNDER) EXPENDITURES	11,419	25,168	15,670	10,082	3,876
Fund Balance, Beginning of Year	303,029	314,448	339,616	355,286	365,368
Fund Balance, End of Year	<u>\$ 314,448</u>	<u>\$ 339,616</u>	<u>\$ 355,286</u>	<u>\$ 365,368</u>	<u>\$ 369,245</u>

Five Year Revenue Test Using First In First Out Method

Available Revenue	2012-13	2013-14	2014-15	2015-16	2016-17
Current Year	12,179	25,168	15,670	10,082	3,876
Prior Year (2-yr Old Funds)	9,625	39,818	25,168	15,670	10,082
Prior Year (3-yr Old Funds)	7,815	9,625	39,818	25,168	15,670
Prior Year (4-yr Old Funds)	6,514	7,815	9,625	39,818	25,168
Prior Year (5-yr Old Funds)	29,186 ⁽¹⁾	6,514 ⁽¹⁾	7,815 ⁽¹⁾	9,625 ⁽¹⁾	39,818 ⁽¹⁾
Greater than Five Prior Fiscal Years	249,129 ⁽¹⁾	250,676 ⁽¹⁾	257,190 ⁽¹⁾	265,005 ⁽¹⁾	274,630 ⁽¹⁾
Total Revenues	\$ 314,448	\$ 339,616	\$ 355,286	\$ 365,368	\$ 369,245

(1) The Villages of Zinfandel Roadway Fund reports funds being held beyond the five-years as described by AB1600. These funds are being collected for a future construction of offsite roadway mitigation facilities to service residents within the Villages of Zinfandel Public Facilities Financing Plan and therefore must be retained until enough fees have been collected to fund a construction project.

Result: Five Year Findings required in accordance with Government Code 66001 adopted in 2014 with Resolution 4-2014 ⁽¹⁾

Statement of Revenues, Expenditures and Changes in Fund Balance For Last Five Fiscal Years

Description	2012-13	2013-14	Fiscal Year 2014-15	2015-16	2016-17
REVENUES					
Fees	826	627	539	-	-
Interest	43	45	24	34	78
Other Revenues	-	-	-	-	-
Total Revenues	869	672	563	34	78
EXPENDITURES					
Expenditures	1,326	-	-	-	518
Transfer Out	-	-	-	-	-
Total Expenditures	1,326	-	-	-	518
REVENUES OVER (UNDER) EXPENDITURES	(457)	672	563	34	(439)
Fund Balance, Beginning of Year	6,793	6,336	7,008	7,571	7,605
Fund Balance, End of Year	<u>\$ 6,336</u>	<u>\$ 7,008</u>	<u>\$ 7,571</u>	<u>\$ 7,605</u>	<u>\$ 7,165</u>

Five Year Revenue Test Using First In First Out Method

Available Revenue	2012-13	2013-14	2014-15	2015-16	2016-17
Current Year	1,217	869	563	34	78
Prior Year (2-yr Old Funds)	192	192	869	563	34
Prior Year (3-yr Old Funds)	646	646	192	869	563
Prior Year (4-yr Old Funds)	276	276	646	192	869
Prior Year (5-yr Old Funds)	1,279 ⁽¹⁾	1,279 ⁽¹⁾	276 ⁽¹⁾	646 ⁽¹⁾	192 ⁽¹⁾
Greater than Five Prior Fiscal Years	3,183 ⁽¹⁾	3,074 ⁽¹⁾	5,025 ⁽¹⁾	5,301 ⁽¹⁾	5,429 ⁽¹⁾
Total Revenues	\$ 6,793	\$ 6,336	\$ 7,571	\$ 7,605	\$ 7,165

(1) The Villages of Zinfandel Admin Fund reports funds being held beyond the five-years as described by AB1600. These funds are being collected for the ongoing administrative cost, including a complete review of the program, and therefore must be retained to cover future cost.

Result: Five Year Findings required in accordance with Government Code 66001 adopted in 2014 with Resolution 4-2014 ⁽¹⁾

Statement of Revenues, Expenditures and Changes in Fund Balance For Last Five Fiscal Years

Description	2012-13	2013-14	Fiscal Year 2014-15	2015-16	2016-17
REVENUES					
Fees	24,694	42,156	27,972	12,585	96,134
Interest	207	-	100	8,551	18,524
Other Revenues	-	-	-	108,323	496,939
Total Revenues	24,901	42,156	28,072	129,459	611,597
EXPENDITURES					
Expenditures	219,428	581,332	962,183	244,059	162,879
Transfer Out	-	-	-	-	-
Total Expenditures	219,428	581,332	962,183	244,059	162,879
REVENUES OVER (UNDER) EXPENDITURES	(194,527)	(539,175)	(934,111)	(114,600)	448,718
Fund Balance, Beginning of Year	97,130	(97,397)	(636,572)	(1,570,683)	(1,685,284)
Fund Balance, End of Year	<u>\$ (97,397)</u>	<u>\$ (636,572)</u>	<u>\$ (1,570,683)</u>	<u>\$ (1,685,284)</u>	<u>\$ (1,236,566)</u>

Five Year Revenue Test Using First In First Out Method

Available Revenue	2012-13	2013-14	2014-15	2015-16	2016-17
Current Year	-	-	-	-	-
Prior Year (2-yr Old Funds)	-	-	-	-	-
Prior Year (3-yr Old Funds)	-	-	-	-	-
Prior Year (4-yr Old Funds)	-	-	-	-	-
Prior Year (5-yr Old Funds)	-	-	-	-	-
Greater than Five Prior Fiscal Years	-	-	-	-	-
Total Revenues	\$ -	\$ -	\$ -	\$ -	\$ -

Result: Five Year Revenue Test met in accordance with Government Code 66001

Notes to the Annual Development Impact Fee Report

The Notes address two items required by California Government Code Section 66006(b). Notes 1-3 provides information on any interfund transfer or loans made from a development fee account or fund, including the public improvement on which the transferred or loaned fee will be expended. In the case of an interfund loan, the date on which the loan will be repaid and the rate of interest the account or fund will receive on the loan is also provided. Note 4 provides information on the amount of refunds made due to sufficient funds being collected to complete financing on incomplete public improvements, and the amount of reallocation of funds made due to administrative costs of refunding unexpended revenues exceeding the amount to be refunded.

NOTE #1 - 2017 SERIES A & B REFUNDING CERTIFICATES OF PARTICIPATION

On January 25, 2017 \$11,925,000 and \$4,470,000 in Refunding Certificated of Participation (COP's) were issued by the Rancho Cordova Finance Corporation (the "Corporation") to refund both the 2005 & 2007 Certificates of Participations, which were issued for City Hall Facility Acquisition and City Operations. Principal payments of \$190,000 to \$1,235,000 are due annually on February 1st through February 1, 2035. Concurrently, the City entered into a facilities lease agreement with the Corporation for the use and occupancy of the facilities. The lease agreement requires the City to make rental payments to the Corporation equal to the Certificates of Participation's principal and interest payments.

The CFF - Community Facilities Fee is responsible for 62.5% of the principal and interest attributable to these COP's. As of June 30, 2017, the CFF - Community Facilities Fee gross repayment obligation, including interest, totaled \$14,844,155. During FY 2016-17 the CFF - Community Facilities Fee made payments totaling \$834,539, including bank fees.

Future payments on these COP's are as follows:

Long Term Debt Obligation			
at June 30, 2017			
For the Year Ending June 30	2017 Series A & B CFF - Community Facilities Obligation		
	Principal	Interest	Total
2018	425,000	413,317	838,317
2019	434,375	396,713	831,088
2020	437,500	388,677	826,177
2021	446,875	379,052	825,927
2022	459,375	368,059	827,434
2023-2027	2,553,125	1,584,761	4,137,886
2028-2032	3,231,250	904,211	4,135,461
2033-2035	2,259,375	162,489	2,421,864
Total Payments Due	10,246,875	4,597,280	14,844,155

NOTE #2 - DEFERRED IMPACT FEES

In May 2008, the City enacted a Temporary Fee Deferral Program for certain development impact fees. This program allows residential and non-residential developers to defer eligible impact fees normally paid at the time of building permit issuance to the earlier of final inspection, issuance of temporary or final certificate of occupancy, or one-year from the date the fee deferral application was approved. Although originally set to expire after one year, through various Council actions, the program has been extended to June 30, 2019.

Developer impact fees deferred at June 30, 2017 are as follows:

DEVELOPMENT IMPACT FEE DEFERRALS				
at June 30, 2017				
Fee Program	Residential		Non-Residential	
	Single Family	Multi-Family	All Types	
Community Facility Fee - Library	-	-	-	-
Transportation Impact Fee	-	-	-	-
Villages of Zinfandel - Traffic Mitigation	-	-	-	-
Total Fees Deferred	\$ -	\$ -	\$ -	\$ -

NOTE #3 - REFUNDS PAYABLE *As defined by California Government Code Section 66006 (b)*

When the City no longer needs the funds for the purposed collected, or if the City fails to make required findings or perform certain administrative tasks prescribed by AB1600, the City may be required to refund, on a prorated basis, to property owners of the properties upon which the fees for the improvement were imposed, the monies collected for that project and any interest earned on those funds.

At this time, all fees being collected pursuant to the Development Impact Fee Program(s) have been earmarked for current or future capital projects necessary to maintain the current levels of service within existing services area to serve new development.

Development Fee Project Identification - California Government Code Section 66006 and 66001 require the City to make certain findings and meet reporting requirements on the use of development fees.

The following table, on pages 29-31, illustrates several of the reporting requirements defined in the Legal Requirement section on pages 1-3.

- An identification of each public improvement on which fees were expended and the amount of expenditures on each improvement, including the total percentage of the cost of the public improvement that was funded with fees.
- An identification of an approximate date by which the construction of the public improvement will commence if the local agency determines that sufficient funds have been collected to complete financing on an incomplete public improvement.
- Identify the purpose to which the fee is to be put.
- Designate the approximate dates on which the funding is expected to be deposited into the appropriate account or fund.

Most of the current projects including all funding sources and approximate dates on funding can be found in the 2016/17 - 2020/21 Capital Improvement Program (CIP). Some projects identified as “Future” in the Project Phase column will not be identified in the CIP but will be found in the corresponding Development Fee Program instead.

Information regarding completed projects which received full or partial funding from development impact fees can be obtained by contacting the Finance Department.

City of Rancho Cordova

Development Fee Program Identification - Active & Future Projects

Project Number	Current Project(s)	Project Phase (1)	Estimated Start Date	Completion Date	Estimated Project Cost	Development Impact Fees		
						Budget to Date (2)	Funding to Date (2)	Attrib. to New Dev
Community Facility Fee - Community Facilities								
	Administrative Duties associated with Community Facilities Fee Program (inc. updates)	Admin	2004	Post 2019-20	n/a	753,765	753,765	100%
	Animal Control Vehicles	Future	Post 2019-20	Post 2019-20	106,000	-	-	63%
	City Hall Cost	Future	Post 2019-20	Post 2019-20	54,856,000	-	-	63%
	Community Center	Future	Post 2019-20	Post 2019-20	46,834,000	-	-	63%
	Corportation Yard	Future	Post 2019-20	Post 2019-20	26,291,000	-	1,026,842	63%
	Debt Service Payment(s) - COPS 2005 A	Debt Service	2005	2035	6,808,976	5,342,225	2,636,329	63%
	Debt Service Payment(s) - COPS 2007 A&B	Debt Service	2005	2035	37,259,947	25,803,240	10,005,961	63%
	Hansen Computer System	Future	Post 2019-20	Post 2019-20	1,310,000	-	-	63%
	Museum	Future	Post 2019-20	Post 2019-20	19,993,000	-	-	63%
	Parking Structure	Future	Post 2019-20	Post 2019-20	16,571,000	-	-	63%
	Police Facilities	Future	Post 2019-20	Post 2019-20	56,085,000	-	-	63%
	Police Vehicles & Equipment	Future	Post 2019-20	Post 2019-20	4,172,000	-	-	63%
Total Community Facility Fee - Community Facilities					\$ 270,286,923	\$ 31,899,230	\$ 14,422,897	
Community Facility Fee - Library								
	Administrative Duties	Admin	2004	Post 2019-20	n/a	22,851	22,851	100%
	Regional Library Facility	Future	Post 2019-20	Post 2019-20	43,858,000	-	-	79%
Total Community Facility Fee - Library					\$ 43,858,000	\$ 22,851	\$ 22,851	
Sunrise Douglas - Fee Program Update								
	Sunrise Douglas Fee Program Updates	Admin	2004	Post 2019-20	n/a	118,166	118,166	100%
Sunrise Douglas - Interim Sewer								
	Chrysanthy Blvd Lift Station	Future	Post 2019-20	Post 2019-20	1,466,569	-	-	16%
	Chrysanthy Blvd Trunk Sewer	Future	Post 2019-20	Post 2019-20	1,506,556	-	-	28%
CP16-2181	Douglas Blvd Lift Station	Construction	2016	2017	1,188,000	115,000	575	100%
	Folsom South Canal Crossing: Sewer Costs	Future	Post 2019-20	Post 2019-20	1,545,991	-	-	19%
	Kiefer Lift Station	Reimb/Credit	2003	2006	1,431,280	1,431,280	1,428,040	100%
	Sewer Forcemain: Chrysanthy Blvd Lift Station to Mayhew Road Outfall	Future	Post 2019-20	Post 2019-20	5,802,192	-	-	17%
	Sewer Forcemain: Douglas Lift station to Chrysanthy Blvd	Reimb/Credit	2003	2007	660,607	660,607	-	100%
	Sewer Forcemain: Kiefer Blvd lift station to Chrysanthy Blvd	Reimb/Credit	2003	2006	1,766,886	1,766,886	1,216,468	100%
	Sewer Studies	Future	Post 2019-20	Post 2019-20	30,000	-	-	100%
Total Sunrise Douglas - Interim Sewer					\$ 15,398,081	\$ 3,973,773	\$ 2,645,083	
Sunrise Douglas - Park								
PM11-7114	Administrative Duties associated with Sunrise Douglas Park Fee Program	Admin	2005	Post 2019-20	n/a	731,185	731,185	100%
	Anatolia Bike Trail	Reimb/Credit	2004	2007	1,300,542	930,146	555,222	100%
	Anatolia Park A - Community Park	Design	2015	2017	6,500,000	6,500,000	118,419	100%
	Developer Fee Credits	Reimb/Credit	2005	Post 2019-20	n/a	2,031,985	2,031,985	100%
	Sunridge Park	Preliminary	2004	2007	7,411,814	7,411,814	3,019,307	100%
Total Sunrise Douglas - Park					\$ 15,212,356	\$ 17,605,130	\$ 6,456,118	
Sunrise Douglas - Suppl Offsite Water								
	Anatolia GTWP, Excelsior Raw Water Line, Vineyard Wells 1-3	Reimb/Credit	2003	2007	29,771,437	7,015,347	4,135,369	24%
	Folsom South Canal Crossing: Water Costs	Future	Post 2019-20	Post 2019-20	1,566,583	-	-	18%
	North Douglas Tank Site Land	Reimb/Credit	2003	2007	1,386,000	969,000	250,516	100%
	Vineyard Wells 4-7	Future	Post 2019-20	Post 2019-20	3,520,000	-	-	10%
Total Sunrise Douglas - Suppl Offsite Water					\$ 36,244,020	\$ 7,984,347	\$ 4,385,885	
Sunrise Douglas - Roadway (Fund 2246)								
CP08-2063	Americanos Blvd, Douglas Rd to Chrysanthy Blvd	Preliminary	2008	Post 2019-20	2,969,000	2,969,000	317,765	100%
	Americanos Blvd Phase II, Chrysanthy Blvd to Kiefer Blvd	Future	Post 2019-20	Post 2019-20	3,276,000	-	-	100%

City of Rancho Cordova

Development Fee Program Identification - Active & Future Projects

Project Number	Current Project(s)	Project Phase (1)	Estimated Start Date	Completion Date	Estimated Project Cost	Development Impact Fees		
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CP06-2022	Chrysanthy Blvd, Sunrise Blvd to Rancho Cordova Pkwy	Construction	2006	2017	3,690,000	3,334,000	1,485,321	90%
	Chrysanthy Blvd Phase II, Rancho Cordova Pkwy to Grant Line Rd	Future	Post 2019-20	Post 2019-20	10,091,000	-	-	100%
CP06-2024	Douglas Road Phase I, Rancho Cordova Pkwy to Borderlands Dr	Reimb/Credit	2006	2015	2,146,000	2,146,000	1,529,489	100%
CP13-2124	Douglas Road & Grantline Rd Traffic Signal	Preliminary	2013	2017	1,121,000	363,000	265,910	32%
CP07-2032	Douglas Road, Americanos Blvd to Grant Line Rd	Preliminary	2007	Post 2019-20	6,488,000	4,596,000	2,562	71%
CP10-2083	Douglas Road, Rancho Cordova Pkwy to Americanos Blvd	Preliminary	2010	2017	2,600,000	2,600,000	629	100%
CP09-2074	Kiefer Blvd Phase II, Sunrise Blvd to Grant Line Rd	Preliminary	2009	Post 2019-20	8,931,000	10,000	78	0%
CP07-2036	Kiefer Blvd, Sunrise Blvd to Jaeger Road	Reimb/Credit	2007	Post 2019-20	7,510,626	3,999,964	3,999,964	86%
CP07-2035	Rancho Cordova Parkway, Douglas Rd to Kiefer Blvd	Reimb/Credit	2007	Post 2019-20	7,380,000	6,809,000	945	92%
CP06-2048	Right of Way (ROW) Program/Contingency	Ongoing	2006	Post 2019-20	1,875,000	314,000	-	17%
CP11-2100	Sunrise Blvd Widening and Intersection Improvements, Keifer Blvd to State Rte. 16	Preliminary	2011	2017	12,000,000	1,231,000	47,007	10%
CP06-2028	Sunrise Blvd, Douglas Rd to Kiefer Blvd	Reimb/Credit	2006	Post 2019-20	16,334,786	15,887,765	15,887,765	92%
PM16-7199	FY 15-16 Project Development	Planning	2015	2016	166,000	40,000	6,304	24%
PM16-7202	FY 15-16 Transportation Master Plan Development	Planning	2015	2016	150,000	30,000	14,213	20%
PM16-7213	PW Project Impact Fee Tracking	Planning	2015	2016	1,472,802	200,000	1,272	14%
Total Sunrise Douglas - Roadway					\$ 83,443,413	\$ 41,290,729	\$ 23,559,225	
Sunrise Douglas - Transit								
	Acquisition of 20 transit shuttles	Future	2004	Post 2019-20	1,100,000	1,100,000	-	100%
CP15-2164	Anatolia Transit Signs	Construction	2015	2016	50,000	50,000	43,134	100%
Total Sunrise Douglas - Transit					\$ 1,150,000	\$ 1,150,000	\$ 43,134	
Sunrise Douglas - Admin								
	Administrative Duties associated with the Sunrise Douglas Fee Program	Admin	2004	Post 2019-20	n/a	1,225,049	1,225,049	100%
Traffic Mitigation - Impact Fee (Fund 2250)								
	Americanos Blvd Phase III, International Dr to Douglas Rd	Future	Post 2019-20	Post 2019-20	8,849,000	-	-	100%
CP13-2122	Aramon Dr/Studarus Dr & Coloma Rd Traffic Signal	Construction	2014	2015	572,000	40,000	39,182	7%
	Centennial Drive, International Drive to Grant Line Road	Future	Post 2019-20	Post 2019-20	9,904,000	-	-	100%
CP07-2032	Douglas Road, Americanos Blvd to Grant Line Rd	Preliminary	2007	Post 2019-20	6,488,000	1,854,000	-	29%
CP13-2111	Douglas Road - Sunrise to Wst City Boundary	Preliminary	2013	Post 2019-20	13,012,000	62,000	75,614	0%
CP13-2124	Douglas Road and Grant Line Road Traffic Signal	Preliminary	2013	2017	1,121,000	55,000	69,160	5%
CP11-2093	Easton Valley Parkway (6th Ave), Sunrise Blvd to City Limits	Future	2015	Post 2019-20	9,758,000	9,758,000	-	100%
Traffic Mitigation - Impact Fee - Continued								
CP09-2069	International Drive, Sunrise Blvd to Rancho Cordova Pkwy Loop	Preliminary	2009	Post 2019-20	45,000,000	45,000,000	-	100%
CP14-2141	International Drive & Femoyer Rd Traffic Signal	Construction	2014	2015	650,000	232,000	181,423	36%
CP09-2074	Kiefer Blvd Phase II, Sunrise Blvd to Grant Line Rd	Preliminary	2009	Post 2019-20	8,931,000	8,921,000	-	100%
CP07-2036	Kiefer Blvd, Sunrise Blvd to Jaeger Road	Reimb/Credit	2007	Post 2019-20	7,510,626	2,490,760	2,490,760	86%
CP10-2084	Mather Field Rd - Pedestrian, ADA & Safety Improvements	Construction	2010	2016	2,796,000	109,000	86,139	4%
CP15-2161	Pedestrian Promenade Construction	Preliminary	2015	2020	8,500,000	850,000	12,974	10%
CP07-2035	Rancho Cordova Parkway, Douglas Rd to Kiefer Blvd	Reimb/Credit	2007	Post 2019-20	7,380,000	571,000	-	8%
CP05-2003	Rancho Cordova Parkway Interchange	Preliminary	2005	Post 2019-20	100,000,000	7,582,000	4,256,543	8%
	Rancho Cordova Parkway South, Kiefer Blvd to Grant Line Rd	Future	Post 2019-20	Post 2019-20	3,709,000	-	-	100%
CP06-2048	Right of Way (ROW) Program/Contingency	Ongoing	2006	Post 2019-20	1,875,000	963,000	-	51%
CP09-2070	Rio Del Oro Parkway, Sunrise Blvd to White Rock Rd	Future	Post 2019-20	Post 2019-20	11,462,000	-	-	100%
CP13-2123	Signal Interconnect on Coloma Road	Construction	2014	2015	981,000	45,000	38,892	5%
CP15-2160	Sunrise Blvd and Justinia Dr Signal Project	Preliminary	2015	2017	500,000	34,000	-	7%
CP11-2100	Sunrise Blvd Widening and Intersection Improvements, Keifer Blvd to State Rte. 16	Preliminary	2011	2017	12,000,000	47,000	42,175	1%
CP13-2116	Traffic Management Center	Preliminary	2014	2017	4,152,000	142,000	107,635	3%
	Villagio, Douglas Rd to White Rock Rd	Future	Post 2019-20	Post 2019-20	2,496,000	-	-	100%
CP15-2146	White Rock Road and Gold Valley Dr Signal and Intersection Improvements	Preliminary	2014	2016	375,000	375,000	41,848	100%
CP07-2055	White Rock Road Improvements Phase I, Sunrise to Rancho Cordova Pkwy	Construction	2007	2015	10,215,000	4,284,000	1,613,330	42%
CP14-2132	Zinfandel Complex Phase I Feasibility Study	Preliminary	2014	2018	5,481,000	221,000	125,053	4%

City of Rancho Cordova

Development Fee Program Identification - Active & Future Projects

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PM16-7196	PW General Engineering-Consultants	Planning	2015	2016	213,000	213,000	200,862	100%
PM16-7199	FY 15-16 Project Development	Planning	2015	2016	166,000	40,000	10,005	24%
PM16-7202	FY 15-16 Transportation Master Plan Development	Planning	2015	2016	150,000	80,000	75,993	53%
PM16-7213	PW Project Impact Fee Tracking	Planning	2015	2016	1,892,696	451,696	70,516	24%
PM16-7248	Short Range Transit Improvement Plan	Planning	2015	2016	75,000	19,698	3,338	26%
PM16-7249	Circulation Plan Update	Planning	2015	2016	98,100	78,000	42,915	80%
Total Traffic Mitigation - Impact Fee					\$ 283,717,626	\$ 83,635,760	\$ 9,584,356	
Traffic Mitigation - Admin								
	Administrative Duties associated with Traffic Mitigation Fee Program (including updates)	Admin	2004	Post 2019-20	n/a	715,550	715,550	100%
CP09-2067	Villages of Zinfandel Traffic Signals	Future	2009	2019	1,766,000	16,000	2,244	1%
PM16-7213	PW Project Impact Fee Tracking	Planning	2015	2016	1,892,696	192,000	75,873	10%
PM16-7248	Short Range Transit Improvement Plan	Planning	2015	2016	75,000	33,000	12,886	44%
Total Traffic Mitigation - Admin					\$ 1,766,000	\$ 731,550	\$ 806,553	
Villages of Zinfandel - Roadway								
CP06-2048	Right of Way (ROW) Program/Contingency	Ongoing	2006	Post 2019-20	1,875,000	170,000	-	9%
Total Villages of Zinfandel - Roadway					\$ 1,875,000	\$ 170,000	\$ -	
Villages of Zinfandel - Program Admin								
	Admin. Duties associated with the (VOZ) Fee Program (including updates)	Admin	2005	Post 2019-20	n/a	7,197	7,197	100%
Housing Trust Development Impact Fee								
	Administrative Duties associated with Housing Program	Admin	2007	Post 2019-20	n/a	163,502	163,502	100%
AD10-3006	Mather Veteran's Village, Phase 1	Construction	2010	2016	22,033,675	1,270,863	1,265,588	6%
CP14-2150	Mather Veteran's Village, Phase 2	Construction	2014	2018	9,435,000	396,093	244,205	4%
CP16-2177	Mather Veteran's Village, Phase 3	Preliminary	2016	2018	19,499,659	55,000	34,420	0%
CP10-2094	Senior's Horizons at New Rancho	Preliminary	2010	2018	16,617,365	2,146,180	1,168,513	13%
Total Housing Trust Development Impact Fee					\$ 67,585,699	\$ 4,031,638	\$ 2,876,229	