Chandler + Arizona
Where Values Make The Difference

City of Chandler
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2007 Utility SDC Update

February 2008

Report Prepared By:

REDOAK CONSULTING
A DIVISION OF MALCOLM PIRNIE

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1. Introduction and Background

1.1. Purpose of Study

The City of Chandler (City) retained Red Oak Consulting (Red Oak) to update the City's Water and Wastewater System Development Charges (SDCs). Traditionally, the City updates SDCs every other year and a consultant performs a more comprehensive update on intervening years.

In 2006, the City increased the single family water SDC by 37.60% from $3,085 to $4,245 and the single family wastewater SDC by 25.19% from $3,025 to $3,787, upon completion of Red Oak's 2005 study.

In 2007, City staff updated the fees and increased the single family water SDC by 10.81% from $4,245 to $4,704 and the single family wastewater SDC by 3.04% from $3,787 to $3,902.

1.2. Background

The City of Chandler has a population of approximately 247,800 as of July 1, 2007. Growth of 2.34% is anticipated for the current fiscal year (FY) with growth declining as the City approaches build-out. Residential build-out is anticipated to occur in FY 2024-25 with a population of 286,300. Nonresidential build-out is anticipated to occur in FY 2039-40 with 112,752,650 square feet of development.

1.3. Reliance on City Provided Data

During the course of this project, the City provided Red Oak with financial reports and projected water and wastewater growth related expenditures. Red Oak has reviewed the data for reasonableness and general representation of cost and related activities. Red Oak did not independently assess or verify the accuracy of such data. We have relied on this data in the formulation of our findings and subsequent recommendations, as well as in the preparation of this report. As is often the case, there will be differences between actual and projected data, and these differences may be significant. Therefore, we take no responsibility for the accuracy of data or projections provided by or prepared on behalf of the City, nor does Red Oak have any responsibility for updating this report for events occurring after the date of this report.

1.4. Acknowledgements

The successful completion of this study depended on the efforts of the City of Chandler staff. In particular the Red Oak study team would like to thank Ms. Julie Buelt, Ms. Helen Parker and Mr. Dave Siegel, Municipal Utilities Director for their support and guidance throughout this study.

2. Updated SDCs

2.1. Methodology

Properly designed SDCs should generate revenues sufficient to fund the planned growth-related capital improvements and any associated borrowing costs over the intended study period. In the case of Chandler the study period for this analysis is through the City's expected build-out. Due to the variability in development and resulting fee revenues, each SDC fund must maintain a separate and adequate fund balance.

The City's ability to fund the growth-related future capital improvements is illustrated in the cash flow schedules prepared for each SDC area (see Appendix B). SDC revenues are based on the City's planned development and capital expenditures. Red Oak included long-term borrowings and/or "loans" from the City's Water Operating Fund and Wastewater Operating Fund as necessary. Any borrowings made from the Operating Funds are later repaid from SDCs. The borrowings and loans finance improvements before sufficient SDC revenues are accumulated. In the event that there are insufficient funds available in the Operating Fund in a given year, it may be necessary to issue bonds for the SDC Fund or defer growth-related CIP.

Under the "cash flow" methodology a fee with a defined parameter is calculated in the base year (FY 2008-09) and escalated in future years. In this study the inflation factor applied to the water SDC in future years is 1.478%. The inflation factor applied to wastewater SDCs in future years is 2.239%. The inflation factor is calculated in combination with the base year fee in order to ensure that revenues from new development are sufficient to recover all growth-related expenditures or costs. The defined parameter referenced above is that the accrued SDC revenue is to be exhausted when the build-out year is reached or the year when final debt service payments are made, whichever is later.

The City intends to use SDC revenue to pay debt service on growth-related borrowings. For this reason Red Oak includes interest on debt issued for growth-related projects in the SDC calculation.

2.2. Calculated Fees

Red Oak used the "cash flow" approach to calculate to the water and wastewater SDCs. The 2005 SDC study also used this approach.

Red Oak recommends maintaining the total water SDC at the present level of $4,704 per equivalent residential unit (ERU). Red Oak further recommends increasing the water system portion of the SDC and reducing the water resource portion by $714 per ERU.

The lower water resource fee will be sufficient to fund the projected water resource capital projects through build-out.

The water system component of the SDC applies to all new development in the City. The water resource portion only applies to new development in a Southern portion of the City. Appendix E contains a map of this area.

Red Oak recommends increasing the total wastewater SDC from $3,902 to $6,100 per ERU. The wastewater SDC is comprised of three components: sewer treatment, trunkline and reclaimed water. The sewer treatment component increases from $2,281 to $4,908. The trunkline component decreases from $285 to $155. The reclaimed water component decreases from $1,336 to $1,037.

The fees for each component of the water and wastewater SDCs are based on the projected future capital needs for the individual components. Using the wastewater SDC as an example, the calculated wastewater SDC is $6,100, and is comprised of treatment, trunkline and reclaimed water components. The projected growth-related trunkline CIP through build-out represents 2.54% of the total growth-related wastewater CIP. The trunkline SDC therefore represents 2.54% of the total wastewater SDC. The growth-related reclaimed water CIP comprises 17.00% of the total growth-related wastewater CIP and therefore is calculated at 17.00% of the total wastewater SDC. The balance of the growth-related wastewater CIP is related to treatment and is reflected accordingly in the treatment component of the wastewater SDC.

Table 2-1 shows the components of the single family residential water and wastewater SDCs. Appendix A includes a complete listing of the City's current and proposed utility SDCs. Appendix B contains the cash flow projection for both the water and wastewater SDC funds.

Table 2-1.
Projected Single Family Residential SDC

	SDC		Difference	
Fee	Current	Proposed	$	%
Water				
System	$3,959	$4,673	$714	18%
Resource	745	31	(714)	(96%)
Total	$4,704	$4,704	$0	0%
Wastewater				
Treatment	$2,281	$4,908	$2,627	115%
Trunkline	285	155	(130)	(46%)
Reclaimed Water	1,336	1,037	(299)	(22%)
Total	$3,902	$6,100	$2,198	56%

3. Explanation of Fee Differences

3.1. Fee Calculations

There are two major components in determining or calculating SDCs. The first component is the capital cost and the second component is the development to be served. A change in either of the two components will result in a change in the calculated SDC. For the 2007 update to Chandler's utility SDCs both the capital cost component and development component changed.

3.1.1. Growth-Related CIP

In last year's staff update, water growth-related CIP (inflated dollars) for FY 2007-08 through build-out period was projected at $135,233,600; in the current update the CIP projections (excluding encumbrances and carry forwards) for the same time period are $135,351,834. It should be noted that there may have been projects that were completed ahead of schedule and are no longer included in the CIP.

Whereas the water growth-related CIP increased slightly between the staff update and the current study, the projected wastewater growth-related CIP increased more significantly. In examining only the FY 2007-08 through build-out period the projected CIP (inflated dollars) in the staff update was $103,847,100 and in the current study is $200,432,462. The most significant increase was the addition of an $86.8 million water reclamation facility expansion in FY 2011-12. As was the case for water, there may have been some projects that were completed ahead of schedule and are no longer in the plan. There may also be some projects that were delayed and are now shown in the FY 2007-08 through build-out period. Table 3-1 compares the CIP cost changes for both the water and wastewater funds.

Table 3-1.
CIP Comparison
Staff Update versus Current Study

			Difference	
	Current	Staff Update	$	%
Water	$135,351,834	$135,233,600	$118,234	0.1%
Wastewater	200,432,462	103,847,100	96,585,362	93%

The water CIP projections increased by 0.1% while the wastewater CIP projections have increased by 93%. Table 3-2 illustrates the most significant changes in the growth-related CIP for water and wastewater for FY 2007-08 through build-out. Table 3-2 does not represent all of the changes in CIP, but rather provides examples of the types of change that occurred.

Table 3-2.
Growth-Related CIP
Staff Update versus Current Study

Item	Project Number	Project Description	Staff Update	Current	Difference
Water					
1	WA034	Well Construction	$6,713,300	$15,413,919	$8,700,619
2	WA076	Transmission Mains	26,875,700	16,902,300	(9,973,400)
3	WA209	Water Treatment Plant Expansion	46,512,800	5,512,800	(41,000,000)
4	WA334	Joint Water Treatment Plant	54,269,400	95,932,100	41,662,700
Wastewater					
5	WW022	Water Reclamation Facility Expansion	$80,380,000	$169,165,000	$88,785,000
6	WW192	Effluent Reuse-Transmission Mains	6,695,600	13,730,000	7,034,400

Another capital cost-related factor for the increase in the wastewater fee is the $91.9 million in CIP in FY 2011-12. Because these costs are anticipated to occur in the near future the City will not generate sufficient SDC revenues to "cash fund" the project. The CIP expenditures in this one year result in the need for bond issues to fund the program. It is anticipated that $80.0 million in bonds for wastewater will need to be issued. The projected bond issues result in an additional $6.5 million in annual debt service for wastewater that was not previously projected. Higher SDCs are required to pay the additional debt service. The full CIP can be found in the City's Infrastructure Improvement Plan (IIP).

3.1.2. Development Projections

The second component which impacts the determination of SDCs is the development to be served by growth-related capital. For the City of Chandler the unit of measurement for development to be served by additional growth-related capital projects is stated in equivalent residential units (ERUs). The number of ERUs that are projected in the current study are higher than those contained in the 2006 staff update. For FY 2008-09 through build-out, the staff update projected 28,730 ERUs for water and 28,918 ERUs for wastewater. The current study projects 39,902 ERUs for water, an increase of 11,172 or 39% and 40,166 for wastewater, an increase of 11,248 or 39%.

As the City approaches build-out the projections of new development improve and become more accurate. The adjustments to the number of ERUs to be served between the previous staff update and the current study are a reflection of better and more recent data and projections. Table 3-3 identifies the changes in projected development between the staff update and the current study.

Table 3-3.
Projected Development Staff Update versus Current Study

			Difference	
Description	Staff Update	Current	Number	%
Population (1)	286,293	286,300	7	0%
Nonresidential Square Footage (2)	104,714,899	112,752,650	8,037,751	8%
Water ERUs (3)	28,730	39,902	11,172	39%
Wastewater ERUs (3)	28,918	40,166	11,248	39%

(1) Population at build-out
(2) Nonresidential square feet at build-out
(3) ERUs FY 2008-09 through build-out

There are two reasons for the changes in projected nonresidential developments and therefore ERUs. The first is as previously discussed a better projection of planned developments as the City becomes increasingly closer to build-out. The second factor was a change in square foot/ERU ratio. In 2005, a square foot/ERU factor of 2,364 was calculated by Red Oak. This factor was also used in the staff update. In 2007 this ratio is calculated at 2,038. In order to arrive at the square foot/ERU figure, the total developed nonresidential square footage in the base year was divided by the number of water meter ERUs for the same base year. The number of nonresidential water meter ERUs (in the base years of the Consultant studies) increased by 23% (21,737 to 26,804) between FY 2004-05 and FY 2007-08, but the nonresidential square footage increased by 5% during the same period. The square footage per ERU factor therefore decreased between the prior Red Oak update in 2005 and the current study. The ERU ratio is used to approximate the number of ERUs for non-residential development.

By evaluating the number of ERUs associated with currently developed nonresidential square footage, it is then possible to project the number of future nonresidential ERUs. By dividing the projected nonresidential square footage development in each year by the calculated ratio, an estimation of the number of nonresidential ERUs to come on line each year is projected. The result of the higher square footage projection at build-out and lower square footage per ERU factor resulted in a higher number of ERUs to be served than in the prior study. Appendix C contains the projected ERU development plan.

3.1.3. Net Result of Differences

Water growth-related capital projects increased by 0.1% between the staff update and the current study, and the projected number of ERUs to be served increased 39% during the same timeframe. As a result of these changes the water SDC in total remains unchanged, but the escalation factor for the water SDC in the future decreases from 3.098% to 1.478%.

The wastewater growth-related CIP increased by 93% between the staff update and the current study, while the ERUs to be served increased by 39% during the same period. Based on the capital cost increases alone, the proposed wastewater SDC increase from $3,902 to $6,100 (a 56% increase) would have been even higher if the projections of ERUs had not increased. The wastewater SDC is proposed to increase at an annual rate of 2.239%, as opposed to the prior study rate of 3.112%.

4. SDC Survey Results

4.1. Survey Results

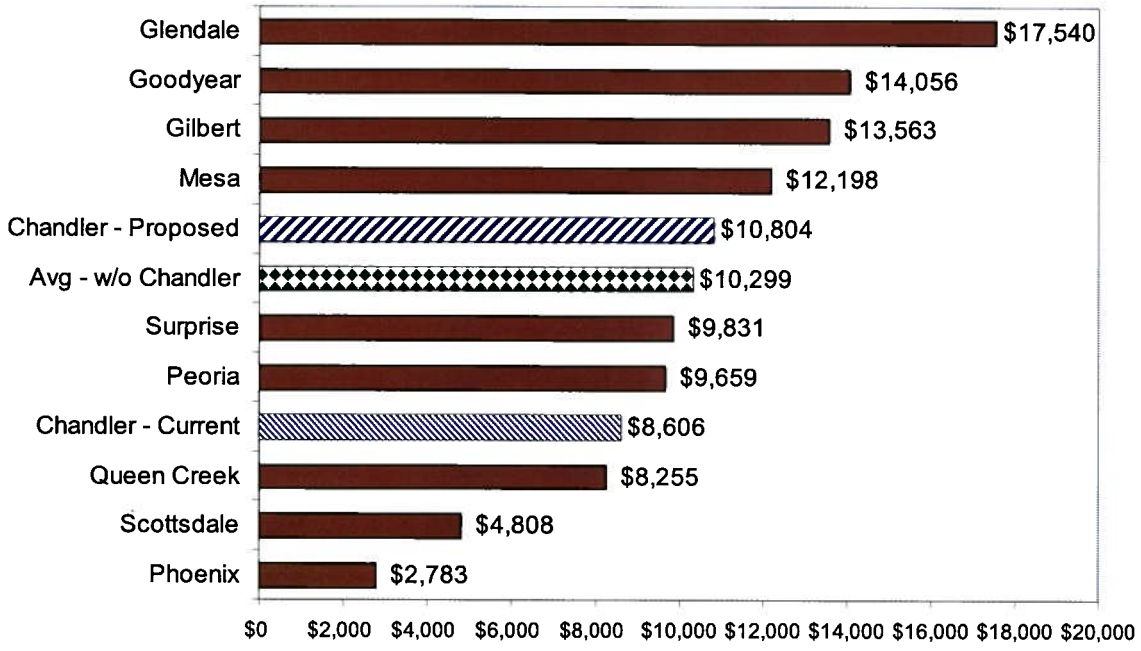
As part of the study Red Oak compared the proposed SDCs for the City of Chandler to the fees in surrounding communities. Survey results are intended only to compare the City's SDCs or cost of serving growth or new demand to similar fees assessed in the indicated communities. There can be any number of reasons why the City's SDCs are higher or lower than those indicated in the survey. These reasons may relate to conscious decisions made by these communities regarding how growth-related costs are defined, the degree to which "full cost" fees are adopted, e.g., a given community may adopt less than 100% of the full cost fee, etc.

Chandler's combined water and wastewater SDCs for a single-family development with a 1-inch meter (standard for a single family residential development) are currently $8,606 and are projected to increase to $10,804. The standard meter size for a single-family development in other communities is a 3/4-inch meter. Figure 4-1 compares the combined water and wastewater SDCs for a single family residential development with a 1-inch meter. While the survey average of $9,673 is lower than Chandler's projected fee, the City's fee would still be lower than the fees currently in effect in Glendale, Goodyear, Gilbert and Surprise. Survey results for a ¾-inch meter can be found in Appendix D.

Chandler's combined charges for water and wastewater for the multi-family class is projected to be $4,509, a decrease from the current combined fee of $4,702. This is below the survey average of $5,786.

At $86,637 the proposed water and wastewater SDC fees for a commercial development with a 2-inch meter in Chandler would be the second highest of the surveyed communities. The highest fee is for Scottsdale at $139,339. Appendix D contains the complete survey results.

Figure 4-1:
Single Family Residential Combined Water and Wastewater SDC Comparison
(1-inch meter)



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City of Chandler
2007 Utility SDC Update

Appendix A:
Current Versus Proposed Utility SDCs

REDOAK CONSULTING
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City of Chandler
System Development Charges

	Current	Proposed
Water System:		
Single-family (per dwelling unit)	$3,959.00	$4,673.00
Multi-family (per dwelling unit)	1,998.00	1,705.00
5/8 x 3/4 Disc Meter	3,959.00	4,673.00
3/4 Disc Meter	5,939.00	7,010.00
1-0 Disc Meter	9,898.00	11,684.00
1 1/2 Disc Meter	19,795.00	23,367.00
2-0 Disc Meter	31,672.00	37,387.00
3-0 Compound Meter	63,343.00	74,775.00
4-0 Compound Meter	98,973.00	116,836.00
6-0 Compound Meter	197,946.00	233,671.00
8-0 Compound Meter	316,712.00	373,874.00
2-0 Turbine Meter	31,672.00	37,387.00
3-0 Turbine Meter	69,282.00	81,785.00
6-0 Turbine Meter	247,431.00	292,089.00
8-0 Turbine Meter	356,301.00	420,608.00
Water Resource:		
Single-family (per dwelling unit)	$745.00	$31.00
Multi-family (per dwelling unit)	407.00	12.00
5/8 x 3/4 Disc Meter	951.00	39.00
3/4 Disc Meter	1,455.00	60.00
1-0 Disc Meter	2,320.00	99.00
1 1/2 Disc Meter	6,254.00	231.00
2-0 Disc Meter	10,717.00	450.00
2-0 Turbine Meter	14,254.00	450.00
Larger than 2-inch seperately determined based on estimated individual water use.		
Wastewater Trunkline:		
Single-family (per dwelling unit)	$285.00	$155.00
Multi-family (per dwelling unit)	167.00	71.00
5/8 x 3/4 Disc Meter	285.00	155.00
3/4 Disc Meter	427.00	233.00
1-0 Disc Meter	711.00	388.00
1 1/2 Disc Meter	1,422.00	776.00
2-0 Disc Meter	2,275.00	1,242.00
3-0 Compound Meter	4,549.00	2,483.00
4-0 Compound Meter	7,107.00	3,880.00
6-0 Compound Meter	14,214.00	7,761.00
8-0 Compound Meter	22,743.00	12,417.00
2-0 Turbine Meter	2,275.00	1,242.00
3-0 Turbine Meter	4,975.00	2,716.00
6-0 Turbine Meter	17,768.00	9,701.00
8-0 Turbine Meter	25,586.00	13,970.00

City of Chandler
System Development Charges

	Current	Proposed
Wastewater Treatment:		
Single-family (per dwelling unit)	$2,281.00	$4,908.00
Multi-family (per dwelling unit)	1,343.00	2,246.00
5/8 x 3/4 Disc Meter	2,281.00	4,908.00
3/4 Disc Meter	3,420.00	7,361.00
1-0 Disc Meter	5,701.00	12,269.00
1 1/2 Disc Meter	11,401.00	24,538.00
2-0 Disc Meter	18,241.00	39,260.00
3-0 Compound Meter	36,482.00	78,521.00
4-0 Compound Meter	57,002.00	122,689.00
6-0 Compound Meter	114,004.00	245,377.00
8-0 Compound Meter	182,406.00	392,603.00
2-0 Turbine Meter	18,241.00	39,260.00
3-0 Turbine Meter	39,902.00	85,882.00
6-0 Turbine Meter	142,505.00	306,721.00
8-0 Turbine Meter	205,206.00	441,679.00
Reclaimed Water:		
Single-family (per dwelling unit)	$1,336.00	$1,037.00
Multi-family (per dwelling unit)	787.00	475.00
5/8 x 3/4 Disc Meter	1,336.00	1,037.00
3/4 Disc Meter	2,005.00	1,556.00
1-0 Disc Meter	3,341.00	2,593.00
1 1/2 Disc Meter	6,680.00	5,186.00
2-0 Disc Meter	10,688.00	8,298.00
3-0 Compound Meter	21,375.00	16,596.00
4-0 Compound Meter	33,398.00	25,931.00
6-0 Compound Meter	66,796.00	51,862.00
8-0 Compound Meter	106,873.00	82,979.00
2-0 Turbine Meter	10,688.00	8,298.00
3-0 Turbine Meter	23,379.00	18,152.00
6-0 Turbine Meter	83,495.00	64,827.00
8-0 Turbine Meter	120,232.00	93,352.00
Total Utility SDC		
Single-family (per dwelling unit)	$8,606.00	$10,804.00
Multi-family (per dwelling unit)	4,702.00	4,509.00
5/8 x 3/4 Disc Meter	8,812.00	10,812.00
3/4 Disc Meter	13,246.00	16,220.00
1-0 Disc Meter	21,971.00	27,033.00
1 1/2 Disc Meter	45,552.00	54,098.00
2-0 Disc Meter	73,593.00	86,637.00
2-0 Turbine Meter	77,130.00	86,637.00

Larger than 2-inch seperately determined based on estimated individual water use.

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Where Values Make The Difference

City of Chandler
2007 Utility SDC Update

Appendix B:
Water and Wastewater SDC Cashflows

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CITY OF CHANDLER, ARIZONA
WATER SDC FUND

FILE: 07 Fin Plan
SCHEDULE: 30 Yr SDC Cash
DATE: 02/18/08
RANGE: W30YR

WATER SDC FUND		CURRENT YEAR FY 2007-08	*Projected* FY 2008-09	FY 2009-10	FY 2010-11	FY 2011-12	FY 2012-13	FY 2013-14
Water System SDC		$3,959	$4,673	$4,743	$4,814	$4,886	$4,959	$5,033
Water Resource SDC		745	31	31	31	31	31	31
Combined SDC Per ERU		**$4,704**	**$4,704**	$4,774	$4,845	$4,917	$4,990	$5,064
SDC Growth Rate	**1.478%**		0.00%	1.478%	1.478%	1.478%	1.478%	1.478%
Incremental ERU's	39,902 Total		2,905	2,731	1,943	1,943	1,943	1,943
Beginning of Year Fund Balance:		$32,445,939	$26,473,190	$1,592,144	$3,714,911	$409,662	$37,780,271	$5,206,171
Fund Revenues								
System Development Charges		9,447,773	13,666,677	13,037,794	9,413,835	9,553,731	9,695,570	9,839,352
Interest Earnings		719,206	661,830	47,764	130,022	16,386	1,700,112	260,309
Bond Proceeds		45,600,000	22,000,000	-	-	42,400,000	-	-
Loan From Operating or Bond Fund		-	-	-	675,000	-	-	-
Total Revenues		55,766,979	36,328,507	13,085,558	10,218,857	51,970,117	11,395,682	10,099,661
Fund Expenditures								
Water Growth - Related Capital		56,552,628	55,798,850	4,558,700	5,747,300	4,469,400	34,052,900	-
Loan Repayment To Operating or Bond Fund		1,336,288	1,336,288	1,336,288	1,336,288	1,381,659	1,381,659	1,381,659
Debt Service Payments		3,850,812	4,074,415	5,067,804	6,440,517	8,748,450	8,535,224	8,429,614
Total Expenditures		61,739,728	61,209,553	10,962,792	13,524,105	14,599,508	43,969,783	9,811,272
Increase/(Decrease) In Fund Balance		(5,972,749)	(24,881,046)	2,122,767	(3,305,249)	37,370,609	(32,574,101)	288,388
End of Year Fund Balance:		$26,473,190	$1,592,144	$3,714,911	$409,662	$37,780,271	$5,206,171	$5,494,559

CITY OF CHANDLER, ARIZONA
WATER SDC FUND

FILE: 07 Fin Plan
SCHEDULE: 30 Yr SDC Cash
DATE: 02/18/08
RANGE: W30YR

		Projected						
WATER SDC FUND		FY 2014-15	FY 2015-16	FY 2016-17	FY 2017-18	FY 2018-19	FY 2019-20	FY 2020-21
Water System SDC		$5,108	$5,184	$5,261	$5,339	$5,418	$5,499	$5,581
Water Resource SDC		31	31	31	31	31	31	31
Combined SDC Per ERU		$5,139	$5,215	$5,292	$5,370	$5,449	$5,530	$5,612
SDC Growth Rate	**1.478%**	1.478%	1.478%	1.478%	1.478%	1.478%	1.478%	1.478%
Incremental ERU's	39,902 Total	1,943	1,171	1,171	1,171	1,171	1,172	1,066
Beginning of Year Fund Balance:		$5,494,559	$5,570,383	$2,012,946	$528,959	$463,469	$515,474	$502,310
Fund Revenues								
System Development Charges		9,985,077	6,106,765	6,196,932	6,288,270	6,380,779	6,481,160	5,982,392
Interest Earnings		274,728	278,519	100,647	26,448	23,173	25,774	25,116
Bond Proceeds		-	-	-	-	-	-	-
Loan From Operating or Bond Fund		-	-	2,300,000	3,656,000	3,915,000	3,990,000	6,355,000
Total Revenues		10,259,805	6,385,284	8,597,579	9,970,718	10,318,952	10,496,934	12,362,508
Fund Expenditures								
Water Growth - Related Capital		236,097	-	-	-	-	-	1,525,121
Loan Repayment To Operating or Bond Fund		1,381,659	1,381,659	1,381,659	1,536,255	1,781,995	2,045,145	2,313,336
Debt Service Payments		8,566,225	8,561,063	8,699,908	8,499,953	8,484,953	8,464,953	8,464,953
Total Expenditures		10,183,980	9,942,722	10,081,567	10,036,207	10,266,948	10,510,097	12,303,409
Increase/(Decrease) In Fund Balance		75,824	(3,557,437)	(1,483,987)	(65,489)	52,005	(13,164)	59,099
End of Year Fund Balance:		$5,570,383	$2,012,946	$528,959	$463,469	$515,474	$502,310	$561,409

CITY OF CHANDLER, ARIZONA
WATER SDC FUND

FILE: 07 Fin Plan
SCHEDULE: 30 Yr SDC Cash
DATE: 02/18/08
RANGE: W30YR

		Projected						
WATER SDC FUND		FY 2021-22	FY 2022-23	FY 2023-24	FY 2024-25	FY 2025-26	FY 2026-27	FY 2027-28
Water System SDC		$5,664	$5,748	$5,833	$5,920	$6,008	$6,097	$6,188
Water Resource SDC		31	31	31	31	31	31	31
Combined SDC Per ERU		$5,695	$5,779	$5,864	$5,951	$6,039	$6,128	$6,219
SDC Growth Rate	**1.478%**	1.478%	1.478%	1.478%	1.478%	1.478%	1.478%	1.478%
Incremental ERU's	39,902 Total	1,066	1,066	1,066	1,067	891	891	891
Beginning of Year Fund Balance:		$561,409	$671,155	$674,539	$717,013	$777,864	$854,870	$930,608
Fund Revenues								
System Development Charges		6,070,870	6,160,414	6,251,024	6,349,717	5,380,749	5,460,048	5,541,129
Interest Earnings		28,070	33,558	33,727	35,851	38,893	42,744	46,530
Bond Proceeds		-	3,000,000	-	-	2,500,000	-	-
Loan From Operating or Bond Fund		5,185,000	4,000,000	5,740,000	7,785,000	3,590,000	5,185,000	3,620,000
Total Revenues		11,283,940	13,193,972	12,024,751	14,170,568	11,509,642	10,687,792	9,207,659
Fund Expenditures								
Water Growth - Related Capital		-	1,627,439	-	1,736,623	-	1,853,131	-
Loan Repayment To Operating or Bond Fund		2,740,491	3,018,284	3,287,147	3,672,965	2,591,332	3,171,976	3,520,490
Debt Service Payments		8,433,703	8,544,865	8,695,130	8,700,130	8,841,303	5,586,946	5,586,946
Total Expenditures		11,174,194	13,190,588	11,982,277	14,109,717	11,432,635	10,612,054	9,107,436
Increase/(Decrease) In Fund Balance		109,747	3,384	42,474	60,850	77,007	75,738	100,223
End of Year Fund Balance:		$671,155	$674,539	$717,013	$777,864	$854,870	$930,608	$1,030,832

CITY OF CHANDLER, ARIZONA
WATER SDC FUND

FILE: 07 Fin Plan
SCHEDULE: 30 Yr SDC Cash
DATE: 02/18/08
RANGE: W30YR

		Projected					
WATER SDC FUND		FY 2028-29	FY 2029-30	FY 2030-31	FY 2031-32	FY 2032-33	FY 2033-34
Water System SDC		$6,280	$6,373	$6,468	$6,564	$6,661	$6,760
Water Resource SDC		31	31	31	31	31	31
Combined SDC Per ERU		$6,311	$6,404	$6,499	$6,595	$6,692	$6,791
SDC Growth Rate	**1.478%**	1.478%	1.478%	1.478%	1.478%	1.478%	1.478%
Incremental ERU's	39,902 Total	891	890	891	891	891	891
Beginning of Year Fund Balance:		$1,030,832	$1,173,644	$1,172,413	$1,308,410	$1,381,610	$2,841,023
Fund Revenues							
System Development Charges		5,623,101	5,699,560	5,790,609	5,876,145	5,962,572	6,050,781
Interest Earnings		51,542	58,682	58,621	65,421	69,081	142,051
Bond Proceeds		-	-	-	-	-	-
Loan From Operating or Bond Fund		4,850,000	1,990,000	2,170,000	675,000	-	-
Total Revenues		10,524,643	7,748,242	8,019,230	6,616,566	6,031,653	6,192,832
Fund Expenditures							
Water Growth - Related Capital		1,977,456	-	-	-	-	-
Loan Repayment To Operating or Bond Fund		3,518,070	3,844,066	3,977,826	4,078,313	4,123,684	4,123,684
Debt Service Payments		4,886,305	3,905,407	3,905,407	2,465,052	448,556	448,556
Total Expenditures		10,381,830	7,749,473	7,883,232	6,543,365	4,572,240	4,572,240
Increase/(Decrease) In Fund Balance		142,812	(1,231)	135,997	73,200	1,459,413	1,620,592
End of Year Fund Balance:		$1,173,644	$1,172,413	$1,308,410	$1,381,610	$2,841,023	$4,461,616

CITY OF CHANDLER, ARIZONA
WATER SDC FUND

FILE: 07 Fin Plan
SCHEDULE: 30 Yr SDC Cash
DATE: 02/18/08
RANGE: W30YR

		Projected						
WATER SDC FUND		FY 2034-35	FY 2035-36	FY 2036-37	FY 2037-38	FY 2038-39	FY 2039-40	FY 2040-41
Water System SDC		$6,860	$6,962	$7,065	$7,170	$7,276	$7,384	$7,494
Water Resource SDC		31	31	31	31	31	31	31
Combined SDC Per ERU		$6,891	$6,993	$7,096	$7,201	$7,307	$7,415	$7,525
SDC Growth Rate	**1.478%**	1.478%	1.478%	1.478%	1.478%	1.478%	1.478%	1.478%
Incremental ERU's	39,902 Total	891	891	891	891	891	891	-
Beginning of Year Fund Balance:		$4,461,616	$6,252,338	$8,223,478	$10,384,948	$12,694,944	$15,168,686	$18,076,017
Fund Revenues								
System Development Charges		6,139,881	6,230,763	6,322,536	6,416,091	6,510,537	6,606,765	-
Interest Earnings		223,081	312,617	411,174	311,548	380,848	455,061	542,281
Bond Proceeds		-	-	-	-	-	-	-
Loan From Operating or Bond Fund		-	-	-	-	-	-	-
Total Revenues		6,362,962	6,543,380	6,733,710	6,727,639	6,891,385	7,061,826	542,281
Fund Expenditures								
Water Growth - Related Capital		-	-	-	-	-	-	-
Loan Repayment To Operating or Bond Fund		4,123,684	4,123,684	4,123,684	3,969,088	3,969,088	3,705,938	3,437,747
Debt Service Payments		448,556	448,556	448,556	448,556	448,556	448,556	448,556
Total Expenditures		4,572,240	4,572,240	4,572,240	4,417,644	4,417,644	4,154,494	3,886,303
Increase/(Decrease) In Fund Balance		1,790,722	1,971,140	2,161,470	2,309,996	2,473,742	2,907,331	(3,344,023)
End of Year Fund Balance:		$6,252,338	$8,223,478	$10,384,948	$12,694,944	$15,168,686	$18,076,017	$14,731,994

CITY OF CHANDLER, ARIZONA
WATER SDC FUND

FILE: 07 Fin Plan
SCHEDULE: 30 Yr SDC Cash
DATE: 02/18/08
RANGE: W30YR

		Projected						
WATER SDC FUND		FY 2041-42	FY 2042-43	FY 2043-44	FY 2044-45	FY 2045-46	FY 2046-47	FY 2047-48
Water System SDC		$7,605	$7,718	$7,833	$7,949	$8,067	$8,187	$8,308
Water Resource SDC		31	31	31	31	31	31	31
Combined SDC Per ERU		$7,636	$7,749	$7,864	$7,980	$8,098	$8,218	$8,339
SDC Growth Rate	**1.478%**	1.478%	1.478%	1.478%	1.478%	1.478%	1.478%	1.478%
Incremental ERU's	39,902 Total	-	-	-	-	-	-	-
Beginning of Year Fund Balance:		$14,731,994	$11,714,806	$9,057,591	$6,732,288	$4,723,043	$3,380,612	$2,239,211
Fund Revenues								
System Development Charges		-	-	-	-	-	-	-
Interest Earnings		441,960	351,444	271,728	201,969	141,691	101,418	67,176
Bond Proceeds		-	-	-	-	-	-	-
Loan From Operating or Bond Fund		-	-	-	-	-	-	-
Total Revenues		441,960	351,444	271,728	201,969	141,691	101,418	67,176
Fund Expenditures								
Water Growth - Related Capital		-	-	-	-	-	-	-
Loan Repayment To Operating or Bond Fund		3,010,592	2,662,078	2,393,215	2,007,397	1,484,123	1,242,818	894,305
Debt Service Payments		448,556	346,581	203,816	203,816	-	-	-
Total Expenditures		3,459,148	3,008,659	2,597,031	2,211,213	1,484,123	1,242,818	894,305
Increase/(Decrease) In Fund Balance		(3,017,188)	(2,657,215)	(2,325,304)	(2,009,245)	(1,342,432)	(1,141,400)	(827,129)
End of Year Fund Balance:		$11,714,806	$9,057,591	$6,732,288	$4,723,043	$3,380,612	$2,239,211	$1,412,083

CITY OF CHANDLER, ARIZONA
WATER SDC FUND

FILE: 07 Fin Plan
SCHEDULE: 30 Yr SDC Cash
DATE: 02/18/08
RANGE: W30YR

		Projected			
WATER SDC FUND		FY 2048-49	FY 2049-50	FY 2050-51	FY 2051-52
Water System SDC		$8,431	$8,556	$8,683	$8,812
Water Resource SDC		31	31	31	31
Combined SDC Per ERU		$8,462	$8,587	$8,714	$8,843
SDC Growth Rate	**1.478%**	1.478%	1.478%	1.478%	1.478%
Incremental ERU's	39,902 Total	-	-	-	-
Beginning of Year Fund Balance:		$1,412,083	$803,461	$502,577	$326,426
Fund Revenues					
System Development Charges		-	-	-	-
Interest Earnings		42,362	24,104	15,077	9,793
Bond Proceeds		-	-	-	-
Loan From Operating or Bond Fund		-	-	-	-
Total Revenues		42,362	24,104	15,077	9,793
Fund Expenditures					
Water Growth - Related Capital		-	-	-	-
Loan Repayment To Operating or Bond Fund		650,984	324,988	191,229	45,371
Debt Service Payments		-	-	-	-
Total Expenditures		650,984	324,988	191,229	45,371
Increase/(Decrease) In Fund Balance		(608,622)	(300,884)	(176,151)	(35,578)
End of Year Fund Balance:		$803,461	$502,577	$326,426	$290,848

CITY OF CHANDLER, ARIZONA
WASTEWATER SDC FUND

FILE: 07 Fin Plan
SCHEDULE: 30 Yr SDC Cash
DATE: 02/18/08
RANGE: WW30YR

SEWER SDC FUND		CURRENT YEAR FY 2007-08	*Projected* FY 2008-09	FY 2009-10	FY 2010-11	FY 2011-12	FY 2012-13	FY 2013-14
Sewer Treatment SDC		$2,281	$4,908	$5,018	$5,131	$5,246	$5,363	$5,483
Reclaimed Water SDC		1,336	1,037	1,060	1,083	1,107	1,132	1,157
Sewer Trunkline SDC		285	155	159	163	167	171	175
SDC Per ERU		**$3,902**	**$6,100**	$6,237	$6,377	$6,520	$6,666	$6,815
				17.00%				
SDC Growth Rate	**2.239%**		56.33%	2.239%	2.239%	2.239%	2.239%	2.239%
Incremental ERU's	40,166 Total		2,952	2,774	1,967	1,967	1,967	1,967
Beginning of Year Fund Balance:		$14,025,347	$6,667,221	$11,419,241	$24,500,551	$21,403,850	$11,608,498	$9,070,228
Fund Revenues								
System Development Charges		7,593,330	18,009,219	17,301,438	12,543,559	12,824,840	13,112,022	13,405,105
Interest Earnings		592,370	166,681	342,577	857,519	856,154	522,382	453,511
Bond Proceeds		-	-	19,000,000	-	80,000,000	-	-
Loan From Operating or Bond Fund		80,000,000	-	-	-	-	-	-
Total Revenues		88,185,700	18,175,900	36,644,015	13,401,078	93,680,994	13,634,404	13,858,616
Fund Expenses								
Sewer Growth - Related Capital		93,652,654	6,272,600	15,727,100	7,800,200	91,948,100	702,456	911,304
Loan Repayment To Operating or Bond Fund		(69,422)	5,307,835	5,307,835	5,307,835	5,307,835	5,307,835	5,307,835
Loan Repayment To Water Operating Fund		650,000	650,000	650,000	650,000	650,000	650,000	-
Loan Repayment To Sewer Operating Fund		600,000	600,000	600,000	600,000	600,000	600,000	600,000
Debt Service Payments		710,594	593,446	1,277,770	2,139,745	4,970,411	8,912,383	8,750,325
Total Expenses		95,543,825	13,423,880	23,562,705	16,497,780	103,476,346	16,172,674	15,569,463
Increase/(Decrease) In Fund Balance		(7,358,126)	4,752,020	13,081,311	(3,096,702)	(9,795,352)	(2,538,270)	(1,710,847)
End of Year Fund Balance:		$6,667,221	$11,419,241	$24,500,551	$21,403,850	$11,608,498	$9,070,228	$7,359,381

CITY OF CHANDLER, ARIZONA
WASTEWATER SDC FUND

FILE: 07 Fin Plan
SCHEDULE: 30 Yr SDC Cash
DATE: 02/18/08
RANGE: WW30YR

		Projected						
SEWER SDC FUND		FY 2014-15	FY 2015-16	FY 2016-17	FY 2017-18	FY 2018-19	FY 2019-20	FY 2020-21
Sewer Treatment SDC		$5,606	$5,732	$5,861	$5,992	$6,126	$6,263	$6,403
Reclaimed Water SDC		1,183	1,209	1,236	1,264	1,293	1,322	1,352
Sewer Trunkline SDC		179	183	187	191	195	199	203
SDC Per ERU		$6,968	$7,124	$7,284	$7,447	$7,614	$7,784	$7,958
SDC Growth Rate	**2.239%**	2.239%	2.239%	2.239%	2.239%	2.239%	2.239%	2.239%
Incremental ERU's	40,166 Total	1,967	1,178	1,178	1,178	1,178	1,178	1,070
Beginning of Year Fund Balance:		$7,359,381	$5,600,775	$408,286	$525,399	$478,505	$579,427	$575,722
Fund Revenues								
System Development Charges		13,706,056	8,392,072	8,580,552	8,772,566	8,969,292	9,169,552	8,515,060
Interest Earnings		367,969	280,039	20,414	26,270	23,925	28,971	28,786
Bond Proceeds		-	-	-	-	-	-	-
Loan From Operating or Bond Fund		-	650,000	7,140,000	6,020,000	5,950,000	5,440,000	6,500,000
Total Revenues		14,074,025	9,322,111	15,740,966	14,818,836	14,943,217	14,638,523	15,043,846
Fund Expenses								
Sewer Growth - Related Capital		1,099,779	-	-	-	-	-	-
Loan Repayment To Operating or Bond Fund		5,307,835	5,307,835	5,351,525	5,831,445	6,236,084	6,636,017	7,001,670
Loan Repayment To Water Operating Fund		-	-	-	-	-	-	-
Loan Repayment To Sewer Operating Fund		600,000	600,000	600,000	600,000	600,000	-	-
Debt Service Payments		8,825,017	8,606,765	9,672,329	8,434,285	8,006,211	8,006,211	8,006,211
Total Expenses		15,832,631	14,514,600	15,623,854	14,865,730	14,842,295	14,642,228	15,007,882
Increase/(Decrease) In Fund Balance		(1,758,606)	(5,192,489)	117,113	(46,894)	100,922	(3,705)	35,964
End of Year Fund Balance:		$5,600,775	$408,286	$525,399	$478,505	$579,427	$575,722	$611,686

CITY OF CHANDLER, ARIZONA
WASTEWATER SDC FUND

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		Projected						
SEWER SDC FUND		FY 2021-22	FY 2022-23	FY 2023-24	FY 2024-25	FY 2025-26	FY 2026-27	FY 2027-28
Sewer Treatment SDC		$6,546	$6,692	$6,842	$6,995	$7,152	$7,312	$7,475
Reclaimed Water SDC		1,382	1,413	1,444	1,476	1,509	1,543	1,578
Sewer Trunkline SDC		208	213	218	223	228	233	238
SDC Per ERU		$8,136	$8,318	$8,504	$8,694	$8,889	$9,088	$9,291
SDC Growth Rate	**2.239%**	2.239%	2.239%	2.239%	2.239%	2.239%	2.239%	2.239%
Incremental ERU's	40,166 Total	1,070	1,070	1,070	1,071	891	891	891
Beginning of Year Fund Balance:		$611,686	$753,007	$845,705	$657,516	$668,041	$780,494	$446,508
Fund Revenues								
System Development Charges		8,705,520	8,900,260	9,099,280	9,311,274	7,920,099	8,097,408	8,278,281
Interest Earnings		30,584	37,650	42,285	32,876	33,402	39,025	22,325
Bond Proceeds		-	-	-	-	-	-	-
Loan From Operating or Bond Fund		6,850,000	7,060,000	7,050,000	7,520,000	9,550,000	9,600,000	10,300,000
Total Revenues		15,586,104	15,997,910	16,191,565	16,864,150	17,503,501	17,736,433	18,600,606
Fund Expenses								
Sewer Growth - Related Capital		-	-	-	-	-	-	-
Loan Repayment To Operating or Bond Fund		7,438,573	7,899,000	8,373,543	8,847,414	9,384,836	10,064,208	10,709,479
Loan Repayment To Water Operating Fund		-	-	-	-	-	-	-
Loan Repayment To Sewer Operating Fund		-	-	-	-	-	-	-
Debt Service Payments		8,006,211	8,006,211	8,006,211	8,006,211	8,006,211	8,006,211	8,006,211
Total Expenses		15,444,784	15,905,212	16,379,754	16,853,625	17,391,047	18,070,419	18,715,690
Increase/(Decrease) In Fund Balance		141,320	92,699	(188,189)	10,525	112,454	(333,987)	(115,084)
End of Year Fund Balance:		$753,007	$845,705	$657,516	$668,041	$780,494	$446,508	$331,424

CITY OF CHANDLER, ARIZONA
WASTEWATER SDC FUND

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		Projected					
SEWER SDC FUND		FY 2028-29	FY 2029-30	FY 2030-31	FY 2031-32	FY 2032-33	FY 2033-34
Sewer Treatment SDC		$7,642	$7,813	$7,988	$8,167	$8,350	$8,537
Reclaimed Water SDC		1,614	1,651	1,687	1,724	1,762	1,801
Sewer Trunkline SDC		243	248	254	260	266	272
SDC Per ERU		$9,499	$9,712	$9,929	$10,151	$10,378	$10,610
SDC Growth Rate	**2.239%**	2.239%	2.239%	2.239%	2.239%	2.239%	2.239%
Incremental ERU's	40,166 Total	891	890	891	891	891	891
Beginning of Year Fund Balance:		$331,424	$300,849	$26,158	$105,516	$28,404	$2,139,994
Fund Revenues							
System Development Charges		8,463,609	8,643,680	8,846,739	9,044,541	9,246,798	9,453,510
Interest Earnings		16,571	15,042	1,308	5,276	1,420	107,000
Bond Proceeds		-	-	-	-	-	-
Loan From Operating or Bond Fund		5,520,000	4,850,000	4,475,000	1,700,000	-	-
Total Revenues		14,000,180	13,508,722	13,323,047	10,749,817	9,248,218	9,560,510
Fund Expenses							
Sewer Growth - Related Capital		-	-	-	-	-	-
Loan Repayment To Operating or Bond Fund		6,024,544	6,395,575	6,721,571	7,022,361	7,136,628	7,136,628
Loan Repayment To Water Operating Fund		-	-	-	-	-	-
Loan Repayment To Sewer Operating Fund		-	-	-	-	-	-
Debt Service Payments		8,006,211	7,387,839	6,522,117	3,804,569	-	-
Total Expenses		14,030,755	13,783,414	13,243,688	10,826,930	7,136,628	7,136,628
Increase/(Decrease) In Fund Balance		(30,575)	(274,691)	79,359	(77,113)	2,111,590	2,423,882
End of Year Fund Balance:		$300,849	$26,158	$105,516	$28,404	$2,139,994	$4,563,876

CITY OF CHANDLER, ARIZONA
WASTEWATER SDC FUND

FILE: 07 Fin Plan
SCHEDULE: 30 Yr SDC Cash
DATE: 02/18/08
RANGE: WW30YR

		Projected						
SEWER SDC FUND		FY 2034-35	FY 2035-36	FY 2036-37	FY 2037-38	FY 2038-39	FY 2039-40	FY 2040-41
Sewer Treatment SDC		$8,728	$8,924	$9,124	$9,328	$9,537	$9,750	$9,968
Reclaimed Water SDC		1,842	1,883	1,925	1,969	2,013	2,058	2,104
Sewer Trunkline SDC		278	284	290	296	303	310	317
SDC Per ERU		$10,848	$11,091	$11,339	$11,593	$11,853	$12,118	$12,389
SDC Growth Rate	**2.239%**	2.239%	2.239%	2.239%	2.239%	2.239%	2.239%	2.239%
Incremental ERU's	40,166 Total	891	891	891	891	891	891	-
Beginning of Year Fund Balance:		$4,563,876	$7,321,010	$10,432,514	$13,964,251	$18,099,524	$22,995,154	$28,673,701
Fund Revenues								
System Development Charges		9,665,568	9,882,081	10,103,049	10,329,363	10,561,023	10,797,138	-
Interest Earnings		228,194	366,050	521,626	418,928	542,986	689,855	860,211
Bond Proceeds		-	-	-	-	-	-	-
Loan From Operating or Bond Fund		-	-	-	-	-	-	-
Total Revenues		9,893,762	10,248,131	10,624,675	10,748,291	11,104,009	11,486,993	860,211
Fund Expenses								
Sewer Growth - Related Capital		-	-	-	-	-	-	-
Loan Repayment To Operating or Bond Fund		7,136,628	7,136,628	7,092,938	6,613,017	6,208,379	5,808,445	5,442,792
Loan Repayment To Water Operating Fund		-	-	-	-	-	-	-
Loan Repayment To Sewer Operating Fund		-	-	-	-	-	-	-
Debt Service Payments		-	-	-	-	-	-	-
Total Expenses		7,136,628	7,136,628	7,092,938	6,613,017	6,208,379	5,808,445	5,442,792
Increase/(Decrease) In Fund Balance		2,757,134	3,111,504	3,531,737	4,135,273	4,895,630	5,678,547	(4,582,581)
End of Year Fund Balance:		$7,321,010	$10,432,514	$13,964,251	$18,099,524	$22,995,154	$28,673,701	$24,091,120

CITY OF CHANDLER, ARIZONA
WASTEWATER SDC FUND

FILE: 07 Fin Plan
SCHEDULE: 30 Yr SDC Cash
DATE: 02/18/08
RANGE: WW30YR

		Projected						
SEWER SDC FUND		FY 2041-42	FY 2042-43	FY 2043-44	FY 2044-45	FY 2045-46	FY 2046-47	FY 2047-48
Sewer Treatment SDC		$10,191	$10,420	$10,653	$10,891	$11,135	$11,384	$11,639
Reclaimed Water SDC		2,151	2,199	2,249	2,299	2,350	2,403	2,457
Sewer Trunkline SDC		324	331	338	346	354	362	370
SDC Per ERU		$12,666	$12,950	$13,240	$13,536	$13,839	$14,149	$14,466
SDC Growth Rate	**2.239%**	2.239%	2.239%	2.239%	2.239%	2.239%	2.239%	2.239%
Incremental ERU's	40,166 Total	-	-	-	-	-	-	-
Beginning of Year Fund Balance:		$24,091,120	$19,807,964	$15,856,741	$12,261,524	$9,032,321	$6,211,704	$3,948,378
Fund Revenues								
System Development Charges		-	-	-	-	-	-	-
Interest Earnings		722,734	594,239	475,702	367,846	270,970	186,351	118,451
Bond Proceeds		-	-	-	-	-	-	-
Loan From Operating or Bond Fund		-	-	-	-	-	-	-
Total Revenues		722,734	594,239	475,702	367,846	270,970	186,351	118,451
Fund Expenses								
Sewer Growth - Related Capital		-	-	-	-	-	-	-
Loan Repayment To Operating or Bond Fund		5,005,890	4,545,462	4,070,919	3,597,049	3,091,586	2,449,676	1,804,406
Loan Repayment To Water Operating Fund		-	-	-	-	-	-	-
Loan Repayment To Sewer Operating Fund		-	-	-	-	-	-	-
Debt Service Payments		-	-	-	-	-	-	-
Total Expenses		5,005,890	4,545,462	4,070,919	3,597,049	3,091,586	2,449,676	1,804,406
Increase/(Decrease) In Fund Balance		(4,283,156)	(3,951,223)	(3,595,217)	(3,229,203)	(2,820,617)	(2,263,325)	(1,685,954)
End of Year Fund Balance:		$19,807,964	$15,856,741	$12,261,524	$9,032,321	$6,211,704	$3,948,378	$2,262,424

CITY OF CHANDLER, ARIZONA
WASTEWATER SDC FUND

FILE: 07 Fin Plan
SCHEDULE: 30 Yr SDC Cash
DATE: 02/18/08
RANGE: WW30YR

		Projected			
SEWER SDC FUND		FY 2048-49	FY 2049-50	FY 2050-51	FY 2051-52
Sewer Treatment SDC		$11,900	$12,166	$12,439	$12,717
Reclaimed Water SDC		2,512	2,569	2,626	2,685
Sewer Trunkline SDC		378	386	395	404
SDC Per ERU		$14,790	$15,121	$15,460	$15,806
SDC Growth Rate	**2.239%**	2.239%	2.239%	2.239%	2.239%
Incremental ERU's	40,166 Total	-	-	-	-
Beginning of Year Fund Balance:		$2,262,424	$1,218,213	$513,706	$114,060
Fund Revenues					
System Development Charges		-	-	-	-
Interest Earnings		67,873	36,546	15,411	3,422
Bond Proceeds		-	-	-	-
Loan From Operating or Bond Fund		-	-	-	-
Total Revenues		67,873	36,546	15,411	3,422
Fund Expenses					
Sewer Growth - Related Capital		-	-	-	-
Loan Repayment To Operating or Bond Fund		1,112,084	741,053	415,057	114,267
Loan Repayment To Water Operating Fund		-	-	-	-
Loan Repayment To Sewer Operating Fund		-	-	-	-
Debt Service Payments		-	-	-	-
Total Expenses		1,112,084	741,053	415,057	114,267
Increase/(Decrease) In Fund Balance		(1,044,211)	(704,507)	(399,646)	(110,845)
End of Year Fund Balance:		$1,218,213	$513,706	$114,060	$3,215

Chandler + Arizona
Where Values Meet. The Difference.

City of Chandler
2007 Utility SDC Update

Appendix C: Development Plan

REDOAK CONSULTING
A DIVISION OF MALCOLM PIRNIE

0627512 / DEN

CITY OF CHANDLER, ARIZONA
SDC REVENUES

FILE: 07 Fin Plan
SCHEDULE: SDC REV
DATE: 02/18/08
RANGE: SDCREV

	CURRENT YEAR FY 2007-08	*Projected* FY 2008-09	FY 2009-10	FY 2010-11	FY 2011-12	FY 2012-13	FY 2013-14	FY 2014-15	FY 2015-16	FY 2016-17	FY 2017-18
Commercial / Industrial											
ERUs By Meter Size											
5/8"	531	549	566	584	602	619	637	655	672	690	708
3/4"	390	403	416	429	442	455	468	481	494	507	520
1"	2,453	2,534	2,616	2,697	2,779	2,860	2,942	3,023	3,105	3,186	3,268
1 1/2"	4,865	5,027	5,188	5,350	5,512	5,674	5,835	5,997	6,159	6,320	6,482
2"	12,216	12,622	13,028	13,434	13,840	14,246	14,652	15,058	15,464	15,871	16,277
3"	3,584	3,703	3,822	3,941	4,060	4,180	4,299	4,418	4,537	4,656	4,775
4"	750	775	800	825	850	875	900	925	949	974	999
6"	800	827	853	880	906	933	960	986	1,013	1,039	1,066
8"	640	661	683	704	725	746	768	789	810	831	853
10"	575	594	613	632	651	671	690	709	728	747	766
12"	-	-	-	-	-	-	-	-	-	-	-
Total Non-Residential ERUs	26,804	27,694	28,585	29,476	30,367	31,258	32,149	33,040	33,931	34,822	35,713
Non-Residential Building Area SF	54,636,560	56,452,688	58,268,816	60,084,943	61,901,071	63,717,199	65,533,327	67,349,455	69,165,583	70,981,710	72,797,838
SF per ERU	2,038	2,038	2,038	2,038	2,038	2,038	2,038	2,038	2,038	2,038	2,038
Incremental Non-Residential ERUs	**28,511**	891	891	891	891	891	891	891	891	891	891
	Total										
Water SDC per ERU		$4,704	$4,774	$4,845	$4,917	$4,990	$5,064	$5,139	$5,215	$5,292	$5,370
Water Non-Residential SDC Revenue		$4,188,912	$4,253,634	$4,316,895	$4,381,047	$4,446,090	$4,512,024	$4,578,849	$4,646,565	$4,715,172	$4,784,670
Wastewater SDC per ERU		$6,100	$6,237	$6,377	$6,520	$6,666	$6,815	$6,968	$7,124	$7,284	$7,447
Wastewater Non-Residential SDC Revenue		$5,432,050	$5,557,167	$5,681,907	$5,809,320	$5,939,406	$6,072,165	$6,208,488	$6,347,484	$6,490,044	$6,635,277
Total Incremental ERUs											
Water											
Single Family	9,717	1,719	1,570	897	897	897	897	897	239	239	239
Multi-Family	1,675	296	270	155	155	155	155	155	41	41	41
Non-Residential	28,511	891	891	891	891	891	891	891	891	891	891
Total Water	**39,902**	**2,905**	**2,731**	**1,943**	**1,943**	**1,943**	**1,943**	**1,943**	**1,171**	**1,171**	**1,171**
Wastewater											
Single Family	9,717	1,719	1,570	897	897	897	897	897	239	239	239
Multi-Family	1,939	343	313	179	179	179	179	179	48	48	48
Non-Residential	28,511	891	891	891	891	891	891	891	891	891	891
Total Wastewater	**40,166**	**2,952**	**2,774**	**1,967**	**1,967**	**1,967**	**1,967**	**1,967**	**1,178**	**1,178**	**1,178**
Water SDC Revenue per SF Unit		$8,085,381	$7,495,180	$4,345,965	$4,410,549	$4,476,030	$4,542,408	$4,609,683	$1,246,385	$1,264,788	$1,283,430
Water SDC Revenue per MF Unit		$1,392,384	$1,288,980	$750,975	$762,135	$773,450	$784,920	$796,545	$213,815	$216,972	$220,170
Wastewater SDC Revenue per SF Unit		$10,484,869	$9,792,090	$5,720,169	$5,848,440	$5,979,402	$6,113,055	$6,250,296	$1,702,636	$1,740,876	$1,779,833
Wastewater SDC Revenue per MF Unit		$2,092,300	$1,952,181	$1,141,483	$1,167,080	$1,193,214	$1,219,885	$1,247,272	$341,952	$349,632	$357,456
Total SDC Revenue											
Water		$13,666,677	$13,037,794	$9,413,835	$9,553,731	$9,695,570	$9,839,352	$9,985,077	$6,106,765	$6,196,932	$6,288,270
Wastewater		$18,009,219	$17,301,438	$12,543,559	$12,824,840	$13,112,022	$13,405,105	$13,706,056	$8,392,072	$8,580,552	$8,772,566

CITY OF CHANDLER, ARIZONA
SDC REVENUES

FILE: 07 Fin Plan
SCHEDULE: SDC REV
DATE: 02/28/03
RANGE: SDCREV

	Projected										
	FY 2018-19	FY 2019-20	FY 2020-21	FY 2021-22	FY 2022-23	FY 2023-24	FY 2024-25	FY 2025-26	FY 2026-27	FY 2027-28	FY 2028-29
Commercial / Industrial											
ERUs By Meter Size											
5/8"	725	743	760	778	796	813	831	849	866	884	902
3/4"	533	546	559	571	584	597	610	623	636	649	662
1"	3,349	3,431	3,512	3,594	3,675	3,757	3,838	3,920	4,001	4,083	4,164
1 1/2"	6,644	6,806	6,967	7,129	7,291	7,452	7,614	7,776	7,938	8,099	8,261
2"	16,683	17,089	17,495	17,901	18,307	18,713	19,119	19,525	19,931	20,337	20,744
3"	4,894	5,014	5,133	5,252	5,371	5,490	5,609	5,728	5,848	5,967	6,086
4"	1,024	1,049	1,074	1,099	1,124	1,149	1,174	1,199	1,224	1,249	1,274
6"	1,093	1,119	1,146	1,172	1,199	1,225	1,252	1,279	1,305	1,332	1,358
8"	874	895	917	938	959	980	1,002	1,023	1,044	1,065	1,087
10"	785	804	823	843	862	881	900	919	938	957	976
12"	-	-	-	-	-	-	-	-	-	-	-
Total Non-Residential ERUs	36,604	37,495	38,386	39,277	40,168	41,059	41,950	42,841	43,732	44,623	45,514
Non-Residential Building Area SF	74,613,966	76,430,094	78,246,222	80,062,349	81,878,477	83,694,605	85,510,733	87,326,861	89,142,988	90,959,116	92,775,244
SF per ERU	2,038	2,038	2,038	2,038	2,038	2,038	2,038	2,038	2,038	2,038	2,038
Incremental Non-Residential ERUs	891	891	891	891	891	891	891	891	891	891	891
Water SDC per ERU	$5,449	$5,530	$5,612	$5,695	$5,779	$5,864	$5,951	$6,039	$6,128	$6,219	$6,311
Water Non-Residential SDC Revenue	$4,855,059	$4,927,230	$5,000,292	$5,074,245	$5,149,089	$5,224,824	$5,302,341	$5,380,749	$5,460,048	$5,541,129	$5,623,101
Wastewater SDC per ERU	$7,614	$7,784	$7,958	$8,136	$8,318	$8,504	$8,694	$8,889	$9,088	$9,291	$9,499
Wastewater Non-Residential SDC Revenue	$6,784,074	$6,935,544	$7,090,578	$7,249,176	$7,411,338	$7,577,064	$7,746,354	$7,920,099	$8,097,408	$8,278,281	$8,463,609
Total Incremental ERUs											
Water											
Single Family	239	240	149	149	149	149	151	0	0	0	0
Multi-Family	41	41	26	26	26	26	25	0	0	0	0
Non-Residential	891	891	891	891	891	891	891	891	891	891	891
Total Water	**1,171**	**1,172**	**1,066**	**1,066**	**1,066**	**1,066**	**1,067**	**891**	**891**	**891**	**891**
Wastewater											
Single Family	239	240	149	149	149	149	151	0	0	0	0
Multi-Family	48	47	30	30	30	30	29	-	-	-	-
Non-Residential	891	891	891	891	891	891	891	891	891	891	891
Total Wastewater	**1,178**	**1,178**	**1,070**	**1,070**	**1,070**	**1,070**	**1,071**	**891**	**891**	**891**	**891**
Water SDC Revenue per SF Unit	$1,302,311	$1,327,200	$836,188	$848,555	$861,071	$873,736	$898,601	$0	$0	$0	$0
Water SDC Revenue per MF Unit	$223,409	$226,730	$145,912	$148,070	$150,254	$152,464	$148,775	$0	$0	$0	$0
Wastewater SDC Revenue per SF Unit	$1,819,746	$1,868,160	$1,185,742	$1,212,264	$1,239,382	$1,267,096	$1,312,794	$0	$0	$0	$0
Wastewater SDC Revenue per MF Unit	$365,472	$365,848	$238,740	$244,080	$249,540	$255,120	$252,126	$0	$0	$0	$0
Total SDC Revenue											
Water	$6,380,779	$6,481,160	$5,982,392	$6,070,870	$6,160,414	$6,251,024	$6,349,717	$5,380,749	$5,460,048	$5,541,129	$5,623,101
Wastewater	$8,969,292	$9,169,552	$8,515,060	$8,705,520	$8,900,260	$9,099,280	$9,311,274	$7,920,099	$8,097,408	$8,278,281	$8,463,609

CITY OF CHANDLER, ARIZONA
SDC REVENUES

FILE: 07 Fin Plan
SCHEDULE: SDC REV
DATE: 02/28/03
RANGE: SDCREV

	Projected										
	FY 2029-30	FY 2030-31	FY 2031-32	FY 2032-33	FY 2033-34	FY 2034-35	FY 2035-36	FY 2036-37	FY 2037-38	FY 2038-39	FY 2039-40
Commercial / Industrial											
ERUs By Meter Size											
5/8"	919	937	955	972	990	1,008	1,025	1,043	1,061	1,078	1,096
3/4"	675	688	701	714	727	740	753	766	779	792	805
1"	4,246	4,327	4,409	4,491	4,572	4,654	4,735	4,817	4,898	4,980	5,061
1 1/2"	8,423	8,584	8,746	8,908	9,069	9,231	9,393	9,555	9,716	9,878	10,040
2"	21,149	21,555	21,961	22,367	22,773	23,180	23,586	23,992	24,398	24,804	25,210
3"	6,205	6,324	6,443	6,562	6,681	6,801	6,920	7,039	7,158	7,277	7,396
4"	1,298	1,323	1,348	1,373	1,398	1,423	1,448	1,473	1,498	1,523	1,548
6"	1,385	1,412	1,438	1,465	1,491	1,518	1,545	1,571	1,598	1,624	1,651
8"	1,108	1,129	1,151	1,172	1,193	1,214	1,236	1,257	1,278	1,299	1,321
10"	995	1,015	1,034	1,053	1,072	1,091	1,110	1,129	1,148	1,168	1,187
12"	-	-	-	-	-	-	-	-	-	-	-
Total Non-Residential ERUs	46,404	47,295	48,186	49,077	49,968	50,859	51,750	52,641	53,532	54,423	55,314
Non-Residential Building Area SF	94,591,372	96,407,500	98,223,628	100,039,755	101,855,883	103,672,011	105,488,139	107,304,267	109,120,394	110,936,522	112,752,650
SF per ERU	2,038	2,038	2,038	2,038	2,038	2,038	2,038	2,038	2,038	2,038	2,038
Incremental Non-Residential ERUs	890	891	891	891	891	891	891	891	891	891	891
Water SDC per ERU	$6,404	$6,499	$6,595	$6,692	$6,791	$6,891	$6,993	$7,096	$7,201	$7,307	$7,415
Water Non-Residential SDC Revenue	$5,699,560	$5,790,609	$5,876,145	$5,962,572	$6,050,781	$6,139,881	$6,230,763	$6,322,536	$6,416,091	$6,510,537	$6,606,765
Wastewater SDC per ERU	$9,712	$9,929	$10,151	$10,378	$10,610	$10,848	$11,091	$11,339	$11,593	$11,853	$12,118
Wastewater Non-Residential SDC Revenue	$8,643,680	$8,846,739	$9,044,541	$9,246,798	$9,453,510	$9,665,568	$9,882,081	$10,103,049	$10,329,363	$10,561,023	$10,797,138
Total Incremental ERUs											
Water											
Single Family	0	0	0	0	0	0	0	0	0	0	0
Multi-Family	0	0	0	0	0	0	0	0	0	0	0
Non-Residential	890	891	891	891	891	891	891	891	891	891	891
Total Water	**890**	**891**	**891**	**891**	**891**	**891**	**891**	**891**	**891**	**891**	**891**
Wastewater											
Single Family	0	0	0	0	0	0	0	0	0	0	0
Multi-Family	-	-	-	-	-	-	-	-	-	-	-
Non-Residential	890	891	891	891	891	891	891	891	891	891	891
Total Wastewater	**890**	**891**	**891**	**891**	**891**	**891**	**891**	**891**	**891**	**891**	**891**
Water SDC Revenue per SF Unit	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Water SDC Revenue per MF Unit	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Wastewater SDC Revenue per SF Unit	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Wastewater SDC Revenue per MF Unit	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Total SDC Revenue											
Water	$5,699,560	$5,790,609	$5,876,145	$5,962,572	$6,050,781	$6,139,881	$6,230,763	$6,322,536	$6,416,091	$6,510,537	$6,606,765
Wastewater	$8,643,680	$8,846,739	$9,044,541	$9,246,798	$9,453,510	$9,665,568	$9,882,081	$10,103,049	$10,329,363	$10,561,023	$10,797,138

Chandler + Arizona

City of Chandler
2007 Utility SDC Update

Appendix D: Survey

REDOAK CONSULTING
A DIVISION OF MALCOLM PIRNIE

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SDC Survey
Single Family Residential 3/4" meter

Jursidiction	Water	Water Resource	Sewer	Total
Gilbert	$4,319	$895	$4,914	$10,128
Goodyear	3,470	2,426	3,977	9,873
Glendale	6,660	0	2,330	8,990
Surprise (1)	3,895	796	3,039	7,730
Peoria	3,533	621	1,923	6,077
Queen Creek (2)	0	0	4,885	4,885
Mesa	2,220	0	2,659	4,879
Scottsdale (3)	1,727	442	2,639	4,808
Phoenix (4)	600	633	600	1,833
Average - w/o Chandler	$2,936	$646	$2,996	$6,578
Chandler - Proposed (5)	**$4,673**	**$31**	**$6,100**	**$10,804**
Chandler - Current (5)	**$3,959**	**$745**	**$3,902**	**$8,606**

(1) SPA 2/4/6 fee
(2) Water Service is provided by private water companies
(3) Fee is for Northern Zone
(4) Off-project areas North of Jomax Rd
(5) Standard single family meter size is 1-inch

SDC Survey
Multi-Family Residential

Jursidiction	Water	Water Resource	Sewer	Total
Goodyear (1)	$3,470	$2,426	$3,977	$9,873
Glendale (2)	6,660	0	2,330	8,990
Surprise (3)	3,895	796	3,039	7,730
Peoria (4)	3,533	621	1,923	6,077
Gilbert	1,829	417	2,955	5,201
Scottsdale (5)	2,023	517	2,639	5,180
Queen Creek (6)	0	0	4,885	4,885
Mesa	1,265	0	1,516	2,781
Phoenix (7)	360	633	360	1,353
Average - w/o Chandler	$2,559	$601	$2,625	$5,786
Chandler - Proposed	**$1,705**	**$12**	**$2,792**	**$4,509**
Chandler - Current	**$1,998**	**$407**	**$2,297**	**$4,702**

(1) Assumes 3/4" meter
(2) Assumes a 3/4" meter, a separate fee for multi-family is not assessed
(3) SPA 2/4/6 fee assumes 3/4" meter
(4) Fee for Peoria Northern Zone Fee Assumes a 3/4" meter, a separate fee for multi-family is not assessed
(5) Fee is for Zones B-E
Assumes 1,000 square foot residence
(6) Water Service is provided by private water companies
Assumes 3/4" meter, a separate fee for multi-family is not assessed
(7) Off-project areas North of Jomax Rd 5/8" meter

SDC Survey
Commercial/Industrial 2" Disc Meter

Jursidiction	Water	Water Resource	Sewer	Total
Scottsdale (1)	$32,743	$8,369	$98,228	$139,339
Gilbert	23,035	13,745	26,208	62,988
Goodyear	17,400	12,802	20,562	50,764
Glendale	35,310	0	12,350	47,660
Surprise (2)	20,559	4,202	15,925	40,686
Mesa	17,760	0	21,272	39,032
Peoria (3)	16,809	3,310	9,315	29,434
Queen Creek (4)	0	0	25,507	25,507
Phoenix (5)	4,500	5,064	4,500	14,064
Average - w/o Chandler	$18,680	$5,277	$25,985	$49,942
Chandler - Proposed	**$37,387**	**$450**	**$48,800**	**$86,637**
Chandler - Current	**$31,672**	**$10,717**	**$31,204**	**$73,593**

(1) Fee is for zones B-E
Water fee of $9.82 per gallon of average day use, Water resource fee of $2.51 per gallon of average day use Sewer fee of $29.46 per gallon of average day use.
Assumes 1,217,000 gallons per year based on City of Chandler FY 2006-07 2" commercial meter water use
(2) SPA 2/4/6 fee
(3) Fee for Peoria Northern Zone
(4) Water Service is provided by private water companies
(5) Off-project areas North of Jomax Rd

Chandler + Arizona
Where Values Make The Difference

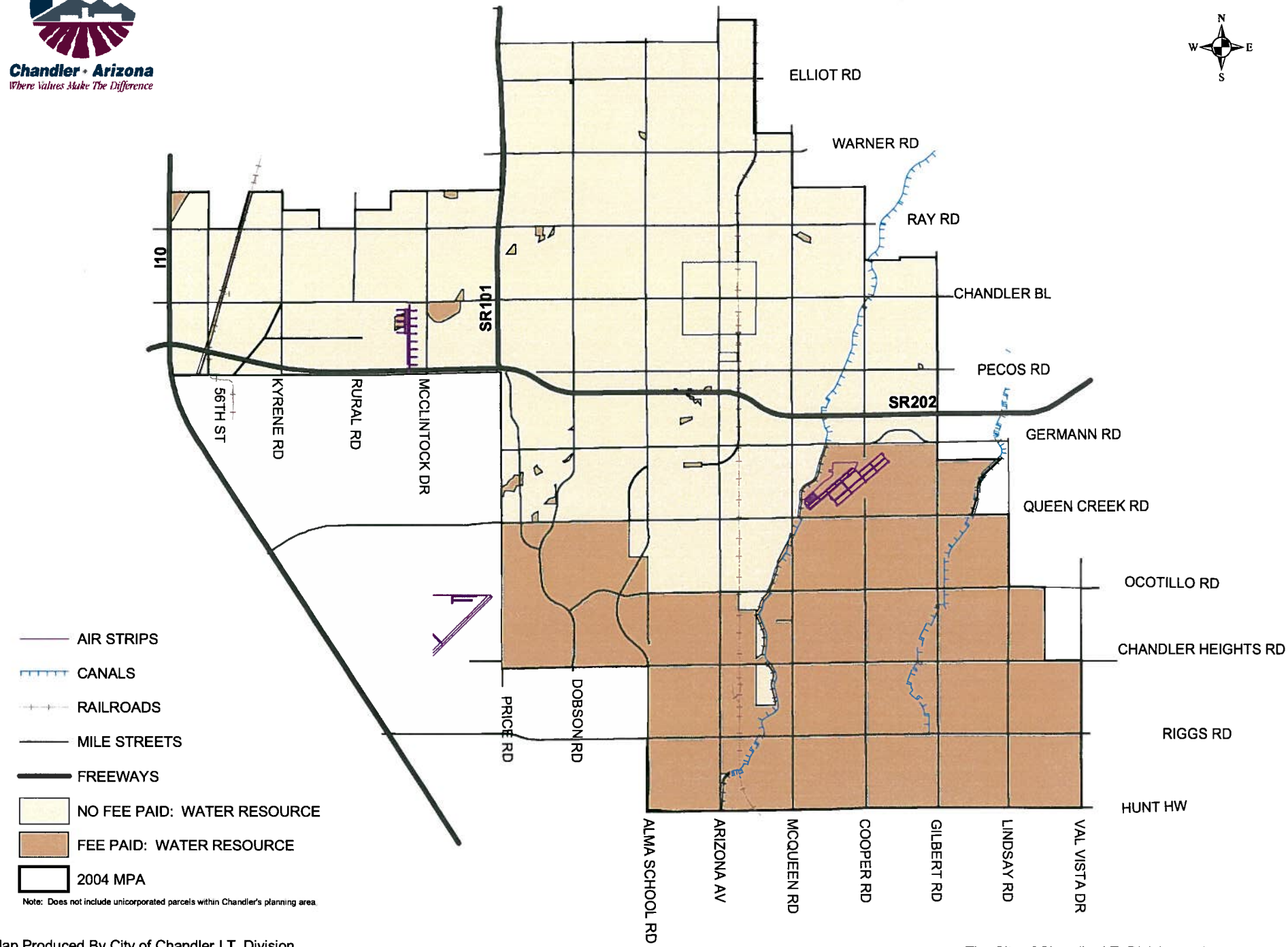
City of Chandler
2007 Utility SDC Update

Appendix E:
Water Resource SDC Area Map

REDOAK CONSULTING
A DIVISION OF MALCOLM PIRNIE

0627512 / DEN

CITY OF CHANDLER WATER RESOURCE IMPACT AREA MAP



Map Produced By City of Chandler I.T. Division
Source: GIS Enterprise Database Map Date: 01/2006
../GIS/Maps/WRAM.mxd

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