City of Surprise

ARIZONA

Infrastructure Improvements Plan

Final | March 11, 2014

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Abbreviations and Acronyms

2007 Fire Plan – Fire planning evaluation completed for the city in 2007
ADWR – Arizona Department of Water Resources
AMA – Active Management Area
ARS – Arizona Revised Statutes
AWS – Assured Water Supply
AWWA – American Water Works Association
CAP – Central Arizona Project
CIP – Capital Improvements Plan
City – The City of Surprise
DIFs, Impact Fees, or Development Fees – Development Impact Fees
EDPCO – Elliott D. Pollack and Company
EDU – Equivalent Development Unit
EMS – Emergency Medical Services
ENR-CCI – Engineering News Record Construction Cost Index
Fee Report – Development Impact Fee Report
FY – Fiscal Year
GMA – Groundwater Management Act
GPD – Gallons per Day
HazMat – Hazardous Materials
IIP – Infrastructure Improvements Plan
ITE – Institute of Transportation Engineers
LOS – Level of Service
LUA – Land Use Assumptions
MGD – Million Gallons per Day
MPC – Municipal Property Corporation
NPS – Necessary Public Services
RCN – Replacement Cost New
RFC – Raftelis Financial Consultants
SB – Senate Bill
SFR – Single-Family Residential
SPA – Special Planning Area
VMT – Vehicle Miles Traveled
VTE – Vehicle Trip Ends
WRF – Water Reclamation Facility
WSF – Water Supply Facility
WWTP – Wastewater Treatment Plant

Executive Summary

The City of Surprise retained the team of Raftelis Financial Consultants, Inc.[1] (RFC or Raftelis) to complete an update of the City's development impact fees for compliance with the requirements of Arizona Revised Statutes (ARS) §9-463.05 effective August 1, 2014. Elliott D. Pollack and Company (EDPCO), as a sub-consultant to RFC, developed the land use assumptions (LUA) which are an integral part to this report.

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

1. LUA identify the current and projected service units by service area. The City LUA is summarized in separate document (a document that contains the EDPCO work) and outlines the projected growth in residential population and housing units and non-residential employment and 1,000 square feet.
2. Infrastructure Improvements Plan (IIP), the subject of this report, identifies the current and future facilities to serve the projected growth in service units identified within the LUA.
3. Development Impact Fee report (Fee Report) outlines the proposed development impact fee by fee category and service area incorporating the IIP eligible facilities and service units. The development impact fee report will also incorporate capital funding analyses, offset calculations and cash flow projections for the proposed development impact fees.

As noted above, the IIP has as its focus the existing and planned facilities to meet the needs of future development in the City of Surprise. The IIP does not contain calculated or proposed fees. At such time as the LUA and IIP public input process is completed and these documents finalized, development impact fees will then be calculated and available in the Fee Report.

Development Fee Adoption Procedures

Specific development fee 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 and Fee Report. If new LUA, IIP and fee schedules are not adopted by August 1, 2014, municipalities can no longer collect development fees until the new LUA, IIP and fee study is adopted. 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 per ARS §9-463.05 (D).
- Public Hearing on the LUA/IIP can be held together 60 days after the documents are posted.

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

- 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 per ARS §9-463.05 (D)(1).
- At least 30 days before second public hearing, the "notice of intention" to modify the development fees as well as the fee schedule within a written report (Fee Report) that supports the fees must be posted per ARS §9-463.05 (C).
- Public hearing on the Fee Report 30 days after the document is posted.
- Final action to adopt/disapprove fees must be at least 30 days after the 2nd public 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).

The City may update the IIP to reflect modifications of facilities to serve new development and complete a similar process of updating LUA, IIP, and Fees including public hearings previously described. The update will need to be completed at a minimum of every five years.

Introduction

The City of Surprise (City) retained the team of Raftelis Financial Consultants, Inc. [2] (RFC or Raftelis) to complete an update of the City's development impact fees for compliance with the requirements of Arizona Revised Statutes (ARS) §9-463.05 effective August 1, 2014. Elliott D. Pollack and Company (EDPCO) is a sub-consultant to RFC developing the land use assumptions (LUA) documented in the separate document.

To ensure that new development contributes its proportionate share towards the cost of public facilities the City has enacted development impact fees for a variety of fee categories. The fees were most recently updated in January 2012 with some fees eliminated and others reduced for compliance with ARS §9-463.05 adopted earlier in 2011. The purpose of the overall study is to review and update the City's development impact fee categories[3]:

- Fire and Emergency Medical Services (EMS)
- 163rd Avenue Roadway
- Water System
- Water Resource
- Wastewater System

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

1. LUA identifies the current and projected service units by service area. The City LUA are summarized in separate document and outlines the projected growth in residential population and housing units and non-residential employment and 1,000 square feet.
2. Infrastructure Improvements Plan (IIP) identifies the current and future facilities to serve the projected growth in service units identified within the LUA.
3. Development impact fee report (Fee Report) outlines the proposed development impact fee by fee category and service area incorporating the IIP eligible facilities and service units. The development impact fee report will also incorporate capital funding analyses, offset calculations and cash flow projections for the proposed development impact fees.

This document, the City's IIP, outlines the current and planned facility value, capacity, service level, service units, and single-family residential Equivalent Development Unit (EDU) by fee category. The IIP outlines background information regarding ARS §9-463.05, background of City obligations and outlines the IIP eligible facilities for development impact fee recovery. The IIP eligible facilities

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

[3] The City is maintaining existing Fire and EMS, Police, General Government and Parks and Recreation development impact fees to repay outstanding debt obligations.

and service units support the update of the City's development impact fees to be completed as the final phase of this update. The IIP, has as its focus, the existing and planned facilities to meet the needs of future development in the City of Surprise. The IIP does not contain calculated or proposed fees. At such time as the LUA and IIP public input process is completed and these documents finalized, development impact fees will then be calculated and available in the Fee Report.

The City's fiscal year (FY) starts July 1st and is completed June 30th with references to each fiscal year within the document using the final six months. For example, FY 2014 refers to the period of July 1, 2013 through June 30, 2014.

Background

Arizona has experienced tremendous growth in past decades. To ensure new growth pays its proportionate share of infrastructure costs, development impact fees are collected by cities and towns to evenly and fairly distribute the burden of facility capacity to serve new development. These one-time charges are assessed to new development by local governments to recover the proportional cost of facilities benefiting new development based on specific calculations using standardized assessment schedules. Each development project pays a proportionate share of the cost of new infrastructure or necessary public services (NPS) needed to support new development.

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

Qualifying Uses

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

ARS §9-463.05 (T) (5) defines "necessary public services," effectively limiting the facilities for which development fees can be collected. After January 1, 2012, development fees 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 excluding appurtenances, equipment or vehicles;
- Street Facilities, including traffic signals and rights-of-way;
- 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); and
- Qualifying debt service.

Within these definitions of NPS, specific exclusions are provided within ARS §9-463.05. Development fees may not be used to purchase library equipment and vehicles. Fire and Police replacement facilities, administrative vehicles and equipment, helicopters and airplanes, and centralized training facilities are also specifically excluded. For Neighborhood Parks and Recreation facilities, and ARS §9-463.05 (T) (5)(g) contains a list of uncovered amenities such as vehicles, aquatic centers (although swimming pools are allowed), auditoriums, arenas, arts and cultural facilities, bandstands and orchestra facilities, bathhouses, boathouses, clubhouses, community centers over 3,000 square feet, environmental education centers, equestrian facilities, golf courses, greenhouses, lakes, museums, theme parks, water reclamation or riparian areas, wetlands, and zoos.

Fee Calculations Under ARS §9-463.05

Under ARS §9-463.05, development fees are only calculated and assessed for existing or proposed improvements included in an approved IIP. The IIP 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 must be based on the same level of service (LOS) provided to existing development in the service area.

A service area is the specific area within the boundaries of a city or town in which the development will be served by the NPS or facility expansions and for many fee categories the service area is the entire community. A "substantial nexus" must exist between the NPS or facility expansions and the development being served. For each service area, LUA (growth projections) must be adopted or updated and an IIP must be prepared.

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 EDU. One EDU represents the average demand for services generated by a single-family home.

Development fees 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 projects planned within the next ten years for NPS described in ARS §9-463.05 (T) (7), and for water and wastewater, the IIP can project out 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 public service, the IIP shall include the elements outlined in 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 development fees, which shall include estimated state shared revenue, highway users 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.

After August 1, 2014, cities and towns assessing development impact fees must review or update their land use assumptions and IIP every five years, but they may be updated more frequently. There are specific requirements for updates such as if there is an increase in the level of service independently or cumulatively, or changes to the IIP that would cause an increase to the development impact fee over 5% that require a new development impact fee study to be completed. For example, if an update is necessary, it must be completed before the expiration date of the IIP which is 5 years after the IIP was adopted per ARS §9-463.05 (D) (3). If an update is not required, the municipality must provide notice and allow for the submittal of objections per ARS §9-463.05 (D) (8).

Credits/Reimbursements

When a developer constructs and dedicates 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 development impact fee. In other cases a city requires or agrees to allow a developer to construct or finance infrastructure. The City has several of these credit and reimbursement obligations outlined within various development agreements. 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 development fees otherwise due from the developer for the same NPS;
- The municipality can reimburse the developer for their costs from development fees 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).

Offsets

To recognize other revenues which may fund the same category of NPS recovered through development impact fees, 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 development impact fee and provide an offset for these contributions in determining the extent of the burden imposed by the development for the NPS recovered by the development impact fee. An offset is required if a dedicated tax or fee based revenue source funds the same NPS facilities that are recovered through development impact fees. An example may be a dedicated sales tax to repay debt service for a new NPS that is included in the IIP.

Outstanding debt that funded 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 dedicated property or other taxes.

In addition, beginning 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 development fees are assessed. The City does have excess tax rate (construction sales tax) that is 1.5% above the average tax rate.

Other

ARS §9-463.05 allows for fees collected before January 1, 2012 to be used for projects no longer authorized if they are spent by January 1, 2020. Reporting requirements and a procedure for adoption and public notice were discussed within the executive summary.

City of Surprise Development Agreements

The City has entered into a variety of development agreements and amendments to the agreements over the past thirty years. These agreements outline responsibilities and obligations for both the City and the other contracting parties to the agreements. Many agreements incorporate future development impact fees assessed by the City as the mechanism to reimburse developers for funding or oversizing facilities recovered through the assessed development impact fee. Current and future obligations defined below are identified within the development agreements.

Current Obligations: Infrastructure has been constructed and accepted by the City, and actual costs subject to reimbursement have been provided to the City. Some reimbursement and/or credit may have been provided and additional costs remain to be reimbursed and/or credited through future development impact fees.

Future Obligations: Infrastructure subject to reimbursement and/or credit have not been completed and/or accepted by the City and the City does not have actual costs related to the constructed facilities. These future obligations may involve developments that have been partially developed and/or where some infrastructure has been constructed, but not all of the requirements have been met in order for the City to reimburse eligible costs with assessed development impact fees. Costs estimates for the infrastructure to be completed may be provided and reimbursements will be based on actual costs provided after the City has accepted the infrastructure. The IIP will need to be updated in order for future obligations to be eligible for development impact fee reimbursement per the requirements of ARS §9-463.05.

For many of the agreements, the facilities were constructed and accepted by the City with reimbursement obligations that are fully satisfied. In these cases, the City may continue to assess and keep development impact fees related to the constructed facilities serving current and future development. Other agreements include current obligations for infrastructure constructed and accepted by the City that are active with remaining obligations. The IIP includes only those facilities tied to current obligations or those where the infrastructure has been constructed, the City has accepted the infrastructure and has costs within the City's fixed assets as the basis for reimbursements.

Future obligations related to facilities that either have not been constructed and/or the City has not accepted and may be privately owned and operated are excluded from this IIP. These future facilities will need to be incorporated in updates to the IIP prior to the inclusion as development impact fee eligible projects and before the City may use development impact fees to reimburse the eligible facility costs.

Methodologies

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

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

The **System Buy-in** method uses a historical perspective. The original costs of the system's fixed assets are identified and escalated to current value using a nationally recognized index. System buy-in value equals the escalated original cost less developer contributions for on-site facilities not subject to development impact fee recovery or reimbursement. The development fee is the quotient of the system value divided by the system capacity.

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

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

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

The City 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 development impact fee will reflect only the portion of the facility benefiting new development with funding for the increased level of service portion of the improvement benefiting existing development funded by alternative sources.

In all fee categories, projects are based on facility needs to serve future development. However, many of these facilities serve growth beyond the planning period shown in the IIP, and/or benefit existing residents in terms of providing for and/or replacing existing City facilities. The facilities

that serve current and future development have been outlined within the IIP. Funding for the portion of facilities benefiting existing development will need to be funded by another source which include general fund revenues, debt and/or future dedicated tax-based funding sources documented in the fee report.

Current Development Impact Fees

Appendix A includes a summary of the City's current utility and non-utility development impact fees by Special Planning Area (SPA) within these fee areas which vary based on type of development. The City assesses non-utility development fees throughout the City. The Roads of Regional Significance development impact fee is not assessed in SPA 1 and different fees apply to development within SPAs 2, 4 and 6 and SPAs 3 and 5. Table 1 summarizes the City's current non-utility development impact fees.

Table 1
Current Non-Utility Development Impact Fees

Development Impact Fee	Single Family Detached
Fire & EMS	$688
Police	371
Library	133
Parks & Recreation	785
General Government	661
Public Works	109
Non-Utility (City-Wide)	2,747
Non-Utility (City-Wide)	2,747
Roads of Regional Significance (1)	5,715
Total	8,462
Non-Utility (City-Wide)	2,747
Roads of Regional Significance (1)	5,396
Total	8,143

(1) RORS development impact fee of $5,715 is assessed in SPAs 2, 4 and 6 and $5,396 is assessed in SPAs 3 and 5.

Utility development fees vary by SPA with separate fee schedules applicable to development within SPA 1 and SPAs 2 through 6 detailed in Appendix A. Table 2 summarizes the City's current Water System (drinking), Water Resource and Wastewater System development impact fees for single-family residential detached development with a 3/4-inch water meter.

Table 2
Current Utility Development Impact Fees

Development Impact Fee	Single Family Detached - SPA 1	Single Family Detached - SPAs 2 through 6
Water Resource	$2,100	$796
Water System - Drinking	3,895	3,895
Wastewater	3,853	3,039
Total	9,848	7,730

Infrastructure Improvements Plan

The IIP outlines the facilities and service requirements to meet projected growth over the next ten-year study period (Study Period). The identified improvements may provide capacity beyond the Study Period with development impact fees based on the proportional cost of the facilities so as to fairly distribute the cost recovery among current development and future development within and after the study period. Additional capital improvements have also been identified that are part of the City capital improvement program (CIP) over the Study Period which are operational and have not been identified for development impact fee recovery and/or funding. These improvements will be funded from other City funds. As part of future development impact fee studies and updates to the IIP, the City may identify additional eligible IIP facilities providing the associated NPS by fee category in compliance with ARS §9-463.05.

A cash flow and capital funding plan will be further evaluated based on the non-growth and growth-related portion of the NPS facilities identified within the IIP in the third and final step in the process. Development impact fees will exclude the portion of the facility benefiting existing development. The need for offsets that recognize the portion of additional contributions through future taxes or fees towards the same category of NPS eligible for development impact fee will be evaluated and reflected within the fee if offsets are justified. Eligible offsets will decrease the development impact fee by fee category and service area.

Service Areas

Service areas are discussed for each of the City's development impact fee categories. The proposed Fire and EMS fee category reflects a City-wide service area. A project specific service area is reflected for the proposed 163rd Avenue Roadway development impact fee category. Proposed Water System, Water Resource and Wastewater system development impact fees are developed for SPAs 1 and 2 as there are no current or proposed City facilities within SPAs 3 through 6 identified within the IIP. The service areas for each fee category are further described within the subsequent sections of this report.

Revenues from New Development and Offset Calculations

The City has projected tax-based revenues for the next ten year period. The total tax-based revenues are summarized in Appendix A. The revenues will fund a variety of expenditures funded by the City's General Fund and General Capital Fund. Per ARS §9-463.05, offsets reflect the contribution toward funding the same category of NPS as recovered through development impact fees from other tax and fee-based revenues generated from new development. Offsets will be outlined within the development impact fee report and proposed fee categories. An offset will be developed for the following two circumstances:

1. Dedicated tax-based revenues funding the same NPS facilities that are recovered through development impact fees

2. Excess tax rate above the average tax rate.
    a. City Construction sales tax

Offsets will be calculated per EDU for fee categories being updated reducing the overall development impact fee assessed. Utility development impact fee offset calculation will be restricted to funding of the same category of NPS through user charges as the City has established water and wastewater enterprise funds that do not receive any funding from the City's General Fund or General Capital Fund.

Fire & EMS

The City provides Fire & EMS services to residential and non-residential developments throughout the City. The subsequent sections outline current facilities, service level and capacity, future facility expansions, service units and EDUs.

Current Fire and EMS Facilities

Fire and EMS service is provided by six permanent fire stations located south of Bell Road and one temporary fire station (Fire Station 304) north of Bell Road. Additional apparatus and equipment includes fire engines, pumper, ladder and additional fire and EMS vehicles and equipment necessary to provide this service throughout the City.

Fire and EMS Service Level and Capacity

A fire planning evaluation completed for the City in 2007 (2007 Fire Plan) outlines a graduated fire and EMS service level based on population densities. The four separate service level measures based on population density include:

- Suburban – greater than 1,000 people per square mile
- Emerging Suburban – 250 to 1,000 people per square mile
- Rural – less than 250 people per square mile
- Wild land and Permanent Open Spaces

Longer response times are reflected in the graduated fire and EMS service level. For example, rural fire service allows for longer response times compared to emerging suburban service level as the fire stations serve a larger primary response area in rural portions of the City. The Fire & EMS service levels are based on a variety of factors. Fire and EMS service level standards and infrastructure requirements are typically driven by response times. The primary Fire, EMS and Hazardous material (HazMat) service level criterion is a response time within five minutes and 20 seconds 90% of the time summarized in Table 3. This response time reflects emerging suburban service level provided through the developed portions of the City south of Bell Road. Several factors influence response time including the location and number of calls in proximity to the City's fire stations.

Table 3
Response Time Targets

Service Level Goal	Turnout	Travel	Total Response
Fire	1:20	4:00	5:20
EMS	1:00	4:00	5:00
HazMat	1:20	4:00	5:20

Table 4 summarizes City provided FY 2012 average response time for existing fire stations. Note that this data includes all response times, including responding to "stacked calls" or those outside of the stations primary response area as well as rural areas of the City increasing average response times for each fire station.

Table 4
Average Response Times by Station

Fire Station	Turnout	Travel	Total Response
Fire Station 301	0:52	4:34	5:20
Fire Station 302	0:51	4:20	5:08
Fire Station 303	0:48	4:55	5:53
Fire Station 304	0:55	6:48	7:38
Fire Station 305	0:54	4:27	5:16
Fire Station 306	0:51	5:20	6:06
Fire Station 307	0:52	5:03	5:51

Current fire stations serve the entire community and comprised of single service area with fire stations responding to calls based on location of the station and nature of the call. When the primary station is responding to a call, other stations may be dispatched to respond to subsequent calls outside of their primary response area. Table 5 summarizes FY 2010 through FY 2013 call data by current and planned fire stations. Residential calls total approximately 73% of the responses over the four-year period. Call data reflects the demand for services from residential and non-residential developments and is therefore used to allocate the IIP eligible Fire and EMS facilities among these two development types. The allocated costs are then recovered from the residential and non-residential service units.

Table 5
FY 2010 through 2013 Residential and Non-Residential Incidents

	Incidents by Fiscal Year					
Development Type	2010	2011	2012	2013	Total	Percent of Total
Residential	6,317	6,767	6,465	6,027	25,576	73.0%
Non-Residential	2,420	2,579	2,321	2,121	9,441	27.0%
Total	8,737	9,346	8,786	8,148	35,017	

Fire and EMS Facility Expansions

Development densities within the City's service area vary, as does the proximity to one of the seven current fire stations as illustrated in Figure 1. As development density increases, the response time among additional criteria are factored into the need for additional fire. Figure 1 identifies the current and proposed fire stations. Engine companies within each station will be dispatched for calls outside of the primary service area if the primary station company is unable to respond.

Development density of 5,000 single-family residential housing units and/or non-residential equivalents is a major determinant for the City in projecting the timing and need for new fire stations. Without additional fire stations, as the City continues to grow, calls per station will likely increase resulting in reduced response times served from existing facilities.

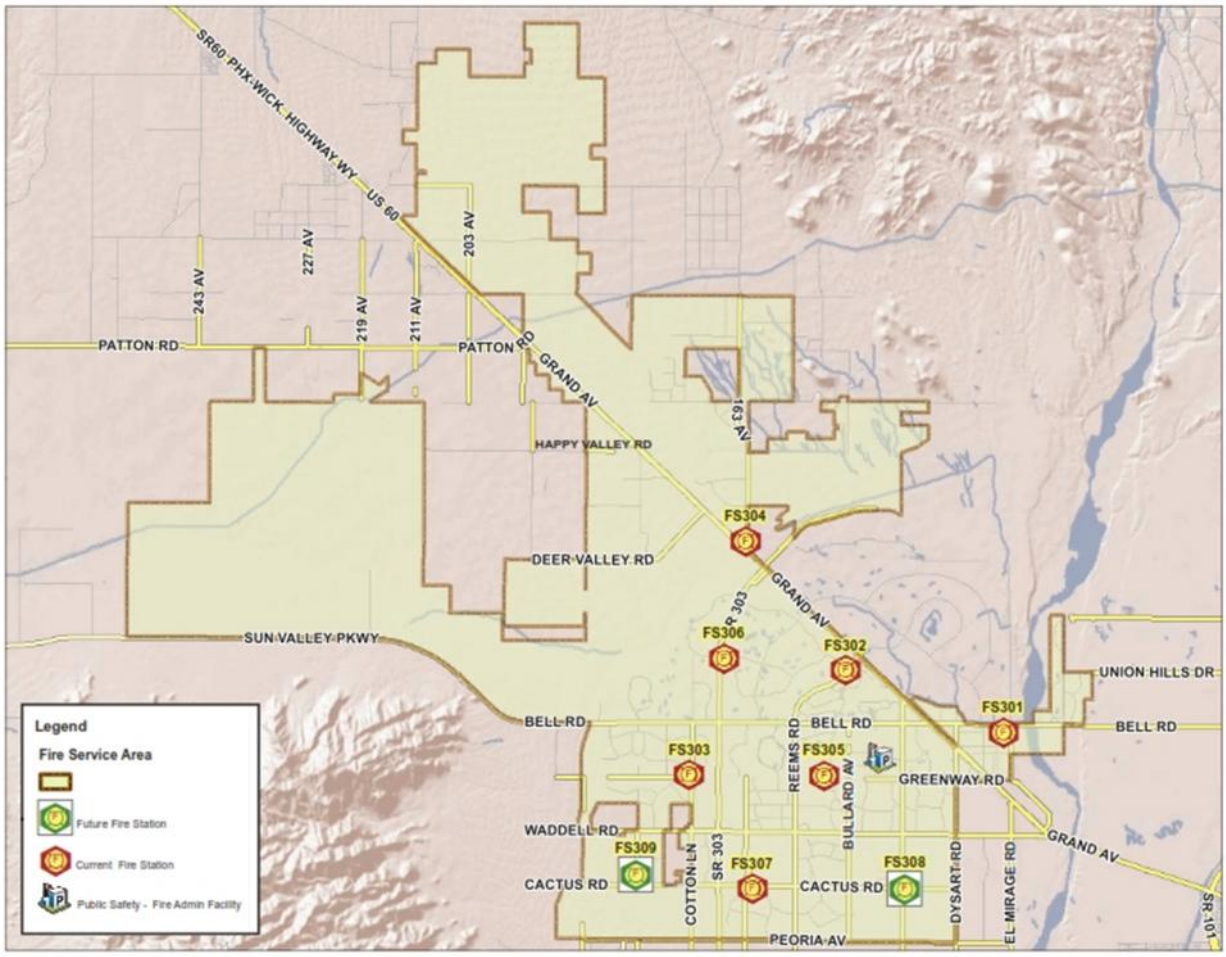
The City has identified two additional stations projected to be constructed through FY 2018 including two new engines and fire station apparatus. Fire service units include both residents and employees; as the presence of people drive the demand for fire and EMS services. Proposed fire stations are projected to provide sufficient capacity to projected service units through FY 2022 summarized in the separate LUA. The next fire station is projected to be required in FY 2023 based on projected residential and non-residential growth and the City planning criteria of a density of 5,000 equivalent residential housing units prior to the installation of a new fire station. Table 6 summarizes the cost estimate and timing of the proposed fire stations and fire engine companies.

Table 6
Proposed Fire Stations and Engines

Project	Land	Design	Construction	Furniture, Fixtures and Equipment	Other	Total	Fiscal Year
Fire Station 308	$450,000	$570,938	$0	$0	$0	$1,020,938	2015
Fire Station 308	0	0	4,035,563	1,078,500	0	5,114,063	2016
Fire Station 309 (District Station)	450,000	652,500	0	0	0	1,102,500	2017
Fire Station 309 (District Station)	0	0	4,606,500	3,113,500	0	7,720,000	2018
Total	$900,000	$1,223,438	$8,642,063	$4,192,000	$0	$14,957,501	

Fire Station 308 is anticipated to be completed in FY 2016 and is proposed to be located within the southern area of the City illustrated in Figure 1. Fire Station 309 is anticipated to be completed in FY 2018 and is also proposed to be located within the southern area of the City illustrated in Figure 1.

Figure 1
Fire & EMS Service Area Map



Fire and EMS Service Units and EDUs

The separate LUA summarize projected fire service units consisting of residents and employees through FY 2027. Service units are converted to a single-family residential housing unit EDU using the projected 3.00 persons per single-family residential housing unit[4]. For example, multi-family residential housing units reflect a projected 2.20 persons per housing unit and are equal to 0.73 EDUs. Similarly, the anticipated number of employees based on average square foot for retail, office, office medical, public, and industrial varies by type and service units are converted to the equivalent employees per 1,000 square feet for assessment purposes. Table 7 summarizes the ratio of employees per 1,000 square feet or EDU by business type.

[4] Per projected single-family residential growth developed by EDPCO and summarized within the City of Surprise LUA.

Table 7
Fire and EMS EDUs

Development Type	Sq. ft. per Employee	Employees per 1,000 sq. ft.	EDU Value	EDU Factor
Retail	**400**	**2.50**	**3.00**	**0.83**
Industrial	**600**	**1.67**	**3.00**	**0.56**
Office / Public	**250**	**4.00**	**3.00**	**1.33**

Fire and EMS Development Impact Fee and Capital Funding

The City may issue debt to fund a portion of proposed fire stations reflected within the proposed development impact fees. The Fire and EMS development impact fee will be based on the incremental approach incorporating planned IIP eligible facilities and incremental service units projected through FY 2022.

163rd Avenue Roadway

The City assesses a street development impact fee to residential and non-residential developments within SPAs 2, 3, 4, 5 and 6 as summarized in Appendix A. The City does not assess a street development impact fee within SPA 1.

Street Facility Capacity

Street service levels are typically defined based on the vehicle capacity based on the classification of the roadway and for different service level grades and traffic conditions. For example, if a street were constructed to service level "A" the lane capacity would exceed a similar street constructed at service level "D" or a service level characterized by additional traffic congestion. The planned 163rd Avenue roadway improvement is designed based on the Service Level D to provide 60,000 vehicle capacity per mile of roadway or 10,000 vehicle capacity per lane mile[5].

Street Facility Improvements

The City has identified a two phased capital project, the 163rd Avenue roadway improvements, as the single growth-related capital facility summarized in Table 8. The capital project will expand the current 4-lane and 2-lane roadway over a 6.7 mile length of roadway to a 6-lane principal arterial roadway. Phase 1 is anticipated to cost $11.3 million and completed in FY 2017. Phase 2 is anticipated to cost $13.5 million and completed in FY 2021.

[5] Maricopa County Department of Transportation (McDOT) Roadway Design Manual, Table 2.1, revised in 2004.

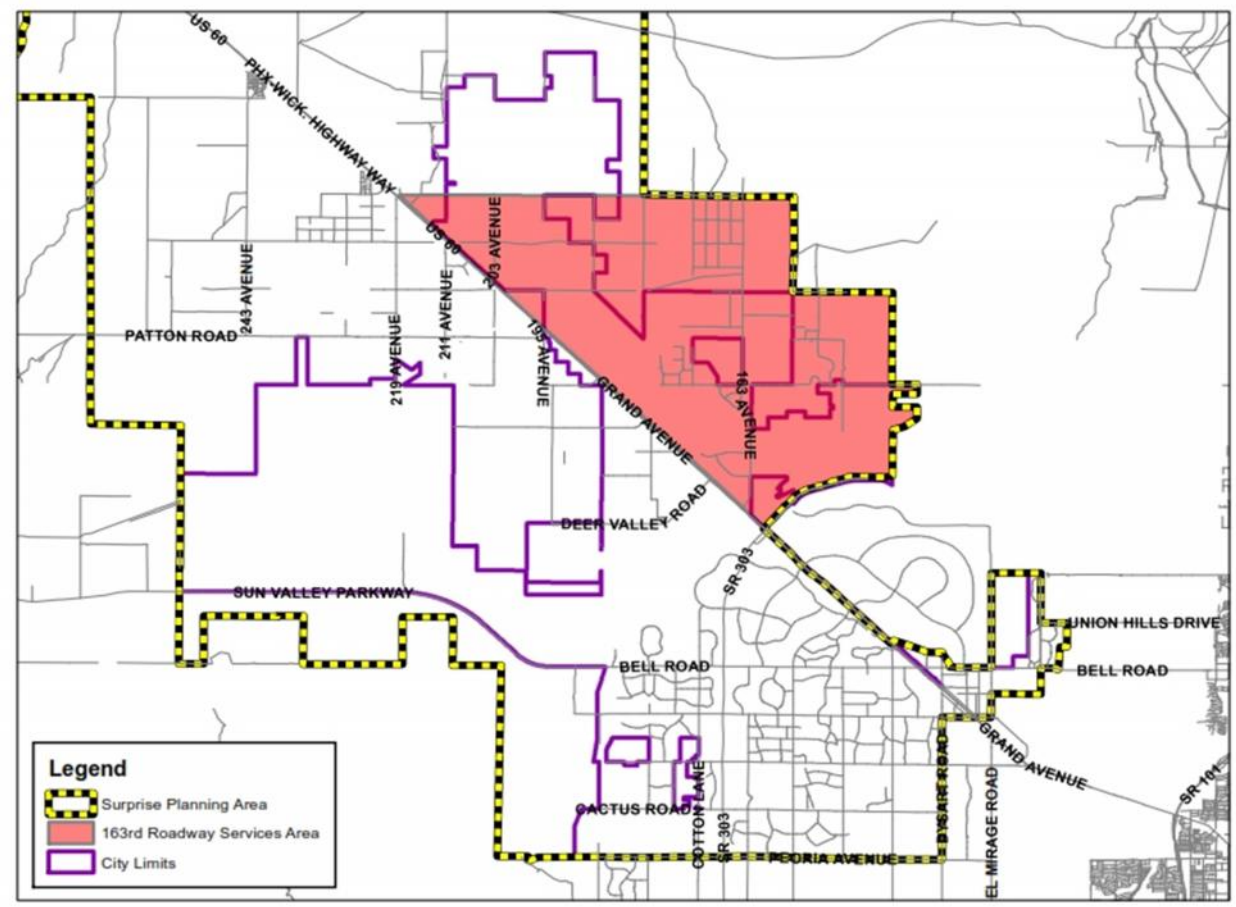
Table 8
163rd Avenue Roadway Improvements

Fee Area	Project	Land	Design	Construction	Furniture, Fixtures and Equipment	Other	Total	Fiscal Year
ROR	163rd Avenue Phase 1	$750,000	$0	$0	$0	$0	$750,000	2015
ROR	163rd Avenue Phase 1	0	525,000	0	0	0	525,000	2016
ROR	163rd Avenue Phase 1	0	0	10,000,000	0	0	10,000,000	2017
ROR	163rd Avenue Phase 2	500,000	0	0	0	0	500,000	2018
ROR	163rd Avenue Phase 2	500,000	0	0	0	0	500,000	2019
ROR	163rd Avenue Phase 2	0	600,000	0	0	0	600,000	2020
ROR	163rd Avenue Phase 2	0	0	11,900,000			11,900,000	2021
	Total	$1,750,000	$1,125,000	$21,900,000	$0	$0	$24,775,000	

(1) Provided by City Staff.

Figure 2 identifies the 163rd Avenue Roadway IIP eligible facility service area.

Figure 2
163rd Avenue Roadway Service Area



Street Service Units and EDUs

Street service units are based on adjusted average day Vehicle Miles Traveled (VMTs) which is a product of four step calculations as follows:

1. Land use units by residential and non-residential development type
2. Average day Vehicle Trip Ends (VTEs) by development type
3. Trip adjustment factor to calculated adjusted average day VTEs
4. Average trip length and VMT adjustment

VTEs represent the number of trips entering and exiting a development per dwelling unit or 1,000 square feet. VTEs and the adjusted factor are based on the Institute of Transportation Engineers (ITE) trip generation manual average weekly trip ends for that land use, adjusted for each trip end, were calculated. Total adjusted trip ends (steps 1 through 3) were calculated for residential, retail, office, public and industrial developments are the service units tied to the vehicle capacity provided by the roadway.

The adjusted average daily VTEs per 1,000 square feet by land use designation is summarized in Table 9.

Table 9
Average Daily Trips

Land Use Designation	Average Day Vehicle Trip Ends (1)	Trip Adjustment Factor (1)	Adjusted Average Day Vehicle Trip Ends
Weekday Average Vehicle Trip Ends (per Dwelling Unit)			
Single-Family Residential	9.52	50.0%	4.76
Multi-Family	6.65	50.0%	3.33
Weekday Average Vehicle Trip Ends (per 1,000 sq. ft.)			
Retail	239.63	50.1%	120.16
Office	14.56	50.0%	7.28
Public / Institutional	18.49	50.0%	9.24
Industrial	5.87	50.0%	2.94

(1) Source: Institute of Transportation Engineers, Trip Generation Manual, 9th Edition.

Adjusted average VMTs are based on the average length of daily trips by land use designation using the 2009 National Household Travel Survey. The average trip length represents the average distance a vehicle travels to reach a primary destination stated in miles. An adjustment was made to the national average trip length data to determine adjusted average VMTs for the 163rd Avenue roadway improvements that total 6.7 miles. For example, the single-family residential VMTs of 58.07 miles were adjusted to 3.47 miles or approximately 5.97% of the average VMT. Table 10 summarizes the adjusted average VMTs by land use designation.

Table 10
Adjusted VMTs

Land Use Designation	Adjusted Average Day VTEs	Average Trip Length (Miles) (1)	Unadjusted Average VMTs	VMTs Adjustment	Adjusted Average VMTs
Weekday Average Vehicle Trip Ends (per Dwelling Unit)					
Single-Family Residential	4.76	12.20	58.07	5.97%	3.47
Multi-Family	3.33	12.20	40.57	5.97%	2.42
Weekday Average Vehicle Trip Ends (per 1,000 sq. ft.)					
Retail	120.16	6.40	769.00	5.97%	45.90
Office	7.28	6.40	46.58	5.97%	2.78
Public / Institutional	9.24	6.40	59.16	5.97%	3.53
Industrial	2.94	9.90	29.07	5.97%	1.74

(1) National Household Travel Survey, 2009.

163rd Avenue Roadway Development Impact Fee and Capital Funding

The City may issue debt to fund a portion of proposed 163rd Avenue roadway improvements reflected within the proposed development impact fees. The 163rd Avenue roadway development impact fee will be based on the incremental approach incorporating planned IIP eligible facilities and projected service units.

Utilities

This section documents the City's Utility IIP under the legal requirements of the ARS §9-463.05. The impact fees will be determined based on a combined system buy-in and incremental cost approach. This hybrid approach considers both existing capacity (system buy-in) available and planned capacity (incremental) necessary to serve development.

Special Planning Area (SPA)

The City has divided its entire Utility service area into six different SPAs. While each SPA has the same geographical boundary for water, wastewater, and water resource, every one of them has different associated capital projects and facilities serving development within each SPA. The majority of the developed areas of the City are within SPA 1. SPA 2 includes some existing development primarily related to development that was underway at the start of the economic downturn with activity slowing significantly or stopping all together over the past five years. The following are descriptions of the six SPAs further illustrated in Figure 4.

The six proposed Special Planning Areas include the following:

1. **Special Planning Area 1:** SPA 1 begins at the intersection of Peoria Avenue and Dysart Road being an angle point in the corporate limits of the City of Surprise. It then proceeds west along Peoria Avenue and the southern line of said corporate limits to a point on the centerline of the Beardsley Canal. There it turns northeast along the centerline of the Beardsley Canal to Grand Avenue. From here it goes southeast along Grand Avenue and easterly along Bell Road and the City corporate limits to the intersection of Bell Road & El Mirage Road. It again turns north to the intersection of Beardsley Road and El Mirage Road alignments and then east to the intersection of Beardsley Road and 115th Avenue alignments and a point on the eastern City corporate limit line. From here it turns south along the corporate limit to bell road then generally south and west along said corporate limit to the intersection of Greenway Road and El Mirage Road. It again turns south along the corporate limit to the beginning point of SPA 1.

   SPA 1 includes portions of Township 3 North Range 1 West, Township 3 North Range 2 West Township 4, North Range 1 East, Township 4 North Range 1 West, and Township 4 North Range 2 West of the Gila and Salt River Meridian, Maricopa County.

   For more information on the projects included in SPA 1, see Appendix D, E and F.

2. **Special Planning Area 2:** SPA 2 begins at the intersection of U.S. Highway 60 (Grand Avenue) and the Bob Stump Memorial Parkway (Arizona State Highway Loop 303). It then turns northwest along U.S. Highway 60 to the centerline of the Central Arizona Project (CAP) canal. From here it turns northeast along said centerline to a point on the east line of Section 19 of Township 5 North Range 1 West on the eastern corporate limits of the City of Surprise. There it heads generally south, east, and south again along the corporate limits to

Bob Stump Memorial Parkway. From here it turns southwest along Bob Stump Memorial Parkway where it returns to the beginning point of SPA 2.

SPA 2 includes portions of Township 4 North Range 1 West, Township 4 North Range 2 West, Township 5 North Range 1 West, and Township 5 North Range 2 West, of the Gila and Salt River Meridian, Maricopa County.

For more information on the projects included in SPA 2, see Appendix D, E and F.

3. **Special Planning Area 3:** SPA 3 begins at the Intersection of Peoria Avenue and 203rd Ave, then north to the intersection of Bell Road and 203rd Ave. There it turns west for one mile to the intersection of Bell Road and 211th Ave. where it heads north again one mile to the intersection of Union Hills Drive and 211th Ave. From here it continues west one mile to the intersection of Union Hills Drive and 219th Ave. Thence southerly one mile to the intersection of Bell Road and 219th Ave where it goes west for two miles to the intersection of Bell Road and 235th Ave. It again turns northerly one mile to the intersection of Union Hills Drive and 235th Ave. where it again turns to the west for two miles to the intersection of Union Hills Drive and 251st Ave. At this point it turns south for one mile to the intersection of Bell Road and 251st Ave where it again heads west for one half mile to the intersection of Bell Road and 259th Ave. From here it goes north three and one half miles to the intersection of 259th Avenue and the centerline of the CAP canal. It continues northeasterly along said centerline to the intersection of said canal and U.S. Highway 60 (Grand Avenue) where it heads southeast along said U.S. Highway 60 to the centerline of the Beardsley Canal. From here it turns southwest along the centerline of the Beardsley Canal to a point on Peoria Avenue where it continues along Peoria Avenue to the point of beginning.

   SPA 3 includes Portions of Township 3 North Range 2 West, Township 4 North Range 2 West, Township 4 North Range 3 West, Township 5 North Range 2 West and Township 5 North Range 3 West, of the Gila and Salt River Meridian, Maricopa County.

4. **Special Planning Area 4:** SPA4 begins at the intersection of U.S. Highway 60 (Grand Avenue) and the centerline of the CAP canal. It proceeds northwest along U.S. Highway 60 to State Highway 74 and turns southeasterly along State Highway 74 to a point on the east line of Section 27 of Township 6 North Range 2 West line being the Citrus Road alignment. Here it turns south three and one half miles to the intersection of Citrus Road and Dove Valley Road. Then it turns east for 3 miles to the intersection of Dove Valley and 155th Avenue where it turns south again for one and one quarter miles to the centerline of said CAP Canal. From here it proceeds southwest along the centerline to the point of beginning.

   SPA 4 includes Portions of Township 5 North Range 1 West, Township 5 North Range 2 West, Township 5 North Range 3 West, Township 6 North Range 2 West, Township 6

North Range 3 West and Township 6 North Range 4 West, of the Gila and Salt River Meridian, Maricopa County.

5. **Special Planning Area 5:** SPA 5 begins at the intersection of U.S. Highway 60 (Grand Avenue) and the centerline of the CAP canal. From here it turns southwest along said centerline of the CAP canal to a point on the west line of Section 19 of said Township 4 North Range 3 West. It then turns north along the west line of Township 4 North Range 3 West, and the west line of said Township 5 North Range 3 West to the southeast corner of said Township 6 North Range 4 West. From here it turns west along the southern line of said Township 6 North Range 4 West to the Hassayampa River and then turns north along the Hassayampa River to said U.S. Highway 60. It then proceeds along U.S. Highway 60 to the point of beginning.

   SPA 5 includes portions of Township 4 North Range 3 West, Township 5 North Range 2 West, Township 5 North Range 3 West, Township 6 North Range 3 West and Township 6 North Range 4 West, of the Gila and Salt River Meridian, Maricopa County.

6. **Special Planning Area 6:** SPA 6 begins at the intersection of U.S. Highway 60 (Grand Avenue) and the Hassayampa River being on the northern line of said Township 6 North Range 4 West. It starts east along the northern line to the southwest corner of said Township 7 North Range 3 West. Here it turns north along the west line of said Township 7 North Range 3 West to the county line between Maricopa County and Yavapai County. It then proceeds southeast along the county line to a point on the east line of Section 27 of Township 7 North Range 2 West, the Citrus Road alignment. It then turns south along the alignment to the intersection of State Highway 74 where it turns northwest along Highway 74 to the intersection of U.S. Highway 60. It then proceeds northwest along U.S. Highway 60 to the point of beginning.

   SPA 6 includes Portions of Township 6 North Range 2 West, Township 6 North Range 3 West, Township 6 North Range 4 West, Township 7 North Range 2 West and Township 7 North Range 3 West, of the Gila and Salt River Meridian, Maricopa County.

The City is one of multiple water provides located within the six SPA's with other significant water providers including EPCOR and the City of El Mirage. A brief description of each Special Planning Areas is provided below while maps of the water and wastewater planning areas for the City's IIP are found in Figures 5 through 10.

Since only two of these SPAs have current and planned DIF facilities, development impact fee eligible (SPA 1 and SPA 2 for water and wastewater) these will be the only SPAs addressed in the water, wastewater, and water resource impact fee portions of this document.

Proposed Utilities Methodology

RFC recommends the use of a **hybrid approach** that combines the system buy-in and incremental cost approach.

This hybrid approach recognizes that new customers of utility systems benefit from both facilities already in place and planned capital projects required to expand and extend capacity. The impact fees reflect the average unit cost of the planned system capacity at the end of the capital planning period based on previous and planned investments in the system divided by the total capacity available in those facilities. This hybrid approach essentially puts the unit cost of capacity for existing and future customers on par. As with both the system buy-in and marginal-incremental cost methodologies, local service lines and assets contributed or to be contributed by developers that are not subject to development impact fee reimbursement are excluded. Offsets are provided for any outstanding principal on funds borrowed, or anticipated to be borrowed, to construct the facilities that benefit new customers, but are repaid through the user rates generated by those new customers.

The **system buy-in component** of the utilities impact fees consists of the replacement cost of existing core backbone facilities with capacity available to serve new customers. This replacement value represents the current value of the City's original investment in water, water resource and wastewater system assets as of July 1, 2012.

The **incremental cost component** of the utilities impact fee consists of the planned capital project costs included in the City's utilities IIP which benefit growth and development. Since these projects benefit growth and development, the capital costs associated with these projects are divided by the total capacity to be added during Study Period.

Water System

The City is located in the Phoenix Active Management Area (AMA). The City has two available water resources. Currently, the city relies solely on groundwater for potable water but also has water from the Colorado River (surface water provided by the Central Arizona Project) currently used to recharge groundwater. The City also has a limited reclaimed water distribution system for agricultural and irrigation purposes. Figures 3, 4, and 5 summarize water facilities throughout the City and within SPA 1 (Figure 4) and SPA 2 (Figure 5).

Figure 3
Water Facilities Map

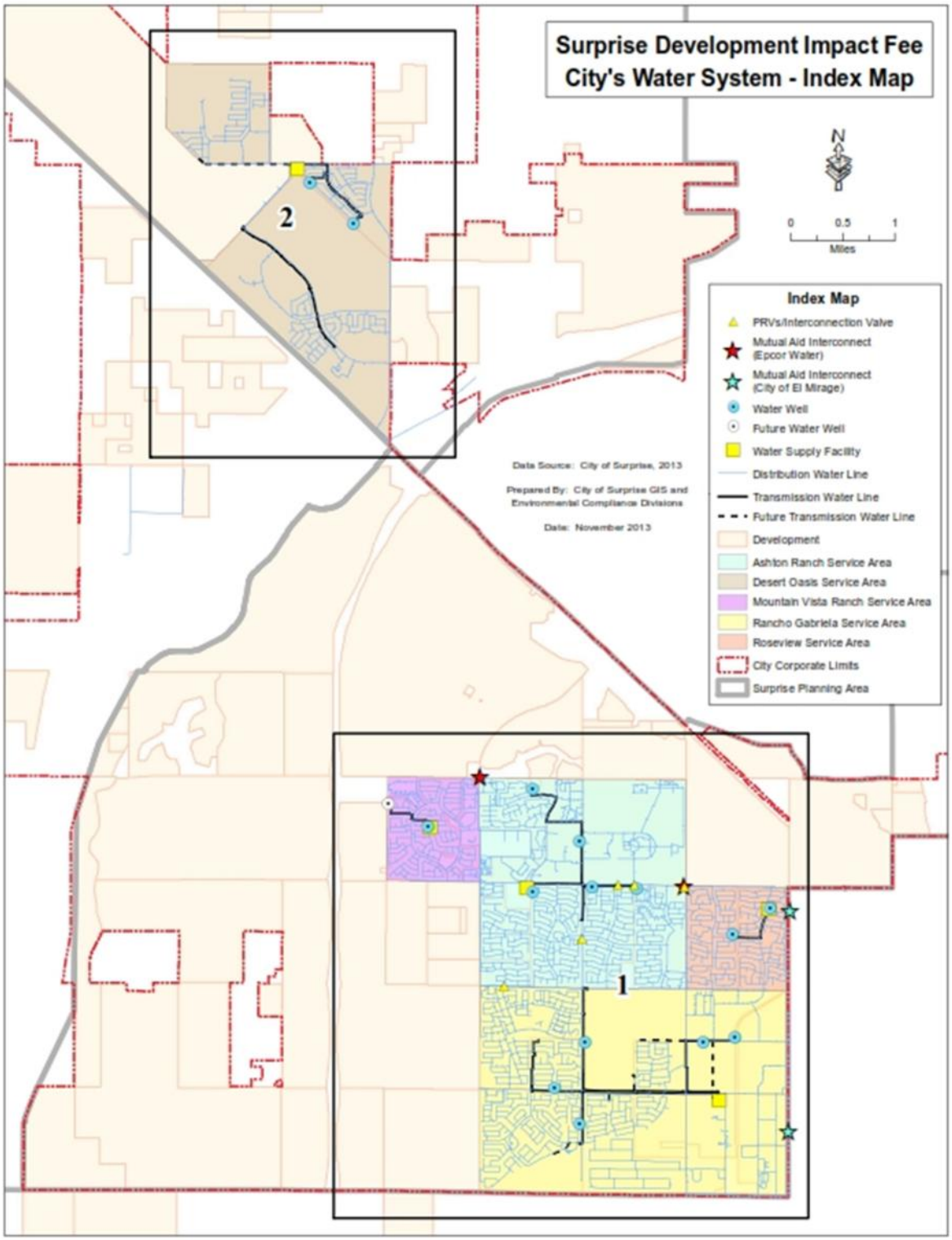


Figure 4
SPA 1 Water Facilities Map

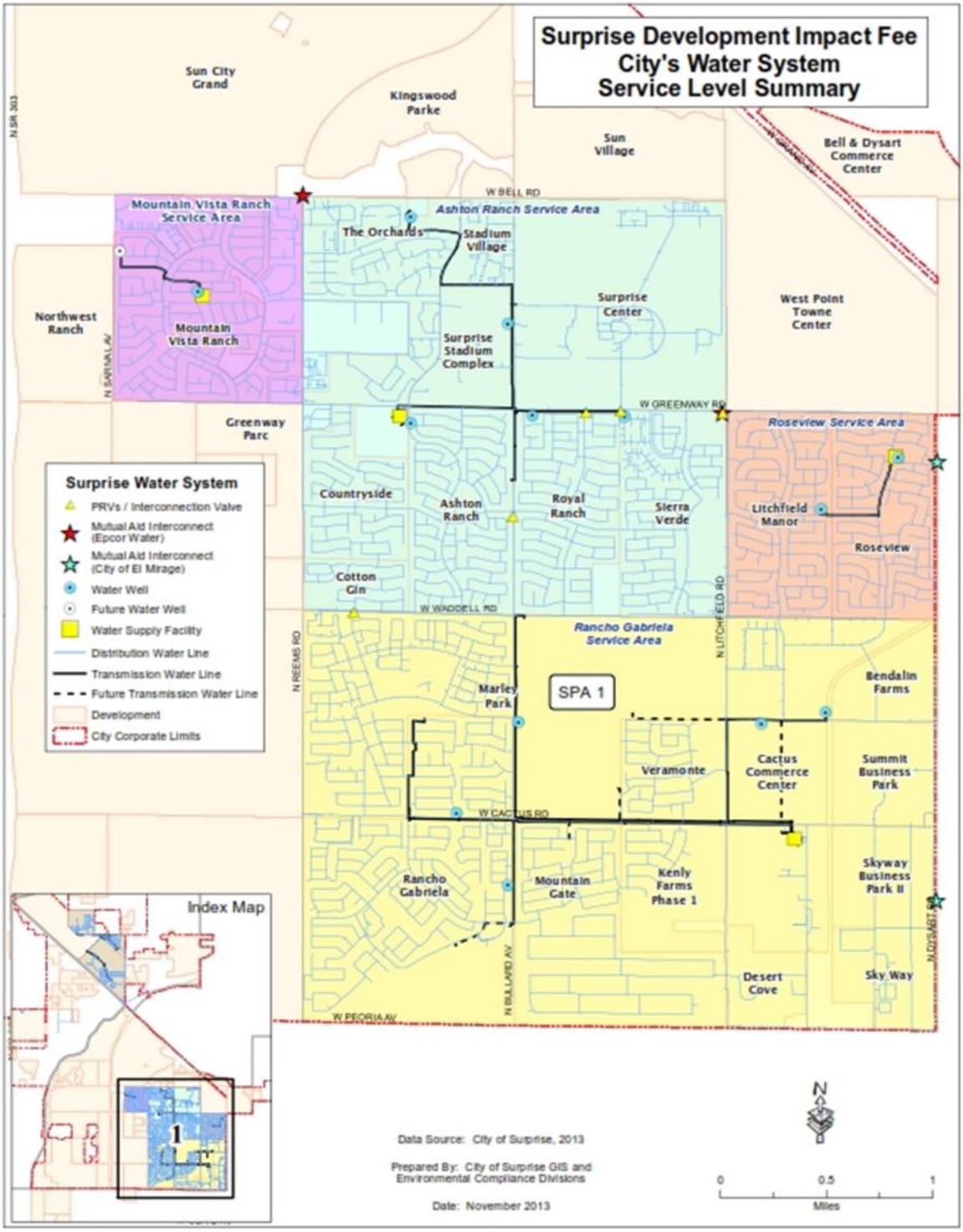
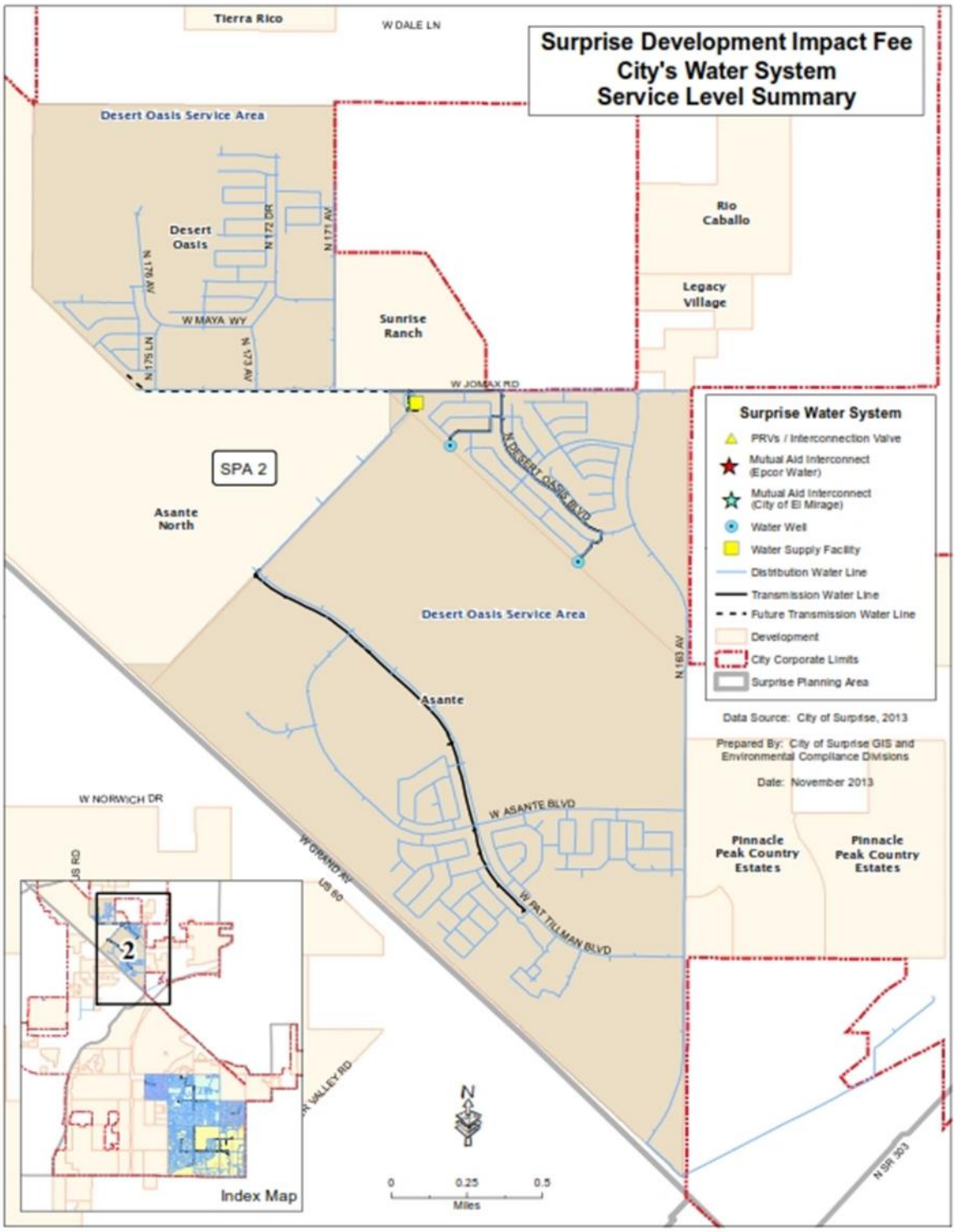


Figure 5
SPA 2 Water Facilities Map



Current Water Facilities

The buy-in value of the existing water system represents the replacement new of each component of the water system. Using the current fixed asset inventory list provided by the City, the replacement cost of these existing assets are estimated based the original cost and service date escalated using September 2013 the Engineering News Record-Construction Cost Index (ENR-CCI). The City's CIP reflects additional planned capital projects funded by user fees that address repair and replacement (R&R) requirements and additional facilities not subject to development impact fee funding.

The buy-in component for the City is broken into two parts. The first portion is to be paid by all customers as it benefits all customers in both SPAs 1 and 2. For water, these include equipment, fire hydrants, vehicles, and other miscellaneous assets, including Supervisory Control and Data Acquisition (SCADA) and other infrastructure management assets. The replacement cost of these assets is shown in Table 11.

Table 11
Existing Water Facilities Serving All Customers

SPA	Equipment	Fire Hydrants	Vehicles	Misc.	Total
SPAs 1 & 2	$54,006	$27,212	$609,581	$807,138	**$1,497,937**

WSFs and water lines comprise the primary facilities service customers located within SPAs 1 and 2. The four current WSFs within SPA 1 are interconnected. The single SPA 2 WSF is not interconnected to SPA 1 WSFs and therefore evaluated as a separate service area.

The portion of waterlines to include in the system buy-in was calculated by computing the inch-feet percentage of existing water pipeline greater than 10-inches for SPAs 1 and 2. This percentage was then applied to the replacement cost of the existing pipes to pipelines of 10-inches and less are excluded from development impact fee recovery as these "on-site" facilities will be required to be constructed and dedicated by future developments without reimbursement. More information regarding the allocation of the water pipelines to each SPA can be found in Appendix D.

The allocation of the total buy-in value of the existing water facilities and water lines eligible to be recovered from new customers among the two planning areas is shown in Table 12.

Table 12
Existing SPA Specific Water Facilities

SPA	Water Supply Facilities	Water Lines	Total
SPA 1	$34,702,666	$23,500,175	**$58,202,841**
SPA 2	3,507,491	2,952,739	**6,460,230**

Current Developer Constructed Water Facility Obligations

The current water system includes facilities constructed by developers and dedicated to the City subject to reimbursement through water system and/or water resource development impact fees assessed within the development or other developments benefiting from the facilities outlined within various development agreements. These water facilities are associated with the following development agreements:

- Desert Oasis
- Marley Park
- Orchards
- Section 15 Arsenic Cost Share
- Section 15 Water Improvements
- Royal Ranch
- Sierra Verde
- Surprise Pointe

Water System Service Level and Facility Capacity

The available portion of the City's existing water system facilities is tied to the ground water well capacities less the current level of service based on FY 2012 peak ground water well production data. The current capacities and service level for the WSFs SPA 1 and SPA 2 are discussed below.

The EDU capacity is based on the current service level for the City's existing water facilities, based on the peak day ground water well production during FY 2012. Furthermore, the current level of service can also be expressed based on the current unit demands and the current number of EDUs.

Well Facilities Capacities and Level of Service

The current level of service represents the maximum day ground water well production during FY 2012. The existing ground water well facilities provide the source of supply for treatment or water supply facilities (WSF) included in the City's water fixed asset information. For more information on the replacement cost buy-in value see the section of this report labeled: "Current Water Facilities". The existing well capacity is 20.35 million gallons per day (MGD) while the current level of service is 8.92 MGD based on a peak water production in July 2011. This provides 11.43 MGD of available well capacity for new customers. Individual well capacity is based on the lessor of the well production capacity or the permitted well capacity.

The total existing and available well capacity for SPAs 1 and 2 are summarized by well in Table 13.

Table 13
Total Ground Water Well Capacities and Current Level of Service

Existing Wells	Pumping Capacity (MGD)	Peak Month Production (MGD) 07/2011	Available Capacity (MGD)
Ashton Ranch	1.70	1.55	0.15
Surprise Center	1.30	0.32	0.98
Orchards	2.56	1.26	1.31
Royal Ranch	1.67	0.00	1.67
Sierra Verde	0.80	0.03	0.77
Mountain Vista 1	1.81	1.02	0.80
Surprise Pointe [1]	1.08	1.31	(0.23)
Summit	2.59	0.13	2.46
Rancho Gabriela 1	1.15	0.29	0.86
Rancho Gabriela 2	0.87	0.81	0.06
Marley Park 1	1.66	1.60	0.05
Roseview	0.75	0.00	0.74
Litchfield Manor	1.15	0.00	1.15
SPA 1 Total	**19.10**	**8.31**	**10.78**
Desert Oasis 1	0.63	0.61	0.02
Desert Oasis 2	0.63	0.00	0.63
SPA 2 Total	**1.25**	**0.61**	**0.65**
Total Existing Wells [2]	**20.35**	**8.92**	**11.43**

(1) The Surprise Pointe well pumped over its permitted capacity
(2) Some values may vary slightly due to rounding

The total WSF capacity, existing peak month usage, and available capacity for SPAs 1 and 2 are shown in Table 14.

Table 14
Total WSF Capacities by SPA

Water Supply Facility	SPA	Total WSF Allowed Capacity (MGD)	Peak Month Usage (MGD)	Available Capacity
Ashton Ranch WSF	1	8.03	3.15	4.88
Mountain Vista Ranch WSF	1	1.81	1.02	0.80
Rancho Gabriela WSF	1	7.35	4.14	3.21
Roseview WSF	1	1.90	0.00	1.90
SPA 1 Total		**19.10**	**8.31**	**10.78**
Desert Oasis WSF	2	1.25	0.61	0.65
SPA 2 Total		**1.25**	**0.61**	**0.65**
Total Capacity [1]		**20.35**	**8.92**	**11.43**

(1) Some values may vary slightly due to rounding

Water Distribution Facilities

The water distribution system component of the water impact fees includes water transmission and distribution lines, pumping stations, and booster stations.

While the water distribution 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 EDUs (water service units) beyond the Study Period. Therefore, the cumulative capacity of the existing and planned well facilities can be used as a measure of the capacity of the entire water distribution system.

The total existing ground water well capacity, existing level of service, and available capacity by WSF for the two planning areas are shown in Table 14. For more information on the replacement cost buy-in value see the section of the Report labeled: "Current Water Facilities".

Water System Facility Expansions

Well and distribution system capacity is available to serve new development over the study period.

Planned Ground Water Well Capital Improvements Benefiting New Customers

The City has plans to add 2.16 MGD of ground water well capacity in SPA 1 as well as 1.63 MGD in SPA 2. This additional ground water well capacity includes a planned 2.16 MGD ground water well recovered through the Water Resource development impact fee, Mountain Vista (Ranch) 2, associated with the Mountain Vista Ranch WSF in SPA 1. In SPA 2, the City plans to upgrade the Desert Oasis WSF arsenic treatment productions, which will provide 2.88 MGD of capacity, an increase of 1.63 MGD above the current 1.25 MGD of total treated well capacity today. The capital costs of adding the well capacity that benefits existing and future water EDUs served by this WSF is approximately $2.2 million summarized in Appendix D.

The total existing ground water well capacity, planned ground water well capacity, and existing level of service are shown in Table 15.

Table 15
Total Existing and Planned Ground Water Well Capacities

Existing and Planned Wells	Total Allowed Capacity (MGD)	Peak Month Usage (MGD)	Available Capacity (MGD)
Existing SPA 1 Wells	19.10	8.31	10.78
SPA 1 Planned Facilities			
Mountain Vista 2	2.16	-	2.16
SPA 1 Total Capacity	**21.26**	**8.31**	**12.94**
Existing SPA 2 Wells	1.25	0.61	0.65
SPA 2 Planned Facilities			
Desert Oasis Arsenic	1.63	-	1.63
SPA 2 Total Capacity	**2.88**	**0.61**	**2.28**

For more information on the planned ground water well improvements, see Appendix D of this Report.

Planned Water Distribution System Improvements Benefiting New Customers

The City has not identified any planned water distribution system improvements that will benefit new customers.

Water Service Units and EDUs

A service unit creates a nexus between the available water capacity and the demand for water services. An appropriate service unit basis for water impact fees is the typical daily water use for a residential dwelling unit. To determine the typical peak daily demand for a residential dwelling unit, the demands for various customer types should be normalized using a common unit of measure, or an EDU. An EDU represents the equivalent demand of a single-family residential dwelling unit with a 3/4-inch, or less, meter. Because single-family residential customers typically use 3/4-inch, or less, meters and the City assesses its utility impact fees 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 water metered accounts and the ratio of capacity for different meter sizes. Table 16 summarizes the total current number of metered accounts from July 1, 2013 and the resulting number of EDUs.

Table 16
Peak Month Water Use per EDU

Meter Size	Customer Accounts	Capacity Ratio 1	EDUs
3/4" and Less	11,547	1.00	11,547
1"	2,699	1.67	4,498
1-1/2"	158	3.33	527
2"	297	5.33	1,584
3"	19	10.00	190
4"	6	16.67	100
6"	2	33.33	67
8"	2	53.33	107
	14,730		**18,619**
Peak Month Usage (Gallons)			8,950,567
Use per EDU (Gallons)			**480**

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

The typical peak daily demand is then determined by dividing the peak day water use (8.95 MGD) during FY 2012 by the total number of water EDUs (18,619) at the end of FY 2013. This results in a peak daily demand, or demand factor of 480 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 480 GPD demand factor. Table 17 summarizes the water service units and demand factors per EDU and by meter size.

Table 17
Water Service Units and Demand Factors by Meter Size

Meter Size	Flow (GPM)	Capacity Ratio	Demand Factor (GPD)
3/4" and Less	30	1.00	480
1"	50	1.67	800
1.5"	100	3.33	1,600
2"	160	5.33	2,560
3"	300	10.00	4,800
4"	500	16.67	8,000
6"	1000	33.33	16,000
8"	1600	53.33	25,600

Water service EDUs in SPA 1 and SPA 2 are summarized in Table 18.

Table 18
Distribution of Water Service EDUs by SPA

Service Units	SPA 1		SPA 2	
By SPA [1]	Residential	Non-Residential	Residential	Non-Residential
Total EDUs	14,806	2,597	1,016	200

(1) Meter count as of July 1, 2013

Water Resource

The costs to be recovered through the water resource development impact fee include the replacement cost of City's water resource portfolio. Under the Arizona Groundwater Management Act and Assured Water Supply, for development to occur a developer must demonstrate that an assured supply of water exists for the area to be developed. The water resource development impact fee will also recover a portion of the Central Arizona Project (CAP) water allocation to the city, as well as capital investments in water recharge and well facilities.

Current Water Resource Facilities

New system customers will be responsible for system buy-in component of the water resource impact fee. The buy-in component includes the replacement cost of the City's water resource portfolio assets including CAP water, water recharge facilities, and water wells.

The facilities are broken into two parts. The first portion is to be paid by all new customers as it benefits all customers in both SPAs. For water resource, these include CAP water and Recharge assets. The replacement cost of these assets, to be paid by all customers per EDU, is shown in Table 19.

Table 19
Existing Water Resource Facilities Serving All Customers

SPA	Central Arizona Project	Recharge	Total
SPA 1 & 2	$6,312,087	$269,440	**$6,581,526**

The allocation of the total buy-in value of the existing water facilities eligible to be recovered from new customers within SPAs 1 and 2 is shown in Table 20. The Water Resource facilities are limited to the replacement cost of wells and exclude well improvements and other WSF components recovered through the Water System development impact fee.

Table 20
Existing SPA Specific Water Resource Facilities

SPA	Water Wells
SPA 1	$13,908,886
SPA 2	$3,119,499

Water Resource Facility Service Level and Capacity

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. The AWS certification is designed to encourage participating water systems to reduce their reliance on groundwater. To receive an AWS designation, the City must demonstrate a sufficient water supply to meet 100 years of projected demand for the existing population, committed demand, and incremental growth.

For the water resource fee, the water supplies included in the City's water portfolio are included in water resource IIP and recovered through the water resource fee. They include CAP water investments, recharge facilities and current and planned well facilities. The current well facilities were previously discussed in the section of this Report labeled: "Well Facilities Capacities and Service Level" within the Water System section of this Report.

The current level of service represents the maximum day ground water well production during FY 2012. The existing ground water well facilities include source of supply and treatment facilities included in the City's water fixed asset information. For more information on the replacement cost buy-in value see the section of this Report titled; "Current Water Facilities". The existing well capacity is 20.35 MGD while the current level of service is 8.92 MGD based on a maximum water production in July 2011. This provides 11.43 MGD of available well capacity for new customers.

The total existing ground water well capacity, existing level of service, and available capacity for the two planning areas are shown by well in Table 13.

Planned Water Resource Facility Expansions

The City has identified one IIP eligible water resource improvement over the Study Period. This additional ground water well capacity includes one planned 2.16 MGD ground water well (Mountain Vista 2) in SPA 1. The capital costs of adding the well capacity that benefits EDUs is approximately $2.1 million over the Study Period summarized in Appendix E. The total existing ground water well capacity, planned ground water well capacity, and existing level of service are shown in Table 15.

Appendix E includes additional Water Resource information on the planned well improvements, service units, and EDUs.

A service unit creates a nexus between the available water capacity and the demand for water services. An appropriate service unit basis for water resource impact fees is the typical daily water use for a residential dwelling unit. To determine the typical peak daily demand for a residential dwelling unit, the demands for various customer types should be normalized using a common unit of measure, or an EDU. An EDU represents the equivalent demand of a single-family residential dwelling unit with a 3/4-inch meter. Because single-family residential customers typically use 3/4-inch meters and the City assesses its water resource fees to customers based on meter size, the number of EDUs or service units currently served by the City can be determined based on the current number of water metered accounts and the ratio of capacity for different meter sizes. The total current number of metered accounts and the resulting number of EDUs are shown in Table 16.

The typical peak daily demand is then determined by dividing the peak day water use (8.92 MGD) during FY 2012 by the total number of current service units (18,621). This results in a peak daily demand, or demand factor of 480 GPD per EDU. A demand factor for each meter size can be determined by multiplying the number of service units per meter size times the 480 GPD demand factor. Table 17 summarizes the water service units and demand factors by meter size.

Wastewater System

The City's wastewater operations are geographically based on the same SPAs as the water operations. The City currently operates two wastewater treatment facilities or water reclamation facilities (WRF) to treat wastewater.

Within SPA 2 an additional WRF is owned by a developer providing wastewater service. Within SPA 3 a WRF was constructed by a developer that currently is not operating and is not currently owed by the City. More information on the existing and planned facilities and infrastructure is provided in Appendix F.

Figures 6 through 8 show the City's wastewater facilities.

Figure 6
Wastewater Facilities Map

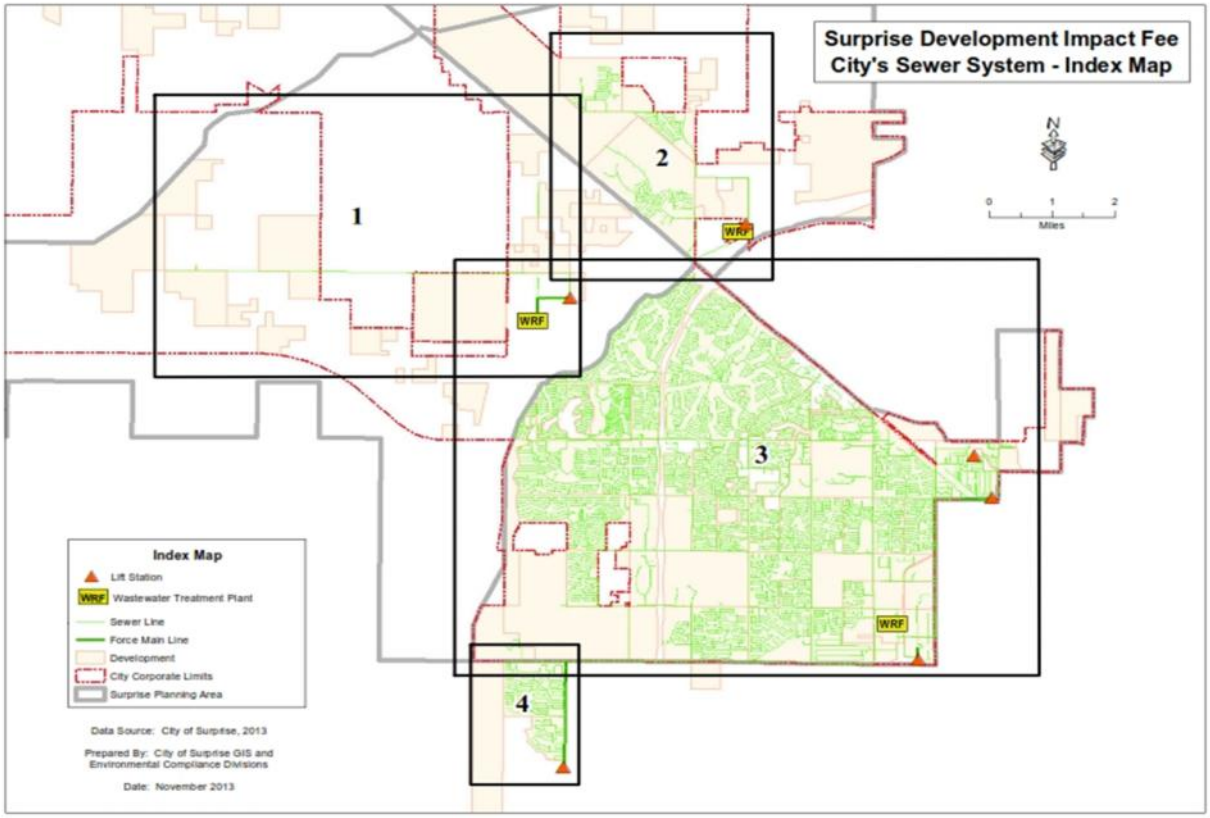


Figure 7
SPA 1 Wastewater Facilities Map

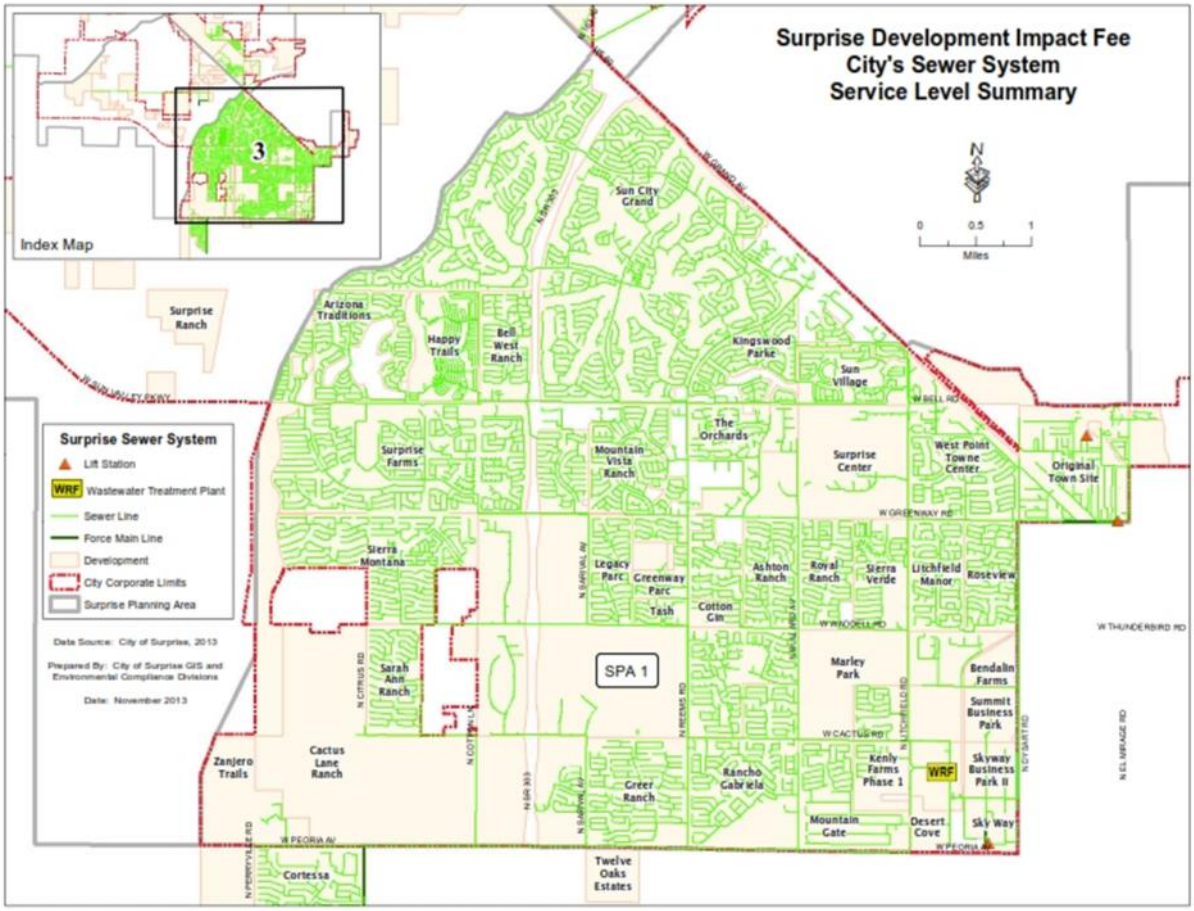
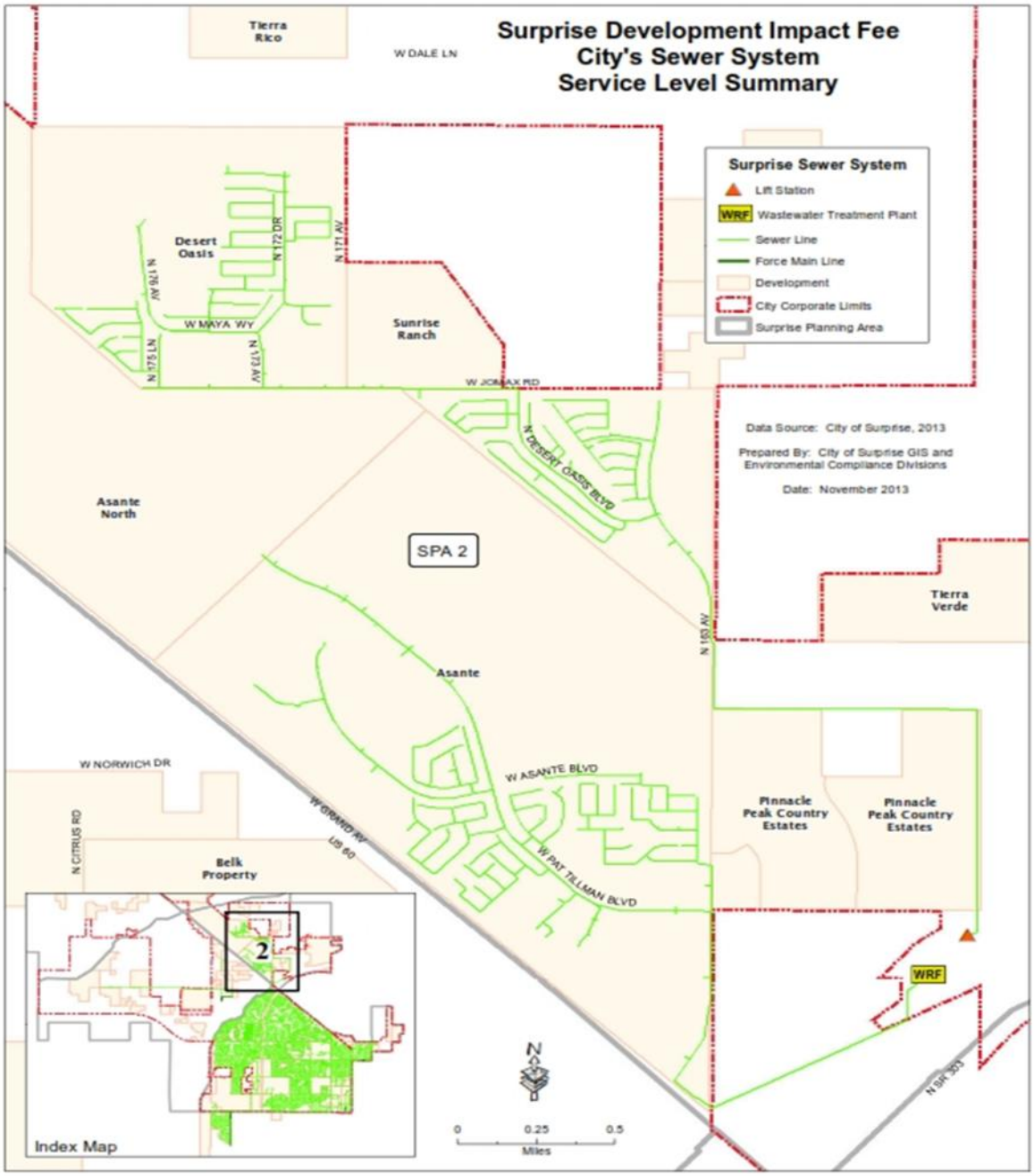


Figure 8
SPA 2 Wastewater Facilities Map



Current Wastewater Facilities

The buy-in value of the existing wastewater system represents the replacement cost new of each component of the wastewater system. This replacement cost is determined by escalating original facility cost based on the September 2013 ENR-CCI. By including the replacement cost of the wastewater facilities available to serve new EDU's the City can use wastewater impact fee revenues to pay annual payments on or retire debt issued to fund the existing wastewater facilities, fund future IIP eligible facilities, and/or reimburse developers for IIP eligible facilities.

The buy-in component for the City is segmented into two parts. The first portion is to be paid by all customers within SPAs 1 and 2. For wastewater, these include equipment, effluent lines, and other miscellaneous assets. The replacement cost is shown in Table 21.

Table 21
Existing Wastewater Facilities Serving All Customers

SPA	Equipment	Effluent Lines	Misc.	Total
SPAs 1 & 2	$339,311	$306,615	$826,275	**$1,472,201**

Land, lift stations, WRFs and sewer lines comprise the primary facilities service customers located within SPAs 1 and 2. The single WRF within SPA 1 serves wastewater customers throughout SPA 1. The single SPA 2 WRF serves current and future customers located within a portion of SPA 2. A private WRF also serves customers within SPA 2 and is not incorporated within this analysis as previously discussed.

The portion of sewer lines to include in the system buy-in was calculated by computing the inch-feet percentage of existing sewer pipeline greater than 10-inches for SPAs 1 and 2. This percentage was then applied to the replacement cost of the existing pipes so that pipelines of 10-inches and less are excluded from development impact fee recovery. The smaller pipelines or "on-site" facilities will be required to be constructed and dedicated by future developments without reimbursement. More information regarding the allocation of the sewer pipelines to each SPA can be found in Appendix F.

The allocation of the total buy-in value of the existing wastewater facilities and wastewater lines eligible to be recovered from new customers among the two planning areas is shown in Table 22.

Table 22
Existing SPA Specific Wastewater Facilities

SPA	Land	Lift Station	Sewer Lines	Water Reclamation Facility	Misc.	Total
SPA 1	$3,053,806	$874,174	$40,787,050	$171,108,010	$9,826,770	**$225,649,811**
SPA 2	582,039	0	2,364,242	28,729,293	33,961	**31,709,535**

Current Developer Constructed Wastewater Facility Obligations

The current wastewater system includes facilities constructed by developers and dedicated to the City. These facilities are subject to reimbursement through wastewater system development impact fees assessed within the development or other developments benefiting from the facilities as outlined within various development agreements. These wastewater facilities are associated with the following development agreements:

- Prasada IIP eligible wastewater improvements
- SPA 2 WRF[6]

Outstanding Utility Debt

The wastewater utility has two outstanding debt obligations. These include a portion of the 2000 / 2003 Municipal Property Corporation bond issue (2000 / 2003 MPC Bond) and the 2007 MPC Bond. Since only 30.25% of the funds obtained in the 2000 / 2003 MPC Bond were used for growth-related wastewater projects, only 30.25% of the remaining debt service obligations are attributable to wastewater development impact fees. 100% of the 2007 MPC issuance is to be recovered through wastewater impact fees. The proceeds for both bond issues were used to expand the capacity of the SPA 1 WRF.

Wastewater Facility Service Level and Capacity

In general, the available portion of the City's existing wastewater system facilities are tied to the WRF capacities less the current level of service based on FY 2012 average wastewater influent data. The current capacities and level of service for the various components of the wastewater service facilities in each of the wastewater impact fee SPA are discussed below.

The wastewater impact fees maintain the current level of service for the City's existing wastewater facilities, based on the average day wastewater influent treated during FY 2012. Furthermore, the current level of service can also be expressed based on the current unit demands and the current number of EDUs for wastewater.

The total current treatment capacity of the two WRFs that serve SPA 1 and SPA 2 as previously discussed. Current WSF capacity equals 16.30 MGD in SPA 1 and 2.00 MGD in SPA 2[7]. The average daily wastewater treatment influent in 2012 is 6.83 MGD, with 6.72 MGD of influent at the SPA1 WRF and 0.10 MGD of influent at the SPA 2 WRF. The existing wastewater treatment facilities include the WRFs in each SPA, which are included in the wastewater fixed asset

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[6] The SPA 2 WRF development agreement summarizes a system of certificates held by various developers equal to one EDU. The EDU is based on 250 gallons per day and may be revised by the City. The current 2.00 MGD capacity is fully committed to the owners of the certificates.

[7] An additional private wastewater treatment facility serves a portion of current and future development within SPA 2 and is not an IIP eligible facility until accepted by the City. SPA 3 includes a separate privately owned WRF constructed by a developer group that is not currently operating and also is not an IIP eligible facility.

information. For more information on the replacement cost buy-in value of the wastewater treatment facilities see the section of this Report labeled: "Current Wastewater Facilities".

The total existing wastewater treatment capacity, existing level of service, and available capacity for the two planning areas are shown in Table 23.

Table 23
Current WRF Capacities

Wastewater Treatment Facilities	Total Capacity (MGD)	Average FY2012 Influent (MGD)	Available Capacity (MGD)
SPA1 Water Reclamation Facility	16.30	6.72	9.58
SPA2 Water Reclamation Facility	2.00	0.10	1.90
Total Existing Facilities	18.30	6.83	11.47

Planned Wastewater Treatment Improvements Benefiting New Customers

Currently there are no planned WSF improvements over the Study Period to be recovered through wastewater impact fees. There is already enough capacity to serve current and future EDUs within SPAs 1 and 2.

Planned Wastewater Collection System Improvements Benefiting New Customers

In addition to available capacity in the existing collection systems, the City has plans to extend and expand its wastewater collection system to support additional growth in SPA 1. The City has identified two projects that will expand the collection system in SPA 1: upgrades to the Cactus Road sewer line from Sarival to Reems and construction of a 21" sewer line on Cotton Road (from W. Cactus Rd. to W. Peoria Rd.). More information on the two projects can be found in Appendix F of this Report.

Table 24 summarizes the planned SPA 1 wastewater collection facilities.

Table 24
Planned Wastewater Collection System Facilities in SPA 1

Planned Collection Facilities	Area Specific Costs
SPA 1	$2,800,000

The wastewater collection system component of the impact fee includes wastewater collection lines and lift stations within SPA 1 and SPA 2.

The total existing wastewater treatment capacity, existing level of service, and available capacity in the two SPAs are shown in Table 30. For more information on the replacement see the section in this Report labeled: "Current Wastewater Facilities".

Wastewater Service Units and EDUs

A service unit creates a nexus between the available wastewater capacity and the demand for wastewater services. An appropriate service unit basis for wastewater impact fees is the typical daily wastewater use for a residential dwelling unit. To determine the typical daily demand for a residential dwelling unit, the demands for various customer types should be normalized using a common unit of measure, or EDU. An EDU represents the equivalent demand of a single-family residential dwelling unit of 210 GPD with a 3/4-inch meter. The typical daily demand was determined by the City to be 210 GPD based on City planning and design standards[8]. This demand indicates that the current EDU capacity for the entire system is 87,143 EDUs summarized in Table 25.

Table 25
Wastewater Capacity by WRF

Wastewater Treatment Facilities	Total Capacity (MGD)	Average Use Per EDU (Gallons)	EDU Capacity
SPA1 Water Reclamation Facility	16.30	210	77,619
SPA2 Water Reclamation Facility	2.00	210	9,524
Total Existing Facilities	18.30		87,143

Because single-family residential customers typically use 3/4-inch, or less, meters and the City assesses its utility impact fees to customers based on meter size, the number of EDUs are increased for meter sizes greater than 3/4-inch. Table 26 presents the wastewater service units and demand factors by meter size.

Table 26
Wastewater Service Units and Demand Factors by Meter Size

Meter Size	Flow (GPM)	Capacity Ratio	Demand Factor (GPD)
3/4" and Less	30	1.00	210
1"	50	1.67	350
1.5"	100	3.33	700
2"	160	5.33	1,120
3"	300	10.00	2,100
4"	500	16.67	3,500
6"	1000	33.33	7,000
8"	1600	53.33	11,200

[8] City of Surprise, Arizona, Integrated Water Master Plan: Water Infrastructure, July 2009.

APPENDIX A

Current Fees and Additional Supporting Information

City of Surprise, Arizona
Development Impact Fee Study
Current Non-Utility Development Fees

DEVELOPMENT FEE	City-Wide Fire & EMS	Police	Library	Parks & Recreation	General Government	Public Works	Roads of Regional Significance (1)	Roads of Regional Significance (1)	SPA 1 Total	SPAs 2, 4 and 6 Total	SPAs 3 and 5 Total
Residential											
Single Family Detached	$688	$371	$133	$785	$661	$109	$5,715	$5,396	$2,747	$8,462	$8,143
Single Family Attached	641	346	124	732	616	79	4,013	3,789	2,538	6,551	6,327
Multi-family	508	274	98	580	489	77	4,013	3,789	2,026	6,039	5,815
All Other Housing Types	609	328	118	695	584	60	2,980	2,814	2,394	5,374	5,208
Nonresidential											
Com/Shop Ctr 25,000 SF or less	906	689			740	653	16,322	15,411	2,988	19,310	18,399
Com/Shop Ctr 25,001-50,000 SF	778	599			636	567	14,179	13,388	2,580	16,759	15,968
Com/Shop Ctr 50,001-100,000 SF	680	500			556	474	11,842	11,181	2,210	14,052	13,391
Com/Shop Ctr 100,001-200,000 SF	604	428			493	406	10,135	9,570	1,931	12,066	11,501
Com/Shop Ctr over 200,000 SF	544	363			445	345	8,614	8,133	1,697	10,311	9,830
Office/Inst 10,000 SF or less	1,219	252			996	252	6,603	6,234	2,719	9,322	8,953
Office/Inst 10,001-25,000 SF	1,129	204			923	206	5,347	5,049	2,462	7,809	7,511
Office/Inst 25,001-50,000 SF	1,064	174			869	177	4,560	4,306	2,284	6,844	6,590
Office/Inst 50,001-100,000 SF	1,004	148			821	153	3,887	3,670	2,126	6,013	5,796
Office/Inst over 100,000 SF	911	126			745	131	3,313	3,128	1,913	5,226	5,041
Business Park	860	142			703	144	3,718	3,511	1,849	5,567	5,360
Light Industrial	628	77			513	81	2,031	1,918	1,299	3,330	3,217
Warehousing	348	55			284	56	1,445	1,365	743	2,188	2,108
Manufacturing	487	42			398	46	1,113	1,051	973	2,086	2,024
Hotel(per room)	119	23			97	60	1,641	1,549	299	1,940	1,848

(1) RORS is not assessed within SPA 1. Two RORS fee assessment schedules outline separate fees assessed within SPAs 2, 4 and 6 and SPAs 3 and 5.

City of Surprise, Arizona
Development Impact Fee Study
Current Utility Development Fees

		SPA 1				SPAs 2 through 6				SPA 1	SPA 1	SPAs 2 through 6
Meter Size	Meter Type	Water Resource	Water System - Drinking	Water System - Dual	Wastewater	Water Resource	Water System - Drinking	Water System - Dual	Wastewater	Total w/ Water System Drinking	Total w/ Water System Dual	Total w/ Water System Drinking
3/4-inch	Displacement	$2,100	$3,895	$3,923	$3,853	$796	$3,895	$3,923	$3,039	$9,848	$9,876	$7,730
1-inch	Displacement	2,673	4,958	4,993	4,896	1,013	4,958	4,993	3,860	12,527	12,562	9,831
1 1/2-inch	Displacement	6,933	12,858	12,950	126,357	2,628	12,858	12,950	9,970	146,148	146,240	25,456
2-inch	Displacement	11,085	20,559	20,705	20,221	4,202	20,559	20,705	15,925	51,865	52,011	40,686
3-inch	Compound	22,403	41,551	41,846	40,840	8,493	41,551	41,846	32,159	104,794	105,089	82,203
3-inch	Turbine	25,125	46,601	46,932	45,800	9,525	46,601	46,932	36,063	117,526	117,857	92,189
4-inch	Compound	35,685	66,186	66,656	65,037	13,528	66,186	66,656	51,209	166,908	167,378	130,923
4-inch	Turbine	43,045	79,838	80,405	78,447	16,318	79,838	80,405	61,766	201,330	201,897	157,922
6-inch	Compound	69,328	128,584	129,498	126,329	26,282	128,584	129,498	99,463	324,241	325,155	254,329
6-inch	Turbine	86,538	160,505	161,646	157,683	32,806	160,505	161,646	124,148	404,726	405,867	317,459
8-inch	Compound	112,013	207,755	209,231	204,094	42,464	207,755	209,231	160,687	523,862	525,338	410,906
8-inch	Turbine	126,360	234,364	236,030	230,231	47,903	234,364	236,030	181,265	590,955	592,621	463,532

City of Surprise, Arizona
Development Impact Fee Study
MPC 2000 / 2003 Bond Issue Debt Service

	2003 REFUNDING BOND ISSUE		
Fiscal Year Ending	Principal	Interest	Total
2014	$3,515,000	$1,303,825	$4,818,825
2015	3,680,000	1,128,075	4,808,075
2016	3,875,000	944,075	4,819,075
2017	4,075,000	750,325	4,825,325
2018	4,280,000	546,575	4,826,575
2019	4,460,000	375,375	4,835,375
2020	4,640,000	191,400	4,831,400
2021	0	0	0
2022	0	0	0
2023	0	0	0
2024	0	0	0
2025	0	0	0
2026	0	0	0
2027	0	0	0
2028	0	0	0
2029	0	0	0
2030	0	0	0
2031	0	0	0
2032	0	0	0
Totals	$28,525,000	$5,239,650	$33,764,650

NPV Discount Rate	4.73%
NPV Remaining Interest	$4,575,729

City of Surprise, Arizona
Development Impact Fee Study
MPC 2007 Bond Issue Debt Service

Fiscal Year Ending	2007 BOND ISSUE Principal	Interest	Total
2014	$4,675,000	$2,397,688	$7,072,688
2015	0	2,199,000	2,199,000
2016	0	2,199,000	2,199,000
2017	6,500,000	2,199,000	8,699,000
2018	0	1,906,500	1,906,500
2019	0	1,906,500	1,906,500
2020	0	1,906,500	1,906,500
2021	0	1,906,500	1,906,500
2022	14,500,000	1,906,500	16,406,500
2023	0	1,225,000	1,225,000
2024	0	1,225,000	1,225,000
2025	0	1,225,000	1,225,000
2026	0	1,225,000	1,225,000
2027	0	1,225,000	1,225,000
2028	0	1,225,000	1,225,000
2029	0	1,225,000	1,225,000
2030	0	1,225,000	1,225,000
2031	0	1,225,000	1,225,000
2032	25,000,000	1,225,000	26,225,000
Totals	$50,675,000	$30,777,188	$81,452,188

NPV Discount Rate	4.78%
NPV Remaining Interest	$21,271,952

City of Surprise, Arizona
Development Impact Fee Study
Tax-Based Revenue Forecast (1)

Description	General Fund and Capital Project Fund Revenues by Fiscal Year										
	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023
General Fund											
Local Sales Tax											
Operating	$31,369,800	$32,051,500	$32,573,500	$33,304,000	$35,238,700	$37,481,200	$39,798,400	$42,091,200	$44,364,000	$46,670,100	$49,008,500
Construction	1,250,000	1,250,000	1,250,000	1,250,000	1,250,000	1,250,000	1,250,000	1,250,000	1,250,000	1,250,000	1,250,000
Bed Tax	107,000	114,000	115,900	118,500	125,300	133,300	141,600	149,700	157,800	166,000	174,300
Subtotal	**32,726,800**	**33,415,500**	**33,939,400**	**34,672,500**	**36,614,000**	**38,864,500**	**41,190,000**	**43,490,900**	**45,771,800**	**48,086,100**	**50,432,800**
State Shared Revenues											
Income Tax	12,003,000	13,111,000	13,373,200	13,640,700	14,569,800	14,861,200	15,158,400	15,461,600	15,770,800	20,786,400	21,202,200
Sales Tax	9,671,700	10,154,400	10,357,400	10,564,600	11,284,200	11,509,800	11,740,000	11,974,800	12,214,300	16,098,900	16,420,900
License Tax	3,910,900	3,917,200	3,838,900	3,762,100	3,860,700	3,783,500	3,707,800	3,633,700	3,561,000	4,509,500	4,419,300
Subtotal	**25,585,600**	**27,182,600**	**27,569,500**	**27,967,400**	**29,714,700**	**30,154,500**	**30,606,200**	**31,070,100**	**31,546,100**	**41,394,800**	**42,042,400**
Property Tax											
Primary	6,281,000	6,406,800	6,522,300	6,698,000	6,979,500	7,346,000	7,763,200	8,206,500	8,670,300	9,150,900	9,651,200
Subtotal	**6,281,000**	**6,406,800**	**6,522,300**	**6,698,000**	**6,979,500**	**7,346,000**	**7,763,200**	**8,206,500**	**8,670,300**	**9,150,900**	**9,651,200**
Capital Project Funds											
General Capital Fund	2,913,000	1,857,700	3,492,500	6,319,300	8,386,600	9,390,600	9,661,000	9,747,100	9,763,500	9,833,200	9,878,200
Transportation Improvement Fund	2,884,900	2,165,400	3,280,000	5,207,400	6,616,900	7,301,500	7,485,800	7,544,500	7,555,700	7,603,200	7,633,900
Subtotal	**5,797,900**	**4,023,100**	**6,772,500**	**11,526,700**	**15,003,500**	**16,692,100**	**17,146,800**	**17,291,600**	**17,319,200**	**17,436,400**	**17,512,100**

(1) Provided by City staff.

City of Surprise, Arizona
Development Impact Fee Study
Engineering News Record Construction Cost Index (ENR-CCI)

Area	Year	Period	Index Source	ENR-CCI Index	ENR-CCI Ratio
United States	2013	Annual	ENR Construction Cost Index	9552	1.000
United States	2012	Annual	ENR Construction Cost Index	9308	1.026
United States	2011	Annual	ENR Construction Cost Index	9070	1.053
United States	2010	Annual	ENR Construction Cost Index	8802	1.085
United States	2009	Annual	ENR Construction Cost Index	8570	1.115
United States	2008	Annual	ENR Construction Cost Index	8310	1.149
United States	2007	Annual	ENR Construction Cost Index	7966	1.199
United States	2006	Annual	ENR Construction Cost Index	7751	1.232
United States	2005	Annual	ENR Construction Cost Index	7446	1.283
United States	2004	Annual	ENR Construction Cost Index	7115	1.343
United States	2003	Annual	ENR Construction Cost Index	6695	1.427
United States	2002	Annual	ENR Construction Cost Index	6538	1.461
United States	2001	Annual	ENR Construction Cost Index	6334	1.508
United States	2000	Annual	ENR Construction Cost Index	6221	1.535
United States	1999	Annual	ENR Construction Cost Index	6059	1.576
United States	1998	Annual	ENR Construction Cost Index	5920	1.614
United States	1997	Annual	ENR Construction Cost Index	5826	1.640
United States	1996	Annual	ENR Construction Cost Index	5620	1.700
United States	1995	Annual	ENR Construction Cost Index	5471	1.746
United States	1994	Annual	ENR Construction Cost Index	5408	1.766
United States	1993	Annual	ENR Construction Cost Index	5210	1.833
United States	1992	Annual	ENR Construction Cost Index	4985	1.916
United States	1991	Annual	ENR Construction Cost Index	4835	1.976
United States	1990	Annual	ENR Construction Cost Index	4732	2.019
United States	1989	Annual	ENR Construction Cost Index	4615	2.070
United States	1988	Annual	ENR Construction Cost Index	4519	2.114
United States	1987	Annual	ENR Construction Cost Index	4406	2.168
United States	1986	Annual	ENR Construction Cost Index	4295	2.224
United States	1985	Annual	ENR Construction Cost Index	4195	2.277
United States	1984	Annual	ENR Construction Cost Index	4146	2.304
United States	1983	Annual	ENR Construction Cost Index	4066	2.349
United States	1982	Annual	ENR Construction Cost Index	3825	2.497
United States	1981	Annual	ENR Construction Cost Index	3535	2.702
United States	1980	Annual	ENR Construction Cost Index	3237	2.951
United States	1979	Annual	ENR Construction Cost Index	3003	3.181
United States	1978	Annual	ENR Construction Cost Index	2776	3.441
United States	1977	Annual	ENR Construction Cost Index	2576	3.708
United States	1976	Annual	ENR Construction Cost Index	2401	3.978
United States	1975	Annual	ENR Construction Cost Index	2212	4.318
United States	1974	Annual	ENR Construction Cost Index	2020	4.729
United States	1973	Annual	ENR Construction Cost Index	1895	5.041
United States	1972	Annual	ENR Construction Cost Index	1753	5.449
United States	1971	Annual	ENR Construction Cost Index	1581	6.042
United States	1970	Annual	ENR Construction Cost Index	1381	6.917
United States	1969	Annual	ENR Construction Cost Index	1269	7.527
United States	1968	Annual	ENR Construction Cost Index	1155	8.270
United States	1967	Annual	ENR Construction Cost Index	1074	8.894
United States	1966	Annual	ENR Construction Cost Index	1019	9.374
United States	1965	Annual	ENR Construction Cost Index	971	9.837

APPENDIX B

Fire & EMS Fee Category

City of Surprise, Arizona
Development Impact Fee Study
Fire CIP Detail (1)

Fee Area	Project	Land	Design	Construction	Furniture, Fixtures and Equipment	Other	Total	Fiscal Year
Fire	Fire Station 308	$450,000	$570,938	$0	$0	$0	$1,020,938	2015
Fire	Fire Station 308	0	0	4,035,563	1,078,500	0	5,114,063	2016
Fire	Fire Station 309 (District Station)	450,000	652,500	0	0	0	1,102,500	2017
Fire	Fire Station 309 (District Station)	0	0	4,606,500	3,113,500	0	7,720,000	2018
	Total	$900,000	$1,223,438	$8,642,063	$4,192,000	$0	$14,957,501	

(1) Provided by City Staff.

City of Surprise, Arizona
Development Impact Fee Study
Fire and EMS - Calls by Type and Existing and Proposed Fire Station

Development Type	Incidents by Fiscal Year					Percent of Total
	FY 2010	FY 2011	FY 2012	FY 2013	Total	
Residential	6,317	6,767	6,465	6,027	25,576	73.0%
Non-Residential	2,420	2,579	2,321	2,121	9,441	27.0%
Total	8,737	9,346	8,786	8,148	35,017	

City of Surprise, Arizona
Development Impact Fee Study
Fire and EMS - Average Response Time (1)

Fire Station	Turnout	Travel	Total Response
Fire Station 301	0:52	4:34	5:20
Fire Station 302	0:51	4:20	5:08
Fire Station 303	0:48	4:55	5:53
Fire Station 304	0:55	6:48	7:38
Fire Station 305	0:54	4:27	5:16
Fire Station 306	0:51	5:20	6:06
Fire Station 307	0:52	5:03	5:51

(1) FY 2011-12 response time data provided by City.

APPENDIX C

163rd Avenue Roadway Fee Category

City of Surprise, Arizona
Development Impact Fee Study
163rd Avenue Roadway Improvments (1)

Fee Area	Project	Land	Design	Construction	Furniture, Fixtures and Equipment	Other	Total	Fiscal Year
ROR	163rd Avenue Phase 1	$750,000	$0	$0	$0	$0	$750,000	2015
ROR	163rd Avenue Phase 1	0	525,000	0	0	0	525,000	2016
ROR	163rd Avenue Phase 1	0	0	10,000,000	0	0	10,000,000	2017
ROR	163rd Avenue Phase 2	500,000	0	0	0	0	500,000	2018
ROR	163rd Avenue Phase 2	500,000	0	0	0	0	500,000	2019
ROR	163rd Avenue Phase 2	0	600,000	0	0	0	600,000	2020
ROR	163rd Avenue Phase 2	0	0	11,900,000			11,900,000	2021
	Total	$1,750,000	$1,125,000	$21,900,000	$0	$0	$24,775,000	

(1) Provided by City Staff.

City of Surprise, Arizona
Development Impact Fee Study
163rd Avenue Roadway
Current and Future Capacity

163rd Avenue Street Facility			
Roadway	Miles of Road Way	Vehcile Capacity per Mile (Service Level D)	Total Vehicle Mile Capacity
Existing Capacity per Lane Mile			
2-lane major collector	3.00	8,500	25,500
4-lane minor arterial	1.70	35,000	59,500
Total Existing Capacity	4.70		85,000
Future Capacity per Lane Mile			
163rd Avenue Expand to 6 lane major arterial - Phase 1	2.70	60,000	162,000
163rd Avenue Expand to 6 lane major arterial - Phase 2	2.00	60,000	120,000
Total Future Capacity	4.70		282,000
Total Existing Capacity			(85,000)
Incremental Capacity Added through Phases 1 and 2			197,000

City of Surprise, Arizona
Development Impact Fee Study
163rd Avenue Roadway Impact Fee
Average Day Vehicle Trip Ends

Land Use Designation	Average Day VTEs (1)	Trip Adjustment Factor (1)	Adjusted Average Day VTEs
Weekday Average Vehicle Trip Ends (per Dwelling Unit)			
Single-Family Residential	9.52	50.0%	4.76
Multi-Family	6.65	50.0%	3.33
Weekday Average Vehicle Trip Ends (per 1,000 sq. ft.)			
Retail	239.63	50.1%	120.16
Office	14.56	50.0%	7.28
Public / Institutional	18.49	50.0%	9.24
Industrial	5.87	50.0%	2.94

(1) Source: Institute of Transportation Engineers, Trip Generation Manual, 9th Edition.
(2) National Household Travel Survey, 2009.

City of Surprise, Arizona

Development Impact Fee Study
163rd Avenue Roadway Impact Fee
Average Vehicle Miles Traveled (VMT)

Land Use Designation	Adjusted Average Day VTEs	Average Trip Length (Miles) (1)	Unadjusted Average VMTs	VMTs Adjustment	Adjusted Average VMTs
Weekday Average Vehicle Trip Ends (per Dwelling Unit)					
Single-Family Residential	4.76	12.20	58.07	5.97%	3.47
Multi-Family	3.33	12.20	40.57	5.97%	2.42
Weekday Average Vehicle Trip Ends (per 1,000 sq. ft.)					
Retail	120.16	6.40	769.00	5.97%	45.90
Office	7.28	6.40	46.58	5.97%	2.78
Public / Institutional	9.24	6.40	59.16	5.97%	3.53
Industrial	2.94	9.90	29.07	5.97%	1.74

(1) National Household Travel Survey, 2009.

APPENDIX D

Water System Fee Category

City of Surprise, Arizona
Development Impact Fee Study
Water Asset Buy-In Summary

SPA	WSF	Code	Title	Count	Original Cost	Replacement Cost
		WEQ	Equipment	1	$49,765	$54,006
		WFH	Fire Hydrants	1	12,552	27,212
		WLA	Land	0	0	0
		WMI	Miscellaneous	7	693,786	807,138
1		WTL	Water Lines [1]	148	58,417,604	23,500,175
2		WTL	Water Lines [1]	20	7,340,029	2,952,739
		WVE	Vehicle	25	521,561	609,581
1	AR	WSF	Ashton Ranch	9	10,776,105	12,610,815
1	MVR	WSF	Mountain Vista Ranch	2	5,443,685	5,908,099
1	RG	WSF	Rancho Gabriela	8	12,163,830	13,708,127
1	RO	WSF	Roseview	1	2,221,117	2,475,625
2	DO	WSF	Desert Oasis	2	3,171,709	3,507,491
			Total		**$100,811,742**	**$66,161,008**

(1) The Waterlines are split between SPA 1 and SPA 2. The replacement cost is based on the percentage of non-local lines which is 40.23% for water as indicated on "Water Pipeline Allocation" in Appendix D.

City of Surprise, Arizona
Development Impact Fee Study
Water Pipeline Allocation

Water Line Diameter (in)	Surprise WSA (LF)	Surprise Inch Ft	Percent of Total
0.00	10	0	0.00%
0.75	0	0	0.00%
1.00	572	572	0.00%
1.50	52	78	0.00%
2.00	3,061	6,122	0.05%
2.50	321	803	0.01%
3.00	1,807	5,421	0.05%
4.00	5,364	21,456	0.18%
6.00	107,724	646,344	5.50%
8.00	766,245	6,129,960	52.13%
10.00	21,835	218,350	1.86%
12.00	226,787	2,721,444	23.14%
15.00	0	0	0.00%
16.00	112,337	1,797,392	15.28%
20.00	5,544	110,880	0.94%
24.00	2,973	71,352	0.61%
30.00	989	29,670	0.25%
Total:	**1,255,621**	11,759,844	100.00%

Local Waterlines (10" and Less)	**59.77%**
Non-Local Waterlines (Larger than 10")	**40.23%**

City of Surprise, Arizona
Development Impact Fee Report
Water IIP Projects

Project Type	Capital Project Name	SPA	FY 2013	FY 2014	FY 2015	FY 2016	FY 2017	FY 2018	FY 2019	Total
Water	Desert Oasis WSF - Arsenic Treatment (Phase 2)	SPA 2	$0	$0	$150,000	$2,050,000	$0	$0	$0	**$2,200,000**

City of Surprise, Arizona
Development Impact Fee Report
Water Customers and EDUs as of 07/01/2013

Meter Size	Current Meters	AWWA Capacity Ratio (3/4")	2013 EDUs
SPA 1			
Residential			
3/4" and Less	11,058	1.00	11,058
1"	2,247	1.67	3,745
2"	1	5.33	5
Non-Residential			
3/4" and Less	10	1.00	10
1"	42	1.67	70
1 1/2"	56	3.33	187
2"	130	5.33	693
3"	18	10.00	180
8"	2	53.33	107
Multi-Family			
1 1/2"	44	3.33	147
2"	24	5.33	128
4"	3	16.67	50
Irrigation			
3/4" and Less	31	1.00	31
1"	60	1.67	100
1.5"	43	3.33	143
2"	119	5.33	635
4"	3	16.67	50
6"	2	33.33	67
TOTAL SPA 1 EDUs			**17,405**

City of Surprise, Arizona
Development Impact Fee Report
Water Customers and EDUs as of 07/01/2013

Meter Size	Current Meters	AWWA Capacity Ratio (3/4")	2013 EDUs
SPA 2			
Residential			
3/4" and Less	448	1.00	448
1"	341	1.67	568
Non-Residential			
1"	4	1.67	7
1 1/2"	4	3.33	13
2"	7	5.33	37
3"	1	10.00	10
Irrigation			
1"	5	1.67	8
1.5"	10	3.33	33
2"	17	5.33	91
TOTAL SPA 2 EDUs			**1,216**
TOTAL WATER SYSTEM EDUs			**18,621**

City of Surprise, Arizona
Development Impact Fee Study
Well Capacity

Well Name	WSF	SPA	Annual ADWR Permitted Max. Capacity (AC/FT/YR)	ADWR Gallons per Day	Production Capacity (GPM)	Capacity Gallons per Day	Pumping Capacity (GPD)	Pumping Capacity (MGD)
Ashton Ranch	Ashton Ranch WSF	1	3,064	2,735,367	1,180	1,699,200	1,699,200	1.70
Surprise Center	Ashton Ranch WSF	1	1,460	1,303,406	1,700	2,448,000	1,303,406	1.30
Orchards	Ashton Ranch WSF	1	4,816	4,299,453	1,780	2,563,200	2,563,200	2.56
Royal Ranch	Ashton Ranch WSF	1	1,872	1,671,216	1,470	2,116,800	1,671,216	1.67
Sierra Verde	Ashton Ranch WSF	1	893	797,220	1,270	1,828,800	797,220	0.80
Mountain Vista 1	Mountain Vista Ranch WSF	1	4,032	3,599,542	1,260	1,814,400	1,814,400	1.81
Surprise Pointe	Rancho Gabriela WSF	1	1,210	1,080,220		0	1,080,220	1.08
Summit	Rancho Gabriela WSF	1	2,903	2,591,635		0	2,591,635	2.59
Rancho Gabriela 1	Rancho Gabriela WSF	1	1,290	1,151,639	1,250	1,800,000	1,151,639	1.15
Rancho Gabriela 2	Rancho Gabriela WSF	1	971	866,854	1,270	1,828,800	866,854	0.87
Marley Park 1	Rancho Gabriela WSF	1	4,032	3,599,542	1,150	1,656,000	1,656,000	1.66
Roseview	Roseview WSF	1	839	749,012	1,900	2,736,000	749,012	0.75
Litchfield Manor	Roseview WSF	1	1,775	1,584,620	800	1,152,000	1,152,000	1.15
SPA 1 Total			**29,157**	**26,029,726**	**15,030**	**21,643,200**	**19,096,002**	**19.10**
Desert Oasis 1	Desert Oasis WSF	2	702	626,706	1,400	2,016,000	626,706	0.63
Desert Oasis 2	Desert Oasis WSF	2	702	626,706	1,280	1,843,200	626,706	0.63
SPA 2 Total			**1,404**	**1,253,412**	**2,680**	**3,859,200**	**1,253,412**	**1.25**

City of Surprise, Arizona
Development Impact Fee Study
Fixed Asset Detail as of 6/30/12

AssetNo	Asset Category	Description	Fund	Dept-Div	Project #	City User	Grant Funded	Donation Description	Service Date	PurchasePrice	Depreciation Years	Year	ENR	Replacement Cost New
9	WFH	FIRE HYDRANTS	21111	544-112	29999	Fire			1/4/1987	$12,552	50	1987	2.168	$27,212
701	WTL	WATER LINES	22512	641-112	29999	Water			2/6/2003	$86,302	40	2003	1.427	$123,130
702	WTL	WATER LINES-DYSART TO PEORIA	22512	641-112	29999	Water	No		7/1/1998	$157,008	45	1998	1.614	$253,334
704	WTL	WATER LINES	22512	641-112	29999	Water	No		6/30/1999	$3,361,839	30	1999	1.576	$5,299,932
705	WTL	DONATION-INFRASTRUCTURE	Donated	641-112	29999	Water		WATER LINES-RYLAND HOMES	10/19/2001	$123,748	40	2001	1.508	$186,618
707	WSF	DONATION-INFRASTRUCTURE	Donated	641-112	29999	Water	No	WATER TANK-ASHTON RANCH #1 BEAZER HOMES	6/30/2002	$1,461,425	40	2002	1.461	$2,135,139
709	WTL	DONATION-INFRASTRUCTURE	Donated	641-112	29999	Water		WATER LINES-CITY WATER DISTRICT	6/30/2002	$1,117,719	40	2002	1.461	$1,632,984
711	WTL	DONATION-INFRASTRUCTURE	Donated	641-112	29999	Water		WATER LINES-LOWES MARKETPLACE	8/20/2002	$280,019	40	2002	1.461	$409,106
713	WTL	DONATION-INFRASTRUCTURE	Donated	641-112	29999	Water		WATER LINES-COUNTRYSIDE	12/11/2002	$129,198	40	2002	1.461	$188,757
714	WTL	DONATION-INFRASTRUCTURE	Donated	641-112	29999	Water		WATER LINES-COUNTRYSIDE	11/13/2002	$161,000	40	2002	1.461	$235,221
715	WTL	DONATION-INFRASTRUCTURE	Donated	641-112	29999	Water		WATER LINES-COUNTRYSIDE	12/19/2002	$91,000	40	2002	1.461	$132,951
716	WTL	DONATION-INFRASTRUCTURE	Donated	641-112	29999	Water		WATER LINES-COUNTRYSIDE	11/13/2002	$223,211	40	2002	1.461	$326,110
872	WVE	VEHICLE-2005 CHEVROLET KODIAK DUMP TRUCK	21114	544-112	29999	Water			2/28/2005	$60,777	10	2005	1.283	$77,967
873	WVE	VEHICLE-2005 CHEVROLET KODIAK DUMP TRUCK	21114	544-112	29999	Water			3/31/2005	$60,777	10	2005	1.283	$77,967
881	WMI	NETWORK INFRA MGMT APPLICATION	21412	144-832	29999	Water	No		6/30/2005	$126,331	10	2005	1.283	$162,062
985	WSF	WELL IMPROVEMENTS-ASHTON RANCH #1	22512	641-112	29999	Water	No		1/14/2005	$10,276	10	2005	1.283	$13,182
1043	WTL	WATER LINES	22512	641-112	29999	Water			6/30/2005	$36,905	40	2005	1.283	$47,344
1044	WTL	WATER LINES	22512	641-112	29999	Water			6/30/2005	$201,524	40	2005	1.283	$258,523
1045	WTL	DONATION-INFRASTRUCTURE	Donated	641-112	29999	Water		WATER LINES-ORCHARDS PARCEL 1A	8/18/2004	$156,663	40	2004	1.343	$210,322
1046	WTL	DONATION-INFRASTRUCTURE	Donated	641-112	29999	Water		WATER LINES-KENLY FARMS	6/30/2005	$375,390	40	2005	1.283	$481,564
1047	WTL	DONATION-INFRASTRUCTURE	Donated	641-112	29999	Water		WATER LINES-LITCHFIELD MANOR ROSEVIEW	6/30/2005	$498,156	40	2005	1.283	$639,053
1050	WTL	DONATION-INFRASTRUCTURE	Donated	641-112	29999	Water		WATER LINES-ORCHARDS PARCEL 1A TANK	8/18/2004	$449,070	40	2004	1.343	$602,883
1051	WTL	DONATION-INFRASTRUCTURE	Donated	641-112	29999	Water		WATER LINES-ORCHARDS PARCEL 2A	8/18/2004	$143,576	40	2004	1.343	$192,752
1052	WTL	DONATION-INFRASTRUCTURE	Donated	641-112	29999	Water		WATER LINES-ORCHARDS PARCEL 2A TANK	8/18/2004	$449,070	40	2004	1.343	$602,883
1053	WTL	DONATION-INFRASTRUCTURE	Donated	641-112	29999	Water		WATER LINES-ORCHARDS PARCEL 3	8/18/2004	$157,771	40	2004	1.343	$211,809
1054	WTL	DONATION-INFRASTRUCTURE	Donated	641-112	29999	Water		WATER LINES-ORCHARDS PARCEL 3 TANK	8/18/2004	$449,070	40	2004	1.343	$602,883
1055	WTL	DONATION-INFRASTRUCTURE	Donated	641-112	29999	Water		WATER LINES-RANCHO GABRIELA OFFSITE	1/31/2005	$42,151	40	2005	1.283	$54,073
1056	WTL	DONATION-INFRASTRUCTURE	Donated	641-112	29999	Water		WATER LINES-RANCHO GABRIELA PHASE 4B	2/28/2005	$638,700	40	2005	1.283	$819,347
1057	WTL	DONATION-INFRASTRUCTURE	Donated	641-112	29999	Water		WATER LINES-ROYAL RANCH PARCEL 1	2/28/2005	$82,960	40	2005	1.283	$106,424
1058	WTL	DONATION-INFRASTRUCTURE	Donated	641-112	29999	Water		WATER LINES-ROYAL RANCH PARCEL 2	2/28/2005	$158,275	40	2005	1.283	$203,041
1059	WTL	DONATION-INFRASTRUCTURE	Donated	641-112	29999	Water		WATER LINES-ROYAL RANCH PARCEL 3	2/28/2005	$167,218	40	2005	1.283	$214,513
1060	WTL	DONATION-INFRASTRUCTURE	Donated	641-112	29999	Water		WATER LINES-ROYAL RANCH PARCEL 4	2/28/2005	$99,300	40	2005	1.283	$127,386
1061	WTL	DONATION-INFRASTRUCTURE	Donated	641-112	29999	Water		WATER LINES-ROYAL RANCH UNIT II PARCEL 9 TANK	6/30/2005	$109,576	40	2005	1.283	$140,568
1181	WTL	DONATION-INFRASTRUCTURE	Donated	641-112	29999	Water		WATER LINES-LITCHFIELD MANOR PARCEL 1	2/28/2006	$148,505	40	2006	1.232	$183,011
1182	WTL	DONATION-INFRASTRUCTURE	Donated	641-112	29999	Water		WATER LINES-LITCHFIELD MANOR PARCEL 2	2/28/2006	$136,281	40	2006	1.232	$167,947
1183	WTL	DONATION-INFRASTRUCTURE	Donated	641-112	29999	Water		WATER LINES-LITCHFIELD MANOR PARCEL 3	2/28/2006	$97,567	40	2006	1.232	$120,237
1184	WTL	DONATION-INFRASTRUCTURE	Donated	641-112	29999	Water		WATER LINES-LITCHFIELD MANOR PARCEL 4	2/28/2006	$140,660	40	2006	1.232	$173,343
1185	WTL	DONATION-INFRASTRUCTURE	Donated	641-112	29999	Water		WATER LINES-LITCHFIELD MANOR PARCEL 5	2/28/2006	$72,800	40	2006	1.232	$89,716
1186	WTL	DONATION-INFRASTRUCTURE	Donated	641-112	29999	Water		WATER LINES-LITCHFIELD MANOR PARCEL 7	5/15/2006	$108,050	40	2006	1.232	$133,156
1187	WTL	DONATION-INFRASTRUCTURE	Donated	641-112	29999	Water		WATER LINES-LITCHFIELD MANOR PARCEL 11	5/8/2006	$123,590	40	2006	1.232	$152,307
1188	WTL	DONATION-INFRASTRUCTURE	Donated	641-112	29999	Water		WATER LINES-LITCHFIELD MANOR PARCEL 12	6/12/2006	$140,745	40	2006	1.232	$173,448
1189	WTL	DONATION-INFRASTRUCTURE	Donated	641-112	29999	Water		WATER LINES-NORTHWEST RANCH PHASE 2 PARCEL C	3/21/2006	$83,845	40	2006	1.232	$103,327
1190	WTL	DONATION-INFRASTRUCTURE	Donated	641-112	29999	Water		WATER LINES-SIERRA VERDE PARCEL 1	4/4/2006	$155,183	40	2006	1.232	$191,241
1191	WTL	DONATION-INFRASTRUCTURE	Donated	641-112	29999	Water		WATER LINES-SURPRISE FARMS PHASE 1A PARCEL 3	3/7/2006	$131,285	40	2006	1.232	$161,790
1192	WTL	DONATION-INFRASTRUCTURE	Donated	641-112	29999	Water		WATER LINES-SURPRISE FARMS PHASE 1B PARCEL 13	7/8/2005	$121,150	40	2005	1.283	$155,416
1252	WTL	DONATION-INFRASTRUCTURE	Donated	641-112	29999	Water		WATER LINES-RANCHO GABRIELA PHASE 2	9/28/2005	$515,314	40	2005	1.283	$661,063
1253	WTL	DONATION-INFRASTRUCTURE	Donated	641-112	29999	Water		WATER LINES-SIERRA VERDE PARCEL 2	6/26/2006	$191,665	40	2006	1.232	$236,200
1254	WTL	DONATION-INFRASTRUCTURE	Donated	641-112	29999	Water		WATER LINES-SIERRA VERDE PARCEL 3	6/26/2006	$200,310	40	2006	1.232	$246,853
1255	WTL	DONATION-INFRASTRUCTURE	Donated	641-112	29999	Water		WATER LINES-SIERRA VERDE PARCEL 9	6/26/2006	$172,051	40	2006	1.232	$212,029
1344	WTL	DONATION-INFRASTRUCTURE	Donated	641-112	29999	Water		WATER LINES-MOUTAIN GATE	11/17/2005	$116,245	40	2005	1.283	$149,123
1347	WTL	WATER LINES-GREENWAY	22512	641-112	29999	Water			6/25/2006	$20,041	40	2006	1.232	$24,698
1348	WTL	WATER LINES-RANCHO GABRIELA	22512	641-112	29999	Water			6/25/2006	$761,599	40	2006	1.232	$938,562
1349	WTL	WATER LINES-RANCHO GABRIELA	22512	641-112	29999	Water			6/25/2006	$3,372,235	40	2006	1.232	$4,155,798
1350	WTL	WATER LINES-REEMS RD	21112	641-112	29999	Water			6/25/2006	$222,029	40	2006	1.232	$273,619
1351	WTL	WATER LINES-CITY HALL	22512	543-112	29999	Water			12/29/2005	$8,400	40	2005	1.283	$10,776
1352	WTL	WATER LINES-LOOPING	22512	641-112	29999	Water			7/5/2005	$93,232	40	2005	1.283	$119,601
1353	WTL	WATER LINES-SURPRISE CE	22512	641-112	29999	Water			7/5/2005	$124,878	40	2005	1.283	$160,198
1523	WTL	DONATION-INFRASTRUCTURE	Donated	641-112	29999	Water		WATER LINES-GREER RANCH PARCEL 21	6/5/2007	$109,898	40	2007	1.199	$131,778
1524	WTL	DONATION-INFRASTRUCTURE	Donated	641-112	29999	Water		WATER LINES-GREER RANCH PARCEL 15	6/7/2007	$131,853	40	2007	1.199	$158,104
1525	WTL	DONATION-INFRASTRUCTURE	Donated	641-112	29999	Water		WATER LINES-LITCHFIELD MANOR PARCEL 10	8/7/2006	$72,280	40	2006	1.232	$89,075
1526	WTL	DONATION-INFRASTRUCTURE	Donated	641-112	29999	Water		WATER LINES-LITCHFIELD MANOR OFFSITE	1/10/2007	$490,149	40	2007	1.199	$587,736
1527	WTL	DONATION-INFRASTRUCTURE	Donated	641-112	29999	Water		WATER LINES-MARLEY PARK REEMS RD CACTUS/WADDELL	2/7/2007	$179,758	40	2007	1.199	$215,548
1528	WTL	DONATION-INFRASTRUCTURE	Donated	641-112	29999	Water		WATER LINES-MARLEY PARK SWEETWATER PHASE 1	2/7/2007	$155,725	40	2007	1.199	$186,729
1529	WTL	DONATION-INFRASTRUCTURE	Donated	641-112	29999	Water		WATER LINES-MARLEY PARK SWEETWATER PHASE 2	2/7/2007	$106,863	40	2007	1.199	$128,139
1530	WTL	DONATION-INFRASTRUCTURE	Donated	641-112	29999	Water		WATER LINES-MARLEY PARK PARCEL 1	4/23/2007	$209,915	40	2007	1.199	$251,709

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AssetNo	Asset Category	Description	Fund	Dept-Div	Project #	City User	Grant Funded	Donation Description	Service Date	PurchasePrice	Depreciation Years	Year	ENR	Replacement Cost New
1531	WTL	DONATION-INFRASTRUCTURE	Donated	641-112	29999	Water		WATER LINES-MARLEY PARK PARCEL 2	3/13/2007	$156,647	40	2007	1.199	$187,835
1532	WTL	DONATION-INFRASTRUCTURE	Donated	641-112	29999	Water		WATER LINES-MARLEY PARK PARCEL 3	3/7/2007	$93,855	40	2007	1.199	$112,542
1533	WTL	DONATION-INFRASTRUCTURE	Donated	641-112	29999	Water		WATER LINES-MARLEY PARK PARCEL 4	5/29/2007	$166,546	40	2007	1.199	$199,705
1535	WTL	DONATION-INFRASTRUCTURE	Donated	641-112	29999	Water		WATER LINES-MOUNTAIN GATE PHASE III & IV ONSITE	8/4/2006	$658,639	40	2006	1.232	$811,678
1536	WTL	DONATION-INFRASTRUCTURE	Donated	641-112	29999	Water		WATER LINES-MOUNTAIN GATE PHASE V	8/1/2006	$275,986	40	2006	1.232	$340,113
1537	WTL	DONATION-INFRASTRUCTURE	Donated	641-112	29999	Water		WATER LINES-THE ORCHARDS PARCEL 1B	4/16/2007	$584,875	40	2007	1.199	$701,321
1538	WTL	DONATION-INFRASTRUCTURE	Donated	641-112	29999	Water		WATER LINES-RANCHO GABRIELA OFFSITE BOX CULVART	7/1/2006	$527,511	40	2006	1.232	$650,082
1539	WTL	DONATION-INFRASTRUCTURE	Donated	641-112	29999	Water		WATER LINES-RANCHO GABRIELA PHASE 1	7/1/2006	$861,124	40	2006	1.232	$1,061,212
1540	WTL	DONATION-INFRASTRUCTURE	Donated	641-112	29999	Water		WATER LINES-RANCHO GABRIELA MAIN DISTRIBUTION	7/1/2006	$780,582	40	2006	1.232	$961,956
1541	WTL	DONATION-INFRASTRUCTURE	Donated	641-112	29999	Water		WATER LINES-RANCHO GABRIELA PHASE 2 PARCEL 11	4/23/2007	$122,323	40	2007	1.199	$146,677
1542	WTL	DONATION-INFRASTRUCTURE	Donated	641-112	29999	Water		WATER LINES-RANCHO GABRIELA PHASE 3	7/1/2006	$505,177	40	2006	1.232	$622,558
1543	WTL	DONATION-INFRASTRUCTURE	Donated	641-112	29999	Water		WATER LINES-ROYAL RANCH PARCEL 5	1/10/2007	$317,057	40	2007	1.199	$380,182
1544	WTL	DONATION-INFRASTRUCTURE	Donated	641-112	29999	Water		WATER LINES-ROYAL RANCH PARCEL 8	3/22/2007	$177,239	40	2007	1.199	$212,527
1545	WTL	DONATION-INFRASTRUCTURE	Donated	641-112	29999	Water		WATER LINES-SURPRISE FARMS PARCEL 5	7/1/2006	$111,441	40	2006	1.232	$137,335
1546	WTL	DONATION-INFRASTRUCTURE	Donated	641-112	29999	Water		WATER LINES-SURPRISE FARMS PARCEL 7	7/24/2006	$177,737	40	2006	1.232	$219,035
1547	WTL	DONATION-INFRASTRUCTURE	Donated	641-112	29999	Water		WATER LINES-SURPRISE FARMS PHASE 1B PARCEL 10	7/1/2006	$125,225	40	2006	1.232	$154,322
1548	WTL	DONATION-INFRASTRUCTURE	Donated	641-112	29999	Water		WATER LINES-SURPRISE FARMS PHASE 1B PARCEL 16	9/11/2006	$135,866	40	2006	1.232	$167,436
1549	WTL	DONATION-INFRASTRUCTURE	Donated	641-112	29999	Water		WATER LINES-SURPRISE FARMS PHASE 2 PARCEL 1	5/18/2007	$122,226	40	2007	1.199	$146,560
1550	WTL	DONATION-INFRASTRUCTURE	Donated	641-112	29999	Water		WATER LINES-SURPRISE FARMS PHASE 2 PARCEL 2	1/24/2007	$118,258	40	2007	1.199	$141,803
1551	WTL	DONATION-INFRASTRUCTURE	Donated	641-112	29999	Water		WATER LINES-SURPRISE FARMS PHASE 2 PARCEL 5	5/18/2007	$122,229	40	2007	1.199	$146,565
1552	WTL	DONATION-INFRASTRUCTURE	Donated	641-112	29999	Water		WATER LINES-SURPRISE FARMS PHASE 2 PARCEL 6	1/24/2007	$161,933	40	2007	1.199	$194,173
1553	WTL	DONATION-INFRASTRUCTURE	Donated	641-112	29999	Water		WATER LINES-SURPRISE FARMS PHASE 3 PARCEL 6	2/14/2007	$152,840	40	2007	1.199	$183,270
1759	WSF	WATER (WSF)-SANTA LUCIA GWSF PHASE 2	22522	642-112	20536	Water	No		6/30/2007	$470,000	30	2007	1.199	$563,575
1760	WSF	WATER (WSF)-G-FARMS GWSF PHASE 2	22522	642-112	20537	Water	No		6/30/2007	$130,000	30	2007	1.199	$155,883
1768	WMI	FENCE IMPROVEMENT	22511	641-112	29999	Water			12/26/2006	$28,567	10	2006	1.232	$35,205
1773	WSF	MOUNTAIN VISTA RANCH TANK	22512	641-112	20242	Infrastructure			6/30/2007	$5,002	40	2007	1.199	$5,998
1775	WMI	SCADA	22512	641-112	20533	Water			6/30/2007	$170,435	10	2007	1.199	$204,368
1776	WSF	WATER (WSF)-ASHTON RANCH	22512	641-112	29999	Water	No		6/30/2007	$10,411	40	2007	1.199	$12,484
1777	WTL	WATER LINES-KENLY FARMS	22512	641-112	29999	Water			6/30/2007	$139,252	40	2007	1.199	$166,977
1841	WTL	DONATION-INFRASTRUCTURE	Donated	641-112	29999	Water		WATER LINES-GREER RANCH PARCEL 18	8/1/2007	$103,515	40	2007	1.199	$124,124
1842	WTL	DONATION-INFRASTRUCTURE	Donated	641-112	29999	Water		WATER LINES-GREER RANCH PARCEL 12	8/1/2007	$134,533	40	2007	1.199	$161,318
1843	WTL	DONATION-INFRASTRUCTURE	Donated	641-112	29999	Water		WATER LINES-GREER RANCH PARCEL 19	8/1/2007	$225,892	40	2007	1.199	$270,866
1844	WTL	DONATION-INFRASTRUCTURE	Donated	641-112	29999	Water		WATER LINES-GREER RANCH PARCEL 14	9/1/2007	$279,597	40	2007	1.199	$335,264
1845	WTL	DONATION-INFRASTRUCTURE	Donated	641-112	29999	Water		WATER LINES-GREER RANCH PARCEL 20	9/1/2007	$169,093	40	2007	1.199	$202,759
1846	WTL	DONATION-INFRASTRUCTURE	Donated	641-112	29999	Water		WATER LINES-KENLY FARMS PHASE 1-1B 2-3 LAUREL LANE	9/1/2007	$321,630	40	2007	1.199	$385,666
1847	WTL	DONATION-INFRASTRUCTURE	Donated	641-112	29999	Water		WATER LINES-MARLEY PARK OLD OAK LANE COLLECTRS A&B	9/1/2007	$158,070	40	2007	1.199	$189,541
1848	WTL	DONATION-INFRASTRUCTURE	Donated	641-112	29999	Water		WATER LINES-MARLEY PARK LARKSPUR DR COLLECTORS C&D	11/1/2007	$45,502	40	2007	1.199	$54,561
1849	WTL	DONATION-INFRASTRUCTURE	Donated	641-112	29999	Water		WATER LINES-THE ORCHARDS INFRASTRUCTURE	9/1/2007	$54,624	40	2007	1.199	$65,499
1850	WTL	DONATION-INFRASTRUCTURE	Donated	641-112	29999	Water		WATER LINES-SIERRA VERDE PARCEL 4 & 142ND AVENUE	9/1/2007	$246,165	40	2007	1.199	$295,176
1851	WTL	DONATION-INFRASTRUCTURE	Donated	641-112	29999	Water		WATER LINES-SURPRISE FARMS PHASE II	8/1/2007	$166,160	40	2007	1.199	$199,242
1852	WTL	DONATION-INFRASTRUCTURE	Donated	641-112	29999	Water		WATER LINES-SURPRISE FARMS PHASE 1B	9/1/2007	$189,229	40	2007	1.199	$226,903
1853	WTL	DONATION-INFRASTRUCTURE	Donated	641-112	29999	Water		WATER LINES-SURPRISE FARMS PHASE 3 PARCEL 2	11/1/2007	$135,370	40	2007	1.199	$162,322
1978	WTL	DONATION-INFRASTRUCTURE	Donated	641-112	29999	Water		WATER LINES-COTTON GIN FINAL PLAT	1/1/2008	$536,817	40	2008	1.149	$617,049
1979	WTL	DONATION-INFRASTRUCTURE	Donated	641-112	29999	Water	No	WATER LINES-DESERT OASIS PARCEL B7	2/1/2008	$178,242	40	2008	1.149	$204,882
1980	WTL	DONATION-INFRASTRUCTURE	Donated	641-112	29999	Water	No	WATER LINES-DESERT OASIS PARCEL B6	2/1/2008	$202,785	40	2008	1.149	$233,093
1981	WTL	DONATION-INFRASTRUCTURE	Donated	641-112	29999	Water		WATER LINES-GREER RANCH SOUTH PRELIMINARY PLAT	9/1/2007	$1,757,875	40	2007	1.199	$2,107,861
1982	WTL	DONATION-INFRASTRUCTURE	Donated	641-112	29999	Water		WATER LINES-LITCHFIELD MANOR PARCEL 9	1/1/2008	$96,886	40	2008	1.149	$111,366
1983	WTL	DONATION-INFRASTRUCTURE	Donated	641-112	29999	Water		WATER LINES-MARLEY PARK PARCEL 6	3/1/2008	$201,298	40	2008	1.149	$231,384
1984	WTL	DONATION-INFRASTRUCTURE	Donated	641-112	29999	Water		WATER LINES-MARLEY PARK BULLARD AVENUE	3/1/2008	$200,703	40	2008	1.149	$230,700
1985	WTL	DONATION-INFRASTRUCTURE	Donated	641-112	29999	Water		WATER LINES-SURPRISE FARMS PHASE 2 PARCEL 3	12/1/2007	$162,525	40	2007	1.199	$194,883
1986	WTL	DONATION-INFRASTRUCTURE	Donated	641-112	29999	Water		WATER LINES-SYCAMORE FARMS COTTON LANE 12" LINE	9/1/2007	$116,833	40	2007	1.199	$140,094
2065	WTL	DONATION-INFRASTRUCTURE	Donated	641-112	29999	Water		WATER LINES-BELL POINTE 1 PHASE 1	6/1/2008	$643,509	40	2008	1.149	$739,687
2066	WTL	DONATION-INFRASTRUCTURE	Donated	641-112	29999	Water	No	WATER LINES-DESERT OASIS PARCEL B4	6/1/2008	$187,636	40	2008	1.149	$215,680
2067	WTL	DONATION-INFRASTRUCTURE	Donated	641-112	29999	Water		WATER LINES-DESERT OASIS PARCEL B5	6/1/2008	$125,212	40	2008	1.149	$143,926
2068	WTL	DONATION-INFRASTRUCTURE	Donated	641-112	29999	Water		WATER LINES-DESERT OASIS PARCEL 13 FINAL PLAT	6/1/2008	$827,503	40	2008	1.149	$951,180
2136	WMI	SUBMERSIBLE PUMP	22531	643-112	29999	Sewer			6/30/2008	$38,217	10	2008	1.149	$43,929
2184	WTL	DONATION-INFRASTRUCTURE	Donated	641-112	29999	Water		WATER LINES-MARLEY PARK PARCEL 8	9/1/2008	$198,499	40	2008	1.149	$228,166
2185	WTL	DONATION-INFRASTRUCTURE	Donated	641-112	29999	Water		WATER LINES-ROYAL RANCH UNIT II PARCEL 7	9/1/2008	$192,631	40	2008	1.149	$221,421
2186	WTL	DONATION-INFRASTRUCTURE	Donated	641-112	29999	Water		WATER LINES-VERAMONTE PARCEL 3 & 4	9/1/2008	$84,754	40	2008	1.149	$97,421
2187	WTL	DONATION-INFRASTRUCTURE	Donated	641-112	29999	Water		WATER LINES-VERAMONTE PARCEL 1	9/1/2008	$118,388	40	2008	1.149	$136,082
2188	WTL	DONATION-INFRASTRUCTURE	Donated	641-112	29999	Water		WATER LINES-VERAMONTE PARCEL 2	9/1/2008	$101,245	40	2008	1.149	$116,377
2189	WTL	DONATION-INFRASTRUCTURE	Donated	641-112	29999	Water		WATER LINES-VERAMONTE PARCEL 5 & 6	9/1/2008	$119,041	40	2008	1.149	$136,833
2222	WVE	VEHICLE-2008 FORD ESCAPE HYBRID	22511	641-112	29999	Water	No		8/4/2008	$27,415	10	2008	1.149	$31,513
2223	WVE	VEHICLE-2009 FORD F150 TRUCK	22511	641-112	29999	Water	No		11/10/2008	$21,583	10	2008	1.149	$24,808
2224	WVE	VEHICLE-2009 FORD F150 TRUCK	22511	641-112	29999	Water	No		11/25/2008	$20,845	10	2008	1.149	$23,961

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2225	WVE	VEHICLE-2009 FORD RANGER SUPERCAB	22511	641-112	29999	Water	No		11/10/2008	$21,972	10	2008	1.149	$25,256
2253	WTL	DONATION-INFRASTRUCTURE	Donated	641-112	29999	Water		WATER LINES-MARLEY PARK PARCEL 5	2/1/2009	$216,683	40	2009	1.115	$241,512
2254	WTL	DONATION-INFRASTRUCTURE	Donated	641-112	29999	Water		WATER LINES-MARLEY PARK PARCEL 7	2/1/2009	$276,768	40	2009	1.115	$308,482
2255	WTL	DONATION-INFRASTRUCTURE	Donated	641-112	29999	Water		WATER LINES-MARLEY PARK PARCEL 9	2/1/2009	$199,227	40	2009	1.115	$222,056
2256	WTL	DONATION-INFRASTRUCTURE	Donated	641-112	29999	Water		WATER LINES-MARLEY PARK PARCEL 11	2/1/2009	$159,372	40	2009	1.115	$177,634
2257	WTL	DONATION-INFRASTRUCTURE	Donated	641-112	29999	Water		WATER LINES-MARLEY PARK OLD OAK LANE PHASE II	2/1/2009	$62,863	40	2009	1.115	$70,066
2281	WVE	VEHICLE-2003 FORD RANGER	22511	641-112	29999	Water			3/1/2009	$5,172	3	2009	1.115	$5,765
2284	WVE	VEHICLE-2004 FORD RANGER SUPERCAB 4X2	22511	641-112	29999	Water			3/1/2009	$8,459	5	2009	1.115	$9,428
2286	WVE	VEHICLE-2004 FORD RANGER SUPERCAB 4X2	22511	641-112	29999	Water			3/1/2009	$8,459	5	2009	1.115	$9,428
2289	WVE	VEHICLE-2006 FORD F250 SUPER DUTY	22511	641-112	29999	Water			3/1/2009	$13,924	6	2009	1.115	$15,520
2291	WVE	VEHICLE-2007 FORD F150	22511	641-112	29999	Water			3/1/2009	$16,766	7	2009	1.115	$18,687
2295	WSF	WATER (WSF)-ASHTON RANCH ARSENIC	22512	641-112	29999	Water	No		9/5/2008	$2,631,963	40	2008	1.149	$3,025,332
2296	WSF	WATER (WSF)-ASHTON RANCH PHASE 2	22512	641-112	29999	Water	No		4/30/2009	$5,508,557	40	2009	1.115	$6,139,759
2302	WVE	VEHICLE-2008 FORD F150 TRUCK	22511	641-112	29999	Water			3/2/2009	$17,647	10	2009	1.115	$19,669
2304	WVE	VEHICLE-2008 FORD F150 TRUCK	22511	641-112	29999	Water			3/2/2009	$17,647	10	2009	1.115	$19,669
2306	WVE	VEHICLE-2009 FORD F250 SUPER DUTY	22511	641-112	29999	Water	No		4/13/2009	$26,957	10	2009	1.115	$30,045
2312	WVE	VEHICLE-2009 FORD ESCAPE	22511	641-112	29999	Water			5/4/2009	$21,095	10	2009	1.115	$23,512
2313	WVE	VEHICLE-2009 FORD F250-SUPER DUTY	21114	542-112	29999	Water			5/4/2009	$33,144	10	2009	1.115	$36,942
2314	WVE	VEHICLE-2009 FORD F550-SUPER DUTY	22511	641-112	29999	Water			5/26/2009	$75,757	10	2009	1.115	$84,438
2316	WMI	NETWORK INFRA MGMT SYSTEM	21412	144-832	29999	Water	No		6/30/2005	$21,055	10	2005	1.283	$27,010
2317	WVE	VEHICLE-2006 FORD SUPERCAB 4X2	22522	642-112	29999	Water			12/19/2005	$15,991	10	2005	1.283	$20,514
2318	WVE	VEHICLE-2006 FORD F150 4X2	22522	642-112	29999	Water			2/3/2006	$16,240	10	2006	1.232	$20,014
2322	WSF	WATER (WSF)-SANTA LUCIA GWSF PHASE 2	22522	642-112	29999	Water	No		6/30/2007	$470,000	30	2007	1.199	$563,575
2323	WSF	WATER (WSF)-G-FARMS GWSF PHASE 2	22522	642-112	29999	Water			6/30/2007	$130,000	30	2007	1.199	$155,883
2329	WVE	VEHICLE-2009 FORD F250 SUPER DUTY	22511	641-112	29999	Water			4/13/2009	$23,318	10	2009	1.115	$25,989
2333	WSF	WATER (WSF)-ASHTON RANCH PHASE 2	22512	641-112	29999	Water	No		6/30/2009	$241,005	40	2009	1.115	$268,620
2353	WTL	DONATION-INFRASTRUCTURE	Donated	641-112	29999	Water		WATER LINES-DESERT OASIS PARCEL 5B	6/30/2009	$153,096	40	2009	1.115	$170,639
2355	WTL	DONATION-INFRASTRUCTURE	Donated	641-112	29999	Water		WATER LINES-MARLEY PARK PARCEL 12	4/1/2009	$277,361	40	2009	1.115	$309,142
2357	WTL	DONATION-INFRASTRUCTURE	Donated	641-112	29999	Water		WATER LINES-MOUNTAIN GATE PHASE 4	4/1/2009	$658,639	40	2009	1.115	$734,109
2359	WTL	DONATION-INFRASTRUCTURE	Donated	641-112	29999	Water		WATER LINES-RANCHO GABRIELA PARCEL 17	4/1/2009	$121,997	40	2009	1.115	$135,976
2386	WTL	DONATION-INFRASTRUCTURE	Donated	641-112	29999	Water		WATER LINES-MARLEY PARK LITCHFIELD RD	8/26/2008	$598,271	40	2008	1.149	$687,688
2388	WTL	DONATION-INFRASTRUCTURE	Donated	641-112	29999	Water		WATER LINES-MARLEY PARK CACTUS RD-TRANSMISSION	6/30/2009	$1,101,102	40	2009	1.115	$1,227,273
2391	WSF	DONATION-INFRASTRUCTURE	Donated	641-112	20655	Water	No	WATER (WSF)-RANCHO GABRIELA (MARLEY PARK)	7/1/2008	$1,407,472	40	2008	1.149	$1,617,830
2438	WVE	EQUIP FOR ASSET #2314-2009 FORD F550	22511	641-112	29999	Water			6/30/2009	$1,410	10	2009	1.115	$1,572
2439	WVE	EQUIP FOR ASSET #2224-2009 FORD F150 TRUCK	22511	641-112	29999	Water	No		6/30/2009	$1,551	10	2009	1.115	$1,729
2440	WVE	EQUIP FOR ASSET #2302-2008 FORD F150 TRUCK	22511	641-112	29999	Water			6/30/2009	$1,551	10	2009	1.115	$1,729
2441	WVE	EQUIP FOR ASSET #2312-2009 FORD ESCAPE	22511	641-112	29999	Water			6/30/2009	$1,551	10	2009	1.115	$1,729
2442	WVE	EQUIP FOR ASSET #2313-2009 FORD F250	22511	641-112	29999	Water			6/30/2009	$1,551	10	2009	1.115	$1,729
2445	WTL	WATER LINES-RECLAIMED SV	22522	642-112	29999	Water			6/30/2009	$20,617	40	2009	1.115	$22,979
2461	WTL	DONATION-INFRASTRUCTURE	Donated	641-112	29999	Water		WATER LINES-DESERT OASIS LANCER PARCEL 5A	8/31/2009	$192,824	40	2009	1.115	$214,918
2462	WTL	DONATION-INFRASTRUCTURE	Donated	641-112	29999	Water		WATER LINES-DESERT OASIS LANCER PARCEL 14A	8/31/2009	$163,301	40	2009	1.115	$182,013
2474	WSF	DONATION-INFRASTRUCTURE	Donated	641-112	20521	Water	No	WATER (WSF)-ROSEVIEW ARSENIC TREATMENT	12/16/2009	$2,221,117	40	2009	1.115	$2,475,625
2475	WSF	DONATION-INFRASTRUCTURE	Donated	641-112	29999	Water		WATER (WSF)-RANCHO GABRIELA ARSENIC FACILITY	11/8/2009	$4,773,515	40	2009	1.115	$5,320,491
2478	WSF	DONATION-INFRASTRUCTURE	Donated	641-112	20655	Water	No	WATER (WSF)-DESERT OASIS	11/10/2009	$2,930,398	40	2009	1.115	$3,266,180
2479	WSF	LAND-DESERT OASIS F/WSF	22512	641-112	20655	Infrastructure	No		11/10/2009	$241,310	0	2009	1.000	$241,310
2481	WSF	DONATION-INFRASTRUCTURE	Donated	641-112	29999	Water	No	WATER (WSF)-SURPRISE POINTE	9/22/2009	$2,996,845	40	2009	1.115	$3,340,241
2483	WTL	DONATION-INFRASTRUCTURE	Donated	641-112	20655	Water	No	WATER LINES-MARLEY PARK CACTUS RD-TRANSMISSION	7/1/2009	$6,636	40	2009	1.115	$7,396
2485	WSF	WATER (WSF)-ASHTON RANCH ARSENIC	22512	641-112	20655	Water	No		7/1/2009	$871,634	40	2009	1.115	$971,510
2488	WTL	DONATION-INFRASTRUCTURE	Donated	641-112	29999	Water		WATER LINES-SURPRISE POINTE TRANSMISSION LINE	9/22/2009	$762,099	40	2009	1.115	$849,425
2492	WTL	DONATION-INFRASTRUCTURE	Donated	641-112	29999	Water		WATER LINES-SURPRISE POINTE POTABLE	8/13/2009	$1,353,100	40	2009	1.115	$1,508,146
2516	WTL	DONATION-INFRASTRUCTURE	Donated	641-112	29999	Water		WATER LINES-DESERT OASIS BEAR PRCL PHS 1A 1B & 2	2/28/2010	$824,757	40	2010	1.085	$895,032
2521	WTL	DONATION-INFRASTRUCTURE	Donated	641-112	29999	Water		WATER LINES-DESERT OASIS LANCER PARCEL	2/28/2010	$821,375	40	2010	1.085	$891,363
2535	WTL	DONATION-INFRASTRUCTURE	Donated	641-112	29999	Water		WATER LINES-SKYWAY BUSINESS PARK I	2/28/2010	$922,742	40	2010	1.085	$1,001,367
2540	WTL	DONATION-INFRASTRUCTURE	Donated	641-112	29999	Water		WATER LINES-SKYWAY BUSINESS PARK II	2/28/2010	$916,392	40	2010	1.085	$994,476
2557	WTL	DONATION-INFRASTRUCTURE	Donated	641-112	29999	Water		WATER LINES-CRESCENT CROWN	4/14/2010	$40,740	40	2010	1.085	$44,211
2558	WTL	DONATION-INFRASTRUCTURE	Donated	641-112	29999	Water		WATER LINES-RANCHO GABRIELA CACTUS PLAZA KOHL'S	5/28/2010	$118,174	40	2010	1.085	$128,244
2617	WTL	WATER LINES-136TH AVE	22511	641-112	29999	Water			6/2/2010	$26,855	40	2010	1.085	$29,143
2624	WSF	CHEMICAL TANK LEVEL INDICATORS	22512	641-112	20674	Infrastructure	No		12/10/2009	$16,146	40	2009	1.115	$17,996
2631	WTL	WATER LINES-FOR ASSET #2445-RECLAIMED SV	22522	641-112	29999	Water			8/20/2009	$2,051	40	2009	1.115	$2,286
2688	WEQ	WATER METER & BACKFLOW PREVENTER	22511	641-112	29999	Water			10/7/2010	$49,765	40	2010	1.085	$54,006
2689	WMI	METER TEST BENCH 1200 SERIES	22511	641-112	29999	Water			6/8/2011	$29,987	10	2011	1.053	$31,581
2746	WSF	ASHTON RANCH SHADE STRUCTURE	22512	641-112	20674	Infrastructure	No		8/12/2010	$24,689	10	2010	1.085	$26,793
2748	WMI	SCADA UPGRADES/SYSTEM EXPANSION	22512	641-112	20721	Water	No		7/1/2010	$279,193	30	2010	1.085	$302,983
2756	WTL	DONATION-INFRASTRUCTURE	Donated	641-112	29999	Water		WATER LINES-CRESCENT CROWN	9/23/2010	$125,637	30	2010	1.085	$136,342
2760	WTL	DONATION-INFRASTRUCTURE	Donated	642-112	29999	Water		WATER LINES-RANCHO GABRIELA	9/23/2010	$97,848	25	2010	1.085	$106,185

City of Surprise, Arizona
Development Impact Fee Study
Fixed Asset Detail as of 6/30/12

AssetNo	Asset Category	Description	Fund	Dept-Div	Project #	City User	Grant Funded	Donation Description	Service Date	PurchasePrice	Depreciation Years	Year	ENR	Replacement Cost New
2762	WTL	DONATION-INFRASTRUCTURE	Donated	642-112	29999	Water		WATER LINES-WARD LDS CHURCH	10/14/2010	$3,620	25	2010	1.085	$3,928
2764	WTL	DONATION-INFRASTRUCTURE	Donated	642-112	29999	Water	No	WATER LINES-PRASADA LAKEVILLE	10/14/2010	$2,807,001	25	2010	1.085	$3,046,180
2765	WSF	DONATION-INFRASTRUCTURE	Donated	642-112	29999	Water	No	WATER (WSF)-MOUNTAIN RANCH	11/18/2010	$5,438,683	30	2010	1.085	$5,902,102
2770	WTL	DONATION-INFRASTRUCTURE	Donated	642-112	29999	Water		WATER LINES-DESERT COVE	4/26/2011	$345,040	25	2011	1.053	$363,376
2773	WTL	DONATION-INFRASTRUCTURE	Donated	642-112	29999	Water		WATER LINES-ASANTE PHASE 1 UNIT 3	6/14/2011	$194,933	25	2011	1.053	$205,292
2776	WTL	DONATION-INFRASTRUCTURE	Donated	642-112	29999	Water		WATER LINES-ASANTE PHASE 1 UNIT 4	6/14/2011	$235,923	25	2011	1.053	$248,460
2779	WTL	DONATION-INFRASTRUCTURE	Donated	642-112	29999	Water		WATER LINES-ASANTE PHASE 1 UNIT 1	6/14/2011	$485,360	25	2011	1.053	$511,153
2784	WTL	DONATION-INFRASTRUCTURE	Donated	642-112	29999	Water		WATER LINES-SUMMIT BUSINESS PARK	6/14/2011	$413,152	25	2011	1.053	$435,108
4746	WTL	DONATION-INFRASTRUCTURE	Donated	641-112	29999	Water	No	WATER LINES-INTERFAITH COMMUNITY CARE CAMPUS	8/23/2011	$115,930	30	2011	1.053	$122,091
4747	WTL	DONATION-INFRASTRUCTURE	Donated	641-112	29999	Water	No	WATER LINES-WAL-MART NEIGHBORHOOD MARKETPLACE	9/13/2011	$172,592	30	2011	1.053	$181,764
4748	WTL	DONATION-INFRASTRUCTURE	Donated	641-112	29999	Water	No	WATER LINES-ASANTE 163RD OFFSITE	11/22/2011	$557,124	30	2011	1.053	$586,730
4749	WTL	DONATION-INFRASTRUCTURE	Donated	641-112	29999	Water	No	WATER LINES-ASANTE PHASE 1	11/22/2011	$557,124	30	2011	1.053	$586,730
4750	WTL	DONATION-INFRASTRUCTURE	Donated	641-112	29999	Water	No	WATER LINES-BRENTWOOD INDUSTRIES	11/22/2011	$31,895	30	2011	1.053	$33,590
4751	WTL	DONATION-INFRASTRUCTURE	Donated	641-112	29999	Water	No	WATER LINES-DESERT OASIS PARCEL B10	11/22/2011	$47,996	30	2011	1.053	$50,547
4752	WTL	DONATION-INFRASTRUCTURE	Donated	641-112	29999	Water	No	WATER LINES-DESERT OASIS PARCEL B6	11/22/2011	$322,796	30	2011	1.053	$339,950
4753	WTL	DONATION-INFRASTRUCTURE	Donated	641-112	29999	Water	No	WATER LINES-SUN VALLEY WARD LDS CHURCH AT ASANTE	11/22/2011	$63,950	30	2011	1.053	$67,348
4754	WTL	DONATION-INFRASTRUCTURE	Donated	641-112	29999	Water	No	WATER LINES-DESERT OASIS PARCEL B7	1/10/2012	$286,315	30	2012	1.026	$293,820
4755	WTL	DONATION-INFRASTRUCTURE	Donated	641-112	29999	Water	No	WATER LINES-DESERT OASIS PARCEL 14C	1/10/2012	$39,889	30	2012	1.026	$40,935
4756	WTL	DONATION-INFRASTRUCTURE	Donated	641-112	29999	Water	No	WATER LINES-WESTFIELD COMMONS SUNRISE BLVD	1/24/2012	$195,600	30	2012	1.026	$200,727
4757	WTL	DONATION-INFRASTRUCTURE	Donated	641-112	29999	Water	No	WATER LINES-DESERT OASIS PARCEL 13A	2/28/2012	$364,139	30	2012	1.026	$373,684

APPENDIX E

Water Resource Fee Category

City of Surprise, Arizona
Development Impact Fee Study
Water Resource Asset Buy-In Summary

SPA	WSF	Code	Title	Count	Cost	Replacement Cost
		WCA	CENTRAL ARIZONA PROJECT WATER	15	$6,312,087	$6,312,087
		WRG	RECHARGE	4	210,034	269,440
1	AR	WEL	Ashton Ranch	6	3,561,030	4,708,025
1	MVR	WEL	Mountain Vista Ranch	4	1,061,903	1,503,662
1	RG	WEL	Rancho Gabriela	6	5,467,150	5,981,874
1	RO	WEL	Roseview	2	1,430,515	1,715,325
2	DO	WEL	Desert Oasis	2	2,798,796	3,119,499
			Total		**$20,841,514**	**$23,609,911**

City of Surprise, Arizona
Development Impact Fee Report
Water Resource IIP Project Listing

Project Type	Capital Project Name	SPA	FY 2013	FY 2014	FY 2015	FY 2016	FY 2017	FY 2018	FY 2019	Total
Water Resource	Mountain Vista Well #2	SPA 1	$0	$914,700	$1,158,800	$0	$0	$0	$0	**$2,073,500**

City of Surprise, Arizona
Development Impact Fee Study
Well Capacity

Well Name	WSF	SPA	Annual ADWR Permitted Max. Capacity (AC/FT/YR)	ADWR Gallons per Day	Production Capacity (GPM)	Capacity Gallons per Day	Pumping Capacity (GPD)	Pumping Capacity (MGD)
Ashton Ranch	Ashton Ranch WSF	1	3,064	2,735,367	1,180	1,699,200	1,699,200	1.70
Surprise Center	Ashton Ranch WSF	1	1,460	1,303,406	1,700	2,448,000	1,303,406	1.30
Orchards	Ashton Ranch WSF	1	4,816	4,299,453	1,780	2,563,200	2,563,200	2.56
Royal Ranch	Ashton Ranch WSF	1	1,872	1,671,216	1,470	2,116,800	1,671,216	1.67
Sierra Verde	Ashton Ranch WSF	1	893	797,220	1,270	1,828,800	797,220	0.80
Mountain Vista 1	Mountain Vista Ranch WSF	1	4,032	3,599,542	1,260	1,814,400	1,814,400	1.81
Surprise Pointe	Rancho Gabriela WSF	1	1,210	1,080,220		0	1,080,220	1.08
Summit	Rancho Gabriela WSF	1	2,903	2,591,635		0	2,591,635	2.59
Rancho Gabriela 1	Rancho Gabriela WSF	1	1,290	1,151,639	1,250	1,800,000	1,151,639	1.15
Rancho Gabriela 2	Rancho Gabriela WSF	1	971	866,854	1,270	1,828,800	866,854	0.87
Marley Park 1	Rancho Gabriela WSF	1	4,032	3,599,542	1,150	1,656,000	1,656,000	1.66
Roseview	Roseview WSF	1	839	749,012	1,900	2,736,000	749,012	0.75
Litchfield Manor	Roseview WSF	1	1,775	1,584,620	800	1,152,000	1,152,000	1.15
SPA 1 Total			**29,157**	**26,029,726**	**15,030**	**21,643,200**	**19,096,002**	**19.10**
Desert Oasis 1	Desert Oasis WSF	2	702	626,706	1,400	2,016,000	626,706	0.63
Desert Oasis 2	Desert Oasis WSF	2	702	626,706	1,280	1,843,200	626,706	0.63
SPA 2 Total			**1,404**	**1,253,412**	**2,680**	**3,859,200**	**1,253,412**	**1.25**

City of Surprise, Arizona
Development Impact Fee Study
Fixed Asset Detail as of 6/30/12

AssetNo	Asset Category	Description	Fund	Dept-Div	Project #	City User	Grant Funded	Donation Description	Service Date	PurchasePrice	Depreciation Years	Year	ENR	Replacement Cost New
703	WEL	DONATION-INFRASTRUCTURE	Donated	641-112	29999	Water		WATER WELL-MOUNTAIN VISTA RANCH	5/21/1999	$613,796	50	1999	1.576	$967,649
706	WEL	DONATION-INFRASTRUCTURE	Donated	641-112	29999	Water		WATER WELL-ASHTON RANCH BEAZER HOMES	6/30/2002	$388,286	40	2002	1.461	$567,284
708	WEL	DONATION-INFRASTRUCTURE	Donated	641-112	29999	Water		WATER WELL-ASHTON RANCH BEAZER HOMES	6/30/2002	$356,190	40	2002	1.461	$520,392
712	WEL	WATER WELL	22512	641-112	29999	Water			12/17/1999	$4,619	50	1999	1.576	$7,282
717	WCA	CAP M&I WATER RIGHTS	22512	641-112	29999	Water	No		7/1/2004	$0	0	2004	1.000	$0
1345	WCA	CAP M&I WATER RIGHTS	22512	641-112	29999	Water	No		5/8/2006	$176,952	0	2006	1.000	$176,952
1346	WEL	DONATION-INFRASTRUCTURE	Donated	641-112	29999	Water		WATER WELL-ORCHARDS WELL #1	6/25/2006	$504,073	40	2006	1.232	$621,198
1354	WRG	SOUTH RECHARGE FACILITY	22522	543-112	20232	Sewer	No		7/5/2005	$96,542	30	2005	1.283	$123,847
1355	WRG	RECHARGE-CITY HALL	22522	543-112	20411	Replenishment			12/29/2005	$8,475	30	2005	1.283	$10,873
1767	WCA	CAP M&I WATER RIGHTS	22512	641-112	29999	Water	No		4/30/2007	$154,833	0	2007	1.000	$154,833
1770	WEL	ASHTON RANCH WELL 2	22512	641-112	20323	Infrastructure			6/30/2007	$92,300	40	2007	1.199	$110,676
1772	WEL	MOUNTAIN VISTA WELL 2	22512	641-112	20241	Infrastructure			6/30/2007	$156,608	40	2007	1.199	$187,788
1817	WEL	DONATION-INFRASTRUCTURE	Donated	641-112	29999	Water	No	WATER WELL SITE-RANCHO GABRIELA	6/30/2007	$18,000	40	2007	1.199	$21,584
2121	WEL	DONATION-INFRASTRUCTURE	Donated	641-112	29999	Water	No	WATER WELL-ORCHARDS WELL #1	6/30/2008	$1,006,712	40	2008	1.149	$1,157,173
2134	WEL	WATER WELL-LITCHFIELD MANOR	22512	641-112	29999	Water	No		7/1/2007	$1,323,073	40	2007	1.199	$1,586,492
2138	WCA	CAP M&I WATER RIGHTS	22512	641-112	29999	Water	No		5/31/2008	$559,465	0	2008	1.000	$559,465
2170	WEL	WELL-LITCHFIELD MANOR	22512	642-112	29999	Infrastructure			7/1/2007	$107,442	40	2007	1.199	$128,833
2171	WEL	MOUNTAIN VISTA WELL 1	22511	641-112	29999	Infrastructure	No		7/1/2007	$280,000	40	2007	1.199	$335,747
2172	WCA	CAP M&I WATER RIGHTS	22512	641-112	29999	Water	No		7/1/2004	$729,794	0	2004	1.000	$729,794
2320	WRG	SOUTH RECHARGE FACILITY	22522	543-112	20232	Sewer	No		7/5/2005	$96,542	30	2005	1.283	$123,847
2321	WRG	RECHARGE-CITY HALL	22522	543-112	20411	Sewer			12/29/2005	$8,475	30	2005	1.283	$10,873
2443	WCA	CAP M&I WATER RIGHTS	22512	641-112	20001	Water	No		6/30/2009	$606,134	0	2009	1.000	$606,134
2450	WEL	LAND-MARLEY PARK WELL SITE	22511	641-112	29999	Water			6/30/2009	$9,360	0	2009	1.000	$9,360
2476	WEL	DONATION-INFRASTRUCTURE	Donated	641-112	20655	Water	No	WATER WELL-DESERT OASIS WELL #1	11/10/2009	$1,337,744	40	2009	1.115	$1,491,030
2477	WEL	DONATION-INFRASTRUCTURE	Donated	641-112	20655	Water	No	WATER WELL-DESERT OASIS WELL #2	11/10/2009	$1,461,053	40	2009	1.115	$1,628,469
2482	WEL	DONATION-INFRASTRUCTURE	Donated	641-112	20655	Water	No	WATER WELL-MARLEY PARK WELL #1	7/1/2009	$1,569,757	40	2009	1.115	$1,749,629
2487	WEL	DONATION-INFRASTRUCTURE	Donated	641-112	29999	Water	No	WATER WELL-SURPRISE POINTE WELL	9/22/2009	$2,044,693	40	2009	1.115	$2,278,986
2632	WCA	CAP M&I WATER RIGHTS	22512	641-112	20001	Water	No		10/26/2009	$575,387	0	2009	1.000	$575,387
2667	WEL	WATER WELL-MOUNTAIN VISTA RANCH	22512	641-112	29999	Water	No		6/30/2010	$11,498	40	2010	1.085	$12,478
2676	WEL	DONATION-INFRASTRUCTURE	Donated	641-112	29999	Water		WATER WELL SITE-THE ORCHARDS SITE 2	3/31/2003	$1,213,470	40	2003	1.427	$1,731,302
2685	WCA	CAP M&I WATER RIGHTS	22512	641-112	20001	Water	No		1/1/2011	$76,868	0	2011	1.000	$76,868
2687	WCA	CAP M&I WATER RIGHTS	22512	641-112	20001	Water	No		10/21/2010	$421,652	0	2010	1.000	$421,652
2743	WCA	CAP M&I WATER RIGHTS	22512	641-112	20001	Water	No		1/1/2011	$76,868	0	2011	1.000	$76,868
2767	WEL	DONATION-INFRASTRUCTURE	Donated	642-112	29999	Water		WATER WELL SITE-MOUNTAIN GATE	2/8/2011	$500	0	2011	1.000	$500
2786	WCA	CAP WATER INVENTORY	22511	641-112	29999	Water	No		1/1/2011	$905,070	0	2011	1.000	$905,070
2787	WCA	CAP WATER INVENTORY	22511	641-112	29999	Water	No		1/1/2011	$337,186	0	2011	1.000	$337,186
2789	WCA	CAP M&I WATER RIGHTS	22512	641-112	20001	Water	No		7/1/2010	$327,182	0	2010	1.000	$327,182
4810	WCA	CAP WATER INVENTORY	22511	641-605	29999	Water	No		7/1/2011	$789,308	0	2011	1.000	$789,308
4811	WCA	CAP M&I WATER RIGHTS	22511	641-112	20001	Water	No		7/1/2011	$575,387	0	2011	1.000	$575,387

APPENDIX F

Wastewater System Fee Category

City of Surprise, Arizona
Development Impact Fee Study
Wastewater Asset Buy-In Summary

SPA	Code	Title	Count	Cost	Replacement Cost
	SCO	Cortessa Line	1	$1,802,463	$2,221,279
	SEQ	Equipment	6	238,444	339,311
	SMI	Misc.	16	712,845	826,275
1	SWL	Sewer Lines	244	119,344,571	40,787,050
2	SWL	Sewer Lines	20	6,917,869	2,364,242
	SEF	Effluent Lines	1	275,093	306,615
1	SL1	SPA 1 Land	5	3,053,806	3,053,806
1	SS1	SPA 1 Lift Station	4	722,500	874,174
1	SW1	SPA 1 Sewer Lines	18	24,687,323	31,342,254
1	SM1	SPA 1 Misc.	3	6,425,150	9,826,770
1	ST1	SPA 1 WRF	33	133,864,627	171,108,010
1	SRR	SPA 1 Recharge	0	0	0
2	SL2	SPA 2 Land	1	582,039	582,039
2	SW2	SPA 2 Sewer Lines	3	1,336,262	1,407,274
2	SM2	SPA 2 Misc.	1	33,093	33,961
2	ST2	SPA 2 WRF	1	27,279,595	28,729,293
3	SL3	SPA 3 Land	1	1,025,418	1,025,418
		Total		**$328,301,097**	**$294,827,772**

(1) The Sewer lines are split between SPA 1 and SPA 2. The replacement cost is based on the percentage of non-local lines which is 34.18% for wastewater as indicated on "Wastewater Pipeline Allocation" in Appendix F.

City of Surprise, Arizona
Development Impact Fee Study
Wastewater Pipeline Allocation

Sewer Line Diameter (in)	Surprise WSA (LF)	Surprise Inch Ft	Percent of Total
4.00	18,415	73,660	0.25%
6.00	52,048	312,288	1.04%
8.00	2,268,108	18,144,864	60.53%
10.00	120,141	1,201,410	4.01%
12.00	136,109	1,633,308	5.45%
14.00	141	1,974	0.01%
15.00	109,397	1,640,955	5.47%
16.00	728	11,648	0.04%
18.00	55,300	995,400	3.32%
21.00	16,195	340,095	1.13%
24.00	76,103	1,826,472	6.09%
27.00	23,196	626,292	2.09%
30.00	60,452	1,813,560	6.05%
36.00	18,387	661,932	2.21%
42.00	10,645	447,090	1.49%
48.00	5,130	246,240	0.82%
Total:	**2,970,495**	29,977,188	100.00%

Local Sewer Lines (10" and Less)	**65.82%**
Non-Local Sewer Lines (Larger than 10")	**34.18%**

City of Surprise, Arizona
Development Impact Fee Report
Wastewater IIP Projects

Capital Project Name	SPA	FY 2013	FY 2014	FY 2015	FY 2016	FY 2017	FY 2018	FY 2019	Total
Cactus Rd Sewer Line - Sarival to Reems (GAP Study)	SPA 1	$0	$0	$150,000	$1,250,000	$0	$0	$0	**$1,400,000**
21" Sewer Line Cotton Rd (W Cactus Rd to W Peoria Ave)	SPA 1	0	0	0	0	0	140,000	1,260,000	**1,400,000**
Total		**$0**	**$0**	**$150,000**	**$1,250,000**	**$0**	**$140,000**	**$1,260,000**	**$2,800,000**

City of Surprise, Arizona
Development Impact Fee Study
Fixed Asset Detail as of 6/30/12

AssetNo	Asset Category	Description	Fund	Dept-Div	Project #	City User	Grant Funded	Donation Description	Service Date	PurchasePrice	Depreciation Years	Year	ENR	Replacement Cost New
718	SL1	LAND-SWWTP	22532	643-112	29999	Sewer			7/1/2004	$507,655	0	2004	1.000	$507,655
719	SEQ	JET FLUSHING MACHINE	22531	643-112	29999	Sewer			11/18/1992	$16,046	10	1992	1.916	$30,747
720	SWL	DONATION-INFRASTRUCTURE	Donated	643-117	29999	Sewer		SEWER-BELL WEST RANCH	7/1/2002	$289,959	40	2002	1.461	$423,629
721	SL1	LAND	22532	643-112	29999	Sewer			7/1/2004	$9,933	0	2004	1.000	$9,933
722	SL1	LAND	22532	643-112	29999	Sewer			7/1/2004	$30,000	0	2004	1.000	$30,000
727	SL1	LAND-SWWTP	22532	643-112	29999	Sewer			7/1/2004	$1,004,192	0	2004	1.000	$1,004,192
729	SWL	SEWER LINE CLEANER	22531	643-112	29999	Sewer			3/31/1998	$37,380	10	1998	1.614	$60,313
730	SL1	LAND-SWWTP	22532	643-112	29999	Sewer			7/1/2004	$1,502,027	0	2004	1.000	$1,502,027
731	SWL	SWWTP SEWER LINE OVERSIZE	22532	643-112	29999	Sewer			7/1/1998	$582,236	10	1998	1.614	$939,446
732	SEQ	FORKLIFT	22531	643-112	29999	Sewer			10/27/2000	$10,395	10	2000	1.535	$15,961
733	ST1	SWWTP MONITORING WELL	22532	643-112	29999	Sewer			6/30/2000	$20,012	20	2000	1.535	$30,728
736	ST1	PUMP SYSTEMS SEWER EQUIPMENT	31111	643-112	29999	Sewer			3/4/2003	$24,994	10	2003	1.427	$35,660
737	SWL	DONATION-INFRASTRUCTURE	Donated	643-118	29999	Sewer		SEWER-WHITE TANKS BELL & REEMS	8/16/2002	$25,158	40	2002	1.461	$36,756
738	SWL	DONATION-INFRASTRUCTURE	Donated	643-112	29999	Sewer	No	SEWER-GRAND & 163RD ADOT	7/1/2002	$100,000	40	2002	1.461	$146,100
741	SWL	DONATION-INFRASTRUCTURE	Donated	643-112	29999	Sewer		SEWER-LOWES MARKETPLACE	8/20/2002	$280,019	40	2002	1.461	$409,106
743	SEQ	TEREX STINGER CRANE	31111	643-112	20228	Sewer			1/31/2004	$110,760	10	2004	1.343	$148,698
744	SEQ	BACKHOE	31111	643-112	20228	Sewer			11/10/2003	$93,491	10	2003	1.427	$133,388
745	SWL	SWWTP TRANSFER EXPENSES	22532	643-112	29999	Sewer			7/1/2004	-$285,430	0	2004	1.000	($285,430)
746	ST1	SWWTP FY 1989	22532	643-112	29999	Sewer			6/30/1989	$766,060	50	1989	2.070	$1,585,570
747	ST1	SWWTP FY 1990	22532	643-112	29999	Sewer			6/30/1990	$82,145	50	1990	2.019	$165,818
748	ST1	SWWTP IMPROVEMENTS PHASE I	22532	643-112	29999	Sewer			10/1/1995	$3,260,379	50	1995	1.746	$5,692,404
749	ST1	SWWTP	22532	643-112	29999	Sewer			6/30/1999	$12,818,640	30	1999	1.576	$20,208,557
750	ST1	SWWTP IMPROVEMENTS PHASE I	22532	643-112	29999	Sewer			10/1/1995	$9,725,559	50	1995	1.746	$16,980,175
751	ST1	SWWTP IMPROVEMENTS PHASE I	22532	643-112	29999	Sewer			10/1/1995	$1,254,723	50	1995	1.746	$2,190,662
752	ST1	SWWTP AIR SCRUBBERS	22531	643-112	29999	Sewer			12/4/1998	$16,345	5	1998	1.614	$26,372
753	SWL	DONATION-INFRASTRUCTURE	Donated	643-113	29999	Sewer		SEWER-	6/30/2002	$5,172,395	40	2002	1.461	$7,556,854
754	ST1	SWWTP IMPROVEMENTS	22532	643-112	29999	Sewer			6/30/2000	$3,817,434	40	2000	1.535	$5,861,458
755	SM1	SEWER SYSTEM IMPROVEMENT	22531	643-122	29999	Sewer	No		6/30/2000	$6,309,113	40	2000	1.535	$9,687,292
762	SWL	DONATION-INFRASTRUCTURE	Donated	643-112	29999	Sewer		SEWER-GREENWAY PARC	3/18/2004	$71,048	40	2004	1.343	$95,383
763	SWL	DONATION-INFRASTRUCTURE	Donated	643-112	29999	Sewer		SEWER-LEGACY PARC	7/1/2004	$405,692	40	2004	1.343	$544,648
764	SWL	DONATION-INFRASTRUCTURE	Donated	643-112	29999	Sewer		SEWER-SUN CITY GRAND	7/1/2004	$216,355	40	2004	1.343	$290,459
765	SWL	DONATION-INFRASTRUCTURE	Donated	643-112	29999	Sewer		SEWER-BELL WEST RANCH	11/24/2003	$122,268	40	2003	1.427	$174,444
766	SWL	DONATION-INFRASTRUCTURE	Donated	643-112	29999	Sewer		SEWER-NORTHWEST RANCH	2/18/2004	$137,943	40	2004	1.343	$185,191
767	SWL	DONATION-INFRASTRUCTURE	Donated	643-112	29999	Sewer		SEWER-SUN CITY GRAND	7/1/2004	$111,630	40	2004	1.343	$149,864
768	SWL	DONATION-INFRASTRUCTURE	Donated	643-112	29999	Sewer		SEWER-SUN CITY GRAND	7/1/2004	$46,094	40	2004	1.343	$61,882
769	SWL	DONATION-INFRASTRUCTURE	Donated	643-112	29999	Sewer		SEWER-NORTHWEST RANCH	2/18/2004	$91,741	40	2004	1.343	$123,163
770	SWL	DONATION-INFRASTRUCTURE	Donated	643-112	29999	Sewer		SEWER-NORTHWEST RANCH	2/17/2004	$203,087	40	2004	1.343	$272,647
771	SEQ	LAB TEST FOR WATER	21111	643-112	29999	Sewer			7/1/2004	$2,950	0	2004	1.000	$2,950
773	ST1	SWWTP FENCING	22531	643-112	29999	Sewer			6/17/1999	$96,416	10	1999	1.576	$151,999
774	SEQ	EQUIPMENT	22531	643-112	29999	Sewer			6/29/1999	$4,801	10	1999	1.576	$7,568
776	SWL	DONATION-INFRASTRUCTURE	Donated	643-119	29999	Sewer		SEWER-SUN CITY GRAND	8/11/2002	$69,601	40	2002	1.461	$101,687
777	SWL	DONATION-INFRASTRUCTURE	Donated	643-120	29999	Sewer		SEWER-SUN CITY GRAND	7/12/2002	$67,491	40	2002	1.461	$98,604
778	SWL	DONATION-INFRASTRUCTURE	Donated	643-121	29999	Sewer		SEWER-SUN CITY GRAND	10/8/2002	$120,830	40	2002	1.461	$176,532
779	SWL	DONATION-INFRASTRUCTURE	Donated	643-112	29999	Sewer	No	SEWER-SUN CITY GRAND	10/8/2002	$91,584	40	2002	1.461	$133,803
780	SWL	DONATION-INFRASTRUCTURE	Donated	643-112	29999	Sewer		SEWER-SUN CITY GRAND	7/12/2002	$64,245	40	2002	1.461	$93,862
781	SWL	DONATION-INFRASTRUCTURE	Donated	643-115	29999	Sewer		SEWER-SUN CITY GRAND	7/12/2002	$178,363	40	2002	1.461	$260,587
782	SWL	DONATION-INFRASTRUCTURE	Donated	643-116	29999	Sewer		SEWER-SUN CITY GRAND	7/12/2002	$162,288	40	2002	1.461	$237,102
783	SWL	DONATION-INFRASTRUCTURE	Donated	643-112	29999	Sewer		SEWER-ARIZONA TRADITIONS	10/10/2002	$44,731	40	2002	1.461	$65,352
784	SWL	DONATION-INFRASTRUCTURE	Donated	643-112	29999	Sewer		SEWER-ARIZONA TRADITIONS	10/10/2002	$325,642	40	2002	1.461	$475,762
785	SWL	DONATION-INFRASTRUCTURE	Donated	643-112	29999	Sewer		SEWER-ARIZONA TRADITIONS	10/10/2002	$258,814	40	2002	1.461	$378,127
786	SWL	DONATION-INFRASTRUCTURE	Donated	643-112	29999	Sewer		SEWER-ARIZONA TRADITIONS	10/10/2002	$228,573	40	2002	1.461	$333,944
787	SWL	DONATION-INFRASTRUCTURE	Donated	643-112	29999	Sewer		SEWER-COUNTRYSIDE	12/11/2002	$161,253	40	2002	1.461	$235,590
788	SWL	DONATION-INFRASTRUCTURE	Donated	643-112	29999	Sewer		SEWER-COUNTRYSIDE	11/13/2002	$69,000	40	2002	1.461	$100,809
789	SWL	DONATION-INFRASTRUCTURE	Donated	643-112	29999	Sewer		SEWER-COUNTRYSIDE	12/19/2002	$39,000	40	2002	1.461	$56,979
790	SWL	DONATION-INFRASTRUCTURE	Donated	643-112	29999	Sewer		SEWER-COUNTRYSIDE	11/13/2002	$164,926	40	2002	1.461	$240,956
879	SMI	NETWORK INFRASTRUCTURE MGMT APPLICATION	21412	144-832	20402	Sewer			6/30/2005	$63,166	10	2005	1.283	$81,031
890	SL3	LAND-WWTP SPA 3	22532	643-112	29999	Sewer			11/5/2004	$1,025,418	0	2004	1.000	$1,025,418
896	ST1	BLDG-SWWTP EXPANSION	31111	643-112	20228	Sewer			6/30/2005	$1,027,515	40	2005	1.283	$1,318,133
897	ST1	SWWTP EQUIPMENT FOR EXPANSION	31111	643-112	20228	Sewer			6/30/2005	$3,082,544	40	2005	1.283	$3,954,400
898	SW1	SEWER LINES-SWWTP FOR EXPANSION PROJECT	31111	643-112	20228	Sewer			6/30/2005	$0	40	2005	1.283	$0
899	SW1	SEWER LINES-LITCHFILED RD SEWER EXTENSION	22532	643-112	20237	Sewer			6/30/2005	$0	40	2005	1.283	$0
901	SWL	DONATION-INFRASTRUCTURE	Donated	643-112	29999	Sewer		SEWER-ARIZONA TRADITIONS PARCEL XV	6/30/2005	$262,528	40	2005	1.283	$336,780
902	SWL	DONATION-INFRASTRUCTURE	Donated	643-112	29999	Sewer		SEWER-BELL WEST RANCH PARCEL 1B	9/30/2004	$89,408	40	2004	1.343	$120,032
903	SWL	DONATION-INFRASTRUCTURE	Donated	643-112	29999	Sewer		SEWER-BELL WEST RANCH PARCEL 2	6/30/2005	$227,814	40	2005	1.283	$292,248
904	SWL	DONATION-INFRASTRUCTURE	Donated	643-112	29999	Sewer		SEWER-LEGACY PARK PARCEL D	11/30/2004	$143,515	40	2004	1.343	$192,671

City of Surprise, Arizona
Development Impact Fee Study
Fixed Asset Detail as of 6/30/12

AssetNo	Asset Category	Description	Fund	Dept-Div	Project #	City User	Grant Funded	Donation Description	Service Date	PurchasePrice	Depreciation Years	Year	ENR	Replacement Cost New
905	SWL	DONATION-INFRASTRUCTURE	Donated	643-112	29999	Sewer		SEWER-NORTHWEST RANCH UNIT 1 A	8/11/2004	$41,013	40	2004	1.343	$55,061
906	SWL	DONATION-INFRASTRUCTURE	Donated	643-112	29999	Sewer		SEWER-NORTHWEST RANCH PARCEL 2D	2/17/2005	$59,750	40	2005	1.283	$76,649
907	SWL	DONATION-INFRASTRUCTURE	Donated	643-112	29999	Sewer		SEWER-ORCHARDS PARCEL 1A	8/18/2004	$105,762	40	2004	1.343	$141,987
908	SWL	DONATION-INFRASTRUCTURE	Donated	643-112	29999	Sewer		SEWER-ORCHARDS PARCEL 2A	8/18/2004	$124,179	40	2004	1.343	$166,712
909	SWL	DONATION-INFRASTRUCTURE	Donated	643-112	29999	Sewer		SEWER-ORCHARDS PARCEL 3	8/18/2004	$146,191	40	2004	1.343	$196,264
910	SWL	DONATION-INFRASTRUCTURE	Donated	643-112	29999	Sewer		SEWER-RANCHO GABRIELA OFFSITE	1/31/2005	$489,728	40	2005	1.283	$628,240
911	SWL	DONATION-INFRASTRUCTURE	Donated	643-112	29999	Sewer		SEWER-RANCHO GABRIELA PHASE 4B	2/28/2005	$126,900	40	2005	1.283	$162,792
912	SWL	DONATION-INFRASTRUCTURE	Donated	643-112	29999	Sewer		SEWER-ROYAL RANCH PARCEL 1	2/28/2005	$90,430	40	2005	1.283	$116,007
913	SWL	DONATION-INFRASTRUCTURE	Donated	643-112	29999	Sewer		SEWER-ROYAL RANCH PARCEL 2	2/28/2005	$146,350	40	2005	1.283	$187,743
914	SWL	DONATION-INFRASTRUCTURE	Donated	643-112	29999	Sewer		SEWER-ROYAL RANCH PARCEL 3	2/28/2005	$136,803	40	2005	1.283	$175,495
915	SWL	DONATION-INFRASTRUCTURE	Donated	643-112	29999	Sewer		SEWER-ROYAL RANCH PARCEL 4	2/28/2005	$92,604	40	2005	1.283	$118,796
916	SWL	DONATION-INFRASTRUCTURE	Donated	643-112	29999	Sewer		SEWER-ROYAL RANCH UNIT 2 PARCEL 9	2/28/2005	$168,064	40	2005	1.283	$215,599
917	SWL	DONATION-INFRASTRUCTURE	Donated	643-112	29999	Sewer		SEWER-SIERRA MONTANA PARCEL 8	2/28/2005	$170,534	40	2005	1.283	$218,767
918	SWL	DONATION-INFRASTRUCTURE	Donated	643-112	29999	Sewer		SEWER-SIERRA MONTANA PARCEL 9	2/28/2005	$154,491	40	2005	1.283	$198,187
919	SWL	DONATION-INFRASTRUCTURE	Donated	643-112	29999	Sewer		SEWER-SIERRA MONTANA PARCEL 10	2/28/2005	$162,946	40	2005	1.283	$209,033
920	SWL	DONATION-INFRASTRUCTURE	Donated	643-112	29999	Sewer		SEWER-SIERRA MONTANA PARCEL 11	2/28/2005	$215,179	40	2005	1.283	$276,039
921	SWL	DONATION-INFRASTRUCTURE	Donated	643-112	29999	Sewer		SEWER-SIERRA MONTANA PARCEL 19	6/30/2005	$105,210	40	2005	1.283	$134,967
922	SWL	DONATION-INFRASTRUCTURE	Donated	643-112	29999	Sewer		SEWER-SUN CITY GRAND SIERRA	2/28/2005	$79,688	40	2005	1.283	$102,227
923	SWL	DONATION-INFRASTRUCTURE	Donated	643-112	29999	Sewer		SEWER-SUN CITY GRANDE CARLSBAD	10/31/2004	$59,773	40	2004	1.343	$80,246
924	SWL	DONATION-INFRASTRUCTURE	Donated	643-112	29999	Sewer		SEWER-SUN CITY GRANDE SANTA FE	9/30/2004	$160,502	40	2004	1.343	$215,477
925	SWL	DONATION-INFRASTRUCTURE	Donated	643-112	29999	Sewer		SEWER-SUN CITY GRANDE MISSION	9/27/2004	$147,548	40	2004	1.343	$198,086
926	SWL	DONATION-INFRASTRUCTURE	Donated	643-112	29999	Sewer		SEWER-SUN CITY GRANDE PIMA	10/13/2004	$91,878	40	2004	1.343	$123,348
928	SWL	DONATION-INFRASTRUCTURE	Donated	643-112	29999	Sewer		SEWER-SURPRISE FARMS PARCEL 4	10/29/2004	$94,084	40	2004	1.343	$126,309
929	SWL	DONATION-INFRASTRUCTURE	Donated	643-112	29999	Sewer		SEWER-SURPRISE FARMS PARCEL 6	10/29/2004	$135,201	40	2004	1.343	$181,509
930	SWL	DONATION-INFRASTRUCTURE	Donated	643-112	29999	Sewer		SEWER-SURPRISE FARMS PARCEL 8	2/28/2005	$297,013	40	2005	1.283	$381,019
1048	SW1	SEWER LINES-SWWTP FOR EXPANSION PROJECT	31111	643-112	20228	Sewer			6/30/2005	$21,577,807	40	2005	1.283	$27,680,797
1049	SW1	SEWER LINES	22532	643-112	20237	Sewer			6/30/2005	$138,390	40	2005	1.283	$177,532
1194	SWL	DONATION-INFRASTRUCTURE	Donated	643-112	29999	Sewer		SEWER-LEGACY PARK PARCELS E & F	5/25/2006	$119,570	40	2006	1.232	$147,353
1195	SWL	DONATION-INFRASTRUCTURE	Donated	643-112	29999	Sewer		SEWER-LEGACY PARK PARCEL J	4/12/2006	$111,195	40	2006	1.232	$137,032
1196	SWL	DONATION-INFRASTRUCTURE	Donated	643-112	29999	Sewer		SEWER-LITCHFIELD MANOR PARCEL 1	2/28/2006	$114,864	40	2006	1.232	$141,553
1197	SWL	DONATION-INFRASTRUCTURE	Donated	643-112	29999	Sewer		SEWER-LITCHFIELD MANOR PARCEL 2	2/28/2006	$112,868	40	2006	1.232	$139,094
1198	SWL	DONATION-INFRASTRUCTURE	Donated	643-112	29999	Sewer		SEWER-LITCHFIELD MANOR PARCEL 3	2/28/2006	$83,230	40	2006	1.232	$102,569
1199	SWL	DONATION-INFRASTRUCTURE	Donated	643-112	29999	Sewer		SEWER-LITCHFIELD MANOR PARCEL 4	2/28/2006	$113,247	40	2006	1.232	$139,561
1200	SWL	DONATION-INFRASTRUCTURE	Donated	643-112	29999	Sewer		SEWER-LITCHFIELD MANOR PARCEL 5	2/28/2006	$55,387	40	2006	1.232	$68,257
1201	SWL	DONATION-INFRASTRUCTURE	Donated	643-112	29999	Sewer		SEWER-LITCHFIELD MANOR PARCEL 7	5/15/2006	$79,851	40	2006	1.232	$98,405
1202	SWL	DONATION-INFRASTRUCTURE	Donated	643-112	29999	Sewer		SEWER-LITCHFIELD MANOR PARCEL 11	5/8/2006	$101,143	40	2006	1.232	$124,644
1203	SWL	DONATION-INFRASTRUCTURE	Donated	643-112	29999	Sewer		SEWER-LITCHFIELD MANOR PARCEL 12	6/12/2006	$105,632	40	2006	1.232	$130,176
1204	SWL	DONATION-INFRASTRUCTURE	Donated	643-112	29999	Sewer		SEWER-NORTHWEST RANCH PHASE 2 PARCEL C	3/21/2006	$89,900	40	2006	1.232	$110,789
1205	SWL	DONATION-INFRASTRUCTURE	Donated	643-112	29999	Sewer		SEWER-SIERRA VERDE PARCEL 1	4/4/2006	$135,636	40	2006	1.232	$167,152
1206	SWL	DONATION-INFRASTRUCTURE	Donated	643-112	29999	Sewer		SEWER-SURPRISE FARMS PHASE 1A PARCEL 3	3/7/2006	$108,453	40	2006	1.232	$133,653
1207	SWL	DONATION-INFRASTRUCTURE	Donated	643-112	29999	Sewer		SEWER-SURPRISE FARMS PHASE 1B PARCEL 13	7/8/2005	$86,460	40	2005	1.283	$110,914
1240	SWL	DONATION-INFRASTRUCTURE	Donated	643-112	29999	Sewer		SEWER-RANCHO GABRIELA PHASE 2	9/25/2005	$320,979	40	2005	1.283	$411,763
1241	SWL	DONATION-INFRASTRUCTURE	Donated	643-112	29999	Sewer		SEWER-SIERRA VERDE PARCEL 2	6/26/2006	$167,835	40	2006	1.232	$206,833
1243	SWL	DONATION-INFRASTRUCTURE	Donated	643-112	29999	Sewer		SEWER-SIERRA VERDE PARCEL 3	6/26/2006	$191,965	40	2006	1.232	$236,569
1244	SWL	DONATION-INFRASTRUCTURE	Donated	643-112	29999	Sewer		SEWER-SIERRA VERDE PARCEL 9	6/26/2006	$178,835	40	2006	1.232	$220,389
1341	SWL	DONATION-INFRASTRUCTURE	Donated	643-112	29999	Sewer		SEWER-SIERRA MONTANA	6/26/2006	$205,304	40	2006	1.232	$253,008
1343	SWL	DONATION-INFRASTRUCTURE	Donated	643-112	29999	Sewer		SEWER-MOUNTAIN GATE	11/17/2005	$507,626	40	2005	1.283	$651,201
1356	ST1	SEWER-SWWTP	31111	643-112	20228	Sewer			6/26/2006	$64,830	40	2006	1.232	$79,894
1357	ST1	SEWER-SWWTP	31111	643-112	20228	Sewer			6/26/2006	$99,475	40	2006	1.232	$122,589
1358	SW1	SEWER LINES-LITCHFIELD	22532	643-112	20245	Sewer			6/26/2006	$650,961	40	2006	1.232	$802,217
1359	SW1	SEWER LINES-REEMS RD	22531	643-112	20312	Sewer			6/26/2006	$231,001	40	2006	1.232	$284,676
1360	SWL	SEWER LINES-RANCHO GABRIELA	21112 / 2	643-112	20327	Sewer			7/5/2005	$744,370	40	2005	1.283	$954,905
1361	SWL	SEWER LINES-CITY HALL	22532	543-112	20411	Sewer			12/29/2005	$8,400	40	2005	1.283	$10,776
1362	ST1	SEWER-ARSENIC REMOVAL-WRF TECHNOLOGY ANALYSIS	22532	643-601	20417	Sewer	No		6/26/2006	$188,276	10	2006	1.232	$232,023
1363	SW1	DONATION-INFRASTRUCTURE	Donated	643-112	20539	Sewer		SEWER-REEMS RD SEWER INTERCEPTOR	6/26/2006	$261,052	40	2006	1.232	$321,710
1364	SWL	SEWER LINES-RANCHO GABRIELA	22532	643-112	29999	Sewer			6/26/2006	$18,500	40	2006	1.232	$22,798
1534	SWL	DONATION-INFRASTRUCTURE	Donated	641-112	29999	Water		WATER LINES-MARLEY PARK COLLECTOR "E" WHISPERWOOD	3/6/2007	$42,514	40	2007	1.199	$50,978
1554	SWL	DONATION-INFRASTRUCTURE	Donated	643-112	29999	Sewer		SEWER-BELL WEST RANCH PHASE 3	12/20/2006	$223,891	40	2006	1.232	$275,913
1555	SWL	DONATION-INFRASTRUCTURE	Donated	643-112	29999	Sewer		SEWER-GREER RANCH PARCEL 21	6/5/2007	$99,455	40	2007	1.199	$119,256
1556	SWL	DONATION-INFRASTRUCTURE	Donated	643-112	29999	Sewer		SEWER-GREER RANCH PARCEL 15	6/7/2007	$56,925	40	2007	1.199	$68,259
1557	SWL	DONATION-INFRASTRUCTURE	Donated	643-112	29999	Sewer		SEWER-LITCHFIELD MANOR PARCEL 8	12/19/2006	$98,478	40	2006	1.232	$121,360
1558	SWL	DONATION-INFRASTRUCTURE	Donated	643-112	29999	Sewer		SEWER-LITCHFIELD MANOR PARCEL 10	8/7/2006	$63,146	40	2006	1.232	$77,818
1559	SWL	DONATION-INFRASTRUCTURE	Donated	643-112	29999	Sewer		SEWER-LITCHFIELD MANOR OFFSITE	1/10/2007	$190,246	40	2007	1.199	$228,123
1560	SWL	DONATION-INFRASTRUCTURE	Donated	643-112	29999	Sewer		SEWER-MARLEY PARK REEMS/CACTUS TO WADDELL	2/7/2007	$17,729	40	2007	1.199	$21,259
1561	SWL	DONATION-INFRASTRUCTURE	Donated	643-112	29999	Sewer		SEWER-MARLEY PARK SWEETWATER PHASE 1	2/7/2007	$9,480	40	2007	1.199	$11,368

AssetNo	Asset Category	Description	Fund	Dept-Div	Project #	City User	Grant Funded	Donation Description	Service Date	PurchasePrice	Depreciation Years	Year	ENR	Replacement Cost New
1562	SWL	DONATION-INFRASTRUCTURE	Donated	643-112	29999	Sewer		SEWER-MARLEY PARK SWEETWATER PHASE 2	2/7/2007	$54,138	40	2007	1.199	$64,916
1563	SWL	DONATION-INFRASTRUCTURE	Donated	643-112	29999	Sewer		SEWER-MARLEY PARK PARCEL 1	4/23/2007	$203,437	40	2007	1.199	$243,941
1564	SWL	DONATION-INFRASTRUCTURE	Donated	643-112	29999	Sewer		SEWER-MARLEY PARK PARCEL 2	3/13/2007	$167,864	40	2007	1.199	$201,286
1565	SWL	DONATION-INFRASTRUCTURE	Donated	643-112	29999	Sewer		SEWER-MARLEY PARK PARCEL 3	3/7/2007	$139,763	40	2007	1.199	$167,589
1566	SWL	DONATION-INFRASTRUCTURE	Donated	643-112	29999	Sewer		SEWER-MARLEY PARK PARCEL 4	5/29/2007	$179,972	40	2007	1.199	$215,804
1567	SWL	DONATION-INFRASTRUCTURE	Donated	643-112	29999	Sewer		SEWER-MARLEY PARK COLLECTOR "E" WHISPERWOOD	3/6/2007	$42,020	40	2007	1.199	$50,386
1568	SWL	DONATION-INFRASTRUCTURE	Donated	643-112	29999	Sewer		SEWER-MOUNTAIN GATE PHASE III & IV ONSITE SEW	8/4/2006	$647,583	40	2006	1.232	$798,054
1569	SWL	DONATION-INFRASTRUCTURE	Donated	643-112	29999	Sewer		SEWER-MOUNTAIN GATE PHASE V	8/1/2006	$217,115	40	2006	1.232	$267,564
1570	SWL	DONATION-INFRASTRUCTURE	Donated	643-112	29999	Sewer		SEWER-THE ORCHARDS PARCEL 1B	4/16/2007	$339,803	40	2007	1.199	$407,456
1571	SWL	DONATION-INFRASTRUCTURE	Donated	643-112	29999	Sewer		SEWER-RANCHO GABRIELA PHASE 1	7/1/2006	$546,630	40	2006	1.232	$673,643
1572	SWL	DONATION-INFRASTRUCTURE	Donated	643-112	29999	Sewer		SEWER-RANCHO GABRIELA TRUNK LINE SEWER	7/1/2006	$971,833	40	2006	1.232	$1,197,645
1573	SWL	DONATION-INFRASTRUCTURE	Donated	643-112	29999	Sewer		SEWER-RANCHO GABRIELA PHASE 2 PARCEL 11	4/23/2007	$102,015	40	2007	1.199	$122,326
1574	SWL	DONATION-INFRASTRUCTURE	Donated	643-112	29999	Sewer		SEWER-RANCHO GABRIELA PHASE 4A	7/1/2006	$326,087	40	2006	1.232	$401,855
1575	SWL	DONATION-INFRASTRUCTURE	Donated	643-112	29999	Sewer		SEWER-RANCHO GABRIELA PHASE 3	7/1/2006	$372,706	40	2006	1.232	$459,307
1576	SWL	DONATION-INFRASTRUCTURE	Donated	643-112	29999	Sewer		SEWER-ROYAL RANCH PARCEL 5	1/10/2007	$268,224	40	2007	1.199	$321,626
1577	SWL	DONATION-INFRASTRUCTURE	Donated	643-112	29999	Sewer		SEWER-ROYAL RANCH PARCEL 8	3/22/2007	$108,840	40	2007	1.199	$130,510
1578	SWL	DONATION-INFRASTRUCTURE	Donated	643-112	29999	Sewer		SEWER-SIERRA MONTANA PHASE 1 & 2	11/29/2006	$1,307,003	40	2006	1.232	$1,610,695
1579	SWL	DONATION-INFRASTRUCTURE	Donated	643-112	29999	Sewer		SEWER-SIERRA MONTANA PARCEL 18	8/22/2006	$193,203	40	2006	1.232	$238,096
1580	SWL	DONATION-INFRASTRUCTURE	Donated	643-112	29999	Sewer		SEWER-SIERRA MONTANA PARCEL 20	3/14/2007	$111,935	40	2007	1.199	$134,221
1581	SWL	DONATION-INFRASTRUCTURE	Donated	643-112	29999	Sewer		SEWER-SIERRA MONTANA PARCEL 21	9/12/2006	$174,311	40	2006	1.232	$214,814
1582	SWL	DONATION-INFRASTRUCTURE	Donated	643-112	29999	Sewer		SEWER-SIERRA MONTANA PHASE 2 PARCEL 1	10/2/2006	$198,220	40	2006	1.232	$244,278
1583	SWL	DONATION-INFRASTRUCTURE	Donated	643-112	29999	Sewer		SEWER-SIERRA MONTANA PHASE 2 PARCEL 3	11/16/2006	$154,688	40	2006	1.232	$190,631
1584	SWL	DONATION-INFRASTRUCTURE	Donated	643-112	29999	Sewer	No	SEWER-SUN CITY GRAND SAGUARO	6/27/2007	$170,000	40	2007	1.199	$203,846
1585	SWL	DONATION-INFRASTRUCTURE	Donated	643-112	29999	Sewer		SEWER-SUN CITY GRAND CORONADO	6/27/2007	$342,772	40	2007	1.199	$411,017
1586	SWL	DONATION-INFRASTRUCTURE	Donated	643-112	29999	Sewer		SEWER-SUN CITY GRAND SANTA FE	2/20/2007	$27,010	40	2007	1.199	$32,388
1587	SWL	DONATION-INFRASTRUCTURE	Donated	643-112	29999	Sewer		SEWER-SUN CITY GRAND ENCLAVE	6/27/2007	$143,960	40	2007	1.199	$172,622
1588	SWL	DONATION-INFRASTRUCTURE	Donated	643-112	29999	Sewer		SEWER-SUN CITY GRAND OCTILLO	6/27/2007	$205,976	40	2007	1.199	$246,985
1589	SWL	DONATION-INFRASTRUCTURE	Donated	643-112	29999	Sewer		SEWER-SURPRISE FARMS PHASE 1A PARCEL 5	7/1/2006	$369,321	40	2006	1.232	$455,135
1590	SWL	DONATION-INFRASTRUCTURE	Donated	643-112	29999	Sewer		SEWER-SURPRISE FARMS PHASE 1A PARCEL 7	7/24/2006	$126,816	40	2006	1.232	$156,283
1591	SWL	DONATION-INFRASTRUCTURE	Donated	643-112	29999	Sewer		SEWER-SURPRISE FARMS PHASE 1B PARCEL 10	7/1/2006	$99,210	40	2006	1.232	$122,262
1592	SWL	DONATION-INFRASTRUCTURE	Donated	643-112	29999	Sewer		SEWER-SURPRISE FARMS PHASE 1B PARCEL 16	9/11/2006	$92,552	40	2006	1.232	$114,057
1593	SWL	DONATION-INFRASTRUCTURE	Donated	643-112	29999	Sewer		SEWER-SURPRISE FARMS PHASE 2 PARCEL 1	5/18/2007	$75,874	40	2007	1.199	$90,980
1594	SWL	DONATION-INFRASTRUCTURE	Donated	643-112	29999	Sewer		SEWER-SURPRISE FARMS PHASE 2 PARCEL 2	1/24/2007	$184,091	40	2007	1.199	$220,743
1595	SWL	DONATION-INFRASTRUCTURE	Donated	643-112	29999	Sewer		SEWER-SURPRISE FARMS PHASE 2 PARCEL 5	5/18/2007	$89,056	40	2007	1.199	$106,786
1596	SWL	DONATION-INFRASTRUCTURE	Donated	643-112	29999	Sewer		SEWER-SURPRISE FARMS PHASE 2 PARCEL 6	1/24/2007	$110,052	40	2007	1.199	$131,962
1597	SWL	DONATION-INFRASTRUCTURE	Donated	643-112	29999	Sewer	No	SEWER-SURPRISE FARMS PHASE 3 PARCEL 6	2/14/2007	$115,930	40	2007	1.199	$139,011
1750	SMI	PORTABLE PIPELINE	22532	643-112	29999	Sewer			12/4/2006	$141,893	10	2006	1.232	$174,863
1778	SW1	SEWER LINES-LITCHFIELD/GRAND	22532	643-112	20538	Sewer			6/30/2007	$37,346	40	2007	1.199	$44,781
1779	SM1	SPA1 WRD	22532	643-112	20236	Sewer			6/30/2007	$112,000	40	2007	1.199	$134,299
1780	ST1	WRF TECHNOLOGY ANALYSIS	22532	643-601	20417	Sewer	No		6/30/2007	$19,719	40	2007	1.199	$23,645
1781	SW1	REEMS RD CO-OP SEWER LINE	21112	544-112	20312	Infrastructure			6/30/2007	$37,660	25	2007	1.199	$45,158
1854	SWL	DONATION-INFRASTRUCTURE	Donated	643-112	29999	Sewer		SEWER-GREER RANCH PARCEL 18	8/1/2007	$99,485	40	2007	1.199	$119,292
1855	SWL	DONATION-INFRASTRUCTURE	Donated	643-112	29999	Sewer		SEWER-GREER RANCH PARCEL 12	8/1/2007	$140,733	40	2007	1.199	$168,752
1856	SWL	DONATION-INFRASTRUCTURE	Donated	643-112	29999	Sewer		SEWER-GREER RANCH PARCEL 19	8/1/2007	$143,595	40	2007	1.199	$172,184
1857	SWL	DONATION-INFRASTRUCTURE	Donated	643-112	29999	Sewer		SEWER-GREER RANCH PARCEL14	9/1/2007	$186,047	40	2007	1.199	$223,088
1858	SWL	DONATION-INFRASTRUCTURE	Donated	643-112	29999	Sewer		SEWER-GREER RANCH PARCEL 20	9/1/2007	$156,019	40	2007	1.199	$187,082
1859	SWL	DONATION-INFRASTRUCTURE	Donated	643-112	29999	Sewer		SEWER-KENLY FARMS PHASE 1-1B 2-3 LAUREL LANE	9/1/2007	$321,661	40	2007	1.199	$385,702
1860	SWL	DONATION-INFRASTRUCTURE	Donated	643-112	29999	Sewer		SEWER-MARLEY PARK & OLD OAK LANE COLLECTORS A&B	9/1/2007	$35,236	40	2007	1.199	$42,251
1861	SWL	DONATION-INFRASTRUCTURE	Donated	643-112	29999	Sewer		SEWER-MARLEY PARK & LARKSPUR DR COLLECTORS C&D	11/1/2007	$29,624	40	2007	1.199	$35,522
1862	SWL	DONATION-INFRASTRUCTURE	Donated	643-112	29999	Sewer		SEWER-THE ORCHARDS	9/1/2007	$20,272	40	2007	1.199	$24,308
1863	SWL	DONATION-INFRASTRUCTURE	Donated	643-112	29999	Sewer		SEWER-SIERRA VERDE PARCEL 4 & 142ND AVENUE	9/1/2007	$201,276	40	2007	1.199	$241,349
1864	SWL	DONATION-INFRASTRUCTURE	Donated	643-112	29999	Sewer		SEWER-SUN CITY GRAND THE REGENT PHASE 4	8/1/2007	$106,813	40	2007	1.199	$128,079
1865	SWL	DONATION-INFRASTRUCTURE	Donated	643-112	29999	Sewer		SEWER-SUN CITY GRAND CAPITAN PHASE 4	9/1/2007	$353,820	40	2007	1.199	$424,264
1866	SWL	DONATION-INFRASTRUCTURE	Donated	643-112	29999	Sewer		SEWER-SUN CITY GRAND CATALINA PHASE 4	9/1/2007	$157,056	40	2007	1.199	$188,325
1867	SWL	DONATION-INFRASTRUCTURE	Donated	643-112	29999	Sewer		SEWER-SUN CITY GRAND ESTANCIA PHASE 4	9/1/2007	$224,070	40	2007	1.199	$268,681
1868	SWL	DONATION-INFRASTRUCTURE	Donated	643-112	29999	Sewer		SEWER-SUN CITY GRAND ESCALANTE PHASE 4	9/1/2007	$216,280	40	2007	1.199	$259,341
1869	SWL	DONATION-INFRASTRUCTURE	Donated	643-112	29999	Sewer		SEWER-SUN CITY GRAND DURANGO PHASE 4	9/1/2007	$259,477	40	2007	1.199	$311,138
1870	SWL	DONATION-INFRASTRUCTURE	Donated	643-112	29999	Sewer		SEWER-SUN CITY GRAND RINCON PHASE 4	9/1/2007	$315,710	40	2007	1.199	$378,567
1871	SWL	DONATION-INFRASTRUCTURE	Donated	643-112	29999	Sewer		SEWER-SURPRISE FARMS PHASE II	8/1/2007	$57,915	40	2007	1.199	$69,445
1872	SWL	DONATION-INFRASTRUCTURE	Donated	643-112	29999	Sewer		SEWER-SURPRISE FARMS PHASE 1B	9/1/2007	$102,633	40	2007	1.199	$123,067
1873	SWL	DONATION-INFRASTRUCTURE	Donated	643-112	29999	Sewer		SEWER-SURPRISE FARMS PHASE 3 PARCEL 2	11/1/2007	$120,645	40	2007	1.199	$144,664
1944	SMI	CLUB CAR 295	21114	542-112	29999	Sewer	No		12/7/2007	$12,438	10	2007	1.199	$14,914
1945	SMI	CLUB CAR 295	21114	542-112	29999	Sewer	No		12/7/2007	$12,438	10	2007	1.199	$14,914
1987	SWL	DONATION-INFRASTRUCTURE	Donated	643-112	29999	Sewer		SEWER-COTTON GIN FINAL PLAT	1/1/2008	$222,635	40	2008	1.149	$255,910
1988	SWL	DONATION-INFRASTRUCTURE	Donated	643-112	29999	Sewer	No	SEWER-DESERT OASIS PARCEL B7	2/1/2008	$195,554	40	2008	1.149	$224,781

City of Surprise, Arizona
Development Impact Fee Study
Fixed Asset Detail as of 6/30/12

AssetNo	Asset Category	Description	Fund	Dept-Div	Project #	City User	Grant Funded	Donation Description	Service Date	PurchasePrice	Depreciation Years	Year	ENR	Replacement Cost New
1989	SWL	DONATION-INFRASTRUCTURE	Donated	643-112	29999	Sewer	No	SEWER-DESERT OASIS PARCEL B6	2/1/2008	$198,540	40	2008	1.149	$228,213
1990	SWL	DONATION-INFRASTRUCTURE	Donated	643-112	29999	Sewer		SEWER-GREER RANCH SOUTH PRELIMINARY PLAT	9/1/2007	$1,478,324	40	2007	1.199	$1,772,653
1991	SWL	DONATION-INFRASTRUCTURE	Donated	643-112	29999	Sewer		SEWER-LITCHFIELD MANOR PARCEL 9	1/1/2008	$92,018	40	2008	1.149	$105,771
1992	SWL	DONATION-INFRASTRUCTURE	Donated	643-112	29999	Sewer		SEWER-MARLEY PARK PARCEL 6	3/1/2008	$198,276	40	2008	1.149	$227,910
1993	SWL	DONATION-INFRASTRUCTURE	Donated	643-112	29999	Sewer		SEWER-MARLEY PARK BULLARD AVENUE	3/1/2008	$49,467	40	2008	1.149	$56,861
1994	SWL	DONATION-INFRASTRUCTURE	Donated	643-112	29999	Sewer		SEWER-SURPRISE FARMS PHASE 2 PARCEL 3	12/1/2007	$145,710	40	2007	1.199	$174,721
2044	SMI	2008 CLUB CAR 295	21114	542-112	29999	Sewer	No		3/5/2008	$12,471	10	2008	1.149	$14,335
2048	SMI	2008 TOYOTA FORKLIFT	21114	542-112	29999	Sewer	No		3/11/2008	$28,751	10	2008	1.149	$33,049
2051	SMI	2200 GAS UTILITY VEHICLE	21114	542-112	29999	Sewer	No		3/27/2008	$10,558	10	2008	1.149	$12,136
2055	SMI	HARBEN WATER JETTING UNIT	22531	643-601	29999	Sewer			4/4/2008	$20,000	10	2008	1.149	$22,989
2056	SMI	CUMMINS 200KW GENERATOR	22531	643-112	29999	Sewer	No		3/13/2008	$44,945	10	2008	1.149	$51,662
2069	SWL	DONATION-INFRASTRUCTURE	Donated	643-112	29999	Sewer		SEWER-BELL POINTE 1 PHASE 1	6/1/2008	$1,044,185	40	2008	1.149	$1,200,247
2070	SWL	DONATION-INFRASTRUCTURE	Donated	643-112	29999	Sewer		SEWER-DESERT OASIS PARCEL B4	6/1/2008	$194,402	40	2008	1.149	$223,457
2071	SWL	DONATION-INFRASTRUCTURE	Donated	643-112	29999	Sewer		SEWER-DESERT OASIS PARCEL B5	6/1/2008	$120,647	40	2008	1.149	$138,679
2072	SWL	DONATION-INFRASTRUCTURE	Donated	643-112	29999	Sewer		SEWER-SYCAMORE FARMS PARCEL 13-FINAL PLAT	6/1/2008	$1,202,864	40	2008	1.149	$1,382,642
2082	SW1	REEMS RD CO-OP SEWER LINE	21112	544-112	20312	Infrastructure	No		8/31/2007	$2,530	25	2007	1.199	$3,034
2118	SS1	SPA1 GREENWAY LIFT STATION	22522	642-112	20730	Replenishment	No		6/30/2008	$96,848	10	2008	1.149	$111,323
2119	ST1	DE-COM LF RECLAMATION FACILITY	22531	643-601	20459	Sewer	No		7/1/2007	$31,094	10	2007	1.199	$37,285
2120	ST1	SOUTH PLANT SOLIDS HANDLING	22532	643-112	20670	Sewer	No		7/1/2007	$1,000,485	30	2007	1.199	$1,199,678
2135	SMI	CUMMINS MODEL DSHAC	22531	643-112	29999	Sewer			3/31/2008	$2,517	10	2008	1.149	$2,893
2137	SMI	INTERNET/INTRANET NT	22531	643-112	29999	Sewer			6/30/2008	$38,222	10	2008	1.149	$43,935
2190	SWL	DONATION-INFRASTRUCTURE	Donated	643-112	29999	Sewer		SEWER-MARLEY PARK PARCEL 8	9/1/2008	$100,296	40	2008	1.149	$115,286
2191	SWL	DONATION-INFRASTRUCTURE	Donated	643-112	29999	Sewer		SEWER-ROYAL RANCH UNIT II PARCEL 7	9/1/2008	$161,662	40	2008	1.149	$185,824
2192	SWL	DONATION-INFRASTRUCTURE	Donated	643-112	29999	Sewer		SEWER-SIERRA MONTANA PARCEL 5	9/1/2008	$140,669	40	2008	1.149	$161,693
2193	SWL	DONATION-INFRASTRUCTURE	Donated	643-112	29999	Sewer		SEWER-SURPRISE FARMS PHASE 3	9/1/2008	$144,026	40	2008	1.149	$165,552
2194	SWL	DONATION-INFRASTRUCTURE	Donated	643-112	29999	Sewer		SEWER-VERAMONTE PARCEL 3 & 4	9/1/2008	$84,546	40	2008	1.149	$97,182
2195	SWL	DONATION-INFRASTRUCTURE	Donated	643-112	29999	Sewer		SEWER-VERAMONTE PARCEL 1	9/1/2008	$83,474	40	2008	1.149	$95,950
2196	SWL	DONATION-INFRASTRUCTURE	Donated	643-112	29999	Sewer		SEWER-VERAMONTE PARCEL 2	9/1/2008	$141,286	40	2008	1.149	$162,402
2197	SWL	DONATION-INFRASTRUCTURE	Donated	643-112	29999	Sewer		SEWER-VERAMONTE PARCEL 5 & 6	9/1/2008	$110,388	40	2008	1.149	$126,886
2213	ST1	WRF SOUTH PLANT 4	22532	643-112	20519	Sewer	No		11/1/2008	$81,808,813	40	2008	1.149	$94,035,835
2214	ST1	WRF SOUTH PLANT 4	22532	643-112	20519	Sewer	No		11/1/2008	$3,492,700	25	2008	1.149	$4,014,714
2226	SL2	LAND-SPA 2	22533	643-112	29999	Sewer			10/13/2008	$582,039	0	2008	1.000	$582,039
2243	SMI	ICE MACHINE	22531	643-112	29999	Sewer			11/17/2008	$12,047	10	2008	1.149	$13,848
2258	SWL	DONATION-INFRASTRUCTURE	Donated	643-112	29999	Sewer		SEWER-AZ TRADITIONS PARCEL 14	2/1/2009	$709,703	40	2009	1.115	$791,025
2259	SWL	DONATION-INFRASTRUCTURE	Donated	643-112	29999	Sewer		SEWER-MARLEY PARK PARCEL 5	2/1/2009	$170,097	40	2009	1.115	$189,587
2260	SWL	DONATION-INFRASTRUCTURE	Donated	643-112	29999	Sewer		SEWER-MARLEY PARK PARCEL 5 OFFSITE SEWER	2/1/2009	$82,919	40	2009	1.115	$92,421
2261	SWL	DONATION-INFRASTRUCTURE	Donated	643-112	29999	Sewer		SEWER-MARLEY PARK PARCEL 7	2/1/2009	$196,868	40	2009	1.115	$219,426
2262	SWL	DONATION-INFRASTRUCTURE	Donated	643-112	29999	Sewer		SEWER-MARLEY PARK PARCEL 9	2/1/2009	$168,573	40	2009	1.115	$187,890
2263	SWL	DONATION-INFRASTRUCTURE	Donated	643-112	29999	Sewer		SEWER-MARLEY PARK OLD OAK LANE PHASE II	2/1/2009	$10,406	40	2009	1.115	$11,598
2264	SWL	DONATION-INFRASTRUCTURE	Donated	643-112	29999	Sewer		SEWER-MARLEY PARK PARCEL 11	2/1/2009	$140,723	40	2009	1.115	$156,848
2265	SWL	DONATION-INFRASTRUCTURE	Donated	643-112	29999	Sewer		SEWER-SURPRISE FARMS PHASE 3 PARCEL 5	2/1/2009	$60,164	40	2009	1.115	$67,058
2266	SWL	DONATION-INFRASTRUCTURE	Donated	643-112	29999	Sewer		SEWER-SURPRISE FARMS PHASE 3 PARCEL 4	2/1/2009	$140,138	40	2009	1.115	$156,196
2267	SWL	DONATION-INFRASTRUCTURE	Donated	643-112	29999	Sewer		SEWER-SURPRISE FARMS PHASE 3 PARCEL 3	2/1/2009	$91,300	40	2009	1.115	$101,762
2294	SW1	SEWER LINES-LITCHFIELD/BELL	22532	643-601	20418	Sewer	No		5/31/2009	$1,352,731	40	2009	1.115	$1,507,735
2297	SWL	SEWER LINES-GREASEWOOD/FACTORY	22531	643-112	20811	Sewer			4/30/2009	$261,422	40	2009	1.115	$291,377
2319	SS1	SPA1 GRNWY LIFT STATION	22522	642-112	20730	Sewer	No		6/30/2008	$96,848	10	2008	1.149	$111,323
2324	ST1	SPA1 RECLAMATION UPGRADE	22522	642-112	20728	Water	No		6/30/2008	$500,046	30	2008	1.149	$574,782
2331	ST1	WRF SOUTH PLANT 4	22532	643-112	29999	Sewer	No		11/1/2008	$674,241	40	2008	1.149	$775,013
2332	SW1	SEWER LINES-LITCHFIELD/BELL	22532	643-601	20418	Sewer	No		5/31/2009	$228,692	40	2009	1.115	$254,896
2334	SWL	SPA1 8" SEWER LINE REPLACEMENT	22531	643-112	20811	Sewer			4/30/2009	$1,210	40	2009	1.115	$1,349
2363	SWL	DONATION-INFRASTRUCTURE	Donated	643-112	29999	Sewer		SEWER-DESERT OASIS PARCEL 5B	6/30/2009	$115,579	40	2009	1.115	$128,822
2365	SWL	DONATION-INFRASTRUCTURE	Donated	643-112	29999	Sewer		SEWER-MARLEY PARK PARCEL 12	4/1/2009	$283,289	40	2009	1.115	$315,750
2367	SWL	DONATION-INFRASTRUCTURE	Donated	643-112	29999	Sewer		SEWER-MOUNTAIN GATE PHASE 4	4/1/2009	$647,583	40	2009	1.115	$721,787
2369	SWL	DONATION-INFRASTRUCTURE	Donated	643-112	29999	Sewer		SEWER-RANCHO GABRIELA PARCEL 17	4/1/2009	$111,154	40	2009	1.115	$123,890
2370	SWL	DONATION-INFRASTRUCTURE	Donated	643-112	29999	Sewer		SEWER-SIERRA MONTANA PARCEL 15	6/30/2009	$111,935	40	2009	1.115	$124,761
2372	SWL	DONATION-INFRASTRUCTURE	Donated	643-112	29999	Sewer		SEWER-SIERRA MONTANA PARCEL 6	4/1/2009	$137,163	40	2009	1.115	$152,880
2463	SWL	DONATION-INFRASTRUCTURE	Donated	643-112	29999	Sewer		SEWER-DESERT OASIS LANCER PARCEL 5A	8/31/2009	$128,239	40	2009	1.115	$142,933
2464	SWL	DONATION-INFRASTRUCTURE	Donated	643-112	29999	Sewer		SEWER-DESERT OASIS LANCER PARCEL 14A	8/31/2009	$124,579	40	2009	1.115	$138,854
2465	SWL	DONATION-INFRASTRUCTURE	Donated	643-112	29999	Sewer		SEWER-SIERRA MONTANA PARCEL 14	8/31/2009	$189,200	40	2009	1.115	$210,880
2480	SCO	DONATION-INFRASTRUCTURE	Donated	643-112	20656	Sewer	No	SEWER-CORTESSA WHITE TANK FOOTHILLS-INTERCEPTOR	6/30/2006	$1,802,463	40	2006	1.232	$2,221,279
2486	SEF	EFFLUENT WATER LINE SV	22532	643-112	20656	Infrastructure	No		7/1/2009	$275,093	40	2009	1.115	$306,615
2490	SWL	DONATION-INFRASTRUCTURE	Donated	643-112	29999	Sewer		SEWER-SURPRISE POINTE	8/13/2009	$572,895	40	2009	1.115	$638,540
2497	SR1	SPA1 RECHARGE WELLS @ SOUTH PLANT	22522	642-112	20234	Infrastructure	No		5/1/2010	$3,952,827	40	2010	1.085	$4,289,639
2500	ST1	DIGESTER STAIRWAY S PLANT	22531	643-112	20912	Sewer	No		1/1/2010	$326,000	10	2010	1.085	$353,778
2501	SMI	SPA1 HAPPY TRAILS UTILITY ACCESS PORTS	22531	643-112	20731	Sewer	No		9/1/2009	$223,421	10	2009	1.115	$249,021

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AssetNo	Asset Category	Description	Fund	Dept-Div	Project #	City User	Grant Funded	Donation Description	Service Date	PurchasePrice	Depreciation Years	Year	ENR	Replacement Cost New
2517	SWL	DONATION-INFRASTRUCTURE	Donated	643-112	29999	Sewer		SEWER-DESERT OASIS BEAR PARCEL PHASE 1A 1B & 2	2/28/2010	$693,613	40	2010	1.085	$752,714
2522	SWL	DONATION-INFRASTRUCTURE	Donated	643-112	29999	Sewer		SEWER-DESERT OASIS LANCER PARCEL	2/28/2010	$376,188	40	2010	1.085	$408,242
2525	SWL	DONATION-INFRASTRUCTURE	Donated	643-112	29999	Sewer		SEWER-PRASADA SARIVAL AVE CACTUS/PEORIA	2/28/2010	$698,610	40	2010	1.085	$758,137
2527	SWL	DONATION-INFRASTRUCTURE	Donated	643-112	29999	Sewer		SEWER-SARAH ANN RANCH UNIT I PHASES 1-5	2/28/2010	$555,180	40	2010	1.085	$602,486
2531	SWL	DONATION-INFRASTRUCTURE	Donated	643-112	29999	Sewer		SEWER-SARAH ANN RANCH UNIT II PHASES 6-9	2/28/2010	$947,170	40	2010	1.085	$1,027,876
2536	SWL	DONATION-INFRASTRUCTURE	Donated	643-112	29999	Sewer		SEWER-SKYWAY BUSINESS PARK I	2/28/2010	$328,866	40	2010	1.085	$356,888
2541	SWL	DONATION-INFRASTRUCTURE	Donated	643-112	29999	Sewer		SEWER-SKYWAY BUSINESS PARK II	2/28/2010	$350,765	40	2010	1.085	$380,653
2560	SWL	DONATION-INFRASTRUCTURE	Donated	643-112	29999	Sewer		SEWER-CRESCENT CROWN	4/14/2010	$1,709	40	2010	1.085	$1,855
2561	SWL	DONATION-INFRASTRUCTURE	Donated	643-112	29999	Sewer		SEWER-LEGACY PARC PARCEL C	2/17/2010	$108,154	40	2010	1.085	$117,369
2562	SWL	DONATION-INFRASTRUCTURE	Donated	643-112	29999	Sewer		SEWER-RANCHO GABRIELA CACTUS PLAZA-KOHL'S	5/28/2010	$6,383	40	2010	1.085	$6,926
2563	SWL	DONATION-INFRASTRUCTURE	Donated	643-112	29999	Sewer		SEWER-SARAH ANN RANCH OFFSITE SEWER	11/10/2009	$1,342,766	40	2009	1.115	$1,496,628
2564	SWL	DONATION-INFRASTRUCTURE	Donated	643-112	29999	Sewer		SEWER-SARAH ANN RANCH PRELIMINARY PLAT	2/12/2010	$916,799	40	2010	1.085	$994,918
2565	SWL	DONATION-INFRASTRUCTURE	Donated	643-112	29999	Sewer		SEWER-SURPRISE FARMS PARCEL 4 PHASE 4	4/14/2010	$132,432	40	2010	1.085	$143,716
2566	SWL	DONATION-INFRASTRUCTURE	Donated	643-112	29999	Sewer		SEWER-SURPRISE FARMS PARCEL 1 PHASE 4	4/14/2010	$124,058	40	2010	1.085	$134,629
2567	SWL	DONATION-INFRASTRUCTURE	Donated	643-112	29999	Sewer		SEWER-SURPRISE FARMS PARCEL 2 PHASE 4	4/14/2010	$120,149	40	2010	1.085	$130,386
2568	SWL	DONATION-INFRASTRUCTURE	Donated	643-112	29999	Sewer		SEWER-SURPRISE FARMS PARCEL 3 PHASE 4	4/14/2010	$117,983	40	2010	1.085	$128,037
2569	SWL	DONATION-INFRASTRUCTURE	Donated	643-112	29999	Sewer		SEWER-SURPRISE FARMS PARCEL 5 PHASE 4	4/14/2010	$102,989	40	2010	1.085	$111,764
2570	SWL	DONATION-INFRASTRUCTURE	Donated	643-112	29999	Sewer		SEWER-SURPRISE FARMS PARCEL 6 PHASE 4	4/14/2010	$79,670	40	2010	1.085	$86,458
2571	SWL	DONATION-INFRASTRUCTURE	Donated	643-112	29999	Sewer		SEWER-SURPRISE FARMS PHASE 4A	4/14/2010	$35,679	40	2010	1.085	$38,719
2572	SWL	DONATION-INFRASTRUCTURE	Donated	643-112	29999	Sewer		SEWER-SURPRISE FARMS PHASE 4B	4/14/2010	$46,670	40	2010	1.085	$50,647
2573	SWL	DONATION-INFRASTRUCTURE	Donated	643-112	29999	Sewer		SEWER-SURPRISE FARMS PARCEL 1 FINAL PLAT PHASE 3	2/17/2010	$164,588	40	2010	1.085	$178,612
2630	SMI	HISTORIAN STANDARD SOFT	22531	643-112	29999	Sewer			5/17/2010	$18,092	3	2010	1.085	$19,634
2642	ST1	DIGESTER STAIRS	22531	643-112	29999	Sewer			5/11/2010	$41,831	10	2010	1.085	$45,396
2645	ST1	DIGESTER STAIRWAY RETAIN	22531	643-112	20912	Sewer	No		6/30/2010	$9,375	10	2010	1.085	$10,174
2647	ST1	SEWER-SWWTP EXPANSION #3	31111	643-112	20228	Sewer	No		6/29/2007	$284,236	40	2007	1.199	$340,827
2649	ST1	CAP INT FY09 - PROJ#20228	31111	643-112	20228	Sewer	No		12/31/2004	$2,482,198	40	2004	1.343	$3,332,390
2650	SM1	CAP INT FY09 - PROJ#20236	22532	643-112	20236	Sewer	No		12/31/2005	$4,037	40	2005	1.283	$5,178
2651	SW1	CAP INT FY09 - PROJ#20237	22532	643-112	20237	Sewer	No		12/31/2002	$43,701	40	2002	1.461	$63,847
2652	SW1	CAP INT FY09 - PROJ#20245	22532	643-112	20245	Sewer	No		12/31/2004	$49,941	40	2004	1.343	$67,047
2654	SW1	CAP INT FY09 - PROJ#20312	22531	643-601	20312	Sewer	No		12/31/2004	$4,826	40	2004	1.343	$6,480
2656	SW1	CAP INT FY09 - PROJ#20418	22532	643-601	20418	Sewer	No		12/31/2008	$62,449	40	2008	1.149	$71,783
2657	ST1	CAP INT FY09 - PROJ#20519	22532	643-112	20519	Sewer	No		12/31/2008	$5,224,416	40	2008	1.149	$6,005,249
2658	SW1	CAP INT FY09 - PROJ#20538	22532	643-601	20538	Sewer	No		12/31/2005	$2,112	40	2005	1.283	$2,710
2659	SW1	CAP INT FY09 - PROJ#20539	22532	643-601	20539	Sewer	No		12/31/2005	$6,122	40	2005	1.283	$7,853
2661	ST1	CAP INT FY09 - PROJ#20670	22532	643-112	20670	Sewer	No		12/31/2007	$81,608	40	2007	1.199	$97,855
2662	SS1	CAP INT FY09 - PROJ#20730	22522	643-112	20730	Sewer	No		12/31/2007	$4,400	10	2007	1.199	$5,276
2664	SMI	CAP INT FY10 - PROJ#20731	22531	643-112	20731	Sewer	No		12/31/2009	$21,887	40	2009	1.115	$24,395
2665	ST1	CAP INT FY10 - PROJ#20912	22531	643-112	20912	Sewer	No		12/31/2009	$7,465	10	2009	1.115	$8,321
2670	SS1	DONATION-INFRASTRUCTURE	Donated	643-112	29999	Sewer	No	SEWER-CORTESSA WHITE TANK FOOTHILLS LIFT STATION 5	6/30/2006	$524,404	10	2006	1.232	$646,253
2671	SWL	DONATION-INFRASTRUCTURE	Donated	643-112	29999	Sewer		SEWER-CORTESSA WHITE TANK FOOTHILLS FORCE MAIN	6/30/2006	$786,250	40	2006	1.232	$968,941
2672	SWL	DONATION-INFRASTRUCTURE	Donated	643-112	29999	Sewer		SEWER-CORTESSA WHITE TANK FOOTHILLS	6/30/2006	$2,975,274	40	2006	1.232	$3,666,600
2737	SWL	LOOP 303 SEWER & IRRIGATION LINE	22531	643-112	20918	Sewer	No		6/30/2011	$265,453	40	2011	1.053	$279,560
2740	ST1	RECLAMATION BOOSTER STATION - SPA 1	22522	643-112	20726	Water	No		6/30/2011	$1,509,075	40	2011	1.053	$1,589,271
2741	SW2	CAP INT FY11 - PROJ#20616	22531	643-601	20616	Sewer	No		6/30/2011	$43,668	40	2011	1.053	$45,989
2749	ST2	DONATION-INFRASTRUCTURE	Donated	643-112	20609	Sewer	No	SEWER (WRF)-SPA2 PLANT 1	2/1/2011	$27,279,595	30	2011	1.053	$28,729,293
2751	SW2	163RD AVE INTERCEPTOR	22531	643-112	20616	Sewer	No		6/28/2011	$1,268,726	30	2011	1.053	$1,336,149
2757	SWL	DONATION-INFRASTRUCTURE	Donated	643-112	29999	Sewer		SEWER-CRESCENT CROWN	9/23/2010	$2,739	30	2010	1.085	$2,973
2759	SWL	DONATION-INFRASTRUCTURE	Donated	643-112	29999	Sewer		SEWER-RANCHO GABRIELA	9/23/2010	$8,883	25	2010	1.085	$9,639
2766	SWL	DONATION-INFRASTRUCTURE	Donated	643-112	29999	Sewer		SEWER-GRAND QUICK TRIP	1/27/2011	$13,055	30	2011	1.053	$13,749
2771	SWL	DONATION-INFRASTRUCTURE	Donated	643-112	29999	Sewer		SEWER-DESERT COVE	4/26/2011	$53,000	25	2011	1.053	$55,817
2774	SWL	DONATION-INFRASTRUCTURE	Donated	643-112	29999	Sewer		SEWER-ASANTE PHASE 1 UNIT 3	6/14/2011	$205,850	25	2011	1.053	$216,789
2777	SWL	DONATION-INFRASTRUCTURE	Donated	643-112	29999	Sewer		SEWER-ASANTE PHASE 1 UNIT 4	6/14/2011	$256,615	25	2011	1.053	$270,252
2780	SWL	DONATION-INFRASTRUCTURE	Donated	643-112	29999	Sewer		SEWER-ASANTE PHASE 1 UNIT 1	6/14/2011	$648,549	25	2011	1.053	$683,014
2782	SWL	DONATION-INFRASTRUCTURE	Donated	643-112	29999	Sewer		SEWER-BELL & MIRAGE EST	6/14/2011	$33,930	25	2011	1.053	$35,733
2785	SWL	DONATION-INFRASTRUCTURE	Donated	643-112	29999	Sewer		SEWER-SUMMIT BUSINESS PARK	6/14/2011	$240,052	25	2011	1.053	$252,809
2790	SW2	CAP INT FY10 - PROJ#20616	22531	643-601	20616	Sewer	No		6/30/2011	$23,867	30	2011	1.053	$25,136
2813	SM2	SPA2 TRAILER	22531	643-112	20001	Sewer	No		6/20/2012	$33,093	30	2012	1.026	$33,961
2826	SMI	FORKLIFT HYSTER #H210	22531	643-112	20001	Sewer	No		9/13/2011	$49,999	10	2011	1.053	$52,656
2853	ST1	CHLORINE GENERATION CELL	22531	643-112	29999	Sewer	No		9/13/2011	$25,979	10	2011	1.053	$27,359
4758	SWL	DONATION-INFRASTRUCTURE	Donated	643-112	29999	Sewer	No	SEWER-INTERFAITH COMMUNITY CARE CAMPUS	8/23/2011	$79,580	30	2011	1.053	$83,809
4759	SWL	DONATION-INFRASTRUCTURE	Donated	643-112	29999	Sewer	No	SEWER-SURPRISE FARMS PHASE 5 PCL 3 & PCL 5	8/23/2011	$185,116	30	2011	1.053	$194,953
4760	SWL	DONATION-INFRASTRUCTURE	Donated	643-112	29999	Sewer	No	SEWER-WAL-MART NEIGHBORHOOD MARKETPLACE	9/13/2011	$77,165	30	2011	1.053	$81,266
4762	SWL	DONATION-INFRASTRUCTURE	Donated	643-112	29999	Sewer	No	SEWER-HABITAT FOR HUMANITY JOHNSON TOWNHOMES	10/25/2011	$99,595	30	2011	1.053	$104,888
4767	SWL	DONATION-INFRASTRUCTURE	Donated	643-112	29999	Sewer	No	SEWER-ASANTE 163RD OFFSITE	11/22/2011	$990,005	30	2011	1.053	$1,042,616
4768	SWL	DONATION-INFRASTRUCTURE	Donated	643-112	29999	Sewer	No	SEWER-ASANTE PHASE 1	11/22/2011	$990,005	30	2011	1.053	$1,042,616

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AssetNo	Asset Category	Description	Fund	Dept-Div	Project #	City User	Grant Funded	Donation Description	Service Date	PurchasePrice	Depreciation Years	Year	ENR	Replacement Cost New
4769	SWL	DONATION-INFRASTRUCTURE	Donated	643-112	29999	Sewer	No	SEWER-ASANTE TRC	11/22/2011	$23,331	30	2011	1.053	$24,571
4770	SWL	DONATION-INFRASTRUCTURE	Donated	643-112	29999	Sewer	No	SEWER-DESERT OASIS PARCEL 10 BAJADA RD	11/22/2011	$36,165	30	2011	1.053	$38,087
4771	SWL	DONATION-INFRASTRUCTURE	Donated	643-112	29999	Sewer	No	SEWER-DESERT OASIS PARCEL B6	11/22/2011	$391,480	30	2011	1.053	$412,284
4772	SWL	DONATION-INFRASTRUCTURE	Donated	643-112	29999	Sewer	No	SEWER-GABRIELA MINI STORAGE UNIT	11/22/2011	$10,039	30	2011	1.053	$10,572
4773	SWL	DONATION-INFRASTRUCTURE	Donated	643-112	29999	Sewer	No	SEWER-PARKVIEW PLACE SENIOR VILLAGE	11/22/2011	$89,329	30	2011	1.053	$94,076
4774	SWL	DONATION-INFRASTRUCTURE	Donated	643-112	29999	Sewer	No	SEWER-SUN VALLEY WARD LDS CHURCH AT ASANTE	11/22/2011	$10,801	30	2011	1.053	$11,375
4775	SWL	DONATION-INFRASTRUCTURE	Donated	643-112	29999	Sewer	No	SEWER-DESERT OASIS PARCEL B7	1/10/2012	$390,000	30	2012	1.026	$400,223
4776	SWL	DONATION-INFRASTRUCTURE	Donated	643-112	29999	Sewer	No	SEWER-DESERT OASIS PARCEL 14C	1/10/2012	$33,860	30	2012	1.026	$34,747
4777	SWL	DONATION-INFRASTRUCTURE	Donated	643-112	29999	Sewer	No	SEWER-DESERT OASIS PARCEL 13A	2/28/2012	$356,625	30	2012	1.026	$365,973