

EXHIBIT "A"

SEMIANNUAL REPORT

Semiannual Report
End of Year 16-17
Progress of the Capital Improvements Plan for
Roadway and Utility Impact Fees

January 2018



Table of Contents

A. Executive Summary 1

B. P & Z Commission Staff Report 2

C. P & Z Commission Meeting Minutes 9

D. P & Z Commission PowerPoint Presentation 13

E. Active Roadway and Utility Impact Fee CIP Projects 25

F. Appendix (available in City Secretary’s Office)..... 46

Land Use Assumptions

Capital Improvements Plan for Roadway Impact Fees

Capital Improvements Plan for Water/Wastewater Impact Fees

Roadway Impact Fee Schedule A

Roadway Impact Fee Schedule B

Roadway Impact Fee Schedule C

Roadway Impact Fee Schedule D

Utility Impact Fee Schedule

A. Executive Summary

Chapter 395 of the Texas Local Government Code requires the Capital Improvements Advisory Committee to file a semiannual report twice per year. The purpose of the semiannual report is to document the progress of the capital improvements plan and any perceived inequities in implementing the plan or imposing the impact fee.

The semiannual report includes a summary of the total roadway and utility impact fees collected, transferred and available for capital improvements projects. It also lists ongoing capital improvements projects partially funded by impact fee revenue.

B. P & Z Commission Staff Report

PLANNING & ZONING COMMISSION MEETING 12-12-17 AGENDA ITEM #17-0001M

AGENDA ITEM

..Title

Conduct a Public Hearing to Consider/Discuss/Act on the Semiannual Report with Respect to the Progress of the Capital Improvements Plan for Roadway and Utility Impact Fees

..Summary

COUNCIL GOAL: Financially Sound Government

MEETING DATE: December 12, 2017

DEPARTMENT: Planning

CONTACT: Aaron Bloxham, Planner II
Jennifer Arnold, Planning Manager
Brian Lockley, AICP, CPM, Director of Planning

APPROVAL PROCESS: The recommendation of the Planning and Zoning Commission will be forwarded to the City Council on January 16, 2018.

STAFF RECOMMENDATION: Staff recommends filing of the semiannual report with respect to the progress of the Capital Improvements Plan for roadway and utility impact fees.

ITEM SUMMARY: Staff is presenting the 2016-2017 end of year semiannual report on the progress of the Capital Improvements Plan for roadway and utility impact fees as required by Chapter 395 of the Texas Local Government Code. Staff has established a schedule of presenting the semiannual report at the mid-point of the fiscal year as well as at the end of the fiscal year (the fiscal year being October to September). The 2016-2017 mid-fiscal year report was presented at the Planning and Zoning Commission meeting on May 23, 2017 and accepted by City Council on June 20, 2017.

The Planning and Zoning Commission has been appointed as the Capital Improvements Advisory Committee for the City of McKinney. Per state law, the committee serves in an advisory capacity and is established to:

- (1) Advise and assist the political subdivision in adopting land use assumptions;
- (2) Review the capital improvements plan and file written comments;
- (3) Monitor and evaluate implementation of the capital improvements plan;

(4) File semiannual reports with respect to the progress of the capital improvements plan and report to the political subdivision any perceived inequities in implementing the plan or imposing the impact fee; and

(5) Advise the political subdivision of the need to update or revise the land use assumptions, capital improvements plan and impact fee.

Semiannual Report

The Capital Improvements Plan used for this semiannual report was adopted on November 19, 2013 as part of the 2012-2013 Impact Fee Update and was recently amended in February 2017 (Utility CIP only). The semiannual report is required to report the progress of the Capital Improvements Plan and report any perceived inequities in the implementation of the CIP. **The Planning & Zoning Commission meeting report from the public hearing, its attachments and meeting minutes will be filed by City Council as the semiannual report.**

The City of McKinney’s semiannual report includes a summary of the total roadway and utility impact fee funds collected, transferred, and available for capital improvement projects. It also lists ongoing capital improvement projects partially funded by impact fee revenue.

Utility Impact Fee Amendment

In February 2017, City Council approved an amendment to the Utility Impact Fee Ordinance to reflect changes in the types and sizes of water meters issued by the City for new construction and redevelopment projects subject to impact fees.

Construction Costs and Consumer Price Index

As part of the semiannual report, Staff has included a review of regional construction costs and the national Consumer Price Index.

From October 2016 to October 2017, the Construction Cost Index in the Dallas area increased 3.9% as compared to the National Average, which increased 3.7% during the same period. (Source: Construction Cost Index at www.enr.com).

From October 2016 to October 2017, the Consumer Price Index (CPI) rose 2.0%. During the same period, the core CPI, which excludes volatile food and energy prices, rose 1.8% (Source: US Department of Labor, Bureau of Labor Statistics).

Staff feels that the impact fee schedule currently in place is commensurate with trends in construction costs and inflation rates.

ONE McKinney 2040 Comprehensive Plan Update

In July 2015, the City launched a major update the Comprehensive Plan, which is a policy document that establishes the City’s future land use plan and master thoroughfare plan, among other items. The updated Comprehensive Plan is anticipated to be approved in 2018. Because the future land use plan and master thoroughfare plan play a significant role in determining impact fees, staff will begin a major update to the impact fee program immediately following adoption of the ONE McKinney 2040 Comprehensive Plan.

Roadway Impact Fees Fund Activity (FY 16-17)

Zone	Beginning LTD Balance	YTD Revenues	YTD Project Transfers / Refunds	Balance LTD	Allocated to Future Projects	Available Funds LTD
A	\$0	\$0	\$0	\$0	\$0	\$0
B	\$0	\$0	\$0	\$0	\$0	\$0
C	\$710,481	\$733,482	(\$1,086,900)	\$357,063	\$0	\$357,063
D	\$174,852	\$105,250	(\$187,500)	\$92,602	\$0	\$92,602
E	\$338,299	\$147,168	(\$378,150)	\$107,317	\$0	\$107,317
F	\$0	\$0	\$0	\$0	\$0	\$0
G	\$544,679	\$453,338	\$3,665	\$1,001,682	\$0	\$1,001,682
H	\$484,907	\$485,890	(\$353,467)	\$617,330	\$0	\$617,330
I	\$1,587,774	\$1,735,254	\$1,920	\$3,324,948	\$0	\$3,324,948
J	\$1,943	\$924,935	\$218,255	\$1,145,133	\$0	\$1,145,133
K	\$1,071,414	\$205,537	(\$1,187,292)	\$89,658	\$0	\$89,658
L	\$1	\$0	\$0	\$1	\$0	\$1
M	\$0	\$0	\$0	\$0	\$0	\$0
TOTAL	\$4,914,349	\$4,790,854	(\$2,969,469)	\$6,735,734	\$0	\$6,735,734

- Totals as of 9/30/2017
- YTD – Year to Date (includes funds for the fiscal year which is October 2016 to September 2017)
- LTD – Live to Date (includes balance funds from previous years)
- Allocated funds may exceed balance funds in cases where future fee revenue will fund a specific project
- As of October 1, 2013, interest earned on Roadway Impact Fee revenues is deposited directly into the Street Construction Fund.
- As of October 1, 2016, Roadway Impact Fees collected and reimbursed as part of the Chapter 380 Agreement between the City of McKinney and McKinney Ranch, Ltd. (and as amended) are deposited directly into a payable account.

Utility Impact Fees Fund Activity (FY 16-17)

Utility Impact Fee Account	Beginning LTD Balance	Fees Collected YTD	Transfers out to Projects/ Refunds YTD	Allocated to Future Projects	Available Funds LTD
Water	\$5,691,145	\$3,189,177	(\$2,539,064)	(\$3,000,000)	\$3,341,258
Wastewater	\$2,643,258	\$361,273	(\$805,506)	(\$1,800,000)	\$399,025
Total	\$8,334,403	\$3,550,450	(\$3,344,570)	(\$4,800,000)	\$3,740,283

- Totals as of 9/30/2017
- “Water and Wastewater Fees Collected YTD” include fees collected within the Trinity Falls Municipal Utility District
- YTD – Year to Date (includes funds for the fiscal year which is October 2016 to September 2017)
- LTD – Live to Date (includes balance funds from previous years)
- Allocated funds may exceed balance funds in cases where future fee revenue will fund future projects.

CIP PROJECT STATUS (FY 2016-2017)

The CIP Roadway and Utility Projects List is included as an attachment to this report and lists Capital Improvement Program roadway and utility projects for which impact fee funds have been allocated and/or spent during this fiscal year.

SUMMARY OF PREVIOUS FISCAL YEARS

Roadway Impact Fees Fund Activity (FY 15-16)

Service Area	Beginning LTD Balance	YTD Revenues	YTD Project Transfers / Refunds	Balance LTD	Allocated to Future Projects	Available Funds LTD
A	\$0	\$0	\$0	\$0	\$0	\$0
B	\$0	\$0	\$0	\$0	\$0	\$0
C	\$173,537	\$535,744	\$1,200	\$710,481	(\$37,500)	\$672,981
D	\$137,613	\$537,239	(\$500,000)	\$174,852	(\$37,500)	\$137,352
E	\$107,348	\$230,951	\$0	\$338,299	(\$37,500)	\$300,799
F	\$0	\$0	\$0	\$0	\$0	\$0
G	\$289,092	\$246,859	\$8,728	\$544,679	\$0	\$544,679
H	\$391,200	\$404,417	(\$310,710)	\$484,907	\$0	\$484,907
I	\$1,068,553	\$376,821	\$142,400	\$1,587,774	(\$37,500)	\$1,550,274
J	\$1,911,890	\$1,354,570	(\$3,264,517)	\$1,943	\$0	\$1,943
K	\$813,468	\$711,591	(\$453,645)	\$1,071,414	(\$450,000)	\$621,414
L	\$1	\$0	\$0	\$1	\$0	\$1
M	\$0	\$0	\$0	\$0	\$0	\$0
TOTAL	\$4,892,701	\$4,398,193	(\$4,376,545)	\$4,914,350	(\$600,000)	\$4,314,350

Note: Fiscal Year Totals as of September 30, 2016

Utility Impact Fees Fund Activity (FY 15-16)

Utility Impact Fee Account	Beginning LTD Balance	Fees Collected YTD	Transfers out to Projects/Refunds YTD	Allocated to Future Projects	Available Funds LTD
Water	\$6,549,787	\$2,720,894	(\$3,579,536)	(\$7,500,000)	(\$1,808,855)
Wastewater	\$2,444,311	\$304,085	(\$105,138)	(\$2,600,000)	\$43,258
Total	\$8,994,098	\$3,024,979	(\$3,684,674)	(\$10,100,000)	(\$1,765,597)

Note: Fiscal Year Totals as of September 30, 2016

Roadway Impact Fees Fund Activity (FY 14-15)

Service Area	Beginning LTD Balance	YTD Revenues	YTD Project Transfers / Refunds	Balance LTD	Allocated to Future Projects	Available Funds LTD
A	\$0	\$0	\$0	\$0	\$0	\$0
B	\$0	\$0	\$0	\$0	\$0	\$0
C	\$178,537	\$0	(\$5,000)	\$173,537	\$0	\$173,537
D	\$1,081,293	\$56,319	(\$1,000,000)	\$137,613	\$0	\$137,613
E	\$247,740	\$84,608	(\$225,000)	\$107,348	\$0	\$107,348
F	\$0	\$0	\$0	\$0	\$0	\$0
G	\$221,754	\$504,938	(\$437,600)	\$289,092	\$0	\$289,092
H	\$39,875	\$358,709	(\$7,384)	\$391,200	\$0	\$391,200
I	\$2,130,858	\$701,060	(\$1,963,500)	\$868,418	\$0	\$868,418
J	\$1,217,367	\$1,301,823	(\$607,300)	\$1,911,890	\$0	\$1,911,890
K	\$591,166	\$224,512	(\$2,210)	\$813,468	\$0	\$813,468
L	\$1	\$0	\$0	\$1	\$0	\$1
M	\$0	\$0	\$0	\$0	\$0	\$0
Professional Services				\$0	(\$150,000)	(\$150,000)
TOTAL	\$5,708,591	\$3,231,970	(\$4,247,994)	\$4,692,566	(\$150,000)	\$4,542,566

Note: Fiscal Year Totals as of September 30, 2015

Utility Impact Fees Fund Activity (FY 14-15)

Utility Impact Fee Account	Beginning LTD Balance	Fees Collected YTD	Transfers out to Projects/Refunds YTD	Allocated to Future Projects	Available Funds LTD
Water	\$5,441,257	\$2,889,645	(\$1,781,115)	(\$2,745,000)	\$3,804,787
Wastewater	\$2,123,681	\$327,403	(\$6,774)	\$0	\$2,444,311
Total	\$7,564,939	\$3,217,048	(\$1,787,889)	(\$2,745,000)	\$6,249,098

Note: Fiscal Year Totals as of September 30, 2015

Roadway Impact Fees Fund Activity (FY 13-14)

Service Area	Beginning LTD Balance	YTD Revenues	YTD Project Transfers / Refunds	Balance LTD	Allocated to Future Projects	Available Funds LTD
A	\$0	\$0	\$0	\$0	\$0	\$0
B	\$7,367	\$0	(\$7,367)	\$0	\$0	\$0
C	\$584,808	\$157,300	(\$563,571)	\$178,537	\$0	\$178,537
D	\$976,344	\$104,949	\$0	\$1,081,293	\$0	\$1,081,293
E	\$158,332	\$392,944	(\$303,536)	\$247,740	\$0	\$247,740
F	\$0	\$0	\$0	\$0	\$0	\$0
G	\$375,491	\$349,763	(\$503,500)	\$221,754	\$0	\$221,754
H	\$90,613	\$104,051	(\$154,789)	\$39,875	\$0	\$39,875
I	\$2,915,301	\$1,393,224	(\$2,177,666)	\$2,130,858	(\$1,400,000)	\$730,858
J	\$874,600	\$349,767	(\$7,000)	\$1,217,367	(\$600,000)	\$617,367
K	\$715,565	\$295,820	(\$420,218)	\$591,166	\$0	\$591,166
L	\$1	\$0	\$0	\$1	\$0	\$1
M	\$0	\$0	\$0	\$0	\$0	\$0
Unknown	\$0	\$0	\$0	\$0	(\$150,000)	(\$150,000)
TOTAL	\$6,698,422	\$3,147,817	(\$4,122,913)	\$5,708,591	(\$2,150,000)	\$3,558,591

Note: Fiscal Year Totals as of September 30, 2014

Utility Impact Fees Fund Activity (FY 13-14)

Utility Impact Fee Account	Beginning LTD Balance	Fees Collected YTD	Transfers out to Projects/Refunds YTD	Allocated to Future Projects	Available Funds LTD
Water	\$6,946,921	\$2,318,108	(\$3,823,773)	(\$4,450,000)	\$991,257
Wastewater	\$1,858,662	\$270,347	(\$5,328)	(\$1,200,000)	\$923,681
Total	\$8,805,584	\$2,588,455	(\$3,829,101)	(\$5,650,000)	\$1,914,939

Note: Fiscal Year Totals as of September 30, 2014

Roadway Impact Fees Fund Activity (FY 12-13)

Service Area	Beginning LTD Balance	YTD Revenues	YTD Project Transfers / Refunds	Balance (including interest) LTD	Allocated to Future Projects	Available Funds LTD
A	\$0	\$0	\$0	\$0	\$0	\$0
B	\$0	\$0	\$0	\$0	\$0	\$0
C	\$511,016	\$98,210	(\$25,000)	\$584,808	\$0	\$584,808
D	\$784,214	\$123,613	\$67,540	\$976,344	\$0	\$976,344
E	\$85,229	\$97,945	(\$25,000)	\$158,332	\$0	\$158,332
F	\$0	\$0	\$0	\$0	\$0	\$0
G	\$168,403	\$361,165	(\$154,453)	\$375,491	\$0	\$375,491
H	\$155,834	\$173,236	(\$231,183)	\$97,980	\$0	\$97,980
I	\$1,812,501	\$2,457,773	(\$1,357,885)	\$2,915,301	(\$2,100,000)	\$815,301
J	\$710,292	\$206,132	(\$42,700)	\$874,600	(\$600,000)	\$274,600
K	\$354,289	\$407,697	(\$47,138)	\$715,565	(\$410,000)	\$305,565
L	\$1	\$0	\$0	\$1	\$0	\$1
M	\$10,685	\$0	\$0	\$10,685	\$0	\$10,685
Unknown	\$0	\$0	\$0	\$0	(\$150,000)	(\$150,000)
Total	\$4,592,463	\$3,925,770	(\$1,815,819)	\$6,709,107	(\$3,260,000)	\$3,449,107

Note: Fiscal Year Totals as of September 30, 2013

Utility Impact Fees Fund Activity (FY 12-13)

Utility Impact Fee Account	Beginning LTD Balance	YTD Revenues	Transfers out to Projects/Refunds YTD	Interest YTD	Allocated to Future Projects	Available Funds LTD
Water	\$3,830,382	\$2,938,157	\$171,453	\$6,930	(\$3,785,000)	\$3,161,921
Wastewater	\$1,193,253	\$371,754	\$291,802	\$1,854	\$0	\$1,858,662
Total	\$5,023,634	\$3,309,911	\$463,255	\$8,784	(\$3,785,000)	\$5,020,584

Note: Fiscal Year Totals as of September 30, 2013

C. P & Z Commission Meeting Minutes

17-0001M Conduct a Public Hearing to Consider/Discuss/Act on the Semiannual Report with Respect to the Progress of the Capital Improvements Plan for Roadway and Utility Impact Fees

Mr. Aaron Bloxham, Planner II for the City of McKinney, explained the Semiannual Report with respect to the progress of the Capital Improvements Plan for Roadway and Utility Impact Fees as required by Chapter 395 of the Texas Local Government Code. He stated that this is required by law to be done every six months. Mr. Bloxham stated that the last report came before the Planning and Zoning Commission on May 23, 2017. He stated that the Planning and Zoning Commission also serves as the Capital Improvements Advisory Committee. Mr. Bloxham stated that the report includes the collection, transfer, and allocation of any roadway and utility impact fees for capital improvement projects. He stated that the Capital Improvements Plan for the Semiannual Report was adopted on November 19, 2013 as part of the 2012-2013 Impact Fee Update. Mr. Bloxham stated that this was not the same as the City's overall Capital Improvements Program. He stated that the end of year Roadway Impact Fee fund activity started out with approximately \$4.9 million, with an increase of approximately \$4.7 million, the City spent approximately \$2.9 million, and the remaining available funds are approximately \$6.7 million. Mr. Bloxham then discussed the Utility Impact Fee fund activity. Mr. Bloxham stated that there was only one Utility Service Area that includes the City limits and Extraterritorial Jurisdiction (ETJ). He stated that the Utility Impact Fees fund started out with approximately \$8.3 million, collected \$3.5 million, spent \$3.3 million, allocated \$4.8 million to future projects, and the remaining available funds are approximately \$3.7 million. Mr. Bloxham briefly discussed some of the active Roadway Impact Fee and Utility Impact Fee projects for this fiscal year. He stated that Staff recommends filing of the

Semiannual Report with respect to the progress of the Capital Improvements Plan for Roadway and Utility Impact Fees and offered to answer questions.

Chairman Cox asked for a timeline and details regarding Custer Road, north of U.S. Highway 380 (University Drive). Mr. Bloxham stated that the project was for the expansion of the roadway. He stated that the City was helping with the design phase of the project. Mr. Bloxham stated that the completion time for the design portion of the project is July 2018; however, that could change. He stated that the City of McKinney is partnering with the Texas Department of Transportation (TxDOT), since Custer Road (CR 2478) is a state-owned roadway. Chairman Cox asked what type of road was being proposed. Mr. Bloxham stated that it would be an ultimate six-lane road and would match the portion of the road to the south.

Commission Member Smith asked if the fund balance was for projects not identified. Mr. Bloxham that those funds are available for future projects. Commission Member Smith asked if there was a list of potential projects. Mr. Bloxham stated projects would need to be identified on the Capital Improvements Plan to be eligible for those funds.

Chairman Cox asked Ms. Jennifer Arnold, Planning Manager for the City of McKinney, if she saw areas in the service areas where development was occurring. Ms. Arnold stated that the City was seeing a lot of growth pressures in the Northwest Sector. She stated that Staff anticipates over the next 10 – 15 years to see a big push for projects in Service Areas C and D. Ms. Arnold stated that there is so much development moving northward in that area that there would likely be some more need for added capacity in the planned roadways. Chairman Cox asked for clarification in the eastern boundary of Service Area C. Ms. Arnold stated that it was Lake Forest. Chairman Cox also asked for

the northern boundary of Service Area C. Ms. Arnold stated that it is future Laud Howell Parkway or thereabouts.

Chairman Cox asked where Ms. Arnold saw funds being spent in the service areas. Ms. Arnold stated that you could only spend Roadway Impact Fees funds in the service area where they were collected. She stated that it was dependent on the development activity. Ms. Arnold stated that there had been a lot of development in the Regional Employment Center (REC), Service Areas H, I, and a little bit in J. She stated that in the future she saw it moving more north of U.S. Highway 380 (University Drive). Ms. Arnold stated that at in the latter part of 2018 the City will be doing a major update to the Roadway and Utility Impact Fee Ordinances as required by State law and the first implementation of the Comprehensive Plan with the updated Master Thoroughfare Plan being adopted hopefully by the end of next year.

Commission Member Zepp asked if the City was in discussion with the State of Texas about improving State Highway 5 (McDonald Street) in the Downtown McKinney area. Ms. Arnold said yes. Commission Member Zepp asked where the City would get the funds for it. Ms. Arnold stated that would be a better question for the McKinney's Engineering Department. She offered to research into that question and get back to the Commission. Ms. Arnold stated that Roadway Impact Fee funds could only be used on projects that add capacity to a roadway. She stated that we would not be adding lanes to the section of State Highway 5 (McDonald Street) near Downtown McKinney; therefore, we would not be adding capacity. Ms. Arnold stated that it might not be impact fee eligible; however, there might be some pieces of it that might be eligible. She stated that the partnership that the City has with Texas Department of Transportation (TxDOT) on that portion of roadway was looking primarily at other sources of funding to supplement it.

Vice-Chairman Mantzey asked if anything would be changing considering the recent changes in State law regarding annexations and where we currently have the City boundaries are located. Ms. Arnold stated that Planning and Engineering Staff presented an item to City Council last week to open up the Capital Improvement Program (CIP) to look at opportunities or areas where we may need to modify how the City approaches it. She stated that Staff had not started that process yet. Ms. Arnold stated that Staff would also be looking at the Subdivision Ordinance and Utility Ordinances.

Chairman Cox opened the public hearing and called for comments. There being none, the Commission unanimously approved the motion by Commission Member Zepp, seconded by Vice-Chairman Mantzey, to close the public hearing and recommend filing of the Semiannual Report with respect to the progress of the Capital Improvements Plan for Roadway and Utility Impact Fees, with a vote of 6-0-0.

Chairman Cox stated that the recommendation of the Planning and Zoning Commission will be forwarded to the City Council meeting of January 16, 2018.

SEMIANNUAL REPORT



Impact Fee Semiannual Report

(End of Year 2016-2017)
17-001M



SEMIANNUAL REPORT

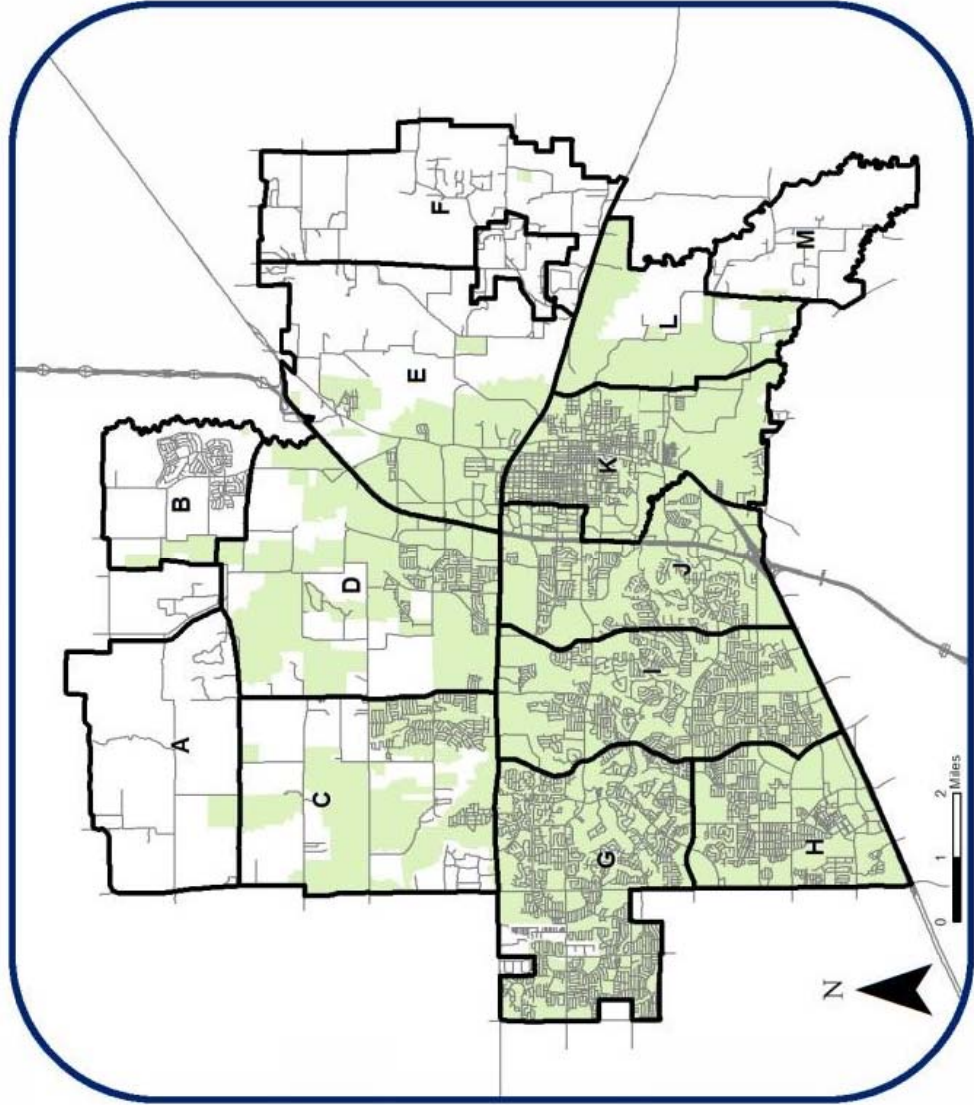
Semiannual Report 2016 - 2017

- **The Semiannual Report was last presented at the Planning and Zoning Commission meeting on May 23, 2017.**
- **The Semiannual Report is required to:**
 - Report the progress of the Capital Improvements Plan
 - Report any perceived inequities in the Capital Improvements Plan implementation
- **The City of McKinney Semiannual Report includes:**
 - A summary of total Roadway and Utility Impact Fee funds collected, transferred, and available for capital improvement programs
 - A list of capital improvement projects for which impact fees have been allocated



SEMIANNUAL REPORT

ROADWAY SERVICE AREA MAP



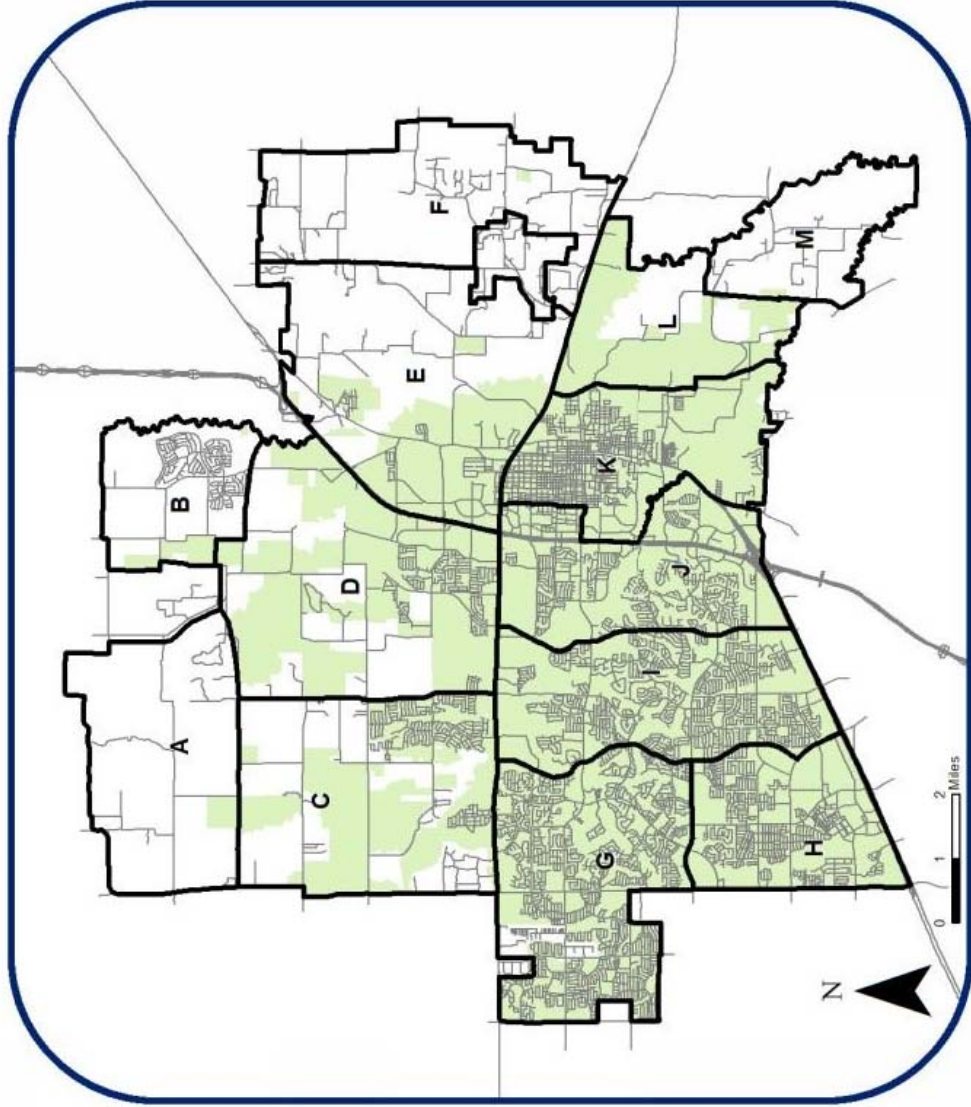
Semiannual Report 2016 - 2017

- The Capital Improvements Plan used for the Semiannual Report was adopted on November 19, 2013 (as part of the 2012-2013 Impact Fee Update) and amended February 13, 2017 (Utility CIP only)
- This is not the same as the City's overall Capital Improvements Program
- The Capital Improvements Plan for Impact Fees is:
 - *The adopted plan which identifies all capital improvements and their costs for each service area, which are necessitated by the new development in that service area for a period not to exceed 10 years, which are to be financed, in part, through the imposition of roadway and utility impact fees.*



SEMIANNUAL REPORT

ROADWAY SERVICE AREA MAP



SEMIANNUAL REPORT

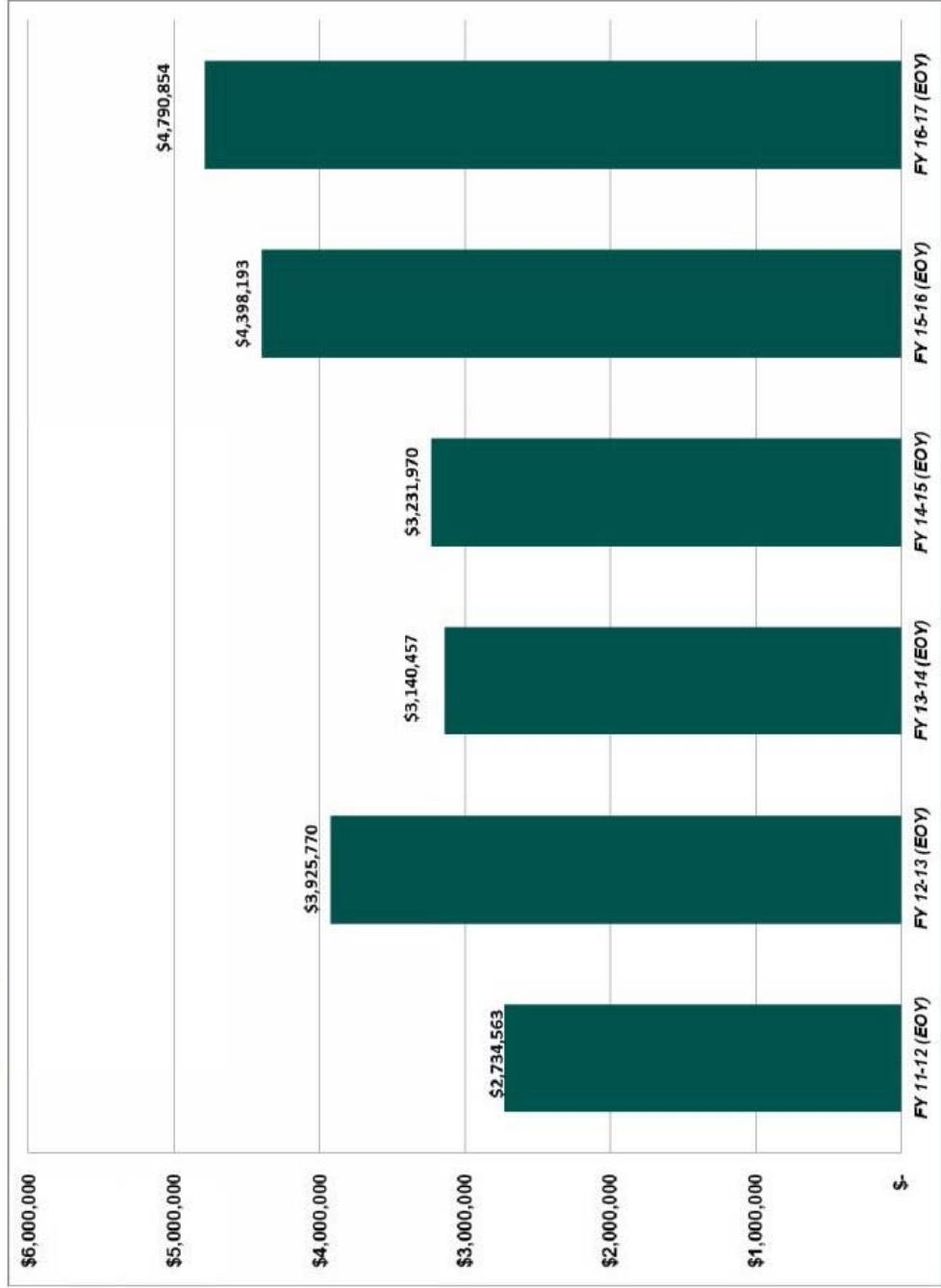
Roadway Impact Fees Fund Activity (FY 16-17)

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SEMIANNUAL REPORT

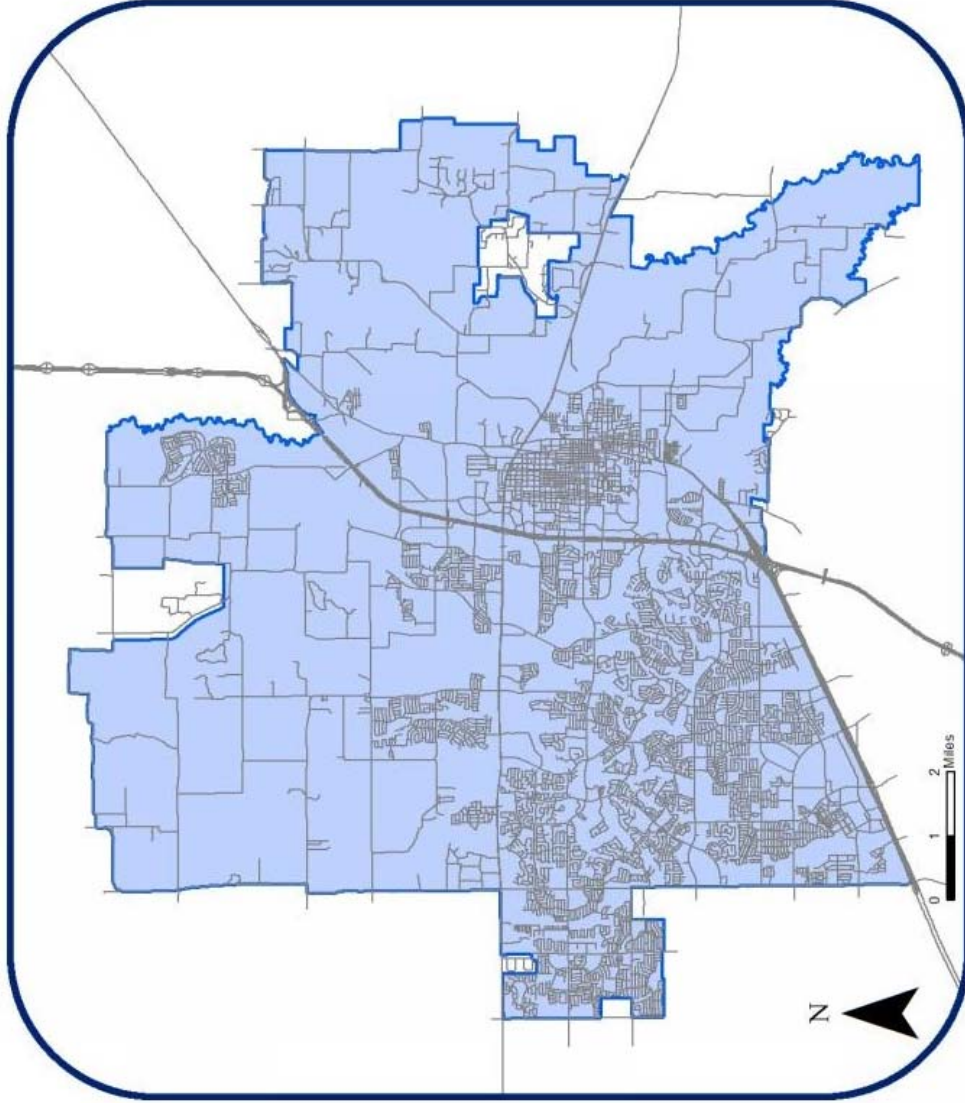
Roadway Impact Fees Collected



*as of 9/30/2017

SEMIANNUAL REPORT

UTILITY SERVICE AREA MAP



SEMIANNUAL REPORT

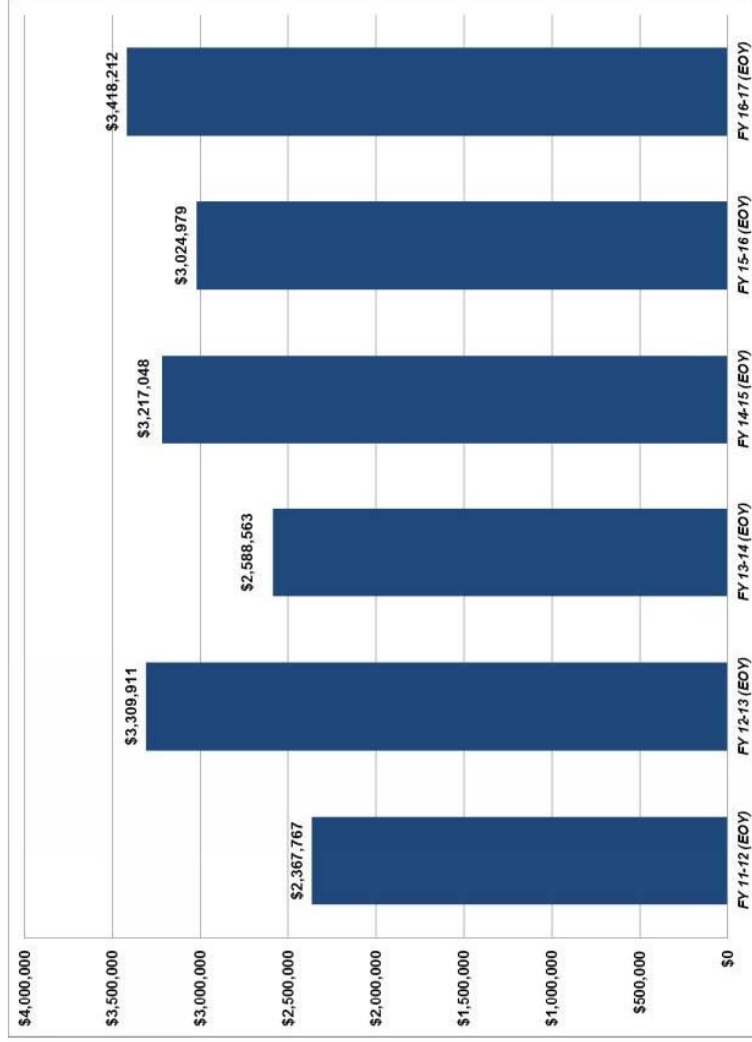
Utility Impact Fees Fund Activity (FY 16-17)

Utility Impact Fee Account	Beginning LTD Balance	Fees Collected YTD	Transfers out to Projects/ Refunds YTD	Allocated to Future Projects	Available Funds LTD
Water	\$5,691,145	\$3,189,177	(\$2,539,064)	(\$3,000,000)	\$3,341,258
Wastewater	\$2,643,258	\$361,273	(\$805,506)	(\$1,800,000)	\$399,025
Total	\$8,334,403	\$3,550,450	(\$3,344,570)	(\$4,800,000)	\$3,740,283

- Totals as of 9/30/2017
- "Water and Wastewater Fees Collected YTD" include fees collected within the Trinity Falls Municipal Utility District
- YTD – Year to Date (includes funds for the fiscal year which is October 2016 to September 2017)
- LTD – Live to Date (includes balance funds from previous years)
- Allocated funds may exceed balance funds in cases where future fee revenue will fund future projects.

SEMIANNUAL REPORT

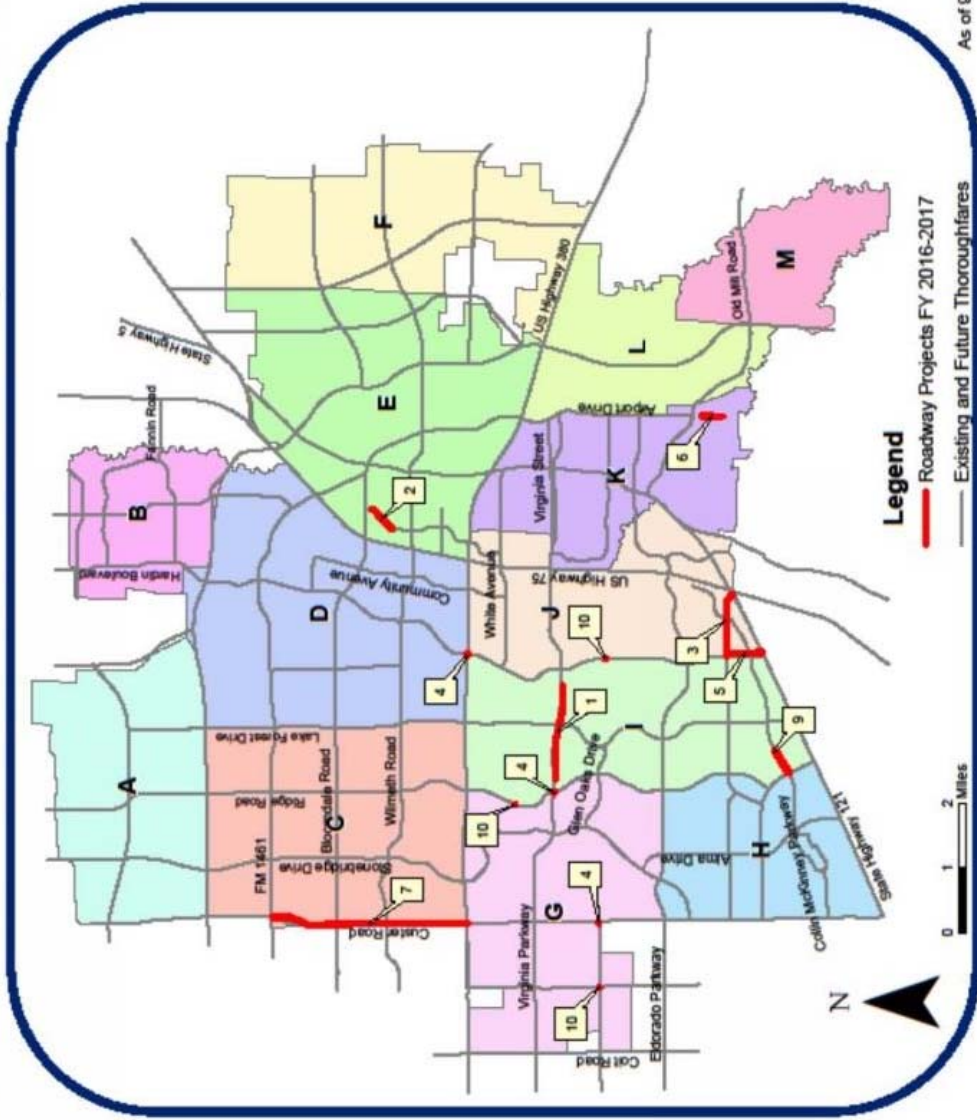
Utility Impact Fees Collected



* as of 9/30/2017

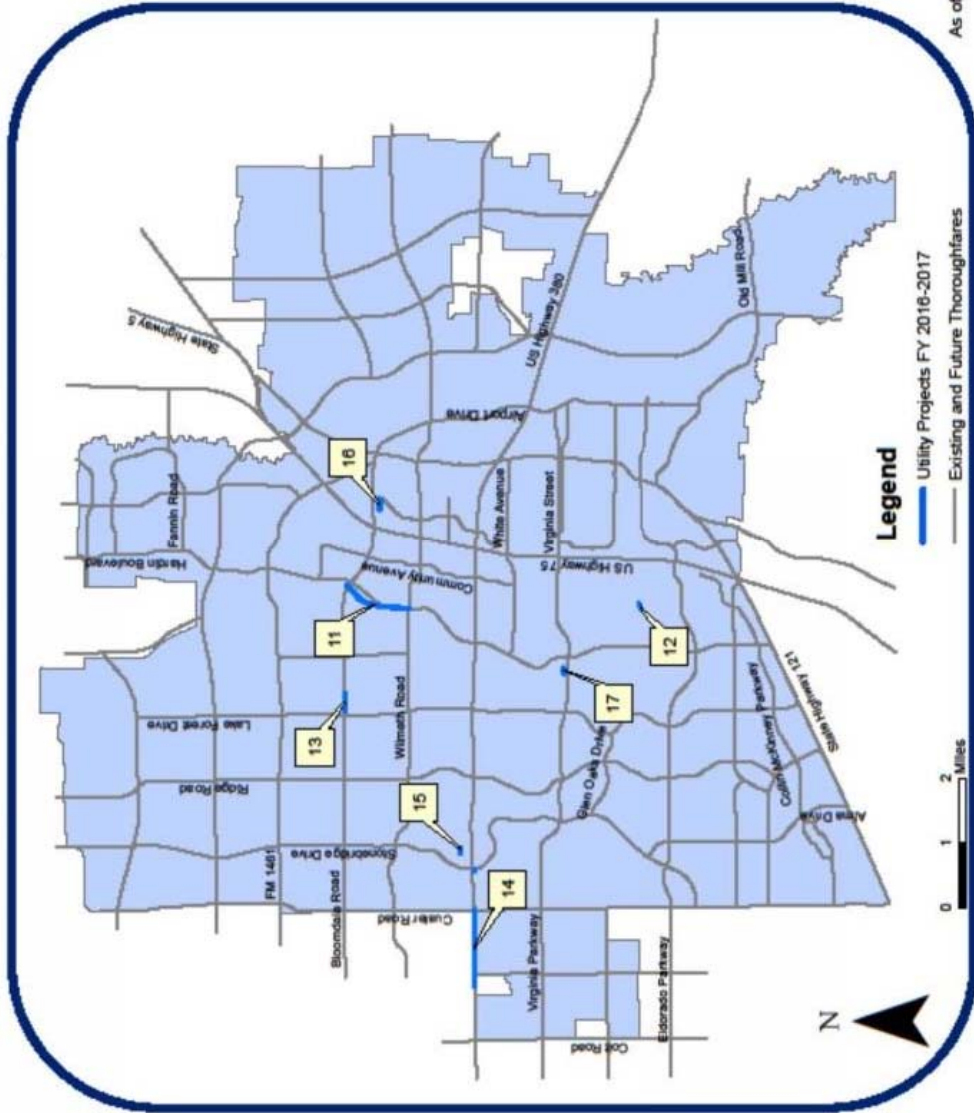
SEMIANNUAL REPORT

ACTIVE ROADWAY IMPACT FEE PROJECTS (FY 2016 - 2017)



SEMIANNUAL REPORT

ACTIVE UTILITY IMPACT FEE PROJECTS (FY 2016-2017)



E. Active Roadway and Utility Impact Fee CIP Projects

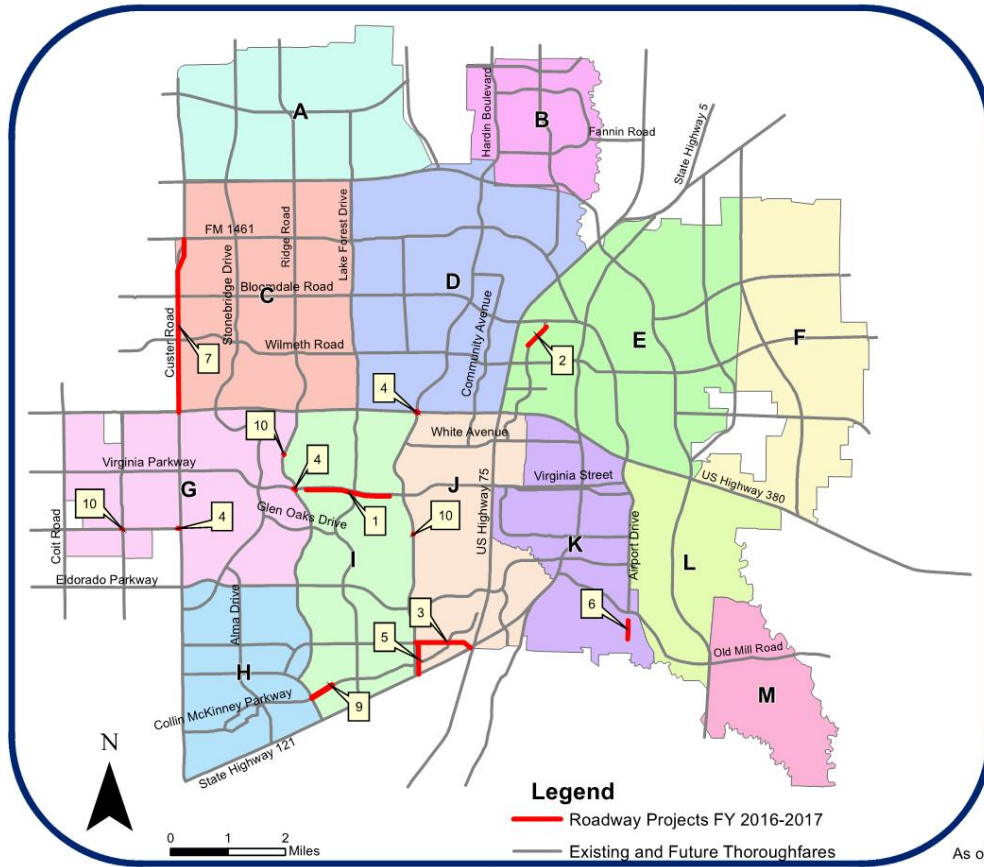
Active Roadway and Utility Impact Fee CIP Projects 2016-2017 END OF YEAR

Includes:

- Roadway Impact Fee CIP Projects Map
- Utility Impact Fee CIP Projects Map
- Project Summary Sheets*

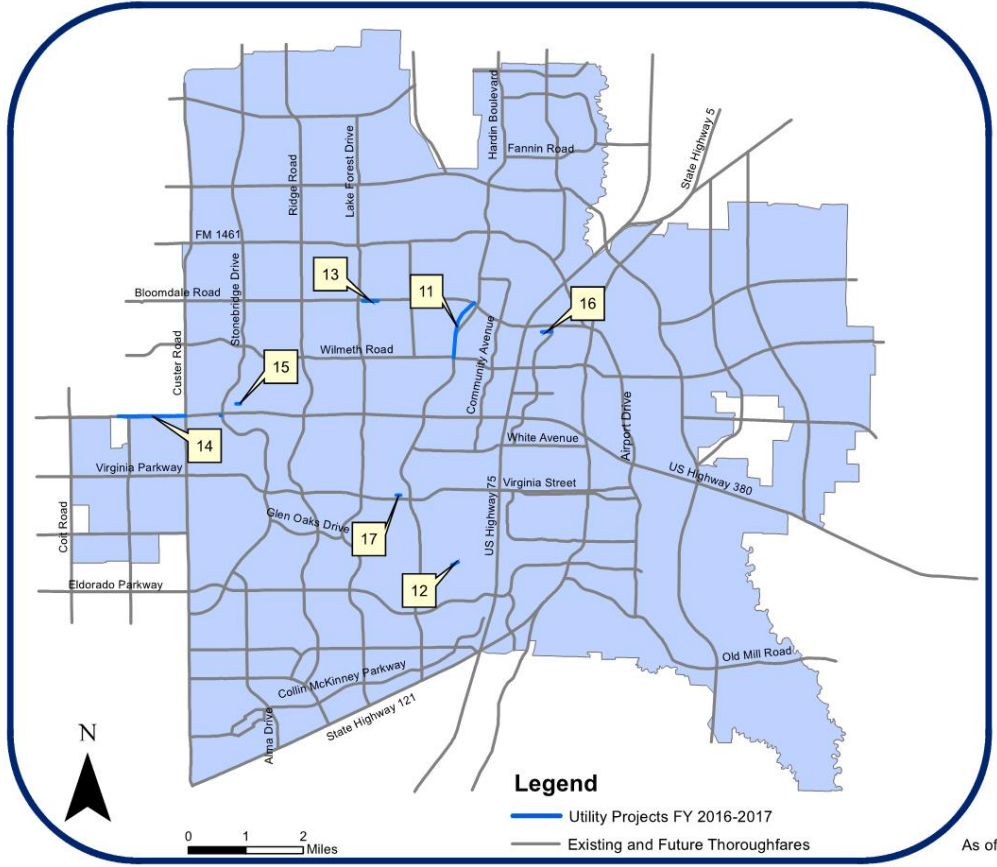
**Project Summary Sheets are included for completed and active CIP projects for which impact fees have been utilized and/or allocated during this fiscal year. Completed projects may be shown for those that were closed out during the current fiscal year.*

ACTIVE ROADWAY IMPACT FEE PROJECTS (FY 2016 - 2017)



As of 9/30/2017

ACTIVE UTILITY IMPACT FEE PROJECTS (FY 2016-2017)



Active Roadway Improvement Plan Project Summary Sheet					
Project Name		CIP Project Number	Map ID Number*		
VIRGINIA PKWY LANES 5 & 6		ST1231	1		
Project Description				Estimated Completion	
Construct lanes 5 & 6 in the median of Virginia Pkwy from Ridge Rd to Bellegrave Dr.				Feb-2019	
Funding Sources (Thru FY16-17)					
Impact Fees	Bonds**	Grants***	Developer Contributions	Other****	TOTAL
\$ 1,550,000	\$ 1,791,124	\$ 878,876			\$ 4,220,000
Funding Sources (Future Years)					
Impact Fees	Bonds**	Grants***	Developer Contributions	Other****	TOTAL
\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
					GRAND TOTAL
					\$ 4,220,000
<small>*Map ID numbers are indicated on map **Bonds may include General Obligation Bonds, Certificates of Obligation, or Revenue Bonds ***Grants may include cost-sharing participation from county, regional, state, or federal sources **** Other may include General Fund, Water Fund, Construction Fund Interest, or savings reallocations from other projects.</small>					% of Project Funded by Impact Fees
					36.73%

Active Roadway Improvement Plan Project Summary Sheet					
Project Name		CIP Project Number	Map ID Number*		
REDBUD LANES 3 & 4		ST1612	2		
Project Description				Estimated Completion	
Construct Lanes 3 & 4 from Bloomdale Rd. to McLarry Dr.				Dec-2018	
Funding Sources (Thru FY16-17)					
Impact Fees	Bonds**	Grants***	Developer Contributions	Other****	TOTAL
\$ 350,000	\$ 1,550,000	\$ -	\$ -	\$ -	\$ 1,900,000
Funding Sources (Future Years)					
Impact Fees	Bonds**	Grants***	Developer Contributions	Other****	TOTAL
\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
					GRAND TOTAL
					\$ 1,900,000
<small>*Map ID numbers are indicated on map **Bonds may include General Obligation Bonds, Certificates of Obligation, or Revenue Bonds ***Grants may include cost-sharing participation from county, regional, state, or federal sources **** Other may include General Fund, Water Fund, Construction Fund Interest, or savings reallocations from other projects.</small>					% of Project Funded by Impact Fees
					18.42%

Active Roadway Improvement Plan Project Summary Sheet					
Project Name		CIP Project Number	Map ID Number*		
MCKINNEY RANCH PKWY		ST1614	3		
Project Description				Estimated Completion	
Adding 2 lanes and reconstruct McKinney Ranch Pkwy from Hardin Blvd to US 75.				Mar-2018	
Funding Sources (Thru FY16-17)					
Impact Fees	Bonds**	Grants***	Developer Contributions	Other****	TOTAL
\$ 2,150,000	\$ -	\$ -	\$ 123,504	\$ -	\$ 2,273,504
Funding Sources (Future Years)					
Impact Fees	Bonds**	Grants***	Developer Contributions	Other****	TOTAL
\$ -	\$ -	\$ -	\$ -		\$ -
					GRAND TOTAL
					\$ 2,273,504
*Map ID numbers are indicated on map **Bonds may include General Obligation Bonds, Certificates of Obligation, or Revenue Bonds ***Grants may include cost-sharing participation from county, regional, state, or federal sources **** Other may include General Fund, Water Fund, Construction Fund Interest, or savings reallocations from other projects.					% of Project Funded by Impact Fees
					94.57%

Active Roadway Improvement Plan Project Summary Sheet					
Project Name		CIP Project Number	Map ID Number*		
VARIOUS ARTERIAL CAPACITY IMPROVEMENTS		ST1618	4		
Project Description				Estimated Completion	
Capacity improvements to intersections located at US 380 & Hardin Blvd, Westridge Blvd & Custer Rd, and Virginia Pkwy & Ridge Rd.				TBD	
Funding Sources (Thru FY16-17)					
Impact Fees	Bonds**	Grants***	Developer Contributions	Other****	TOTAL
\$ 500,000	\$ 2,500,000	\$ -	\$ -	\$ -	\$ 3,000,000
Funding Sources (Future Years)					
Impact Fees	Bonds**	Grants***	Developer Contributions	Other****	TOTAL
\$ -	\$ -	\$ -	\$ -		\$ -
					GRAND TOTAL
					\$ 3,000,000
*Map ID numbers are indicated on map **Bonds may include General Obligation Bonds, Certificates of Obligation, or Revenue Bonds ***Grants may include cost-sharing participation from county, regional, state, or federal sources **** Other may include General Fund, Water Fund, Construction Fund Interest, or savings reallocations from other projects.					% of Project Funded by Impact Fees
					16.67%

Active Roadway Improvement Plan Project Summary Sheet					
Project Name		CIP Project Number	Map ID Number*		
HARDIN BLVD LANES 5 & 6		ST3211	5		
Project Description				Estimated Completion	
Construct lanes 5 and 6 in the median of Hardin Blvd from SH 121 to McKinney Ranch Pkwy.				Mar-2018	
Funding Sources (Thru FY16-17)					
Impact Fees	Bonds**	Grants***	Developer Contributions	Other****	TOTAL
\$ 2,300,000	\$ -	\$ -	\$ -	\$ -	\$ 2,300,000
Funding Sources (Future Years)					
Impact Fees	Bonds**	Grants***	Developer Contributions	Other****	TOTAL
\$ -	\$ -	\$ -	\$ -		\$ -
					GRAND TOTAL
					\$ 2,300,000
*Map ID numbers are indicated on map **Bonds may include General Obligation Bonds, Certificates of Obligation, or Revenue Bonds ***Grants may include cost-sharing participation from county, regional, state, or federal sources **** Other may include General Fund, Water Fund, Construction Fund Interest, or savings reallocations from other projects.					% of Project Funded by Impact Fees
					100.00%

Active Roadway Improvement Plan Project Summary Sheet					
Project Name		CIP Project Number	Map ID Number*		
COUNTRY LANE EXTENSION		ST4372	6		
Project Description				Estimated Completion	
Extend existing Country Lane to the new FM 546 roadway.				TBD	
Funding Sources (Thru FY16-17)					
Impact Fees	Bonds**	Grants***	Developer Contributions	Other****	TOTAL
\$ 1,000,000	\$ 500,000	\$ -	\$ -	\$ -	\$ 1,500,000
Funding Sources (Future Years)					
Impact Fees	Bonds**	Grants***	Developer Contributions	Other****	TOTAL
\$ -	\$ -	\$ -	\$ -		\$ -
					GRAND TOTAL
					\$ 1,500,000
<small>*Map ID numbers are indicated on map **Bonds may include General Obligation Bonds, Certificates of Obligation, or Revenue Bonds ***Grants may include cost-sharing participation from county, regional, state, or federal sources **** Other may include General Fund, Water Fund, Construction Fund Interest, or savings reallocations from other projects.</small>					% of Project Funded by Impact Fees
					66.67%

Active Roadway Improvement Plan Project Summary Sheet					
Project Name		CIP Project Number	Map ID Number*		
CUSTER ROAD (DESIGN)		ST9115	7		
Project Description				Estimated Completion	
Design study for the future widening of the road to four lanes (ultimately six lanes generally between US 380 and FM 1461) and realignment at the north end near FM 1461.				Jul-2018	
Funding Sources (Thru FY16-17)					
Impact Fees	Bonds**	Grants***	Developer Contributions	Other****	TOTAL
\$ 600,000	\$ 2,010,000	\$ 1,250,000	\$ 59,824	\$ -	\$ 3,919,824
Funding Sources (Thru Future Years)					
Impact Fees	Bonds**	Grants***	Developer Contributions	Other****	TOTAL
\$ -	\$ 4,690,000	\$ -	\$ -	\$ -	\$ 4,690,000
					GRAND TOTAL
					\$ 8,609,824
<p><i>*Map ID numbers are indicated on map</i></p> <p><i>**Bonds may include General Obligation Bonds, Certificates of Obligation, or Revenue Bonds</i></p> <p><i>***Grants may include cost-sharing participation from county, regional, state, or federal sources</i></p> <p><i>**** Other may include General Fund, Water Fund, Construction Fund Interest, or savings reallocations from other projects.</i></p>					% of Project Funded by Impact Fees
					6.97%

Active Roadway Improvement Plan Project Summary Sheet					
Project Name		CIP Project Number	Map ID Number*		
COLLIN MCKINNEY PKWY PUBLIC-PRIVATE PARTNERSHIP (CONSTRUCTION)		FA4314	8		
Project Description					Estimated Completion
Participate with private developer in cost-sharing for the construction of Collin McKinney Pkwy between Stacy Rd and Village Park Dr.					Complete
Funding Sources (Thru FY16-17)					
Impact Fees	Bonds**	Grants***	Developer Contributions	Other****	TOTAL
\$ 150,000	\$ -	\$ -	\$ 730,000	\$ -	\$ 880,000
Funding Sources (Future Years)					
Impact Fees	Bonds**	Grants***	Developer Contributions	Other****	TOTAL
\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
					GRAND TOTAL
					\$ 880,000
<i>*Map ID numbers are indicated on map **Bonds may include General Obligation Bonds, Certificates of Obligation, or Revenue Bonds ***Grants may include cost-sharing participation from county, regional, state, or federal sources **** Other may include General Fund, Water Fund, Construction Fund Interest, or savings reallocations from other projects.</i>					% of Project Funded by Impact Fees
					17.05%

Active Roadway Improvement Plan Project Summary Sheet					
Project Name		CIP Project Number	Map ID Number*		
COLLIN MCKINNEY PKWY PUBLIC-PRIVATE PARTNERSHIP (ACQUISITIONS)		FA4408	9		
Project Description					Estimated Completion
Participate with private developer in cost-sharing for the acquisition of right-of-way and easements associated with the construction of Collin McKinney Pkwy between Stacy Rd and Village Park Dr.					N/A
Funding Sources (Thru FY16-17)					
Impact Fees	Bonds**	Grants***	Developer Contributions	Other****	TOTAL
\$ 120,000	\$ -	\$ -	\$ 30,000	\$ -	\$ 150,000
Funding Sources (Future Years)					
Impact Fees	Bonds**	Grants***	Developer Contributions	Other****	TOTAL
\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
					GRAND TOTAL
					\$ 150,000
*Map ID numbers are indicated on map **Bonds may include General Obligation Bonds, Certificates of Obligation, or Revenue Bonds ***Grants may include cost-sharing participation from county, regional, state, or federal sources **** Other may include General Fund, Water Fund, Construction Fund Interest, or savings reallocations from other projects.					% of Project Funded by Impact Fees
					80.00%

Active Roadway Improvement Plan Project Summary Sheet					
Project Name		CIP Project Number	Map ID Number*		
TRAFFIC SIGNALIZATION CONSTRUCTION		TR1620	10		
Project Description					Estimated Completion
New signals at the intersections of Independence Pkwy & Westridge Blvd, Hardin Blvd & Winding Brook Dr, Custer Rd & Silverado Trl, and Ridge Rd & Habersham.					Aug-2018
Funding Sources (Thru FY16-17)					
Impact Fees	Bonds**	Grants***	Developer Contributions	Other****	TOTAL
\$ 300,000	\$ 650,000	\$ -	\$ -	\$ -	\$ 950,000
Funding Sources (Future Years)					
Impact Fees	Bonds**	Grants***	Developer Contributions	Other****	TOTAL
\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
					GRAND TOTAL
					\$ 950,000
*Map ID numbers are indicated on map **Bonds may include General Obligation Bonds, Certificates of Obligation, or Revenue Bonds ***Grants may include cost-sharing participation from county, regional, state, or federal sources **** Other may include General Fund, Water Fund, Construction Fund Interest, or savings reallocations from other projects.					% of Project Funded by Impact Fees
					31.58%

Active Water/Wastewater Improvement Plan Project Summary Sheet					
Project Name		CIP Project Number	Map ID Number*		
HARDIN BLVD 36" WATER LINE		WA2029	11		
Project Description				Estimated Completion	
5,800 LF of 36 inch water line from Wilmeth Rd to Bloomdale Rd along Hardin Blvd. This project is complete.				Complete	
Funding Sources (Thru FY16-17)					
Impact Fees	Bonds**	Grants***	Developer Contributions	Other****	TOTAL
\$ 600,000	\$ -	\$ -	\$ -	\$ 200,000	\$ 800,000
Funding Sources (Future Years)					
Impact Fees	Bonds**	Grants***	Developer Contributions	Other****	TOTAL
\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
					GRAND TOTAL
					\$ 800,000
*Map ID numbers are indicated on map **Bonds may include General Obligation Bonds, Certificates of Obligation, or Revenue Bonds ***Grants may include cost-sharing participation from county, regional, state, or federal sources **** Other may include General Fund, Water Fund, Construction Fund Interest, or savings reallocations from other projects.					% of Project Funded by Impact Fees
					75.00%

Active Water/Wastewater Improvement Plan Project Summary Sheet					
Project Name		CIP Project Number	Map ID Number*		
CLUB LAKE 8 INCH WATER LINE LOOP		WA4226	12		
Project Description				Estimated Completion	
Design and construct secondary water source to area				Jan-2018	
Funding Sources (Thru FY16-17)					
Impact Fees	Bonds**	Grants***	Developer Contributions	Other****	TOTAL
\$ 85,000	\$ 280,000	\$ -	\$ -	\$ -	\$ 365,000
Funding Sources (Future Years)					
Impact Fees	Bonds**	Grants***	Developer Contributions	Other****	TOTAL
\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
					GRAND TOTAL
					\$ 365,000
*Map ID numbers are indicated on map **Bonds may include General Obligation Bonds, Certificates of Obligation, or Revenue Bonds ***Grants may include cost-sharing participation from county, regional, state, or federal sources **** Other may include General Fund, Water Fund, Construction Fund Interest, or savings reallocations from other projects.					% of Project Funded by Impact Fees
					23.29%

Active Water/Wastewater Improvement Plan Project Summary Sheet					
Project Name		CIP Project Number	Map ID Number*		
BLOOMDALE PUMP STATION LINE (850 PP)		WA4340	13		
Project Description				Estimated Completion	
6,900 LF of 42 inch water line, 1,300 LF of 54 inch water line, and 450 LF of 54 inch water line from the Bloomdale Rd Pump Station Site to Hardin Blvd along Bloomdale Rd.				Apr-2019	
Funding Sources (Thru FY16-17)					
Impact Fees	Bonds**	Grants***	Developer Contributions	Other****	TOTAL
\$ 1,300,000	\$ 5,935,000	\$ -	\$ -	\$ -	\$ 7,235,000
Funding Sources (Future Years)					
Impact Fees	Bonds**	Grants***	Developer Contributions	Other****	TOTAL
\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
					GRAND TOTAL
					\$ 7,235,000
*Map ID numbers are indicated on map **Bonds may include General Obligation Bonds, Certificates of Obligation, or Revenue Bonds ***Grants may include cost-sharing participation from county, regional, state, or federal sources **** Other may include General Fund, Water Fund, Construction Fund Interest, or savings reallocations from other projects.					% of Project Funded by Impact Fees
					17.97%

Active Water/Wastewater Improvement Plan Project Summary Sheet					
Project Name		CIP Project Number	Map ID Number*		
US380 WATERLINE IMPROVEMENT		WA4415	14		
Project Description				Estimated Completion	
Constructing a master planned 24" waterline and replacing the existing water lines.				Dec-2018	
Funding Sources (Thru FY16-17)					
Impact Fees	Bonds**	Grants***	Developer Contributions	Other****	TOTAL
\$ 3,200,000	\$ 1,535,000	\$ -	\$ -	\$ -	\$ 4,735,000
Funding Sources (Future Years)					
Impact Fees	Bonds**	Grants***	Developer Contributions	Other****	TOTAL
\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
					GRAND TOTAL
					\$ 4,735,000
*Map ID numbers are indicated on map **Bonds may include General Obligation Bonds, Certificates of Obligation, or Revenue Bonds ***Grants may include cost-sharing participation from county, regional, state, or federal sources **** Other may include General Fund, Water Fund, Construction Fund Interest, or savings reallocations from other projects.					% of Project Funded by Impact Fees
					67.58%

Active Water/Wastewater Improvement Plan Project Summary Sheet					
Project Name		CIP Project Number	Map ID Number*		
UNIVERSITY PUMP STATION (10 MG GROUND STORAGE TANK)		WA6116	15		
Project Description				Estimated Completion	
Construct second 10 million gallon ground storage tank at University Pump Station. This project is complete.				Complete	
Funding Sources (Thru FY16-17)					
Impact Fees	Bonds**	Grants***	Developer Contributions	Other****	TOTAL
\$ 5,700,000	\$ 2,510,000	\$ -	\$ -	\$ -	\$ 8,210,000
Funding Sources (Future Years)					
Impact Fees	Bonds**	Grants***	Developer Contributions	Other****	TOTAL
\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
					GRAND TOTAL
					\$ 8,210,000
*Map ID numbers are indicated on map **Bonds may include General Obligation Bonds, Certificates of Obligation, or Revenue Bonds ***Grants may include cost-sharing participation from county, regional, state, or federal sources **** Other may include General Fund, Water Fund, Construction Fund Interest, or savings reallocations from other projects.					% of Project Funded by Impact Fees
					69.43%

Active Water/Wastewater Improvement Plan Project Summary Sheet					
Project Name		CIP Project Number	Map ID Number*		
REDBUD PUMP STATION SITE		WA8132	16		
Project Description				Estimated Completion	
Construct a new water pump station & ground storage facility.				2018	
Funding Sources (Thru FY16-17)					
Impact Fees	Bonds**	Grants***	Developer Contributions	Other****	TOTAL
\$ 2,700,000	\$ 24,700,000	\$ -	\$ -	\$ -	\$ 27,400,000
Funding Sources (Future Years)					
Impact Fees	Bonds**	Grants***	Developer Contributions	Other****	TOTAL
\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
					GRAND TOTAL
					\$ 27,400,000
*Map ID numbers are indicated on map **Bonds may include General Obligation Bonds, Certificates of Obligation, or Revenue Bonds ***Grants may include cost-sharing participation from county, regional, state, or federal sources **** Other may include General Fund, Water Fund, Construction Fund Interest, or savings reallocations from other projects.					% of Project Funded by Impact Fees
					9.85%

Active Water/Wastewater Improvement Plan Project Summary Sheet					
Project Name		CIP Project Number	Map ID Number*		
HARDIN BLVD ELEVATED STORAGE TANK		WA9117	17		
Project Description					Estimated Completion
Constructed 2 million gallon elevated storage tank located near the intersection of Hardin Blvd and Virginia Pkwy; 1,300 LF of 24" water line and 350 LF of 16" water line. This project is complete.					Complete
Funding Sources (Thru FY16-17)					
Impact Fees	Bonds**	Grants***	Developer Contributions	Other****	TOTAL
\$ 220,500	\$ 5,573,830	\$ -	\$ -	\$ -	\$ 5,794,330
Funding Sources (Future Years)					
Impact Fees	Bonds**	Grants***	Developer Contributions	Other****	TOTAL
\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
					GRAND TOTAL
					\$ 5,794,330
*Map ID numbers are indicated on map **Bonds may include General Obligation Bonds, Certificates of Obligation, or Revenue Bonds ***Grants may include cost-sharing participation from county, regional, state, or federal sources **** Other may include General Fund, Water Fund, Construction Fund Interest, or savings reallocations from other projects.					% of Project Funded by Impact Fees
					3.81%

Active Water/Wastewater Improvement Plan Project Summary Sheet					
Project Name		CIP Project Number	Map ID Number*		
STONEBRIDGE LIFT STATION		WW4359	18		
Project Description				Estimated Completion	
Decommissioning of an existing lift station and replacing with a 24" gravity trunk line.				2020	
Funding Sources (Thru FY16-17)					
Impact Fees	Bonds**	Grants***	Developer Contributions	Other****	TOTAL
\$ 800,000	\$ -	\$ -	\$ -	\$ -	\$ 800,000
Funding Sources (Future Years)					
Impact Fees	Bonds**	Grants***	Developer Contributions	Other****	TOTAL
\$ 1,890,000	\$ -	\$ -	\$ -	\$ -	\$ 1,890,000
					GRAND TOTAL
					\$ 2,690,000
*Map ID numbers are indicated on map **Bonds may include General Obligation Bonds, Certificates of Obligation, or Revenue Bonds ***Grants may include cost-sharing participation from county, regional, state, or federal sources **** Other may include General Fund, Water Fund, Construction Fund Interest, or savings reallocations from other projects.					% of Project Funded by Impact Fees
					100.00%

F. Appendix (*available in the City Secretary's Office*)

- 2012-2013 Land Use Assumptions
- 2012-2013 Capital Improvements Plan for Roadway Impact Fees
- 2012-2013 Capital Improvements Plan for Water/Wastewater Impact Fees
- 2012-2013 Roadway Impact Fee Schedule A
- 2012-2013 Roadway Impact Fee Schedule B
- 2012-2013 Roadway Impact Fee Schedule C
- 2012-2013 Roadway Impact Fee Schedule D
- 2012-2013 Utility Impact Fee Schedule