

# Financial Questions for a UEP Audit

## Are the Property Owner's Line Assessment charges paying for:

- The road paving?
- The Storm Water piping and Collection basin replacements?
- The new Fire Hydrants and shared piping cost?
- The irrigation feeds to all medians?
- The new water feeds to the current Pine Island Water customers that couldn't be assessed?
- The installation of new fiber optic lines?

## Additional questions:

- What were the Line assessment and CFEC fees charged to the City for the Seven Islands property including Tropicana Park?
- What were the Line assessment and CFEC fees charged to the developers of the Nelson/Embers Condo development?
- How many Contracts were no-bid-contracts for initial contracts and supplemental contracts?
- How many main line pipes were oversized for future area attachments, at an additional cost to those currently assessed?
- What did the City assess itself for each property they own within the North 2 UEP area?
- What did the City assess the owners of the Blue Water Condo Development?
- What were the additional cost to extend the water and sewage mains north of Tropicana?
- Why was the West Cape Estates excluded from attachment?
- Why was Whispering Pines excluded from attachment?
- Why did the City use a 2-part hybrid Methodology instead of the simple method used by other Cities, that is based on the potential usage of the system?
- Why is the City charging Property Owners with larger lot sizes greater assessments, when only one home can be built on the property? The potential usage is the same for a 10,000 sq. ft lot versus a 15,000 sq. ft. lot.

## CFEC questions:

- What is the justification for the CFEC assessments? The City's Executive summary projects that it will immediately generate over \$100 million dollars and the Capital improvements will cost \$10 million dollars. Thereafter all future multi-family developments and commercial development will be adding major funds to the \$100 million dollar bucket of CFEC funds. How is this justified?
- What is the projected future CFEC funds, that the City will collect from the Seven Islands Project, the Nelson/Embers Condo Project, all future Commercial projects and all future multi-family projects? What will these funds be used for?
- How much was spent for each CFEC funded projects and what were the projects?

**Property types questions:**

- How many sq. ft of commercially zoned property was assessed in North 2 UEP?
- How many sq. ft. of multi-family zoned property was assessed in North 2 UEP?
- How many sq. ft. of City-Owned property was assessed in North 2 UEP?
- How many sq. ft of City-Owned property was exempted from assessments in North 2 UEP?
- How many sq. ft. of Privately-Owned property was exempted from assessments in North 2 UEP?
- How many of the assessed properties were 10,000 sq. ft. in size?
- How many of the assessed properties were larger than the standard 10,000 sq. ft. lots?
- What was the total square footage of all properties assessed in the North 2 UEP?

**Line Assessment costs per service:**

- What was the total construction cost for the Irrigation water system in the UEP North 2 area?
- What was the total construction cost for the clean water system in the UEP North 2 area?
- What was the total construction cost for the sewage system in the UEP North 2 area?