

ANNUAL DEVELOPMENT FEE REPORT

**For Fiscal Year Ended
June 30, 2017**

City of Peoria, Arizona



**Prepared By:
City of Peoria Finance and Budget Department
September 28, 2017**

Sonia Andrews, Interim Chief Financial Officer



City of Peoria

8401 West Monroe Street, Peoria, Arizona 85345

September 28, 2017

Peoria City Clerk, and other interested parties:

This report is designed to fulfill the requirements of Arizona Revised Statutes, Section 9-463.05(N). It contains information concerning the City of Peoria's collection and use of development fees. The information contained in this report is based on the City's fund financial statements but is un-audited data.

Development fees (also sometimes known as impact fees or expansion fees) are collected on new building permits issued in the City. The fees are intended to reduce the financial impact of residential and commercial growth on existing City infrastructure and service delivery. In general, development fees are defined as "one-time capital recovery charges assessed against new development as a way to recover a proportional share of the cost of capital facilities constructed to provide service capacity for new customers."¹ The philosophy behind development fees is sometimes referred to as 'growth pays for itself'.

The City of Peoria's development fees are designed to comply with the Rational Nexus test established in court cases. This test requires that: 1) there is a reasonable connection between the need for additional facilities or capacity and the new growth; 2) the amount of the fee must be proportional to the costs incurred, or to be incurred, to provide capacity to accommodate this new growth; and 3) the fee must actually, but not exclusively, benefit the customers required to pay the fee.

The City of Peoria calculates its development fees based on land use assumptions and infrastructure improvement plans (IIP's) periodically prepared by consultants contracted to do studies of the City's development fees. These plans are developed in accordance with ARS 09-463.05 which requires the development of an infrastructure improvement plan that 1) estimates future necessary public services needed as a result of new growth; and 2) forecasts the costs associated with meeting those needs. The IIP incorporates information from the City's capital improvement plan and other data provided by City staff. The IIP takes into account only those projects, or portions of projects, that serve future growth. The City's development fee studies and infrastructure improvement plans are available for review from the City Clerk, at the City's main library, or on the City's website at peoriaaz.gov.

¹ Source: Comprehensive Guide to Water and Wastewater Finance and Pricing - Third Edition, George A. Raftelis

During its 2011 session, the Arizona Legislature passed sweeping changes to the state's impact fee statutes. Governor Jan Brewer signed Senate Bill 1525 on April 26, 2011, amending Section 9-463.05 of the Arizona Revised Statutes. The city adopted new impact fee ordinances on December 6, 2011 to comply with the new statutory requirements. Certain categories of infrastructure were no longer authorized to be charged an impact fee. Unauthorized categories include general government facilities, solid waste facilities and equipment, and police and fire training/administrative facilities. This report includes the fund balances for these categories until all the funds are expended.

The city had until August 1, 2014, to adopt new infrastructure improvement plans and fee studies. Adoption of the new IIP and fee schedule was subject to a two-step public hearing process, and the city must complete a biennial audit of land use assumptions, the IIP, and service areas every two years. The new statutes require development fees to be assessed in service areas within which there is a substantial nexus between the necessary public service and new growth. The fees for any particular applicant will be frozen for 24 months after final development approval. Refunds may be required if the city does not complete infrastructure within the timeframe identified in the IIP.

The development fee study for Public Safety, Parks & Recreation, and Transportation fees was performed by Duncan Associates, dated January 2014. The development fee study in effect for Utilities was performed by Raftelis & Associates, dated February 2014.

For fiscal year 2017, the City collected fees in 7 categories as follows:

General Government

Law Enforcement Development Fees
Fire & Emergency Development Fees

Parks, Recreation & Library

Park Development Fees

Transportation

Street Development Fees

Utilities

Water Expansion Fees
Water Resource Expansion Fees
Wastewater Expansion Fees

All development fees are charged for residential construction on a per dwelling unit basis. For multi-family construction; parks and recreation and transportation development fees are charged on a per dwelling unit basis. For residential, multi-family and commercial construction; water, water resource, and wastewater expansion fees are charged based on water meter size. For commercial construction; transportation,

parks, law and fire impact fees are calculated by multiplying the applicable rate by the building square footage and dividing by 1,000.

As an item of note, the water resource expansion fee is charged only outside the Salt River Valley Water Reclamation Project water resource area, generally consisting of all areas north of the Arizona Canal and Skunk Creek and west of New River. The area where this fee is not charged is an odd shape, very roughly Northern to Greenway, between approximately 67th avenue to 99th avenue (on the Northern side) and between approximately 75th avenue to 83rd avenue (on the Greenway side).

Also of note, water and wastewater expansion fees are calculated based on a lower rate for construction within the boundaries of the Vistancia Community Facilities District. The Vistancia Community Facilities District was formed to acquire or construct certain public infrastructure in a specific area of the City. That infrastructure is primarily water and wastewater-related in nature. Much of it would normally be built by the City and funded from water and wastewater development fees. As a result, the water and wastewater development fees are lower in this area of the City than in any other area of the City.

Following is a general discussion of what kinds of expenditures each of the development fees is collected to cover.

General Government (Public Safety)

Law Enforcement Development Fees are used to help pay for growth-related capital costs for the Police Department, including facilities, vehicles, and equipment.

Fire & Emergency Development Fees are used to help pay for growth-related capital costs for the Fire Department & Emergency Medical Services, including facilities, vehicles, apparatus, and equipment.

Parks & Recreation

Park Development Fees help pay for capital costs related to developing new parks, including land, ball fields, courts, restrooms, ramadas, playgrounds, parking lots, and so forth.

Transportation

Street Development Fees include the costs to develop and build new roads and bridges within the City, and to upgrade existing roads and bridges as necessitated by growth. The fees also include cost related to curb, gutter, sidewalk, landscaping, traffic signals and equipment associated with roadway construction. The fees do not include ROW (right-of-way) dedications.

Utilities

Water Expansion Fees are used to develop and build additional capacity for the City's water system, including wells, water lines, booster stations, water storage facilities, water treatment facilities, water administrative facilities, and related costs.

Water Resource Expansion Fees are used primarily to purchase new water rights necessitated by growth.

Wastewater Expansion Fees are used to develop and build additional capacity for the City's wastewater system, including sewer lines, lift stations, treatment facilities, reclamation projects, administrative facilities, and related costs.

As required by state law, the following pages include (as applicable):

- 1) The amount assessed by the municipality for each type of development fee.
- 2) The balance of each fund maintained for each type of development fee assessed as of the beginning and end of the fiscal year.
- 3) The amount of interest or other earnings on the monies in each fund as of the end of the fiscal year.
- 4) The amount of development fee monies used to repay:
 - a. Bonds issued by the municipality to pay the cost of a capital improvement project that is the subject of a development fee assessment.
 - b. Monies advanced by the municipality from funds other than the funds established for development fees in order to pay the cost of a capital improvement project that is the subject of a development fee assessment.
- 5) The amount of development fee monies spent on each capital improvement project that is the subject of a development fee assessment and the physical location of each capital improvement project.
- 6) The amount of development fee monies spent for each purpose other than a capital improvement project that is the subject of a development fee assessment.

Sincerely,

City of Peoria
Finance and Budget Departments

**City of Peoria, Arizona
Annual Development Fee Report
Fiscal Year 2017
Development Fee Rates
From July 2016- June 2017**

Governmental Funds
Public Safety

Law Enforcement Fire & Emergency

Residential:

Single Family Detached	per unit	503	417
Mobile Homes	per unit	342	283

Multi-family/Hotel/Motel:

Multi-family dwelling unit	per unit	299	248
Hotel/Motel	per room	264	219

3/4 "	meter size
1"	meter size
1 1/2" Disc	meter size
1 1/2" Turbo	meter size
2" Disc	meter size
2" Turbo	meter size
3" Comp	meter size
3" Turbo	meter size
4" Comp	meter size
4" Turbo	meter size
6" Comp	meter size
6" Turbo	meter size
8" Comp	meter size
8" Turbo	meter size

Commercial:

Commercial/Retail	per 1,000 sq. ft.	553	458
Office	per 1,000 sq. ft.	171	142
Industrial	per 1,000 sq. ft.	50	42
Warehouse	per 1,000 sq. ft.	50	42
Public/Institutional	per 1,000 sq. ft.	98	81

3/4 "	meter size
1"	meter size
1 1/2" Disc	meter size
1 1/2" Turbo	meter size
2" Disc	meter size
2" Turbo	meter size
3" Comp	meter size
3" Turbo	meter size
4" Comp	meter size
4" Turbo	meter size
6" Comp	meter size
6" Turbo	meter size
8" Comp	meter size
8" Turbo	meter size

* S. of Deer Valley Rd

** N. of Deer Valley Rd and E. of Agua Fria River

*** West of Agua Fria River

^ If the development is within the Vistancia Community Facilities District, the Vistancia fee is charged instead of the Normal fee for Water and for Wastewater (Sewer) Expansion fees. This is because the CFD is funding much of the water and wastewater (sewer) infrastructure requirements normally funded by these development fees.

Note: Development Impact Fees were updated as of 08/01/2014. Fees above represent the most current fees charged at permit issuance.

City of Peoria, Arizona
Annual Development Fee Report
Fiscal Year 2017
Development Fee Rates
From July 2016- June 2017

Governmental Funds			
Parks & Recreation			
Parks	Parks	Parks	Parks
S. of Bell Rd.	Bell Rd. to Pinnacle Peak Rd.	N. of Pinnacle Peak Rd. E. of Agua Fria River	W. of Agua Fria River

Residential:

Single Family Detached	per unit	-	749	970	1,416
Mobile Homes	per unit	-	509	660	963

Multi-family/Hotel/Motel:

Multi-family dwelling unit	per unit	-	442	572	835
Hotel/Motel	per room	-	45	58	85

3/4 "	meter size
1"	meter size
1 1/2" Disc	meter size
1 1/2" Turbo	meter size
2" Disc	meter size
2" Turbo	meter size
3" Comp	meter size
3" Turbo	meter size
4" Comp	meter size
4" Turbo	meter size
6" Comp	meter size
6" Turbo	meter size
8" Comp	meter size
8" Turbo	meter size

Commercial:

Commercial/Retail	per 1,000 sq. ft.	-	45	58	85
Office	per 1,000 sq. ft.	-	37	49	71
Industrial	per 1,000 sq. ft.	-	15	19	28
Warehouse	per 1,000 sq. ft.	-	15	19	28
Public/Institutional	per 1,000 sq. ft.	-	7	10	14

3/4 "	meter size
1"	meter size
1 1/2" Disc	meter size
1 1/2" Turbo	meter size
2" Disc	meter size
2" Turbo	meter size
3" Comp	meter size
3" Turbo	meter size
4" Comp	meter size
4" Turbo	meter size
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**City of Peoria, Arizona
Annual Development Fee Report
Fiscal Year 2017
Development Fee Rates
From July 2016- June 2017**

Governmental Funds
Transportation
Street Development

		<u>South*</u>	<u>Central**</u>	<u>West***</u>
Residential:				
Single Family Detached	per unit	-	5,591	8,957
Mobile Homes	per unit	-	2,597	3,994
Multi-family/Hotel/Motel:				
Multi-family dwelling unit	per unit	-	3,460	5,319
Hotel/Motel	per room	-	4,975	7,650
3/4 "	meter size			
1"	meter size			
1 1/2" Disc	meter size			
1 1/2" Turbo	meter size			
2" Disc	meter size			
2" Turbo	meter size			
3" Comp	meter size			
3" Turbo	meter size			
4" Comp	meter size			
4" Turbo	meter size			
6" Comp	meter size			
6" Turbo	meter size			
8" Comp	meter size			
8" Turbo	meter size			
Commercial:				
Commercial/Retail	per 1,000 sq. ft.	-	6,763	10,398
Office	per 1,000 sq. ft.	-	5,111	7,859
Industrial	per 1,000 sq. ft.	-	2,754	4,234
Warehouse	per 1,000 sq. ft.	-	1,801	2,769
Public/Institutional	per 1,000 sq. ft.	-	3,870	5,950
3/4 "	meter size			
1"	meter size			
1 1/2" Disc	meter size			
1 1/2" Turbo	meter size			
2" Disc	meter size			
2" Turbo	meter size			
3" Comp	meter size			
3" Turbo	meter size			
4" Comp	meter size			
4" Turbo	meter size			
6" Comp	meter size			
6" Turbo	meter size			
8" Comp	meter size			
8" Turbo	meter size			

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**City of Peoria, Arizona
Annual Development Fee Report
Fiscal Year 2017
Development Fee Rates
From July 2016- June 2017**

		Proprietary funds						
		Utilities						
		Water Expansion			Wastewater Expansion			
				Water Resource (Off-project only)	East of Agua Fria River	West of Agua Fria River	Vistancia ^^	
		S. of Bell Rd	N. of Bell Rd.	Vistancia ^^				
Residential:								
Single Family Detached	per unit	2,172	3,816	118	1,074	1,078	2,239	108
Mobile Homes	per unit	2,172	3,816	118	1,074	1,078	2,239	108
Multi-family/Hotel/Motel:								
Multi-family dwelling unit	per unit							
Hotel/Motel	per room							
3/4 "	meter size	2,172	3,816	118	1,074	1,078	2,239	108
1"	meter size	3,544	6,281	118	1,789	1,738	3,660	108
1 1/2" Disc	meter size	6,973	12,444	118	3,579	3,389	7,212	108
1 1/2" Turbo	meter size	6,973	12,444	118	3,579	3,389	7,212	108
2" Disc	meter size	11,088	19,840	118	5,726	5,369	11,474	108
2" Turbo	meter size	11,088	19,840	118	5,726	5,369	11,474	108
3" Comp	meter size	20,690	37,097	118	10,736	9,991	21,419	108
3" Turbo	meter size	24,120	43,274	118	12,534	11,641	24,977	108
4" Comp	meter size	34,407	61,750	118	17,894	16,593	35,627	108
4" Turbo	meter size	41,255	74,078	118	21,480	19,888	42,728	108
6" Comp	meter size	68,698	123,381	118	35,788	33,097	71,146	108
6" Turbo	meter size	85,830	154,214	118	44,754	41,341	88,907	108
8" Comp	meter size	137,281	246,645	118	71,575	66,107	142,184	108
8" Turbo	meter size	154,390	277,468	118	80,550	74,338	159,933	108
Commercial:								
Commercial/Retail Office	per 1,000 sq. ft.							
Industrial	per 1,000 sq. ft.							
Warehouse	per 1,000 sq. ft.							
Public/Institutional	per 1,000 sq. ft.							
3/4 "	meter size	2,172	3,816	118	1,074	1,078	2,239	108
1"	meter size	3,544	6,281	118	1,789	1,738	3,660	108
1 1/2" Disc	meter size	6,973	12,444	118	3,579	3,389	7,212	108
1 1/2" Turbo	meter size	6,973	12,444	118	3,579	3,389	7,212	108
2" Disc	meter size	11,088	19,840	118	5,726	5,369	11,474	108
2" Turbo	meter size	11,088	19,840	118	5,726	5,369	11,474	108
3" Comp	meter size	20,690	37,097	118	10,736	9,991	21,419	108
3" Turbo	meter size	24,120	43,274	118	12,534	11,641	24,977	108
4" Comp	meter size	34,407	61,750	118	17,894	16,593	35,627	108
4" Turbo	meter size	41,255	74,078	118	21,480	19,888	42,728	108
6" Comp	meter size	68,698	123,381	118	35,788	33,097	71,146	108
6" Turbo	meter size	85,830	154,214	118	44,754	41,341	88,907	108
8" Comp	meter size	137,281	246,645	118	71,575	66,107	142,184	108
8" Turbo	meter size	154,390	277,468	118	80,550	74,338	159,933	108

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City of Peoria, Arizona
 Annual Development Fee Report
 Fiscal Year 2017
 Summary by Development Fee
 Governmental Funds

	Governmental Funds			
	General Government			
	Law Enforcement Development Fees	Law Enforcement Development Fees Post 1/1/2012	Law Enforcement Development Fees Post 8/1/2014	General Government Development Fees
Beginning fund balance 7/01/16	\$ 7,544,377	\$ 261,757	\$ 1,548,567	\$ 2,082,143
Development fee revenue	-	(452)	1,032,363	-
Other revenue *	-	-	-	-
Interest revenue, net of fees	(61,569)	549	16,996	15,709
Total revenues & other sources	(61,569)	97	1,049,359	15,709
Bonds repayments	-	-	-	-
Advanced monies	-	-	-	-
Capital improvement projects *	5,518,395	261,854	401,558	766,057
Other expenditures *	-	-	-	9,500
Total expenditures & other uses	5,518,395	261,854	401,558	775,557
Ending fund balance 6/30/17	\$ 1,964,413	\$ -	\$ 2,196,368	\$ 1,322,295

* For additional information, see Development Fee Expenditures Detail

City of Peoria, Arizona
Annual Development Fee Report
Fiscal Year 2017
Summary by Development Fee
Governmental Funds

Governmental Funds
General Government (cont.)

	Fire & Emergency Development Fees	Fire & Emergency Development Fees Post 1/1/2012	Fire & Emergency Development Fees Post 8/1/2014
Beginning fund balance 7/01/16	\$ 1,891,386	\$ 1,475,035	\$ 1,221,221
Development fee revenue	-	-	833,319
Other revenue *	-	-	-
Interest revenue, net of fees	18,206	14,198	15,190
Total revenues & other sources	18,206	14,198	848,509
Bonds repayments	-	-	-
Advanced monies	-	-	-
Capital improvement projects *	-	-	-
Other expenditures *	-	-	-
Total expenditures & other uses	-	-	-
Ending fund balance 6/30/17	\$ 1,909,592	\$ 1,489,233	\$ 2,069,730

* For additional information, see Development Fee Expenditures Detail

City of Peoria, Arizona
Annual Development Fee Report
Fiscal Year 2017
Summary by Development Fee
Governmental Funds

Governmental Funds
Parks & Recreation

	Neighborhood Park Development Fees (Zone 1) Post 1/1/2012	Parks Development Fees (Zone 1) Post 8/1/2014	Neighborhood Park Development Fees (Zone 2)	Neighborhood Park Development Fees (Zone 2) Post 1/1/2012
Beginning fund balance 7/01/16	\$ 147,030	\$ 302,175	\$ 294,615	\$ 1,269,944
Development fee revenue	(1,281)	303,733	-	-
Other revenue *	-	-	-	-
Interest revenue, net of fees	1,415	4,186	2,836	12,224
Total revenues & other sources	134	307,919	2,836	12,224
Bonds repayments	-	-	-	-
Advanced monies	-	-	-	-
Capital improvement projects *	-	-	-	-
Other expenditures *	-	-	-	-
Total expenditures & other uses	-	-	-	-
Ending fund balance 6/30/17	\$ 147,164	\$ 610,095	\$ 297,451	\$ 1,282,168

* For additional information, see Development Fee Expenditures Detail

City of Peoria, Arizona
 Annual Development Fee Report
 Fiscal Year 2017
 Summary by Development Fee
 Governmental Funds

Governmental Funds
 Parks & Recreation (cont.)

	Parks Development Fees (Zone 2) Post 8/1/2014	Neighborhood Park Development Fees (Zone 3) Post 1/1/2012	Parks Development Fees (Zone 3) Post 8/1/2014	Citywide Park & Recreation Facility Development Fees
Beginning fund balance 7/01/16	\$ 565,416	\$ 745,171	\$ 1,193,689	\$ 1,587,859
Development fee revenue	335,443	-	691,390	-
Other revenue *	-	-	-	-
Interest revenue, net of fees	6,746	7,173	14,595	15,179
Total revenues & other sources	342,189	7,173	705,985	15,179
Bonds repayments	-	-	-	-
Advanced monies	-	-	-	-
Capital improvement projects *	-	-	-	57,703
Other expenditures *	-	-	-	-
Total expenditures & other uses	-	-	-	57,703
Ending fund balance 6/30/17	\$ 907,605	\$ 752,344	\$ 1,899,675	\$ 1,545,334

* For additional information, see Development Fee Expenditures Detail

City of Peoria, Arizona
Annual Development Fee Report
Fiscal Year 2017
Summary by Development Fee
Governmental Funds

	Governmental Funds Parks & Recreation (cont.)			
	Citywide Park & Recreation Facility Development Fees Post 1/1/2012	Open Space Development Fees Pre 1/1/2012	River Corridors & Trails Development Fees Pre 1/1/2012	Library Development Fees Post 1/1/2012
Beginning fund balance 7/01/16	\$ 1,977,463	\$ 103,477	\$ 314,741	\$ 64,103
Development fee revenue	(931)	-	-	(209)
Other revenue *	-	-	-	-
Interest revenue, net of fees	14,567	994	3,028	617
Total revenues & other sources	13,636	994	3,028	408
Bonds repayments	-	-	-	-
Advanced monies	-	-	-	-
Capital improvement projects *	1,325,017	-	774	-
Other expenditures *	-	-	-	-
Total expenditures & other uses	1,325,017	-	774	-
Ending fund balance 6/30/17	\$ 666,082	\$ 104,470	\$ 316,995	\$ 64,511

* For additional information, see Development Fee Expenditures Detail

City of Peoria, Arizona
 Annual Development Fee Report
 Fiscal Year 2017
 Summary by Development Fee
 Governmental Funds

	Governmental Funds Transportation		
	Street Development Fees (Zone 1 - South)	Street Development Fees (Zone 1 - South) Post 1/1/2012	Street Development Fees (Zone 2 - North) Post 8/1/2014
Beginning fund balance 7/01/16	\$ 691,888	\$ 1,471,675	\$ 1,804,835
Development fee revenue	-	-	2,151,240
Other revenue *	-	-	-
Interest revenue, net of fees	6,660	14,166	24,990
Total revenues & other sources	6,660	14,166	2,176,230
Bonds repayments	-	-	-
Advanced monies	-	-	-
Capital improvement projects *	-	-	302,847
Other expenditures *	-	-	-
Total expenditures & other uses	-	-	302,847
Ending fund balance 6/30/17	\$ 698,548	\$ 1,485,840	\$ 3,678,218

* For additional information, see Development Fee Expenditures Detail

City of Peoria, Arizona
Annual Development Fee Report
Fiscal Year 2017
Summary by Development Fee
Governmental Funds

	Governmental Funds			
	Transportation (cont.)			
	Street		Intersection	
	Development		Development	
	Fees (Zone 3 -		Fees (Zone 2 -	
	West of Agua		Fees (Zone 2 -	
	Fria) Post		North) Post	
	8/1/2014		1/1/2012	Total Governmental
Beginning fund balance 7/01/16	\$ 4,696,455	\$ 645,202	\$ 33,900,224	
Development fee revenue	4,243,209	(95)	9,587,729	
Other revenue *	-	-	-	
Interest revenue, net of fees	48,102	6,210	202,966	
Total revenues & other sources	4,291,311	6,115	9,790,695	
Bonds repayments	-	-	-	
Advanced monies	-	-	-	
Capital improvement projects *	5,329,655	-	13,963,860	
Other expenditures *	-	-	9,500	
Total expenditures & other uses	5,329,655	-	13,973,360	
Ending fund balance 6/30/17	\$ 3,658,111	\$ 651,317	\$ 29,717,560	

* For additional information, see Development Fee Expenditures Detail

City of Peoria, Arizona
Annual Development Fee Report
Fiscal Year 2017
Summary by Development Fee
Proprietary Funds **

Utilities

	Water Expansion Fees	Water Expansion Fees Post 1/1/2012	Water Expansion Fees (South) Post 8/1/2014
Beginning Fund Balance 7/01/16	\$ 3,818,121	\$ 5,179,642	\$ 1,067,867
Development fee revenue	-	(3,269)	791,468
Net Bond proceeds	-	-	-
Other revenue *	-	-	-
Interest revenue, net of fees	35,721	43,291	12,813
Total revenues & other sources	35,721	40,022	804,281
Bonds repayments *	-	-	-
Advanced monies	-	-	-
Capital improvement projects *	868,728	10,922	157,128
Other expenditures *	-	-	-
Total expenditures & other uses	868,728	10,922	157,128
Ending fund balance 6/30/17	\$ 2,985,114	\$ 5,208,743	\$ 1,715,020

* For additional information, see Development Fee Expenditures Detail

** This schedule assumes fund balance basis, not proprietary fund basis. On this schedule, expens in full in the fiscal year the transaction occurs, not as capitalized items are depreciated. Whereas Comprehensive Annual Financial Report (CAFR), capital improvement projects expenses are cap depreciated (expensed) over the life of the asset. On this report, fund balance represents current current liabilities, and excludes any capital assets.

City of Peoria, Arizona
Annual Development Fee Report
Fiscal Year 2017
Summary by Development Fee
Proprietary Funds **

Utilities

	Water Expansion Fees (North) Post 8/1/2014	Water Resource Expansion Fees Post 8/1/2014	Solid Waste Development Fees
Beginning Fund Balance 7/01/16	\$ 4,243,539	\$ 750,002	\$ 6,539,555
Development fee revenue	2,720,848	1,404,473	-
Net Bond proceeds	-	-	-
Other revenue *	-	-	29
Interest revenue, net of fees	39,563	6,560	55,913
Total revenues & other sources	2,760,411	1,411,033	55,941
Bonds repayments *	-	800,860	-
Advanced monies	-	-	-
Capital improvement projects *	1,506,379	830,427	775,002
Other expenditures *	4,742	-	-
Total expenditures & other uses	1,511,120	1,631,287	775,002
Ending fund balance 6/30/17	\$ 5,492,830	\$ 529,748	\$ 5,820,495

* For additional information, see Development Fee Expenditures Detail

** This schedule assumes fund balance basis, not proprietary fund basis. On this schedule, expens in full in the fiscal year the transaction occurs, not as capitalized items are depreciated. Whereas Comprehensive Annual Financial Report (CAFR), capital improvement projects expenses are cap depreciated (expensed) over the life of the asset. On this report, fund balance represents current current liabilities, and excludes any capital assets.

City of Peoria, Arizona
Annual Development Fee Report
Fiscal Year 2017
Summary by Development Fee
Proprietary Funds **

	<u>Utilities</u>			
	Wastewater Expansion Fees Post 1/1/2012	Wastewater Expansion Fees (East) Post 8/1/2014	Wastewater Expansion Fees (West) Post 8/1/2014	Total Proprietary
Beginning Fund Balance 7/01/16	\$ 2,084,368	\$ 1,368,483	\$ 643,558	\$ 25,695,137
Development fee revenue	(1,923)	1,073,733	283,359	6,268,689
Net Bond proceeds	-	-	-	-
Other revenue *	-	-	-	29
Interest revenue, net of fees	19,953	17,196	7,506	238,516
Total revenues & other sources	18,030	1,090,929	290,865	6,507,233
Bonds repayments *	-	-	-	800,860
Advanced monies	-	-	-	-
Capital improvement projects *	40,088	258,006	147	4,446,828
Other expenditures *	-	3,793	1,785	10,320
Total expenditures & other uses	40,088	261,800	1,932	5,258,008
Ending fund balance 6/30/17	\$ 2,062,309	\$ 2,197,613	\$ 932,491	\$ 26,944,363

* For additional information, see Development Fee Expenditures Detail

** This schedule assumes fund balance basis, not proprietary fund basis. On this schedule, expenses are shown in full in the fiscal year the transaction occurs, not as capitalized items are depreciated. Whereas in the City's Comprehensive Annual Financial Report (CAFR), capital improvement projects expenses are capitalized and depreciated (expensed) over the life of the asset. On this report, fund balance represents current assets minus current liabilities, and excludes any capital assets.

City of Peoria, Arizona
Annual Development Fee Report
Fiscal Year 2017
Development Fee Expenditures Detail
All Funds

<u>Project</u>	<u>Location</u>	<u>Total</u>
GENERAL GOVERNMENT		
Law Enforcement Development Fees		
<u>Capital Improvement Projects:</u>		
Pinnacle Peak Public Safety Facility Expansion	Pinnacle Peak Public Safety Facility Expansion, Lake Pleasant Road	5,518,395
Total Law Enforcement Development Fees - Capital Projects Expenditures		5,518,395
Law Enforcement Development Fees Post 01/01/2012		
<u>Capital Improvement Projects:</u>		
Pinnacle Peak Public Safety Facility Expansion	Pinnacle Peak Public Safety Facility Expansion, Lake Pleasant Road	261,854
Total Law Enforcement Development Fees Post 01/01/2012 - Capital Projects Expenditures		261,854
Law Enforcement Development Fees Post 08/01/2014		
<u>Capital Improvement Projects:</u>		
Pinnacle Peak Public Safety Facility Expansion	Pinnacle Peak Public Safety Facility Expansion, Lake Pleasant Road	401,558
Total Law Enforcement Development Fees Post 08/01/2014 - Capital Projects Expenditures		401,558
General Government Development Fees		
<u>Capital Improvement Projects:</u>		
Pinnacle Peak Public Safety Facility Expansion	Pinnacle Peak Public Safety Facility Expansion, Lake Pleasant Road	766,057
Total General Government Development Fees - Capital Projects Expenditures		766,057
<u>Other Expenditures:</u>		
Impact Fee Biennial Audit - 2016	Impact Fee Biennial Audit - 2016	9,500
Total General Government Development Fees - Other Expenditures		9,500
Citywide Park & Recreation Facility Development Fees		
<u>Capital Improvement Projects:</u>		
Northern Community Park - Site Selection Study	New River Dam near Lake Pleasant Parkway and Dixileta Drive	57,703
Total Citywide Park & Recreation Facility Development Fees - Capital Projects Expenditures		57,703
Citywide Park & Recreation Facility Development Fees Post 01/01/2012		
<u>Capital Improvement Projects:</u>		
Northern Community Park - Site Selection Study	New River Dam near Lake Pleasant Parkway and Dixileta Drive	1,325,017
Total Citywide Park & Recreation Facility Development Fees Post 01/01/2012 - Capital Projects Expenditures		1,325,017

City of Peoria, Arizona
Annual Development Fee Report
Fiscal Year 2017
Development Fee Expenditures Detail
All Funds

Project	Location	Total
GENERAL GOVERNMENT (cont.)		
River Corridors & Trails Development Fees Pre 01/01/2012		
Capital Improvement Projects:		
New River Trail Development - Williams Rd to Happy Valley Rd	North of Pinnacle Peak Road at Williams Road for one mile connecting path segments from Pinnacle Peak to Happy Valley	774
Total Rivers Corridors & Trails Development Fees - Capital Projects Expenditures		774
Street Development Fees (Zone 2 - Deer Valley Rd. North & East of Agua Fria) Post 08/01/2014		
Capital Improvement Projects:		
Happy Valley Parkway Widening	Lake Pleasant Parkway to Agua Fria	302,847
Total Street Development Fees (Zone 2 - Deer Valley Rd. North & East of Agua Fria) Post 08/01/2014 - Capital Projects Expenditures		302,847
Street Development Fees (Zone 3 - West of the Agua Fria) Post 08/01/2014 - 7003		
Capital Improvement Projects:		
Vistancia Right of Way Land Dedication and Roadway Improvements - Developer Contract Reimbursements	Within the Vistancia Development - Vistancia Blvd, Ridgeline Rd, El Mirage Rd, Jomax Rd, Lone Mtn Rd, Westland Rd (Map of Dedication) El Mirage Rd - Vistancia Blvd to Lone Mountain	5,329,655
Total Street Development Fees (Zone 3 - West of the Agua Fria) Post 08/01/2014 - Capital Projects Expenditures		5,329,655
UTILITIES		
Water Expansion Fees		
Capital Improvement Projects:		
36-inch Waterline (City Portion)	Lone Mtn Pkwy, from Lake Pleasant Rd to El Mirage	6,359
Wellhead Water Quality Mitigation Project to Increase Water Capacity and Make Wells Available for Potable Use	Wellhead Water Quality Mitigation	4,802
Pyramid Peak Water Treatment Plant - Phase II Expansion New Well	City of Glendale, near 67th Ave & Jomax Lake Pleasant Parkway, east of 99th Ave	42 857,525
Total Water Expansion Fees - Capital Projects Expenditures		868,728
Water Expansion Fees - Post 01/01/2012		
Capital Improvement Projects:		
Waterline - Pinnacle Peak Road & Lake Pleasant Parkway Intersection Improvements	Pinnacle Peak Road & Lake Pleasant Parkway	365
36-inch Waterline	Lone Mtn Pkwy, from Lake Pleasant Rd to El Mirage	4,670
Aquifer Storage and Recovery (ARS) Well	Near Butler Water Reclamation Facility, Municipal Operations Center and Butler Inflow Pump Station	465
Increase CAP Water Treatment Capacity	10 million gallons per day for northern portion of the City	1,756
Westland Rd. Reservoir and Booster Facility	Westland Rd. in proximity to CAP canal to serve Lake Pleasant Heights, Trilogy West, Vistancia and state land parcels	3,666
Total Water Expansion Fees Post 01/01/2012 - Capital Projects Expenditures		10,922

**City of Peoria, Arizona
Annual Development Fee Report
Fiscal Year 2017
Development Fee Expenditures Detail
All Funds**

Project	Location	Total
UTILITIES (cont.)		
Water Expansion Fees - Post 08/01/2014		
Capital Improvement Projects:		
Aquifer Storage and Recovery (ARS) Well	Near Butler Water Reclamation Facility, Municipal Operations Center and Butler Influent Pump Station	157,128
Total Water Expansion Fees Post 08/01/2014 - Capital Projects Expenditures		157,128
Water Expansion Fees (North) Post 08/01/2014		
Capital Improvement Projects:		
Pyramid Peak Water Treatment Plant - Phase II Expansion New Well	City of Glendale, near 67th Ave & Jomax Lake Pleasant Parkway, east of 99th Ave	- 747,424
Agua Fria Booster	West of Lake Pleasant Parkway and north of Lone Mountain Alignment	44,403
Aquifer Storage and Recovery (ARS) Well	Near Butler Water Reclamation Facility, Municipal Operations Center and Butler Influent Pump Station	544,766
Desert Harbor Well-Arrowhead Shores Reservoir Recommission	91st Ave and Greenway Rd to Arrowhead Shores Well	132,358
Increase CAP Water Treatment Capacity	10 million gallons per day for northern portion of the City	32,927
Westland Rd. Reservoir/Booster Facility - Regional Storage	Westland Road in proximity to the CAP canal - service Lake Pleasant Heights, Saddleback Heights, Trilogy West, Vistancia	-
Westland Rd. Reservoir and Booster Facility	Westland Rd. in proximity to CAP canal to serve Lake Pleasant Heights, Trilogy West, Vistancia and state land parcels	4,500
Total Water Expansion Fees Post 08/01/2014 - Capital Projects Expenditures		1,506,379
Other Expenditures:		
Water Expansion Fee Update	Water Expansion Fee Update	4,742
Total Water Expansion Fees Post 08/01/2014 - Other Expenditures		4,742
Water Resource Expansion Fees - Post 08/01/2014		
Bond Repayments:		
Purchase of Assured Water Supply Debt Service	MDA Bonds were sold in FY2011 to pay off an agreement purchasing water rights for an assured water supply. \$7,920,000 in bonds were sold. The first bond payment is 7/1/2012, with the final payment due 7/1/2026.	800,860
Total Water Resource Expansion Fees Post 08/01/2014 - Bond Repayments		800,860
Capital Improvement Projects:		
Vistancia Groundwater Rights - Developer Contract Reimbursement	Reimbursement for Groundwater rights within the Vistancia Development - up to 4200 acre feet	497,487
Vistancia Groundwater Rights - Developer Contract Reimbursement	Reimbursement for Groundwater rights within the Vistancia Development - up to 4200 acre feet	332,940
Total Water Resource Expansion Fees Post 08/01/2014 - Capital Projects Expenditures		830,427

City of Peoria, Arizona
Annual Development Fee Report
Fiscal Year 2017
Development Fee Expenditures Detail
All Funds

<u>Project</u>	<u>Location</u>	<u>Total</u>
UTILITIES (cont.)		
Solid Waste Development Fees		
<u>Capital Improvement Projects:</u>		
Solid Waste Containers	Throughout the City, new homes only	158,612
Solid Waste Truck - Vehicle #2006 Peterbilt - Compactor, Side Loading with Articulating Load Arm	Throughout the city, serving new homes in northern Peoria	616,390
Total Solid Waste Development Fees - Capital Projects Expenditures		775,002
Wastewater Expansion Fees - Post 01/01/2012		
<u>Capital Improvement Projects:</u>		
21 & 18-inch Sewer Lines	Lake Pleasant Pkwy, from Dynamite Rd to Loop 303	-
Aquifer Storage and Recovery (ARS) Well	Near Butler Water Reclamation Facility, Municipal Operations Center and Butler Influent Pump Station	293
21-inch Sewer Line	Dixileta Sewer Extension	39,795
West Agua Fria Wastewater Lines	Jomax & El Mirage Rd	-
Total Wastewater Expansion Fees Post 01/01/2012 - Capital Projects Expenditures		40,088
Wastewater Expansion Fees (East of the Agua Fria) - Post 08/01/2014		
<u>Capital Improvement Projects:</u>		
Aquifer Storage and Recovery (ARS) Well	Near Butler Water Reclamation Facility, Municipal Operations Center and Butler Influent Pump Station	1,024
4 MGD to 6 MGD - Beardsley Plant Equipment Upgrade and Expansion	Beardsley Treatment Plant	256,982
Total Wastewater Expansion Fees (East of the Agua Fria) Post 08/01/2014 - Capital Projects Expenditures		258,006
<u>Other Expenditures:</u>		
Wastewater Expansion Fee Update	Wastewater Expansion Fee Update	3,793
Total Wastewater Expansion Fees (East of the Agua Fria) Post 08/01/2014 - Other Expenditures		3,793
Wastewater Expansion Fees (West of the Agua Fria) - Post 08/01/2014		
<u>Capital Improvement Projects:</u>		
Aquifer Storage and Recovery (ARS) Well	Near Butler Water Reclamation Facility, Municipal Operations Center and Butler Influent Pump Station	147
Total Wastewater Expansion Fees (West of the Agua Fria) Post 08/01/2014 - Capital Projects Expenditures		147
<u>Other Expenditures:</u>		
Wastewater Expansion Fee Update	Wastewater Expansion Fee Update	1,785
Total Wastewater Expansion Fees (West of the Agua Fria) Post 08/01/2014 - Other Expenditures		1,785