

**City of Dover Annexation Plan
DRAFT - Cost/Revenue Analysis Prototype (11/21/03)
Module 1N**

Residential Costs

1. Sewer & Water

Assumptions:

- a. Developer will pay for infrastructure
- b. Sewer & Water Infrastructure Betterment: Potential exists for additional costs for associated infrastructure development related to citywide utilities strategic planning, research and development.
- c. Cost of service estimated 45% residential, 30% commercial, 25% institutional.
- d. Operating costs do not factor out long-term maintenance costs and so may be shown higher than actual.

Formula:

+ Water/Wastewater Dept. Subtotal	\$3,706,555.00
+ Water/Wastewater Dir. Exp. Subtotal	+ \$4,754,081.00
++++ Annual Capital Costs	+ \$2,000,000.00
++++ Estimated Vehicle Replacement Costs	+ \$100,000.00
	\$10,560,636.00
+ Water/Wastewater Debt Service	- \$1,682,465.00
+ Kent County Sewer Adjustment	- \$2,993,854.00
	\$5,884,317.00
++ Percent Residential	* 0.45
	\$2,647,942.65
+++ Service Area Population	/ 33,642
Per Person	\$78.71
Estimated Additional Population	9
Total Residential Cost	\$739.87

Sources:

- + 2003 Annual Operating Budget Source and Use of Operating Funds Summary
- ++ Department of Public Works
- +++ Planning Office; Average of water population (34,874) and sewer population (32,410)
- ++++ Finance Office

2. Sanitation

Assumptions:

- a. 19,169 tons to landfill per year

Formula:

+ Sanitation	\$2,131,216.00
++ DSWA Rebate	- \$171,448.00
	\$1,959,768.00
++ Tons to Landfill / Year	/ 19,169
Cost per Ton	\$102.24
++ Annual lbs/person	993
Persons/unit	* 2.35
Lbs per Unit	2,333.55
Lbs per Ton	/ 2,000
Annual tons/unit	1.17
Cost per Ton	* \$102.24
Annual cost/unit	\$119.29
Units	* 4
Total Residential Cost	\$477.15

Sources:

- + 2003 Annual Operating Budget Source and Use of Operating Funds Summary
- ++ Department of Public Works

3. Police

Assumptions

- a. Additional dispatcher required with 10% population increase
- b. Dispatcher costs (salary and benefits) approx. \$40,000/year
- c. Estimated 60% of service costs are residential; 30% commercial; 10% industrial
- d. Dispatcher costs effective Development Year 1

Formulas:

Dispatcher Salary		\$40,000.00
+ 60% Residential	*	0.60
		<u>\$24,000.00</u>
10% population increase	/	3,325
Dispatcher/additional resident		\$7.22
Additional Population	*	9
<i>Cost Additional Dispatcher (Residential)</i>		<u>\$67.85</u>
++ Police		\$9,078,076.00
+ 60% residential	*	0.60
		<u>\$5,446,845.60</u>
City of Dover Population	/	33,249
Per Capita		\$163.82
Additional Population	*	9
<i>Total Residential Cost</i>		<u>\$1,539.91</u>

Sources:

- + Percent residential estimated from Police Department
- ++ 2003 Annual Operating Budget Source and Use of Operating Funds Summary

4. Fire

- a. + No additional costs. Site 2F within existing Dover Fire service area. The addition of units and population planned for 2F not anticipated to impact either operating or capital costs for service.

Sources:

- + Meeting with Urban Partners 6/25/03

5. Planning & Inspections

Assumptions

- a. ++ Total cost 66% residential, 26% commercial, 8% industrial

Formula

+ Planning		\$152,220.00
+ Public Inspection	+	\$772,996.00
		<u>\$925,216.00</u>
++ 66% residential	*	0.66
		<u>\$610,642.56</u>
City of Dover Population	/	33,249
Per Capita		\$18.37
Additional Population	*	9
<i>Total Residential Cost</i>		<u>\$172.64</u>

Sources:

- + 2003 Annual Operating Budget Source and Use of Operating Funds Summary
- ++ Conference call with Urban Partners on 10/14/03

6. Streets

Assumptions

- a. Developer will pay for infrastructure
- b. Approx. 90 miles of streets maintained by City (74.27 miles of streets and 15.29 miles of alleys)
- c. Capital maintenance costs estimated at \$308,700
- d. New streets will not be dedicated until new development at least 80% complete

Formula

† Streets		\$1,029,659.00
†† Capital Maintenance	-	\$308,700.00
		\$720,959.00
††† Miles maintained	/	90
Cost per Mile		\$8,010.66
†††† New Streets (miles)		0.0330
Total Annual Cost - Residential		\$264.35

Sources:

- † 2003 Annual Operating Budget Source and Use of Operating Funds Summary
- †† Department of Public Works
- ††† 2003 Annual Operating Budget - Streets
- †††† KSK

7. Library

Assumptions

- a. Library serves 78,923 city and county residents
- b. 22,616 of total served are city residents (68% of city population)
- c. 68% Additional Population will join the library

Formula

† Library		\$815,229.00
†† Percent city residents served (68%)	*	0.68
		\$554,355.72
†† City population served	/	22,616
Cost per city resident		\$24.51
68% Additional Population	*	6
Total Annual Cost - Residential		\$156.68

Sources:

- † 2003 Annual Operating Budget Source and Use of Operating Funds Summary
- †† City of Dover Library

8. Grounds

No parks added

9. Parks & Recreation

Formula

† Recreation		\$562,327.00
City of Dover Population	/	33,249
Cost per person		\$16.91
Additional Population	*	9
Total Annual Cost		\$158.98

Sources:

- † 2003 Annual Operating Budget Source and Use of Operating Funds Summary

10. Electric

Assumptions

- a. On site infrastructure paid by developer
- b. City responsible for capital cost of circuit extension to development site estimated at \$1,798
- c. Total operating expenses estimated at \$50.66 million (Burns & McDonnell study)
- d. Cost of service to residential customers 24.4% of total
- e. 17,579 residential customers
- f. Operating costs do not factor out long-term maintenance costs and so may be shown higher than actual.

Formula

† Total Operating Expenses		\$50,661,827.00
† Total Non Operating Revenues and Expenses	-	\$996,746.00
††† Estimated Capital Costs	+	\$4,000,000.00
††† Estimated Vehicle Replacement Costs	+	\$200,000.00
		<u>\$53,865,081.00</u>
†† Percent Residential	*	0.244
		<u>\$13,143,079.76</u>
††† Service Area Population	/	46,794
Cost per person		\$280.87
Additional Population	*	9
Total Annual Cost		<u>\$2,640.19</u>

Sources:

- † Burns & McDonnell Electric Rate Study for the City of Dover (2003) Tables II-1 and III-2
- †† Electric Department
- ††† Planning Office
- †††† Finance Office

11. General Administrative

Assumptions

- a. †† Total cost estimated 66% residential; 26% commercial; 8% industrial

Formula

† Tax Assessor		\$114,520.00
† City Clerk		\$119,376.00
† Council		\$68,055.00
† Mayor		\$75,940.00
† City Manager		\$105,025.00
† Information Technology		\$203,021.00
† Finance		\$184,186.00
† Public Works - Administration		\$82,121.00
† Public Works - Engineering		\$70,578.00
† Central Services		\$58,107.00
† Facilities Management		\$386,708.00
† Fleet Maintenance		\$574,166.00
† Administrative Services		\$41,488.00
† Human Resources		\$99,870.00
† Insurance		\$133,019.00
† Retiree Health Care		\$431,017.00
Total General Administrative		<u>\$2,747,197.00</u>
††† Estimated Capital Costs	+	\$1,200,000.00
††† Estimated Vehicle Replacement Costs	+	\$700,000.00
		<u>\$4,647,197.00</u>
†† Percent residential	*	0.66
		<u>\$3,067,150.02</u>
City of Dover Population	/	33,249
		\$92.25
Additional Population	*	9
Total Annual Cost		<u>\$867.13</u>

Sources:

- † 2003 Annual Operating Budget Source and Use of Operating Funds Summary
- †† Percent residential estimated by Dover department heads during conference call with Urban Partners on 10/14/03
- ††† Finance Office

Residential Revenue

12. Property Tax

Assumptions:

- a. Property tax is 41.1 cents per \$100 assessment (100% appraised)

Formula:

Average Sales Price per \$100 Assessment		\$2,250.00
+ Property Tax	*	0.411
Revenue Per Unit		\$924.75
Number of Units	*	4
Total Annual Revenue - Residential		\$3,699.00

Source:

- + Tax Assessor's Office 9/03

13. Transfer Tax

Assumptions:

- a. Transfer tax is 1.5% of real estate transfer price
- b. + Estimate 5.22% residential units re-sold per year (Avg from 1999-2002); 0.02% commercial/industrial per year

Formulas:

Development Site Sales Price		Not Available
Transfer Tax	*	0.015
Initial Revenue		#VALUE! (Development Year 1)
Average Sales Price per Unit		\$225,000.00
+ Transfer Tax	*	0.015
Revenue per Unit		\$3,375.00
Number of New Units	*	4
Revenue Over Development Period		\$13,500.00
Revenue per Unit		\$3,375.00
Number of New Units	*	4
+ Percentage Units Re-sold per Year	*	0.0522
Total Annual Revenue - Residential		\$704.70

Source:

- + Tax Assessor's Office 9/03

14. Municipal Street Aid Fund

Assumptions:

- a. Distribution per mile as of 7/1/03 = \$5,093.31
- b. Distribution per capita as of 7/1/03 = \$10.15
- d. New streets will not be dedicated until new development at least 80% complete

Formula:

+ Distribution per Mile		\$5,093.31
++ Miles New Streets	**	0.0330
Total New Streets Distribution		\$168.08
+ Distribution per Capita		\$10.15
Additional Population	*	9
Total Per Capita Distribution		\$95.41
Total New Streets Distribution		\$168.08
Total Population Distribution	+	\$95.41
Total Annual Revenue - Residential		\$263.49

Source:

- + Municipal Street Aid Fund Distribution Tabulation Fiscal Year 2004
- ++ KSK

15. Electric

a. Service area population is 46,794

Formula

† Residential Revenue		\$17,594,178.18
† Service Area Population	/	46,794
Total Revenue per Person		\$375.99
Additional Population	*	9
Total Annual Revenue - Residential		\$3,534.33

Source:

† City of Dover Electric Department

16. Sewer & Water

Assumptions:

- a. Typical sewer/water bill per household based on 7,000 gallons/mo:
\$11.55 (sewer) + \$16.45 (water) = \$28/mo
- b. 45% residential, 30% commercial, 25% industrial

Formula:

† Average Annual Residential Bill		\$336.00
Number of New Units	*	4
Total Annual Revenue - Residential		\$1,344.00

Source:

† 2003 Annual Operating Budget, Fund Summaries, Water/Wastewater Fund Revenues

17. Sanitation

Assumptions:

- a. Fee per unit is \$5/mo (\$60/year)

Formula:

† Annualized Fee per Unit		\$60.00
Number of Units	*	4
Total Annual Revenue - Residential		\$240.00

Source:

† Department of Public Works

18. Permits & Licenses

Assumptions:

- a. Revenue from development permits estimated at \$1,200 per unit
- b. ††† 50% residential; 40% commercial; 10% industrial

Formulas:

† Est. Revenue from Permits per Unit		\$1,200.00
New Units	*	4
Total Development Period Revenue - Residential		\$4,800.00

†† Permits & Other Licenses		\$748,500.00
††† Percent Residential	*	0.5
		\$374,250.00
Population	/	33,249
Per Capita Revenue		\$11.26
Additional Population	*	9
Total Annual Revenue - Residential		\$105.81

Source:

† Dover Tax Assessor's Office, 10/14/03

†† 2003 Annual Operating Budget, Fund Summaries, General Fund Cash Receipt Summary

††† Dover Planning Office, 10/23/03

19. Wastewater Impact Fee

Assumptions:

- a. City fee per unit is \$1,900
- b. Total impact fee per unit includes additional \$1,115 for the County and an \$11 administrative fee

Formula:

+ Fee per Unit		\$1,900.00
Number of New Units	*	4
Total Development Period Revenue		\$7,600.00

Source:

+ Department of Public Works

20. Comcast Franchise

Assumptions:

- a. Fee is 5% of service fee
- b. 75% of households will subscribe

Formula:

+ Average Fee per Year		\$336,756
+ Number of Subscribers	/	14,068
Total Fee per Subscriber		\$23.94
Estimated Subscribers	*	3
Total Annual Revenue - Residential		\$71.81

Source:

+ Comcast Cablevision of Delmarva Subscriber Gross Receipts Statement (4/03-6/03); Dept. of Public Works

21. Miscellaneous

Assumptions:

- a. Includes revenue from Fines & Police, 911 Fees, Library, Misc. Charges, and Recreation
Police: Residential 60%; Commercial 30%; Industrial 10%
- b. Library (Kent Cnty Book Reimb) revenue loss from 1 existing unit
- c. 68% city residents are Library members
- d. † Dover receives \$1.95 per library item checked out by Kent County residents from the Kent County Book
- e. † 56,307 Kent County residents are library members (excluding City of Dover library members) and check out 160,610

Formula:

†† Fines & Police (60% of 675,520)		\$405,312.00
†† 911 Fees (60% of 61,500)	+	\$36,900.00
†† Library (68% of \$35,700)	+	\$24,276.00
†† Misc. Charges (66% of 43,550)	+	\$28,743.00
†† Recreation	+	\$90,000.00
		\$585,231.00
Population	/	33,249
Per Capita Revenue		\$17.60
Estimated Population	*	9
Net Annual Revenue		\$165.45
+ Kent County Book Reimbursement / Item		\$1.95
Items - Kent County Library Member	*	2.85
Revenue Loss per Kent Cnty Library Member		\$5.56
Kent County % Library Members	*	0.595
Revenue Loss per Kent Cnty Resident		\$3.31
Net Annual Revenue		\$165.45
Library Revenue Loss for Kent Cnty Resident(s)	-	\$0.00
Total Annual Revenue - Residential		\$165.45

Source:

+ City of Dover Library

†† 2003 Annual Operating Budget, Fund Summaries, General Fund Cash Receipt Summary

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Module 1N**

NOTES

Commercial Costs

1. Sewer & Water

Assumptions:

- a. Developer will pay for infrastructure
- b. Sewer & Water Infrastructure Betterment: Potential exists for additional costs for associated infrastructure development related to citywide utilities strategic planning, research and development.
- c. Cost of service estimated 45% residential, 30% commercial, 25% industrial
- d. Operating costs do not factor out long-term maintenance costs and so may be shown higher than actual.

Formula:

+ Water/Wastewater Dept. Subtotal		\$3,706,555.00
+ Water/Wastewater Dir. Exp. Subtotal	+	\$4,754,081.00
++++ Estimated Capital Costs	+	\$2,000,000.00
++++ Estimated Vehicle Replacement Costs	+	\$100,000.00
		<hr/>
		\$10,560,636.00
+ Water/Wastewater Debt Service	-	\$1,682,465.00
+ Kent County Sewer Adjustment	-	\$2,993,854.00
		<hr/>
		\$5,884,317.00
++ Percent Commercial	*	0.30
		<hr/>
		\$1,765,295.10
Percent Additional Commercial Base	*	0.01345
		<hr/>
Annual Cost (Commercial)		\$23,739.04

Sources:

- + 2003 Annual Operating Budget Source and Use of Operating Funds Summary
- ++ Department of Public Works
- +++ 2003 Annual Operating Budget
- ++++ Finance Office

2. Sanitation

Assumptions:

- a. 86% residential, 14% commercial, 0% industrial

Formula:

+ Sanitation		\$2,131,216.00
++ DSWA Rebate	-	\$171,448.00
		<hr/>
		\$1,959,768.00
++ Percent Commercial	*	0.14
		<hr/>
		\$274,367.52
Percent Additional Commercial Base	*	0.01345
		<hr/>
Annual Cost (Commercial)		\$3,689.59

Sources:

- + 2003 Annual Operating Budget Source and Use of Operating Funds Summary
- ++ Department of Public Works

3. Police

Assumptions

- a. Additional dispatcher required with 10% population increase
- b. Dispatcher costs (salary and benefits) approx. \$40,000/year
- c. Estimated 60% of service costs are residential; 30% commercial; 10% industrial
- d. Dispatcher costs effective Development Year 1

Formulas:

Dispatcher Salary		\$40,000.00
+ Percent Commercial	*	0.30
		<hr/>
		\$12,000.00
Percent Additional Commercial Base	*	0.01345
<i>Dispatcher Cost (Commercial)</i>		<hr/>
		\$161.37
++ Police		\$9,078,076.00
+ 30% Commercial	*	0.30
		<hr/>
		\$2,723,422.80
Percent Additional Commercial Base	*	0.01345
<i>Annual Cost (Commercial)</i>		<hr/>
		\$36,623.59

Sources:

- + *Police Department*
- ++ *2003 Annual Operating Budget Source and Use of Operating Funds Summary*

4. Fire

- a. + No additional costs. Module within existing Dover Fire service area. The addition of development planned not anticipated to impact either operating or capital costs for service.

Sources:

- + *Meeting with Urban Partners 6/25/03*

5. Planning & Inspections

Assumptions

- a. ++ Total cost 66% residential, 26% commercial, 8% industrial

Formula

+ Planning		\$152,220.00
+ Public Inspection	+	\$772,996.00
		<hr/>
		\$925,216.00
++ 26% Commercial	*	0.26
		<hr/>
		\$240,556.16
Percent Additional Commercial Base	*	0.01345
<i>Annual Cost (Commercial)</i>		<hr/>
		\$3,234.91

Sources:

- + *2003 Annual Operating Budget Source and Use of Operating Funds Summary*
- ++ *Conference call with Urban Partners on 10/14/03*

6. Streets

Not Applicable for Commercial Use

7. Library

Not applicable for Commercial use

8. Grounds

No parks added

9. Parks & Recreation

Not applicable for Commercial use

10. Electric

Assumptions

- a. On site infrastructure paid by developer
- c. Total operating expenses estimated at \$50.66 million (Burns & McDonnell study)
- d. Residential 24.4%; Commercial 29.1%; Industrial 46.5%
- f. Operating costs do not factor out long-term maintenance costs and so may be shown higher than actual.

Formula

† Total Operating Expenses		\$50,661,827.00
† Total Non Operating Revenues and Expenses	-	\$996,746.00
+++ Estimated Capital Costs	+	\$4,000,000.00
+++ Estimated Vehicle Replacement Costs	+	\$200,000.00
		<u>\$53,865,081.00</u>
†† Percent Commercial	*	0.291
		<u>\$15,674,738.57</u>
Percent Additional Commercial Base	*	0.01345
Annual Commercial Cost		\$210,788.13

Sources:

- † Burns & McDonnell Electric Rate Study for the City of Dover (2003) Tables II-1 and III-2
- †† Electric Department
- +++ Finance Office

11. General Administrative

Assumptions

- a. †† Total cost estimated 66% residential; 26% commercial; 8% industrial

Formula

† Tax Assessor		\$114,520.00
† City Clerk		\$119,376.00
† Council		\$68,055.00
† Mayor		\$75,940.00
† City Manager		\$105,025.00
† Information Technology		\$203,021.00
† Finance		\$184,186.00
† Public Works - Administration		\$82,121.00
† Public Works - Engineering		\$70,578.00
† Central Services		\$58,107.00
† Facilities Management		\$386,708.00
† Fleet Maintenance		\$574,166.00
† Administrative Services		\$41,488.00
† Human Resources		\$99,870.00
† Insurance		\$133,019.00
† Retiree Health Care		\$431,017.00
Total General Administrative		<u>\$2,747,197.00</u>
+++ Estimated Capital Costs	+	\$1,200,000.00
+++ Estimated Vehicle Replacement Costs	+	\$700,000.00
		<u>\$4,647,197.00</u>
†† Percent Commercial	*	0.26
		<u>\$1,208,271.22</u>
Percent Additional Commercial Base	*	0.01345
Annual Cost (Commercial)		\$16,248.39

Sources:

- † 2003 Annual Operating Budget Source and Use of Operating Funds Summary
- †† Meeting with Dover Department Heads (10.14/03)
- +++ Finance Office

Commercial Revenue

12. Property Tax

Assumptions:

- a. Property tax is 41.1 cents per \$100 assessment (100% appraised)

Formula:

Estimated Appraised Value (\$110/SF)		\$11,880,000.00
Per \$100 assessment		\$118,800.00
+ Property Tax	*	0.411
Total Annual Revenue		\$48,826.80

Source:

- + Tax Assessor's Office 9/03

13. Transfer Tax

Assumptions:

- a. Transfer tax is 1.5% of real estate transfer price
b. † Estimated 0.02% commercial/industrial re annual turnover rate

Development Site Sales Price		\$0.00
Transfer Tax	*	0.015
Initial Revenue		\$0.00 (Development Year 1)

Estimated Sale Price		\$0.00
+ Transfer Tax	*	0.015
Development Period Commercial Revenue		\$0.00

Total Appraised Value		\$11,880,000.00
Transfer Tax	*	0.015
		\$178,200.00
+ Percent Re-sold per Year	*	0.0002
Annual Commercial Revenue		\$35.64

Source:

- + Tax Assessor's Office 9/03

14. Municipal Street Aid Fund

Assumptions:

- a. Distribution per mile as of 7/1/03 = \$5,093.31
d. New streets will not be dedicated until new development at least 80% complete

Formula:

+ Distribution per Mile		\$5,093.31
Miles New Streets (Commercial)	*	0.00
Commercial Street Aid Fund		\$0.00

Source:

- + Municipal Street Aid Fund Distribution Tabulation Fiscal Year 2004

15. Electric

a. Residential 31.2%; Commercial 33.4%; Industrial 35.2%

Formula

+ Commercial Revenue		\$18,819,439.00
+ Commercial Customers	/	2,641
Total Revenue per Customer		\$7,125.88
+ City of Dover Customers	*	2,416
Total Revenue for Dover Customers		\$17,216,116.86
Percent Additional Commercial Base	*	0.01345
Total Annual Commercial Revenue		\$231,516.02

Source:

+ City of Dover Electric Department

16. Sewer & Water

Assumptions:

a. 45% residential, 30% commercial, 25% industrial

Formula:

+ Total Direct User Fees		\$9,137,839.00
Percent Commercial	*	0.30
		\$2,741,351.70
Percent Additional Commercial Base	*	0.01345
Total Annual Commercial Revenue		\$36,864.69

Source:

+ 2003 Annual Operating Budget, Fund Summaries, Water/Wastewater Fund Revenues

17. Sanitation

Assumptions:

b. 11% commercial (\$100,000/\$908,909 FY2003)

Formula:

+ Total Commercial Sanitation Revenue		\$100,000.00
Percent Additional Commercial Base	*	0.01345
Total Annual Revenue		\$1,344.76

Source:

+ Department of Public Works

18. Permits & Licenses

Assumptions:

- a. Permits: \$8 for first \$1000 cost then \$6 per \$1000 construction cost
- b. ⁺⁺⁺ 50% residential; 40% commercial; 10% industrial

Formulas:

Development Cost	\$8,800,000.00
Per \$1,000	\$8,800.00
Minus first \$1,000	\$8,799.00
Multiplied by \$6	\$52,794.00
Plus first \$1,000 at \$8	<u>\$8.00</u>
<i>Development Period Commercial Revenue</i>	<u>\$52,802.00</u>
Business Licenses Revenue	\$1,165,000.00
Percent Addtl Commercial	* 0.01345
<i>Annual License Revenue</i>	<u>\$15,666.49</u>
Permits & Other Licenses Revenue	\$748,500.00
+ Percent Commercial	* 0.40
	<u>\$299,400.00</u>
Percent Additional Commercial Base	* 0.0134
<i>Annual Permit & Other Revenue</i>	<u>\$4,026.22</u>
<i>Total Annual Revenue</i>	<u>\$19,692.71</u>

Source:

- + Dover Tax Assessor's Office, 10/14/03
- ++ 2003 Annual Operating Budget, Fund Summaries, General Fund Cash Receipt Summary
- +++ Dover Planning Office, 10/23/03

19. Wastewater Impact Fee

To be added

20. Comcast Franchise

Not Applicable for Commercial

21. Miscellaneous

Assumptions:

- a. Includes revenue from Fines & Police, 911 Fees, and Misc. Charges
- b. Police: Residential 60%; Commercial 30%; Industrial 10%

Formula:

++ Fines & Police (30% of 675,520)	\$202,656.00
++ 911 Fees (30% of 61,500)	+ \$18,450.00
++ Misc. Charges (30% of 43,550)	+ \$13,065.00
	<u>\$234,171.00</u>
Percent Additional Commercial Base	* 0.01345
<i>Annual Commercial Revenue</i>	<u>\$3,149.05</u>

Source:

- + City of Dover Library
- ++ 2003 Annual Operating Budget, Fund Summaries, General Fund Cash Receipt Summary

