

# *ANNUAL DEVELOPMENT FEE REPORT*

**For Fiscal Year Ended  
June 30, 2019**

**City of Peoria, Arizona**



**Prepared By:  
City of Peoria Finance and Budget Department  
September 30, 2019**

Sonia Andrews, Chief Financial Officer



# City of Peoria

8401 West Monroe Street, Peoria, Arizona 85345

September 30, 2019

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."<sup>1</sup> 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](http://peoriaaz.gov).

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<sup>1</sup> 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 in effect 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 Raffelis & Associates, dated February 2014. On April 16, 2019, the City Council approved the 2019 development fee studies for utilities and non-utilities. New Development Fees based on the studies will be in effect October 28, 2019.

For fiscal year 2019, 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 67<sup>th</sup> avenue to 99<sup>th</sup> avenue (on the Northern side) and between approximately 75<sup>th</sup> avenue to 83<sup>rd</sup> 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,

A handwritten signature in black ink, appearing to be the initials 'J.P.' or similar, written in a cursive style.

City of Peoria  
Finance and Budget Departments

**City of Peoria, Arizona  
Annual Development Fee Report  
Fiscal Year 2019  
Development Fee Rates  
From July 2018 - June 2019**

Governmental Funds  
Public Safety

		<u>Law Enforcement</u>	<u>Fire &amp; Emergency</u>
<b>Residential:</b>			
Single Family Detached	per unit	503	417
Mobile Homes	per unit	342	283
<b>Multi-family/Hotel/Motel:</b>			
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		
<b>Commercial:</b>			
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 2019  
 Development Fee Rates  
 From July 2018 - June 2019**

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

<b>Residential:</b>					
Single Family Detached	per unit	-	749	970	1,416
Mobile Homes	per unit	-	509	660	963
<b>Multi-family/Hotel/Motel:</b>					
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				
<b>Commercial:</b>					
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				
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 2019  
 Development Fee Rates  
 From July 2018 - June 2019**

Governmental Funds  
Transportation  
Street Development

		<u>South*</u>	<u>Central**</u>	<u>West***</u>
<b>Residential:</b>				
Single Family Detached	per unit	-	5,591	8,957
Mobile Homes	per unit	-	2,597	3,994
<b>Multi-family/Hotel/Motel:</b>				
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			
<b>Commercial:</b>				
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 2019  
Development Fee Rates  
From July 2018- June 2019**

			Proprietary funds						
			Utilities						
			Water Expansion			Wastewater Expansion			
			S. of Bell Rd	N. of Bell Rd.	Vistancia ^^	Water Resource (Off-project only)	East of Agua Fria River	West of Agua Fria River	Vistancia ^^
<b>Residential:</b>									
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
<b>Multi-family/Hotel/Motel:</b>									
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
<b>Commercial:</b>									
Commercial/Retail Office	per 1,000 sq. ft.								
Industrial 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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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 2019**  
**Summary by Development Fee**  
**Governmental Funds**

**Governmental Funds**  
**General Government**

	Law Enforcement Development Fees	Law Enforcement Development Fees Post 8/1/2014	General Government Development Fees
<b>Beginning fund balance - 7/1/2018</b>	<b>\$ 126,427</b>	<b>\$ 3,065,832</b>	<b>\$ 1,340,276</b>
Development fee revenue	-	944,959	-
Interest revenue, net of fees	6,430	66,703	26,096
<b>Total revenues &amp; other sources</b>	<b>6,430</b>	<b>1,011,662</b>	<b>26,096</b>
Capital improvement projects ***	120,592	-	801
Other expenditures ***	-	9,000	-
<b>Total expenditures &amp; other uses</b>	<b>120,592</b>	<b>9,000</b>	<b>801</b>
<b>Ending fund balance 6/30/19</b>	<b>\$ 12,265</b>	<b>\$ 4,068,494</b>	<b>\$ 1,365,571</b>

\*\*\* For additional information, see Development Fee Expenditures Detail.

**City of Peoria, Arizona**  
**Annual Development Fee Report**  
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**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
<b>Beginning fund balance - 7/1/2018</b>	<b>\$ 1,910,051</b>	<b>\$ 1,509,484</b>	<b>\$ 2,773,241</b>
Development fee revenue	-	-	782,114
Interest revenue, net of fees	35,383	29,400	59,851
<b>Total revenues &amp; other sources</b>	<b>35,383</b>	<b>29,400</b>	<b>841,965</b>
Capital improvement projects ***	1,113,424	-	-
<b>Total expenditures &amp; other uses</b>	<b>1,113,424</b>	<b>-</b>	<b>-</b>
<b>Ending fund balance 6/30/19</b>	<b>\$ 832,010</b>	<b>\$ 1,538,884</b>	<b>\$ 3,615,206</b>

\*\*\* For additional information, see Development Fee Expenditures Detail.

City of Peoria, Arizona  
Annual Development Fee Report  
Fiscal Year 2019  
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
Ending Fund Balance 6/30/18 *	\$ 149,165	\$ 66	\$ 300,884	\$ 1,260,258
Prior Period Adjustments **	-	(425,659)	-	-
<b>Beginning fund balance - 7/1/2018</b>	<b>149,165</b>	<b>(425,593)</b>	<b>300,884</b>	<b>1,260,258</b>
Development fee revenue	-	299,600	-	-
Other revenue ***	-	130,751	-	-
Interest revenue, net of fees	2,905	(1,857)	5,319	22,558
<b>Total revenues &amp; other sources</b>	<b>2,905</b>	<b>428,494</b>	<b>5,319</b>	<b>22,558</b>
Capital improvement projects ***	-	-	259,423	794,538
Other expenditures ***	-	2,901	-	-
<b>Total expenditures &amp; other uses</b>	<b>-</b>	<b>2,901</b>	<b>259,423</b>	<b>794,538</b>
<b>Ending fund balance 6/30/19</b>	<b>\$ 152,070</b>	<b>\$ -</b>	<b>\$ 46,780</b>	<b>\$ 488,278</b>

\* Prior period adjustment, see the Development Fee Expenditures for additional Detail.

\*\* The prior period adjustments are the cumulative adjustments resulting from this report being prepared before the CAFR adjustments are finalized.

\*\*\* For additional information, see Development Fee Expenditures Detail.

**City of Peoria, Arizona**  
**Annual Development Fee Report**  
**Fiscal Year 2019**  
**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
<b>Beginning fund balance - 7/1/2018</b>	<b>\$ 1,511,003</b>	<b>\$ 760,554</b>	<b>\$ 2,414,226</b>	<b>\$ 1,386,286</b>
Development fee revenue	303,368	-	579,144	-
Interest revenue, net of fees	31,924	14,806	51,915	26,987
<b>Total revenues &amp; other sources</b>	<b>335,292</b>	<b>14,806</b>	<b>631,059</b>	<b>26,987</b>
Capital improvement projects ***	6,016	765,098	9,586	449,647
Other expenditures ***	-	-	7,900	-
<b>Total expenditures &amp; other uses</b>	<b>6,016</b>	<b>765,098</b>	<b>17,486</b>	<b>449,647</b>
<b>Ending fund balance 6/30/19</b>	<b>\$ 1,840,279</b>	<b>\$ 10,262</b>	<b>\$ 3,027,799</b>	<b>\$ 963,626</b>

\*\*\* For additional information, see Development Fee Expenditures Detail.

**City of Peoria, Arizona**  
**Annual Development Fee Report**  
**Fiscal Year 2019**  
**Summary by Development Fee**  
**Governmental Funds**

**Governmental Funds**  
**Parks & Recreation (cont.)**

	Open Space Development Fees Pre 1/1/2012	River Corridors & Trails Development Fees Pre 1/1/2012	Library Development Fees Post 1/1/2012
<b>Beginning fund balance - 7/1/2018</b>	\$ 105,891	\$ 320,080	\$ 65,388
Interest revenue, net of fees	2,062	5,752	1,274
<b>Total revenues &amp; other sources</b>	<b>2,062</b>	<b>5,752</b>	<b>1,274</b>
Capital improvement projects ***	-	93,328	-
<b>Total expenditures &amp; other uses</b>	<b>-</b>	<b>93,328</b>	<b>-</b>
<b>Ending fund balance 6/30/19</b>	<b>\$ 107,953</b>	<b>\$ 232,504</b>	<b>\$ 66,662</b>

\*\*\* For additional information, see Development Fee Expenditures Detail.

**City of Peoria, Arizona**  
**Annual Development Fee Report**  
**Fiscal Year 2019**  
**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
<b>Beginning fund balance - 7/1/2018</b>	\$ 708,047	\$ 1,050,615	\$ 6,580,814
Development fee revenue	-	-	4,258,780
Interest revenue, net of fees	9,817	13,393	164,831
<b>Total revenues &amp; other sources</b>	<b>9,817</b>	<b>13,393</b>	<b>4,423,611</b>
Capital improvement projects ***	707,253	539,706	60,740
Other expenditures ***	-	5,500	12,500
<b>Total expenditures &amp; other uses</b>	<b>707,253</b>	<b>545,206</b>	<b>73,240</b>
<b>Ending fund balance 6/30/19</b>	<b>\$ 10,611</b>	<b>\$ 518,802</b>	<b>\$ 10,931,185</b>

\*\*\* For additional information, see Development Fee Expenditures Detail.

City of Peoria, Arizona  
Annual Development Fee Report  
Fiscal Year 2019  
Summary by Development Fee  
Governmental Funds

	Governmental Funds		
	Transportation (cont.)		
	Street Development Fees (Zone 3 - West of Agua Fria) Post 8/1/2014	Intersection Development Fees (Zone 2 - North) Post 1/1/2012	Total Governmental
<b>Ending Fund Balance 6/30/18 *</b>	<b>\$ 4,621,963</b>	<b>\$ 660,174</b>	<b>\$ 32,620,725</b>
Prior Period Adjustments **	-	-	(425,659)
<b>Beginning fund balance - 7/1/2018</b>	<b>4,621,963</b>	<b>660,174</b>	<b>32,195,066</b>
Development fee revenue	3,513,955	-	10,681,920
Other revenue ***	-	-	130,751
Interest revenue, net of fees	104,046	12,840	692,435
<b>Total revenues &amp; other sources</b>	<b>3,618,001</b>	<b>12,840</b>	<b>11,505,106</b>
Capital improvement projects ***	2,682,264	53,630	7,656,046
Other expenditures ***	-	-	37,801
<b>Total expenditures &amp; other uses</b>	<b>2,682,264</b>	<b>53,630</b>	<b>7,693,847</b>
<b>Ending fund balance 6/30/19</b>	<b>\$ 5,557,700</b>	<b>\$ 619,384</b>	<b>\$ 36,006,325</b>

\* Prior period adjustment, see the Development Fee Expenditures for additional Detail.

\*\* The prior period adjustments are the cumulative adjustments resulting from this report being prepared before the CAFR adjustments are finalized.

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 Proprietary Funds \*\*\*\*

Utilities

	Water Expansion Fees	Water Expansion Fees Post 1/1/2012	Water Expansion Fees (South) Post 8/1/2014
<b>Ending Fund Balance 6/30/18 *</b>	<b>\$ 2,903,705</b>	<b>\$ 5,048,911</b>	<b>\$ 2,025,807</b>
Prior Period Adjustments **	(135,331)	-	-
<b>Beginning fund balance 7/1/2018*</b>	<b>2,768,374</b>	<b>5,048,911</b>	<b>2,025,807</b>
Development fee revenue	-	-	495,769
Interest revenue, net of fees	20,109	55,715	41,734
<b>Total revenues &amp; other sources</b>	<b>20,109</b>	<b>55,715</b>	<b>537,503</b>
Capital improvement projects ***	1,916,472	2,942,500	237,624
Other expenditures ***	-	8,983	980
<b>Total expenditures &amp; other uses</b>	<b>1,916,472</b>	<b>2,951,483</b>	<b>238,604</b>
<b>Ending fund balance 6/30/19</b>	<b>\$ 872,011</b>	<b>\$ 2,153,143</b>	<b>\$ 2,324,706</b>

\* Prior period adjustment, see the Development Fee Expenditures for additional Detail.

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\*\*\* 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.

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	<u>Utilities</u>		
	<u>Water Expansion</u>	<u>Water Resource</u>	<u>Solid Waste</u>
	<u>Fees (North)</u>	<u>Expansion Fees</u>	<u>Development</u>
	<u>Post 8/1/2014</u>	<u>Post 8/1/2014</u>	<u>Fees</u>
<b>Beginning fund balance 7/1/2018</b>	<b>\$ 8,318,334</b>	<b>\$ 626,769</b>	<b>\$ 5,076,918</b>
Development fee revenue	3,384,336	1,226,660	-
Interest revenue, net of fees	173,243	7,668	82,953
<b>Total revenues &amp; other sources</b>	<b>3,557,579</b>	<b>1,234,328</b>	<b>82,953</b>
Bonds repayments ***	-	700,525	-
Capital improvement projects ***	2,202,768	334,014	1,831,054
Other expenditures ***	19,031	-	-
<b>Total expenditures &amp; other uses</b>	<b>2,221,799</b>	<b>1,034,539</b>	<b>1,831,054</b>
<b>Ending fund balance 6/30/19</b>	<b>\$ 9,654,114</b>	<b>\$ 826,558</b>	<b>\$ 3,328,817</b>

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**City of Peoria, Arizona  
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Proprietary Funds \*\*\*\***

<u>Utilities</u>				
	<b>Wastewater Expansion Fees Post 1/1/2012</b>	<b>Wastewater Expansion Fees (East) Post 8/1/2014</b>	<b>Wastewater Expansion Fees (West) Post 8/1/2014</b>	<b>Total Proprietary</b>
<b>Ending Fund Balance 6/30/18*</b>	<b>\$ 1,562,600</b>	<b>\$ 3,154,175</b>	<b>\$ 1,301,856</b>	<b>\$ 30,019,075</b>
Prior Period Adjustments**	-	-	-	(135,331)
<b>Beginning fund balance 7/1/2018</b>	<b>1,562,600</b>	<b>3,154,175</b>	<b>1,301,856</b>	<b>29,883,744</b>
Development fee revenue	-	1,047,743	376,608	6,531,116
Interest revenue, net of fees	25,941	68,886	28,420	504,669
<b>Total revenues &amp; other sources</b>	<b>25,941</b>	<b>1,116,629</b>	<b>405,028</b>	<b>7,035,785</b>
Bonds repayments ***	-	-	-	700,525
Capital improvement projects ***	373,627	188,540	33,345	10,059,944
Other expenditures ***	7,739	14,578	4,474	55,785
<b>Total expenditures &amp; other uses</b>	<b>381,366</b>	<b>203,118</b>	<b>37,819</b>	<b>10,816,254</b>
<b>Ending fund balance 6/30/19</b>	<b>\$ 1,207,175</b>	<b>\$ 4,067,686</b>	<b>\$ 1,669,065</b>	<b>\$ 26,103,275</b>

\* Prior period adjustment, see the Development Fee Expenditures for additional Detail.

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<u>Project</u>	<u>Location</u>	<u>Total</u>
<b>GENERAL GOVERNMENT</b>		
<b>Law Enforcement Development Fees</b>		
<u>Capital Improvement Projects:</u>		
Pinnacle Peak Public Safety Facility Expansion	Pinnacle Peak Public Safety Facility Expansion, Lake Pleasant Road	120,592
<b>Total Law Enforcement Development Fees - Capital Projects Expenditures</b>		<b>120,592</b>
<b>Law Enforcement Development Fees Post 08/01/2014</b>		
<u>Other Expenditures:</u>		
Impact Fee Study - 2019	Impact Fee Study - 2019	9,000
<b>Total Law Enforcement Development Fees Post 08/01/2014 - Other Expenditures</b>		<b>9,000</b>
<b>General Government Development Fees</b>		
<u>Capital Improvement Projects:</u>		
Vistancia Radio Site Study	Vistancia Radio Site Study	801
<b>Total General Government Development Fees - Capital Projects Expenditures</b>		<b>801</b>
<b>Fire &amp; Emergency Development Fees</b>		
<u>Capital Improvement Projects:</u>		
Pinnacle Peak Public Safety Facility Apparatus Bay Expansion	Pinnacle Peak Public Safety Facility Apparatus Bay Expansion, Lake Pleasant Road	1,113,424
<b>Total Fire &amp; Emergency Development Fees - Capital Projects Expenditures</b>		<b>1,113,424</b>
<b>Parks Development Fees (Zone 1) Post 08/01/2014</b>		
<u>Prior Period Adjustment **</u>		
Neighborhood Park - Meadows subdivision by Camino a Lago, LLC	South of Pinnacle Peak; North of Williams Road; West of 95th Avenue; East of 99th Avenue	425,660
<b>Total Parks Development Fees (Zone 1) Post 08/01/2014 - Prior Period Adjustment</b>		<b>425,660</b>
<u>Other Revenue</u>		
Interfund Loan - Neighborhood Park - Meadows subdivision by Camino a Lago, LLC; Final Payment	South of Pinnacle Peak; North of Williams Road; West of 95th Avenue; East of 99th Avenue	130,751
<b>Total Parks Development Fees (Zone 1) Post 08/01/2014 - Other Expenditures</b>		
<u>Other Expenditures:</u>		
Impact Fee Study - 2019	Impact Fee Study - 2019	2,901
<b>Total Parks Development Fees (Zone 1) Post 08/01/2014 - Other Expenditures</b>		

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<u>Project</u>	<u>Location</u>	<u>Total</u>
<b>GENERAL GOVERNMENT (cont.)</b>		
<b>Neighborhood Park Development Fees (Zone 2)</b>		
<u>Capital Improvement Projects:</u>		
Northern Community Park - Site Selection Study	New River Dam near Lake Pleasant Parkway and Dixileta Drive	259,423
<b>Total Neighborhood Park Development Fees (Zone 2)</b>		
<b>- Capital Projects Expenditures</b>		<b>259,423</b>
<b>Neighborhood Park Development Fees (Zone 2) Post 01/01/2012</b>		
<u>Capital Improvement Projects:</u>		
Northern Community Park - Site Selection Study	New River Dam near Lake Pleasant Parkway and Dixileta Drive	794,538
<b>Total Neighborhood Park Development Fees (Zone 2) Post 01/01/2012</b>		
<b>- Capital Projects Expenditures</b>		<b>794,538</b>
<b>Parks Development Fees (Zone 2) Post 08/01/2014</b>		
<u>Capital Improvement Projects:</u>		
Northern Community Park - Site Selection Study	New River Dam near Lake Pleasant Parkway and Dixileta Drive	6,016
<b>Total Parks Development Fees (Zone 2) Post 08/01/2014</b>		
<b>- Capital Projects Expenditures</b>		<b>6,016</b>
<b>Neighborhood Park Development Fees (Zone3) Post 01/01/2012</b>		
<u>Capital Improvement Projects:</u>		
Northern Community Park - Site Selection Study	New River Dam near Lake Pleasant Parkway and Dixileta Drive	765,098
<b>Total Neighborhood Park Development Fees (Zone 3) Post 01/01/2012</b>		
<b>- Capital Projects Expenditures</b>		<b>765,098</b>
<b>Parks Development Fees (Zone 3) Post 08/01/2014</b>		
<u>Capital Improvement Projects:</u>		
Northern Community Park - Site Selection Study	New River Dam near Lake Pleasant Parkway and Dixileta Drive	9,586
<b>Total Parks Development Fees (Zone 3) Post 08/01/2014</b>		
<b>- Capital Projects Expenditures</b>		<b>9,586</b>
<u>Other Expenditures:</u>		
Impact Fee Study - 2019	Impact Fee Study - 2019	7,900
<b>Total Parks Development Fees (Zone 3) Post 08/01/2014</b>		
<b>- Other Expenditures</b>		<b>7,900</b>
<b>Citywide Park &amp; Recreation Facility Development Fees</b>		
<u>Capital Improvement Projects:</u>		
Northern Community Park - Site Selection Study	New River Dam near Lake Pleasant Parkway and Dixileta Drive	449,647
<b>Total Citywide Park &amp; Recreation Facility Development Fees</b>		
<b>- Capital Projects Expenditures</b>		<b>449,647</b>

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<u>Project</u>	<u>Location</u>	<u>Total</u>
<b>GENERAL GOVERNMENT (cont.)</b>		
<b>River Corridors &amp; Trails Development Fees Pre 01/01/2012</b>		
<b><u>Capital Improvement Projects:</u></b>		
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	93,328
<b>Total Rivers Corridors &amp; Trails Development Fees - Capital Projects Expenditures</b>		<b>93,328</b>
<b>Street Development Fees (Zone 1 - South)</b>		
<b><u>Capital Improvement Projects:</u></b>		
103rd Av; Northern Ave to Olive Ave. - Full Street	103rd Av; Northern Ave to Olive Ave	707,253
<b>Total Street Development Fees (Zone 1 South) - Capital Projects Expenditures</b>		<b>707,253</b>
<b>Street Development Fees (Zone 1 - South) Post 01/01/2012</b>		
<b><u>Capital Improvement Projects:</u></b>		
Happy Valley Parkway Widening	Lake Pleasant Parkway to Agua Fria	539,706
<b>Total Street Development Fees (Zone 1 South) Post 01/01/2012 - Capital Projects Expenditures</b>		<b>539,706</b>
<b><u>Other Expenditures:</u></b>		
Impact Fee Study - 2019	Impact Fee Study - 2019	5,500
<b>Total Street Development Fees (Zone 1 - South) Post 01/01/2012 - Other Expenditures</b>		<b>5,500</b>
<b>Street Development Fees (Zone 2 - Deer Valley Rd. North &amp; East of Agua Fria) Post 08/01/2014</b>		
<b><u>Capital Improvement Projects:</u></b>		
Happy Valley Parkway Widening	Lake Pleasant Parkway to Agua Fria	59,607
Jomax Road Improvements	73rd Ave to 75th Avenue	1,133
<b>Total Street Development Fees (Zone 2 - Deer Valley Rd. North &amp; East of Agua Fria) Post 08/01/2014 - Capital Projects Expenditures</b>		<b>60,740</b>
<b><u>Other Expenditures:</u></b>		
Impact Fee Study - 2019	Impact Fee Study - 2019	12,500
<b>Total Street Development Fees (Zone 2 - Deer Valley Rd. North &amp; East of Agua Fria) Post 08/01/2014 - Other Expenditures</b>		<b>12,500</b>
<b>Street Development Fees (Zone 3 - West of the Agua Fria) Post 08/01/2014</b>		
<b><u>Capital Improvement Projects:</u></b>		
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	2,682,264
<b>Total Street Development Fees (Zone 3 - West of the Agua Fria) Post 08/01/2014 - Capital Projects Expenditures</b>		<b>2,682,264</b>

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<u>Project</u>	<u>Location</u>	<u>Total</u>
<b>GENERAL GOVERNMENT (cont.)</b>		
<b>Intersection Development Fees (Zone 2 - North) Post 01/01/2012</b>		
<b><u>Capital Improvement Projects:</u></b>		
Deer Valley Rd and 95th Av Traffic Signal	Deer Valley Rd and 95th Av Traffic Signal	53,630
<b>Total Intersection Development Fees (Zone 2 - North) Post 01/01/2012</b>		
<b>- Capital Projects Expenditures</b>		<b>53,630</b>
<b>UTILITIES</b>		
<b>Water Expansion Fees</b>		
<b><u>Prior Period Adjustment **</u></b>		
Wellhead Water Quality Mitigation Project to Increase Water Capacity and Make Wells Available for Potable Use	Wellhead Water Quality Mitigation	135,330
<b>Total Water Expansion Fees - Prior Period Adjustments</b>		<b>135,330</b>
<b><u>Capital Improvement Projects:</u></b>		
36-inch Waterline (City Portion)	Lone Mtn Pkwy, from Lake Pleasant Rd to El Mirage	1,766,571
Wellhead Water Quality Mitigation Project to Increase Water Capacity and Make Wells Available for Potable Use	Wellhead Water Quality Mitigation	145,996
New Well	Lake Pleasant Parkway, east of 99th Ave	3,905
<b>Total Water Expansion Fees - Capital Projects Expenditures</b>		<b>1,916,472</b>
<b>Water Expansion Fees - Post 01/01/2012</b>		
<b><u>Capital Improvement Projects:</u></b>		
36-inch Waterline	Lone Mtn Pkwy, from Lake Pleasant Rd to El Mirage	1,396,772
Agua Fria Booster/PRV	Lake Pleasant Pkwy and Lone Mountain Rd	747,958
Wellhead Water Quality Mitigation Project to Increase Water Capacity and Make Wells Available for Potable Use	Wellhead Water Quality Mitigation	15,044
Jomax Booster Station Upgrades	Jomax Rd and Terramar Blvd	4,012
Aquifer Storage and Recovery (ARS) Well	Near Butler Water Reclamation Facility, Municipal Operations Center and Butler Inflow Pump Station	52,413
Desert Harbor Well-Arrowhead Shores Reservoir Recommission	91st Ave and Greenway Rd to Arrowhead Shores Well	217,731
Increase CAP Water Treatment Capacity	10 million gallons per day for northern portion of the City	284,167
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	3,763
Jomax WRF Expansion	Jomax Water Reclamation Facility (WRF) located just north of the Beardsley Canal and west of the Agua Fria River	185
Lake Pleasant Parkway 16-inch Waterline	87th Av & Lake Pleasant Pkwy	220,455
<b>Total Water Expansion Fees Post 01/01/2012 - Capital Projects Expenditures</b>		<b>2,942,500</b>

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<u>Project</u>	<u>Location</u>	<u>Total</u>
<b>UTILITIES (cont.)</b>		
<b>Water Expansion Fees - Post 01/01/2012 (cont.)</b>		
<b><u>Other Expenditures:</u></b>		
Impact Fee Study - 2019	Impact Fee Study - 2019	8,983
<b>Total Water Expansion Fees Post 01/01/2012 - Other Expenditures</b>		<b>8,983</b>
<b>Water Expansion Fees (South) Post 08/01/2014</b>		
<b><u>Capital Improvement Projects:</u></b>		
Aquifer Storage and Recovery (ARS) Well	Near Butler Water Reclamation Facility, Municipal Operations Center and Butler Inflow Pump Station	227,645
Weedville Well Site Rehabilitation	14017 N. 73rd Avenue	9,979
<b>Total Water Expansion Fees (South) Post 08/01/2014 - Capital Projects Expenditures</b>		<b>237,624</b>
<b><u>Other Expenditures:</u></b>		
Impact Fee Study - 2019	Impact Fee Study - 2019	980
<b>Total Water Expansion Fees (South) Post 08/01/2014 - Other Expenditures</b>		<b>980</b>
<b>Water Expansion Fees (North) Post 08/01/2014</b>		
<b><u>Capital Improvement Projects:</u></b>		
New Well	Lake Pleasant Parkway, east of 99th Ave	11,406
Agua Fria Booster	West of Lake Pleasant Parkway and north of Lone Mountain Alignment	1,172,941
Jomax Booster Station Upgrades	Jomax Rd and Terramar Blvd	7,442
Aquifer Storage and Recovery (ARS) Well	Near Butler Water Reclamation Facility, Municipal Operations Center and Butler Inflow Pump Station	1,003,189
Desert Harbor Well-Arrowhead Shores Reservoir Recommission	91st Ave and Greenway Rd to Arrowhead Shores Well	1,946
Increase CAP Water Treatment Capacity	10 million gallons per day for northern portion of the City	250
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	4,395
Jomax WRF Expansion	Jomax Water Reclamation Facility (WRF) located just north of the Beardsley Canal and west of the Agua Fria River	1,199
<b>Total Water Expansion Fees (North) Post 08/01/2014 - Capital Projects Expenditures</b>		<b>2,202,768</b>
<b><u>Other Expenditures:</u></b>		
Impact Fee Study - 2019	Impact Fee Study - 2019	19,031
<b>Total Water Expansion Fees (North) Post 08/01/2014 - Other Expenditures</b>		<b>19,031</b>
<b>Water Resource Expansion Fees - Post 08/01/2014</b>		
<b><u>Bond Repayments:</u></b>		
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.	700,525
<b>Total Water Resource Expansion Fees Post 08/01/2014 - Bond Repayments</b>		<b>700,525</b>

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<u>Project</u>	<u>Location</u>	<u>Total</u>
<b>UTILITIES (cont.)</b>		
<b>Water Resource Expansion Fees - Post 08/01/2014 (cont.)</b>		
<b>Capital Improvement Projects:</b>		
Vistancia Groundwater Rights - Developer Contract Reimbursement	Reimbursement for Groundwater rights within the Vistancia Development - up to 4200 acre feet	334,014
<b>Total Water Resource Expansion Fees Post 08/01/2014 - Capital Projects Expenditures</b>		<b>334,014</b>
<b>Solid Waste Development Fees</b>		
<b>Capital Improvement Projects:</b>		
North Gateway Transfer Station	City of Phoenix Material Recovery Facilities	1,000,000
Solid Waste Containers	665594	165,460
Two Solid Waste Trucks - Vehicle #2238 and Vehicle #2237 - Peterbilt - Compactor, Side Loading with Articulating Load Arm	Throughout the city, serving new homes in northern Peoria	665,594
<b>Total Solid Waste Development Fees - Capital Projects Expenditures</b>		<b>1,831,054</b>
<b>UTILITIES (cont.)</b>		
<b>Wastewater Expansion Fees - Post 01/01/2012</b>		
<b>Capital Improvement Projects:</b>		
Aquifer Storage and Recovery (ARS) Well	Near Butler Water Reclamation Facility, Municipal Operations Center and Butler Influent Pump Station	3,531
21-inch Sewer Line	Dixileta Sewer Extension	370,096
<b>Total Wastewater Expansion Fees Post 01/01/2012 - Capital Projects Expenditures</b>		<b>373,627</b>
<b>Other Expenditures:</b>		
Impact Fee Study - 2019	Impact Fee Study - 2019	7,739
<b>Total Wastewater Expansion Fees Post 01/01/2012 - Other Expenditures</b>		<b>7,739</b>
<b>Wastewater Expansion Fees (East of the Agua Fria) - Post 08/01/2014</b>		
<b>Capital Improvement Projects:</b>		
Aquifer Storage and Recovery (ARS) Well	Near Butler Water Reclamation Facility, Municipal Operations Center and Butler Influent Pump Station	177,834
4 MGD to 6 MGD - Beardsley Plant Equipment Upgrade and Expansion	Beardsley Treatment Plant	3,160
Sonoran Mountain Ranch WW IF Reimbursements		7,546
<b>Total Wastewater Expansion Fees (East of the Agua Fria) Post 08/01/2014 - Capital Projects Expenditures</b>		<b>188,540</b>
<b>Other Expenditures:</b>		
Impact Fee Study - 2019	Impact Fee Study - 2019	14,578
<b>Total Wastewater Expansion Fees (East of the Agua Fria) Post 08/01/2014 - Other Expenditures</b>		<b>14,578</b>

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<u>Project</u>	<u>Location</u>	<u>Total</u>
<b>UTILITIES (cont.)</b>		
<b>Wastewater Expansion Fees (West of the Agua Fria) - Post 08/01/2014</b>		
<b><u>Capital Improvement Projects:</u></b>		
Aquifer Storage and Recovery (ARS) Well	Near Butler Water Reclamation Facility, Municipal Operations Center and Butler Influent Pump Station	30,264
Jomax WRF Expansion	Jomax Water Reclamation Facility (WRF) located just north of the Beardsley Canal and west of the Agua Fria River	3,081
<b>Total Wastewater Expansion Fees (West of the Agua Fria) Post 08/01/2014</b>		
<b>- Capital Projects Expenditures</b>		<b>33,345</b>
<b><u>Other Expenditures:</u></b>		
Impact Fee Study - 2019	Impact Fee Study - 2019	4,474
<b>Total Wastewater Expansion Fees (West of the Agua Fria) Post 08/01/2014</b>		
<b>- Other Expenditures</b>		<b>4,474</b>