CITY OF PRESCOTT

ARIZONA

Water, Water Resource, and Wastewater Development Impact Fee Report

Draft Report / February 25, 2019

RAFTELIS

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1. Executive Summary

The City of Prescott (City) retained Raftelis Financial Consultants, Inc. (Raftelis) to complete an update of the City's development impact fees (DIFs) for compliance with the requirements of Arizona Revised Statutes (ARS) § 9-463.05 effective August 1, 2014.

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

- Land Use Assumptions (LUA) identify the current and projected service units by service area. The City LUA is summarized in a separate document and outlines the projected growth.
- Infrastructure Improvements Plan (IIP), summarized in a separate document, identifies the current and future facilities to serve the projected growth identified within the LUA.
- Development Impact Fee report (Fee Report), the subject of this document, outlines the proposed DIF by fee category and service area incorporating the IIP eligible facilities and service units identified in the Final LUA and IIP dated February 2019. The Fee Report incorporates Equivalent Development Units (EDU) calculations, existing asset valuations, capital funding analyses, offset calculations and cash flow projections incorporated within the proposed DIFs.

To ensure that new development contributes its proportionate share towards the cost of public facilities the City of Prescott (City) has enacted DIFs for a variety of fee categories. The fees were most recently updated in 2014. The purpose of the overall study is to update the following City's utility DIF categories:

- Water System
- Water Resources
- Wastewater System

Table 1-1, Table 1-2, and Table 1-3 summarize the current and draft 5/8 x 3/4-inch water system, water resource, and wastewater system DIFs respectively, by service area. Separate Water System, Water Resource and Wastewater System service areas are identified within the Final IIP as detailed within this report and Appendices A, B, and C. Water system, water resource, and wastewater system DIFs will be increased for 3/4-inch and higher meter sizes based on the American Water Works Association (AWWA) meter capacity relationships.

The previous DIF Study had created ten service areas for water (labeled A through J) and nine service areas for wastewater (labeled A through I). This DIF Study recommends consolidating the water service areas into two, so that Service Area A will remain unchanged and Service Area B will combine Service Areas B through J. Wastewater will be consolidated into a single Service Area A. The water resource service area was a single service area following the 2014 study and is proposed to remain as a single service area.

Table 1-1: Water System – Current and Draft DIFs

Water Service Area	Current Total Fee (5/8" x 3/4")	Proposed Total Fee (5/8" x 3/4")	Change
A	$827	$862	$35
B	2,263	5,139	2,876
C	2,389	5,139	2,750
D	2,332	5,139	2,807
E	4,090	5,139	1,049
F	2,734	5,139	2,405
G	3,595	5,139	1,544
H	3,461	5,139	1,678
I	3,233	5,139	1,906
J	4,072	5,139	1,067

Table 1-2: Water Resource – Current and Draft DIFs

Water Resource Service Area	Current Total Fee (5/8" x 3/4")	Proposed Total Fee (5/8" x 3/4")	Change
A	$1,481	$1,441	($40)

Table 1-3: Wastewater System – Current and Draft DIFs

Wastewater Service Area	Current Total Fee (5/8" x 3/4")	Proposed Total Fee (5/8" x 3/4")	Change
A	$193	$3,020	$2,827
B	3,325	3,020	(305)
C	2,156	3,020	864
D	2,055	3,020	965
E	3,325	3,020	(305)
F	3,419	3,020	(399)
G	3,562	3,020	(542)
H	3,361	3,020	(341)
I	1,989	3,020	1,031

2. Introduction and Overview

The City of Prescott (City) retained the Raftelis Financial Consultants, Inc. (Raftelis) to complete an updated of the City's development impact fees (DIFs).

The City operates a water and wastewater system providing service to City residents within the City's boundaries and customers located in outside the City boundaries within Yavapai-Prescott Indian Tribe (Reservation), Yavapai County, and the Town of Chino Valley.

Previously, Raftelis assisted the City in the evaluation of DIFs to be assessed to new development inside the City as an additional revenue source funding growth-related capital improvements. These DIFs were implemented on August 1, 2014 and are outlined in the City of Prescott Land Use Assumptions and Infrastructure Improvements Plan (February 25, 2014) and the City of Prescott Development Impact Fee Report (April 24, 2014).

The DIF Study is segmented into three major components as follows:

- Land Use Assumptions (LUA) identify the current and projected service units by service area. The City LUA is summarized in a separate document dated February 2019 and issued by the City and Carollo and outlines the projected growth.
- Infrastructure Improvements Plan (IIP), summarized in the same separate document dated February 2019 and issued by the City and Carollo, identifies the current and future facilities to serve the projected growth.
- Development Impact Fee report (Fee Report), the subject of this document, outlines the proposed DIF by fee category and service area incorporating the IIP eligible facilities and service units identified in the Final LUA and IIP dated February 2019. The Fee Report incorporates Equivalent Development Units (EDU) calculations, existing asset valuations, capital funding analyses, offset calculations and cash flow projections incorporated within the proposed DIFs.

2.1. Report Organization

Our report to the City contains six sections as follows:

- Executive Summary
- Introduction and Overview
- Background
- Water System – Background, Service Units, and Proposed DIFs
- Water Resources – Background, Service Units, and Proposed DIFs
- Wastewater – Background, Service Units, and Proposed DIFs

The report contains four appendices including water DIF calculation and cashflows (Appendix A), water resource DIF calculation and cashflows (Appendix B), wastewater DIF calculation and cashflows (Appendix C), and existing DIFs and service areas delineation (Appendix D).

2.2. Acknowledgements

On behalf of the project team, we would like to acknowledge the commitment and contributions provided by several members of City Public Works and Finance Departments in completing this project. In particular we would like to

recognize: Ms. Gwen Rowitsch, Administrative Support Services Manager; Mr. Mark Woodfill, Finance Director; Mr. Craig Dotseth, Public Works Director; Mr. Eric Bay, Utilities Manager; Ms. Denise Moore, Revenue Services Manager; and Ms. Jodi Rhodes, Budget Manager for their input and guidance throughout the course of this study.

2.3. Reliance on City Provided Data

During this project, the City provided Raftelis with a variety of technical information from master plans, capital improvement project estimates, LUAs and IIP provided by Carollo and City staff, and audited and unaudited financial results, including customer, cost and revenue data. Raftelis did not independently assess or test for the accuracy of such data – historic or projected. We have relied on this data in the formulation of our findings and subsequent recommendations, as well as in the preparation of this report.

As is often the case, there will be differences between actual and projected data, and some of the assumptions used in this report will not be realized, and unanticipated events and circumstances may occur. Therefore, there are likely to be differences between the data or results projected in this report and actual results achieved and those differences may be material. As such, we take no responsibility for the accuracy of data or projections provided by or prepared on behalf of the City, nor do we have any responsibility for updating this report for events occurring after the date of this report.

3. Background

The City continues to experience robust growth requiring expansion of water supply and production facilities, wastewater treatment and water and wastewater backbone infrastructure serving growth and redevelopment throughout the City. To ensure new and/or increased development pays its proportionate share of infrastructure costs, utility DIFs are collected by the City to fairly distribute the burden of facility capacity to serve new development. These one-time charges are commonly assessed to new and/or increased development by local governments to recover the proportional cost of facilities benefiting development based on specific calculations using standardized assessment schedules. Each permit pays a proportionate share of the cost of new utility infrastructure or necessary public services (NPS) needed to support development.

ARS § 9-463.05 provides a framework for cities and towns to assess, collect and administer DIFs. In April of 2011, statutory revisions were made by the approval of Senate Bill (SB) 1525 that significantly changed the requirements for DIFs. To understand the regulatory environment, the following section provides an overview of the most important elements of the development fee statutes.

3.1. Qualifying Uses

A municipality may assess DIFs to help offset the capital expenses associated with providing NPS to a new development. This may include infrastructure costs, purchases of real property, fees for engineering and architectural services, financing costs, and other qualifying professional services. DIFs are required to result in beneficial use to the development and be calculated based on an IIP. DIFs may not exceed development's proportionate share of the NPS and must be based on the same level of service (LOS) provided to the existing development in the service area.

ARS § 9-463.05 (T) (7) defines NPSs, effectively limiting the facilities for which DIFs can be collected. After January 1, 2012, DIFs may only be assessed for the following defined services:

- Water Facilities;
- Wastewater Facilities;
- Storm Water, Drainage, and Flood Control Facilities;
- Library Facilities of up to 10,000 square feet that provide a direct benefit to development, excluding appurtenances, equipment or vehicles and provides a direct benefit to the development;
- Street Facilities;
- Fire and Police Facilities, including appurtenances, equipment and vehicles with exceptions described below;
- Neighborhood Parks and Recreation facilities on property up to 30 acres (larger allowed if there is a direct benefit to the development) § 9-463.05 (T) (7) (g); and
- Qualifying debt.

Within these definitions of NPS, specific exclusions are provided within ARS § 9-463.05, but these are centered around non-utility and stormwater fee categories without facility restrictions for water, water resource, and wastewater fee categories.

3.2. Fee Calculations Under ARS § 9-463.05

Under ARS § 9-463.05, DIFs are only calculated and assessed for existing or proposed improvements included in an approved IIP. The IIP is tied to LUA or growth projections for each service area within the boundaries of a city or

town. The LUA must include "projections of changes in land uses, densities and intensities and population for a specified area over a period of at least ten years and pursuant to the general plan of the municipality" per ARS § 9-463.05 (T)(6). The fees apply to designated service areas, are calculated using consistent units of measurement called "service units," and be based on the same LOS provided to existing developments in the service area.

A service area is the specific area within the boundaries of a city or town within which the development will be served by the NPS or facility expansions; for many fee categories the service area is the entire community.[1] A "substantial nexus" must exist between the NPS or facility expansions and the development being served. The adopted LUA and IIP must be prepared reflecting the proposed service areas and/or be updated as modifications to service areas are proposed.

The demand for facilities is quantified using a common unit of measurement, called a "service unit." A service unit is a standardized measure of the consumption, use, generation or discharge attributable to an individual unit of development calculated using generally accepted engineering or planning standards. The service unit used in this report is the Equivalent Development Unit (EDU). One EDU represents the average demand for services generated by an equivalent 5/8 x 3/4-inch water meter for water and wastewater services.

DIFs may only be collected to recover the cost of current or future improvements with capacity to serve new development identified in the IIP prepared for each service area, which again, could be the entire City. The IIP must describe planned water and wastewater projects for up to fifteen (15) years. The IIP should include only new improvements that will add capacity to accommodate future growth or costs attributable to existing improvements that have excess capacity for future development. For each category of NPS the IIP shall include the elements of ARS § 9-463.05 (E) (1)-(7):

1. A description of the existing NPS in service area and the costs to upgrade, update, improve, expand, correct, or replace those NPS to meet existing needs and usage and stricter safety, efficiency, environmental or regulatory standards;
2. An analysis of the total capacity, the level of current usage, and commitments for usage of capacity of existing NPS;
3. A description of all or the parts of the NPS or facility expansions and their costs necessitated by and attributable to development in the service area based on the approved land use assumptions including a forecast of the costs of infrastructure, improvements, real property, financing, engineering and architectural services;
4. A table establishing the specific level of quantity of use, consumption, generation or discharge of a service unit for each category of NPS or facility expansions and the equivalency or conversion table establishing ratio of a service unit to various types of land uses, including residential, commercial and industrial;
5. The total number of projected service units necessitated by and attributable to new development in the service area based on the approved land use assumptions;
6. The projected demand for NPS or facility expansions required by new service units for a period not to exceed ten years; and
7. A forecast of revenues generated by new service units other than DIFs, which shall include estimated state shared revenue, highway user's revenue, federal revenue, ad valorem property taxes, construction contracting or similar excise taxes and the capital recovery portion of utility fees attributable to development based on the approved LUA and a plan to include these contributions in determining the extent of the burden imposed by the development.

[1] Current water DIFs are assessed in 10 service areas, wastewater DIFs have nine service areas, and water resource DIFs have one service area.

3.3. Credits and Reimbursements

When a developer provides infrastructure for a NPS defined in ARS § 9-463.05 (B) (10) that is included in the IIP, they must be provided a credit against the portion of the fee for the same NPS category otherwise recovered through the DIF. In other cases, a city or town requires or agrees to allow a developer to construct or finance infrastructure. In these situations, ARS § 9-463.05 (B)(7)(c)(i-iii) provides guidance for reimbursement of these costs consistent with common practice:

- The costs incurred or money advanced may be credited against or reimbursed from the DIFs otherwise due from the developer for the same NPS;
- The municipality can reimburse the developer for their costs from DIFs collected from other developments that will use the infrastructure or facility expansion; or
- The City can assign credits or reimbursement rights to other developments for the same category of NPS in the same service area.

When a municipality requires a developer to provide a NPS as a condition of development approval and the NPS will "substitute for or otherwise reduce the need" for other NPS per ARS § 9-463.05, the municipality must amend the IIP to include the NPS and provide a credit per ARS § 9-463.05 (B) (11).

3.4. Offsets

To recognize other revenues which may fund the same category of NPS recovered through DIFs, ARS § 9-463.05 (B)(12) requires a municipality to forecast the contribution to be made in the future in cash or by taxes, fees, assessments or other sources of revenue derived from the property owner towards the capital costs of the NPS covered by the DIF and offset these contributions in determining the extent of the burden imposed by the development for the NPS recovered by the DIF. An offset is required if a dedicated tax or fee-based revenue source for a project funds the same NPS facilities that are recovered through DIFs. An example may be a dedicated sales tax to repay debt service for a new NPS that is included in the IIP. Outstanding debt on existing facilities is another example that needs to be considered for an offset if it is paying for the same level of service for existing development through property or other taxes.

In addition, as of August 1, 2014, if a city or town has a construction contracting or similar excise tax rate that is above the average excise tax rate imposed on other tax classifications, that excess amount shall be treated as a contribution to the capital costs of NPS provided to the development for which DIFs are assessed. The City does not have excess tax rate above the average tax rate. This section does not apply as user charges and rates, not taxes, are used to fund non-growth portion of IIP-eligible projects and debt service and the City tracks the funds separately. We have included offsets for the portion of outstanding debt service principal payments from rate to address this provision.

3.5. Refunds

ARS § 9-463.05 (H) lists guidance for situations for which a developer may request a refund after July 31, 2014 as:

- Existing facilities are available and service is not provided;
- The city or town failed to complete construction within the time period identified in the IIP;
- If any part of the DIF, once collected, is not spent within 15 years for water and wastewater facilities.

If the actual cost of construction is less than ten percent (10%) of the estimated/projected costs, the current owner may request a refund for the difference between the existing fee and what the revised fee would be with the actual construction costs. Refunds shall include any interest earned from the date of collection to the date of refund per

ARS § 9-463.05 (J). All refunds shall be made to the record owner of the property at the time the refund is paid, rather than to the entity that paid the fee per ARS § 9-463.05 (J).

3.6. Delayed Effective Date

ARS § 9-463.05 (F) provides additional guidance regarding the effective date for developments which have been approved when the DIF is proposed to increase as follows:

- An increased portion of a modified DIF shall not be assessed against a development for twenty-four months after the date that the municipality issues:
  - the final approval for a commercial, industrial or multifamily development or
  - The date that the first building permit is issued for a residential development pursuant to an approved site plan or subdivision plan, provided that no subsequent changes are made to the approved site plan or subdivision plan that would increase the number of serv ice units.
    - If the number of service units increase, the new or increased portion of the modified DIF shall be limited to the amount attributable to the additional service units
- If after the date of the municipality's final approval of a development, the DIF is reduced, the reduced DIF applies as of the effective date regardless of when the plat was approved, and/or the date of the first single-family residential permit is issued.

Raftelis revenue projects anticipate the full 24-month delayed effective date when proposed DIFs by service area are greater than existing DIFs and immediate effective date when proposed DIFs are less than existing DIFs by service area.

3.7. DIF Adoption Procedures

Specific DIF adoption procedures are outlined in ARS § 9-463.05 (C) and ARS § 9-463.05 (D) for public postings, public hearings and adoption of the LUA, IIP & Fee Study. The requirements for public notices and adoption procedures are as follows:

- The LUA and IIP with supporting documents, must be posted to a website at least 60 days before a public hearing on the IIP ARS § 9-463.05 (D).
- After the 60-day posting requirement is met, a Public Hearing on the LUA/IIP can be held together.
- The LUA and IIP must be approved or disapproved no sooner than 30 days after the public hearing but must be within 60 days of the public hearing, and at least 30 days before the second "fee report" public hearing ARS § 9-463.05 (D)(1).
- At least 30 days before second public hearing (could be same day as LUA/IIP approval), the "notice of intention" to modify the DIFs as well as the fee schedule with written report on land use assumptions/IIP that supports the fees must be posted per ARS § 9-463.05 (C).
- Final action to adopt/disapprove fees must be at least 30 days after the 2nd hearing but within 60 days of the second public hearing per ARS § 9-463.05 (C) and ARS § 9-463.05 (D)(1).
- Fees effective not earlier than 75 days after formal approval and cannot be adopted as emergency measure per ARS § 9-463.05 (C).

3.8. Methodologies

There are a variety of methods that can serve as a rational basis for calculating utility DIFs. The most common include:

- Buy-In
- Incremental
- Hybrid Method

The **Buy-in** method uses a historical perspective. The original costs of the system's fixed assets are identified and escalated to current net system value using a nationally recognized index. System value equals the escalated original cost less developer contributions as well as the net present value (NPV) of future interest payments for existing infrastructure financed that serves new or increased development. The DIF is the quotient of the system value divided by the system capacity.

The **Incremental** method is a forward-looking and considers only future growth-related capital projects and acquisitions as well as the NPV of future interest payments for planned IIP-eligible infrastructure. The DIF is the quotient of the growth-related cost of proposed projects for a specified time frame divided by the increase in capacity provided by those projects.

The **Hybrid** method combines the **Buy-in** and **Incremental** methods. The DIF is the quotient of the sum of the current net system value and future growth-related capital costs and interest divided by of the sum of existing system capacity and the increase in capacity provided by the future growth-related projects.

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

In all fee categories, projects are based on facility needs to serve future development while maintaining expected LOS. However, many of these facilities serve growth beyond the 10 years shown in the IIP, and/or benefit existing residents in terms of providing for and/or replacing existing City or Town facilities. Within Utility categories, there are existing and future facilities that will benefit current and future development. To recognize the proportion of the costs benefiting development over the study period, project costs allocated to new growth over the study period have been adjusted.

4. Water System

The purpose of this section is to meet the requirements of ARS § 9-463.05 and to provide a basis for the DIF Study. The IIP was developed for a ten-year period, fiscal year (FY) 2018-19 through FY 2027-28. Elements of the IIP as well as additional calculations of current and future facilities capacity, IIP-eligible projects, financing and debt issues, water use per EDU and proposed water system DIF are included in this report.

4.1. Water System Service Areas

The City's water service area is located within the Prescott Active Management Area (PrAMA) and includes portions of the Town of Chino Valley, the Reservation of the Yavapai-Prescott Indian Tribe, and some surrounding unincorporated areas of Yavapai County. The City is the only State of Arizona (State) designated water provider in the PrAMA issued a 100-year Assured Water Supply.

4.1.1. EXISTING

The 2014 LUA and IIP defined ten water service areas that comprise the City's water system. The delineation of the City's multiple service areas is based on the geographical location of the City's existing water production facilities and core distribution network, and the location and sequence of the planned distribution system facilities that will serve subsequent areas of the City.

Essentially, the water service areas were defined in the 2014 LUA and IIP based on a top-down approach with certain facilities benefiting all service areas, such as the Chino Valley Production Wells, while other facilities will benefit only one specific area, such as the 12-inch transmission main from the Virginia Pump Station to the intersection of Valley Ranch and Haisley Road. Water service areas are identified as "Water Service Area" A through J. For a full description of the ten service areas, please refer to Appendix D.

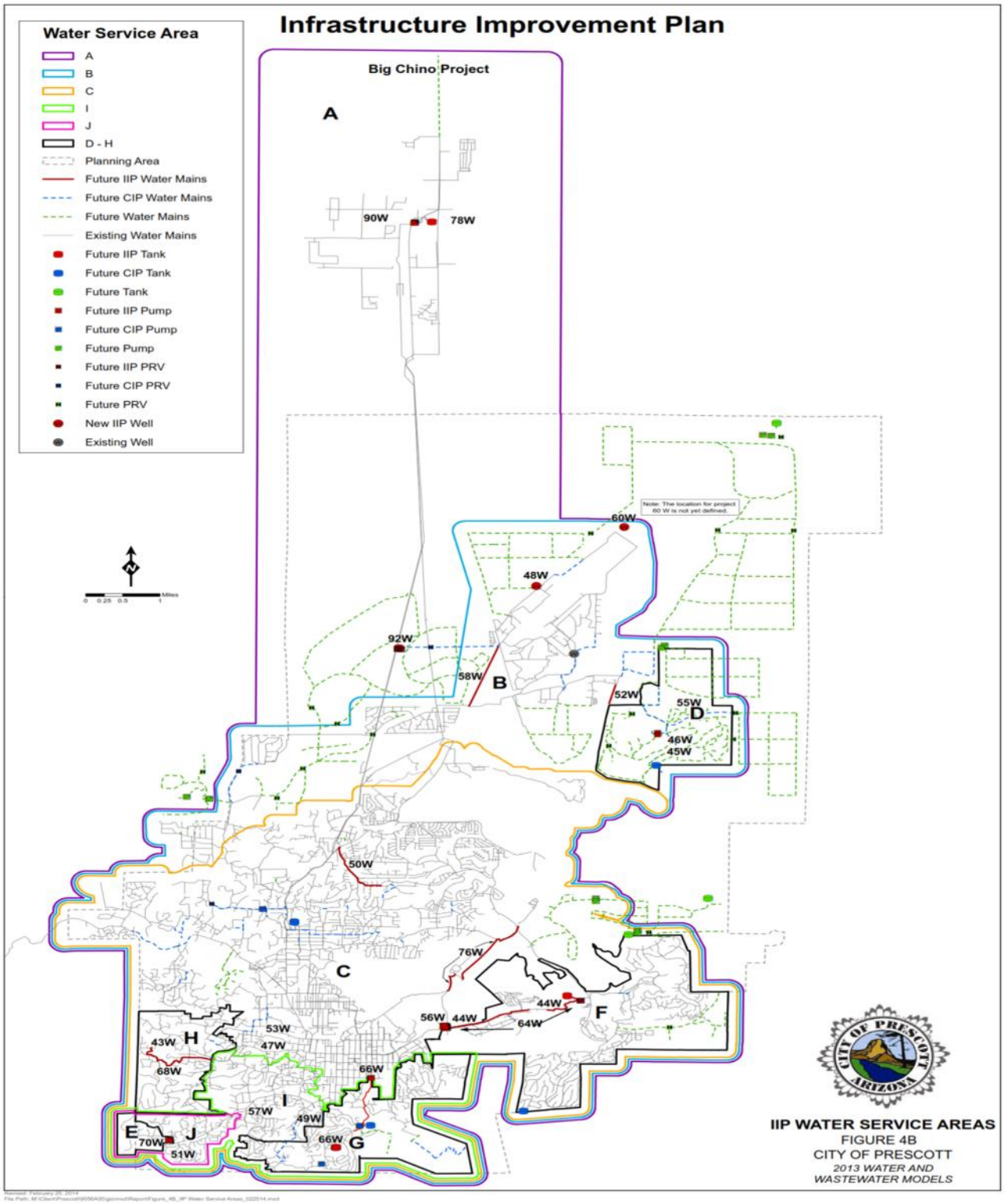
Table 4-1 presents the existing water system DIFs for the current service areas for 5/8 x 3/4-inch water meters. For many service areas, the assessed water system DIF includes multiple individual areas as summarized in the table below. Appendix D summarizes existing water system DIFs for all meter sizes and service areas.

Table 4-1: Existing Water System DIFs

Service Area	Service Area - Base Meter Size Fee	Cumulative Base Meter Size Fee	Service Areas Included
A	$827	$827	A
B	1,436	2,263	A+B
C	126	2,389	A+B+C
D	69	2,332	A+B+D
E	18	4,090	A+B+C+I+J+E
F	345	2,734	A+B+C+F
G	362	3,595	A+B+C+I+G
H	1,072	3,461	A+B+C+H
I	844	3,233	A+B+C+I
J	839	4,072	A+B+C+I+J

Figure 4-1 shows the existing Water Service Areas.

Figure 4-1: Water Service Area Map



4.1.2. PROPOSED

Raftelis recommends that the ten water service areas be simplified by reducing them to just two service areas. This recommended change comes from a recognition that the same LOS is provided throughout the City's water system and that a resident in one part of the City benefits from facilities throughout the City. For instance, the ability to provide fire flows to protect from wildfires in one part of the City necessarily protects other parts of the City to which a wildfire could spread. Additionally, the water system is operated as a redundant and overlapping service area with the ability to serve multiple areas with Chino Valley water production facilities or through wells near the airport.

Water Service Area A will remain unchanged and continues to incorporate the City's Chino Valley Booster Facility and Chino Valley Production Wells which will provide water production services to meet the entire City's existing and future water demands. Therefore, all new customers or EDUs will pay a water system DIF that recovers the capital costs of the facilities in Water Service Area A. Water service area B will combine the existing Service Areas B through J. New and/or increased development within the proposed Service Area B will be assessed the combined water system DIF in Service Areas A and B. Table 4-2 presents the proposed water system DIFs for the two proposed service areas.

Table 4-2: Proposed Water System DIFs

Service Area	Service Area - Base Meter Size Fee	Cumulative Base Meter Size Fee	Service Areas Included
A	$862	$862	A
B	4,277	5,139	A+B

4.2. Replacement Cost New of Existing Assets

The Buy-In value of the existing wastewater system represents the replacement cost new (RCN) of each component of the water system. This RCN is determined by escalating original facility asset values based on the Engineering New Record – Construction Cost Index (ENR-CCI). The value of minor assets, miscellaneous improvements and older assets that are reserved were contributed by developers, or were contributed by other parties, are excluded from the Buy-In value of facilities available to serve new EDUs. By including the RCN of the water facilities available to serve new EDUs, the City can use water DIF revenues to pay annual payments on, or retire debt issued to fund the existing portion water facilities.

4.3. Water Production and Treatment

4.3.1. WELL FACILITIES CAPACITY AND LEVELS OF SERVICE

In general, the available portion of the City's existing water system facilities for growth is tied to the well capacities less the current level of service based on July 2017 peak well production data. As previously stated, the City's water system is operated as a redundant and overlapping service areas. As such the service level analysis reflects system-wide water production capacity and water use per EDU. The water DIFs are determined to maintain the current level of service for the City's existing water facilities, based on the maximum day well production during July 2017. Furthermore, the current level of service can also be expressed based on the current unit demands and the current number of EDUs.

Since Water Service Area A incorporates the entire City service area, the total existing well capacity and current level of service for all water service areas are based on the wells included in Water Service Area A. The total existing facility capability of the Chino and Airport wells is 16.44 MGD. Firm capacity is calculated as the total capacity of a system less the capacity of the largest component of that system. The firm capacity is thus the total capacity (16.44

MGD) less the capacity of Chino Well #4 (4.75 MGD), or 11.69 MGD. The current level of service represents the maximum day well production during July 2017. June 2017 maximum day use was 8.88 MGD indicating 7.57 MGD in available total capacity and 2.82 MGD of available firm capacity. The existing well facilities include source of supply and treatment facilities included in the City's water fixed asset information.

The total existing well capacity, existing level of service, and available capacity is shown in Table 4-3.

Table 4-3: Total Well Capacities and Current Level of Service

Ground Water Wells	Total Capacity (MGD)	Max Day (1) June 2017 (MGD)	Available Capacity (MGD)
Chino Well #1	1.22	0.08	1.14
Chino Well #2	1.73	0.72	1.01
Chino Well #3	2.59	1.35	1.24
Chino Well #4	4.75	4.58	0.17
Chino Well #5	3.34	1.66	1.68
Chino Well #6 (2)	0.00	0.00	0.00
Airport Well #2	1.58	0.33	1.25
Airport Well #3	1.22	0.16	1.08
Total Existing Facilities	**16.43**	**8.88**	**7.57**
Chino Well #4	**-4.75**		**-4.75**
Firm Capacity (3)	**11.68**	**8.88**	**2.82**

(1) 2018 IIP Table 3.10 - Water Supply and Demand Analysis through year 2032.
(2) Well #6 is physically disconnected from the system and excluded.
(3) Firm capacity excludes the largest well.

4.3.2. REPLACEMENT COST NEW OF EXISTING FACILITIES

Table 4-4 presents the RCN of existing source of supply assets.

Table 4-4: RCN of Existing Source of Supply Assets

Existing Source of Supply Facilities	Area Specific Costs	Cumulative Area Costs	Areas Included
Water Service Area A	$13,334,018	$13,334,018	A
Water Service Area B	23,154,450	36,488,469	A+B
Total	**$36,488,469**		

Table 4-5 presents the RCN of existing treatment assets.

Table 4-5: RCN of Existing Treatment Assets

Existing Treatment Facilities	Area Specific Costs	Cumulative Area Costs	Areas Included
Water Service Area A	$6,127,503	$6,127,503	A
Water Service Area B	2,027,362	8,154,865	A+B
Total	**$8,154,865**		

Section 4.8 provides additional detail regarding the entire water system and approach to developing the RCN of assets by service area and functional designation for inclusion with the water system DIF calculations.

4.3.3. PLANNED IMPROVEMENTS BENEFITING NEW CUSTOMERS

In addition to the existing wells, the City has plans to add an additional 2.74 MGD of well capacity in Water Service Area B. This additional well capacity includes two planned 1.37 MGD wells (Airport Well #5 and Airport Well #6). The capital costs of adding the 2.74 MGD of well capacity that benefits EDU, or water service units, in Water Service Area B is approximately $4.75 million over the ten-year IIP planning period as summarized in Table 4-6.

Table 4-6: Total Planned Water Production and Treatment Facilities

Planned Water Production & Treatment Facilities	Area Specific Costs	Cumulative Area Costs	Areas Included
Water Service Area A	$0	$0	A
Water Service Area B	$4,748,000	4,748,000	A+B
Total	**$4,748,000**		

The total existing well capacity planned well capacity, and existing level of service are shown in Table 4-7.

Table 4-7: Total Planned Well Capacities

Ground Water Wells	Capacity (MGD)	Safe Production Capacity (MGD)
Airport #5	1.37	1.37
Airport #6	1.37	1.37
Total	**2.74**	**2.74**

For more information on the planned well improvements, see Water IIP Projects table in Appendix A of this Report.

4.4. Transmission and Distribution (T&D)

4.4.1. T&D FACILITIES CAPACITY AND LEVELS OF SERVICE

The water T&D system component of the water DIFs for the various water service areas include water T&D lines, pumping stations, and booster stations. Although some of the water service areas include existing T&D system facilities, other service areas do not currently include any existing T&D system facilities but do include planned T&D facilities that will benefit those areas as part of the IIP-eligible facilities.

While the water T&D system consists of a network of individual components, all of which have a unique capacity, many of these components have been designed to accommodate both current and new EDU (water service units) beyond the ten-year planning period. Hence, the collective capacity of the existing and planned well facilities can be used as a measure of the capacity of the entire water T&D system as the City is limited by water supply, production and/or treatment facilities, not the size of T&D pipes. Although specific portions of the water system may include additional planned water T&D facilities, those facilities are also designed to distribute the well production capacity included in the ten-year IIP and rely on existing and planned facilities that transmit water, provide fire flow requirements and/or treated water storage. Thus, the City's water production capacity serves as a limiting factor for the water T&D system.

4.4.2. REPLACEMENT COST NEW OF EXISTING FACILITIES

Table 4-8 presents the RCN of existing T & D facilities. As previously noted, developer contributed and small main water lines RCN, summarized in Section 4.8.2 are excluded from the water system DIF calculation.

Table 4-8: RCN of Existing T & D Facilities

Existing T & D Facilities	Area Specific Costs	Cumulative Area Costs	Areas Included
Water Service Area A	$3,413,384	$3,413,384	A
Water Service Area B	67,352,173	70,765,557	A+B
Total	**$70,765,557**		

4.4.3. PLANNED IMPROVEMENTS BENEFITING NEW CUSTOMERS

In addition to available capacity in the existing T&D systems serving the City's two proposed service areas, the City has plans to extend and expand its water T&D systems to support additional growth over the ten-year IIP. Since many of the water service areas benefit from existing and/or planned T&D facilities in other areas, the T&D facilities included in certain water service areas build upon and reflect the value of facilities in other water service areas that also benefit them. For example, Water Service Area B reflects existing and planned water T&D facilities in Water Service Area A as these facilities benefit development throughout Service Area B.

Table 4-9 summarizes the planned water T&D facilities both specific to each area and the cumulative amount that will benefit Service Area B T&D facilities.

Table 4-9: Planned Water T&D Facilities by Water Service Area

Planned T&D Facilities	Area Specific Costs	Cumulative Area Costs	Areas Included
Water Service Area A	$0	$0	A
Water Service Area B	16,143,450	16,143,450	A+B
Total	**$16,143,450**		

For more information on the planned water distribution system improvements and the Water IIP Projects please see Appendix A of this Report.

4.5. Storage

4.5.1. STORAGE FACILITIES CAPACITIES AND LEVELS OF SERVICE

Although the City's existing well facilities provide sufficient capacity to meet the average day and max day demands of its customer base, storage facilities are required to meet maximum hour demands on a daily basis and during peak periods. In addition, storage facilities are also required to provide appropriate water pressure levels throughout the City's water service area. For more information on the RCN buy-in value see the following section 4.5.2.

Since storage capacity supports the well capacity by providing storage to meet maximum hour demands on a daily basis, the storage facilities are filled and utilized as necessary to meet maximum hour demands. Since the current LOS for water facilities is based on the current maximum day well production and the storage facilities supplement these water production facilities, the current LOS for the storage facilities is the same as the current well LOS and maximum day facility for DIF calculation and assessment purposes.

4.5.2. REPLACEMENT COST NEW OF EXISTING FACILITIES

Table 4-10 presents the RCN of existing storage facilities for both service areas.

Table 4-10: RCN of Existing Storage Facilities

Existing Storage Facilities	Area Specific Costs	Cumulative Area Costs	Areas Included
Water Service Area A	$5,822,171	$5,822,171	A
Water Service Area B	32,192,812	38,014,983	A+B
Total	**$38,014,983**		

4.5.3. PLANNED IMPROVEMENTS BENEFITING NEW CUSTOMERS

In addition to capacity in the existing storage systems serving the City's service area, the City has plans to construct additional water storage facilities (storage tanks and reservoirs) to serve additional growth through and beyond the 10-year IIP. Since many of the water service areas benefit from existing and/or planned storage facilities in other areas, the storage facilities included in Service Area B build up on and reflect the value of facilities in Service Area A.

Table 4-11 presents the planned water storage facilities both specific to each area and the cumulative amount that will benefit Service Area B.

Table 4-11: Planned Water Storage Facilities by Water Service Area

Planned Water Storage Facilities	Area Specific Costs	Cumulative Area Costs	Areas Included
Water Service Area A	$0	$0	A
Water Service Area B	$1,575,000	1,575,000	A+B
Total	**$1,575,000**		

For more information on the planned water system improvements, see the Water IIP Projects table in Appendix A of this Report.

4.6. Miscellaneous Planned Improvements

In addition to planned expansions of water production and treatment, T&D, and storage water system facilities, the City has identified additional improvements tied to future master plan updates and DIF studies which are IIP-eligible improvements as summarized in Table 4-12.

Table 4-12: Planned Miscellaneous Facilities by Water Service Area

Planned Misc. / Admin Facilities	Area Specific Costs	Cumulative Area Costs	Areas Included
Water Service Area A	$397,725	$397,725	A
Water Service Area B	$0	397,725	A+B
Total	**$397,725**		

4.7. EDUs and Demands

4.7.1. CURRENT EDUS AND DEMANDS

A service unit creates a nexus between the available water capacity and the demand for water services. An appropriate service unit basis for water DIFs is the typical peak daily water use for an equivalent 5/8 x 3/4-inch water meter. To determine the typical peak daily demand for an EDU, the demands for various customer types based on meter size should be standardized using a common unit of measure, or peak day demand per EDU. An EDU represents the equivalent demand of a 5/8 x 3/4-inch water meter. The City assesses its utility DIFs to customers based on meter size, the number of EDU or service units currently served by the City can be determined

based on the current number of metered water accounts and the ratio of capacity for different meter sizes. The total current number of metered accounts and the resulting number of EDU are shown in Table 4-13.

Table 4-13: Water Service Units by Meter Size

Meter Size	Customer Accounts	Capacity Ratio [1]	2017 EDUs
5/8"	19,774	1.00	19,774
3/4"	68	1.50	102
1"	2,112	1.67	3,520
1.5"	307	3.33	1,023
2"	440	5.33	2,347
3"	46	10.00	460
4"	25	16.67	417
6"	12	33.33	400
8"	2	53.33	107
	22,786		28,149
Peak Day Demand (2)			12,026,000
Demand Factor Per EDU			427.22

1 Flow in gpm is based on meter capacity standards published in the American Water Works Association (AWWA) Manual M-6, Water Meters - Selecting, Testing, Installation, and Maintenance.
2 Peak Day Demand is the average daily demand in the peak month of July 2017.

The typical peak daily demand is then determined by dividing the peak day water use (12.026 MGD) during FY 2016-17 by the total number of EDUs (28,149) at the end of FY 2017. This results in a peak daily demand, or demand factor of 427 gallons per day (gpd) per service unit. A demand factor for each meter size can be determined by multiplying the number of service units per meter size times the 427 gpd demand factor. Table 4-14 summarizes the water service demand factors by meter size.

Table 4-14: Water Service Demand Factors by Meter Size

Meter Size	Meter Type	Flow (gpm)	Capacity Ratio [1]	Demand Factor (gpd)
5/8"	Displacement	20	1.00	427
3/4"	Displacement	30	1.50	641
1"	Displacement	50	1.67	712
1.5"	Displacement	100	3.33	1,424
2"	Displacement	160	5.33	2,279
3"	Compound	300	10.00	4,272
4"	Compound	500	16.67	7,120
6"	Compound	1000	33.33	14,241
8"	Compound	1600	53.33	22,785

(1) Flow in gpm is based on meter capacity standards published in the American Water Works Association (AWWA) Manual M-6, Water Meters - Selecting, Testing, Installation, and Maintenance.

4.7.2. PROJECTED GROWTH

The existing ten water service areas are defined based on a top down approach with certain facilities benefiting all service areas while other facilities will benefit only one specific area. From a customer and service unit perspective, Water Service Areas A and B incorporate the City's entire water service area. As such, the total current 2017 water EDUs of 28,149 are included in both those service areas. Consequently, all new customers or service units connecting to the water system during the IIP planning period will pay the water DIFs associated with Water Service Areas A and B subject to the up to 24-month delay as previously discussed. Furthermore, the City is not anticipating growth in EDUs within the Town of Chino Valley customers located in Service Area A.

Table 4-15 presents the distribution of water service units by water service area under the current ten service areas. Under the consolidation plan, service areas B through J will become Service Area B, but for revenue projection purposes for up to 24 months following implementation of the proposed water system DIFS and condensed service areas, the existing DIFs may be assessed water Service Areas A through J.

Table 4-15: Distribution of Water Service Units by Service Area

	Fiscal Year									
Description	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28
EDU Distribution of Total Growth										
Service Area A	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%
Service Area B	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%
Service Area C	47.5%	47.5%	47.5%	47.5%	47.5%	71.1%	71.1%	71.1%	71.1%	71.1%
Service Area D	7.4%	7.4%	7.4%	7.4%	7.4%	7.4%	7.4%	7.4%	7.4%	7.4%
Service Area E	0.4%	0.4%	0.4%	0.4%	0.4%	0.4%	0.4%	0.4%	0.4%	0.4%
Service Area F	14.9%	14.9%	14.9%	14.9%	14.9%	14.9%	14.9%	14.9%	14.9%	14.9%
Service Area G	3.9%	3.9%	3.9%	3.9%	3.9%	3.9%	3.9%	3.9%	3.9%	3.9%
Service Area H	2.2%	2.2%	2.2%	2.2%	2.2%	2.2%	2.2%	2.2%	2.2%	2.2%
Service Area I	6.3%	6.3%	6.3%	6.3%	6.3%	6.3%	6.3%	6.3%	6.3%	6.3%
Service Area J	1.3%	1.3%	1.3%	1.3%	1.3%	1.3%	1.3%	1.3%	1.3%	1.3%

4.8. DIF Calculation

The draft Water System DIFs have been calculated for the City's proposed two water service areas using methodologies consistent with ARS § 9-463.05 and industry standards. Table 4-16 summarizes draft water system DIFs for a 5/8-inch by 3/4-inch water meter for each water service area.

Table 4-16: Water System Draft DIFs

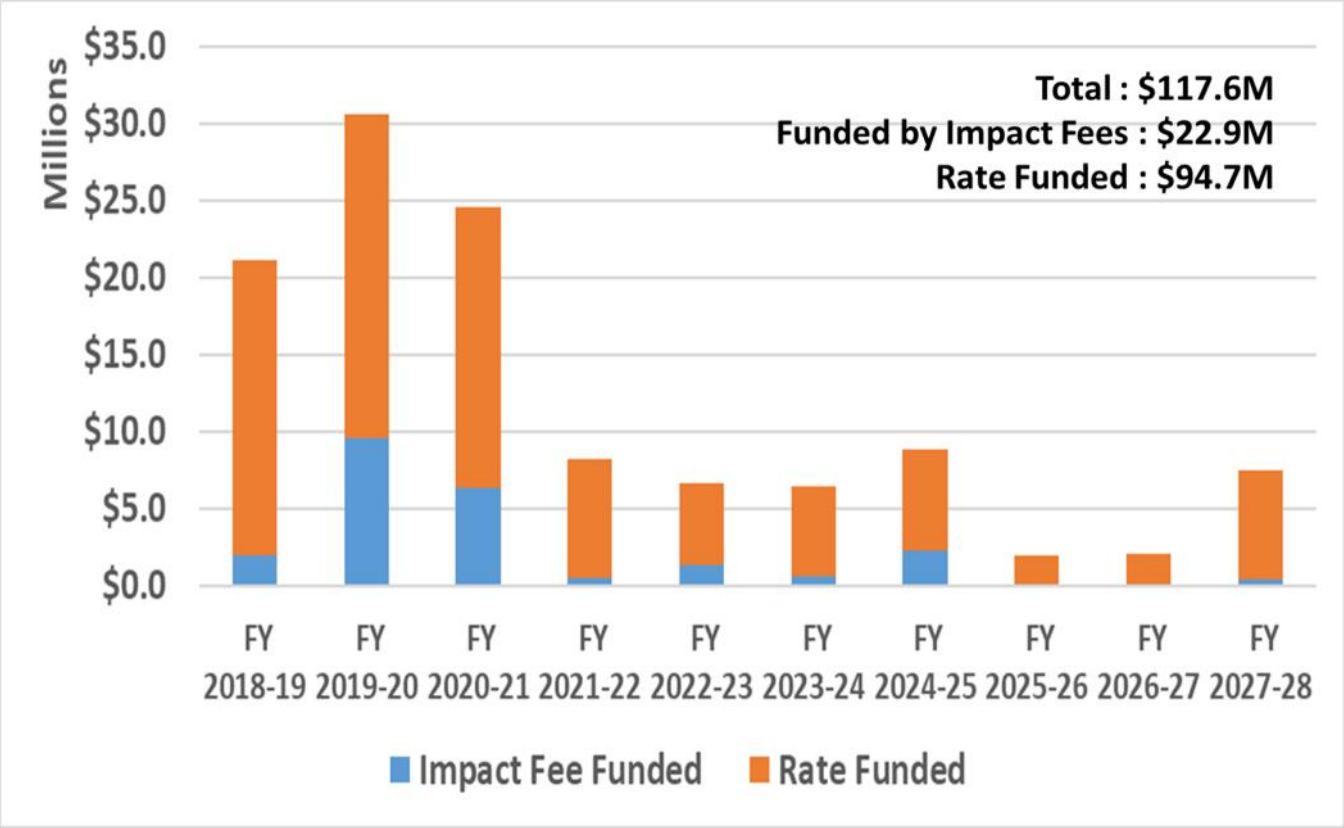
Line No	Water System DIF Calculation	Service Area A	Service Area B
	Eligible Improvements		
1	Growth Related IIP: (1)	$397,725	$22,466,450
2	Source of Supply	13,334,018	23,154,450
3	Treatment	6,127,503	2,027,362
4	Transmission and Distribution	3,413,384	67,352,173
5	Storage	5,822,171	32,192,812
6	Non-Growth Related Debt Principal Offset	(118,464)	(11,851,246)
7	Current and Future Debt Interest NPV Cost	98,688	8,986,175
8	**Net Water System Costs**	**$29,075,025**	**$144,328,177**
9	Well Capacity (MGD)	**14.42**	**14.42**
10	**Water System Unit Cost of Capacity (GPD)**	**$2.02**	**$10.01**
11	**Peak Day Water Use Per EDU (GPD)**	**427.22**	**427.22**
12	**Water Development Fee Per 5/8 x 3/4-Inch Meter**	**$861.65**	**$4,277.20**

For new development for Service Area B, the preliminary fee for a 5/8 x 3/4-inch connection would be $5,139 ($862 + $4,277).

4.8.1. INFRASTRUCTURE IMPROVEMENTS PLAN PROJECTS

The total cost of planned IIP eligible facilities over the ten-year planning period from FY 2018-19 through FY 2027-28 is detailed in the Final LUA and IIP dated February 2019 and summarized in Appendix A. Projects are comprised of source of supply, treatment, distribution and storage facility and allocated among current and future development by service area as detailed in the water distribution model update and capital project review completed by the City. Appendix A details the projects by service area. The City has identified operating or "O" capital projects that are operational in nature and funded fully through annual user charges. Based on the timing of the projects, an annual capital project inflation rate of 3%, compounded annually, is applied to project cost estimates and illustrated in the cash flow and supporting worksheet provided in Appendix A. Figure 4-2 summarizes IIP-eligible as well as rate-funded capital over the ten-year period. Of the total $117.6M in water system capital projects, DIF funded improvements comprise $22.9M or approximately 19% and $94.7M or 81% of the improvements funded through rates and user charges.

Figure 4-2: Water System Capital Projects



4.8.2. ELIGIBLE ASSET REPLACEMENT VALUE

The RCN of eligible Water System facilities is approximately $153.4 million as detailed in Appendix A. The asset value includes existing water supply, treatment, distribution and storage RCN for water service area A and B as previously detailed. The RCN value for water system DIFs excludes minor miscellaneous improvements or older facilities as well as excluded T&D facilities constructed by developers and dedicated to the City as similar facilities will be required to be constructed and dedicated to the City. Lastly, Big Chino Water Ranch (BCWR) 2004 debt funded acquisition and additional BCWR facilities are also excluded as they are addressed by the water resource DIF, but shown as part of the total system RCN. Table 4-17 presents a summary of existing water asset original cost and RCN. Appendix A includes the line-item listing of all of the assets summarized below which uses the ENR-CCI to index original costs to 2018 dollars with the exception of land, which is not indexed and the RCN reflects the original cost as reflected in City asset records.

Table 4-17: Summary of Water Assets by Service Area

Function Code	Description	Original Cost All Assets	RCN All Assets
1	Storage	$25,624,167	$38,014,983
2	Source of Supply	19,039,869	36,488,469
3	Treatment	8,763,224	8,154,865
4	Transmission and Distribution	48,997,855	70,765,557
5	Admin / Misc	8,684,116	17,444,302
6	Big Chino Ranch 2004 Acquisition	22,968,334	22,968,334
7	Excluded Small Main / Developer Contributions	73,391,568	311,847,051
8	Big Chino Ranch Other Facilities	18,211,044	24,444,763
	Total	$225,680,176	$530,128,323

4.8.3. OUTSTANDING DEBT

The City has multiple outstanding debt issues and debt service repaid through a combination of water rates and/or DIFs as detailed in Appendix A. The following two sections discuss adjustments to the water system asset valuations based upon outstanding principal and interest. Table 4-18 presents a summary of outstanding water debt issues.

Table 4-18: Summary of Outstanding Water Debt Issues

Debt Issue Name	Debt Issue Series	Interest Rate	Allocation for Repayment			Remaining Principal 6/30/18
			Rates	Alt Water	DIFs	
WIFA Drinking Water Projects	920125-08F	3.64%	62.8%	5.4%	31.8%	$5,798,515
WIFA Small Water Mains	920206-11F	3.15%	100.0%	0.0%	0.0%	730,292
WIFA Zone 39 Improvements	92A166-10F	3.14%	64.8%	0.0%	35.2%	1,728,298
WIFA Water Res 12, 19 & 27	920237-13	2.80%	55.6%	0.0%	44.4%	11,098,366
Total						**$19,355,471**

4.8.3.1. Principal Offset

The total of future principal associated with current development's portion of debt funded water facilities is approximately $12.0 million associated with future principal repaid through rates. These are detailed in the Appendix A and exclude the portion of the same debt issues repaid by water system DIFs. The outstanding principal financed facilities constructed with capacity to serve current and future water customers. The reduction of these costs against the eligible assets is a conservative approach to reduce the calculated DIF as future water rates from all customers will be used to retire the outstanding principal.

4.8.3.2. NPV of Future Interest Payments

The NPV of future interest payments associated with future development's portion of outstanding debt funded Water System facilities is approximately $1.3 million. These amounts exclude the portion of the same debt issues repaid by rates. The NPV interest reflects today's value associated with funding the growth-related facilities and is eligible for inclusion as assessed DIFs are anticipated to repay the growth-related debt service.

4.8.4. DEBT FOR IIP PROJECTS

Assumptions regarding the term, interest rate, debt service requirement and issuance expenses are summarized in Appendix A. Table 4-19 summarizes the projected future debt funding the expansionary portion of IIP-eligible facilities and resulting development's portion of NPV of interest cost of Water System IIP facilities.

Table 4-19: Water System DIF Fund Debt Issues

Fiscal Year	Principal	NPV of Interest
FY 2018-19	$0	$0
FY 2019-20	9,900,000	3,439,120
FY 2020-21	6,700,000	2,446,204
FY 2021-22	500,000	174,692
FY 2022-23	1,400,000	500,505
FY 2023-24	700,000	238,336
FY 2024-25	2,700,000	874,071
FY 2025-26	0	0
FY 2026-27	0	0
FY 2027-28	500,000	136,107
Total	22,400,000	7,809,034

Debt is also anticipated to fund the current development or non-growth portion of some of the Water System IIP projects summarized in Appendix A and these elements are excluded as previously discussed since the capital cost of those facilities benefiting existing development are not included in the water system DIF calculation as previously discussed. Assumptions regarding the term, interest rate, debt service requirement and issuance expenses are also summarized in Appendix A. Since the capital cost is excluded from IIP-eligible facilities, there is no need to exclude or offset the portion of future debt funding non-growth facilities.

4.8.4.1. NPV of Future Interest Payments

The NPV of future interest payments associated with future development's portion of debt funded Water System IIP facilities is projected to be approximately $7.8 million. The debt issues are further segmented by service area based on the percent of completed facilities within a service area to the percent of debt funded in a given year. The NPV interest reflects today's value associated with funding the growth-related facilities and is eligible for inclusion as assessed DIFs are anticipated to repay the growth-related debt service. The annual debt service and NPV associated with projected debt issues are detailed in Appendix A.

4.9. Cashflow

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

The Water System DIF fund has a fund balance of $589,679 as of June 30, 2018 available to fund future eligible Water System facilities.

4.9.1. REVENUE PROJECTIONS

Projected Water System DIF revenues are based on the draft DIF per EDU by service area applied to projected EDUs over the ten-year period. Proposed DIFs will be effective August 1, 2019 or one month into the fiscal year. Proposed DIFs, though proposed to be effective on August 1, 2019, may not be charged at the proposed higher levels for a period of up to 24 months as previously stated which can vary development by development. Current EDU distribution by service area was identified by the City during the water distribution model analysis. Following consolidation, Service Areas B through J will become one service area. EDUs are projected in one of the ten different service areas as summarized in Appendix A. Service Areas A and B reflect the entire water system with projected EDUs by corresponding year based on the average growth rate estimated in the Final LUA and IIP. The distribution of EDUs among the various service areas was estimated evaluating the current distribution of development and anticipated areas of the City to develop.

4.9.2. USES

Uses include cash-funding of IIP-eligible capital projects and growth-related debt service.

4.9.3. LOANS FROM OPERATIONS

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

5. Water Resources

The purpose of this section is to meet the requirements of ARS § 9-463.05 and to provide a basis for the Water Resources DIF Study. The IIP was developed for a ten-year period, FY 2018-19 to FY 2027-28.

5.1. Water Resources Service Area

The City is located within the State defined PrAMA. The City's service area within the PrAMA extends into the Town of Chino Valley, the Reservation of the Yavapai-Prescott Indian Tribe, and some surrounding unincorporated areas of Yavapai County. The City of Prescott is the only designated water provider in the PrAMA. As a designated water provider the City has proven to the State that sufficient water of suitable quality will be continuously available to meet the anticipated water needs within the City's service area for at least 100 years. This designation is documented in Decision and Order No. 86-401501.0001.

There is one component to the water resource DIF which recovers the capital costs of the City's investment to secure water supplies to meet anticipated future demands for water resources. The City acquired 54.1% of the Big Chino Water Ranch project which includes 4,582.1 acres (7.2 sq. mi.) of deeded lands and 1,948.6 acres (3.0 sq. mi.) of Arizona State Land within Yavapai County. The City partnered with the Town of Prescott Valley to purchase the BCWR project lands which provide the City with 4,365 acre-feet, or 3.90 MGD of water supplies to serve the City service area within the PrAMA.

The Arizona Groundwater Management Act (GMA) and Assured Water Supply (AWS) were enacted into Arizona law to address groundwater overdraft problems experienced throughout the State. Under the GMA, in order for development to occur a developer must demonstrate to the Arizona Department of Water Resources (ADWR) that an assured or adequate supply of water exists for the area to be developed. To demonstrate an assured water supply, the developer can obtain its own AWS designation or have its development served by an AWS designated water system. To receive an AWS designation, the City must demonstrate a water supply is physically, legally, and continuously available for 100 years.

For the water resources DIF, the water supplies included in the City's ADWR water portfolio that are included in water resources IIP and recovered through the water resources fee are limited to the 4,365 acre-feet of rights associated with the BCWR. Although the City has other available water resources, including up to 11,200 acre-feet of PrAMA ground water allowance and 7,041 acre-feet of alternative water resources (excluding BCWR), the Water Resource Fee will only recover the BCWR ground water rights. The City's current water portfolio as defined in Decision and Order No. 86-401501.0001 is included in Table 5-1.

Table 5-1: FY 2018-19 Water Resources

Water Resources	Acre-Feet	MGD
Maximum Ground Water Allowance	11,200	10.00
Effluent Recharge and Recovery	3,283	2.93
Effluent for Direct Use	1,796	1.60
Surface Water Recharge and Recovery	1,391	1.24
Long-term Storage Credits	204	0.18
Total	17,874	15.96
Current Demand	6,922	6.18
Prescott's Volume of BCWR	4,365	3.90

5.1.1. EXISTING AND PROPOSED

The City's water resources serve the entirety of the City's water customers in a single service area, and this single service area is proposed to remain unchanged in this Report. The current water resources DIF is $1,481 for a 5/8 x 3/4-inch water meter, and the proposed DIF is $1,441 for a 5/8 x 3/4-inch meter for a decrease of $40 for a 5/8 x 3/4-inch water meter.

5.2. Big Chino Project

5.2.1. EXISTING CAPACITY AND LEVEL OF SERVICE

Since the City has not constructed the wells, reservoirs, and distribution mains to withdrawal and transport the total BCWR water, 8,068 AF/year, to the City's distribution point, the City's portion (4,365 acre-feet) of BCWR water rights remain legally available for new customers and EDUs. For that reason, the entire 4,365 acre-feet of BCWR water rights are available to serve future growth subject to existing reservations and plans the City may have to increase the reliability of existing water supplies. In 2004, the City purchased the BCWR through a revenue bond issue, used water resource DIFs as the primary funding source to repay debt in addition to the City's alternative water fee. Since this water resource has been purchased through a bond issue, we have limited the DIF to recover just the City's portion of the acquisition that was debt funded plus the outstanding borrowing costs. The current level of service for the BCWR project can also be expressed based on the current unit demands and the current number of EDUs determined for water.

5.2.2. REPLACEMENT COST NEW OF EXISTING FACILITIES

The Buy-In value of the BCWR project includes the RCN value of the 4,365 acre-feet of groundwater rights acquired through the City's acquisition of the 4,582.1 acres of deeded lands and 1,948.6 acres of Arizona State Land within Yavapai County. The City's RCN cost for the portion of the BCWR project funded through the 2014 debt issue is approximately $12.4 million as summarized in Appendix B.

5.2.3. PLANNED WATER RESOURCES CAPITAL IMPROVEMENTS BENEFITTING NEW CUSTOMERS

There are no planned capital improvements to the BCWR project included in the Water Resources IIP. However, the City does have remaining principal and interest payments on the 2004 revenue bond used to purchase the City's portion of the BCWR project lands and associated water rights.

5.3. EDUs and Demands

A service unit creates a nexus between the available water capacity and the demand for water services. The water resource DIF EDUs are the same as detailed in Section 4.5 for the water system. The total current number of metered accounts and the resulting number of EDU are shown in Table 5-2.

Table 5-2 Water Resources Service Units and Demand Factors by Meter Size

Meter Size	Customer Accounts	Capacity Ratio [1]	2017 EDUs
5/8"	19,774	1.00	19,774
3/4"	68	1.50	102
1"	2,112	1.67	3,520
1.5"	307	3.33	1,023
2"	440	5.33	2,347
3"	46	10.00	460
4"	25	16.67	417
6"	12	33.33	400
8"	2	53.33	107
	22,786		28,149
Peak Day Demand (2)			12,026,000
Demand Factor Per EDU			427.22

1 Flow in gpm is based on meter capacity standards published in the American Water Works Association (AWWA) Manual M-6, Water Meters - Selecting, Testing, Installation, and Maintenance.
2 Peak Day Demand is the average daily demand in the peak month.

The typical peak daily demand is then determined by dividing the peak day water use (12.026 MGD) during FY 2017 by the total number of current service units (28,149). This results in a peak daily demand, or demand factor of 427 gpd per service unit. A demand factor for each meter size can be determined by multiplying the number of service units per meter size times the 427 gpd demand factor as summarized in Table 5-3.

Table 5-3: Water Service Units and Demand Factors by Meter Size

Meter Size	Meter Type	Flow (gpm)	Capacity Ratio [1]	Demand Factor (gpd)
5/8"	Displacement	20	1.00	427
3/4"	Displacement	30	1.50	641
1"	Displacement	50	1.67	712
1.5"	Displacement	100	3.33	1,424
2"	Displacement	160	5.33	2,279
3"	Compound	300	10.00	4,272
4"	Compound	500	16.67	7,120
6"	Compound	1000	33.33	14,241
8"	Compound	1600	53.33	22,785

(1) Flow in gpm is based on meter capacity standards published in the American Water Works Association (AWWA) Manual M-6, Water Meters - Selecting, Testing, Installation, and Maintenance.

5.4. DIF Calculation

The Water Resource DIF was calculated using the buy-in approach that considers:

- Replacement value of constructed and eligible Big Chino Water Ranch (BCWR) facilities.
- Debt adjustments include:
  - Increase reflecting NPV of remaining interest of growth-related portion of outstanding and projected debt issues.
  - Reduction reflecting non-growth portion of remaining principal associated with outstanding debt issues repaid by water user charges.

Appendix B details the calculated Water Resource DIFs per service unit that reflect the unit cost of capacity of the BCWR debt funded acquisition. The draft Water Resource DIF will be assessed within water service A or City-wide. Table 5-4 summarizes the draft 5/8 x 3/4-inch Water Resource DIF.

Table 5-4: Water Resource Development Impact Fee

Line No	Water Resource Fee	Calculation
1	**Eligible Improvements**	
2	Big Chino Ranch Acquisition (1)	$12,413,455
3	Non-Growth Related Debt Principal Offset	(1,748,000)
4	Current and Future Debt Interest NPV Cost	2,478,123
5	**Net Water Resource Costs**	**$13,143,578**
6	Big Chino Ranch Capacity (MGD)	3.90
7	**Water Resource Unit Cost of Capacity (GPD)**	**$3.37**
8	**Peak Day Water Use Per EDU (GPD)**	**427.22**
9	**Water Resource Fee Per 5/8 x 3/4-Inch Meter**	**$1,440.76**

(1) 2004 acquisition debt funded by the City.

Water resource DIFs are assessed by meter size and increased for 3/4-inch and larger meter sizes based on the AWWA meter capacity relationships. The fee schedules for each meter size by service area are provided in Appendix B. Draft fees are proposed to be effective August 1, 2019. Water Resource DIFs reflect the unit cost of capacity of the City's portion of the BCWR 2004 acquisition. The cost per service unit (MGD) is translated into a cost per 5/8 x 3/4-inch water meter or EDU based on the peak month water use per EDU.

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

5.4.1. ELIGIBLE ASSETS

The RCN of the City's portion of the BCWR is approximately $12.4 million as discussed in Section 5.2. The asset value is limited to the City's portion of the 2004 acquisition that was debt funded.

5.4.2. OUTSTANDING DEBT

The City incurred a 2004 debt issue repaid through a combination of the alternative water fee and DIFs as detailed in Appendix B. The following two sections discuss adjustments to the water resource DIF asset valuations based upon outstanding principal and interest.

5.4.2.1. Principal Offset

The total of future principal associated with the alternative water fund's portion of the 2004 debt issue is approximately $1.7 million. This amount excludes the portion of the same debt issues repaid by Water Resource DIFs. The reduction of these costs against the eligible assets is a conservative approach to reduce the calculated DIF as future water rates will be used to retire a portion of the outstanding principal.

5.4.2.2. NPV of Future Interest Payments

The NPV of future interest payments associated with City's portion of the 2004 debt issue is approximately $2.5 million. This amount excludes the portion of the same debt issues repaid by rates. The NPV interest reflects today's value current value associated with funding the growth-related facilities and is eligible for inclusion as assessed DIFs are anticipated to repay the growth-related debt service.

5.5. Cashflow

A cash flow analysis has been compiled for the Water Resource DIF that summarizes the sources and uses of the subfund. A cash flow analysis was also prepared for other non-growth related capital and special purpose subfunds and the funding of the requirements of current development funded from water rates. Appendix B summarizes the results of the cash flow. The sections below outline debt service payments funded through DIF revenues, transfers from the alternative water subfund and interest income. This section summarizes the assumptions and projections outlined in Appendix B.

The Water Resource DIF fund has a fund balance of $285,246 as of June 30, 2018 available to fund BCWR debt service.

5.5.1. REVENUE PROJECTIONS

Projected Water Resource DIF revenues are based on the draft fee per EDU by service area, indexed for inflation, applied to projected EDUs over the ten-year period. Draft fees are proposed to be effective August 1, 2019 or one month into the fiscal year and retained within the sub-fund. FY 2018-19 revenues are included based on the current

Water Resource DIF. Projected EDUs are based on water service area A as previously discussed. Since the proposed Water Resource DIF is lower than the existing DIF, the reduction is assumed effective upon implementation in FY 2019-20.

5.5.2. USES

Water Resource DIF revenue is used to repay the growth-related portion of the 2004 BCWR debt.

6. Wastewater

The purpose of this section is to meet the requirements of ARS § 9-463.05 and to provide a basis for the proposed wastewater DIF. The IIP developed by Carollo and the City is for a ten-year period, FY 2018-19 to FY 2027-28. Elements of the IIP as well as additional calculations of current and future facilities capacity, IIP-eligible projects, financing and debt issues, water use per EDU and proposed water system DIF are included in this report.

6.1. Wastewater System Service Area

6.1.1. EXISTING

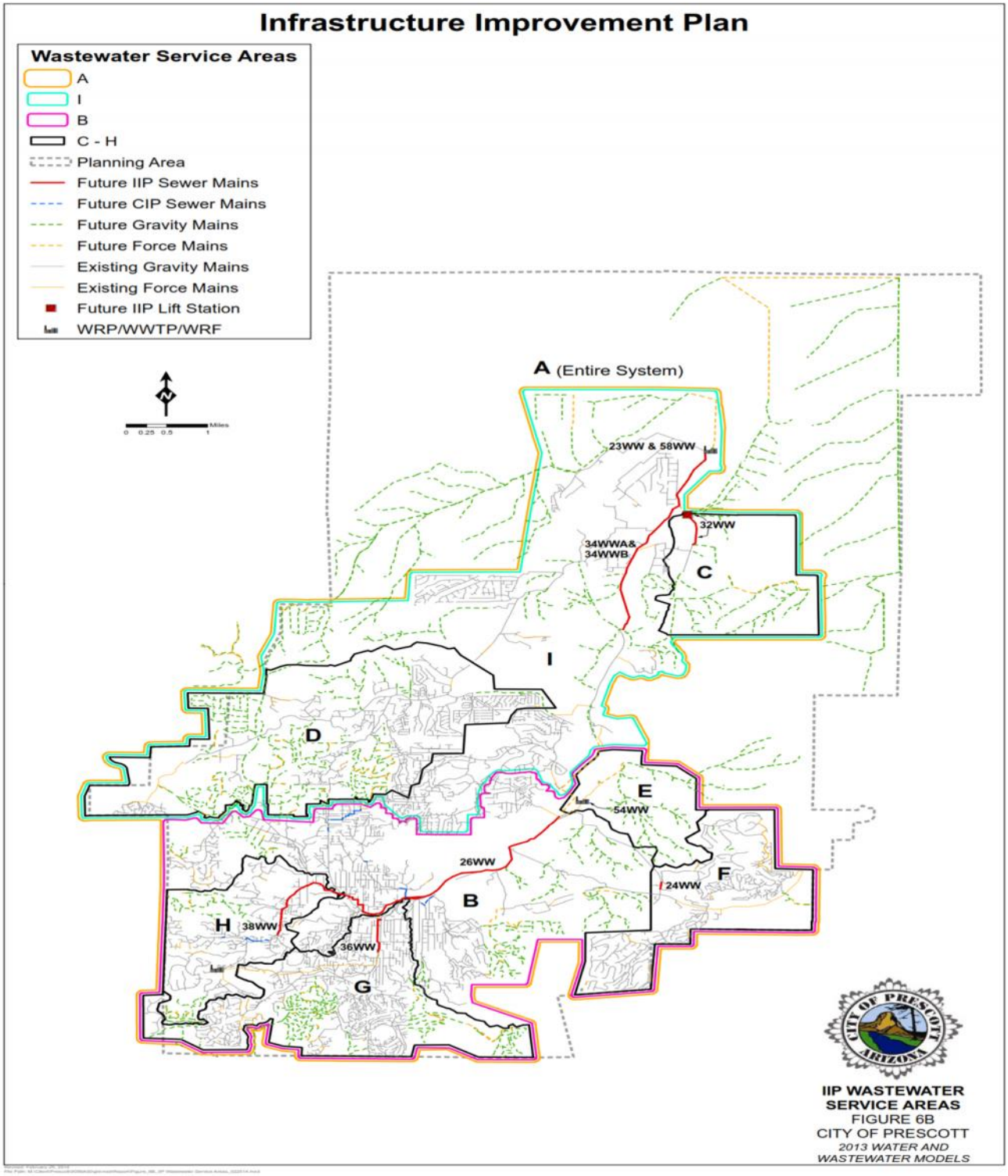
In general, the available portion of the City's existing wastewater system facilities is tied to the water reclamation and treatment facility capacities less the current level of service based on FY 2017 average wastewater influent data. Table 6-1 presents the existing wastewater DIFs for the nine current service areas.

Table 6-1: Existing Wastewater DIFs

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

The current capacities and LOS for the various components of the wastewater service facilities in each of the nine wastewater DIF service areas are discussed below and shown in Figure 6-1. For a fuller description of the existing wastewater service areas, please see Appendix D.

Figure 6-1: Wastewater Service Area Map



6.1.2. **PROPOSED**

The nine current service areas are proposed to be consolidated into a single service area. The wastewater LOS is commonly defined by treatment capacity, and within this IIP planning period through FY 2027-28, the City intends to consolidate the two wastewater treatment facilities into a single facility that serves the entire service area.

The proposed wastewater DIF for a 5/8 x 3/4-inch connection is $3,020 for the proposed single service area.

6.2. Replacement Cost New of Existing Assets

The Buy-In value of the existing wastewater system represents the RCN of each component of the wastewater system. This RCN is determined by escalating original facility asset values based on the ENR-CCI. Again, the value of minor assets, miscellaneous improvements and older assets that are reserved, were contributed by developers, contributed by other parties, or have contractual restrictions, are excluded from the Buy-In value of facilities available to serve new EDUs. By including the RCN of the wastewater facilities available to serve new EDUs, the City can use wastewater DIF revenues to pay annual payments on, or retire debt issued to fund the existing wastewater facilities.

6.3. Wastewater Treatment

6.3.1. EXISTING CAPACITY AND LEVEL OF SERVICE

The wastewater treatment component for each wastewater service area includes wastewater treatment facilities which treat wastewater discharges originating from that wastewater service area. Unlike the water system, where all potable water is produced and transported from a single source of supply to all water service areas, wastewater discharges from different parts of the City are currently conveyed to one of two wastewater treatment facilities. The City intends to transition to a single wastewater treatment facility during the current IIP period. The City will expand the Airport Water Reclamation Facility (WRF) and divert all wastewater flows to it before decommissioning the Sundog Wastewater Treatment Plant (WWTP).

The total current treatment capacity of the two wastewater treatment facilities that serve all service areas is 6.75 MGD, with the Sundog WWTP at 3.00 MGD loading capacity and the Airport WRF at 3.75 MGD. The average daily wastewater treatment influent in 2017 is 3.37 MGD, with 1.89 MGD of influent at Sundog WWTP and 1.48 MGD of influent at Airport WRF. The existing wastewater treatment facilities include Sundog WWTP and the Airport WRF which are included in the wastewater fixed asset information. The total existing wastewater treatment capacity, existing level of service, and available capacity in the ten service areas are shown in Table 6-2.

Table 6-2: Wastewater Treatment Facility Capacities and Current Level of Service

Wastewater Treatment Facilities	Permitted Capacity	Treatment Capacity (mgd)	Average Daily Usage (mgd)	Available Capacity (mgd)
Sundog WWTP	6.00	3.00	1.89	1.11
Airport WRF	3.75	3.75	1.48	2.27
Total Existing Facilities	**9.75**	**6.75**	**3.37**	**3.38**

6.3.2. REPLACEMENT COST NEW OF EXISTING FACILITIES

The allocation of the buy-in value of the existing treatment facilities eligible to be recovered from new customers among the proposed wastewater service area is shown in Table 6-3.

Table 6-3: Existing Wastewater Treatment Facilities

Description	System-Wide
Treatment (1)	$74,785,676
Total	$74,785,676

(1) Excludes Sundog WWTP assets.

6.3.3. PLANNED IMPROVEMENTS BENEFITING NEW CUSTOMERS

In addition to capacity in the existing wastewater treatment facilities serving the nine wastewater service areas, the City intends to consolidate the two wastewater treatment facilities into a single facility. The Sundog WWTP will be decommissioned and the Airport WRF will be expanded by 3.75 MGD to a total capacity of 7.50 MGD. The Phase II expansion of the Airport WRF is projected to occur in FY 2022-23 and estimated to cost $18.75 million in current dollars. Table 6-4 summarizes this project and other planned wastewater treatment projects related to centralizing treatment facilities from FY 2018-19 through FY 2027-28.

Table 6-4 Planned Wastewater Treatment Facilities

Planned Treatment Facilities Service Area	Area Specific Costs
Wastewater Service Area A	$29,168,750
Total	**$29,168,750**

Table 6-5 presents the planned wastewater treatment capacity to consolidate to the Airport WRF while decommissioning the Sundog WWTP.

Table 6-5 Total Existing and Planned Wastewater Treatment Capacities

Wastewater Treatment	Existing Capacity (mgd)	Additional Capacity (mgd)	Total Capacity (mgd)
Sundog WWTP	3.00	-3.00	0.00
Airport WRF	3.75	3.75	7.50
Total	**6.75**	**0.75**	**7.50**

For more information on the planned wastewater improvements, see the Wastewater IIP Projects in Appendix C of this Report.

6.4. Wastewater Collection

6.4.1. EXISTING CAPACITY AND LEVEL OF SERVICE

The wastewater collection system component of the DIF includes wastewater collection lines and lift stations. Although some of the wastewater service areas include existing collection system facilities, other service areas do not currently include any existing collection system facilities but do include planned collection facilities that will benefit those areas.

While the wastewater collection system consists of a network of individual components, all of which have a unique capacity, many of these components have been designed to accommodate both current and new EDU (wastewater service units) beyond the ten-year planning period.

The City has and will continue to modify the collection system so that all flows may be conveyed to the Airport WRF during the ten-year IIP.

For more information on the RCN buy-in value see section 6.4.2.

6.4.2. REPLACEMENT COST NEW OF EXISTING FACILITIES

The RCN of existing collection assets are listed in Table 6-6. Both sewer lines and lift stations are included in the category of collection facilities. Sewer lines and lift stations total approximately $52.6 million.

Table 6-6: Existing Wastewater Collection Facilities

Description	System-Wide
Sewer Lines	$49,519,628
Lift Stations	3,079,781
Total	$52,599,410

6.4.3. PLANNED IMPROVEMENTS BENEFITING NEW CUSTOMERS

The City has plans to extend and expand its wastewater collection system to support additional growth over the ten-year IIP. Table 6-7 presents the planned wastewater collection line and lift station facilities that will benefit the City's wastewater service area.

Table 6-7: Planned Wastewater Collection System and Lift Station Facilities

Planned Collection Facilities Service Area	Collection System	Lift Station
Wastewater Service Area A	$2,839,750	$4,074,250
Total	**$2,839,750**	**$4,074,250**

6.5. Miscellaneous Planned Improvements

In addition to planned expansions of wastewater treatment and centralized sewer projects, collection system, and lift stations, the City has identified additional improvements tied to future master plan updates and DIF studies which are IIP-eligible improvements summarized in Table 6-8.

Table 6-8: Planned Miscellaneous Facilities by Wastewater Service Area

Planned Misc. / Admin Facilities Service Area	Area Specific Costs
Wastewater Service Area A	$322,649
Total	**$322,649**

6.6. EDUs and Demand

6.6.1. CURRENT EDUS AND DEMAND

A service unit creates a nexus between the available wastewater capacity and the demand for wastewater services. An appropriate service unit basis for wastewater DIFs is the typical daily wastewater discharge for an EDU. To determine the typical daily demand for an EDU, the demands based on meter size for various customer types have been standardized using a common unit of measure, or average day demand per EDU. An EDU represents the equivalent demand of a connection with a 5/8 x 3/4-inch meter. Because the City assesses its utility DIFs to customers based on meter size, the number of EDU or service units currently served by the City can be determined based on the current number of wastewater metered accounts and the ratio of capacity for different meter sizes. The total current number of metered wastewater accounts and the resulting number of EDU are shown in Table 6-9.

Table 6-9: Wastewater Service Units by Meter Size

Meter Size	Customer Accounts	Capacity Ratio [1]	EDUs
5/8"	16,474	1.00	16,474
3/4"	57	1.50	86
1"	1,728	1.67	2,880
1.5"	247	3.33	823
2"	335	5.33	1,787
3"	16	10.00	160
4"	19	16.67	317
6"	8	33.33	267
8"	2	53.33	107
	18,886		22,900
Average Day Demand (2)			3,368,000
Demand Factor Per EDU			147.08

1 Flow in gpm is based on meter capacity standards published in the American Water Works Association (AWWA) Manual M-6, Water Meters - Selecting, Testing, Installation, and Maintenance

(2) Average daily flow in gallons.

The typical daily demand is then determined by dividing the average day wastewater flows (3.368 MGD) during FY 2018 by the total number of current service units (22,900). This results in a daily demand, or demand factor of 147 gpd per service unit. A demand factor for each meter size can be determined by multiplying the number of service units per meter size times the 147 gpd demand factor. Table 6-12 presents the wastewater service units and demand factors by meter size.

Table 6-10: Wastewater Service Demand Factors by Meter Size

Meter Size	Meter Type	Flow (gpm)	Capacity Ratio [1]	Demand Factor (gpd)
5/8"	Displacement	20	1.00	147
3/4"	Displacement	30	1.50	221
1"	Displacement	50	1.67	245
1.5"	Displacement	100	3.33	490
2"	Displacement	160	5.33	784
3"	Compound	300	10.00	1,471
4"	Compound	500	16.67	2,451
6"	Compound	1,000	33.33	4,903
8"	Compound	1,600	53.33	7,844

6.6.2. PROJECTED GROWTH

The City's current nine wastewater service areas were defined based on a top down approach with certain facilities benefiting all service areas while other facilities will benefit only one specific area. This DIF study proposes that the

wastewater service areas be simplified into a single service area, Wastewater Service Area A. This simplification is being proposed due to the planned consolidation of treatment plants into a single WRF that will treat all City wastewater customers.

6.7. DIF Calculation

The draft Wastewater System DIFs will be assessed within a single service area. Table 6-11 summarizes draft wastewater system DIF for 5/8-inch by 3/4-inch water meter.

Table 6-11: Wastewater System Draft DIFs

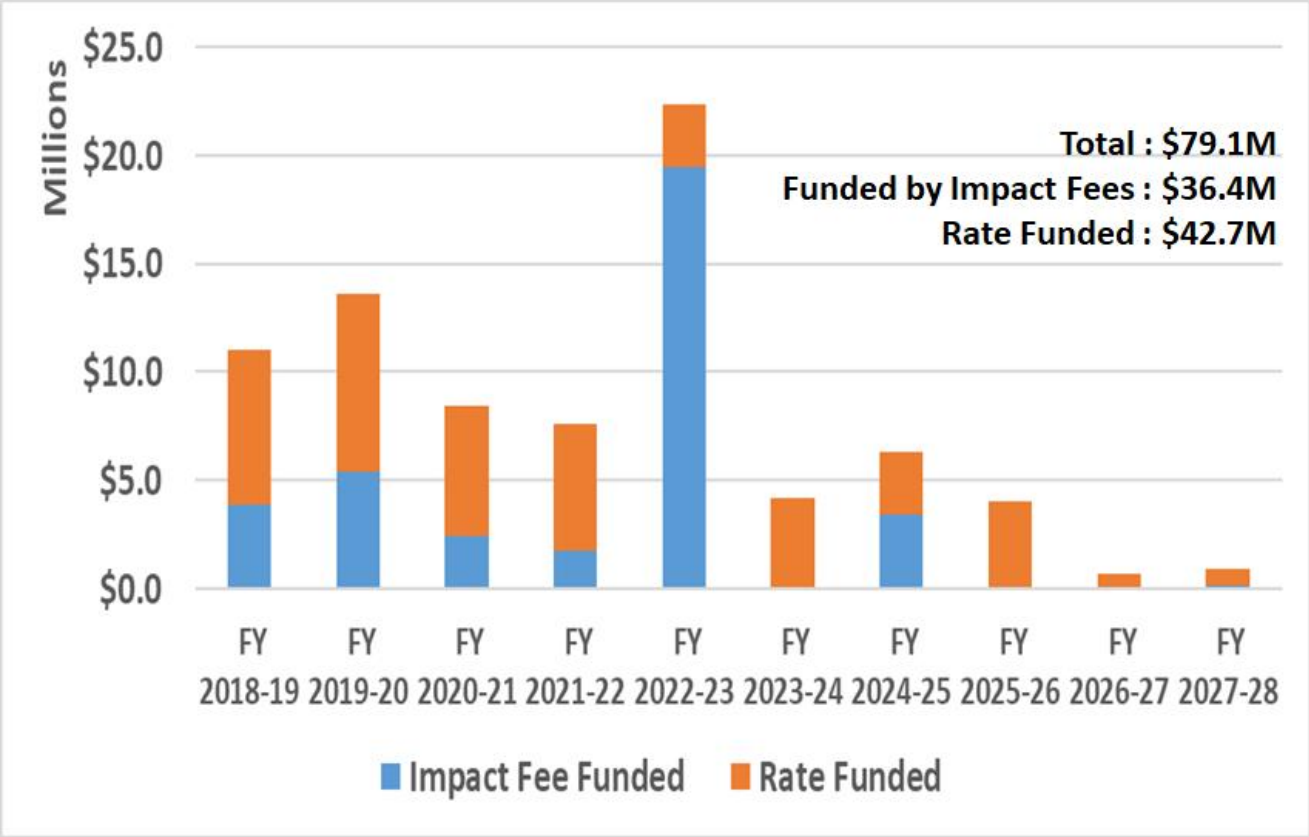
Line No	Sewer System DIF	Service Area A
	Eligible Improvements	
1	Growth Related IIP (1)	$36,405,399
2	Sewer Lines	49,519,628
3	Lift Stations	3,079,781
4	Treatment (2)	74,785,676
5	Non-Growth Related Debt Principal Offset (3)	(25,931,537)
6	Current and Future Debt Interest NPV Cost	16,142,490
7	**Net Wastewater System Costs**	**$154,001,437**
8	Treatment Capacity (MGD)	7.50
9	**Wastewater System Unit Cost of Capacity (GPD)**	**$20.53**
10	**Peak Day Wastewater Use Per EDU (GPD)**	**147.08**
11	**Wastewater Development Fee Per 5/8 x 3/4-Inch Meter**	**$3,020.02**

(1) Growth Related CIP projects for FY 2018-19 through FY 2027-28.
(2) Excludes Sundog WWTP assets.
(3) Excludes WIFA Loan 910170-18 remaining principal as Sundog WWTP assets are excluded.

6.7.1. INFRASTRUCTURE IMPROVEMENTS PLAN PROJECTS

The total cost of planned IIP eligible facilities over the ten-year planning period from FY 2018-19 through FY 2027-28 is summarized in Appendix C. Projects are comprised on treatment and collection system facilities and allocated among current and future development by service area as detailed in the wastewater collection model update and capital project review completed by the City. Appendix C details the projects by service area. The City has identified operating or "O" capital projects that are operational in nature and funded through annual user charges. Based on the timing of the projects, an annual capital project inflation rate of 3%, compounded annually, is applied to project cost estimates and illustrated in the cash flow and supporting worksheet provided in Appendix C. Figure 6-2 summarizes IIP-eligible as well as rate-funded capital over the ten-year planning period, and also includes authorized WIFA-funded projects. Of the total $79.1M in wastewater system capital projects, DIF funded improvements comprise $36.4M or approximately 46% and $42.7M or 54% of the improvements are funded through rates and user charges.

Figure 6-2: Wastewater System Capital Projects



6.7.2. ELIGIBLE ASSET REPLACEMENT VALUE

The RCN value of eligible Wastewater System facilities is approximately $133.2 million as previously discussed. The asset RCN value includes existing sewer lines, lift stations, and treatment assets. The asset RCN value excludes Sundog WWTP assets, vehicles, minor miscellaneous improvements or older facilities, as well as collection facilities constructed by developers and dedicated to the City as similar facilities will be required to be constructed and dedicated to the City. Appendix C includes the line-item listing of all of the assets summarized in Table 6-14.

Table 6-12: Summary of Eligible Wastewater Assets

Function Code	Description	Original Cost All Assets	RCN All Assets
1	Sewer Lines	$24,629,536	$49,519,628
2	Lift Stations	2,160,264	3,079,781
3	Sundog WWTP	16,319,601	40,088,527
4	Fleet	1,597,637	2,410,709
5	Treatment	62,276,725	74,785,676
6	Admin / Misc	1,697,316	3,408,539
7	Excluded Small Main / Developer Contributions	44,710,454	75,362,265
	Total	$153,391,533	$248,655,125

6.7.3. OUTSTANDING DEBT

The City has multiple outstanding debt issues and debt service repaid through a combination of wastewater rates and/or DIFs as detailed in Appendix C. The following two sections discuss adjustments to the water system

asset valuations based upon outstanding principal and interest. Table 6-13 presents a summary of existing wastewater debt issues.

Table 6-13: Summary of Outstanding Wastewater Debt Issues

Debt Issue Name	Debt Issue Series (2)	Interest Rate	Allocation for Repayment Rates	DIFs	Remaining Principal 6/30/18
WIFA Clean Water Projects	910097-08F	3.87%	100.0%	0.0%	$2,792,393
WIFA N Main Copperbasin	910122-10F	3.14%	83.8%	16.2%	4,056,618
WIFA Virgiana/Penn Wastewater	910147-11F	3.15%	80.0%	20.0%	1,091,908
WIFA Airport WWTP Upgrade	910151-11	2.95%	20.0%	80.0%	33,624,173
Aiport Trunk Main (1)	910170-18	2.38%	50.0%	50.0%	21,600,000
Sundog Trunk Main (1)	910170-18	2.33%	60.0%	40.0%	12,801,584
Total					**$75,966,677**

(1) Series 910170-18 has approximately $17.4M of authorized loans to be issued as of 6/30/18.
(2) Excludes Series 910148-11, 100% rate funded with approximately $1.04M in unpaid principal as of 6/30/18. Debt series associated with Sundog Filter Replacement / Denitrification and excluded since all Sundog WWTP assets are exclued from RCN of existing assets.

6.7.3.1. Principal Offset

The total of future principal associated with current development's portion of debt funded Wastewater System facilities is approximately $25.9 million. These amounts exclude the portion of the same debt issues repaid by Wastewater System DIFs. The outstanding principal financed facilities constructed with capacity to serve current and future wastewater customers and as such, the remaining $1.04M of principal outstanding as of 6/30/18 for the Sundog WWTP denitrification through Series 910148-11 is excluded. The reduction of these costs against the eligible assets is a conservative approach to reduce the calculated DIF as future wastewater rates will be used to retire the outstanding principal.

6.7.3.2. NPV of Existing Interest Payments

The NPV of future interest payments associated with future development's portion of debt funded Wastewater System facilities is approximately $7.7 million. These amounts exclude the portion of the same debt issues repaid by user charges. The NPV interest reflects today's value current value associated with funding the growth-related facilities and is eligible for inclusion as assessed DIFs are anticipated to repay the growth-related debt service.

6.7.4. DEBT FOR IIP PROJECTS

Assumptions regarding the term, interest rate, debt service requirement and issuance expenses are summarized in Appendix C. Table 6-14 summarizes the projected debt and resulting NPV of interest cost future development's portion of Wastewater System IIP facilities.

Table 6-14: Wastewater System DIF Fund Debt Issues

Fiscal Year	Principal	NPV of Interest
FY 2018-19	0	0
FY 2019-20	0	0
FY 2020-21	2,500,000	835,063
FY 2021-22	1,900,000	561,340
FY 2022-23	21,900,000	5,705,464
FY 2023-24	0	0
FY 2024-25	4,000,000	1,297,071
FY 2025-26	0	0
FY 2026-27	0	0
FY 2027-28	0	0
Total	$30,300,000	$8,398,939

6.7.4.1. NPV of Future Interest Payments

The NPV of future interest payments associated with future development's portion of debt-funded Wastewater System IIP facilities is projected to be approximately $8.4 million. The NPV of interest reflects today's value associated with funding the growth-related facilities and is eligible for inclusion as assessed DIFs are anticipated to repay the growth-related debt service. The annual debt service and NPV associated with projected debt issues are detailed in Appendix C.

6.8. Cashflow

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

The Wastewater System DIF fund has a fund balance of ($5,868,433) as of June 30, 2018 available to fund future eligible Wastewater System facilities[2].

6.8.1. REVENUE PROJECTIONS

Projected Wastewater System DIF revenues are based on the draft fee per EDU by service area applied to projected EDUs over the ten-year period. Draft fees are proposed to be effective August 1, 2019 or one month into the fiscal

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

year. Following consolidation, all customers will be served only by Service Area A. For new development in existing Service Areas B, E, F, G, and H the proposed DIFs represent a reduction compared to existing DIFs, and the new DIFs will be implemented immediately. For new development in existing Service Areas A, C, D, and I, the proposed DIFs represent an increase compared to existing DIFs, and development in these service areas will continue to pay the existing DIFs for a period of up to 24 months after the DIFs become effective on August 1, 2019. The revenue implications of this staggered implementation will thus vary for each development project.

6.8.2. USES

Uses include cash-funding of IIP-eligible capital projects and growth-related debt service.

6.8.3. LOANS FROM OPERATIONS

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

APPENDIX A:

WATER SYSTEM DIF

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

Meter Size	Meter Type	Flow (gpm)	Capacity Ratio (1)	Incremental Fee by Meter Size and Service Area A	B
5/8"	Displacement	20	1.00	$862	$4,277
3/4"	Displacement	30	1.50	1,293	6,416
1"	Displacement	50	1.67	1,437	7,128
1.5"	Displacement	100	3.33	2,873	14,257
2"	Displacement	160	5.33	4,597	22,811
3"	Compound	300	10.00	8,620	42,770
4"	Compound	500	16.67	14,367	71,283
6"	Compound	1000	33.33	28,733	142,567
8"	Compound	1600	53.33	45,973	228,107

Meter Size	Meter Type	Flow (gpm)	Capacity Ratio [1]	Cumulative Fee by Meter Size and Service Area A	B
5/8"	Displacement	20	1.00	$862	$5,139
3/4"	Displacement	30	1.50	1,293	7,709
1"	Displacement	50	1.67	1,437	8,565
1.5"	Displacement	100	3.33	2,873	17,130
2"	Displacement	160	5.33	4,597	27,408
3"	Compound	300	10.00	8,620	51,390
4"	Compound	500	16.67	14,367	85,650
6"	Compound	1000	33.33	28,733	171,300
8"	Compound	1600	53.33	45,973	274,080
Service Areas				A	A+B

(1) Flow in gpm is based on meter capacity standards published in the American Water Works Association (AWWA) Manual M-6, Water Meters - Selecting, Testing, Installation, and Maintenance.

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

Line No	Water System DIF Calculation	Service Area A	Service Area B
	Eligible Improvements		
1	Growth Related IIP: (1)	$397,725	$22,466,450
2	Source of Supply	13,334,018	23,154,450
3	Treatment	6,127,503	2,027,362
4	Transmission and Distribution	3,413,384	67,352,173
5	Storage	5,822,171	32,192,812
6	Non-Growth Related Debt Principal Offset	(118,464)	(11,851,246)
7	Current and Future Debt Interest NPV Cost	98,688	8,986,175
8	**Net Water System Costs**	**$29,075,025**	**$144,328,177**
9	Well Capacity (MGD)	**14.42**	**14.42**
10	**Water System Unit Cost of Capacity (GPD)**	**$2.02**	**$10.01**
11	**Peak Day Water Use Per EDU (GPD)**	**427.22**	**427.22**
12	**Water Development Fee Per 5/8 x 3/4-Inch**	**$861.65**	**$4,277.20**

(1) Growth Related IIP projects for Service Areas A and B from FY 2018-19 through FY 2027-28.

City of Prescott, Arizona
Water Impact Fee and Rate Study
Capital Improvement Plan

Line No	CIP Type (1)	Percent Growth	Percent Non-growth	Service Area (2)	Available for Debt	Project Number	PROJECT NAME	Current Year FY 2018-19	Projected FY 2019-20	FY 2020-21	FY 2021-22	FY 2022-23	FY 2023-24	FY 2024-25	FY 2025-26	FY 2026-27	FY 2027-28	Total
1	C	50%	50%	A	Cash	1 W	Impact Fee Ordinance Implementation and User Rates Project	$225,000	$0	$0	$0	$225,000	$0	$0	$0	$0	$225,000	$675,000
2	C	50%	50%	A	Cash	4 W	Water Model Update	40,150	0	0	0	40,150	0	0	0	0	40,150	120,450
3	Q	0%	100%	0	Cash	6 W	Willow and Watson Lake Enhancement Program (TMDL)	239,400	261,000	261,000	261,000	261,000	261,000	261,000	261,000	261,000	261,000	2,588,400
4	C	0%	100%	0	Cash	12 W	SCADA System Installation and Upgrade	1,196,000	1,035,500	0	0	0	0	0	0	0	0	2,231,500
5	A	0%	100%	0	Cash	34 W	Dam Repairs	1,900,000	0	50,000	0	50,000	0	50,000	0	50,000	0	2,100,000
6	C	25%	75%	B	Cash	44 W	Zone 56 Tank and Pipeline and Zone 7 Pump Station	300,000	1,700,000	1,350,000	1,950,000	0	0	0	0	0	0	5,300,000
7	C	100%	0%	B	Cash	52 W	New Water Main from Centerpointe/Side Rd to Heckthorn Road	0	0	0	0	0	0	678,000	0	0	0	678,000
8	C	0%	100%	0	Cash	56 W	Zone 56/76 Booster Pump Station	1,010,000	0	0	0	0	0	0	0	0	0	1,010,000
9	A	100%	0%	B	Cash	60 W	Future Airport Well No. 5 - Location not yet determined	1,250,000	998,000	0	0	0	0	0	0	0	0	2,248,000
10	C	25%	75%	B	Cash	64 W	Upsize water main along Hwy 69 from new Zone 56/76 booster pump station to U-Haul	0	0	0	0	0	2,295,000	0	0	0	0	2,295,000
11	C	0%	100%	0	Cash	68 W	Upsize water main from Zone 27 Tank to Zone 24 Tank	500,000	200,000	2,470,000	0	0	0	0	0	0	0	3,170,000
12	C	0%	100%	0	Cash	70 W	Upper Rancho Vista Booster Pump Upsize	0	0	0	755,000	0	0	0	0	0	0	755,000
13	C	0%	100%	0	Cash	74 W	Mingus Pump Station, Tank and Pipeline Upsize	500,000	3,250,000	1,550,000	0	0	0	0	0	0	0	5,300,000
14	C	35%	65%	B	Cash	76 W	Sundog Ranch Road Connector Water line between Yavpe Connector to Prescott Lakes Parkway	700,000	0	0	0	0	0	0	0	0	0	700,000
15	C	0%	100%	0	Cash	80 W	New Zone 61 Water Mains - Distribution loop along Forest View Dr. from Woods to Enchanted Canyon Rd.	0	519,000	0	0	0	0	0	0	0	0	519,000
16	C	0%	100%	0	Cash	82 W	New Zone 40 Water Main - Eagleview Rd from Rosser to Soaring Rd.	0	0	0	0	0	162,000	0	0	0	0	162,000
17	C	0%	100%	0	Cash	82 W	New Zone 41 Water Main - Arena Dr from Lester to 600 ft east	0	0	0	0	0	169,000	0	0	0	0	169,000
18	C	0%	100%	0	Cash	82 W	New Zone 41 Water Main - Garland St from Willow Creek Rd to Moall Dr.	0	0	0	0	0	87,000	0	0	0	0	87,000
19	C	0%	100%	0	Cash	82 W	New Zone 41 Water Main - Northside Dr from Flora to Rosser Rd.	0	0	0	0	0	97,000	0	0	0	0	97,000
20	C	0%	100%	0	Cash	82 W	New Zone 41 Water Main - Sequoia Dr from Badger Rd to Candlewood Rd	0	0	0	0	0	203,000	0	0	0	0	203,000
21	C	0%	100%	0	Cash	82 W	New Zone 41 Water Main - Victoria St from Stevens Rd to Green Ln	0	0	0	0	0	209,000	0	0	0	0	209,000
22	C	0%	100%	0	Cash	84 W	New Zone 0 Water Main - Atlantic Rd from Blooming Hills to Isabelle Rd.	0	0	0	0	0	291,000	0	0	0	0	291,000
23	C	0%	100%	0	Cash	88 W	Water main loop connections - River Oaks & Shinnery and Valley/Tabosa	0	0	0	0	0	0	137,000	0	0	0	137,000
24	C	50%	50%	B	Y	92 W	Intermediate / Chino Booster Pump Stations	500,000	15,400,000	6,700,000	0	0	0	0	0	0	0	22,600,000
25	C	0%	100%	0	Cash	98 W	Upsize the Cedarwood Tank	0	0	225,000	750,000	0	0	0	0	0	0	975,000
26	C	0%	100%	0	Cash	100 W	16-in Water Main from Zone 101 Pump Station to Granite Dells Estates	0	0	0	0	0	0	636,000	0	0	0	636,000
27	C	0%	100%	0	Cash	104 W	New water main connected to 30-in water main in Willow Creek Rd. at Green Ln extending west to near Green Ln. and Meadow Ridge Dr.	0	0	0	0	0	0	636,000	0	0	0	636,000
28	C	0%	100%	0	Cash	104 W	Upsize water main along Yakashba (west extension of Green Ln) to Peaceful Mesa Dr.	0	0	0	0	0	0	1,278,000	0	0	0	1,278,000
29	A	100%	0%	B	Y	106 W	Future Airport Well No. 6 - Location not yet determined	0	450,000	2,050,000	0	0	0	0	0	0	0	2,500,000
30	C	75%	25%	B	Cash	108 W	North Airport Distribution System Loop	0	0	0	0	0	0	1,071,000	0	0	0	1,071,000
31	C	90%	10%	B	Cash	110 W	East Airport Distribution System Loop (Wilkinson - Corsair)	0	0	0	0	0	0	834,000	0	0	0	834,000
32	C	90%	10%	B	Cash	112 W	New water main from Hwy 89A to Larry Caldwell Dr	0	0	0	0	468,000	0	0	0	0	0	468,000
33	C	90%	10%	B	Cash	112 W	Upsize water main along Larry Caldwell Dr from connection at Hwy 89A to Airport Well No. 2	0	0	0	0	833,000	0	0	0	0	0	833,000
34	C	35%	65%	B	Cash	114 W	Water main to connect Zone 51 to Northwest Regional Tank	0	0	1,477,000	0	0	0	0	0	0	0	1,477,000
35	C	0%	100%	0	Cash	116 W	8-inch main distribution system loop along Buttermilk Dr, west of Thumb Butte Rd.	0	0	0	0	259,000	0	0	0	0	0	259,000
36	C	0%	100%	0	Cash	118 W	8-inch main distribution system loop in Arrowhead Rd from Iron Springs to Sidewinder	0	0	0	0	865,000	0	0	0	0	0	865,000
37	C	0%	100%	0	Cash	120 W	8-inch main distribution system loop in Whitecloud, Meadowridge and Estrella in Zone 48	0	0	0	0	494,000	0	0	0	0	0	494,000
38	C	0%	100%	0	Cash	122 W	Upsize water main along Stony Creek and Northridge 8-in to 12-in	0	0	0	0	0	0	0	0	0	708,000	708,000
39	C	25%	75%	B	Cash	124 W	Ranch II Tank Upsize	0	0	0	0	0	0	0	0	0	1,000,000	1,000,000
40	C	0%	100%	0	Cash	126 W	Upsize 12-in main on Gail Gardner from Fair St. to Linwood Ave.	0	0	0	0	0	0	0	0	0	1,338,000	1,338,000
41	C	0%	100%	0	Cash	128 W	Upsize 8-in main on Pine Lakes Rd	0	0	0	0	0	0	0	0	0	1,296,000	1,296,000
42	C	0%	100%	0	Cash	130 W	Upsize 8-in main on Iron Springs Rd	0	0	0	0	0	0	0	0	0	554,000	554,000
43	C	0%	100%	0	Cash	132 W	Zone 30 Booster Pump Station at Hidden Valley and Valley Ranch between Zone 16 and Zone 30.	0	0	2,181,000	0	0	0	0	0	0	0	2,181,000
44	C	0%	100%	0	Cash	154 W	Upsize main from North Evergreen Rd to Copper Basin Rd along Highland Ave.	0	0	0	0	0	0	0	0	0	367,000	367,000
45	C	0%	100%	0	Cash	160 W	12-in main on Senator Highway from Nathan Ln. to the Juniper Tank	0	0	515,000	0	0	0	0	0	0	0	515,000
46	C	0%	100%	0	Cash	na	Goodwin St. and S. Washington Ave. Reconstruction	175,000	0	0	0	0	0	0	0	0	0	175,000
47	C	0%	100%	0	Cash	na	Robinson Drive Reconstruction	344,000	0	0	0	0	0	0	0	0	0	344,000
48	C	0%	100%	0	Cash	na	Penn Ave. and Eastwood Dr. Reconstruction	896,000	0	0	0	0	0	0	0	0	0	896,000
49	C	0%	100%	0	Cash	na	S. Summit Ave./S. McCormickSt./Beach Ave. Reconstruction	688,000	0	0	0	0	0	0	0	0	0	688,000
50	C	0%	100%	0	Cash	na	Carleton St. and S. Cortez St. Reconstruction	275,000	0	0	0	0	0	0	0	0	0	275,000
51	C	0%	100%	0	Cash	na	N. Washington - Sheldon St. to Churchill St. Reconstruction	160,000	0	0	0	0	0	0	0	0	0	160,000
53	C	0%	100%	0	Cash	na	Hope St. Reconstruction	200,000	0	0	0	0	0	0	0	0	0	200,000
54	C	0%	100%	0	Cash	na	Goodwin St. (East and West) Reconstruction	30,000	300,000	150,000	0	0	0	0	0	0	0	480,000
55	C	0%	100%	0	Cash	na	SR89 Widening and Utility Improvements South of SR89A	10,000	0	0	0	0	0	0	0	0	0	10,000
56	C	0%	100%	0	Cash	na	Willis St. and Cortez St. Intersection Improvements	10,000	0	0	0	0	0	0	0	0	0	10,000
57	C	0%	100%	0	Cash	na	Gurley St. Reconstruction	0	0	350,000	200,000		0	0	0	0	0	550,000
58	C	0%	100%	0	Cash	na	Washington St. Reconstruction - Sheldon St. to Gurley St.	0	0	0	0	250,000	0	0	0	0	0	250,000
59	C	0%	100%	0	Cash	na	W. Merritt Ave. Reconstruction	0	0	0	0	0	50,000	0	0	0	0	50,000
60	C	0%	100%	0	Cash	na	McCormick St. Reconstruction - Gurley St. to Grove Ave.	0	0	0	0	0	20,000	200,000	0	0	0	220,000
61	C	0%	100%	0	Cash	na	E. Willis St. Reconstruction	0	0	0	0	0	25,000	0	0	0	0	25,000
62	C	0%	100%	0	Cash	na	Zone 61/Zone 41/Zone 40/Zone 0 Water Main Upgrades	0	0	0	0	600,000	600,000	0	0	0	0	1,200,000

63	C	0%	100%	0	Cash	na	Citywide Stormwater Mapping	125,000	0	0	0	0	0	0	0	0	0	125,000
64	C	0%	100%	0	Cash	na	Main Line Replacements	1,385,000	1,990,000	1,200,000	1,200,000	1,200,000	1,200,000	1,200,000	1,200,000	1,200,000	1,200,000	12,975,000
65	C	0%	100%	0	Cash	na	SR69 Corridor Water Main	0	0	0	0	470,000	200,000	1,330,000	0	0	0	2,000,000
66	C	0%	100%	0	Cash	na	Zone 42 Pipeline Upgrade	0	0	0	0	120,000	0	0	0	0	0	120,000
67	C	0%	100%	0	Cash	na	Zone 16 Virginia Pump Station, Haisley Tank & Pipelines & Haisley Rd Reconstruction	4,937,000	800,000	0	0	0	0	0	0	0	0	5,737,000
69	C	0%	100%	0	Cash	na	Production Well No. 4 CV - Rehabilitation	2,500,000	0	0	0	0	0	0	0	0	0	2,500,000
70	C	0%	100%	0	Cash	na	Production Well No. 5 CV - Rehabilitation	75,000	0	0	0	0	0	0	0	0	0	75,000
71	C	0%	100%	0	Y	na	Production Well No. 3 CV - Rehabilitation	0	2,500,000	0	0	0	0	0	0	0	0	2,500,000
72	C	0%	100%	0	Y	na	Production Well No. 2 CV - Rehabilitation	0	0	3,000,000	0	0	0	0	0	0	0	3,000,000
73	C	0%	100%	0	Y	na	Production Well No. 1 CV - Rehabilitation	0	0	0	2,500,000	0	0	0	0	0	0	2,500,000
74	C	0%	100%	0	Cash	na	Miscellaneous Water Projects	298,000	305,000	313,000	320,000	335,000	350,000	350,000	350,000	350,000	350,000	3,321,000
75	C	0%	100%	0	Cash	na	Montezuma Trunk Main Upsizing	0	0	3,000	67,000	0	0	0	0	0	0	70,000
76	C	0%	100%	0	Cash	na	5th st., 6th St., and Hillside Sewer Main Upsize	0	0	0	0	5,000	65,000	0	0	0	0	70,000
77	A	0%	100%	0	Cash	na	CA1 with SRP and Prescott Valley - Modeling	353,000	485,544	0	0	0	0	0	0	0	0	838,544
78	A	0%	100%	0	Cash	na	CA1 with SRP and Prescott Valley - Monitoring	260,225	200,000	220,000	0	0	0	0	0	0	0	680,225
79	C	35%	65%	B	Cash	na	Sundog Trunk Main, Phase C			300,000	0	0	0	0	0	0	0	300,000
80	C	0%	100%	0	Cash	na	Motor Vehicle Replacements	0	150,000	150,000	150,000	150,000	150,000	150,000	150,000	150,000	150,000	1,350,000
81							**Total Capital Improvement Program**	**$21,081,775**	**$30,544,044**	**$24,515,000**	**$8,153,000**	**$6,625,150**	**$6,434,000**	**$8,811,000**	**$1,961,000**	**$2,011,000**	**$7,489,150**	**$117,625,119**
82							**Total Capital Improvement Program with Inflation**	**$21,081,775**	**$31,460,365**	**$26,007,964**	**$8,909,003**	**$7,456,665**	**$7,458,769**	**$10,520,795**	**$2,411,783**	**$2,547,475**	**$9,771,642**	**$127,626,235**

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

City of Prescott, AZ
Development Impact Fee Study
Water Assets Summary

Function Code	Description	Original Cost All Assets	RCN All Assets
1	Storage	$25,624,167	$38,014,983
2	Source of Supply	19,039,869	36,488,469
3	Treatment	8,763,224	8,154,865
4	Transmission and Distribution	48,997,855	70,765,557
5	Admin / Misc	8,684,116	17,444,302
7	Excluded Small Main / Developer Contributions	73,391,568	311,847,051
	Total	$209,736,098	$482,715,227

City of Prescott, AZ
Development Impact Fee Study
Water Assets System Buy-In Component

Functional Code	New Service Area	Description	Purchase Cost	Escalated Cost
1	A	3-5 MG FOREBAY TANK CHINO	$3,129	$6,473
1	A	3-5 MG FOREBAY TANK CHINO	837,313	1,732,078
1	A	5 MILLION GALLON RESERVOIR	1,837,202	4,083,620
4	A	5TH BOOSTER PUMP DRIVE	38,719	70,948
2	A	AIRPORT WELLS RECHARGE	580,034	874,233
3	A	ARSENIC TREATMENT PLANT	42,948	61,241
3	A	ARSENIC TREATMENT PLANT	201,651	287,542
3	A	ARSENIC TREATMENT PLANT	247,491	352,907
3	A	ARSENIC TREATMENT PLANT	1,302,954	1,857,933
3	A	ARSENIC TREETMENT PLANT SCREENING	174,364	214,759
4	A	BOOSTER STATION #5 UPGRADE	69,435	137,099
4	A	BOOSTER STATION UPGRADE	9,574	14,431
4	A	BOOSTER STATION UPGRADE	15,495	23,354
4	A	C.V. PUMP STATION	87,388	124,610
3	A	CHINO CHLORINE STORAGE BLDG	55,167	74,021
4	A	CHINO PIPING RECONFIGURATION	402,233	462,092
3	A	CHINO PROD FACILITY UPGRADE	146,651	221,034
3	A	CHINO PROD FACILITY UPGRADE	697,371	1,051,084
3	A	CHINO PROD FACILITY UPGRADE	209,082	315,130
4	A	CHINO TRANS MAIN RELOC	31,157	41,805
4	A	CHINO TRANS MAIN RELOC	581,452	780,172
4	A	CHINO VALLEY BOOSTER STATION	402,702	1,601,191
2	A	CHINO VALLEY PROPERTIES	545,000	1,127,396
4	A	CHINO VALLEY PUMP	29,646	68,263
3	A	CHINO VALLEY TANK	3,803,468	0
2	A	CHINO VALLEY WELL IMPROVMENTS	166,190	490,133
2	A	CHINO WELL 85-86 IMPROVEMENTS	258,399	697,835
2	A	CHINO WELL 86-87 IMP	102,997	257,066
4	A	CHINO WELL BOOSTER PUMP # 9	25,961	60,954
4	A	CHINO WELL BOOSTER PUMP #4	12,362	28,465
3	A	CV TREATMENT FACILITY GENERATOR	224,000	229,743
3	A	GAS DRIVEN ENGINES AT CV WATER PROD FAC	763,473	1,462,110
2	A	GRANITE CR / WILLOW CR DAM	34,405	46,164
2	A	GRANITE CR / WILLOW CR DAM	79,259	106,347
2	A	GRANITE CR / WILLOW CR DAM	90,741	121,753
5	A	MAINT MGMT SOFTW/SERV	28,511	38,255
5	A	MAINT MGMT SOFTW/SERV	91,698	123,037
2	A	SURFACE WATER RECHARGE PIPE	7,171	8,832
2	A	SURFACE WATER RECHARGE PIPELINE	2,329,417	3,125,532
2	A	WELL 5 CHINO VALLEY	78,512	105,344
2	A	WILLIOW & WATSON LAKES & WATER RIGHTS	3,478,214	6,373,384
	Total A		**20,122,934**	**28,858,367**
5	B	111-05-018 GENERAL USE LAND	21,356	27,380
5	B	111-05-018 GENERAL USE LAND	192,200	246,423
5	B	111-08-030 GENERAL USE LAND	6,194	7,941
5	B	111-08-030 GENERAL USE LAND	55,742	71,468
4	B	12 LINE THUMB BUTTE RD	1,846	2,274
4	B	12" LINE - YAVPE TO BU	103,976	0
4	B	12" LINE THUMB BUTTE RD	39,213	39,213
4	B	12" LINE THUMB BUTTE RD	535,388	641,623
4	B	12" MAIN PIONEER PUMP STATION	808,547	1,036,654
4	B	12" WATER MAIN FY 87-88	281,165	701,748
4	B	12" WATER MAIN PIONEER PUMP STATION	739,298	947,869
4	B	12" WATER MAIN-FY 86-87	97,261	242,750
7	B	1400 BLOCK OREGON	750	4,529
1	B	1700 BLOCK LAUREL LN/CEDARWOOD WATER TAI	30,000	69,079
5	B	1986 HOMEMADE FLATBED TRAILER	0	0
7	B	1988 WATER METERS	49,257	122,939

City of Prescott, AZ
Development Impact Fee Study
Water Assets System Buy-In Component

Functional Code	New Service Area	Description	Purchase Cost	Escalated Cost
7	B	1992 FIRE HYDRANTS	8,440	18,287
5	B	1996 1/2 TON SWB 4X4 PICK-UP	20,070	40,490
5	B	1996 1/2 TON SWB 4X4 PICK-UP	20,070	40,490
7	B	1997 FLEET DOUBLE-WIDE MOBILE HOME	41,489	79,455
7	B	1997 PJ 77X12 UTILITY TRAILER W/RAMP	1,402	2,569
7	B	1998 CHEVY 1 TON CAB CLASSIC	5,304	9,719
7	B	1998 FORD F150 P/UP	20,943	40,108
7	B	1999 DODGE 1/2 TON PICKUP	18,613	32,857
7	B	1999 INTL F2674 DUMPTRUCK	21,163	37,358
7	B	1999 INTL FLATBED EQUIPMENT TRAILER	10,000	17,652
4	B	20" MAIN - AUBREY STR	80,534	108,058
4	B	20" MAIN - AUBREY STR	341,155	457,750
4	B	20" MAIN - AUBREY STR	459,067	615,960
7	B	200 BLOCK SKYLINE DR	4,916	48,333
7	B	2000 FORD F350	8,496	14,825
7	B	2000 FORD F350	4,393	7,665
7	B	2000 FORD F350	20,601	20,601
7	B	2000 FORD F350	16,091	28,077
7	B	2000 FORD F350	24,010	41,896
7	B	2001 DODGE 4X4 1/2TON	17,877	30,367
7	B	2001 DODGE 4X4 1/2TON	17,877	30,367
7	B	2001 DODGE RAM P/UP	18,177	31,718
7	B	2001 FREIGHTLINER FLATBED	61,426	107,185
7	B	2001 TEXAS BRAGG TRLR	753	1,155
7	B	2002 CAT BACKHOE	77,509	124,992
7	B	2002 CAT BACKHOE	77,509	124,992
7	B	2002 FORD F-350	5,117	8,384
7	B	2002 FORD F-350	22,842	37,430
7	B	2002 SMALL WATER MAIN REPL	595,099	975,147
7	B	2003 FORD RANGER	14,015	22,965
5	B	2004 CARSON FUEL TRLR	948	948
5	B	2004 CARSON FUEL TRLR	948	1,456
7	B	2004 FORD F3D P/UP	5,681	8,951
7	B	2004 FORD F3D P/UP	22,200	34,978
7	B	2005 CAR HAULER	1,914	2,937
7	B	2005 CHEV 1TON	28,340	43,490
7	B	2005 CHEV P/UP	18,805	28,858
7	B	2005 FORD F-150	14,412	22,117
7	B	2006 FORD F350	28,333	42,704
7	B	2007 FORD F-150	16,361	23,890
7	B	2007 FORD F-150	16,361	23,890
7	B	2007 FORD F-150	16,361	23,890
7	B	2007 FORD F-150	16,361	23,890
7	B	2007 PETERBILT DUMPTRK	88,370	129,037
7	B	2008 FLATBED TRLR	2,872	2,872
7	B	2008 FORD	5,362	7,645
7	B	2008 FORD	28,333	40,401
7	B	2008 FORD ESCAPE	7,669	11,199
7	B	2008 FORD F-150	15,961	23,307
7	B	2008 FORD F-150	17,757	25,928
7	B	2008 FORD F-350	26,173	38,218
7	B	2008 FORD F-350	26,971	39,383
7	B	2008 FORD F-350	26,971	39,383
7	B	2008 FORD F350	22,141	31,572
7	B	2008 FORD F3D	26,058	37,157
7	B	2008 FORD RANGER	6,768	9,883
7	B	2008 FORD XLT	29,525	42,100
7	B	2008 FORD XLT	29,525	42,100

City of Prescott, AZ
Development Impact Fee Study
Water Assets System Buy-In Component

Functional Code	New Service Area	Description	Purchase Cost	Escalated Cost
7	B	2008 FORD XLT	29,525	42,100
7	B	2011 SMALL WATER MAIN UPGRADES	625,485	770,389
7	B	2012 SMALL WATER MAIN UPGRADES	281,581	337,454
7	B	2014 FORD F-150 4X2	8,201	9,136
7	B	2014 SMALL WATER MAIN UPGRADES	588,119	655,143
7	B	2015 F-450 4X2 SUPER DUTY	36,643	40,819
7	B	2015 FORD F450 4X2 SUPER DUTY	36,643	40,819
7	B	2015 SMALL WATER MAIN UPGRADES	1,165,333	1,263,922
7	B	2016 FORD F250 4X4 PU	30,664	32,275
7	B	2016 SMALL WATER MAIN UPGRADES	1,588,639	1,672,127
7	B	2016 TOWMASTER T-40	19,122	20,740
7	B	2017 FORD F150 REG CAB XL 4X2	26,268	26,942
7	B	2017 FORD F350 REG CAB XL 4X4	41,568	42,634
7	B	2017 FORD F350 SUPER CAB XL 4X4	46,830	48,031
7	B	2017 FORD F450 REG CAB XL 4X2	47,004	48,209
7	B	2017 SMALL WATER MAIN UPGRADES	303,639	311,424
7	B	2018 SMALL WATER MAIN UPGRADES	1,963,705	1,963,705
7	B	2200 BLOCK TONTO RIDGE/CORNER TONTO&SEQI	200	200
7	B	2300 BLOCK LOOKOUT LN/THUMB BUTTE EST	0	0
4	B	36 LINE DOUGLAS AVE	74	89
7	B	410G JOHN DEERE LOADER BACKHOE	81,311	138,122
7	B	421 NORTH VIRGINIA	23,587	41,158
7	B	424 BUSINESS PARK DR	15,000	23,019
7	B	424 BUSINESS PARK DR	144,408	221,607
1	B	5 MIL GAL RESERVOIR	54,842	118,828
1	B	5 MILLION GALLON RESERVOIR	577,064	1,313,238
7	B	531 MADISON AVE UTILITY EASEMENT	19,306	21,506
7	B	5700 ROVER BUNDLE	13,644	22,358
7	B	612 MILLER VALLEY ROAD UTILITY EASEMENT	591	658
4	B	69/89 WIDENING IMPROVEMENTS	130,122	209,836
4	B	69/89 WIDENING IMPROVEMENTS	535,907	864,210
7	B	6TH STREET RECON	52,440	82,625
7	**B**	700 BLOCK N MONTEZUMA	4,916	61,833
7	B	86 CHEVY S10	2,970	6,602
5	**B**	95 FREIGHTLINER FL70 6 YD DUMP TRUCK	52,736	106,393
5	B	A/P MASTER PLAN UPDATE	20,458	27,450
5	B	A/P MASTER PLAN UPDATE	77,542	104,043
4	**B**	A/P NEW ZONE 101 PUMP STATION	441	543
4	B	A/P NEW ZONE 101 PUMP STATION	1,169	1,440
4	**B**	A/P NEW ZONE 101 PUMP STATION	1,892,207	2,052,291
1	B	A/P ZONE 12 NEW RESERVOIR	36,105	44,469
1	B	A/P ZONE 12 NEW RESERVOIR	293,273	361,215
1	B	A/P ZONE 12 NEW RESERVOIR	184,734	205,787
1	B	A/P ZONE 12 NEW RESERVOIR	2,930,392	3,264,348
1	B	A/P ZONE 12 TANK RES TRANS	117,801	158,062
1	B	A/P ZONE 12 TANK RES TRANS	972,735	1,305,182
1	B	A/P ZONE 12 TANK RES TRANS	47,778	53,223
1	B	A/P ZONE 12 TANK RES TRANS	1,155,121	1,286,761
1	B	A/P ZONE 12 TANK RES TRANS	423,147	471,370
1	B	A/P ZONE 12 TANK RES TRANS	120,173	133,869
4	B	A/P ZONE 12" MAIN - SIDE RD	70,742	94,919
4	B	A/P ZONE 18" SECOND FEE	85,032	114,092
4	B	A/P ZONE 18" SECOND FEE	777,267	1,042,910
2	B	ADDITIONAL COST FOR CHINO VALLEY SUBSTAT	24,245	53,890
5	B	AERIAL IMAGES	14,666	17,576
5	B	AERIAL IMAGES	3,055	3,662
5	B	AERIAL IMAGES	17,906	21,459
5	B	AERIAL IMAGES AND LIMITED CONTOURS	11,092	11,675

Functional Code	New Service Area	Description	Purchase Cost	Escalated Cost
5	B	AIR COMPRESSOR	13,053	19,060
4	B	AIRPORT PRESSURE REDUCING STATION	13,283	28,781
4	B	AIRPORT PRESSURE REDUCING STATION UPGRAD	6,578	14,621
2	B	AIRPORT WELL #4 - ZONE 12	76,523	78,485
4	B	AIRPORT ZONE 12" MAIN NORTH	35,065	47,050
4	B	AIRPORT ZONE 12" MAIN NORTH	35,075	47,063
4	B	AIRPORT ZONE 12" MAIN NORTH	228,442	306,515
4	B	AIRPORT ZONE 12" MAIN NORTH	403,771	541,766
4	B	AIRPORT ZONE 12" MAIN SOUTH	13,611	13,611
4	B	AIRPORT ZONE 12" MAIN SOUTH	25,409	34,093
4	B	AIRPORT ZONE 12" MAIN SOUTH	26,960	36,174
4	B	AIRPORT ZONE 12" MAIN SOUTH	102,125	137,027
4	B	AIRPORT ZONE 12" MAIN SOUTH	576,927	774,101
4	B	AIRPORT ZONE 12" MAIN SOUTH	578,793	776,604
4	B	AIRPORT ZONE 12" MAIN SOUTH	966,997	1,297,483
7	B	ALLEN DR 6" WATER LINE	93,937	148,009
5	B	ALLEY PAVING PROJECT	139,086	203,090
5	B	ANTELOPE N. & ANT W. VILLAS	29,480	79,614
5	B	ARIZONA ST ETC IMPROVEMENTS	1,513	2,640
5	B	ARROW BOARD LAMP	4,912	7,172
5	B	ARROYO VISTA	15,565	23,886
7	B	ASPENS ON THE CREEK	10,441	20,616
7	B	ASPENS ON THE CREEK/PHASE II	9,024	15,746
7	B	ASPENS ON THE CREEK-LOTS 12&13	9,474	16,532
5	B	ASPHALT PAVEMENT CONSTR/VARIOUS STREETS	89,076	136,695
5	B	BIG TEX UTILITY TRAILER	16,085	23,487
5	B	BLACKHAWK	68,951	149,399
7	B	BLAWKHAWK/PHASE III LOTS 4-15	40,034	69,858
7	B	BLOOMING HILL ESTATES PHASE I	228,974	351,380
7	B	BLOOMING HILLS PHASE 3	248,765	381,751
7	B	BLOOMINGHILLS ESTATES-PHASE II-LOTS 1-20	43,303	68,229
7	B	BLOOMINGHILLS ESTATES-PHASE II-LOTS 1-20	43,303	68,229
7	B	BLOOMINGHILLS-PHASE IV-LOTS 89-98	24,548	38,679
4	B	BOOSTER STATION 85-86 IMPROVEMENTS	82,989	224,121
4	B	BOOSTER STATION 86-87 IMP	881,833	2,200,931
4	B	BOOSTER STATION UPGRADE	29,913	48,238
4	B	BOOSTER STATION UPGRADE	29,913	48,238
4	B	BOOSTER STATION UPGRADE	24,661	43,533
4	B	BOOSTER STATION UPGRADE	27,711	53,069
4	B	BOOSTER STATION UPGRADE	20,240	39,963
7	B	BOULDER PARK TOWN HOMES	95,662	156,755
7	B	BRADSHAW DRIVE WATER PROJECT	20,335	40,151
5	B	BUILDING SIDING REPLACEMENT	7,475	10,658
5	B	BUILDING SIDING REPLACEMENT	264	377
5	B	BUILDING SIDING REPLACEMENT	360	513
7	B	BUNKER WATER EXTENSION	22,152	43,739
5	B	CANON IMAGE PROGRAF IPF785 36" PRINTER	1,090	1,183
7	B	CARLETON - ALARCON PAV	13,540	0
7	B	CARLETON AND S.CORTEZ	1,658	0
7	B	CARRINGTON PLACE	17,314	24,689
7	B	CATHEDRAL PINES	116,453	265,015
7	B	CATHEDRAL VISTA	7,810	16,922
5	B	CATHODIC PROTECTION SYSTEM 36	40,434	63,708
5	B	CATHODIC PROTECTION SYSTEM 36	87,945	138,568
7	B	CENTERPOINTE EAST	82,263	117,302
7	B	CENTERPOINTE EAST	82,263	123,988
7	B	CENTERPOINTE WEST	244,553	357,092
5	B	CHAPARRAL PINES II	81,984	169,593

Functional Code	New Service Area	Description	Purchase Cost	Escalated Cost
5	B	CHARLA ACRES	13,221	35,705
3	B	CHINO CHLORINE FACILITIES UPGRADE	5,378	11,954
5	B	CHINO VALLEY SYSTEM APPRAISAL	64,900	94,766
4	B	CHINO VALLEY TRANS MAIN	66,665	105,039
4	B	CHINO VALLEY TRANS MAIN	225,013	354,535
4	B	CHINO VALLEY TRANS MAIN	1,161,756	1,830,482
4	B	CHINO VALLEY TRANS MAIN	1,301,818	2,271,617
4	B	CHINO VALLEY TRANS MAIN	6,889,160	12,021,291
4	B	CHINO VALLEY TRANS MAIN LAND	3,204	5,591
4	B	CHINO VALLEY TRANS. MAIN	85,781	151,428
4	B	CHINO VALLEY TRANS. MAIN	16,948	31,056
3	B	CHLORINATOR ENCLOSURE	7,422	17,090
7	B	CHRISTY'S VISTA	58,051	129,031
7	B	CLIFF ROSE - UNIT 6	54,718	89,663
7	B	CLIFF ROSE 3	69,990	144,782
7	B	CLIFF ROSE I	156,337	390,195
7	B	CLIFF ROSE II	38,440	83,290
7	B	CLIFF ROSE UNIT 3 PH C	80,611	154,376
7	B	CLIFF ROSE UNIT 7	87,424	134,160
7	B	CLIFF ROSE UNIT V PHASE A	32,752	60,014
7	B	CLIFF ROSE/UNIT 5/PHASE B/LOTS 362-380	51,055	86,727
7	B	CLOUDSTONE,PHASE 1	191,740	279,975
5	B	COMPUTER PAYMENT	8,330	33,121
7	B	COPPER BASIN HOMESITES	21,610	63,733
4	B	COPPER BASIN RD	3,768	5,055
4	B	COPPER BASIN RD	4,398	5,900
4	B	COPPER BASIN RD	382,623	513,390
4	B	COPPER BASIN RD	399,200	535,633
4	B	COPPER BASIN RD	762,200	1,022,693
4	B	COPPER BASIN RD	764,360	1,025,592
4	B	COPPER BASIN RES PIPING ZONE 19	13,925	17,151
4	B	COPPER BASIN RES PIPING ZONE 19	56,524	69,619
4	B	COPPER BASIN RES PIPING ZONE 19	198,788	221,443
4	B	COPPER BASIN RES PIPING ZONE 19	1,875,102	2,088,794
1	B	COPPER BASIN RESERVOIR	6,738	8,075
1	B	COPPER BASIN RESERVOIR	154,656	185,343
1	B	COPPER BASIN RESERVOIR	0	0
1	B	COPPER BASIN RESERVOIR	2,588	2,588
1	B	COPPER BASIN RESERVOIR	41,412	55,565
1	B	COPPER BASIN RESERVOIR	67,181	90,141
1	B	COPPER BASIN RESERVOIR	458,489	615,185
1	B	COPPER BASIN RESERVOIR	103,680	139,115
1	B	COPPER BASIN RESERVOIR	851,162	1,142,059
2	B	COPPER BASN WATER CO	85,633	294,492
7	B	COPPER CANYON VILLAGE LOTS 1-26	76,492	125,341
7	B	COPPER VISTA	22,795	78,392
7	B	CORNER OF S BOWIE DR/CODY DR	0	0
7	B	CORONADO WATER PROJECT	11,263	20,638
7	B	CORONADO WATER PROJECT	12,780	24,475
7	B	COTTAGES AT LAKESIDE	33,935	59,905
7	B	COURTYARDS - PHASE 2	14,205	22,907
7	B	COURTYARDS/PHASE I LOTS 1-38	5,789	5,789
7	B	CREEKSIDE @ PRESCOTT LAKES	215,280	330,366
7	B	CRESTVIEW EST	23,757	64,158
7	B	CROSSINGS BUSINESS PARK UNIT 2&3	49,896	80,463
7	B	CROSSINGS UNIT 4	76,355	120,306
7	B	CROSSINGS, UNIT 2, LOT 25	68,823	108,438
7	B	CRYSTAL CREEK OFFICE PARK	18,611	31,614

Functional Code	New Service Area	Description	Purchase Cost	Escalated Cost
4	B	CV WATER FACILITIES	32,898	68,053
4	B	CVID IGA WATER MAIN INST.	492,054	858,614
2	B	CVID SULLIVAN WELL	64,402	113,688
4	B	CYRSTAL LANE REALIGNMENT	122,727	133,110
5	B	DATA INDUSTRIAL FLOW SENSOR	5,128	9,052
7	B	DELLS AT PRESCOTT LAKES	490,662	856,184
7	B	DOWNER 16	158,800	213,072
4	B	DOWNER TRAIL	103,798	139,272
4	B	DOWNER TRAIL	299,768	402,219
4	B	DOWNER TRAIL	413,807	971,588
7	B	DOWNTOWN ENHANCEMENT	269,616	475,949
2	B	DUGAN WELL SITE PAULDEN	383,376	702,487
1	B	DUPLEX CONTROLLER/WATER STORAGE/AIRPORT	23,572	41,133
7	B	E GOODWIN ST RECONSTRU	45,422	0
7	B	EAGLE RIDGE I	84,883	193,170
7	B	EAGLE RIDGE II	183,644	387,959
7	B	EAGLE RIDGE UNIT 2 PHASE 4	23,640	23,640
7	B	EAGLE RIDGE UNIT 3 PH 2	71,843	137,585
5	B	EAST GURLEY ST. WATER PROJECT	15,981	30,604
5	B	EAST GURLEY STR RECONSTUCTION	97,225	149,200
1	B	EAST REGIONAL WATER STORAGE	5,483	9,314
1	B	EAST REGIONAL WATER STORAGE	23,690	40,242
1	B	EAST REGIONAL WATER STORAGE	88,443	150,238
1	B	EAST REGIONAL WATER STORAGE	644,867	1,095,431
5	B	ELECT. EQUIP. SWITCHGEAR & STARTERS	76,960	306,002
4	B	EMERGENCY BOOSTER STATION	34,057	68,709
4	B	EMERGENCY POWER BOOSTER STATION	92,486	169,469
4	B	EMERGENCY POWER BOOSTER STATION	6,095	11,672
5	B	ENG/ENV BLDG	117,133	206,774
5	B	ENG/ENV BLDG IMPROVEMENTS	7,817	13,799
5	B	ENGINEERING ROOF	6,195	12,816
4	B	ENLARGEMENT WATER LINE-SANDRETTO HILLS	15,193	60,409
7	B	ESTANCIA DE PRESCOTT - PHASE 1	49,875	78,584
7	B	ESTANCIA DE PRESCOTT,UNIT 1,PHASE 1,2&3	29,180	43,980
7	B	ESTANCIA DE PRESCOTT,UNIT 1,PHASE 1,2&3	29,180	29,180
7	B	ESTATES AT PRC LAKES/UNIT I/PHASE 1&2 ET	895,252	1,562,176
7	B	ESTATES/PRC LAKES/UNIT I/PHASE 4	1,189,944	2,021,351
7	B	ESTRELLA HILL	156,707	210,265
4	B	EZ STREET WATER PROJECT	95,008	181,947
7	B	F550 SUPER CAB 4x4 W/CRANE BODY	111,692	121,141
7	B	FAIRWAY VIEW DR/COUNTRY CLUB DR	36,175	55,514
7	B	FAIRWAY VIEW DR/COUNTRY CLUB DR	47,540	72,954
7	B	FAIRWAY VIEW DR/COUNTRY CLUB DR	20,988	32,208
5	B	FENCING - SOUTH RESERVOIR	5,265	15,528
5	B	FINANCIAL REPORT SYSTEM	244,273	327,757
7	B	FIRE HYDRANT	17,254	36,450
7	B	FIRE HYDRANT PARTS	5,597	13,969
7	B	FIRE HYDRANTS	22,658	44,739
7	B	FIRE HYDRANTS	110,659	3,429,948
7	B	FIRE HYDRANTS 84-85	8,428	24,856
7	B	FIRE HYDRANTS INSTALLED IN FY89	22,396	51,569
5	B	FOLDING-INSERTING MACHINE	6,013	12,131
7	B	FOOTHILLS UNIT III	135,432	230,058
7	B	FOREST RIDGE/HASSAYAMPA/PHASE I	344,930	585,930
7	B	FOREST TRAILS "THE BEND"	87,933	200,111
7	B	FOREST TRAILS "THE HILL"	9,837	22,651
7	B	FOREST TRAILS II	54,482	147,135
7	B	FOREST TRAILS III	54,482	123,986

Functional Code	New Service Area	Description	Purchase Cost	Escalated Cost
7	B	FOREST TRAILS IV	222,800	470,679
7	B	FOREST TRAILS UNIT 4/PHASE 3B	49,770	86,847
7	B	FOREST TRAILS UNIT 6	16,350	28,862
7	B	FOREST TRAILS UNIT I	316,595	1,088,770
7	B	FOREST TRAILS UNIT V, PHASE I	6,400	11,298
7	B	FOREST TRAILS/UNIT 4 LOT 54	15,020	26,209
7	B	FOREST TRAILS-UNIT E-PHASE 2	44,691	73,232
4	B	FY 94 WATER MAIN REPLACEMENT	14,742	30,496
7	B	FY 99 WATER METERS	46,152	84,567
4	B	FY-89 WATER LINE UPGRADES	21,104	21,104
7	B	FY99 COMPUTER EQUIPMENT	1,159	2,123
7	B	FY99 FIRE HYDRANTS	27,925	51,169
7	B	GAIL GARDNER WAY RECONSTRUCTION	267,525	390,635
7	B	GAIL GARDNER WAY RECONSTRUCTION	369,566	539,633
7	B	GARDENS AT WILLOW CREEK/PHASE 2	39,675	67,396
5	B	GENERATOR	12,124	25,080
5	B	GENERATOR TIMBER RIDGE #1	42,513	42,513
4	B	GENERATORS/EMERG POWER BOOSTER STATION	3,144	3,144
4	B	GENERATORS/EMERG POWER BOOSTER STATION	51,611	91,108
1	B	GOLDWATER DAM	240,000	546,174
2	B	GOLDWATER LAKE	9,832	967,658
3	B	GOLDWATER LAKE 86-87 IMP	242,819	606,042
2	B	GOLDWATER LAKE 87-88 IMPROVEMENTS	11,741	11,741
2	B	GOLDWATER LK 85-86 IMPROVEMENTS	83,802	226,317
3	B	GOLDWATER PLANT RENOVATION	6,054	13,940
7	B	GOODWIN/WASHINGTON PAV	9,022	0
5	B	GRACE AREA/BEACH WATER PROJECT	183,309	361,942
2	B	GRANITE CR / WILLOW CR DAM	34,762	54,771
2	B	GRANITE CR / WILLOW CR DAM	321,095	430,834
7	B	GRANITE SPRINGS,LOTS 1-13,25-49	94,613	167,019
5	B	GRANITE STR RECON	19,467	30,673
5	B	GRANITE STR RECON	13,005	20,491
7	B	GROVE AVE/MILLER VALLEY	78,313	154,628
5	B	GURLEY STR/PAVEMENT RECONSTRUCTION	240,304	368,768
7	B	HASSAYAMPA CONDO'S	272,237	480,576
7	B	HASSAYAMPA PARCEL B	160,114	282,647
7	B	HASSAYAMPA PARCEL L	10,345	18,262
4	B	HASSAYAMPA PUMP STA NEW ZONE 19	30,229	37,232
4	B	HASSAYAMPA PUMP STA NEW ZONE 19	891,971	993,622
7	B	HASSAYAMPA VILLAGE CONIFER RIDGE	107,065	196,183
7	B	HASSAYAMPA/PARCEL A SUNRISE HYLANDS	71,876	126,882
7	B	HASSAYAMPA/PARCEL I PINION PEAKS	49,505	87,390
7	B	HASSAYAMPA/PARCEL J ASPEN CANYON	49,313	87,052
7	B	HASSAYAMPA/PARCEL M VISTA RIDGE	103,054	181,920
7	B	HASSAYAMPA-PARCE C-1	13,840	22,679
7	B	HASSAYMAPA PARCEL P/CANYON RIDGE	101,475	177,070
7	B	HEATHER LANDS	73,400	155,062
7	B	HEATHERLAND WEST/PHASE III	38,699	65,737
7	B	HERITAGE SUBDIVISION UNIT 3/PHASE 2	13,630	19,436
7	B	HERITAGE UNIT 3 PHASE 1	121,072	185,795
7	B	HERITAGE/UNIT II PHASE 1&2	62,600	110,507
7	B	HERITAGE/UNIT II/PHASE 3&4	24,923	43,490
7	B	HIDDEN DRIVE WATER PROJECT	59,692	109,378
7	B	HIDDEN VALLEY RANCH III & IV	177,437	610,206
7	B	HIDDEN VALLEY RANCH IX	36,965	109,018
7	B	HIDDEN VALLEY RANCH V	25,293	74,595
7	B	HIDDEN VALLEY RANCH VI	13,073	32,628
7	B	HIDDEN VALLEY RANCH VII	87,317	257,518

Functional Code	New Service Area	Description	Purchase Cost	Escalated Cost
7	B	HIDDEN VALLEY RANCH VIII	125,541	465,255
7	B	HIDDEN VALLEY RANCH XI	122,531	421,384
7	B	HIDDEN VALLEY RANCH XII	68,617	202,367
7	B	HIDDEN VALLEY RANCH XIV	27,200	73,457
7	B	HIDDEN VALLEY RANCH XV	16,964	16,964
7	B	HILL STREET WATER PROJECT	10,366	18,995
7	B	HILLSIDE DRIVE WATER LINE	7,379	7,379
7	B	HILLSIDE/SIXTH TO FIFTH STR	13,280	20,380
7	B	HILLTOP ESTATES	63,140	95,165
7	B	HORIZON HILLS WATER PROJECT	73,567	145,258
5	B	HP DESIGNJET 750C PLOTTER	278	531
5	B	HP DESIGNJET 750C PLOTTER	61	116
5	B	HP DESIGNJET 750C PLOTTER	191	367
5	B	HP DESIGNJET 750C PLOTTER	5,487	10,508
5	B	HP DRAFTMASTER SX	6,570	14,952
5	B	HUSQVARNA FS520 CONCRETE SAW	5,772	6,075
4	B	HWY 89/CLIFF ROSE WATER MAIN	69,878	110,102
4	B	HWY 89/GRANITE CREEK WATER	384,835	620,589
7	B	IDYLWILD DR	26,488	35,541
7	B	IDYLWILD DR	35,426	47,533
4	B	IMPROV DISTRICT	258,447	957,805
7	B	INDIAN HILL EST.	30,338	69,857
7	B	INDIAN HILL EST.	30,338	69,857
7	B	INDIAN HILLS EST. II	14,350	33,043
1	B	INDIAN HILLS RESERVOIR	359,276	482,064
1	B	INDIAN HILLS RESERVOIR	387,448	519,865
1	B	INDIAN HILLS RESERVOIR	1,021,576	1,370,715
1	B	INDIAN HILLS RESERVOIR	1,029,311	1,381,094
5	B	INGERSOL/RAND PORTABLE COMPRESSOR	9,934	16,020
5	B	INGERSOLL-RAND AIR COMPRESSOR	12,171	17,772
5	B	INGERSOUL RAND AIR COMPRESSOR	0	0
4	B	INTER PUMP STA AND RES W/FOREBAY MO	9,625	11,854
4	B	INTER PUMP STA AND RES W/FOREBAY MO	2,470	3,042
4	B	INTER PUMP STA AND RES W/FOREBAY MO	489,148	602,468
5	B	INTER PUMP STA AND RES W/FOREBAY MO	122,287	150,617
5	B	INTERSTATE 20DTA TRAILER	10,000	10,000
4	B	IRON SPRINGS RD	38,461	51,606
4	B	IRON SPRINGS RD	1,253	1,681
4	B	IRON SPRINGS RD	2,018,122	2,707,847
4	B	IRON SPRINGS RD	39,737	53,318
4	B	IRON SPRINGS WATER PROJECT	138,721	254,188
4	B	IRONS SPRINGS RD PUMP STATION PROJECT	28,694	50,653
7	B	J DEERE/410 E LOADER/BACKHOE	2,827	2,827
7	B	J DEERE/410 E LOADER/BACKHOE	72,348	127,714
7	B	JACK DRIVE SEWER IMPROVEMENTS	79,014	233,031
7	B	JARDIN DE ROCAS CONDOS	14,625	39,496
2	B	JOHN & LINDA TURNER PROPERTY	24,279	52,606
7	B	KINGSWOOD UNIT 4 LOTS 1-65/5 LOTS 66-74	127,369	216,361
7	B	LAKESIDE PHASE 1A @ PRC LAKES	528,408	810,888
7	B	LAKESIDE PHASE 1B @ PRC LAKES	252,164	380,064
7	B	LAKEVIEW EST III	6,876	21,859
2	B	LAND	22,089	49,098
1	B	LAND/WATER TANK/E OF SENATOR/S OF CARLET	75,000	155,146
2	B	LAND-CHINO VALLEY BAKER RANCH	4,916	4,916
2	B	LAND-CHINO VALLEY HYW 89	4,916	170,041
2	B	LAND-CHINO VALLEY SULLIVAN LAKE	4,916	198,862
2	B	LAND-CHINO VALLEY WELL	4,916	64,822
2	B	LAND-DEL RIO SPRINGS	4,916	4,916

Functional Code	New Service Area	Description	Purchase Cost	Escalated Cost
2	B	LAND-FRIENDLY PINES	5,000	524,542
2	B	LAND-FRIENDLY PINES	55,715	5,844,970
2	B	LAND-HAWKINS RANCH CHINO VALLEY	30,000	621,258
5	B	LAND-SEWER PLANT	90,000	543,453
4	B	LARRY CALDWELL DR/WATER MAIN	380,015	572,762
7	B	LIESE DR	76,072	124,654
7	B	LINWOOD/WHITNEY	90,705	139,195
7	B	LONGIEW EST. IV	98,900	208,932
7	B	LONGVIEW EST I	228,687	1,245,406
7	B	LONGVIEW EST II	28,200	76,157
7	B	LONGVIEW ESTATES-UNIT 4	115,038	185,512
7	B	LONGVIEW III	52,500	113,754
3	B	LOWER GOLDWATER IMPROV FY89 (BOND)	91,579	210,872
3	B	LOWER GOLDWATER IMPROVEMENTS FY89	410,435	945,076
4	B	LOWER THUMB BUTTE PUMP STA	54,168	72,681
4	B	LOWER THUMB BUTTE PUMP STA	535,797	563,955
4	B	LOWER THUMB BUTTE PUMP STATION	4,207	5,393
4	B	LOWER THUMB BUTTE PUMP STATION	128,378	143,008
7	B	MANZANITA VILLAGE LOTS 13-20,21-26	5,998	10,466
7	B	MANZANITA VILLAGE PHASE II	27,540	45,128
7	B	MARLBOROUGH EST	24,947	92,454
7	B	MEADOWS @ EAGLE RIDGE LOTS 18-47	64,838	106,246
7	B	MEANY STREET	55,978	84,371
7	B	MERRIT LANE BYBASS WATER EASEMENT	4,423	4,927
7	B	MERRIT LANE WATER BYPASS EASEMENT	8,145	9,074
7	B	MERRITT/6TH STREET	92,725	163,686
7	B	METER REPLACEMENT PROJECT 1992	47,280	102,444
7	B	METER REPLACEMENT PROJECT FY 93	217,110	470,421
7	B	METERS	17,967	35,476
2	B	MILLER CREEK 85-86 IMPROVEMENTS	11,442	30,900
5	B	MINOLTA 509 MICROFILM READER/PRINTER	6,088	12,593
5	B	MINOLTA COPIER	6,720	13,902
7	B	MISSION HILLS	41,055	93,430
7	B	MISSION HILLS CONDOS	79,075	197,360
5	B	MODEL 2580 IMPRINTER	6,433	14,640
7	B	MOELLER ST-MT. VERNON-6TH	62,666	114,828
7	B	MOLLIE RAE ESTATES	460,566	617,972
5	B	MONITOR SYSTEM	5,499	12,662
7	B	MOUNTAIN CLUB WATER REP. LINE	50,851	50,851
7	B	MOUNTAIN LAKE EST.	35,733	77,424
7	B	MT VERNON STR CONSTRUCTION	13,184	19,252
5	B	MULLEN WAY SEWER ID	26,124	39,374
5	B	MULLEN WAY SEWER ID	7,210	10,867
5	B	N VIRGINIA PARKING LOT	10,869	18,463
7	B	NEW CATAPILLER 426B BACKHOE	4,907	9,688
7	B	NEW CATAPILLER 426B BACKHOE	65,000	128,342
7	B	NEW METER SERVICE INSTALL	35,964	57,995
1	B	NEW THUMB BUTTE RESERVOIR	61,275	82,217
1	B	NEW THUMB BUTTE RESERVOIR	557,320	747,793
1	B	NEW THUMB BUTTE RESERVOIR	4,951,798	5,516,119
1	B	NEW THUMB BUTTE RESERVOIR	615,331	685,456
7	B	NEW WATER SERVICE LINES	14,643	23,072
7	B	NEWPORT HEIGHTS PAHSE I	419,365	768,433
7	B	NEWPORT HGTS/PHASE I/LOT 100 & UNIT I	459,365	801,572
5	B	NISSAN JP50LP FORKLIFT	21,582	34,803
7	B	NORTH FORTY SUBDIVISION	205,180	292,574
7	B	NORTH LAKE-PHASE 2	64,490	91,959
1	B	NORTH RESERVOIR	1,210,156	3,847,136

Functional Code	New Service Area	Description	Purchase Cost	Escalated Cost
7	B	NORTHLAKE - PHASE 2	64,490	105,675
7	B	NORTHLAKE SUBDIVISION PHASE 3	178,939	269,699
7	B	NORTHLAKE/PHASE I, LOTS 1-36	82,889	144,638
7	B	NORTHSIDE DR/BLACK TO PRESCOTT HGTS	31,458	48,275
7	B	NORTHSIDE DR/BLACK TO PRESCOTT HGTS	7,100	10,896
7	B	NORTHSIDE DR/FLORA TO MINGUS DR	3,250	4,987
7	B	OAK RIDGE TERRACE	19,605	42,479
7	B	OLD NORTH TANK RESERVOIR	2,579,862	3,091,774
7	B	OLD NORTH TANK RESERVOIR	2,830,106	3,391,673
7	B	OLD NORTH TANK RESERVOIR REPLACEMENT	357,158	479,222
7	B	OLD NORTH TANK RESERVOIR REPLACEMENT	366,703	492,029
7	B	OPEN CHANNEL PORTABLE FLOW METER	6,245	19,853
7	B	ORO VISTA EST	19,650	40,648
4	B	PARK AVENUE RECONSTRUCTION	53,586	64,219
4	B	PARK AVENUE RECONSTRUCTION	1,070,582	1,126,845
4	B	PAULDEN-CHINO VALLEY TRANS MAIN	418,666	686,039
5	B	PAVEMENT RECON-CHEROKEE	57,910	106,112
5	B	PC 486-25 & PSION HAND HELD METER READIN	7,520	15,886
7	B	PENN AVE - EAST DR PAV	84,220	0
4	B	PEREGRINE PUMP STATION	35,575	47,734
4	B	PEREGRINE PUMP STATION	142,301	190,934
7	B	PINE MEADOWS	8,500	22,955
7	B	PINECREEK EST	33,867	99,882
7	B	PINES AT PRESCOTT LAKES	324,642	566,487
7	B	PINNACLE 2,PHASE 2A	86,425	130,261
7	B	PINNACLE 3 AT PRESCOTT LAKE	3,097,879	4,417,386
7	B	PINON OAKS UNIT 4 - PHASE 2 LOT 473	96,370	155,407
7	B	PINON OAKS UNIT 4 PHASE 3	102,940	157,970
7	B	PINON OAKS UNIT 4 PHASE 4	81,675	125,337
7	B	PINON OAKS UNIT III,PHASE IV	131,427	215,360
7	B	PINON OAKS/UNIT III,PHASE I	197,700	348,997
7	B	PINON OAKS/UNIT III/PHASE II	110,736	193,230
7	B	PINON OAKS/UNIT III/PHASE III	111,631	189,627
4	B	PIONEER PARK PUMP STATION UPGRADE	1,634	1,772
4	B	PIONEER PUMP ST UPGRADE	53,506	71,792
4	B	PIONEER PUMP ST UPGRADE	143,129	192,046
4	B	PIONEER PUMP ST UPGRADE	151,802	203,683
4	B	PIONEER PUMP ST UPGRADE	173,824	233,231
4	B	PIONEER PUMP ST UPGRADE	244,702	328,332
4	B	PIONEER PUMP ST UPGRADE	277,243	371,995
5	B	PLASTIC SEWER PIPE - 5000 FT	8,480	21,165
7	B	PONDEROSA PLAZA/GAIL GARDNER	24,583	37,052
7	B	PONDEROSA PLAZA/GAIL GARDNER	109,720	165,372
7	B	PONDEROSA PLAZA/GAIL GARDNER	255,716	385,418
5	B	PORTABLE AIR COMRESSOR	10,603	36,464
5	B	PORTABLE VALVE OPERATOR	5,878	9,021
5	B	POSTAGE METER MACHINE	6,119	11,212
5	B	POTABLE WATER SYSTEM MODEL	388,477	596,151
7	B	POWER SEWERODDER	1,394	10,487
1	B	PRC CANYON RESERVOIR	27,280	0
1	B	PRC CANYON RESERVOIR	37,406	0
1	B	PRC CANYON RESERVOIR	66,979	89,870
1	B	PRC CANYON RESERVOIR	74,065	0
7	B	PRC MOBILE HOME ESTATES	82,324	132,757
4	B	PRC REGIONAL AIRPARK/COMMERCE CENTER	641,240	914,369
5	B	PREASSURE REDUCING STATION	5,887	13,397
7	B	PRES RESORT GOLF & TENNIS	24,170	76,837
2	B	PRESCOTT AIR PARK	417,115	798,807

Functional Code	New Service Area	Description	Purchase Cost	Escalated Cost
7	B	PRESCOTT AIR PARK	5,835	12,643
7	B	PRESCOTT AIRPARK - UNIT 5	58,903	92,808
7	B	PRESCOTT AIRPARK - UNIT 7	51,138	80,574
7	B	PRESCOTT AIRPARK LOT 6	31,475	54,923
7	B	PRESCOTT AIRPARK UNIT 6	184,373	282,937
7	B	PRESCOTT AIRPARK UNIT 8	65,255	100,139
7	B	PRESCOTT AIRPARK,UNIT 9	93,754	136,898
7	B	PRESCOTT AIRPARK/LOT 14	36,244	61,567
7	B	PRESCOTT AIRPARK-UNIT 4-PH1	53,168	85,739
7	B	PRESCOTT AIRPARK-UNIT 4-PH2	32,593	52,559
7	B	PRESCOTT BOULDERS	9,050	24,441
1	B	PRESCOTT CANYON RESERVOIR	9,580	11,799
1	B	PRESCOTT CANYON RESERVOIR	20,353	0
1	B	PRESCOTT CANYON RESERVOIR WATER	23,414	30,019
1	B	PRESCOTT CANYON RESERVOIR WATER	279,128	0
7	B	PRESCOTT ESTATES I/LOTS 1-22	59,918	104,554
7	B	PRESCOTT HGTS WATER & SEWER IMP	133,540	333,297
7	B	PRESCOTT HIGHLAND ESTATES	158,640	226,211
7	B	PRESCOTT HIGHLANDS - UNIT 4	76,665	123,631
7	B	PRESCOTT HIGHLANDS - UNIT 5	101,499	163,679
7	B	PRESCOTT HIGHLANDS EAST	104,169	159,856
7	B	PRESCOTT HIGHLANDS I	55,093	116,387
7	B	PRESCOTT HIGHLANDS II	63,872	132,127
7	B	PRESCOTT HIGHLANDS PHASE III	53,981	95,292
7	B	PRESCOTT INDUSTRIAL AIRPARK	5,835	12,070
7	B	PRESCOTT INDUSTRIAL AIRPARK	142,170	308,046
7	B	PRESCOTT LAKES COMMERCE CENTER	59,603	91,466
7	B	PRESCOTT LAKES PETROLGLYPH POINTE	67,947	109,572
7	B	PRESCOTT LAKES SENIOR COMMUNITY CENTER	43,770	70,584
7	B	PRESCOTT MOBILE HOME ESTATES	61,025	98,410
7	B	PRESCOTT OVERLOOK LOTS 1-7 & 19-25 ONLY	29,449	53,962
7	B	PRESCOTT OVERLOOK PHASE 2	41,550	62,625
7	B	PRESCOTT RESORT PUMP STA UPGRADE	63,642	85,393
7	B	PRESCOTT RESORT PUMP STA UPGRADE	208,333	279,534
7	B	PRESCOTT RESORT PUMP STA UPGRADE	64,776	86,914
7	B	PRESCOTT RESORT PUMP STA UPGRADE	210,158	281,982
7	B	PRESCOTT RESORT PUMP STATION UPGRADE	15,533	18,616
7	B	PRESCOTT RESORT PUMP STATION UPGRADE	5,745	6,885
7	B	PRESCOTT RESORT PUMP STATION UPGRADE	156,610	187,686
7	B	PRESCOTT VIEW EST	23,543	74,844
7	B	PRESCOTT VIEW NORTH	125,123	247,054
7	B	PRESCOTT VIEW NORTH PAHSE II	43,607	79,904
7	B	PRESCOTT VIEW NORTH PAHSE II	43,607	79,904
7	B	PRESCOTT VIEW NORTH PHASE III	68,000	118,657
7	B	PRESCOTT VISTAS	46,670	68,147
7	B	PRESCOTT WATERLINE IMPROVEMENT	119,432	271,794
7	B	PRESCOTTONIAN PLAZA	62,055	113,708
4	B	PRESSURE REDUCING VALVES P V	28,837	91,674
5	B	PRODUCTION DISTRB WAREHSE INT	187,754	231,250
5	B	PRODUCTION DISTRIBUTION WAREHOUSE	43,085	57,810
5	B	PRODUCTION DISTRIBUTION WAREHOUSE	8,680	8,680
5	B	PRODUCTION DISTRIBUTION WAREHOUSE	423,421	568,132
5	B	PRODUCTION DISTRIBUTION WAREHOUSE	43,085	57,810
4	B	PRV UPGRADE	29,422	51,938
4	B	PRV UPGRADE	8,357	15,313
4	B	PRV UPGRADE	6,269	12,005
4	B	PRV UPGRADE	12,438	24,559
4	B	PRV UPGRADE	12,711	25,643

Functional Code	New Service Area	Description	Purchase Cost	Escalated Cost
5	B	PUMPS & MOTORS	94,192	374,519
5	B	PUSHER/PULLER	2,600	2,600
5	B	PUSHER/PULLER	6,873	11,993
7	B	QUAIL HOLLOW UNIT I PAHSE I & II	20,355	37,298
7	B	QUAIL HOLLOW/UNIT II/PHASE II	7,400	12,913
5	B	RADIO REPEATER SYSTEM	8,336	22,512
5	B	RADIO REPEATER SYSTEM	10,412	30,707
7	B	RANCH AT PRESCOTT II	28,151	64,821
7	B	RANCH COMMERCIAL CENTER	101,769	234,335
7	B	RANCH UNIT 9 - MYSTIC HEIGHTS	296,761	478,559
7	B	RANCHO VISTA HILLS	65,734	107,713
7	B	RAYGO STEEL ROLLER	10,000	29,492
2	B	RECOVERY WELL #2 AT AIRPORT	8,502	10,472
2	B	RECOVERY WELL #2 AT AIRPORT	63,343	78,018
2	B	RECOVERY WELL #2 AT AIRPORT	77,471	95,418
2	B	RECOVERY WELL #2 AT AIRPORT	680,906	838,650
2	B	RECOVERY WELL #3 AIRPORT	2,503,482	2,788,786
2	B	RECOVERY WELL #3 AT AIRPORT	840,077	911,149
2	B	RECOVERY WELL #3 AT AIRPORT	1,004,069	1,118,496
2	B	RECOVERY WELLS AT AIRPORT	106,508	136,555
2	B	RECOVERY WELLS AT AIRPORT	360,127	483,206
2	B	RECOVERY WELLS AT AIRPORT	807,623	1,083,641
2	B	RECOVERY WELLS AT AIRPORT	833,242	1,118,015
2	B	RECOVERY WELLS AT AIRPORT	1,002,013	1,344,467
5	B	REPAIR OF FIRE PUMP ENGINE/SHERATON	7,677	17,064
5	B	REPAIR OF FIRE PUMP ENGINE/SHERATON	7,677	7,677
7	B	REPAIR/ROBINSON DR LIFT STA	17,068	26,893
5	B	RIDGEVIEW EST	46,484	107,035
4	B	RIGHT OF WAY ZONE 19	2,430	2,993
4	B	RIGHT OF WAY ZONE 19	5,268	6,488
4	B	RIGHT OF WAY ZONE 19	6,458	7,955
4	B	RIGHT OF WAY ZONE 19	7,549	9,298
4	B	RIGHT OF WAY ZONE 19	16,775	20,661
7	B	ROBINSON DR	9,101	12,978
7	B	ROBINSON DRIVE	55,607	0
7	B	ROSSER RECONSTRUCTION	370,837	456,748
7	B	ROSSER RECONSTRUCTION	370,911	456,840
7	B	ROSSER STREET	20,269	27,196
7	B	ROSSER STREET	36,885	49,491
7	B	ROSSER STREET	306,806	411,662
7	B	ROSSER,COMMERCE,LAKEVIEW,SANDRETTO ROAI	118,983	191,874
7	B	RUSH,GRANITE,LINWOOD,WILLIS	13,500	21,271
7	B	RUTH-DEMERSE WATER/SEWER	390,440	523,879
7	B	RUTH-DEMERSE WATER/SEWER	522,872	701,571
1	B	S RESERVOIR/CORNER OF E AUBREY/SENATOR	3,560	117,194
7	B	SANDRETTO HILLS EST. (PHASE	26,878	55,600
7	B	SANDRETTO HILLS PHASE III	42,889	78,589
7	B	SANDRETTO-PHASE IV	51,750	90,302
7	B	SANTA FE OFFICE PARK	12,210	25,258
7	B	SANTA FE SPRINGS	14,101	25,838
7	B	SANTA FE SPRINGS IIA-LOTS 14-19	5,174	8,478
7	B	SANTA FE SPRINGS OFFICE PARK	12,210	12,210
7	B	SANTA FE SPRINGS PHASE IIB	61,193	87,257
7	B	SANTA FE VILLAGE	12,210	22,373
7	B	SANTA FE VILLAGE PHASE 2 LOTS 70-91	34,619	58,807
5	B	SAVIN COPIER	7,217	16,945
5	B	SEAMEN NUCLEAR DENSITY TESTER	6,725	26,739
5	B	SENATOR HIGHWAY DESIGN	11,246	16,036

Functional Code	New Service Area	Description	Purchase Cost	Escalated Cost
5	B	SENATOR HWY DESIGN	35,935	48,216
5	B	SENATOR HWY RECONSTRUCTION	6,471	7,970
5	B	SENATOR HWY RECONSTRUCTION	104,560	110,055
7	B	SERVICE LINE INSTALLATION	6,193	9,758
5	B	SEWER MAIN REPLACEMENT	345,723	682,626
5	B	SEWER RODDER	34,644	93,560
7	B	SHADOW VALLEY EST	139,530	302,325
7	B	SHARD CIR/SMALL WATER MAIN PROJECT	12,175	18,683
7	B	SHELDON ST WATER/SEWER IMPROVEMENTS	33,236	56,458
7	B	SHELDON STR PROJECT	85,942	138,592
7	B	SHELDON/MCCORMICK	70,029	112,930
7	B	SHELDON/MCCORMICK	199,015	320,933
7	B	SHORT/MEANY STREETS	46,987	72,106
7	B	SIENNA @ BLOOMING HILLS	49,288	70,282
5	B	SLUDGE MONITORING EQUIP	8,970	20,654
7	B	SM WATER MAIN BROOKSIDE	21,269	37,546
7	B	SM WATER MAIN CYPRESS	9,906	17,488
7	B	SM WATER MAIN FLORA/DELANO	164,326	286,741
7	B	SM WATER MAIN GURLEY/FRONT	28,341	50,031
7	B	SM WATER MAIN NAVAJO	13,641	24,079
7	B	SM WATER MAIN STETSON	19,305	34,079
7	B	SMALL WATER MAIN REPLACEMENT	127,425	170,975
7	B	SMALL WATER MAIN REPLACEMENT	135,298	181,538
7	B	SMALL WATER MAIN REPLACEMENT	743,583	997,713
7	B	SMALL WATER MAIN REPLACEMENT	347,466	466,218
4	B	SMOKE TREE LANE RECONSTRUCTION	51,399	55,747
4	B	SMOKE TREE LANE RECONSTRUCTION	1,269,658	1,377,073
4	B	SMOKE TREE LANE RECONSTRUCTION ROW	3,156	3,322
4	B	SMOKE TREE LANE RESCONSTRUCTION ROW	3,131	3,296
7	B	SMOKETREE PLAZA PHASE 2	45,920	69,210
7	B	SMOKETREE PLAZA PHASE 2	45,920	69,210
7	B	SOUTH BLOOMING HILLS DR	81,779	138,917
7	B	SOUTH MOUNT VERNON	6,715	8,047
7	B	SOUTH MOUNT VERNON	440,604	490,817
7	B	SOUTH SKYVIEW WATER MAIN REPLACEMENT	6,030	11,048
7	B	SOUTH SKYVIEW WATER MAIN REPLACEMENT	608	1,113
7	B	SOUTHVIEW I	45,413	45,413
7	B	SOUTHVIEW I	45,413	89,668
7	B	SOUTHVIEW II	72,124	142,408
7	B	SOUTHVIEW IV/LOTS 25-30,33-34,48-52,59-6	42,123	73,503
7	B	SOUTHVIEW V, LOTS 40,81-92,94-104,108	64,487	109,544
7	B	SOUTHVIEW VI	37,544	60,544
5	B	SPECIAL ASSESS. IMP.	379,887	1,510,476
4	B	SR 69 CORRIDOR PHASE I	100,068	123,251
4	B	SR 69 CORRIDOR PHASE I	103,573	127,568
4	B	SR89/PHIPPEN ROUNDABOU	518,069	561,898
7	B	ST 125 CONCRETE BUGGY	3,500	7,061
7	B	STARLIGHT EST.	9,950	21,559
4	B	STATE ROUTE 69 CORRIDOR PH 1	126,700	180,666
7	B	STONEY CREEK UNIT 2/PHASE 2	168,700	286,570
7	B	STONEY CREEK/UNIT II/PHASE I/LOTS 74-94	92,912	162,127
7	B	STTETSON DRIVE WATER PROJECT	13,348	24,458
5	B	STUFFING/INSERTING MACHINE	18,892	32,092
2	B	SULLIVAN WELL SITE	6,792	9,918
7	B	SUMMIT AT PRESCOTT LAKES	328,893	573,905
7	B	SUMMIT PHASE I 1-63	299,152	528,089
7	B	SUMMIT POINT I	41,481	81,904
7	B	SUMMIT POINTE ESTATES	169,073	246,876

Functional Code	New Service Area	Description	Purchase Cost	Escalated Cost
5	B	SUN/AUDRY WATER PROJECT	94,501	186,591
4	B	SUNDOG CONNECTOR	230,000	283,284
4	B	SUNDOG CONNECTOR	232,160	0
4	B	SUNDOG WATER OPS PAVEMENT	167,020	167,020
2	B	SURFACE WATER RECHARGE PIPE	9,072	11,174
7	B	TAMARACK VILLAGE	10,367	21,445
7	B	TANGLEWOOD I	53,959	145,722
7	B	TANGLEWOOD II	45,408	106,615
5	B	TAPPING MACHINE	15,933	50,652
5	B	TELEMETRY	20,991	38,463
5	B	TELEMETRY , INSTALL	22,681	51,616
5	B	TELEMETRY SYSTEM 85-86 IMP	103,555	279,662
5	B	TELEMETRY UPGRADE	69,577	121,410
5	B	TELEMETRY/SCADA PROGRA	580,100	0
5	B	TELEMETRY/SCADA PROGRAM	34,102	40,868
5	B	TELEMETRY/SCADA PROGRAM	39,595	0
5	B	TELEMETRY/SCADA PROGRAM	154,433	0
5	B	TELLUROMETER	5,140	15,159
7	B	THE BOULDERS	63,575	141,311
7	B	THE CROSSINGS COMMERCE CENTER UNIT 1	101,042	165,570
7	B	THE CROSSINGS PHASE 1	410,297	629,636
7	B	THE CROSSINGS PHASE 2	336,587	516,522
7	B	THE PINNACLE 1 PHASE 1	147,370	222,118
7	B	THE PRESERVE AT PRESCOTT	275,760	393,217
7	B	THE RANCH @ PRC/UNIT 8	104,394	140,072
7	B	THE RANCH IV	487,762	1,145,228
7	B	THE RANCH V	481,035	1,094,703
7	B	THE RANCH VI	246,185	520,081
7	B	THE RIDGE AT IRON SPRINGS	170,780	243,522
7	B	THUMB BUTTE EST	15,876	68,518
7	B	THUMB BUTTE MEADOWS	38,515	88,685
7	B	THUMB BUTTE RD	39,433	47,258
4	B	THUMB BUTTE RD 12" LINE	375,128	449,563
7	B	THUMB BUTTE TOWNHOUSES	19,130	60,815
7	B	TIMBER CREEK VILLAS PHASE 1	12,850	19,368
7	B	TIMBER CREEK VILLAS PHASE 2	75,645	107,865
7	B	TIMBER RIDGE	144,040	359,504
7	B	TIMBER RIDGE II	51,563	139,252
7	B	TIMBER RIDGE WEST	58,500	133,130
7	B	TOUCHMARK WATER MAIN	288,794	296,199
5	B	TRAFFIC COUNTER CLASSIFIE	5,698	12,346
5	B	TRAILER	2,486	3,746
5	B	TRAILER MOUNTED PUMP	11,209	23,186
4	B	TRANS MAIN UPGRADE PH 1	22,000	44,384
4	B	TRANS MAIN UPGRADE PH1	87,318	172,409
4	B	TRANS MAIN UPGRADE PHASE I	3,710	7,106
5	B	TRIMBLE GIS DATA COLLECTOR	3,836	4,037
5	B	UNDERGROUND PIERCING TOOL	6,295	14,780
1	B	UNDERGROUND STORAGE TANKS	45,184	64,429
1	B	UPPER THUMB BUTTE TANK WATER	116,181	148,958
1	B	UPPER THUMB BUTTE TANK WATER	118,645	152,117
7	B	UPPER THUMB BUTTE TANK	1,121,552	1,504,860
7	B	UPPER THUMB BUTTE TANK	1,124,507	1,508,825
7	B	VALLEY VIEW EST. & APTS.	46,660	96,522
5	B	VARIOUS BOND PROJECTS	1,738,580	5,978,975
5	B	VARIOUS FITTINGS FOR SYSTEM	10,953	40,592
5	B	VA-TRON VACUUM UNIT	63,033	92,039
5	B	VEHICLE BODY/ADDED TO EQUIPMENT 1104	5,294	7,549

Functional Code	New Service Area	Description	Purchase Cost	Escalated Cost
7	B	VILLAS AT SUNRISE TERRACE	91,073	213,833
2	B	VIRGINIA STREET LAND	10,000	17,450
2	B	VIRGINIA STREET LAND	37,653	65,702
7	B	VISTA DEL LAGO I	219,456	499,421
7	B	VISTA DEL LAGO II	44,060	97,934
7	B	VISTA DEL LAGO III	34,436	74,614
7	B	VISTA MONTANESA CONDOS	10,408	35,793
7	B	VISTA VERDE	53,884	111,465
7	B	VISTA VERDE - UNIT 2	34,079	53,695
7	B	VISTA VERDE ESTATES,UNIT 3	54,642	79,787
5	B	WACKER TAMPING MACHINE	0	0
5	B	WALKER ROAD REHAB (SR69-CITY LIMITS)	1,453	1,453
5	B	WATER DIVISION COPIER	5,010	5,010
7	B	WATER LINE 85-86 IMPROVEMENTS	138,364	373,667
7	B	WATER LINE 86-87 IMP	383,141	1,034,715
7	B	WATER LINE EASEMENT SHELDON/MONTEZUMA	3,300	6,971
7	B	WATER MAIN EAST GURLEY	67,539	86,593
4	B	WATER MAIN EXTENSIONS	12,606	24,891
4	B	WATER MAIN FLATAU/OVERSTREET	161,407	206,943
4	B	WATER MAIN LEROUX/GRANITE	154,445	198,018
4	B	WATER MAIN REPLACEMENT	344,015	658,815
4	B	WATER MAIN REPLACEMENT PROJECTS	11,499	21,071
4	B	WATER MAIN REPLACEMENT PROJECTS	3,179	5,824
4	B	WATER MAIN RODEO GROUNDS	56,199	72,054
4	B	WATER MAIN UPGRADE	23,273	36,670
4	B	WATER MAIN UPGRADE	51,024	80,393
4	B	WATER MAIN UPGRADE	78,322	136,669
4	B	WATER MAIN UPGRADE	121,442	222,527
4	B	WATER MAIN UPGRADE	350,804	707,735
4	B	WATER MAIN UPGRADE	482,077	997,232
4	B	WATER MAIN UPGRADE	190,262	401,940
4	B	WATER MAIN UPGRADE	221,550	480,042
4	B	WATER MAIN UPGRADE	119,955	266,629
7	B	WATER METER	25,920	89,139
7	B	WATER METERS	19,741	44,925
7	B	WATER METERS	1,392,017	6,578,770
7	B	WATER METERS AND ANNUAL MAINT	63,280	157,938
7	B	WATER METERS USED IN FY89	41,881	96,436
5	B	WATER MODEL UPDATE	497,348	554,027
3	B	WATER PRODUCTION BLDG	130,918	222,389
5	B	WATER PRODUCTION BLDG	9,841	16,125
1	B	WATER STORAGE / AIRPORT	28,681	50,630
1	B	WATER STORAGE AIRPRT ZONE	14,317	26,234
1	B	WATER STORAGE RESERVOIR	179,889	329,624
1	B	WATER STORAGE TANK	68,567	131,312
7	B	WATER SYSTEM	7,738,967	123,135,499
7	B	WATER SYSTEM	1,614,074	78,617,441
1	B	WATER TANK - NW QUADRANT	28,225	49,251
1	B	WATER TANK - NW QUADRANT	939,902	1,640,089
1	B	WATER TANK/RANCHO VISTA HILLS	14,921	24,450
1	B	WATER TANK-SE QUADRANT	16,412	28,638
1	B	WATER TANK-SE QUADRANT	42,702	74,513
1	B	WATER TANK-SE QUADRANT	640,765	1,118,107
7	B	WCR PHASE IV	39,500	62,237
7	B	WCR PHASE IV	256,493	404,135
2	B	WEBER WELL	150,151	442,830
5	B	WEINMAN PUMP	5,990	12,653
2	B	WELL REHAB PROGRAM	27,243	27,243

Functional Code	New Service Area	Description	Purchase Cost	Escalated Cost
2	B	WELL REHAB PROGRAM	34,780	52,421
2	B	WELL REHAB PROGRAM	27,243	41,061
2	B	WELL REHAB PROGRAM	85,122	128,297
2	B	WELL REHAB PROGRAM	144,272	217,449
2	B	WELL REHAB PROGRAM	183,171	276,077
7	B	WELL REHAB PROGRAM	27,243	41,061
7	B	WELL REHAB PROGRAM	27,243	41,061
5	B	WEST A/P MASTER PLAN	18,747	25,154
7	B	WHIPPLE STREET WATER PROJECT	13,628	24,972
7	B	WHISKEY ROW ALLEY REHAB	169,863	256,019
7	B	WHISPER RIDGE	15,086	34,332
4	B	WHITE SPAR 12" LINE	10,879	14,597
4	B	WHITE SPAR 12" LINE	43,903	58,907
4	B	WHITE SPAR 12" LINE	69,884	93,768
4	B	WHITE SPAR 12" LINE	222,334	298,320
4	B	WHITE SPAR 12" LINE	908,668	1,219,219
7	B	WHITE SPAR WATER LINE	10,985	24,417
7	B	WHITE SPAR WATERLINE	13,823	29,951
7	B	WICKWOOD LN CULVERT/DRAINAGE REPLACEMEI	112,669	118,590
7	B	WILHOIT WATER CO.	208,557	717,227
7	B	WILLIAMSON VALLEY RD	218,618	293,334
7	B	WILLIAMSON VALLEY RD	4,363	5,854
7	B	WILLIAMSON VALLEY RD	73,404	98,490
7	B	WILLIAMSON VALLEY RD	525,480	705,072
7	B	WILLIAMSON VALLEY RD	73,478	98,590
7	B	WILLIAMSON VALLEY RD	537,650	721,400
7	B	WILLOW COVE	12,550	22,996
7	B	WILLOW COVE-PHASE 2B/LOTS 12-23	18,980	33,505
7	B	WILLOW COVE-PHASE 2D,LOTS 39-60	18,980	33,119
2	B	WILLOW CREEK CHANNEL IMPROVEMENTS	530,002	557,856
7	B	WILLOW CREEK HEIGHTS	24,700	33,142
1	B	WILLOW CREEK RD HUT/RESERVOIR	4,916	4,916
7	B	WILLOW CREEK RD PHASE II A	70,730	124,859
7	B	WILLOW CREEK RD PHASE IIIA	6,450	10,956
7	B	WILLOW CREEK RD PHASE IIIB	6,450	10,956
4	B	WILLOW CREEK RD REALIGNMENT	546,945	593,218
4	B	WILLOW CREEK RD REALIGNMENT	631,564	684,996
4	B	WILLOW CREEK TRANS. MAIN SCOUR PROTECTIO	4,807	5,060
7	B	WILLOW CREEK WATER PROJECT	10,623	19,465
7	B	WILLOW CREEK WATER PROJECT	758,927	1,453,403
4	B	WILLOW CRK 14" TRANSMISSION	30,565	41,011
4	B	WILLOW CRK 14" TRANSMISSION	38,032	51,030
4	B	WILLOW CRK 14" TRANSMISSION	120,920	162,247
4	B	WILLOW CRK 14" TRANSMISSION	149,230	200,232
4	B	WILLOW CRK 14" TRANSMISSION	252,358	338,606
4	B	WILLOW CRK 14" TRANSMISSION	268,985	360,914
7	B	WILLOW HILLS - PHASE 2	540,031	850,882
7	B	WILLOW HILLS LOTS 1-13,39-64	45,217	74,094
7	B	WILLOW HILLS PHASE 3 & 4	127,846	196,191
7	B	WILLOW LAKE EST IV	65,500	193,175
7	B	WILLOW LAKE VILLAS (EXCEPT LOT 1)	138,097	222,697
7	B	WILLOW LAKE WATER LINE	78,096	173,587
2	B	WILLOW/WATSON ENHANCEM	52,863	0
2	B	WILLOW/WATSON LAKE ENH	18,173	0
7	B	WOODLAND PINES PARCEL H AT HASSAYAMPA	20,043	36,726
7	B	YAKASHBA ESTATES WATER SYSTEM	329,496	1,047,481
7	B	YAV COLL 6" WATER MAIN	112,281	176,911
7	B	YAV HILLS/THE RANCH PUMPING STATION	250,299	556,349

City of Prescott, AZ
Development Impact Fee Study
Water Assets System Buy-In Component

Functional Code	New Service Area	Description	Purchase Cost	Escalated Cost
7	B	YAVAPAI HILLS III	145,068	322,448
7	B	YAVAPAI HILLS IV & V	241,400	523,051
4	B	YAVAPAI HILLS LOWER PUMP STATION	25,730	30,836
4	B	YAVAPAI HILLS LOWER PUMP STATION	8,720	10,450
4	B	YAVAPAI HILLS LOWER PUMP STATION	46,932	0
4	B	YAVAPAI HILLS LOWER PUMP STATION	136,102	0
7	B	YAVAPAI HILLS UNIT 8 PHASE1	0	0
7	B	YAVAPAI HILLS UNIT 8/PHASE 2	97,080	164,909
7	B	YAVAPAI HILLS UNIT 9 PHASE 3	1,044,394	1,602,713
7	B	YAVAPAI HILLS VI	359,723	744,129
7	B	YAVAPAI HILLS,UNIT 9,PHASE 4	1,054,982	1,540,465
7	B	YAVAPAI HILLS-UNIT 9-PHASE 1&2	291,896	470,715
7	B	YAVAPAI HLLS VII	191,666	378,443
5	B	YAVAPAI-PRES INDIAN TRIBE WATER EASEMENT	51,417	51,417
1	B	YPIT WATER RESERVOIR	215,364	394,628
1	B	YPIT WATER RESERVOIR	6,474	12,397
7	B	ZCORR3- LOGGER SYSTEM LEAK DETECTION EQP	9,222	10,003
7	B	ZONE 101 12"-16" WATER MAIN UPSIZING	43,741	47,442
7	B	ZONE 101 12"-16" WATER MAIN UPSIZING	43,734	47,433
4	B	ZONE 12 INTERCONNECT PUMP STATION	1,124,093	1,219,193
4	B	ZONE 12 INTERCONNECT PUMP STATION ROW	500	542
4	B	ZONE 16 IMPROVEMENTS,	25,739	0
4	B	ZONE 16 IMPROVEMENTS,	720,667	0
4	B	ZONE 24/27 WATER PIPEL	74,902	0
4	B	ZONE 41 MINGUS PUMP TA	5,230	5,230
	Total B		**164,377,864**	**453,856,860**

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

Water Debt Service Repaid by Rates

Lender Id #	920125-08F		920206-11F		92A166-10F	
Lender	**WIFA**		**WIFA**		**WIFA**	
Description	**Drinking Water Projects 62.8%**		**Small Water Mains 100%**		**Zone 39 Improvements 64.8%**	
Munis Liability Account	700 4310 95107		700 4310 95108		700 4310 95110	
Funded By	Water Rates and Operations - 62.8%		Water Rates and Operations - 100%		Water Rates and Operations - 64.8%	
Munis Org	7005800		7005800		7005800	
6/30/18 Bal	$3,635,669		$730,292		$1,119,937	
WIFA Remaining Authorization	0		0		0	
Discount Rate	3.64%	3.64%	3.15%	3.15%	3.14%	3.14%
	Principal	*Interest*	*Principal*	*Interest*	*Principal*	*Interest*
FY 2018-19	$307,910	$121,130	$46,319	$21,559	$78,636	$32,723
FY 2019-20	319,118	109,515	47,779	20,053	81,107	30,174
FY 2020-21	330,734	97,476	49,285	18,499	83,656	27,545
FY 2021-22	342,772	84,999	50,839	16,897	86,285	24,834
FY 2022-23	355,249	72,068	52,441	15,244	88,996	22,037
FY 2023-24	368,180	58,666	54,094	13,539	91,793	19,152
FY 2024-25	381,582	44,777	55,799	11,780	94,677	16,177
FY 2025-26	395,472	30,381	57,558	9,966	97,653	13,108
FY 2026-27	409,867	15,462	59,372	8,094	100,721	9,943
FY 2027-28	424,786	0	61,244	6,164	103,887	6,679
FY 2028-29	0	0	63,174	4,173	107,151	3,311
FY 2029-30	0	0	65,165	2,119	105,376	0
FY 2030-31	0	0	67,219	0	0	0
FY 2031-32	0	0	0	0	0	0
FY 2032-33	0	0	0	0	0	0
FY 2033-34	0	0	0	0	0	0
Total	**$3,635,669**	**$634,474**	**$730,292**	**$148,087**	**$1,119,937**	**$205,685**

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

Water Debt Service Repaid by Rates

Lender Id #	920237-13		920125-08F	
Lender	**WIFA**		**WIFA**	
Description	**Water Res 12, 19 & 27 - 55.6%**		**Drinking Water Alt Water 5.4%**	
Munis Liability Account	700 4310 95111		705 4310 95107	
Funded By	Water Rates and Operations - 55.6%		Alt. Water Fee - 5.4%	
Munis Org	7005800		7052230	
6/30/18 Bal	$6,170,691		$313,120	
WIFA Remaining Authorization	0		0	
Discount Rate	2.80%	2.80%	3.64%	3.64%
	Principal	*Interest*	*Principal*	*Interest*
FY 2018-19	$336,670	$163,353	$26,519	$10,432
FY 2019-20	346,096	153,662	27,484	9,432
FY 2020-21	355,787	143,700	28,484	8,395
FY 2021-22	365,749	133,459	29,521	7,320
FY 2022-23	375,990	122,931	30,596	6,207
FY 2023-24	386,518	112,109	31,709	5,053
FY 2024-25	397,340	100,983	32,864	3,856
FY 2025-26	408,466	89,546	34,060	2,617
FY 2026-27	419,903	77,789	35,300	1,332
FY 2027-28	431,660	65,702	36,584	0
FY 2028-29	443,747	53,277	0	0
FY 2029-30	456,172	40,505	0	0
FY 2030-31	468,944	27,374	0	0
FY 2031-32	482,075	13,876	0	0
FY 2032-33	495,573	0	0	0
FY 2033-34	0	0	0	0
Total	**$6,170,691**	**$1,298,266**	**$313,120**	**$54,644**

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

Water Debt Service Repaid by Development Impact Fees

Lender Id #	920125-08F		92A166-10F		920237-13	
Lender	**WIFA**		**WIFA**		**WIFA**	
Description	**Drinking Water Impact 31.9%**		**Zone 39 Improvements 35.2%**		**Water Res 12, 19 & 27 - 44.4%**	
Munis Liability Account	715 4310 95107		715 4310 95110		715 4310 95111	
Funded By	Water Impact Fee - 31.9%		Water Impact Fee - 35.2%		Water Impact Fee - 44.4%	
Munis Org	7155800		7155800		7155800	
6/30/18 Bal	$1,849,726		$608,361		$4,927,674	
WIFA Remaining Authorization	0		0		0	
Discount Rate	3.64%	3.64%	3.14%	3.14%	2.80%	2.80%
	Principal	*Interest*	*Principal*	*Interest*	*Principal*	*Interest*
FY 2018-19	$156,656	$61,628	$42,716	$17,775	$268,851	$130,447
FY 2019-20	162,358	55,718	44,058	16,391	276,379	122,708
FY 2020-21	168,268	49,593	45,443	14,963	284,118	114,753
FY 2021-22	174,393	43,245	46,871	13,490	292,073	106,575
FY 2022-23	180,741	36,666	48,344	11,971	300,251	98,168
FY 2023-24	187,320	29,848	49,863	10,404	308,658	89,526
FY 2024-25	194,138	22,781	51,430	8,788	317,301	80,641
FY 2025-26	201,205	15,457	53,046	7,121	326,185	71,508
FY 2026-27	208,529	7,867	54,713	5,401	335,318	62,119
FY 2027-28	216,119	0	56,432	3,628	344,707	52,467
FY 2028-29	0	0	58,206	1,799	354,359	42,545
FY 2029-30	0	0	57,242	0	364,281	32,345
FY 2030-31	0	0	0	0	374,481	21,860
FY 2031-32	0	0	0	0	384,966	11,081
FY 2032-33	0	0	0	0	395,745	0
FY 2033-34	0	0	0	0	0	0
Net Present Value	**$1,511,539**	**$283,168**	**$495,029**	**$97,757**	**$3,922,928**	**$894,904**

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

Fiscal Year	Principal	NPV of Interest
FY 2018-19	$0	$0
FY 2019-20	9,900,000	3,439,120
FY 2020-21	6,700,000	2,446,204
FY 2021-22	500,000	174,692
FY 2022-23	1,400,000	500,505
FY 2023-24	700,000	238,336
FY 2024-25	2,700,000	874,071
FY 2025-26	0	0
FY 2026-27	0	0
FY 2027-28	500,000	136,107
Total	22,400,000	7,809,034

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

Bond Amortization Schedule
FY 2019-20

Borrowing Rate	4.00%	Discount Rate
Years	20.00	4.00%
Annual Payment	$728,459	
Principal Amount	$9,900,000	NPV of
Fiscal Year of Issue	2020	Interest Payments
		$3,439,120

Fiscal Year	EOY Principal Balance	Principal	Interest	Total
FY 2017-18				
FY 2018-19				
FY 2019-20	$9,733,771	$166,230	$198,000	$364,230
FY 2020-21	9,394,662	339,108	389,351	728,459
FY 2021-22	9,041,990	352,673	375,786	728,459
FY 2022-23	8,675,210	366,779	361,680	728,459
FY 2023-24	8,293,760	381,451	347,008	728,459
FY 2024-25	7,897,051	396,709	331,750	728,459
FY 2025-26	7,484,474	412,577	315,882	728,459
FY 2026-27	7,055,394	429,080	299,379	728,459
FY 2027-28	6,609,151	446,243	282,216	728,459
FY 2028-29	6,145,058	464,093	264,366	728,459
FY 2029-30	5,662,401	482,657	245,802	728,459
FY 2030-31	5,160,438	501,963	226,496	728,459
FY 2031-32	4,638,397	522,041	206,418	728,459
FY 2032-33	4,095,474	542,923	185,536	728,459
FY 2033-34	3,530,834	564,640	163,819	728,459
FY 2034-35	2,943,608	587,226	141,233	728,459
FY 2035-36	2,332,893	610,715	117,744	728,459
FY 2036-37	1,697,750	635,143	93,316	728,459
FY 2037-38	1,037,201	660,549	67,910	728,459
FY 2038-39	350,230	686,971	41,488	728,459
FY 2039-40	0	350,232	14,009	364,242
Total		**$9,900,002**	**$4,669,190**	**$14,569,192**

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

Bond Amortization Schedule
FY 2020-21

Borrowing Rate	4.50%	Discount Rate
Years	20.00	4.50%
Annual Payment	$515,070	
Principal Amount	$6,700,000	NPV of
Fiscal Year of Issue	2021	Interest Payments
		$2,446,204

Fiscal Year	EOY Principal Balance	Principal	Interest	Total
FY 2017-18				
FY 2018-19				
FY 2019-20			$0	
FY 2020-21	$6,593,215	$106,785	$150,750	$257,535
FY 2021-22	6,374,840	218,375	296,695	515,070
FY 2022-23	6,146,637	228,202	286,868	515,070
FY 2023-24	5,908,166	238,471	276,599	515,070
FY 2024-25	5,658,964	249,203	265,867	515,070
FY 2025-26	5,398,547	260,417	254,653	515,070
FY 2026-27	5,126,412	272,135	242,935	515,070
FY 2027-28	4,842,030	284,381	230,689	515,070
FY 2028-29	4,544,852	297,179	217,891	515,070
FY 2029-30	4,234,300	310,552	204,518	515,070
FY 2030-31	3,909,773	324,527	190,543	515,070
FY 2031-32	3,570,643	339,130	175,940	515,070
FY 2032-33	3,216,252	354,391	160,679	515,070
FY 2033-34	2,845,913	370,339	144,731	515,070
FY 2034-35	2,458,909	387,004	128,066	515,070
FY 2035-36	2,054,490	404,419	110,651	515,070
FY 2036-37	1,631,872	422,618	92,452	515,070
FY 2037-38	1,190,237	441,636	73,434	515,070
FY 2038-39	728,727	461,509	53,561	515,070
FY 2039-40	246,450	482,277	32,793	515,070
FY 2040-41	0	246,450	11,090	257,540
Total		**$6,700,000**	**$3,601,405**	**$10,301,405**

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

Bond Amortization Schedule
FY 2021-22

Borrowing Rate	4.50%	Discount Rate
Years	20.00	4.50%
Annual Payment	$38,438	
Principal Amount	$500,000	NPV of
Fiscal Year of Issue	2022	Interest Payments
		$174,692

Fiscal Year	EOY Principal Balance	Principal	Interest	Total
FY 2017-18				
FY 2018-19				
FY 2019-20			$0	
FY 2020-21			$0	
FY 2021-22	$492,031	$7,969	$11,250	$19,219
FY 2022-23	475,734	16,297	22,141	38,438
FY 2023-24	458,704	17,030	21,408	38,438
FY 2024-25	440,908	17,796	20,642	38,438
FY 2025-26	422,311	18,597	19,841	38,438
FY 2026-27	402,877	19,434	19,004	38,438
FY 2027-28	382,568	20,309	18,129	38,438
FY 2028-29	361,346	21,222	17,216	38,438
FY 2029-30	339,169	22,177	16,261	38,438
FY 2030-31	315,993	23,175	15,263	38,438
FY 2031-32	291,775	24,218	14,220	38,438
FY 2032-33	266,467	25,308	13,130	38,438
FY 2033-34	240,020	26,447	11,991	38,438
FY 2034-35	212,383	27,637	10,801	38,438
FY 2035-36	183,502	28,881	9,557	38,438
FY 2036-37	153,322	30,180	8,258	38,438
FY 2037-38	121,783	31,539	6,899	38,438
FY 2038-39	88,825	32,958	5,480	38,438
FY 2039-40	54,384	34,441	3,997	38,438
FY 2040-41	18,394	35,991	2,447	38,438
FY 2041-42	0	18,393	828	19,221
Total		**$500,000**	**$268,762**	**$768,762**

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

Bond Amortization Schedule
FY 2022-23

Borrowing Rate	5.00%	Discount Rate
Years	20.00	5.00%
Annual Payment	$112,340	
Principal Amount	$1,400,000	NPV of
Fiscal Year of Issue	2023	Interest Payments
		$500,505

Fiscal Year	EOY Principal Balance	Principal	Interest	Total
FY 2017-18				
FY 2018-19				
FY 2019-20			$0	
FY 2020-21			$0	
FY 2021-22			$0	
FY 2022-23	$1,378,830	$21,170	$35,000	$56,170
FY 2023-24	1,335,432	43,399	68,942	112,340
FY 2024-25	1,289,863	45,568	66,772	112,340
FY 2025-26	1,242,016	47,847	64,493	112,340
FY 2026-27	1,191,777	50,239	62,101	112,340
FY 2027-28	1,139,026	52,751	59,589	112,340
FY 2028-29	1,083,637	55,389	56,951	112,340
FY 2029-30	1,025,479	58,158	54,182	112,340
FY 2030-31	964,413	61,066	51,274	112,340
FY 2031-32	900,294	64,119	48,221	112,340
FY 2032-33	832,968	67,325	45,015	112,340
FY 2033-34	762,277	70,692	41,648	112,340
FY 2034-35	688,051	74,226	38,114	112,340
FY 2035-36	610,113	77,937	34,403	112,340
FY 2036-37	528,279	81,834	30,506	112,340
FY 2037-38	442,353	85,926	26,414	112,340
FY 2038-39	352,130	90,222	22,118	112,340
FY 2039-40	257,397	94,733	17,607	112,340
FY 2040-41	157,927	99,470	12,870	112,340
FY 2041-42	53,483	104,444	7,896	112,340
FY 2042-43	0	53,483	2,674	56,157
Total		**$1,400,000**	**$846,787**	**$2,246,787**

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

Bond Amortization Schedule
FY 2023-24

Borrowing Rate	5.00%	Discount Rate
Years	20.00	5.00%
Annual Payment	$56,170	
Principal Amount	$700,000	NPV of
Fiscal Year of Issue	2024	Interest Payments
		$238,336

Fiscal Year	EOY Principal Balance	Principal	Interest	Total
FY 2017-18				
FY 2018-19				
FY 2019-20			$0	
FY 2020-21			$0	
FY 2021-22			$0	
FY 2022-23			$0	
FY 2023-24	$689,415	$10,585	$17,500	$28,085
FY 2024-25	667,716	21,699	34,471	56,170
FY 2025-26	644,932	22,784	33,386	56,170
FY 2026-27	621,008	23,923	32,247	56,170
FY 2027-28	595,889	25,120	31,050	56,170
FY 2028-29	569,513	26,376	29,794	56,170
FY 2029-30	541,819	27,694	28,476	56,170
FY 2030-31	512,740	29,079	27,091	56,170
FY 2031-32	482,207	30,533	25,637	56,170
FY 2032-33	450,147	32,060	24,110	56,170
FY 2033-34	416,484	33,663	22,507	56,170
FY 2034-35	381,138	35,346	20,824	56,170
FY 2035-36	344,025	37,113	19,057	56,170
FY 2036-37	305,057	38,969	17,201	56,170
FY 2037-38	264,139	40,917	15,253	56,170
FY 2038-39	221,176	42,963	13,207	56,170
FY 2039-40	176,065	45,111	11,059	56,170
FY 2040-41	128,698	47,367	8,803	56,170
FY 2041-42	78,963	49,735	6,435	56,170
FY 2042-43	26,742	52,222	3,948	56,170
FY 2042-43	0	26,742	1,337	28,079
Total		**$700,000**	**$423,394**	**$1,123,394**

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

Bond Amortization Schedule
FY 2024-25

Borrowing Rate	5.00%	Discount Rate
Years	20.00	5.00%
Annual Payment	$216,655	
Principal Amount	$2,700,000	NPV of
Fiscal Year of Issue	2025	Interest Payments
		$874,071

Fiscal Year	EOY Principal Balance	Principal	Interest	Total
FY 2017-18				
FY 2018-19				
FY 2019-20			$0	
FY 2020-21			$0	
FY 2021-22			$0	
FY 2022-23			$0	
FY 2023-24			$0	
FY 2024-25	$2,659,173	$40,828	$67,500	$108,328
FY 2025-26	2,575,476	83,696	132,959	216,655
FY 2026-27	2,487,595	87,881	128,774	216,655
FY 2027-28	2,395,320	92,275	124,380	216,655
FY 2028-29	2,298,431	96,889	119,766	216,655
FY 2029-30	2,196,697	101,733	114,922	216,655
FY 2030-31	2,089,877	106,820	109,835	216,655
FY 2031-32	1,977,716	112,161	104,494	216,655
FY 2032-33	1,859,947	117,769	98,886	216,655
FY 2033-34	1,736,289	123,658	92,997	216,655
FY 2034-35	1,606,449	129,841	86,814	216,655
FY 2035-36	1,470,116	136,333	80,322	216,655
FY 2036-37	1,326,967	143,149	73,506	216,655
FY 2037-38	1,176,660	150,307	66,348	216,655
FY 2038-39	1,018,838	157,822	58,833	216,655
FY 2039-40	853,125	165,713	50,942	216,655
FY 2040-41	679,126	173,999	42,656	216,655
FY 2041-42	496,428	182,699	33,956	216,655
FY 2042-43	304,594	191,834	24,821	216,655
FY 2043-44	103,169	201,425	15,230	216,655
FY 2044-45	0	103,169	5,158	108,328
Total		**$2,700,000**	**$1,633,100**	**$4,333,100**

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

Bond Amortization Schedule
FY 2027-28

Borrowing Rate	5.00%	Discount Rate
Years	20.00	5.00%
Annual Payment	$40,121	
Principal Amount	$500,000	NPV of
Fiscal Year of Issue	2028	Interest Payments
		$136,107

Fiscal Year	EOY Principal Balance	Principal	Interest	Total
FY 2017-18				
FY 2018-19				
FY 2019-20			$0	
FY 2020-21			$0	
FY 2021-22			$0	
FY 2022-23			$0	
FY 2023-24			$0	
FY 2024-25			$0	
FY 2025-26			$0	
FY 2026-27			$0	
FY 2027-28	$492,440	$7,561	$12,500	$20,061
FY 2028-29	476,940	15,499	24,622	40,121
FY 2029-30	460,667	16,274	23,847	40,121
FY 2030-31	443,579	17,088	23,033	40,121
FY 2031-32	425,637	17,942	22,179	40,121
FY 2032-33	406,798	18,839	21,282	40,121
FY 2033-34	387,016	19,781	20,340	40,121
FY 2034-35	366,246	20,770	19,351	40,121
FY 2035-36	344,438	21,809	18,312	40,121
FY 2036-37	321,539	22,899	17,222	40,121
FY 2037-38	297,494	24,044	16,077	40,121
FY 2038-39	272,248	25,246	14,875	40,121
FY 2039-40	245,740	26,509	13,612	40,121
FY 2040-41	217,906	27,834	12,287	40,121
FY 2041-42	188,680	29,226	10,895	40,121
FY 2042-43	157,993	30,687	9,434	40,121
FY 2043-44	125,771	32,221	7,900	40,121
FY 2044-45	91,939	33,832	6,289	40,121
FY 2045-46	56,415	35,524	4,597	40,121
FY 2046-47	19,115	37,300	2,821	40,121
FY 2047-48	0	19,115	956	20,071
Total		**$500,000**	**$302,430**	**$802,430**

City of Prescott, AZ
Development Impact Fee Study
EDU Inventory

Meter Size	Customer Accounts	Capacity Ratio [1]	2017 EDUs
5/8"	19,774	1.00	19,774
3/4"	68	1.50	102
1"	2,112	1.67	3,520
1.5"	307	3.33	1,023
2"	440	5.33	2,347
3"	46	10.00	460
4"	25	16.67	417
6"	12	33.33	400
8"	2	53.33	107
	22,786		28,149

Peak Day Demand (2)	12,026,000
Demand Factor Per EDU	427.22

1 Flow in gpm is based on meter capacity standards published in the American Water Works Association (AWWA) Manual M-6, Water Meters - Selecting, Testing, Installation, and Maintenance.
2 Peak Day Demand is the average daily demand in the peak month of July 2017.

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

Line No.	DESCRIPTION	Current Year FY 2018-19	FY 2019-20	FY 2020-21	FY 2021-22	FY 2022-23	Projected FY 2023-24	FY 2024-25	FY 2025-26	FY 2026-27	FY 2027-28
1	**Annual Added EDUs**	**450**	**458**	**465**	**472**	**480**	**488**	**495**	**503**	**511**	**520**
	Sources of Funds										
2	System Impact Fees	$1,117,635	$1,135,517	$1,153,686	$2,427,408	$2,466,246	2,505,706	2,545,797	2,586,530	2,627,915	2,669,961
3	Interest Income	5,897	59	1	0	0	0	0	0	0	0
4	Bond & Loan Proceeds	0	9,900,000	6,700,000	500,000	1,400,000	700,000	2,700,000	0	0	500,000
5	Loans from Operations Fund	1,066,023	990,338	1,390,538	0	0	0	83,553	0	0	0
6	Authorized WIFA Loan Disbursements	0	0	0	0	0	0	0	0	0	0
7	**Total Sources of Funds**	2,189,555	12,025,914	9,244,224	2,927,408	3,866,246	3,205,706	5,329,350	2,586,530	2,627,915	3,169,961
	Uses of Funds										
8	System Infrastructure Growth-Related Projects	1,952,575	9,860,190	6,746,741	532,704	1,467,073	665,134	2,664,946	0	0	499,174
9	Bond Issuance Costs and Reserve Deposits	0	926,459	649,070	48,438	140,340	70,170	270,655	0	0	50,121
10	Debt Service - Existing	820,762	820,168	819,554	818,921	818,266	817,590	816,891	816,169	815,423	814,652
11	Debt Service - New	0	424,935	1,028,917	1,265,952	1,347,499	1,427,073	1,576,859	1,667,132	1,667,132	1,690,536
12	Loan Repayment to Operations Fund	0	0	0	261,393	93,069	225,740	0	103,229	145,360	115,478
13	**Total Uses of Funds**	2,773,337	12,031,752	9,244,282	2,927,408	3,866,246	3,205,706	5,329,350	2,586,530	2,627,915	3,169,961
14	Increase/(Decrease) in Fund Balance	(583,782)	(5,838)	(58)	(1)	(0)	0	0	0	0	0
15	Beginning Fund Balance	589,679	5,897	59	1	0	(0)	(0)	(0)	(0)	(0)
16	**Ending Fund Balance**	**$5,897**	**$59**	**$1**	**$0**	**($0)**	**($0)**	**(0)**	**(0)**	**(0)**	**(0)**

(1) Summary of total service area impact fee Fund sources and uses in FY2018-19 through FY 2027-28.

City of Prescott, Arizona
Water Impact Fee and Rate Study
Water System DIF Revenue Projection

Line No.	DESCRIPTION	Current Year FY 2018-19	FY 2019-20	FY 2020-21	FY 2021-22	FY 2022-23	Projected FY 2023-24	FY 2024-25	FY 2025-26	FY 2026-27	FY 2027-28
1	**Water System DIFs**										
2	Service Area A	$827	$827	$827	$862	$862	$862	$862	$862	$862	$862
3	Service Area B	1,436	1,436	1,436	4,277	4,277	4,277	4,277	4,277	4,277	4,277
4	Service Area C	126	126	126	0	0	0	0	0	0	0
5	Service Area D	69	69	69	0	0	0	0	0	0	0
6	Service Area E	18	18	18	0	0	0	0	0	0	0
7	Service Area F	345	345	345	0	0	0	0	0	0	0
8	Service Area G	362	362	362	0	0	0	0	0	0	0
9	Service Area H	1,072	1,072	1,072	0	0	0	0	0	0	0
10	Service Area I	844	844	844	0	0	0	0	0	0	0
11	Service Area J	839	839	839	0	0	0	0	0	0	0
12	**Water System EDUs**										
13	Service Area A	450	458	465	472	480	488	495	503	511	520
14	Service Area B	450	458	465	472	480	488	495	503	511	520
15	Service Area C	214	217	221	224	228	347	352	358	364	370
16	Service Area D	33	34	34	35	35	36	37	37	38	38
17	Service Area E	2	2	2	2	2	2	2	2	2	2
18	Service Area F	67	68	69	71	72	73	74	75	76	78
19	Service Area G	18	18	18	18	19	19	19	20	20	20
20	Service Area H	10	10	10	11	11	11	11	11	11	12
21	Service Area I	28	29	29	30	30	31	31	32	32	33
22	Service Area J	6	6	6	6	6	6	6	6	7	7
23	**Water System DIF Revenues**										
24	Service Area A	$372,430	$378,389	$384,443	$407,166	$413,681	$420,299	$427,024	$433,857	$440,798	$447,851
25	Service Area B	646,823	657,172	667,687	2,020,242	2,052,566	2,085,407	2,118,773	2,152,673	2,187,116	2,222,110
26	Service Area C	26,963	27,394	27,832	0	0	0	0	0	0	0
27	Service Area D	2,302	2,338	2,376	0	0	0	0	0	0	0
28	Service Area E	29	29	30	0	0	0	0	0	0	0
29	Service Area F	23,217	23,589	23,966	0	0	0	0	0	0	0
30	Service Area G	6,377	6,479	6,582	0	0	0	0	0	0	0
31	Service Area H	10,809	10,982	11,157	0	0	0	0	0	0	0
32	Service Area I	23,856	24,238	24,626	0	0	0	0	0	0	0
33	Service Area J	4,830	4,908	4,986	0	0	0	0	0	0	0
34	**Total DIF Revenue**	$1,117,635	$1,135,517	$1,153,686	$2,427,408	$2,466,246	$2,505,706	$2,545,797	$2,586,530	$2,627,915	$2,669,961

City of Prescott, Arizona
Water Impact Fee and Rate Study
System Impact Fee EDU Distribution

Line No.	DESCRIPTION	Current Year FY 2018-19	FY 2019-20	FY 2020-21	FY 2021-22	FY 2022-23	Projected FY 2023-24	FY 2024-25	FY 2025-26	FY 2026-27	FY 2027-28
	EDU Distribution of Total Growth										
1	Service Area A	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%
2	Service Area B	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%
3	Service Area C	47.53%	47.53%	47.53%	47.53%	47.53%	71.13%	71.13%	71.13%	71.13%	71.13%
4	Service Area D	7.39%	7.39%	7.39%	7.39%	7.39%	7.39%	7.39%	7.39%	7.39%	7.39%
5	Service Area E	0.36%	0.36%	0.36%	0.36%	0.36%	0.36%	0.36%	0.36%	0.36%	0.36%
6	Service Area F	14.93%	14.93%	14.93%	14.93%	14.93%	14.93%	14.93%	14.93%	14.93%	14.93%
7	Service Area G	3.91%	3.91%	3.91%	3.91%	3.91%	3.91%	3.91%	3.91%	3.91%	3.91%
8	Service Area H	2.24%	2.24%	2.24%	2.24%	2.24%	2.24%	2.24%	2.24%	2.24%	2.24%
9	Service Area I	6.28%	6.28%	6.28%	6.28%	6.28%	6.28%	6.28%	6.28%	6.28%	6.28%
10	Service Area J	1.28%	1.28%	1.28%	1.28%	1.28%	1.28%	1.28%	1.28%	1.28%	1.28%
11	**Annual EDUs by Service Area**										
	Service Area A										
12	**Beginning of Year EDUs**	28,149	28,599	29,057	29,522	29,994	30,474	30,962	31,457	31,960	32,472
13	**Growth Rate (System-Wide)**	1.60%	1.60%	1.60%	1.60%	1.60%	1.60%	1.60%	1.60%	1.60%	1.60%
14	**New EDUs**	450	458	465	472	480	488	495	503	511	520
15	**End of Year EDUs**	28,599	29,057	29,522	29,994	30,474	30,962	31,457	31,960	32,472	32,991
	Service Area B										
16	**Beginning of Year EDUs**	28,149	28,599	29,057	29,522	29,994	30,474	30,962	31,457	31,960	32,472
17	**New EDUs**	450	458	465	472	480	488	495	503	511	520
18	**End of Year EDUs**	28,599	29,057	29,522	29,994	30,474	30,962	31,457	31,960	32,472	32,991
	Service Area C										
19	**Beginning of Year EDUs**	22,103	22,317	22,534	22,755	22,980	23,208	23,554	23,907	24,265	24,629
20	**New EDUs**	214	217	221	224	228	347	352	358	364	370
21	**End of Year EDUs**	22,317	22,534	22,755	22,980	23,208	23,554	23,907	24,265	24,629	24,998
	Service Area D										
22	**Beginning of Year EDUs**	0	33	67	101	136	172	208	245	282	319
23	**New EDUs**	33	34	34	35	35	36	37	37	38	38
24	**End of Year EDUs**	33	67	101	136	172	208	245	282	319	358
	Service Area E										
25	**Beginning of Year EDUs**	197	199	200	202	204	205	207	209	211	213
26	**New EDUs**	2	2	2	2	2	2	2	2	2	2
27	**End of Year EDUs**	199	200	202	204	205	207	209	211	213	215
	Service Area F										
28	**Beginning of Year EDUs**	2,151	2,218	2,286	2,356	2,426	2,498	2,570	2,644	2,719	2,796
29	**New EDUs**	67	68	69	71	72	73	74	75	76	78
30	**End of Year EDUs**	2,218	2,286	2,356	2,426	2,498	2,570	2,644	2,719	2,796	2,873
	Service Area G										
31	**Beginning of Year EDUs**	1,734	1,752	1,769	1,788	1,806	1,825	1,844	1,863	1,883	1,903
32	**New EDUs**	18	18	18	18	19	19	19	20	20	20
33	**End of Year EDUs**	1,752	1,769	1,788	1,806	1,825	1,844	1,863	1,883	1,903	1,923
	Service Area H										
34	**Beginning of Year EDUs**	1,300	1,311	1,321	1,331	1,342	1,353	1,363	1,375	1,386	1,397
35	**New EDUs**	10	10	10	11	11	11	11	11	11	12
36	**End of Year EDUs**	1,311	1,321	1,331	1,342	1,353	1,363	1,375	1,386	1,397	1,409
	Service Area I										
37	**Beginning of Year EDUs**	4,422	4,450	4,479	4,508	4,538	4,568	4,599	4,630	4,661	4,693
38	**New EDUs**	28	29	29	30	30	31	31	32	32	33
39	**End of Year EDUs**	4,450	4,479	4,508	4,538	4,568	4,599	4,630	4,661	4,693	4,726
	Service Area J										
40	**Beginning of Year EDUs**	704	709	715	721	727	733	740	746	752	759
41	**New EDUs**	6	6	6	6	6	6	6	6	7	7
42	**End of Year EDUs**	709	715	721	727	733	740	746	752	759	766

APPENDIX B:

WATER RESOURCE DIF

City of Prescott, Arizona
Development Impact Fee Study
Proposed Water Resources DIFs

Meter Size	Service Units	Resource Fee
5/8"	1.00	$1,441
3/4"	1.50	2,161
1"	1.67	2,401
1.5"	3.33	4,803
2"	5.33	7,684
3"	10.00	14,408
4"	16.67	24,013
6"	33.33	48,025
8"	53.33	76,840

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

Line No	Water Resource Fee	Calculation
1	**Eligible Improvements**	
2	Big Chino Ranch Acquisition (1)	$12,413,455
3	Non-Growth Related Debt Principal Offset	(1,748,000)
4	Current and Future Debt Interest NPV Cost	2,478,123
5	**Net Water Resource Costs**	**$13,143,578**
6	Big Chino Ranch Capacity (MGD)	3.90
7	**Water Resource Unit Cost of Capacity (GPD)**	**$3.37**
8	**Peak Day Water Use Per EDU (GPD)**	**427.22**
9	**Water Resource Fee Per 5/8 x 3/4-Inch Meter**	**$1,440.76**

(1) 2004 acquisition debt funded by the City.

City of Prescott, AZ
Development Impact Fee Study
Big Chino Water Ranch Asset Buy-In

Service Area	Description	Purchase Cost	Escalated Cost
A	BIG CHINO WATER RANCH ACQ	$18,374,667	$18,374,667
A	BIG CHINO WATER RANCH ACQ	4,593,667	4,593,667
	Total	**$22,968,334**	**$22,968,334**

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

Water Resource Debt Service Repaid by DIFs

Lender Id #	MPC 2004-G	
Lender	**US Bank**	
Description	**JWK Ranch Purchase 80%**	
Munis Liability Account	710 4305 95002	
Funded By	Water Resource Impact Fee - 80%	
Munis Org	7102230-09670	
6/30/18 Bal	$5,606,400	
WIFA Remaining Authorization	0	
	4.62%	4.62%
	Principal	*Interest*
FY 2018-19	$308,000	$333,080
FY 2019-20	316,000	326,920
FY 2020-21	332,000	311,120
FY 2021-22	344,000	294,520
FY 2022-23	360,000	277,320
FY 2023-24	380,000	259,320
FY 2024-25	400,000	240,320
FY 2025-26	408,000	224,320
FY 2026-27	436,000	208,000
FY 2027-28	456,000	186,200
FY 2028-29	480,000	163,400
FY 2029-30	504,000	139,400
FY 2030-31	528,000	114,200
FY 2031-32	556,000	87,800
FY 2032-33	588,000	60,000
FY 2033-34	612,000	30,600
Net Present Value	**$4,663,625**	**$2,478,123**

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

Water Resource Debt Service Repaid by Rates

Lender Id #	MPC 2004-G	
Lender	**US Bank**	
Description	**JWK Ranch Purchase 20%**	
Munis Liability Account	710 4305 95002	
Funded By	Alt Water Fee - 20%	
Munis Org	7052230	
6/30/18 Bal	$1,401,600	
WIFA Remaining Authorization	0	
	4.62%	4.62%
	Principal	*Interest*
FY 2018-19	$75,000	$85,610
FY 2019-20	79,000	81,860
FY 2020-21	83,000	77,910
FY 2021-22	86,000	74,175
FY 2022-23	90,000	70,305
FY 2023-24	94,000	66,255
FY 2024-25	99,000	61,555
FY 2025-26	103,000	57,100
FY 2026-27	109,000	51,950
FY 2027-28	114,000	46,500
FY 2028-29	120,000	40,800
FY 2029-30	126,000	34,800
FY 2030-31	132,000	28,500
FY 2031-32	139,000	21,900
FY 2032-33	146,000	14,950
FY 2033-34	153,000	7,650
Total	**$1,748,000**	**$821,820**

City of Prescott, AZ
Development Impact Fee Study
EDU Inventory

Meter Size	Customer Accounts	Capacity Ratio [1]	2017 EDUs
5/8"	19,774	1.00	19,774
3/4"	68	1.50	102
1"	2,112	1.67	3,520
1.5"	307	3.33	1,023
2"	440	5.33	2,347
3"	46	10.00	460
4"	25	16.67	417
6"	12	33.33	400
8"	2	53.33	107
	22,786		28,149

Peak Day Demand (2)	12,026,000
Demand Factor Per EDU	427.22

1 Flow in gpm is based on meter capacity standards published in the American Water Works Association (AWWA) Manual M-6, Water Meters - Selecting, Testing, Installation, and Maintenance.
2 Peak Day Demand is the average daily demand in the peak month of July 2017.

City of Prescott, Arizona
Water Impact Fee and Rate Study
Water Resource Development Fund Cash Flow

Line No.	DESCRIPTION	Current Year FY 2018-19	FY 2019-20	FY 2020-21	FY 2021-22	FY 2022-23	Projected FY 2023-24	FY 2024-25	FY 2025-26	FY 2026-27	FY 2027-28
	Water Resource Development Fund										
1	**Water Resource Development Fee**	**$1,481**	**$1,441**	**$1,441**	**$1,441**	**$1,441**	**$1,441**	**$1,441**	**$1,441**	**$1,441**	**$1,441**
2	**Annual Added EDUs (1)**	**450**	**458**	**465**	**472**	**480**	**488**	**495**	**503**	**511**	**520**
	Sources of Funds										
3	Water Resource Development Fee (2)	$667,019	$659,387	$669,938	$680,657	$691,547	$702,612	$713,854	$725,275	$736,880	$748,670
4	Interest Income	2,852	3,140	3,336	3,638	4,096	4,679	5,359	6,148	7,139	8,139
5	Bond & Loan Proceeds	0	0	0	0	0	0	0	0	0	0
6	Intergovernmental Contributions	0	0	0	0	0	0	0	0	0	0
7	Loans from Operations Fund	0	0	0	0	0	0	0	0	0	0
8	Alt. Water Fees Debt Service Transfer From Op. Fund	160,270	160,730	160,780	159,630	159,330	159,830	160,080	158,080	161,000	160,550
9	**Total Sources of Funds**	830,141	823,258	834,054	843,925	854,973	867,121	879,292	889,503	905,018	917,359
	Uses of Funds										
10	Water Resource Projects	0	0	0	0	0	0	0	0	0	0
11	Bond Issuance Costs and Reserve Deposits	0	0	0	0	0	0	0	0	0	0
12	Debt Service - Existing	801,350	803,650	803,900	798,150	796,650	799,150	800,400	790,400	805,000	802,750
13	Debt Service - New	0	0	0	0	0	0	0	0	0	0
14	Loan Repayment to Operations Fund	0	0	0	0	0	0	0	0	0	0
15	Other Services and Charges	0	0	0	0	0	0	0	0	0	0
16	**Total Uses of Funds**	801,350	803,650	803,900	798,150	796,650	799,150	800,400	790,400	805,000	802,750
17	Increase/(Decrease) in Fund Balance	28,791	19,608	30,154	45,775	58,323	67,971	78,892	99,103	100,018	114,609
18	**Beginning Year Fund Balance**	285,246	314,037	333,645	363,799	409,573	467,896	535,867	614,759	713,862	813,880
19	**End of Year Fund Balance**	**$314,037**	**$333,645**	**$363,799**	**$409,573**	**$467,896**	**535,867**	**614,759**	**713,862**	**813,880**	**928,489**

(1) Based on 5/8x3/4-inch meter capacity ratios.
(2) Fee * Incremental EDUs.

APPENDIX C:

WASTEWATER SYSTEM DIF

City of Prescott, Arizona
Development Impact Fee Study
Proposed Wastewater Impact Fees

Meter Size	Service Units	Impact Fee
5/8"	1.00	$3,020
3/4"	1.50	4,530
1"	1.67	5,033
1.5"	3.33	10,067
2"	5.33	16,107
3"	10.00	30,200
4"	16.67	50,334
6"	33.33	100,667
8"	53.33	161,068

City of Prescott, Arizona
Development Impact Fee Study
Sewer System Impact Fee Calculation

Line No	Sewer System DIF	Service Area A
	Eligible Improvements	
1	Growth Related IIP (1)	$36,405,399
2	Sewer Lines	49,519,628
3	Lift Stations	3,079,781
4	Treatment (2)	74,785,676
5	Non-Growth Related Debt Principal Offset (3)	(25,931,537)
6	Current and Future Debt Interest NPV Cost	16,142,490
7	**Net Wastewater System Costs**	**$154,001,437**
8	Treatment Capacity (MGD)	7.50
9	**Wastewater System Unit Cost of Capacity (GPD)**	**$20.53**
10	**Peak Day Wastewater Use Per EDU (GPD)**	**147.08**
11	**Wastewater Development Fee Per 5/8 x 3/4-Inch Meter**	**$3,020.02**

(1) Growth Related CIP projects for FY 2018-
(2) Excludes Sundog WWTP assets
(3) Excludes WIFA Loan 910170-18 remaining principal as Sundog WWTP assets are excluded.

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

Line No	CIP Type	Percent Growth	Percent Non-growth	Service Area (1)	Available for Debt	Project Number	PROJECT NAME	Current Year FY 2018-19	Projected FY 2019-20	FY 2020-21	FY 2021-22	FY 2022-23	FY 2023-24	FY 2024-25	FY 2025-26	FY 2026-27	FY 2027-28	Total
1	C	50%	50%	A	Cash	1 WW	Impact Fee Ordinance Implementation and User Rates Project (non-IIP)	$144,848	$0	$0	$0	$145,000	$0	$0	$0	$0	$145,000	$434,848
2	C	50%	50%	A	Cash	3 WW	Wastewater Model Update	70,450	0	0	0	70,000	0	0	0	0	70,000	210,450
3	C	0%	100%	0	Cash	18 WW	Willow and Watson Lake Enhancement Program (TMDL)	10,000	0	0	0	0	0	0	0	0	0	10,000
4	C	35%	65%	A	Cash	na	Centralization - Sundog Trunk Main, Phase B	200,000	2,300,000	0	0	0	0	0	0	0	0	2,500,000
5	C	35%	65%	A	Cash	26 WW	Sundog Trunk Main Phase C from Miller Valley Rd. to VA	450,000	2,000,000	4,700,000	0	0	0	0	0	0	0	7,150,000
6	C	100%	0%	A	Y	32 WW	Granite Dells Development (DA) Wastewater Requirements - Airport East Regional Lift Station	0	0	0	0	0	0	2,340,000	0	0	0	2,340,000
7	C	100%	0%	A	Y	32 WW	Granite Dells Development (DA) Wastewater Requirements - Airport East Pipelines (10 in.)	0	0	0	0	0	0	652,000	0	0	0	652,000
8	C	100%	0%	A	Y	32 WW	Granite Dells Development (DA) Wastewater Requirements - Airport East Pipelines (12 in.)	0	0	0	0	0	0	395,000	0	0	0	395,000
11	C	65%	35%	A	Cash	34 WW	Airport Trunk Main	5,250,000	4,600,000	0	0	0	0	0	0	0	0	9,850,000
12	C	35%	65%	A	Cash	34 WW	Centralization - SR89 Lift Station	400,000	2,500,000	0	0	0	0	0	0	0	0	2,900,000
13	C	25%	75%	A	Y	36 WW	Montezuma Trunk Main-upsize sewers on Granite St from north of Aubrey to Sheldon St	0	0	0	938,000	0	0	0	0	0	0	938,000
14	C	25%	75%	A	Y	38 WW	Hassayampa Trunk Main - Upsize Josephine/Osburn from Plaza to Miller Valley Rd (8 in.)	0	0	0	305,000	0	0	0	0	0	0	305,000
15	C	25%	75%	A	Y	38 WW	Hassayampa Trunk Main - Upsize Josephine/Osburn from Plaza to Miller Valley Rd (10 in.)	0	0	0	246,000	0	0	0	0	0	0	246,000
16	C	25%	75%	A	Y	38 WW	Hassayampa Trunk Main - Upsize Josephine/Osburn from Plaza to Miller Valley Rd (12 in.)	0	0	0	837,000	0	0	0	0	0	0	837,000
17	C	25%	75%	A	Y	38 WW	Hassayampa Trunk Main - Upsize Josephine/Osburn from Plaza to Miller Valley Rd (15 in.)	0	0	0	1,669,000	0	0	0	0	0	0	1,669,000
18	C	0%	100%	0	Cash	40 WW	City Lights - replace 8-in gravity sewer north of Virginia St by rerouting pipeline north	0	0	0	0	277,000	0	0	0	0	0	277,000
19	C	0%	100%	0	Cash	42 WW	Willow Creek - upsize sewers on Willow Creek, Rosser and Demerse (8 in.)	0	0	0	0	0	0	833,000	0	0	0	833,000
20	C	0%	100%	0	Cash	42 WW	Willow Creek - upsize sewers on Willow Creek, Rosser and Demerse (10 in.)	0	0	0	0	0	0	536,000	0	0	0	536,000
21	C	0%	100%	0	Cash	44 WW	5th St., 6th St., and Hillside Sewer Main Upsize (12 in.)	0	0	0	0	0	0	587,000	0	0	0	587,000
22	C	0%	100%	0	Cash	44 WW	5th St., 6th St., and Hillside Sewer Main Upsize (15 in.)	0	0	0	0	0	0	230,000	0	0	0	230,000
23	C	0%	100%	0	Cash	44 WW	5th St., 6th St., and Hillside Sewer Main Upsize (18 in.)	0	0	0	0	0	0	4,000	0	0	0	4,000
24	C	0%	100%	0	Cash	46 WW	Sun St. Sewer Main Upgrade (8 in.)	0	0	0	0	0	0	0	134,000	0	0	134,000
25	C	0%	100%	0	Cash	46 WW	Sun St. Sewer Main Upgrade (10 in.)	0	0	0	0	0	0	0	848,000	0	0	848,000
26	C	0%	100%	0	Cash	46 WW	Sun St. Sewer Main Upgrade (12 in.)	0	0	0	0	0	0	0	213,000	0	0	213,000
27	C	35%	65%	A	Y	54 WW	Sundog Equalization Basin	0	0	0	0	1,650,000	0	0	0	0	0	1,650,000
28	C	35%	65%	A	Y	54 WW	Plant Decommissioning	0	0	0	0	175,000	0	0	0	0	0	175,000
29	C	25%	75%	A	Cash	56 WW	Upsize Willow Ck Trunk Main from Willow Lake Regional Lift Station W to Cottonwood Ln (12 in.)	0	0	145,300	1,307,700	0	0	0	0	0	0	1,453,000
30	C	25%	75%	A	Cash	56 WW	Upsize Willow Ck Trunk Main from Willow Lake Regional Lift Station W to Cottonwood Ln (15 in.)	0	0	117,000	1,053,000	0	0	0	0	0	0	1,170,000
31	C	25%	75%	A	Cash	56 WW	Upsize Willow Ck Trunk Main from Willow Lake Regional Lift Station W to Cottonwood Ln(18 in.)	0	0	55,300	497,700	0	0	0	0	0	0	553,000
32	C	100%	0%	A	Y	58 WW	Airport WRF Phase II Expansion	0	0	0	0	18,750,000	0	0	0	0	0	18,750,000
33	C	35%	65%	A	Cash	62 WW	Willow Creek Wet Well Additional (Tied to Other 62 WW Projects)	0	0	500,000	0	0	0	0	0	0	0	500,000
34	C	25%	75%	A	Cash	62 WW	Willow Creek Gravity Sewer from Willow Lakes Regional Lift Station (8 in.)	0	14,300	128,700	0	0	0	0	0	0	0	143,000
35	C	25%	75%	A	Cash	62 WW	Willow Creek Gravity Sewer from Willow Lakes Regional Lift Station (21 in.)	0	203,400	1,830,600	0	0	0	0	0	0	0	2,034,000
36	C	0%	100%	0	Cash	64 WW	Montezuma and Gurley St. Improvements (8 in.)	0	0	0	0	0	0	0	139,000	0	0	139,000
37	C	0%	100%	0	Cash	64 WW	Montezuma and Gurley St. Improvements (10 in.)	0	0	0	0	0	0	0	49,000	0	0	49,000
38	C	0%	100%	0	Cash	64 WW	Montezuma and Gurley St. Improvements (12 in.)	0	0	0	0	0	0	0	27,000	0	0	27,000
39	C	0%	100%	0	Cash	66 WW	Gurley, Sheldon, EZ St. and Roughrider Improvements (8 in.)	0	0	0	0	0	0	0	174,000	0	0	174,000
40	C	0%	100%	0	Cash	66 WW	Gurley, Sheldon, EZ St. and Roughrider Improvements (10 in.)	0	0	0	0	0	0	0	179,000	0	0	179,000
41	C	0%	100%	0	Cash	66 WW	Gurley, Sheldon, EZ St. and Roughrider Improvements (12 in.)	0	0	0	0	0	0	0	189,000	0	0	189,000
42	C	0%	100%	0	Cash	68 WW	Fair St. and Miller Valley Rd. to Willow Creek Rd. (12 in.)	0	0	0	0	0	0	0	346,000	0	0	346,000
43	C	0%	100%	0	Cash	68 WW	Fair St. and Miller Valley Rd. to Willow Creek Rd. (15 in.)	0	0	0	0	0	0	0	319,000	0	0	319,000
44	C	0%	100%	0	Cash	70 WW	Peace Land and Gail Gardner Way	0	0	0	0	0	0	0	50,000	0	0	50,000
45	C	0%	100%	0	Cash	78 WW	Shadow Valley Dr. and Archers Path	0	0	0	0	0	0	0	42,000	0	0	42,000
46	C	0%	100%	0	Cash	80 WW	Forest Trail #1 Upsize Force Main	0	0	0	0	0	0	0	322,000	0	0	322,000
47	C	0%	100%	0	Cash	na	Goodwin St. and S. Washington Ave. Reconstruction	125,000	0	0	0	0	0	0	0	0	0	125,000
48	C	0%	100%	0	Cash	na	Robinson Drive Reconstruction	344,000	0	0	0	0	0	0	0	0	0	344,000
49	C	0%	100%	0	Cash	na	Penn Ave. And Eastwood Dr. Reconstruction	896,000	0	0	0	0	0	0	0	0	0	896,000
50	C	0%	100%	0	Cash	na	S. Summit Ave./S. McCormick St./Beach Ave. Recontstruction	497,000	0	0	0	0	0	0	0	0	0	497,000
51	C	0%	100%	0	Cash	na	Carleton St. and S. Cortez St. Reconstruction	110,000	0	0	0	0	0	0	0	0	0	110,000
52	C	0%	100%	0	Cash	na	N. Wasington - Sheldon St. to Churchill St. Reconstruction	10,000	0	0	0	0	0	0	0	0	0	10,000
53	C	0%	100%	0	Cash	na	Goodwin St. (East and West) Reconstruction	20,000	220,000	110,000	0	0	0	0	0	0	0	350,000
54	C	0%	100%	0	Cash	na	SR 89 Widening and Utility Improvements south of SR89A	20,000	0	0	0	0	0	0	0	0	0	20,000
55	C	0%	100%	0	Cash	na	Bashford Courts Alley and Parking Lot Reconstruction	3,000	0	0	0	0	0	0	0	0	0	3,000
56	C	0%	100%	0	Cash	na	Gurley St. Reconstruction	0	0	150,000	150,000	0	0	0	0	0	0	300,000
57	C	0%	100%	0	Cash	na	Washington St. Reconstruction - Sheldon St. to Gurley St.	0	0	0	0	250,000	0	0	0	0	0	250,000
58	C	0%	100%	0	Cash	na	W. Merritt Ave. Reconstruction	0	0	0	0	0	25,000	0	0	0	0	25,000
59	C	0%	100%	0	Cash	na	McCormick St. Reconstruction - Gurley St. to Grove Ave.	0	0	0	0	10,000	100,000	0	0	0	0	110,000
60	C	0%	100%	0	Cash	na	E. Willis St. Reconstruction	0	0	0	0	0	25,000	0	0	0	0	25,000
62	C	0%	100%	0	Cash	na	Main Line Replacements	250,000	250,000	250,000	250,000	250,000	250,000	250,000	250,000	250,000	250,000	2,500,000
63	C	0%	100%	0	Cash	na	SCADA System Installation and Upgrade	1,196,000	1,035,500	0	0	0	0	0	0	0	0	2,231,500
64	C	0%	100%	0	Cash	na	Zone 61/Zone 41/Zone 40/Zone 0 Water Main Upgrades	0	0	0	0	120,000	120,000	0	0	0	0	240,000
65	C	0%	100%	0	Cash	na	Zone 42 Pipeline Upgrade	0	0	0	0	45,000	0	0	0	0	0	45,000
67	C	0%	100%	0	Cash	na	Motor Vehicle Replacements	465,000	300,000	245,000	150,000	100,000	300,000	100,000	100,000	100,000	425,000	2,285,000
68	C	0%	100%	0	Cash	na	Operations Building Expansion	400,000	0	0	0	0	0	0	0	0	0	400,000
69	C	0%	100%	0	Cash	na	Effluent Tank, Pipeline and Conversion	0	0	0	0	350,000	3,150,000	0	0	0	0	3,500,000
70	C	0%	100%	0	Cash	na	Miscellaneous Water and Wastewater Projects	170,000	175,000	180,000	185,000	190,000	200,000	200,000	200,000	350,000	350,000	2,200,000
							Total Capital Improvement Program	**11,031,298**	**13,598,200**	**8,411,900**	**7,588,400**	**22,382,000**	**4,170,000**	**6,127,000**	**3,581,000**	**700,000**	**1,240,000**	**78,829,798**
							Total Capital Improvement Program with Inflation	**$11,031,298**	**$14,006,146**	**$8,924,185**	**$8,292,050**	**$25,191,138**	**$4,834,173**	**$7,315,958**	**$4,404,178**	**$886,739**	**$1,617,919**	**$86,503,784**

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

City of Prescott, AZ
Development Impact Fee Study
Wastewater Assets Summary

Function Code	Description	Original Cost All Assets	RCN All Assets
1	Sewer Lines	$24,629,536	$49,519,628
2	Lift Stations	2,160,264	3,079,781
3	Sundog WWTP	16,319,601	40,088,527
4	Fleet	1,597,637	2,410,709
5	Treatment	62,276,725	74,785,676
6	Admin / Misc	1,697,316	3,408,539
7	Excluded Small Main / Developer Contributions	44,710,454	75,362,265
	Total	$153,391,533	$248,655,125

City of Prescott, AZ
Development Impact Fee Study
Wastewater Assets System Buy-In Component

Functional Code	New Service Area	Description	Purchase Cost	Escalated Cost
1	A	09598 SENATOR HWY RECONSTRUCTION	$0	$0
3	A	11015 SUNDOG FILTER REPL/DENTRIFICA	0	0
2	A	11016 CLIFF ROSE LIFT STATION UPGRA	0	0
5	A	11017 AIRPORT PHASE 1 (3.75MG)	0	0
7	A	11019 SOUTH MT VERNON	315,665	362,641
6	A	13106 WW COLLECTION MODEL UPDATE	0	0
3	A	13129 WWTP NOV 7-20-2012	0	0
4	A	1986 FORD SEWER RODDER	34,644	93,560
4	A	1996 1/2 TON SWB 4X4 PICK-UP	21,568	43,513
4	A	1996 ROLL-OFF HOIST & TRAILER	84,305	161,451
4	A	1997 DODGE 150 1/2 TON 4X2	17,175	32,891
4	A	1998 1/2 TON PICKUP	20,149	36,921
4	A	1998 CHEV PICK-UP	19,268	35,307
4	A	1999 DODGE 1/2 TON PICKUP	18,165	32,067
4	A	1999 TRAIL BOSS BOX TRAILER	2,396	4,229
4	A	2000 FORD STEEL RODDER	61,776	107,796
4	A	2001 CHEVROLET BLAZER	22,254	37,803
4	A	2001 FRHT SEWER JET RODDER	94,936	165,660
4	A	2002 FREIGHTLINER FL60	39,180	64,202
4	A	2002 FREIGHTLINER FL60	52,057	85,303
4	A	2002 LOADTRAIL TRAILER	985	1,615
4	A	2003 CHEV 34PU	21,801	35,723
4	A	2003 CUES CAMERA VAN	90,256	145,547
4	A	2004 BIG TEX TRAILER	1,200	1,842
4	A	2005 CARSON TRLR	3,990	6,124
4	A	2005 FORD F-350	20,910	32,088
4	A	2006 CAT 420E BACKHOE	97,492	142,356
4	A	2006 DAEWOO FORKLIFT	23,739	35,779
4	A	2006 JET RODDER	154,021	232,142
4	A	2007 CATERPILLAR MODEL 414E	65,947	96,295
4	A	2007 LOAD MAX/TANDEM AXLE TRLR	4,659	7,022
4	A	2008 FORD ESCAPE	7,669	11,199
4	A	2008 FORD F-150	17,757	25,928
4	A	2008 FORD F350	22,141	31,572
4	A	2008 FORD RANGER	6,768	9,883
7	A	2014 F-150 4X2	16,403	18,272
7	A	2014 F-150 4X2	16,403	18,272
4	A	2014 FORD F-150 4X2	8,201	9,136
4	A	2015 FORD F350 XL 4X2	28,522	30,935
1	A	2015 KENWORTH JET/VAC SEWER TRUCK	375,763	418,586
4	A	2016 FORD F150 4x2 PU	24,136	25,405
4	A	2016 FORD F150 4X4 PU	26,367	27,753
4	A	2016 FORD F250 4X2 PU	28,012	29,484
7	A	2016 SEWER MAINLINE REPLACEMENTS	756,965	796,747
7	A	2016 SMALL WATER MAIN UPGRADES	448,820	472,407
4	A	2016 TOWMASTER T-40T TRAILER	18,804	19,792
4	A	2017 FORD F350 SUPER CAB XL 4X4	46,830	48,031
4	A	2017 FORD F750 W/ CRANE	192,338	197,269
7	A	2017 SMALL WATER MAIN UPGRADES	24,039	24,655
7	A	2018 SMALL WATER MAIN UPGRADES	762,249	762,249
7	A	421 NORTH VIRGINIA	23,587	23,587
7	A	5700 ROVER BUNDLE	13,644	22,358
7	A	600' CLASS 50 IRON PIPE	12,273	36,196
1	A	69/89 SEWER EXTENSION	6,231	10,872
1	A	69/89 WIDENING IMPROVEMENTS	565,565	912,036
1	A	6TH STREET RECON	71,779	113,097

City of Prescott, AZ
Development Impact Fee Study
Wastewater Assets System Buy-In Component

Functional Code	New Service Area	Description	Purchase Cost	Escalated Cost
7	A	8" SEWER MAIN - SHERWOOD DR	121,818	359,269
5	A	A/P & SUNDOG PLANT PROCESS	73,451	98,554
1	A	A/P ZONE 12 TANK RES TRANS	125,147	167,918
2	A	ACS NEMA 3A 50HP CONTROL PANEL	6,557	13,852
6	A	AERIAL IMAGES	7,333	8,788
6	A	AERIAL IMAGES AND LIMITED CONTOURS	11,092	11,675
5	A	AEROBIC DIGESTER - AIRPORT	33,454	70,674
5	A	AIRPORT PERCOLATION POND SIX	19,245	35,263
5	A	AIRPORT PHASE 1 3.75 MG	583,226	718,342
5	A	AIRPORT PHASE 1 3.75 MG	2,159,631	2,659,949
5	A	AIRPORT PHASE 1 3.75 MG	8,810,506	9,273,531
5	A	AIRPORT PHASE 1 3.75 MG	33,291,613	35,041,209
5	A	AIRPORT PLANT PROCESS EXPAN	16,672	21,375
5	A	AIRPORT PLANT PROCESS EXPAN	694,280	890,150
5	A	AIRPORT TRUNK MAIN IMP	1,427,714	1,464,322
5	A	AIRPORT WWTP BIOSOLIDS CENTRIFUGE	7,315	7,934
5	A	AIRPORT WWTP BIOSOLIDS CENTRIFUGE	21,976	21,976
5	A	AIRPORT WWTP BIOSOLIDS CENTRIFUGE	143,121	143,121
5	A	AIRPORT WWTP BIOSOLIDS CENTRIFUGE	966,388	966,388
5	A	AIRPORT WWTP BLDG	9,257	9,495
5	A	AIRPORT WWTP BLDG	72,257	76,054
5	A	AIRPORT WWTP RECHRG CELL REHAB	48,991	50,247
5	A	AIRPORT WWTP UPGRADE	12,337	13,381
5	A	AIRPORT WWTP UPGRADE - IN PROGRESS	7,384	7,772
5	A	AIRPORT WWTP UPGRADE - IN PROGRESS	20,537	21,064
5	A	AIRPORT WWTP UPGRADE - IN PROGRESS	1,393,633	1,429,366
5	A	AIRPORT WWTP UPGRADE - IN PROGRESS	2,305,138	2,305,138
5	A	AIRPORT WWTP UPGRADE '97	131,720	151,322
7	A	AIRPORT/MILLER CREEK SEWER	1,408	1,618
6	A	ALLEY PAVING PROJECT	32,831	47,940
6	A	ALLEY -WILLIS TO SHELDON	66,203	116,866
7	A	ALLEYWAY SEWER REPLACEMENTS	197,550	311,264
7	A	ANTELOPE HILLS/WHITE OAK CIR	12,840	18,749
7	A	ANTELOPE HILLS/WHITE OAK CIR	32,470	47,411
7	A	ANTELOPE N. & ANT W. VILLAS	16,672	45,025
7	A	ARIZ STR/SEWER LINE REP-1% STS	10,450	18,235
7	A	ARROYO VISTA	23,258	35,691
7	A	ASPEN CREEK SEWER 86-87	54,283	135,483
7	A	ASPEN CREEK SEWER 87-88	526,886	1,315,033
7	A	ASPENS ON THE CREEK	15,701	31,001
7	A	ASPENS ON THE CREEK/PHASE II	10,396	18,141
7	A	ASPENS ON THE CREEK-LOTS 12&13	8,941	15,602
7	A	ASPHALT PAVEMENT CONSTR/VARIOUS STREETS	21,988	33,742
5	A	AWRF REAL PROPERTY PURCHASE	251,991	280,709
7	A	BLAWKHAWK/PHASE III LOTS 4-15	4,729	8,252
7	A	BLOOMING HILL ESTATES PHASE I	152,059	233,348
7	A	BLOOMING HILLS PHASE 3	102,684	157,578
7	A	BLOOMINGHILLS ESTATES-PHASE II-LOTS 1-20	53,051	83,588
7	A	BLOOMINGHILLS-PHASE IV-LOTS 89-98	32,995	51,987
7	A	BOULDER PARK TOWN HOMES	89,852	147,234
6	A	CANON IMAGE PROGRAF IPF785 36" PRINTER	1,090	1,183
7	A	CARLETON - ALARCON PAV	9,466	0
7	A	CARLETON AND S.CORTEZ	656	0
7	A	CARRINGTON PLACE	11,896	16,963
4	A	CAT 420D BACKHOE	90,149	142,039
6	A	CAT OLYMPIAN POWER SYSTEM	9,998	17,445

City of Prescott, AZ
Development Impact Fee Study
Wastewater Assets System Buy-In Component

Functional Code	New Service Area	Description	Purchase Cost	Escalated Cost
7	A	CATHEDRAL PINES	187,343	426,341
7	A	CATHEDRAL VISTA	20,299	43,983
2	A	CENT. SR89 LIFT STATIO	140,840	140,840
1	A	CENT. SUNDOG TRUNK MAI	27,673	27,673
7	A	CENTERPOINTE EAST	85,016	128,137
7	A	CENTERPOINTE EAST	85,016	121,228
7	A	CENTERPOINTE WEST	257,365	375,799
5	A	CENTRALIZATION SUNDOG	1,936,767	1,986,427
7	A	CHAPARRAL PINES II	86,235	178,387
7	A	CHARLA ACRES	7,435	20,079
7	A	CHRISTY'S VISTA	65,789	146,232
1	A	CLEAN & ROD SEWER	385,625	1,533,291
7	A	CLIFF ROSE - UNIT 6	54,166	88,758
7	A	CLIFF ROSE 3	96,422	199,460
7	A	CLIFF ROSE I	90,466	225,790
7	A	CLIFF ROSE II	50,663	109,774
2	A	CLIFF ROSE LIFT STATION	15,236	18,765
2	A	CLIFF ROSE LIFT STATION	872,157	971,550
7	A	CLIFF ROSE UNIT 3 PH C	95,523	182,934
7	A	CLIFF ROSE UNIT 7	107,096	164,348
7	A	CLIFF ROSE UNIT V PHASE A	38,373	70,314
7	A	CLIFF ROSE/UNIT 5/PHASE B/LOTS 362-380	38,174	64,846
7	A	CLOUDSTONE,PHASE 1	220,531	322,015
6	A	COLEMAN 40KW GENERATOR	9,729	14,930
1	A	COMBO SEWER CLEANING UNIT	232,698	381,306
7	A	COPPER BASIN HOMESITES	24,503	72,265
7	A	COPPER BASIN RD	737,748	989,885
7	A	COPPER BASIN RD	1,218,669	1,635,167
7	A	COPPER BASIN RD/PHASE II	12,126	17,706
7	A	COPPER CANYON VILLAGE LOTS 1-26	130,439	213,741
7	A	COPPER VISTA	28,524	98,094
7	A	CORONADO SEWER CHANGE	14,541	27,847
7	A	CORONADO SEWER PROJECT	4,311	7,899
7	A	COTTAGES AT LAKESIDE	59,186	104,480
7	A	COURTYARDS - PHASE 2	16,578	26,734
7	A	COURTYARDS/PHASE I LOTS 1-38	3,258	5,686
7	A	CREEKSIDE @ PRESCOTT LAKES	159,811	245,244
7	A	CRESTVIEW EST	31,702	85,615
7	A	CROSSINGS BUSINESS PARK UNIT 2&3	46,113	74,362
7	A	CROSSINGS UNIT 4	88,625	139,639
7	A	CROSSINGS, UNIT 2, LOT 25	28,210	44,449
7	A	CRYSTAL CREEK OFFICE PARK	6,744	11,456
7	A	CRYSTAL LANE REALIGNMENT	49,846	51,124
7	A	DELLS AT PRESCOTT LAKES	437,535	763,479
5	A	DIGESTER STUDY 85-86 IMP	53,988	145,801
7	A	DOWNER 16	226,520	303,937
7	A	DOWNER TRAIL	53,569	71,877
7	A	DOWNER TRAIL	182,157	244,412
7	A	DOWNER TRAIL	354,762	832,954
7	A	E GOODWIN ST RECONSTRU	31,227	0
7	A	E. GURLEY ST SEWER REPLACEMENT	16,621	31,830
7	A	EAGLE RIDGE I	130,196	296,290
7	A	EAGLE RIDGE II	214,677	453,518
7	A	EAGLE RIDGE UNIT 2 PHASE 4	7,986	13,934
7	A	EAGLE RIDGE UNIT 3 PH 2	22,583	43,248
7	A	EAST A/P MASTER PLAN	15,884	21,313

City of Prescott, AZ
Development Impact Fee Study
Wastewater Assets System Buy-In Component

Functional Code	New Service Area	Description	Purchase Cost	Escalated Cost
7	A	EAST GURLEY STR RECON	12,500	19,182
7	A	EAST GURLEY STR RECONSTUCTION	426,313	654,214
5	A	ECO DEVEL LLC - AWRF NOISE & O	318,024	354,267
1	A	EFFLUENT DELIVERY SYSTEM PROJECT	66,708	113,317
1	A	EFFLUENT LINE FY89	785,051	1,807,674
6	A	EMERGENCY STANBY GENERATOR	30,588	44,664
6	A	EMERGENCY WASTEWATER BYPASS PUMP	58,154	58,154
6	A	ENG/ENV BLDG	116,915	206,388
6	A	ENG/ENV BLDG IMPROVEMENTS	7,840	13,841
5	A	EPA C-04-0143-05-WWTP PHASE I	2,505,005	9,960,198
6	A	EQUIPMENT BAY/VIRGINIA STR BLDG	7,830	12,831
6	A	EQUIPMENT BAY/VIRGINIA STR BLDG	53,905	88,331
7	A	ESTANCIA DE PRESCOTT - PHASE 1	63,516	100,077
7	A	ESTANCIA DE PRESCOTT,UNIT 1,PHASE 1,2&3	16,865	25,419
7	A	ESTATES AT PRC LAKES/UNIT I/PHASE 1&2 ET	435,505	759,938
7	A	ESTATES/PRC LAKES/UNIT I/PHASE 4	553,897	940,902
7	A	ESTRELLA HILL	161,946	217,293
1	A	EZ STREET SEWER UPGRADE	86,514	170,821
1	A	F450 4X4 W/HIGH CUBE TV INSP SYSTEM	237,917	250,420
4	A	FLO TREND ROLL OFF	80,280	107,717
6	A	FLOW METER	5,720	13,017
2	A	FLYGT SUBMERSIBLE SEWAGE PUMP	12,953	18,913
6	A	FOLDING-INSERTING MACHINE	5,836	11,774
7	A	FOOTHILLS UNIT III	53,191	90,355
7	A	FORBING PARK IGA	80,000	89,117
7	A	FORBIS/AINSWORTH SEWER PROJECT	44,066	80,745
7	A	FOREST RIDGE/HASSAYAMPA/PHASE I	323,212	549,038
7	A	FOREST TRAILS "THE BEND"	84,812	193,009
7	A	FOREST TRAILS "THE HILL"	10,382	23,906
7	A	FOREST TRAILS II	94,880	256,234
7	A	FOREST TRAILS III	94,880	215,921
7	A	FOREST TRAILS IV	225,100	475,537
7	A	FOREST TRAILS UNIT 4/PHASE 3B	87,147	152,068
7	A	FOREST TRAILS UNIT 6	21,300	37,601
7	A	FOREST TRAILS UNIT I	238,525	820,287
7	A	FOREST TRAILS UNIT V, PHASE I	18,130	32,005
7	A	FOREST TRAILS/UNIT 4 LOT 54	8,904	15,537
7	A	FOREST TRAILS-UNIT E-PHASE 2	52,611	86,210
1	A	FORTNER SEWER MAIN PROJECT ROW	400	434
1	A	FORTNER SEWER MAIN PROJECT ROW	400	434
1	A	FORTNER SEWER MAIN PROJECT ROW	400	434
1	A	FORTNER SEWER MAIN PROJECT ROW	400	434
6	A	FY99 COMPUTER EQUIPMENT	1,159	2,123
7	A	GAIL GARDNER WAY RECONSTRUCTION	158,426	231,331
7	A	GAIL GARDNER WAY RECONSTRUCTION	553,898	808,791
7	A	GARDENS AT WILLOW CREEK/PHASE 2	53,600	91,050
7	A	GOODWIN/WASHINGTON PAV	4,666	0
7	A	GORVE AVE/MILLER VALLEY SEWER REPLACEMEN	392,539	775,065
7	A	GRACE AREA/BEACH SEWER REPLACEMENT	75,736	145,041
7	A	GRANITE CREEK SEWER	477,241	1,086,069
7	A	GRANITE CREEK SEWER FY89	35,732	82,277
7	A	GRANITE CREEK SEWER LINE	1,440	3,201
7	A	GRANITE CREEK SEWER RELOCATION	193,693	329,026
7	A	GRANITE DELLS - FANN PRJ	19,130	24,526
7	A	GRANITE DELLS - FANN PRJ	20,177	25,869
7	A	GRANITE DELLS - FANN PRJ	387,280	496,539

City of Prescott, AZ
Development Impact Fee Study
Wastewater Assets System Buy-In Component

Functional Code	New Service Area	Description	Purchase Cost	Escalated Cost
7	A	GRANITE DELLS - FANN PRJ	401,226	446,951
7	A	GRANITE SPRINGS,LOTS 1-13,25-49	111,454	196,748
7	A	GRANITE STR RECON	144,586	227,813
7	A	GRANITE STR RECON	157,073	247,487
1	A	GRAVITY LINE	16,122	28,460
1	A	GRAVITY LINE	868,155	1,590,783
4	A	GRIT TRAILER	3,919	8,279
7	A	GROVE AVE/MILLER VALLEY SEWER PROJECT	4,727	8,661
7	A	HASSAYAMPA CONDO'S	81,578	144,008
7	A	HASSAYAMPA PARCEL B	191,326	337,744
7	A	HASSAYAMPA PARCEL L	16,090	28,403
7	A	HASSAYAMPA SEWER MAIN	28,814	47,215
7	A	HASSAYAMPA VILLAGE CONIFER RIDGE	119,470	218,914
7	A	HASSAYAMPA/PARCEL A SUNRISE HYLANDS	140,930	248,782
7	A	HASSAYAMPA/PARCEL I PINION PEAKS	55,200	97,444
7	A	HASSAYAMPA/PARCEL J ASPEN CANYON	56,706	100,102
7	A	HASSAYAMPA/PARCEL M VISTA RIDGE	130,670	230,670
7	A	HASSAYAMPA-PARCE C-1	1,500	2,458
7	A	HASSAYMAPA PARCEL P/CANYON RIDGE	28,700	50,080
7	A	HEATHER LANDS	93,400	197,313
7	A	HEATHERLAND WEST/PHASE III	27,721	47,090
7	A	HERITAGE SUBDIVISION UNIT 3/PHASE 2	24,212	34,525
7	A	HERITAGE UNIT 3 PHASE 1	83,524	128,175
7	A	HERITAGE/UNIT II PHASE 1&2	58,962	104,086
7	A	HERITAGE/UNIT II/PHASE 3&4	23,122	40,347
7	A	HIDDEN VALLEY RANCH III & IV	146,372	503,373
7	A	HIDDEN VALLEY RANCH IX	56,022	165,222
7	A	HIDDEN VALLEY RANCH V	19,323	56,988
7	A	HIDDEN VALLEY RANCH VI	15,186	37,902
7	A	HIDDEN VALLEY RANCH VII	127,212	375,178
7	A	HIDDEN VALLEY RANCH VIII	168,497	624,450
7	A	HIDDEN VALLEY RANCH XI	163,295	561,571
7	A	HIDDEN VALLEY RANCH XII	74,970	221,104
7	A	HIDDEN VALLEY RANCH XIV	41,700	112,615
7	A	HIDDEN VALLEY RANCH XV	22,640	56,506
7	A	HILLTOP ESTATES	111,212	167,620
1	A	HORIZONTAL CHOPPER PUMP	28,860	37,002
7	A	IDYLWILD DR	17,500	23,480
7	A	IDYLWILD DR	39,958	53,614
3	A	IMP AT SUNDOG WWTP	8,364	17,669
7	A	INDIAN HILL EST.	45,012	103,646
7	A	INDIAN HILLS EST. II	20,650	47,549
7	A	IRON SPRINGS RD	1,121	1,505
7	A	IRON SPRINGS RD	1,601	2,148
7	A	IRON SPRINGS RD	6,015	8,070
7	A	IRON SPRINGS RD	295,544	396,550
7	A	IRON SPRINGS RD	1,471,233	1,974,050
7	A	IRON SPRINGS RD SEWER PROJECT	122,474	224,419
7	A	JARDIN DE ROCAS CONDOS	835	2,255
1	A	JET RODDING MACHINE	21,217	34,768
7	A	KINGSWOOD UNIT 4 LOTS 1-65/5 LOTS 66-74	175,812	298,651
7	A	LAKESIDE PHASE 1A @ PRC LAKES	109,577	168,155
7	A	LAKESIDE PHASE 1B @ PRC LAKES	325,208	490,157
7	A	LAKEVIEW EST III	6,022	19,144
5	A	LAND-SEWER POND	3,560	3,560
5	A	LAND-SEWER PONDS	3,560	**3,560**

City of Prescott, AZ
Development Impact Fee Study
Wastewater Assets System Buy-In Component

Functional Code	New Service Area	Description	Purchase Cost	Escalated Cost
7	A	LARRY CALDWELL/HWY 89	170,727	297,912
2	A	LIFT STATION REHAB	22,815	45,047
2	A	LIFT STATION REHAB PROGRAM	1,250	2,290
2	A	LIFT STATION REHAB PROGRAM	12,705	19,497
2	A	LIFT STATION REHAB PROGRAM	28,752	44,123
2	A	LIFT STATION REHAB PROGRAM	47,323	80,387
2	A	LIFT STATION REHAB PROGRAM	57,915	98,380
2	A	LIFT STATION REHAB PROGRAM	70,858	108,737
2	A	LIFT STATION REHAB PROGRAM	75,278	132,888
2	A	LIFT STATION REHAB PROGRAM	103,067	158,165
2	A	LIFT STATION REHAB PROGRAM	123,682	189,801
2	A	LIFT STATION REHAB PROGRAM	164,626	252,633
2	A	LIFT STATION TELEMETRY	17,886	32,773
7	A	LONGVIEW ESTATES-UNIT 4	22,388	36,103
7	A	M VALLEY CREEK SEWER IMPROVEMENTS	29,696	87,580
3	A	MAIN WWTP IMPROV 85-86	78,144	211,037
6	A	MAINT MGMT SOFTW/SERV	38,335	51,437
6	A	MAINT MGMT SOFTW/SERV	91,698	123,037
1	A	MANHOLE INSTALLATION	25,935	54,789
1	A	MANHOLE REHAB	60,407	121,869
1	A	MANHOLE REHAB	75,140	148,363
1	A	MANHOLE REHAB PROGRAM	6,867	12,583
1	A	MANHOLE REHAB PROGRAM	26,412	46,625
1	A	MANHOLE REHAB PROGRM	27,524	59,637
1	A	MANHOLE REHAB PROJECT	57,822	93,244
1	A	MANHOLE REHAB PROJECT	57,822	91,105
1	A	MANHOLE REHAB PROJECT	63,042	99,330
1	A	MANHOLE/SEWER MAIN	111,143	229,912
7	A	MANZANITA VILLAGE PHASE II	17,210	28,201
7	A	MARLBOROUGH EST	19,386	71,845
7	A	MEADOWS @ EAGLE RIDGE LOTS 18-47	71,362	116,936
1	A	MILLER CREEK SEWER	36,157	74,796
1	A	MILLER CREEK SEWER EXT 85-86	144,911	427,376
7	A	MILLER/POTTS	235,442	487,039
7	A	MISSION HILLS	80,269	182,670
7	A	MISSION HILLS CONDOS	133,252	332,578
2	A	MISSION WAY/LIFT STA ABANDONMENT DESIGN	10,365	13,908
2	A	MISSION WAY/LIFT STA ABANDONMENT DESIGN	10,981	14,734
2	A	MISSION WAY/LIFT STA ABANDONMENT DESIGN	122,330	164,138
1	A	MOELLER ST-MT VERNON TO 6TH	1,193	2,106
1	A	MOELLER ST-MT VERNON TO 6TH SEWER PROJEC	18,943	34,711
5	A	MONITORING WELLS	146,481	333,350
5	A	MONITORING WELLS FY89	4,512	10,389
7	A	MOUNTAIN LAKE EST.	35,458	76,828
7	A	MULLEN WAY SEWER ID	8,287	12,490
7	A	MULLEN WAY SEWER ID	12,283	18,513
7	A	MULLEN WAY SEWER ID	26,446	39,860
1	A	N MONTEZUMA SEWER IMPROVEMENTS	6,401	18,878
1	A	N PRC REG FORCE MAIN	63,098	96,829
1	A	N PRC REG FORCE MAIN	130,868	175,595
1	A	N PRC REG FORCE MAIN	313,879	421,152
1	A	N PRC REG FORCE MAIN	3,958,812	5,311,798
1	A	N PRC REGIONAL MAIN REPLACEMENT	6,745	8,648
6	A	N VIRGINIA PARKING LOT	10,869	18,463
7	A	NEWPORT HGTS/PHASE I/LOT 100 & UNIT I	275,530	480,788
7	A	NEWPORT HEIGHTS PAHSE I	275,530	504,874

City of Prescott, AZ
Development Impact Fee Study
Wastewater Assets System Buy-In Component

Functional Code	New Service Area	Description	Purchase Cost	Escalated Cost
7	A	NEWPORT HEIGHTS PAHSE I	275,530	504,874
7	A	NORTH FORTY SUBDIVISION	163,425	233,034
7	A	NORTH LAKE-PHASE 2	53,502	76,291
7	A	NORTHLAKE - PHASE 2	53,502	87,670
7	A	NORTHLAKE SUBDIVISION PHASE 3	96,269	145,097
7	A	NORTHLAKE/PHASE I, LOTS 1-36	99,880	174,286
7	A	NORTHSIDE DR/FLORA TO MINGUS DR	31,901	48,955
7	A	OAK RIDGE TERRACE	31,609	68,489
7	A	ORO VISTA EST	33,950	70,230
7	A	PARK AVENUE RECONSTRUCTION	20,449	24,507
7	A	PARK AVENUE RECONSTRUCTION	994,266	1,046,518
5	A	PAVING PROJECT - WWTP	10,844	19,143
7	A	PENN AVE - EAST DR PAV	84,220	0
7	A	PINE MEADOWS	6,138	16,576
7	A	PINECREEK EST	27,585	81,355
7	A	PINES AT PRESCOTT LAKES	332,285	579,824
7	A	PINNACLE 2,PHASE 2A	43,088	64,943
7	A	PINNACLE 3 AT PRESCOTT LAKE	102,684	146,422
7	A	PINON OAKS UNIT 4 - PHASE 2 LOT 473	208,350	335,988
7	A	PINON OAKS UNIT 4 PHASE 3	128,883	197,782
7	A	PINON OAKS UNIT 4 PHASE 4	108,588	166,637
7	A	PINON OAKS UNIT III,PHASE IV	111,778	183,163
7	A	PINON OAKS/UNIT III,PHASE I	221,600	391,187
7	A	PINON OAKS/UNIT III/PHASE II	139,744	243,847
7	A	PINON OAKS/UNIT III/PHASE III	140,895	239,338
7	A	PIPE RANGER TRANSPORTER	20,714	31,787
6	A	PORTABLE FLOW METER	6,305	14,518
7	A	PRC REGIONAL AIRPARK/COMMERCE CENTER	432,079	616,118
7	A	PRESCOTT AIR PARK	5,967	12,929
7	A	PRESCOTT AIRPARK - UNIT 5	26,885	42,360
7	A	PRESCOTT AIRPARK - UNIT 7	39,299	61,920
7	A	PRESCOTT AIRPARK LOT 6	9,883	17,245
7	A	PRESCOTT AIRPARK UNIT 6	113,701	174,484
7	A	PRESCOTT AIRPARK UNIT 8	40,028	61,426
7	A	PRESCOTT AIRPARK,UNIT 9	83,140	121,400
7	A	PRESCOTT AIRPARK/LOT 14	25,697	43,650
7	A	PRESCOTT AIRPARK-UNIT 4-PH1	25,468	41,069
7	A	PRESCOTT AIRPARK-UNIT 4-PH2	123,918	199,831
7	A	PRESCOTT BOULDERS	66,735	180,225
7	A	PRESCOTT CANYON SEWER RELOCATION	289,000	412,096
7	A	PRESCOTT ESTATES I/LOTS 1-22	72,791	127,016
7	A	PRESCOTT HIGHLAND ESTATES	158,460	225,954
7	A	PRESCOTT HIGHLANDS - UNIT 4	97,050	156,504
7	A	PRESCOTT HIGHLANDS - UNIT 5	123,730	199,529
7	A	PRESCOTT HIGHLANDS EAST	96,430	147,980
7	A	PRESCOTT HIGHLANDS I	52,027	109,910
7	A	PRESCOTT HIGHLANDS II	135,788	280,893
7	A	PRESCOTT HIGHLANDS PHASE III	62,943	111,112
7	A	PRESCOTT INDUSTRIAL AIRPARK	5,967	12,343
7	A	PRESCOTT LAKES	152,938	259,795
7	A	PRESCOTT LAKES COMMERCE CENTER	29,900	45,884
7	A	PRESCOTT LAKES PETROLGLYPH POINTE	58,535	94,394
7	A	PRESCOTT LAKES SENIOR COMMUNITY CENTER	23,168	37,361
7	A	PRESCOTT NORTH SEWER ID	46,923	68,516
7	A	PRESCOTT NORTH SEWER ID	222,366	341,240
7	A	PRESCOTT NORTH SEWER IMPROVEMENTS	357,080	509,174

City of Prescott, AZ
Development Impact Fee Study
Wastewater Assets System Buy-In Component

Functional Code	New Service Area	Description	Purchase Cost	Escalated Cost
7	A	PRESCOTT OVERLOOK LOTS 1-7 & 19-25 ONLY	63,718	116,755
7	A	PRESCOTT OVERLOOK PHASE 2	109,380	164,859
7	A	PRESCOTT RODEO GROUNDS	360,000	360,000
7	A	PRESCOTT VIEW EST	2,980	9,474
7	A	PRESCOTT VIEW NORTH	123,930	244,699
7	A	PRESCOTT VIEW NORTH PAHSE II	42,603	78,065
7	A	PRESCOTT VIEW NORTH PHASE III	48,906	85,339
7	A	PRESCOTT VISTAS	64,820	94,649
7	A	PRESCOTTONIAN PLAZA	35,438	64,936
1	A	PRICE COSTCO MAIN EXTENTION	95,554	188,671
7	A	PRIMARY SLUDGE PUMP	8,437	17,823
7	A	PUMPS FOR FOREST TRAILS	22,937	29,407
7	A	QUAIL HOLLOW UNIT I PAHSE I & II	79,425	145,536
7	A	QUAIL HOLLOW/UNIT II/PHASE II	20,730	36,173
7	A	RANCH AT PRESCOTT II	15,037	34,624
7	A	RANCH COMMERCIAL CENTER	97,645	224,839
7	A	RANCH UNIT 9 - MYSTIC HEIGHTS	187,079	301,686
7	A	RIDGEVIEW EST	88,244	203,192
7	A	ROBINSON DR	4,535	6,467
7	A	ROBINSON DRIVE	32,100	0
7	A	ROSSER RECONSTRUCTION	24,273	29,896
7	A	ROSSER RECONSTRUCTION	54,017	66,531
7	A	ROSSER RECONSTRUCTION	54,165	66,713
7	A	ROSSER STR SEWER	16,088	26,362
7	A	ROSSER STREET	46,211	62,004
7	A	ROSSER STREET	72,835	97,728
7	A	ROSSER STREET	162,122	217,530
7	A	ROSSER,COMMERCE,LAKEVIEW,SANDRETTO ROADW	60,538	97,624
7	A	ROSSER,COMMERCE,LAKEVIEW,SANDRETTO ROADW	140,590	226,717
7	A	RUSH,GRANITE,LINWOOD,WILLIS	42,290	66,633
7	A	RUSH,GRANITE,LINWOOD,WILLIS	95,724	150,825
7	A	RUTH-DEMERSE WATER/SEWER	443	594
7	A	RUTH-DEMERSE WATER/SEWER	7,722	10,361
7	A	RUTH-DEMERSE WATER/SEWER	467,605	627,416
7	A	RUTH-DEMERSE WATER/SEWER	797,649	1,070,258
6	A	SAMPLERS,BATTERIES,CONVERTER	6,486	12,807
7	A	SANDRETTO HILLS EST. (PHASE	30,021	62,102
7	A	SANDRETTO HILLS PHASE III	46,209	84,672
7	A	SANDRETTO-PHASE IV	51,930	90,616
1	A	SANITARY SEWER REPLACEMENT	994	2,154
1	A	SANITARY SEWER REPLACEMENT	267,069	564,199
7	A	SANTA FE OFFICE PARK	18,564	38,402
7	A	SANTA FE SPRINGS	14,523	26,612
7	A	SANTA FE SPRINGS IIA-LOTS 14-19	7,900	12,945
7	A	SANTA FE SPRINGS OFFICE PARK	18,564	32,771
7	A	SANTA FE SPRINGS PHASE IIB	52,323	74,609
7	A	SANTA FE VILLAGE	18,564	34,016
7	A	SANTA FE VILLAGE PHASE 2 LOTS 70-91	59,399	100,900
1	A	SENATOR HIGHWAY DESIGN	16,179	23,071
1	A	SENATOR HWY DESIGN	28,122	37,733
1	A	SENATOR HWY RECONSTRUCTION	2,738	3,372
1	A	SENATOR HWY RECONSTRUCTION	79,096	97,420
1	A	SEWER	10,460	23,250
1	A	SEWER AMIN REPLACEMENT '97	35,876	70,836
1	A	SEWER COL LINE REPL	219,685	464,098
1	A	SEWER DIVERSION LINE FY 88	3,557,160	8,351,944

City of Prescott, AZ
Development Impact Fee Study
Wastewater Assets System Buy-In Component

Functional Code	New Service Area	Description	Purchase Cost	Escalated Cost
1	A	SEWER DIVERSION LINE FY 88 (AE 13)	40,666	95,481
1	A	SEWER LINE REPLACEMENT PHASE II	903,673	3,593,111
1	A	SEWER MAIN REPLACEMENT	328,120	647,871
1	A	SEWER MAIN REPLACEMENT	369,772	746,002
1	A	SEWER MAINLINE PENN ALLEY VIRGINIA ZON39	254,832	313,869
1	A	SEWER MAINLINE REPL/REH	1,368	1,754
1	A	SEWER MAINLINE REPL/REH	9,911	13,298
1	A	SEWER MAINLINE REPL/REH	20,787	26,651
1	A	SEWER MAINLINE REPL/REH	539,092	723,336
1	A	SEWER MAINLINE REPL/REH	539,095	723,339
1	A	SEWER MAINLINE REPL/REH	1,075,967	1,443,695
1	A	SEWER MAINLINE REPLACEMENT	103,213	123,693
1	A	SEWER MAINLINE REPLACEMENT	266,842	319,790
1	A	SEWER MAINLINE REPLACEMENT	1,113,984	1,372,059
1	A	SEWER REALIGNMENT	58,773	202,120
1	A	SEWER REALIGNMENT	122,976	488,967
1	A	SEWER REPLACEMENT PHASE I	626,807	2,492,259
1	A	SEWER REPLACEMENT PROJECT	3,590	7,426
1	A	SEWER SYSTEM 85-86 IMPROVEMENTS	2,624	7,086
1	A	SEWER SYSTEM REPLACEMT PHASE I	12,299	42,296
7	A	SHADOW VALLEY EST	77,942	168,880
7	A	SHELDON ST WATER/SEWER IMPROVEMENTS	253,010	429,787
7	A	SHELDON/MCCORMICK	600	968
7	A	SHELDON/MCCORMICK	54,773	88,327
1	A	SHERWOOD DR SEWER IMP 85-86	60,381	178,078
7	A	SIENNA @ BLOOMING HILLS	27,745	39,563
5	A	SLUDGE BED IMP 85-86	335,382	905,736
5	A	SLUDGE BED IMP 86-87	323,818	808,204
1	A	SMOKE TREE LANE RECONSTRUCTION	77,370	83,915
7	A	SMOKETREE PLAZA PHASE 2	18,172	27,389
5	A	SOLAR POWERED POND CIRCULATION EQUIP	118,776	132,313
5	A	SOLIDS PROCESS BLDG	32,658	68,992
7	A	SOUTH BLOOMING HILLS DR	6,808	11,565
7	A	SOUTH MOUNT VERNON	0	0
7	A	SOUTH MT VERNON	0	0
7	A	SOUTH MT VERNON	0	0
1	A	SOUTH SKYVIEW WATER MAIN REPLACEMENT	18,438	33,784
7	A	SOUTHVIEW I	223,710	441,713
7	A	SOUTHVIEW II	14,305	28,245
7	A	SOUTHVIEW IV/LOTS 25-30,33-34,48-52,59-6	49,617	86,580
7	A	SOUTHVIEW V, LOTS 40,81-92,94-104,108	48,974	83,191
7	A	SOUTHVIEW VI	51,908	83,707
6	A	SPECIAL ASSESS SEWER IMPROV	82,964	194,793
6	A	SPECIAL ASSESS SEWER IMPROV	116,000	267,104
6	A	SPECIAL ASSESS SEWER IMPROV	132,477	490,960
6	A	SPECIAL ASSESS SEWER IMPROV	159,976	592,871
7	A	SR89/PHIPPEN ROUNDABOU	327,623	0
7	A	STARLIGHT EST.	650	1,408
7	A	STONEY CREEK UNIT 2/PHASE 2	36,459	61,932
7	A	STONEY CREEK/UNIT II/PHASE I/LOTS 74-94	59,153	103,219
6	A	STORAGE BLDG	9,660	33,221
2	A	SUBMERSIBLE SEWAGE PUMP MEYERS	19,080	41,341
7	A	SUMMIT AT PRESCOTT LAKES	401,854	701,218
7	A	SUMMIT PHASE I 1-63	313,245	552,967
7	A	SUMMIT POINT I	117,381	231,768
7	A	SUMMIT POINTE ESTATES	152,860	223,203

City of Prescott, AZ
Development Impact Fee Study
Wastewater Assets System Buy-In Component

Functional Code	New Service Area	Description	Purchase Cost	Escalated Cost
3	A	SUN DOG WWTP GENERATOR	297,379	366,272
3	A	SUNDOG FILTER AND DENITRIFICATION	3,189	3,822
3	A	SUNDOG FILTER AND DENITRIFICATION	1,475,652	1,643,821
3	A	SUNDOG PLANT PAVING	18,640	27,218
3	A	SUNDOG PLANT PAVING	330,961	444,073
5	A	SUNDOG TRUCK MAIN PHAS	2,468,747	2,532,047
5	A	SUNDOG TRUNK MAIN	297,311	341,555
5	A	SUNDOG TRUNK MAIN ACQUISITIONS	3,375	3,760
5	A	SUNDOG TRUNK MAIN DESIGN	643,503	716,839
5	A	SUNDOG TRUNK MAIN PHAS	128,065	128,065
3	A	SUNDOG WWTP IMPROVEMENTS	37,660	39,639
3	A	SUNDOG WWTP SECURITY GATE	10,275	15,768
3	A	SUNDOG WWTP UV SYSTEM	314,357	515,115
2	A	TAMARACK LIFT STAT 85-86 IMP	52,630	142,133
7	A	TAMARACK VILLAGE	10,484	21,687
7	A	TANGLEWOOD I	22,901	61,847
7	A	TANGLEWOOD II	48,048	112,813
5	A	TELEMETRY UPGRADE	114,184	199,247
5	A	TELEMETRY/SCADA PROGRAM	8,622	9,905
5	A	TELEMETRY/SCADA PROGRAM	317,703	364,983
7	A	THE BOULDERS	16,200	36,008
7	A	THE CROSSINGS COMMERCE CENTER UNIT 1	38,996	63,900
7	A	THE CROSSINGS PHASE 1	222,653	341,679
7	A	THE CROSSINGS PHASE 2	222,653	341,679
7	A	THE PINNACLE 1 PHASE 1	83,015	125,121
7	A	THE PRESERVE AT PRESCOTT	264,430	377,061
7	A	THE RANCH @ PRC/UNIT 8	114,208	153,240
7	A	THE RANCH IV	850,326	1,996,501
7	A	THE RANCH V	509,786	1,160,132
7	A	THE RANCH VI	390,370	824,680
7	A	THE RIDGE AT IRON SPRINGS	271,517	387,167
7	A	THUMB BUTTE EST	44,702	192,927
7	A	THUMB BUTTE MEADOWS	27,600	63,552
7	A	THUMB BUTTE TOWNHOUSES	121,143	385,119
7	A	TIMBER CREEK VILLAS PHASE 1	30,060	45,307
7	A	TIMBER CREEK VILLAS PHASE 2	55,000	78,427
7	A	TIMBER RIDGE	233,517	582,826
7	A	TIMBER RIDGE II	97,957	264,544
7	A	TIMBER RIDGE WEST	72,900	165,900
4	A	TRAILER MOUNTED WELDERS MILLER & VICTOR	6,333	13,722
6	A	TRIMBLE GIS DATA COLLECTOR	11,507	12,112
4	A	TXT 815 DODGE AERATION ROTOR GEAR BOX	5,089	10,526
1	A	VAC CON SEWER CLEANER	308,218	450,053
7	A	VALLEY VIEW EST. & APTS.	12,884	26,652
7	A	VILLAS AT SUNRISE TERRACE	105,227	247,065
6	A	VIRGINIA STREET LAND	10,041	10,041
6	A	VIRGINIA STREET LAND	35,153	35,153
7	A	VISTA DEL LAGO I	22,109	50,314
7	A	VISTA DEL LAGO II	56,935	126,552
7	A	VISTA DEL LAGO III	33,092	71,702
7	A	VISTA MONTANESA CONDOS	12,412	42,685
7	A	VISTA VERDE	58,794	121,622
7	A	VISTA VERDE - UNIT 2	37,179	58,580
4	A	WACKER 6" PUMP & TRAILER	11,448	24,805
1	A	WASHINGTON ST SEWER	8,686	17,968
3	A	WASTE WATER TREATMENT PLANT	1,070,474	2,436,103

City of Prescott, AZ
Development Impact Fee Study
Wastewater Assets System Buy-In Component

Functional Code	New Service Area	Description	Purchase Cost	Escalated Cost
3	A	WASTE WATER TREATMENT PLANT	3,079,631	7,008,390
6	A	WASTEWATER OPERATIONS BUILDING	554,488	873,661
1	A	WATER & SEWER SYSTEM IMPROVEMENTS	555,208	1,263,500
1	A	WATER MAIN REPLACEMENT PROJECTS	88,436	162,048
1	A	WATER MAIN REPLACEMENT PROJECTS	185,064	339,106
6	A	WATER SALESMAN	5,134	8,413
1	A	WATSON LAKE SEWER FY89	101,034	232,643
7	A	WCR PHASE IV	129,456	203,974
7	A	WCR PHASE IV	249,376	392,921
1	A	WEST A/P MASTER PLAN	22,913	30,744
1	A	WESTERN AVE SEWER REPLACEMENT	31,745	53,926
7	A	WHIPPLE STREET SEWER PROJECT	141,861	259,942
1	A	WHISKEY ROW ALLEY REHAB	8,574	12,923
1	A	WHISKEY ROW ALLEY REHAB	214,033	322,592
7	A	WHISPER RIDGE	18,575	42,272
1	A	WHITE SPAR SEWER REHAB PROJECT	50,296	92,162
7	A	WILLAIMSON VALLEY RD	19,993	24,625
7	A	WILLAMSON VALLEY RD	31,746	39,101
7	A	WILLIAMSON VALLEY RD	4,466	5,992
7	A	WILLIAMSON VALLEY RD	16,502	22,142
7	A	WILLIAMSON VALLEY RD	72,783	97,658
7	A	WILLOW COVE	19,690	36,079
7	A	WILLOW COVE-PHASE 2B/LOTS 12-23	25,275	44,618
7	A	WILLOW COVE-PHASE 2D,LOTS 39-60	36,575	63,822
1	A	WILLOW CR SEWER MAIN PROJECT	93,716	153,566
7	A	WILLOW CREEK HEIGHTS	15,000	20,126
1	A	WILLOW CREEK INT SEWER 1980	904,352	3,903,048
7	A	WILLOW CREEK INTERCEPTOR SEWER	19,927	68,529
7	A	WILLOW CREEK INTERCEPTOR SEWER	80,932	321,795
7	A	WILLOW CREEK RD PHASE IV	249,376	392,921
1	A	WILLOW CREEK SEWER	237,844	541,267
1	A	WILLOW CREEK SEWER IMP 85-86	227,219	613,630
1	A	WILLOW CREEK SEWER LINE UPGRADE	30,429	67,636
1	A	WILLOW CREEK SEWER REHAB	311,868	455,384
1	A	WILLOW CREEK UTIL PROT.	17,825	36,873
1	A	WILLOW CRK SEWER UPGRADE	596,107	1,141,590
7	A	WILLOW HILLS - PHASE 2	303,172	477,683
7	A	WILLOW HILLS LOTS 1-13,39-64	30,234	49,542
7	A	WILLOW HILLS PHASE 3 & 4	172,802	265,180
7	A	WILLOW LAKE EST IV	55,192	162,774
7	A	WILLOW LAKE VILLAS (EXCEPT LOT 1)	115,664	186,521
1	A	WILLOW STREET SEWER	13,928	28,813
7	A	WILLOW/WATSON LAKE ENH	23,161	25,120
7	A	WOODLAND PINES PARCEL H AT HASSAYAMPA	18,752	34,361
1	A	WW COLLECTION MODEL UPDATE	93,120	103,732
1	A	WW COLLECTION MODEL UPDATE	131,638	146,639
3	A	WWTP	9,558	30,385
3	A	WWTP	36,342	90,705
3	A	WWTP BELT FILTER	194,947	384,922
3	A	WWTP CLARIFIER UPGRADE	33,219	52,341
3	A	WWTP CONSTRUCTION	32,702	69,085
3	A	WWTP EXPANSION & ADDITION	79,029	175,661
3	A	WWTP EXPANSION & ADDITION	131,737	285,440
3	A	WWTP EXPANSION & ADDITION	4,517,166	10,040,479
3	A	WWTP GAS SERVICE LINE REPLACEMENT	47,963	75,572
3	A	WWTP IMPROVEMENTS	6,200	18,285

City of Prescott, AZ
Development Impact Fee Study
Wastewater Assets System Buy-In Component

Functional Code	New Service Area	Description	Purchase Cost	Escalated Cost
3	A	WWTP IMPROVEMENTS	826,253	3,062,095
3	A	WWTP IMPROVEMENTS	950,069	3,520,958
3	A	WWTP PHASE 1 79-80	170,935	737,730
3	A	WWTP PHASE 1 79-80	280,577	1,210,928
3	A	WWTP PHASE II C-04-0143-06	54,759	188,316
3	A	WWTP PHASE II C-04-0143-06	972,116	3,343,106
3	A	WWTP PHASE II C-04-0143-06	1,069,728	3,678,794
3	A	WWTP UPGRADE FY89	146,489	337,308
3	A	WWTP UV SYSTEM	35,084	57,490
2	A	Y2K PREPAREDNESS FOR LIFT STATION	33,740	58,875
2	A	YAV HILL, RANCH LIFT STATIONS	137,239	316,009
7	A	YAVAPAI COLLEGE SEWER	259,965	476,352
7	A	YAVAPAI HILLS III	108,624	241,443
7	A	YAVAPAI HILLS IV & V	187,453	406,162
1	A	YAVAPAI HILLS SEWER MAIN REPLACEMENT	125,344	205,393
1	A	YAVAPAI HILLS SEWER MAIN REPLACEMENT	305,106	499,957
1	A	YAVAPAI HILLS SEWER ROW	7,576	8,703
7	A	YAVAPAI HILLS UNIT 8 PHASE1	757,784	1,337,705
7	A	YAVAPAI HILLS UNIT 8/PHASE 2	25,500	43,317
7	A	YAVAPAI HILLS UNIT 9 PHASE 3	780,730	1,198,098
7	A	YAVAPAI HILLS VI	328,726	680,008
5	A	YAVAPAI HILLS WWTP	0	0
7	A	YAVAPAI HILLS,UNIT 9,PHASE 4	935,551	1,366,073
7	A	YAVAPAI HILLS-UNIT 9-PHASE 1&2	327,366	527,914
7	A	YAVAPAI HLLS VII	244,276	482,321
	Total		**153,391,533**	**248,655,125**

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

Wastewater Debt Service Repaid by Rates

Lender Id #	910097-08F		910122-10F		910147-11F	
Lender	**WIFA**		**WIFA**		**WIFA**	
Description	**Clean Water Projects**		**North Main Copperbasin AP**		**Virgina/Penn Wastewater**	
Munis Liability Account	720 4310 95102		720 4310 95103		720 4310 95104	
Funded By	Wastewater Rates - 100%		Wastewater Rates - 83.8%		Wastewater Rates - 80%	
Munis Org	7205850		7205850		7205850	
6/30/18 Bal	$2,792,393		$3,399,446		$873,526	
WIFA Remaining Authorization	0		0		0	
Discount Rate	3.87%	3.87%	3.14%	3.14%	3.15%	3.15%
	Principal	*Interest*	*Principal*	*Interest*	*Principal*	*Interest*
FY 2018-19	$234,012	$98,957	$237,599	$99,361	$57,303	$25,727
FY 2019-20	243,062	89,556	245,066	91,660	59,109	23,864
FY 2020-21	252,463	79,790	252,767	83,717	60,972	21,942
FY 2021-22	262,227	69,647	260,710	75,524	62,894	19,960
FY 2022-23	272,369	59,112	268,903	67,074	64,877	17,915
FY 2023-24	282,902	48,170	277,353	58,358	66,922	15,806
FY 2024-25	293,844	36,804	286,069	49,368	69,031	13,630
FY 2025-26	305,208	24,998	295,059	40,096	71,207	11,385
FY 2026-27	317,012	12,736	304,331	30,532	73,451	9,070
FY 2027-28	329,272	0	313,895	20,668	75,766	6,682
FY 2028-29	0	0	323,759	10,494	78,155	4,219
FY 2029-30	0	0	333,933	0	80,618	1,678
FY 2030-31	0	0	0	0	53,220	0
FY 2031-32	0	0	0	0	0	0
FY 2032-33	0	0	0	0	0	0
FY 2033-34	0	0	0	0	0	0
FY 2034-35						
FY 2035-36						
FY 2036-37						
FY 2037-38						
FY 2038-39						
FY 2039-40						
FY 2040-41						
FY 2041-42						
FY 2042-43						
FY 2043-44						
FY 2044-45						
FY 2045-46						
FY 2046-47						
FY 2047-48						
Total	**$2,792,370**	**$519,771**	**$3,399,446**	**$626,850**	**$873,526**	**$171,878**

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

Wastewater Debt Service Repaid by Rates

Lender Id #	910170-18		910151-11		910170-18	
Lender	**WIFA**		**WIFA**		**WIFA**	
Description	**Airport Trunk Main**		**Airport WWTP Upgrade**		**Sundog Trunk Main**	
Munis Liability Account			720 4310 95106			
Funded By	Wastewater Rates - 50%		Wastewater Rates - 20%		Wastewater Rates - 60%	
Munis Org			7205850			
6/30/18 Bal	$15,317		$6,724,835		$2,518,208	
WIFA Remaining Authorization	4,077,883		0		5,529,952	
Discount Rate	2.38%	2.38%	2.95%	2.95%	2.33%	2.33%
	Principal	*Interest*	*Principal*	*Interest*	*Principal*	*Interest*
FY 2018-19	$95,816	$93,059	$394,919	$186,733	$188,397	$182,975
FY 2019-20	98,047	90,777	406,569	174,739	192,783	178,487
FY 2020-21	100,330	88,441	418,563	162,391	197,271	173,895
FY 2021-22	102,665	86,051	430,911	149,679	201,863	169,195
FY 2022-23	105,055	83,605	443,622	136,592	206,563	164,387
FY 2023-24	107,501	81,103	456,709	123,119	211,371	159,466
FY 2024-25	110,004	78,542	470,182	109,249	216,292	154,431
FY 2025-26	112,565	75,921	484,053	94,970	221,327	149,278
FY 2026-27	115,185	73,240	498,332	80,269	226,480	144,006
FY 2027-28	117,867	70,496	513,033	65,134	231,752	138,611
FY 2028-29	120,610	67,688	528,167	49,553	237,148	133,090
FY 2029-30	123,418	64,815	543,748	33,513	242,668	127,440
FY 2030-31	126,291	61,875	559,789	16,999	248,318	121,660
FY 2031-32	129,232	58,866	576,238	0	254,098	115,744
FY 2032-33	132,240	55,788	0	0	260,014	109,691
FY 2033-34	135,319	52,637	0	0	266,067	103,497
FY 2034-35	138,469	49,414			272,261	97,159
FY 2035-36	141,692	46,115			278,599	90,673
FY 2036-37	144,991	42,740			285,085	84,036
FY 2037-38	148,366	39,286			291,722	77,245
FY 2038-39	151,820	35,752			298,513	70,296
FY 2039-40	155,355	32,135			305,463	63,184
FY 2040-41	158,971	28,434			312,574	55,908
FY 2041-42	162,672	24,647			319,850	48,462
FY 2042-43	166,459	20,772			327,297	40,842
FY 2043-44	170,334	16,806			334,916	33,045
FY 2044-45	174,300	12,749			342,713	25,067
FY 2045-46	178,357	8,597			350,691	16,903
FY 2046-47	182,510	4,348			358,855	8,549
FY 2047-48	186,758	0			367,209	0
Total	**$4,093,200**	**$1,544,695**	**$6,724,835**	**$1,382,940**	**$8,048,160**	**$3,037,220**

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

Wastewater Debt Service Repaid by Development Impact Fees

Lender Id #	910122-10F		910147-11F		910151-11		910170-18		910170-18	
Lender	**WIFA**		**WIFA**		**WIFA**		**WIFA**		**WIFA**	
Description	**North Main Copperbasin AP 16.2%**		**Virginia/Penn Wastewater 20%**		**Airport WWTP Upgrade 80%**		**Sundog Trunk Main - 40%**		**Airport Trunk Main - 50%**	
Munis Liability Account	725 4310 95103		725 4310 95104		725 4310 95106					
Funded By	Wastewater Impact Fee - 16.2%		Wastewater Impact Fee - 20%		Wastewater Impact Fee - 80%		Wastewater Impact Fee - 40%		Wastewater Impact Fee - 50%	
Munis Org	7255850		7255850		7255850		7205850		7205850	
6/30/18 Bal	$657,172		$218,382		$26,899,339		$1,678,805		$15,317	
WIFA Remaining Authorization	0		0		0		3,686,635		4,077,883	
Discount Rate	3.14%	3.14%	3.15%	3.15%	2.95%	2.95%	2.33%	2.33%	2.33%	2.33%
	Principal	*Interest*	*Principal*	*Interest*	*Principal*	*Interest*	*Principal*	*Interest*	*Principal*	*Interest*
FY 2018-19	$45,932	$19,208	$14,326	$6,432	$1,579,676	$746,930	$125,598	$121,984	$95,816	$93,059
FY 2019-20	47,376	17,719	14,777	5,966	1,626,276	698,955	128,522	118,992	98,047	90,777
FY 2020-21	48,864	16,184	15,243	5,486	1,674,252	649,564	131,514	115,930	100,330	88,441
FY 2021-22	50,400	14,600	15,724	4,990	1,723,642	598,717	134,575	112,797	102,665	86,051
FY 2022-23	51,984	12,966	16,219	4,479	1,774,489	546,370	137,708	109,591	105,055	83,605
FY 2023-24	53,617	11,282	16,730	3,951	1,826,837	492,478	140,914	106,311	107,501	81,103
FY 2024-25	55,302	9,544	17,258	3,407	1,880,729	436,996	144,195	102,954	110,004	78,542
FY 2025-26	57,040	7,751	17,802	2,846	1,936,210	379,878	147,552	99,519	112,565	75,921
FY 2026-27	58,833	5,902	18,363	2,268	1,993,328	321,075	150,987	96,004	115,185	73,240
FY 2027-28	60,681	3,995	18,942	1,671	2,052,131	260,537	154,502	92,407	117,867	70,496
FY 2028-29	62,588	2,029	19,539	1,055	2,112,669	198,213	158,098	88,726	120,610	67,688
FY 2029-30	64,555	0	20,155	419	2,174,993	134,051	161,779	84,960	123,418	64,815
FY 2030-31	0	0	13,305	0	2,239,155	67,996	165,545	81,106	126,291	61,875
FY 2031-32	0	0	0	0	2,304,950	0	169,399	77,163	129,232	58,866
FY 2032-33	0	0	0	0	0	0	173,343	73,127	132,240	55,788
FY 2033-34	0	0	0	0	0	0	177,378	68,998	135,319	52,637
FY 2034-35							181,507	64,773	138,469	49,414
FY 2035-36							185,733	60,449	141,692	46,115
FY 2036-37							190,057	56,024	144,991	42,740
FY 2037-38							194,481	51,497	148,366	39,286
FY 2038-39							199,009	46,864	151,820	35,751
FY 2039-40							203,642	42,123	155,355	32,135
FY 2040-41							208,382	37,272	158,971	28,434
FY 2041-42							213,234	32,308	162,672	24,647
FY 2042-43							218,198	27,228	166,459	20,772
FY 2043-44							223,277	22,030	170,334	16,806
FY 2044-45							228,475	16,711	174,300	12,749
FY 2045-46							233,794	11,269	178,357	8,597
FY 2046-47							239,237	5,699	182,510	4,348
FY 2047-48							244,806	0	186,758	0
Net Present Value	**$534,375**	**$105,985**	**$175,544**	**$37,304**	**$21,481,579**	**$4,784,053**	**$3,682,216**	**$1,597,502**	**$2,809,098**	**$1,218,706**

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

Fiscal Year	Principal	NPV of Interest
FY 2018-19	$0	$0
FY 2019-20	0	0
FY 2020-21	2,500,000	835,063
FY 2021-22	1,900,000	561,340
FY 2022-23	21,900,000	5,705,464
FY 2023-24	0	0
FY 2024-25	4,000,000	1,297,071
FY 2025-26	0	0
FY 2026-27	0	0
FY 2027-28	0	0
Total	$30,300,000	$8,398,939

City of Prescott, Arizona
Wastewater Impact Fee and Rate Study
Future Debt Issuances

Bond Amortization Schedule
FY 2020-21

Borrowing Rate	4.00%	Discount Rate
Years	20	4.00%
Annual Payment	$183,954	
Principal Amount	$2,500,000	NPV of
Fiscal Year of Issue	3	Interest Payments
		$835,063

Fiscal Year	Principal Balance	Principal	Interest	Total
FY 2018-19				
FY 2019-20			$0	
FY 2020-21	$2,458,023	$41,977	$50,000	$91,977
FY 2021-22	2,372,390	85,633	98,321	183,954
FY 2022-23	2,283,332	89,058	94,896	183,954
FY 2023-24	2,190,711	92,621	91,333	183,954
FY 2024-25	2,094,385	96,326	87,628	183,954
FY 2025-26	1,994,206	100,179	83,775	183,954
FY 2026-27	1,890,020	104,186	79,768	183,954
FY 2027-28	1,781,667	108,353	75,601	183,954
FY 2028-29	1,668,980	112,687	71,267	183,954
FY 2029-30	1,551,785	117,195	66,759	183,954
FY 2030-31	1,429,902	121,883	62,071	183,954
FY 2031-32	1,303,144	126,758	57,196	183,954
FY 2032-33	1,171,316	131,828	52,126	183,954
FY 2033-34	1,034,215	137,101	46,853	183,954
FY 2034-35	891,630	142,585	41,369	183,954
FY 2035-36	743,341	148,289	35,665	183,954
FY 2036-37	589,121	154,220	29,734	183,954
FY 2037-38	428,732	160,389	23,565	183,954
FY 2038-39	261,927	166,805	17,149	183,954
FY 2039-40	88,450	173,477	10,477	183,954
FY 2040-41	13	88,437	3,538	91,975
FY 2042-43				
FY 2043-44				
FY 2044-45				
Total		**$2,499,987**	**$1,179,091**	**$3,679,078**

City of Prescott, Arizona
Wastewater Impact Fee and Rate Study
Future Debt Issuances

Bond Amortization Schedule
FY 2021-22

Borrowing Rate	4.50%	Discount Rate
Years	20	4.50%
Annual Payment	$146,065	
Principal Amount	$1,900,000	NPV of
Fiscal Year of Issue	4	Interest Payments
		$561,340

Fiscal Year	Principal Balance	Principal	Interest	Total
FY 2018-19				
FY 2019-20			$0	
FY 2020-21			$0	
FY 2021-22	$1,869,718	$30,283	$42,750	$73,033
FY 2022-23	1,798,442	71,276	74,789	146,065
FY 2023-24	1,724,315	74,127	71,938	146,065
FY 2024-25	1,647,223	77,092	68,973	146,065
FY 2025-26	1,567,047	80,176	65,889	146,065
FY 2026-27	1,483,664	83,383	62,682	146,065
FY 2027-28	1,396,946	86,718	59,347	146,065
FY 2028-29	1,306,759	90,187	55,878	146,065
FY 2029-30	1,212,964	93,795	52,270	146,065
FY 2030-31	1,115,418	97,546	48,519	146,065
FY 2031-32	1,013,970	101,448	44,617	146,065
FY 2032-33	908,464	105,506	40,559	146,065
FY 2033-34	798,738	109,726	36,339	146,065
FY 2034-35	684,623	114,115	31,950	146,065
FY 2035-36	565,943	118,680	27,385	146,065
FY 2036-37	442,516	123,427	22,638	146,065
FY 2037-38	314,152	128,364	17,701	146,065
FY 2038-39	180,653	133,499	12,566	146,065
FY 2039-40	41,814	138,839	7,226	146,065
FY 2040-41	0	144,392	1,673	146,065
FY 2042-43	0	73,033	0	73,033
FY 2043-44				
FY 2044-45				
Total		**$2,075,611**	**$845,689**	**$2,921,300**

City of Prescott, Arizona
Wastewater Impact Fee and Rate Study
Future Debt Issuances

Bond Amortization Schedule
FY 2022-23

Borrowing Rate	5.00%	Discount Rate
Years	20	5.00%
Annual Payment	$1,757,313	
Principal Amount	$21,900,000	NPV of
Fiscal Year of Issue	5	Interest Payments
		$5,705,464

Fiscal Year	Principal Balance	Principal	Interest	Total
FY 2018-19				
FY 2019-20			$0	
FY 2020-21			$0	
FY 2021-22			$0	
FY 2022-23	$21,568,844	$331,157	$547,500	$878,657
FY 2023-24	20,674,285	894,559	862,754	1,757,313
FY 2024-25	19,743,943	930,342	826,971	1,757,313
FY 2025-26	18,776,388	967,555	789,758	1,757,313
FY 2026-27	17,770,131	1,006,257	751,056	1,757,313
FY 2027-28	16,723,623	1,046,508	710,805	1,757,313
FY 2028-29	15,635,255	1,088,368	668,945	1,757,313
FY 2029-30	14,503,352	1,131,903	625,410	1,757,313
FY 2030-31	13,326,173	1,177,179	580,134	1,757,313
FY 2031-32	12,101,907	1,224,266	533,047	1,757,313
FY 2032-33	10,828,670	1,273,237	484,076	1,757,313
FY 2033-34	9,504,504	1,324,166	433,147	1,757,313
FY 2034-35	8,127,371	1,377,133	380,180	1,757,313
FY 2035-36	6,695,153	1,432,218	325,095	1,757,313
FY 2036-37	5,205,646	1,489,507	267,806	1,757,313
FY 2037-38	3,656,559	1,549,087	208,226	1,757,313
FY 2038-39	2,045,508	1,611,051	146,262	1,757,313
FY 2039-40	370,015	1,675,493	81,820	1,757,313
FY 2040-41	0	1,742,512	14,801	1,757,313
FY 2042-43	0	1,757,313	0	1,757,313
FY 2043-44	0	878,644	0	878,644
FY 2044-45				
Total		**$25,908,454**	**$9,237,793**	**$35,146,247**

City of Prescott, Arizona
Wastewater Impact Fee and Rate Study
Future Debt Issuances

Bond Amortization Schedule
FY 2024-25

Borrowing Rate	5.00%	Discount Rate
Years	20	5.00%
Annual Payment	$320,970	
Principal Amount	$4,000,000	NPV of
Fiscal Year of Issue	7	Interest Payments
		$1,297,071

Fiscal Year	Principal Balance	Principal	Interest	Total
FY 2018-19				
FY 2019-20			$0	
FY 2020-21			$0	
FY 2021-22			$0	
FY 2022-23			$0	
FY 2023-24			$0	
FY 2024-25	$3,939,515	$60,485	$100,000	160,485
FY 2025-26	3,815,521	123,994	196,976	320,970
FY 2026-27	3,685,327	130,194	190,776	320,970
FY 2027-28	3,548,623	136,704	184,266	320,970
FY 2028-29	3,405,084	143,539	177,431	320,970
FY 2029-30	3,254,368	150,716	170,254	320,970
FY 2030-31	3,096,116	158,252	162,718	320,970
FY 2031-32	2,929,952	166,164	154,806	320,970
FY 2032-33	2,755,480	174,472	146,498	320,970
FY 2033-34	2,572,284	183,196	137,774	320,970
FY 2034-35	2,379,928	192,356	128,614	320,970
FY 2035-36	2,177,954	201,974	118,996	320,970
FY 2036-37	1,965,882	212,072	108,898	320,970
FY 2037-38	1,743,206	222,676	98,294	320,970
FY 2038-39	1,509,396	233,810	87,160	320,970
FY 2039-40	1,263,896	245,500	75,470	320,970
FY 2040-41	1,006,121	257,775	63,195	320,970
FY 2042-43	735,457	270,664	50,306	320,970
FY 2043-44	451,260	284,197	36,773	320,970
FY 2044-45	152,853	298,407	22,563	320,970
FY 2045-46	11	152,842	7,643	160,485
Total		**$3,999,989**	**$2,419,411**	**$6,419,400**

City of Prescott, AZ
Development Impact Fee Study
Wastewater EDU Inventory

Meter Size	Customer Accounts	Capacity Ratio (1)	EDUs
5/8"	16,474	1.00	16,474
3/4"	57	1.50	86
1"	1,728	1.67	2,880
1.5"	247	3.33	823
2"	335	5.33	1,787
3"	16	10.00	160
4"	19	16.67	317
6"	8	33.33	267
8"	2	53.33	107
	18,886		22,900

Average Day Demand (2)	3,368,000
Demand Factor Per EDU	147.08

1 Flow in gpm is based on meter capacity standards published in the American Water Works Association (AWWA) Manual M-6, Water Meters - Selecting, Testing, Installation, and Maintenance
(2) Average daily flow in gallons.

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

Line No.	DESCRIPTION	Current Year FY 2018-19	FY 2019-20	FY 2020-21	FY 2021-22	FY 2022-23	Projected FY 2023-24	FY 2024-25	FY 2025-26	FY 2026-27	FY 2027-28
	Sources of Funds										
1	System Impact Fees	$898,078	$866,091	$879,503	$1,108,340	$1,123,440	$1,141,560	$1,159,680	$1,180,820	$1,198,940	$1,217,060
2	Interest Income	0	0	0	0	0	0	0	0	0	0
3	Bond & Loan Proceeds	0	0	2,500,000	1,900,000	21,900,000	0	4,000,000	0	0	0
4	Loans from Operations Subfund	7,915,720	2,935,224	1,732,309	2,217,639	5,370,658	3,846,171	4,460,438	4,127,739	4,109,545	4,231,612
5	Authorized WIFA Loan Disbursements	3,843,000	4,686,500	664,773	0	0	0	0	0	0	0
6	**Total Sources of Funds**	12,656,798	8,487,814	5,776,585	5,225,979	28,394,098	4,987,731	9,620,118	5,308,559	5,308,485	5,448,672
	Uses of Funds										
7	System Infrastructure Growth-Related Projects	3,887,649	5,587,158	2,534,729	1,872,224	21,943,201	0	4,044,255	0	0	140,263
8	Bond Issuance Costs and Reserve Deposits	0	0	233,954	184,065	2,195,313	0	400,970	0	0	0
9	Debt Service - Existing	2,900,716	2,900,656	2,900,595	2,900,531	2,900,466	2,900,399	2,900,329	2,900,257	2,900,183	2,900,107
10	Debt Service - New	0	0	107,307	269,159	1,355,118	2,087,332	2,274,564	2,408,302	2,408,302	2,408,302
11	Loan Repayment	0	0	0	0	0	0	0	0	0	0
12	**Total Uses of Funds**	6,788,365	8,487,814	5,776,585	5,225,979	28,394,098	4,987,731	9,620,118	5,308,559	5,308,485	5,448,672
13	Increase/(Decrease) in Fund Balance	5,868,433	0	0	0	0	0	0	0	0	0
14	Beginning Subfund Balance	(5,868,433)	0	0	0	0	0	0	0	0	0
15	**Ending Subfund Balance**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**

(1) Summary for total service area impact fee subfund sources and uses in FY 2018-19 through FY 2027-28.

City of Prescott, Arizona
Wastewater Impact Fee and Rate Study
Wastewater Development Impact Fee by Service Area

Line No.	DESCRIPTION	Beginning FY 2017-18	Current Year FY 2018-19	FY 2019-20	FY 2020-21	FY 2021-22	FY 2022-23	Projected FY 2023-24	FY 2024-25	FY 2025-26	FY 2026-27	FY 2027-28
1	Wastewater System DIF											
2	Service Area A		$193	$193	$193	$3,020	$3,020	$3,020	$3,020	$3,020	$3,020	$3,020
3	Service Area B		3,132	2,827	2,827	0	0	0	0	0	0	0
4	Service Area C		168	168	168	0	0	0	0	0	0	0
5	Service Area D		67	67	67	0	0	0	0	0	0	0
6	Service Area E		0	0	0	0	0	0	0	0	0	0
7	Service Area F		83	0	0	0	0	0	0	0	0	0
8	Service Area G		238	0	0	0	0	0	0	0	0	0
9	Service Area H		37	0	0	0	0	0	0	0	0	0
10	Service Area I		1,796	1,796	1,796	0	0	0	0	0	0	0
11	Wastewater System EDUs											
12	Service Area A		350	355	361	367	372	378	384	391	397	403
13	Service Area B		142	144	146	149	151	153	156	159	161	164
14	Service Area C		21	53	54	55	56	57	58	59	60	60
15	Service Area D		40	40	41	41	42	43	43	44	45	46
16	Service Area E		0	0	0	0	0	0	0	0	0	0
17	Service Area F		24	24	24	25	25	25	26	26	27	27
18	Service Area G		15	15	15	16	16	16	16	17	17	17
19	Service Area H		16	16	16	17	17	17	17	18	18	18
20	Service Area I		208	211	215	218	221	225	228	232	236	239
21	Wastewater System DIF Revenues											
22	Service Area A		$67,550	$68,515	$69,673	$1,108,340	$1,123,440	$1,141,560	$1,159,680	$1,180,820	$1,198,940	$1,217,060
23	Service Area B		444,744	407,088	412,742	0	0	0	0	0	0	0
24	Service Area C		3,528	8,946	9,097	0	0	0	0	0	0	0
25	Service Area D		2,648	2,686	2,731	0	0	0	0	0	0	0
26	Service Area E		0	0	0	0	0	0	0	0	0	0
27	Service Area F		1,956	0	0	0	0	0	0	0	0	0
28	Service Area G		3,543	0	0	0	0	0	0	0	0	0
29	Service Area H		589	0	0	0	0	0	0	0	0	0
30	Service Area I		373,520	378,856	385,259	0	0	0	0	0	0	0
31	**Total DIF Revenue**		$898,078	$866,091	$879,503	$1,108,340	$1,123,440	$1,141,560	$1,159,680	$1,180,820	$1,198,940	$1,217,060

City of Prescott, Arizona
Wastewater Impact Fee and Rate Study
Wastewater Impact Fee EDU Distribution

Line No.	DESCRIPTION	Beginning FY 2017-18	Current Year FY 2018-19	FY 2019-20	FY 2020-21	FY 2021-22	FY 2022-23	Projected FY 2023-24	FY 2024-25	FY 2025-26	FY 2026-27	FY 2027-28
	EDU Distribution of Total Growth											
1	Service Area A	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%
2	Service Area B	70.84%	40.58%	40.58%	40.58%	40.58%	40.58%	40.58%	40.58%	40.58%	40.58%	40.58%
3	Service Area C	0.44%	6.00%	15.00%	15.00%	15.00%	15.00%	15.00%	15.00%	15.00%	15.00%	15.00%
4	Service Area D	17.92%	11.29%	11.29%	11.29%	11.29%	11.29%	11.29%	11.29%	11.29%	11.29%	11.29%
5	Service Area E	0.03%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
6	Service Area F	7.91%	6.73%	6.73%	6.73%	6.73%	6.73%	6.73%	6.73%	6.73%	6.73%	6.73%
7	Service Area G	16.86%	4.25%	4.25%	4.25%	4.25%	4.25%	4.25%	4.25%	4.25%	4.25%	4.25%
8	Service Area H	10.19%	4.55%	4.55%	4.55%	4.55%	4.55%	4.55%	4.55%	4.55%	4.55%	4.55%
9	Service Area I	29.16%	59.42%	59.42%	59.42%	59.42%	59.42%	59.42%	59.42%	59.42%	59.42%	59.42%
10	**Total Beginning EDUs**	21,377										
	Annual EDUs Added											
	Service Area A											
11	**Beginning of Year EDUs**		21,847	22,197	22,552	22,913	23,280	23,652	24,030	24,414	24,805	25,202
12	**Growth Rate (System-Wide)**		1.60%	1.60%	1.60%	1.60%	1.60%	1.60%	1.60%	1.60%	1.60%	1.60%
13	**New EDUs**		350	355	361	367	372	378	384	391	397	403
14	**End of Year EDUs**		22,197	22,552	22,913	23,280	23,652	24,030	24,414	24,805	25,202	25,605
	Service Area B											
15	**Beginning of Year EDUs**		15,334	15,476	15,620	15,766	15,915	16,066	16,219	16,375	16,534	16,695
16	**New EDUs**		142	144	146	149	151	153	156	159	161	164
17	**End of Year EDUs**		15,476	15,620	15,766	15,915	16,066	16,219	16,375	16,534	16,695	16,859
	Service Area C											
18	**Beginning of Year EDUs**		94	115	168	222	277	333	390	448	507	567
19	**New EDUs**		21	53	54	55	56	57	58	59	60	60
20	**End of Year EDUs**		115	168	222	277	333	390	448	507	567	627
	Service Area D											
21	**Beginning of Year EDUs**		3,885	3,924	3,964	4,005	4,047	4,089	4,131	4,175	4,219	4,264
22	**New EDUs**		40	40	41	41	42	43	43	44	45	46
23	**End of Year EDUs**		3,924	3,964	4,005	4,047	4,089	4,131	4,175	4,219	4,264	4,309
	Service Area E											
24	**Beginning of Year EDUs**		6	6	6	6	6	6	6	6	6	6
25	**New EDUs**		0	0	0	0	0	0	0	0	0	0
26	**End of Year EDUs**		6	6	6	6	6	6	6	6	6	6
	Service Area F											
27	**Beginning of Year EDUs**		1,723	1,746	1,770	1,794	1,819	1,844	1,870	1,896	1,922	1,949
28	**New EDUs**		24	24	24	25	25	25	26	26	27	27
29	**End of Year EDUs**		1,746	1,770	1,794	1,819	1,844	1,870	1,896	1,922	1,949	1,976
	Service Area G											
30	**Beginning of Year EDUs**		3,625	3,640	3,655	3,671	3,686	3,702	3,718	3,734	3,751	3,768
31	**New EDUs**		15	15	15	16	16	16	16	17	17	17
32	**End of Year EDUs**		3,640	3,655	3,671	3,686	3,702	3,718	3,734	3,751	3,768	3,785
	Service Area H											
33	**Beginning of Year EDUs**		2,199	2,215	2,231	2,248	2,265	2,282	2,299	2,316	2,334	2,352
34	**New EDUs**		16	16	16	17	17	17	17	18	18	18
35	**End of Year EDUs**		2,215	2,231	2,248	2,265	2,282	2,299	2,316	2,334	2,352	2,370
	Service Area I											
36	**Beginning of Year EDUs**		6,513	6,721	6,932	7,146	7,364	7,585	7,810	8,038	8,271	8,506
37	**New EDUs**		208	211	215	218	221	225	228	232	236	239
38	**End of Year EDUs**		6,721	6,932	7,146	7,364	7,585	7,810	8,038	8,271	8,506	8,746

APPENDIX D:

EXISTING FEES AND SERVICE AREAS

City of Prescott, Arizona
Development Impact Fee Study
Existing Water DIFs

Service Area	Service Area - Base Meter Size Fee	Cumulative Base Meter Size Fee	Service Areas Included
A	$827	$827	A
B	1,436	2,263	A+B
C	126	2,389	A+B+C
D	69	2,332	A+B+D
E	18	4,090	A+B+C+I+J+E
F	345	2,734	A+B+C+F
G	362	3,595	A+B+C+I+G
H	1,072	3,461	A+B+C+H
I	844	3,233	A+B+C+I
J	839	4,072	A+B+C+I+J

Description of City of Prescott's Ten Existing Water Service Areas

The ten existing service areas identified in the 2014 LUA and IIP include the following:

1. **Water Service Area A:** Projects that benefit the entire water production and distribution systems are included in Water Service Area A. This service area will include projects at the City's Chino Valley Water Production Facility and the Big Chino Water Ranch. The Big Chino Water Ranch (BCWR) consists of the City's resource that is legally available to meet future demands and allows for addressing the City's portion of the PrAMA safe-yield goal. Although some facilities included in Water Service Area A are actually located outside of the City's corporate limits in Chino Valley, these facilities will benefit all undeveloped parcels served by the City's water system and all new customers will be responsible for the project costs listed under Water Service Area A. As a result, Water Service Area A encompasses all other subsequent water service areas and all new EDU to be added within the City's water system during the City's six-year water IIP planning period.

   The Service Areas benefiting from Area A infrastructure includes A, B, C, D, E, F, G, H, I, and J.

   For more information on the projects included in Water Service Area A, see the Water IIP Projects table in Appendix E.

2. **Water Service Area B:** Projects that benefit the entire water production and distribution system south of Chino Valley are included in Water Service Area B. This entire service area includes the City and Yavapai County service areas. All new customers and the undeveloped parcels within the City's water system will be responsible for the project costs listed under Water Service Area B. As a result, Water Service Area B encompasses all other subsequent water service areas and all new EDU to be added within the City's water system during the City's six-year water IIP planning period.

   The Service Areas benefiting from Area B infrastructure includes B, C, D, E, F, G, H, I, and J.

   For more information on the projects included in Water Service Area B, see the Water IIP Projects table in Appendix E.

3. **Water Service Area C:** Projects included in Water Service Area C only benefit Water Service Area C. This service area will include everything south of a boundary line running across the City beginning at the northern edge of Yavapai Hills, running to the western edge and then turning to the north and encompassing the Watson Lake Park area, Granite Dells/Granite Gate Resort and then cutting across to Willow Creek Road. From this point the boundary drops down to the northeast corner of the Sandretto area and continues to the west along the north edge of the Crossings, and the Jack Drive areas. It then follows the southern edge of the Southview and Ho-Kay-Gon area's west to the boundary of the planning area. From this point the service area follows the planning boundary along the western edge down around the south and back up the eastern edge to the point of beginning at the northeast corner of the Yavapai Hills area. New customers and undeveloped parcels included in water service areas C, E, F, G, H, I, and J are responsible for project costs associated with Water Service Area C.

   The Service Areas benefiting from Area C infrastructure includes C, E, F, G, H, I, and J.

For more information on the projects included in Water Service Area C, see the Water IIP Projects table in Appendix E.

4. **Water Service Area D:** Projects that benefit the new development areas east of Granite Creek, and north and south of State Route 89A are included in Water Service Area D. The area encompasses the Granite Dells Ranch, and Granite Dells Estates annexation area. New customers and undeveloped parcels included in Water Service Area D are solely responsible for the project costs associated with Water Service Area D.

   The Service Areas benefiting from Water Service Area D infrastructure includes only D.

   For more information on the projects included in Water Service Area D, see the Water IIP Projects table in Appendix E.

5. **Water Service Area E:** Projects that benefit the extreme upper area of Copper Basin Road are included in Water Service Area E. This area encompasses the Rancho Vista Hills and High Valley Ranch subdivisions. New customers and undeveloped parcels included in Water Service Area E would be solely responsible for project costs associated with Water Service Area E.

   The Service Areas benefiting from Water Service Area E infrastructure includes only E.

   For more information on the projects included in Water Service Area E, see the Water IIP Projects table in Appendix E.

6. **Water Service Area F:** Projects that benefit State Route 69 corridor are included in Water Service Area F. This service area begins at Heather Heights/SR 69, runs east along 69, turns north to encompass Prescott Canyon Estates then turns back east running cross country to the Prescott Lakes Pump station and continues across the northern edge of the Yavapai Hills subdivision to the eastern boundary of the city planning area. From this point it follows the boundary line to the south around the southern edge of Costco and the Ranch then turns back to the north along the west edge of the Ranch. At the northwest corner of the Ranch it turns due east back to a point south of Heather Heights then returns back to the north to the point of beginning. New customers and undeveloped parcels included in Water Service Area F are solely responsible for the project costs associated with Water Service Area F.

   The Service Areas benefiting from Water Service Area F infrastructure includes only F.

   For more information on the projects included in Water Service Area F, see the Water IIP Projects table in Appendix E.

7. **Water Service Area G:** Projects that benefit the south central portion of the City are included in Water Service Area G. The Water Service Area G outline begins at Robinson Drive/Newport Drive running east as it encompasses the Government Canyon area by running along the north edge then down the east edge. From the southeast corner it turns west and runs along the east and south edges of the Prescott Riviera, Bradshaw area, Quail Hollow, Foothills, and Sky Terrace subdivisions. The line then turns west and follows the City planning boundary along the southern edge of Hidden Valley Ranch, Hidden Valley Drive, Prescott Pines Mobile Home Park, and Cathedral Pines. From the southwest corner of Cathedral Pines, Water Service Area G turns to the north encompassing the southern portion of the Mountain Club while following East Skyline Drive, West Skyline Drive, North Skyline Drive, and Bryce Canyon Drive. From this point Water Service Area G continues east down Peterson Lane and then turns north at State Route 89 to the

northwest corner of Haisley Homestead and turns east. The area follows the north edge of Haisley to the east edge of Hidden Valley Ranch and follows it to the northwest corner of Hidden Valley Ranch and then turns east. While following this line it meets the southwest corner of Summit Point then turns north along this east edge and around the north side of the Summit Point encompassing it and the Palmer Hill area. The line then drops off Senator Highway to the end of Virginia Street at the entrance to Acker Park. The line continues to the east along the north side of Bradshaw Heights, and Newport Heights back to the point of beginning. New customers and undeveloped parcels included in Water Service Area G are solely responsible for the project costs associated with Water Service Area G.

The Service Areas benefiting from Water Service Area G infrastructure includes only G.

For more information on the projects included in Water Service Area G, see the Water IIP Projects table in Appendix E.

8. **Water Service Area H:** Projects that benefit the western Thumb Butte area of the City are included in Water Service Area H. The service area outline begins at the corner of Hassayampa Village Lane /Copper Basin Road, from this point it runs straight west along the south border of the Hassayampa Development to the west boundary of the City planning area and turns to the north along the boundary to a point just north of the crossing of Thumb Butte Road. From this point it turns and runs straight east along the north edge of the Idylwild Tract to the intersection of Sierry Peaks Drive and Downer Trail. The service area circles around to the south encompassing the Downer Trail area, turns back to the east on Idylwild Rd and runs down to the intersection of Idylwild Road/Thumb Butte Road. At this point it follows Thumb Butte Road back to the west to a connection with Hassayampa Village Lane, and then it follows it across to the point of beginning. New customers and undeveloped parcels included in Water Service Area H are solely responsible for the project costs associated with Water Service Area H.

   The Service Areas benefiting from Water Service Area H infrastructure includes only H.

   For more information on the projects included in Water Service Area H, see the Water IIP Projects table in Appendix E.

9. **Water Service Area I:** Projects that benefit the southern side of the City are included in Water Service Area I. The service area outline begins at the corner of Hassayampa Village Lane /Copper Basin Road. From this point it runs straight west along the south border of the Hassayampa Development to the west boundary of the City planning area and turns to the south following this line. This service area encompasses the Rancho Vista Hills, Timber Ridge, Mountain Club, Haisley Homestead, and Senator Highway areas along the south side of the City. From this point it turns north around Sky Terrace, Foothills, Quail Hollow, Prescott Riviera and Government Canyon subdivisions. It now turns back to the west and crosses Robinson Drive at Newport Drive while running along the north side of Newport Heights, and Bradshaw Heights. It then drops off to the end of Virginia Street at the entrance to Acker Park and then crosses Senator Highway around the north side of Palmer Hill and Summit Point, from this point it turns to the north/west crossing White Spar at fire station #1 and continues to the Pioneer Pump Station while running behind the Pioneers Home. The boundary line now crosses Park Avenue, Coronado Avenue, San Carlos Road, Grace Avenue, and Thumb Butte Road. Then, areas of Elwood Lane, Sherwood Drive, and Woodland Circle are encompassed before turning south down Hassayampa Village Lane back to the point of beginning. New customers and undeveloped parcels included in Water

Service Areas I, G, J, and E are responsible for the project costs associated with Water Service Area I

The Service Areas benefiting from Water Service Area I infrastructure includes E, G, I, and J.

For more information on the projects included in Water Service Area I, see the Water IIP Projects table in Appendix E.

10. **Water Service Area J:** Projects that benefit the south/east portion of the City are included in Water Service Area J. The service area outline begins at the corner of Hassayampa Village Lane /Copper Basin Road, at this point it runs due west along the south border of the Hassayampa Development to the west boundary of the City planning area and turns to the south while following the planning area boundary to the southeast corner of the Timber Ridge subdivision. From this point it turns northeast and runs around Copper Canyon Village and the Sierra Vista subdivisions back to the point of beginning. New customers and undeveloped parcels included in Water Service Areas J, and E are responsible for the project costs associated with Water Service Area J.

    The Service Areas benefiting from Water Service Area J infrastructure includes J and E.

City of Prescott, Arizona
Development Impact Fee Study
Existing Water Resources DIFs

Meter Size	Service Units	Resource Fee
5/8"	1.00	$1,481
3/4"	1.50	2,222
1"	1.67	2,468
1.5"	3.33	4,937
2"	5.33	7,899
3"	10.00	14,810
4"	16.67	24,683
6"	33.33	49,367
8"	53.33	78,987

City of Prescott, Arizona
Development Impact Fee Study
Existing Wastewater DIFs

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

Description of City of Prescott's Nine Existing Wastewater Service Areas

The nine identified wastewater service areas include the following:

1. **Wastewater Service Area A:** Projects that benefit the entire wastewater system are included in this area and are associated with the Centralized Wastewater Treatment concept. The facilities included in Wastewater Service Area A will benefit all undeveloped parcels served by the City's wastewater system and all new customers will be responsible for the project costs listed under Wastewater Service Area A. As a result, Wastewater Service Area A encompasses all other subsequent wastewater service areas and all new EDUs to be added within the City's wastewater system during the City's six-year water IIP planning period.

   The Service Areas benefiting from Area A infrastructure includes A, B, C, D, E, F, G, H, and I.

   For more information on the projects included in Wastewater Service Area A, see the Wastewater IIP Projects table in Appendix F.

2. **Wastewater Service Area B:** Projects that benefit the Sundog Wastewater Treatment Plant drainage basin are included in this area. This basin runs east to west and topographically along the high point of the City splitting flows between the north (Airport WRF) and south (Sundog WWTP) sides of the City. The line starts on the north side of Yavapai Hills running west across to the ridge of Prescott Lakes, Cliff Rose behind Cloud Stone and Eagle Ridge, through the Taylor Hicks area across Willow Creek Road, continuing along West Rosser and cross country to Granite Mountain Middle School. After crossing Williamson Valley Road it encompasses Grandview Estates and drops off to Iron Springs Road to the entrance of Forest Trails and the City limit line running to the south. New customers and undeveloped parcels included in Wastewater Service Areas B, E, F, G, and H are responsible for the project costs associated with Water Service Area B.

   The Service Areas benefiting from Area B infrastructure includes B, E, F, G, and H.

   For more information on the projects included in Wastewater Service Area B, see the Wastewater IIP Projects table in Appendix F.

3. **Wastewater Service Area C:** Projects that benefit the sewer system in the large annexation areas of Granite Dells Ranch and Granite Dells Estates are included in this service area. The area is east of Granite Creek, north & south of Highway 89A and is included in the Airport Water Reclamation Facility drainage basin, Service Area I. New customers and undeveloped parcels included in Wastewater Service Area C are solely responsible for the project costs associated with Water Service Area C.

   The Service Areas benefiting from Area C infrastructure includes only C.

For more information on the projects included in Wastewater Service Area C, see the Wastewater IIP Projects table in Appendix F.

4. **Wastewater Service Area D:** Projects that benefit the Willow Creek drainage basin within the Airport Water Reclamation Facility drainage basin are included in this service area. The area begins on Willow Lake Road at Vista De Lago and proceeds west along the south edge of the Cottages, Willow Lake Villages, North Lake, Willow Hills, Summit and the Black Hawk subdivisions. Then it follows the Sequoia alignment south until it meets up with the Service Area B boundary and continues to the west edge of the City. It then runs north encompassing the Kingswood, Wildwood, Southview, the Crossings, and the Pioneer Park areas and loops back along Willow Lake Road to the beginning. New customers and undeveloped parcels included in Wastewater Service Area D are solely responsible for the project costs associated with Water Service Area D.

   The Service Areas benefiting from Area D infrastructure includes only D.

   For more information on the projects included in Wastewater Service Area D, see the Wastewater IIP Projects table in Appendix F.

5. **Wastewater Service Area E:** Projects that benefit the future Storm Ranch Development area are included in Service Area E. The area starts at the intersection of Sundog Ranch Road (SDRR) and Prescott Lakes Parkway (PLP) and runs north/east along the Peavine Trail alignment to the Service Area B boundary and follows it to the east City limits. Then it circles around and follows the ridgeline between Storm Ranch and the Northern border of Yavapai Hills westerly around the basin that will flow towards the Storm Ranch and back down PLP to the point of beginning. New customers and undeveloped parcels included in Wastewater Service Area E are solely responsible for the project costs associated with Wastewater Service Area E.

   The Service Areas benefiting from Area E infrastructure includes only E.

   For more information on the projects included in Wastewater Service Area E, see the Wastewater IIP Projects table in Appendix F.

6. **Wastewater Service Area F:** Projects that benefit the eastern Highway 69 corridor of the City are included in this service area. The area covers upper Prescott Lakes Parkway, Wal-Mart, the Auto Dealers, Gateway Mall, the Ranch, and Yavapai Hills. New customers and undeveloped parcels included in Wastewater Service Area F are solely responsible for the project costs associated with Wastewater Service Area F.

   The Service Areas benefiting from Area F infrastructure includes only F.

   For more information on the projects included in Wastewater Service Area F, see the Wastewater IIP Projects table in Appendix F.

7. **Wastewater Service Area G:** Projects that benefit the entire southern portion of the City are included in this service area. The service area starts in the vicinity of EZ Street and heads

south on the Mt Vernon alignment, following this alignment and continuing south on Senator Hwy to the City planning boundary. From this point it follows the boundary westerly to the west boundary and turns to the north to encompass the High Valley Ranch subdivision and turns east running down Mt Laurel, then skirting around the north side of Los Pinos Estates, the Village, and Copper Basin Home Site subdivisions. From this point it jogs to the north around the Conifer Ridge subdivision and turns to the east running up Country Club Drive and follows it toward Park Avenue, it takes in the Park Avenue drainage area while following it to the north, then it turns east in the vicinity of Potts Creek/Miller Creek and follows them east to the confluence of Granite Creek and on to the EZ Street beginning. New customers and undeveloped parcels included in Wastewater Service Area G are solely responsible for the project costs associated with Water Service Area G.

The Service Areas benefiting from Area G infrastructure includes only G.

For more information on the projects included in Wastewater Service Area G, see the Wastewater IIP Projects table in Appendix F.

8. **Wastewater Service Area H:** Projects that benefit from service area H are in the Sundog drainage basin on the west side of the City. The service area starts at Miller Valley Road and Rodeo Drive running west from this point to the vicinity of Gail Gardner Way while curving to the south it picks up the system on Parr Drive, Dougherty Street, Linwood Avenue, crossing Gurley Street and picking up Creekside Circle, Plaza Drive and then encompasses the Hassayampa Subdivision while paralleling the area G alignment back to the west boundary of the City. From this point the area runs north along the edge of the City boundary to the southern edge of the Forest Trails/Heritage (FT/H) subdivisions. The line then heads back to the east and curves around FT/H to the north to take in the Downer Sixteen subdivision down Westridge Drive, West Whipple to Miller Valley Road and back to the beginning point. New customers and undeveloped parcels included in Wastewater Service Area H are solely responsible for the project costs associated with Wastewater Service Area H.

   The Service Areas benefiting from Area H infrastructure includes only H.

   For more information on the projects included in Wastewater Service Area H, see the Wastewater IIP Projects table in Appendix F.

9. **Wastewater Service Area I:** Projects that benefit the Airport Water Reclamation Facility drainage basin are included in this area. This basin runs east to west and topographically along the high point of the City splitting flows between the north (Airport WRF) and south (Sundog WWTP) sides of the City. The line starts on the north side of Yavapai Hills running west across to the ridge of Prescott Lakes, Cliff Rose behind Cloud Stone and Eagle Ridge, through the Taylor Hicks area across Willow Creek Road, continuing along West Rosser and cross country to Granite Mountain Middle School. After crossing Williamson Valley Road it skirts north of Grandview Estates and drops off to Iron Springs Road past the entrance of Forest Trails while continuing to the City limit line and running to the north. New customers and

undeveloped parcels included in Wastewater Service Areas I, C, and D are responsible for the project costs associated with Wastewater Service Area I.

The Service Areas benefiting from Area I infrastructure includes C, D, and I.