

# **City of Santa Rosa Annual Report on Development Fees**

**As of June 30, 2007**



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## **CITY OF SANTA ROSA DEVELOPMENT FEES**

### **Public Facilities Improvement Fee (Local)**

The Public Facilities Improvement Fees (Local) provide funding for citywide public improvements required due to the demands placed on existing facilities by new development.

The Public Facilities Improvement Fees (Local) fees are \$600 per residential unit. Fees for non-residential uses range from \$.80 to \$1.05 per square foot.

### **The Public Facilities Improvement Fees (State & Federal)**

The Public Facilities Improvement Fees (State & Federal) provide funding for needs within the City's ultimate urban boundary for additional improvements to State & Federal Highways, which will not be funded by the State & Federal governments, required due to the demands placed on existing facilities by new development.

The Public Facilities Improvement Fees (State & Federal) fees are \$600 per residential unit. Fees for non-residential uses range from \$.80 to \$1.05 per square foot.

### **Traffic Signal Impact Fee**

The Traffic Signal Impact Fees provide funding for citywide improvements to the traffic signal systems required due to the demands placed on existing facilities by new development.

The Traffic Signal Impact Fees are based on the average number of daily trips estimated for each type of development.

### **Park Acquisition Fee**

The Park Acquisition Fees provide funding for acquisition of park lands and on-site improvements to parks required due to increased development.

Park Acquisition fees range from \$1,901 to \$9,992 per residential unit.

### **Southeast Area Development Impact Fee**

The Southeast Area Development Impact Fees provide funding for local Southeast Santa Rosa traffic, storm drainage, sewer, water and public facility improvements identified in the Southeast Santa Rosa Basic Infrastructure Program (BIP). The BIP is the centerpiece for developer financing of the basic infrastructure required within

Southeast Santa Rosa. The Southeast Area Development Impact Fee will fund only those improvements that are specifically related to and required for development to proceed within the boundaries of the Southeast Area Plan.

The Southeast Area Development Impact fees for residential uses range from \$4,582 to \$12,207 per unit. For non-residential uses the fees are \$6.78 to \$6.92 per gross square foot.

#### Southwest Area Development Impact Fee

The Southwest Area Development Impact Fees provide funding for local Southwest Santa Rosa traffic, storm drainage, sewer, water and public facility improvements identified in the Southwest Santa Rosa Basic Infrastructure Program (BIP). The BIP is the centerpiece for developer financing of the basic infrastructure required within Southwest Santa Rosa. The Southwest Area Development Impact Fee will fund only those improvements that are specifically related to and required for development to proceed within the boundaries of the Southwest Area Plan.

The Southwest Area Development Impact fees for residential uses range from \$6,626 to \$13,363 per unit. For non-residential uses the fees range from \$1.95 to \$9.56 per gross square foot.

#### Capital Facilities Fee

The Capital Facilities Fees provide funding for citywide traffic, storm drainage and other public improvements that will be required to service new development and to ensure that existing service levels do not deteriorate with the advent of new growth. To the extent that required improvements serve both new and existing development, only the portion that is attributed to new development is included in the Capital Facilities Fee program. Fees collected must be spent in the following proportions:

Local Transportation, Traffic Signals, Local Reconstructions	19.5%
Regional Transportation	43.3
Storm Drainage and Sewer	12.7
Regional Public Safety and Fire	12.8
Mass Transit, Bicycle and Pedestrian	10.7
Administrative Costs	1.0

The Capital Facilities Fee for residential uses ranges from \$3,208 to \$5,387 per unit. For non-residential uses the fees range from \$2.29 to \$9.04 per square foot.

### Housing Allocation Plan Fee

The Housing Allocation Plan was established to assist in the development of affordable housing in Santa Rosa. While some developers are required to provide affordable units, the majority pay a fee in lieu of providing units. The fee is based on a unit's size and is charged for units larger than 900 square feet. The per square foot fee increases as the unit size increases, starting at \$0.97 per square foot for a 910 square foot unit to a maximum of \$8.54 per square foot for units of 4,500 square feet and above.

### Wastewater and Water Demand Fees

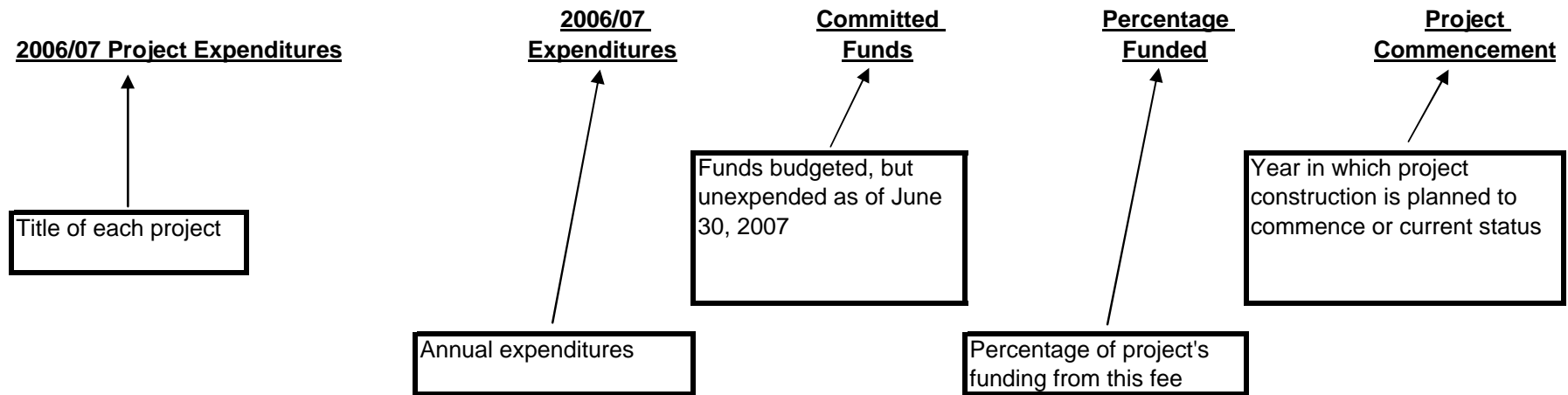
Wastewater and Water Demand Fees provide funding for improvements to the Water and Wastewater utilities required to expand the delivery systems to provide for new customers and to recover a fair share of the cost of existing facilities.

Wastewater demand fees for residential uses range from \$4,525 to \$14,028 per unit. Wastewater demand fees for commercial usage vary depending upon the type of use. Water demand fees for residential uses range from \$1,489 to \$16,376. Water demand fees for commercial uses are \$496 per 1000 gallons/month at maximum monthly usage.

## **Individual Fund Statements**

KEY TO INDIVIDUAL FUND STATEMENTS  
CITY OF SANTA ROSA  
DEVELOPMENT FEE FUND (The fund in which each fee is accounted for)  
2006/07

Beginning Balance	-----	Balance as of July 1, 2006
Fees Collected	-----	Fees collected during the year ended June 30, 2007
Interest Earnings	-----	Interest earned during the year ended June 30, 2007
Annual Expenditures	-----	Expenditure of funds during the year ended June 30, 2007
Ending Balance	-----	Balance remaining as of June 30, 2007



CITY OF SANTA ROSA  
PUBLIC FACILITIES IMPROVEMENT FEE - LOCAL  
2006/07

Beginning Balance	\$896,039
Fees collected	600
Interest Earnings	48,952
Annual Expenditures	<u>224,086</u>
Ending Balance	\$721,504

<b><u>2006/07 Project Expenditures</u></b>	<b><u>2006/07 Expenditures</u></b>	<b><u>Committed Funds</u></b>	<b><u>Percentage Funded</u></b>	<b><u>Project Commencement</u></b>
Colgan Ave Reconstruction and Pedestrian Pathway Installation	0	\$54,769	29.5%	In design
Ventura Ave Improvements - Paulin Dr to Bicentennial Way	1000	\$0	0.8%	In design
West Steele Lane - Widen with Sidewalks & Reconstruct	\$124,159	\$437,886	38.6%	Complete fall 2006
Intelligent Transportation System	98,927	0	7.1%	2006
Middle Rincon Road Reconstruct - Montecito to Badger	0	100,241	18.8%	In design
Calistoga Rd Improvements/Traffic Signals, Ped Flashers, etc.	<u>0</u>	<u>63,000</u>	13.7%	Phase 2 in 2007
Total	<u>\$224,086</u>	<u>\$655,896</u>		



CITY OF SANTA ROSA  
PUBLIC FACILITIES IMPROVEMENT FEE - STATE & FEDERAL  
2006/07

Beginning Balance	\$520,304
Fees collected	600
Interest Earnings	27,232
Annual Expenditures	<u>45,427</u>
Ending Balance	\$502,709

<b><u>2006/07 Project Expenditures</u></b>	<b><u>2006/07 Expenditures</u></b>	<b><u>Committed Funds</u></b>	<b><u>Percentage Funded</u></b>	<b><u>Project Commencement</u></b>
Hearn Ave at Highway 101 Interchange	0	434,824	8.9%	S.R.Ave phase 2007
Bellevue Ave at Highway 101 Interchange	<u>45,427</u>	<u>0</u>	14.6%	Design study 2006
Total	<u>\$45,427</u>	<u>\$434,824</u>		

CITY OF SANTA ROSA  
TRAFFIC SIGNAL FEE  
2006/07

Beginning Balance	\$80,108
Fees collected	70
Interest Earnings	4,192
Annual Expenditures	<u>2,948</u>
Ending Balance	\$81,422

<b><u>2006/07 Project Expenditures</u></b>	<b><u>2006/07 Expenditures</u></b>	<b><u>Committed Funds</u></b>	<b><u>Percentage Funded</u></b>	<b><u>Project Commencement</u></b>
Traffic Signal - Bethard @ Bennett Valley Rd.	\$2,948	\$0	1.1%	Complete
Petaluma Hill Rd and Yolanda Traffic Signal Installation	0	52,670	17.5%	2008
Calistoga Rd Improvements/Traffic Signals, Ped Flashers, etc.	<u>0</u>	<u>21,967</u>	5.1%	Phase 2 in 2007
Total	<u>\$2,948</u>	<u>\$74,637</u>		

CITY OF SANTA ROSA  
PARK ACQUISITION FEE - ZONE 1  
2006/07

Beginning Balance	\$3,995,357
Fees collected	3,459,948
Interest Earnings	303,446
Annual Expenditures	<u>1,556,594</u>
Ending Balance	\$6,202,157

<b><u>2006/07 Project Expenditures</u></b>	<b><u>2006/07 Expenditures</u></b>	<b><u>Committed Funds</u></b>	<b><u>Percentage Funded</u></b>	<b><u>Project Commencement</u></b>
Fulton Rd Investors, LLC Reimbursement	1199341		100.0%	design
Park Building and Picnic Area Rehabilitation	50000		31.2%	construction
Youth Community Park	108,203	146,447	44.0%	study
Fountaingrove Community Park	51,320	0	4.0%	design
Juilliard Park Rehabilitation	23,500	0	8.2%	design
Church of One Tree Rehabilitation	18,000	0	6.0%	construction
Jennings / Range Park Purchase & Development	1,665	23,402	100.0%	study
San Miguel Park	0	99,693	100.0%	study
Public Art	21,922	0	6.5%	design and construction
Northwest Zone Play Equipment Rehabilitation	7,279	507,792	95.4%	partially complete / study
Steele Lane Community Center Rehabilitation	4,793	7,672	5.2%	partially complete / design
Park Parking Lot Rehabilitation	45,676	137,189	44.3%	partially complete / design
Park Field and Irrigation Rehabilitation	0	6,300	68.7%	study
Community Pool	0	16,020	22.2%	study
Ridgway Swim Center Wall Construction	12,600	0	17.0%	complete
DeTurk Roundbarn Rehabilitation	2,272	788,186	89.2%	design
Finley Aquatic Center Water Feature	0	126,700	100.0%	study
Jack London School Lights	223	199,777	100.0%	design
Prince Gateway Park	0	45,809	1.9%	construction
Bennett Valley Golf Course - New Facilities	0	378,743	3.5%	near completion
Jacobs Park Improvements	9,800	65,200	100.0%	design
New Senior Center	<u>0</u>	<u>500,000</u>	32.3%	design pending funding
<b>Total</b>	<b><u>\$1,556,594</u></b>	<b><u>\$3,048,930</u></b>		

CITY OF SANTA ROSA  
PARK ACQUISITION FEE - ZONE 2  
2006/07

Beginning Balance	\$2,456,599
Fees collected	1,019,598
Interest Earnings	152,897
Annual Expenditures	<u>315,828</u>
Ending Balance	\$3,313,265

<u>2006/07 Project Expenditures</u>	<u>2006/07 Expenditures</u>	<u>Committed Funds</u>	<u>Percentage Funded</u>	<u>Project Commencement</u>
Samuel Jones Hall Rehabilitation	\$19,771	\$0	17.4%	complete
Fountaingrove Community Park	0	100,000	4.7%	design
Southwest Community Park	89,901	19,328	57.4%	design
A Place to Play	100,000	0	1.5%	construction
Public Art	6,900	0	3.8%	design / construction
Roseland Neighborhood Park	0	1,070,282	35.2%	acquisition complete / design 2007
Air Center East Neighborhood Park	0	606,019	31.2%	design
Park Field and Irrigation Rehabilitation	0	3,900	4.8%	study
Community Pool	0	16,020	22.2%	study
Colgan Bellevue Park	97,570	0	36.4%	acquisition complete / design 2007
Southwest Community Park-Library, Cmty Ctr, Pool	0	251,291	5.6%	design
Southwest Gym	<u>1,686</u>	<u>0</u>	2.7%	complete
 Total	 <u>\$315,828</u>	 <u>\$2,066,840</u>		

CITY OF SANTA ROSA  
PARK ACQUISITION FEE - ZONE 3  
2006/07

Beginning Balance	\$4,924,644
Fees collected	1,114,347
Interest Earnings	268,699
Annual Expenditures	<u>1,606,498</u>
Ending Balance	\$4,701,192

<b><u>2006/07 Project Expenditures</u></b>	<b><u>2006/07 Expenditures</u></b>	<b><u>Committed Funds</u></b>	<b><u>Percentage Funded</u></b>	<b><u>Project Commencement</u></b>
Park Pathway Rehabilitation	\$95,867	\$1,671	100.0%	construction
Doyle Park Ballfield Renovation	15,506	71,494	43.1%	design
Park Building and Picnic Area Rehabilitation	1,391	4,830	31.9%	construction
Fountaingrove Community Park	919,607	383,471	78.3%	design
Skyhawk Neighborhood Park	0	31,522	93.1%	complete
Southwest Community Park	0	154,420	15.0%	design
Howarth Park Rehabilitation	29,179	149,422	31.7%	design / construction
Nielson Ranch Park Acquisition & Development	12,616	27,918	87.6%	construction
Juilliard Park Rehabilitation	50,868	3,436	80.2%	design
Park Play Equipment Rehabilitation	9,206	238,591	72.0%	design
Public Art	22,100	0	9.7%	design / construction
Tennis Court Resurfacing	18,039	81,961	26.8%	design
M. L. King Park Rehabilitation	0	25,000	1.6%	design
Northeast Zone Play Equipment Rehabilitation	2,665	211,923	100.0%	construction
Steele Lane Community Center Rehabilitation	0	278,200	83.6%	partially complete / design
Park Parking Lot Rehabilitation	0	244,000	55.7%	partially complete / design
Park Field and Irrigation Rehabilitation	0	1,500	1.8%	study
Nor th Park Rehabilitation	3,534	56,466	100.0%	design
Southeast Community Park	217	867	100.0%	pending funding
Southwest Community Park-Library, Cmty Ctr, Pool	0	98,705	10.2%	design
Doyle Park Clubhouse and Ballfield	110	890	100.0%	on hold pending funding
Recreation Facilities Relamping - New Light Fixtures for Athletic Fields	15,338	184,662	50.0%	design
DeTurk Roundbarn Rehabilitation	0	42,900	4.8%	design
Prince Gateway Park	283,930	416,070	31.0%	construction
Property Purchase - 716 Bennett Valley Road	<u>126,325</u>	<u>51,050</u>	33.7%	complete
 Total	 <u>\$1,606,498</u>	 <u>\$2,760,969</u>		

CITY OF SANTA ROSA  
PARK ACQUISITION FEE - ZONE 4  
2006/07

Beginning Balance	\$4,492,026
Fees collected	907,783
Interest Earnings	242,610
Annual Expenditures	<u>1,148,015</u>
Ending Balance	\$4,494,404

<u>2006/07 Project Expenditures</u>	<u>2006/07 Expenditures</u>	<u>Committed Funds</u>	<u>Percentage Funded</u>	<u>Project Commencement</u>
Doyle Park Ballfield Renovation	\$0	\$195,000	28.4%	design
Fountaingrove Community Park	180,585	0	8.7%	design
Skyhawk Neighborhood Park	0	11,000	4.0%	complete
Southwest Community Park	0	72,000	7.0%	design
Juilliard Park Rehabilitation	33,600	0	11.7%	design
Southeast Neighborhood Park Acquisition & Development	378	111,012	100.0%	design
Public Art	9,000	0	4.1%	design / construction
Tennis Court Resurfacing	26,786	0	51.7%	design
M. L. King Park Rehabilitation	444,638	214,111	51.0%	design
Zone 4 Play Equipment Rehabilitation	0	150,000	89.0%	construction
Kawana School/Park Acquisition & Development	2,114	299,083	100.0%	study
Steele Lane Community Center Rehabilitation	0	24,600	7.4%	partially complete / design
Park Field and Irrigation Rehabilitation	664	361	22.3%	study
Community Pool	0	40,000	55.5%	design
Southwest Community Park-Library, Cmty Ctr, Pool	0	102,250	10.6%	design
Steele Lane and Senior Center - ADA Restroom Imprvmnts	74,625	0	96.2%	complete
Bennett Valley Golf Course - New Facilities	0	1,463,057	16.0%	near completion
DeTurk Roundbarn Rehabilitation	0	33,600	3.8%	design
Prince Gateway Park	0	67,200	2.7%	construction
Property Purchase - 716 Bennett Valley Road	375,625	0	63.1%	complete
Total	<u>\$1,148,015</u>	<u>\$2,783,274</u>		

CITY OF SANTA ROSA  
SOUTHEAST AREA DEVELOPMENT IMPACT FEE FUND  
2006/07

Beginning Balance	\$1,324,108
Fees collected	396,635
Interest Earnings	78,423
Annual Expenditures	<u>0</u>
Ending Balance	\$1,799,166

<u>2006/07 Project Expenditures</u>	<u>2006/07 Expenditures</u>	<u>Committed Funds</u>	<u>Percentage Funded</u>	<u>Project Commencement</u>
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No project expenditures in 2006/07.

CITY OF SANTA ROSA  
SOUTHWEST AREA DEVELOPMENT IMPACT FEE FUND  
2006/07

Beginning Balance	\$14,458,671
Fees collected	964,567
Interest Earnings	776,590
Annual Expenditures	<u>507,504</u>
Ending Balance	\$15,692,323

<b><u>2006/07 Project Expenditures</u></b>	<b><u>2006/07 Expenditures</u></b>	<b><u>Committed Funds</u></b>	<b><u>Percentage Funded</u></b>	<b><u>Project Commencement</u></b>
Repayment of RDA Loan for 5819 SW Fire Station	329000	0	100.0%	in repayment
New Fire Station - Southwest Area	0	340508	6.3%	construction
Stony Point Rd from Hwy 12 to Hearn Ave - Widen to 4 Lanes	0	7,818,851	63.7%	2008
Bellevue Ave Widening - Stony Point Road to Corby Ave	62,661	3,574,083	95.5%	2009
Hearn Ave Widening - Dutton Ave to Railroad Tracks	0	100,000	66.7%	2008
Sebastopol Rd - S. Wright to Lombardi Ct - Widen & Reconstruct	36	1,494,609	57.4%	as development occurs
Northpoint Parkway Extension - Stony Point Rd to S. Wright Rd	115,807	478,140	100.0%	in planning stage
Colgan Creek Bridge at Dutton Ave/future Northpoint Parkway	<u>0</u>	<u>217,003</u>	18.2%	In planning stage
Total	<u>\$507,504</u>	<u>\$14,023,194</u>		



CITY OF SANTA ROSA  
CAPITAL FACILITIES FEE  
2006/07

Beginning Balance	\$20,301,892
Fees collected	4,696,523
Interest Earnings	1,145,633
Annual Expenditures	<u>3,378,085</u>
Ending Balance	\$22,765,963

<u>2006/07 Project Expenditures</u>	<u>2006/07 Expenditures</u>	<u>Committed Funds</u>	<u>Percentage Funded</u>	<u>Project Commencement</u>
Street Overlay - Various Locations	\$0	\$586,544	4.0%	ongoing
Storm Water Drainage Improvements at Selected Locations	12,979	266,034	27.4%	ongoing
Fulton Road from Piner Road to Wood Road		121,800	100.0%	Under construction
Farmers Lane Extension from Bennett Valley Rd to Hearn Ave	0	8,448,725	92.7%	2009
Hwy 12 at Farmer's Ln. - Build Partial Interchange	36,195	236,545	38.6%	complete
Hearn Ave at Highway 101 Interchange	0	363,000	6.4%	S.R. Ave phase 2008
Fulton Road from Piner Road to Wood Road - Widen to 4 Lanes	0	211,500	100.0%	Under construction
Bellevue Ave at Highway 101 Interchange	122,030	434,970	68.7%	Design study 2006
Hwy 12 and Farmer's Lane/Hoen Avenue - Add Left Turn Lane	35	51,724	8.5%	complete
W. Steele Lane - Widen with sidewalks and reconstruct	1,864,031	0	56.0%	complete
Yolanda Ave Widening - Santa Rosa Ave to Petaluma Hill Rd	90,993	493,268	100.0%	2008
Traffic Signal Interconnect	25,000	0	62.5%	complete
Middle Rincon Area Drainage Improvements	0	59,465	100.0%	2008
Traffic Signal Installations for Pedestrians - unrelated to schools	20,887	0	12.7%	ongoing
Cast In-Place Storm Drain Repair/Replacement	0	154,264	46.6%	2005
Temporary Traffic Calming Devices	12,559	0	24.0%	ongoing
Petaluma Hill Rd and Yolanda Traffic Signal Installation	3,493	59,482	26.6%	2008
Bicycle Master Plan Project	4,359	23,447	100.0%	ongoing
Colgan Ave Reconstruction & Pedestrian Pathway Installation	40,866	50,440	70.5%	In design
Middle Rincon Road/Badger Road - Reconstruct	42,835	340,504	85.5%	in design
Yolanda Ave Conduit	3,396	410,639	100.0%	2008
Calistoga Rd Improvements/Traffic Signals, Ped Flashers, etc.	915	207,178	81.3%	Phase 2 in 2007
Brush Creek Bridge at Montecito Blvd - Deck Treatment	0	5,990	11.4%	complete
Sonoma Ave Bicycle Lanes	41,421	8,579	50.0%	2008
Santa Rosa Creek Multi-Use Path - Streamside to Mission	25,665	0	27.7%	In design
Traffic Signal Modification - Sotoyome St at Montgomery Dr	0	28,000	31.1%	2007
Barham Avenue/Lotus Court Storm Drain	37,416	111,433	32.9%	Complete
Boyd St and Earl St Reconstruction	0	274,000	62.6%	In Design
Piner Road Pedestrian Path	153	41,143	100.0%	2008
Smart Corridor Phase III: Class I Path - Jennings Ave to Guerneville Rd	1,466	54,884	10.1%	Complete
Railroad Square Storm Drain Phase I2	43,775	286,225	61.8%	Under construction
Traffic Signal - Petaluma Hill at Colgan	2,302	4,503	44.1%	complete
Smart Bicycle and Pedestrian Pathway Phase I	10,428	0	6.2%	Project delayed
Bryden Lane Reconstruction	0	564,500	38.9%	Complete
Farmers Lane at Fourth St Dual Right Turn Only Lane	69	29,302	29.6%	Study in 2008
Mendocino Ave Median Reconstr & Bike Lane Install (Ridgway Ave to Steele Ln)	79	249,921	100.0%	2008
Sonoma Ave Storm Drain	0	200,000	100.0%	2009
Fourth St. CMP Replacement	0	100,000	100.0%	Complete
SMART Bicycle & Ped Pathway Phase 2 (College Ave to Jennings Ave)	315	0	0.1%	Complete
Summerfield Road Storm Drain at Horseshoe Drive	0	8,200	100.0%	Complete
Prince Park	130,703	0	1.8%	complete 06/07
Relocate Fire Department Headquarters	0	290,508	100.0%	Construction
New Fire Station - Fountaingrove Parkway	0	117,199	100.0%	In design
New Fire Station - Lewis Road	754,125	10,074	60.4%	Modular under construction
Administrative Reimbursement	<u>49,595</u>	<u>0</u>	100.0%	Ongoing
<b>Total</b>	<b><u>\$3,378,085</u></b>	<b><u>\$14,903,990</u></b>		

CITY OF SANTA ROSA  
HOUSING ALLOCATION PLAN / IN-LIEU FEE  
2006/07

Beginning Balance	\$3,266,158
Fees collected	3,547,617
Interest Earnings	154,990
Annual Expenditures	<u>4,897,584</u>
Ending Balance	\$2,071,182

<b><u>2006/07 Project Expenditures</u></b>	<b><u>2006/07 Expenditures</u></b>	<b><u>Committed Funds</u></b>	<b><u>Percentage Funded</u></b>	<b><u>Project Commencement</u></b>
1789 Marlow Road - BHDC	\$35,062	\$38,901	23.8%	2001
3000 Dutton Meadow - BHDC	815,686	0	91.8%	2002
BHDC-1080 Jennings (Monte Vista)	1,876,850	430,070	25.4%	2004
Urban Housing Communities - The Crossings	1,500,000	0	3.6%	2005
BHDC-2045 West Steele Lane	428,249	1,161,513	83.6%	2006
Administration	<u>241,737</u>	<u>0</u>	100.0%	
Total	<u>\$4,897,584</u>	<u>\$1,630,484</u>		

WASTEWATER DEMAND FEES  
2006/07

Beginning Balance	\$0
Fees collected	7,543,078
Interest Earnings	620,631
Annual Expenditures	<u>8,163,709</u>
Ending Balance	\$0

WATER DEMAND FEE  
2006/07

Beginning Balance	\$5,463,968
Fees collected	3,713,151
Interest Earnings	15,625
Annual Expenditures	<u>9,192,744</u>
Ending Balance	\$0