

ANNUAL DEVELOPMENT FEE REPORT

**For Fiscal Year Ended
June 30, 2020**

City of Peoria, Arizona



**Prepared By:
City of Peoria Finance and Budget Department
September 28, 2020**

Sonia Andrews, Chief Financial Officer



City of Peoria

8401 West Monroe Street, Peoria, Arizona 85345

September 28, 2020

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 in effect for Public Safety, Parks & Recreation, and Transportation fees was performed by Duncan Associates, dated April 2019. The development fee study in effect for Utilities was performed by Raftelis & Associates, dated March 2019. 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 were in effect October 28, 2019.

For fiscal year 2020, 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).

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 2020
Development Fee Rates
From July 2019 - June 2020**

Governmental Funds	
Public Safety	
Law Enforcement	Fire & Emergency

Residential:				
Single Family Detached	per unit	677	1,047	
Mobile Homes	per unit	569	881	
Multi-family:				
Multi-family dwelling unit	per unit	462	715	
Hotel/Motel	Per room	376	582	
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.	741	1,147	
Office	per 1,000 sq. ft.	455	704	
Industrial	per 1,000 sq. ft.	72	111	
Warehouse	per 1,000 sq. ft.	47	72	
Public/Institutional	per 1,000 sq. ft.	129	199	
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			

- * N. of SR74 (No Fees)
- ** W. of Agua Fria and S. of SR74
- *** E. of Agua Fria and S. of SR74
- **** Between Deer Valley Road and Happy Valley Road
- ***** Between Bell Road and Deer Valley Road Road
- ***** South of Bell Road (No Fees)

Note: Development Impact Fees were updated as of 10/28/2019. Fees above represent the most current fees charged at permit issuance.

**City of Peoria, Arizona
Annual Development Fee Report
Fiscal Year 2020
Development Fee Rates
From July 2019 - June 2020**

**Governmental Funds
Parks & Recreation**

		West of Agua Fria and South of SR74	East of Agua Fria and South of SR74	Between Deer Valley Rd and Happy Valley Rd	Between Bell Rd and Deer Valley Rd
Residential:					
Single Family Detached	per unit	1,412	1,515	1,296	1,296
Mobile Homes	per unit	1,186	1,273	1,089	1,089
Multi-family:					
Multi-family dwelling unit	per unit	960	1,030	881	881
Hotel/Motel	Per room	99	106	91	91
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.	127	136	117	117
Office	per 1,000 sq. ft.	212	227	194	-
Industrial	per 1,000 sq. ft.	14	15	13	13
Warehouse	per 1,000 sq. ft.	14	15	13	13
Public/Institutional	per 1,000 sq. ft.	14	15	13	13
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				
<ul style="list-style-type: none"> • N. of SR74 (No Fees) ** W. of Agua Fria and S. of SR74 *** E. of Agua Fria and S. of SR74 **** Between Deer Valley Road and Happy Valley Road ***** Between Bell Road and Deer Valley Road Road ***** South of Bell Road (No Fees) 					

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**City of Peoria, Arizona
Annual Development Fee Report
Fiscal Year 2020
Development Fee Rates
From July 2019 - June 2020**

Governmental Activities
Transportation
Street Development

		West of Agua Fria and South of SR74	East of Agua Fria and South of SR74	Between Deer Valley Rd and Happy Valley Rd	Between Bell Rd and Deer Valley Rd
Residential:					
Single Family Detached	per unit	7,559	6,306	6,306	-
Mobile Homes	per unit	3,545	2,957	2,957	-
Multi-family:					
Multi-family dwelling unit	per unit	4,525	3,775	3,775	-
Hotel/Motel	Per room	5,420	4,521	4,521	-
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.	9,587	7,997	7,997	-
Office	per 1,000 sq. ft.	4,095	3,416	3,416	-
Industrial	per 1,000 sq. ft.	3,621	3,020	3,020	-
Warehouse	per 1,000 sq. ft.	1,392	1,161	1,161	-
Public/Institutional	per 1,000 sq. ft.	3,536	2,950	2,950	-
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 2020
 Development Fee Rates
 From July 2019 - June 2020

		Proprietary funds							
		Utilities							
		Water Expansion				Wastewater Expansion			
		North of Bell Rd	South of Bell Rd	W of Agua Fria, S of SR74 & N of Bell Rd	Vistancia	Water Resource (Off-project only)	West of Agua Fria	East of Agua Fria	Vistancia
Residential:									
Single Family Detached	per unit	3,745	3,358	4,725	4,725	730	3,157	1,913	3,157
Mobile Homes	per unit	3,745	3,358	4,725	4,725	730	3,157	1,913	3,157
Multi-family:									
Multi-family dwelling unit	per unit	3,269			4,725	730	1,923		3,157
Hotel/Motel	Per room								
3/4 "	meter size	3,745	3,358	4,725	4,725	730	3,157	1,913	3,157
1"	meter size	3,745	3,358	4,725	4,725	730	3,157	1,913	3,157
1 1/2" Disc	meter size	12,208	10,918	15,475	4,725	730	10,297	6,150	3,157
1 1/2" Turbo	meter size	12,208	10,918	15,475	4,725	730	10,297	6,150	3,157
2" Disc	meter size	19,462	17,398	24,689	4,725	730	16,417	9,782	3,157
2" Turbo	meter size	16,281	17,398	24,689	4,725	730	16,417	9,782	3,157
3" Comp	meter size	36,388	32,518	46,188	4,725	730	30,697	18,257	3,157
3" Turbo	meter size	42,445	37,929	53,882	4,725	730	35,807	21,290	3,157
4" Comp	meter size	60,568	54,118	76,901	4,725	730	51,097	30,364	3,157
4" Turbo	meter size	72,658	64,918	92,258	4,725	730	61,297	36,417	3,157
6" Comp	meter size	121,018	108,118	153,685	4,725	730	102,097	60,630	3,157
6" Turbo	meter size	151,255	135,129	192,092	4,725	730	127,607	75,770	3,157
8" Comp	meter size	241,918	216,118	307,251	4,725	730	204,097	121,164	3,157
8" Turbo	meter size	272,143	243,118	345,643	4,725	730	229,597	136,297	3,157
Commercial:									
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	3,745	3,358	4,725	4,725	730	3,157	1,913	3,157
1"	meter size	6,163	5,518	7,796	4,725	1,217	5,197	3,124	3,157
1 1/2" Disc	meter size	12,208	10,918	15,475	4,725	2,433	10,297	6,150	3,157
1 1/2" Turbo	meter size	12,208	10,918	15,475	4,725	2,433	10,297	6,150	3,157
2" Disc	meter size	19,462	17,398	24,689	4,725	3,893	16,417	9,782	3,157
2" Turbo	meter size	19,462	17,398	24,689	4,725	3,893	9,315	9,782	3,157
3" Comp	meter size	36,388	32,518	46,188	4,725	7,300	30,697	18,257	3,157
3" Turbo	meter size	42,445	37,929	53,882	4,725	8,519	35,807	21,290	3,157
4" Comp	meter size	60,568	54,118	76,901	4,725	12,167	51,097	30,364	3,157
4" Turbo	meter size	72,658	64,918	92,258	4,725	14,600	61,297	36,417	3,157
6" Comp	meter size	121,018	108,118	153,685	4,725	24,333	102,097	60,630	3,157
6" Turbo	meter size	151,255	135,129	192,092	4,725	30,419	127,607	75,770	3,157
8" Comp	meter size	241,918	216,118	307,251	4,725	48,667	204,097	121,164	3,157
8" Turbo	meter size	272,143	243,118	345,643	4,725	54,750	229,597	136,297	3,157

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City of Peoria, Arizona
Annual Development Fee Report
Fiscal Year 2020
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
Beginning fund balance - 7/1/2019	\$ 12,265	\$ 4,068,494	\$ 1,365,571
Development fee revenue	-	775,169	-
Interest revenue, net of fees	5,306	86,875	27,125
Total revenues & other sources	5,306	862,044	27,125
Ending fund balance 6/30/20	\$ 17,571	\$ 4,930,538	\$ 1,392,696

City of Peoria, Arizona
Annual Development Fee Report
Fiscal Year 2020
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 - 7/1/2019	\$ 832,010	\$ 1,538,884	\$ 3,615,206
Development fee revenue	-	-	802,127
Interest revenue, net of fees	16,458	30,568	76,819
Total revenues & other sources	16,458	30,568	878,946
Capital improvement projects ***	32,238	-	-
Total expenditures & other uses	32,238	-	-
Ending fund balance 6/30/20	\$ 816,230	\$ 1,569,452	\$ 4,494,152

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

City of Peoria, Arizona
Annual Development Fee Report
Fiscal Year 2020
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 - 7/1/2019	\$ 152,070	\$ -	\$ 46,780	\$ 488,278
Development fee revenue	-	93,459	-	-
Interest revenue, net of fees	3,022	(901)	927	8,374
Total revenues & other sources	3,022	92,558	927	8,374
Capital improvement projects ***	-	-	-	198,803
Other expenditures ***	-	92,558	-	-
Total expenditures & other uses	-	92,558	-	198,803
Ending fund balance 6/30/20	\$ 155,092	\$ -	\$ 47,707	297,849

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

**City of Peoria, Arizona
Annual Development Fee Report
Fiscal Year 2020
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
Ending Fund Balance 6/30/19*	\$ 1,840,279	\$ 10,262	\$ 3,027,799	\$ 963,626
Prior Period Adjustments**	-	-	(1,416)	-
Beginning fund balance - 7/1/2019	1,840,279	10,262	3,026,383	963,626
Development fee revenue	149,827	-	591,684	-
Interest revenue, net of fees	34,579	949	23,113	5,680
Total revenues & other sources	184,406	949	614,797	5,680
Capital improvement projects ***	604,823	-	2,895,852	956,067
Total expenditures & other uses	604,823	-	2,895,852	956,067
Ending fund balance 6/30/20	\$ 1,419,862	\$ 11,211	\$ 745,328	\$ 13,239

* 6/30/19 Ending Fund Balance as of the Annual Development Fee Report dated 9/30/2019.

** 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 2020
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
Beginning fund balance - 7/1/2019	\$ 107,953	\$ 232,504	\$ 66,662
Interest revenue, net of fees	2,142	4,696	1,323
Total revenues & other sources	2,142	4,696	1,323
Capital improvement projects ***	840	19,572	-
Total expenditures & other uses	840	19,572	-
Ending fund balance 6/30/20	\$ 109,255	\$ 217,628	\$ 67,985

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

City of Peoria, Arizona
Annual Development Fee Report
Fiscal Year 2020
Summary by Development Fee
Governmental Funds

Governmental Funds
Parks & Recreation (cont.)

	Parks Development Fees (Zone 1) Post 10/28/2019	Parks Development Fees (Zone 2) Post 10/28/2019
Beginning fund balance - 7/1/2019	\$ -	\$ -
Development fee revenue	279,419	248,390
Interest revenue, net of fees	966	976
Total revenues & other sources	280,385	249,366
Capital improvement projects ***	3,057	1,781
Total expenditures & other uses	3,057	1,781
Ending fund balance 6/30/20	\$ 277,328	\$ 247,585

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

City of Peoria, Arizona
Annual Development Fee Report
Fiscal Year 2020
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 - 7/1/2019	\$ 10,611	\$ 518,802	\$ 10,931,185
Development fee revenue	-	-	3,311,522
Other revenue ***	22,679	-	-
Interest revenue, net of fees	65	10,304	196,276
Total revenues & other sources	22,744	10,304	3,507,798
Capital improvement projects ***	33,348	-	5,255,410
Total expenditures & other uses	33,348	-	5,255,410
Ending fund balance 6/30/20	\$ 7	\$ 529,106	\$ 9,183,573

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

**City of Peoria, Arizona
Annual Development Fee Report
Fiscal Year 2020
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
Ending Fund Balance 6/30/19*	\$ 5,557,700	\$ 619,384	\$ 36,006,325
Prior Period Adjustments **	(8,597)	-	(10,013)
Beginning fund balance - 7/1/2019	5,549,103	619,384	35,996,312
Development fee revenue	4,185,798	-	10,437,395
Other revenue ***	-	-	22,679
Interest revenue, net of fees	180,064	7,856	723,562
Total revenues & other sources	4,365,862	7,856	11,183,636
Capital improvement projects ***	2,929,268	631,104	13,562,163
Other expenditures ***	-	-	92,558
Total expenditures & other uses	2,929,268	631,104	13,654,721
Ending fund balance 6/30/20	\$ 6,985,697	\$ (3,864)	\$ 33,525,227

* 6/30/19 Ending Fund Balance as of the Annual Development Fee Report dated 9/30/2019.

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

**City of Peoria, Arizona
Annual Development Fee Report
Fiscal Year 2020
Summary by Development Fee
Proprietary Funds ******

	<u>Utilities</u>		
	<u>Water Expansion Fees</u>	<u>Water Expansion Fees Post 1/1/2012</u>	<u>Water Expansion Fees (South) Post 8/1/2014</u>
Ending Fund Balance 6/30/19*	\$ 872,011	\$ 2,153,143	\$ 2,324,706
Prior Period Adjustments**	-	(23,201)	-
Beginning fund balance 7/1/2019	872,011	2,129,942	2,324,706
Development fee revenue	-	-	444,894
Interest revenue, net of fees	17,298	26,979	38,425
Total revenues & other sources	17,298	26,979	483,319
Capital improvement projects ***	3,289	187,554	1,008,063
Total expenditures & other uses	3,289	187,554	1,008,063
Ending fund balance 6/30/20	\$ 886,020	\$ 1,969,367	\$ 1,799,962

* 6/30/19 Ending Fund Balance as of the Annual Development Fee Report dated 9/30/2019.

** 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.

**** 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 2020
Summary by Development Fee
Proprietary Funds ******

	<u>Utilities</u>		
	<u>Water Expansion Fees (North) Post 8/1/2014</u>	<u>Water Resource Expansion Fees Post 8/1/2014</u>	<u>Solid Waste Development Fees</u>
Ending Fund Balance 6/30/19*	\$ 9,654,114	\$ 826,558	\$ 3,328,817
Prior Period Adjustments **	-	(1,074)	-
Beginning fund balance 7/1/2019	9,654,114	825,484	3,328,817
Development fee revenue	1,674,871	988,022	-
Interest revenue, net of fees	167,361	17,244	22,104
Total revenues & other sources	1,842,232	1,005,266	22,104
Bonds repayments ***	-	699,825	-
Capital improvement projects ***	3,367,894	235,821	3,214,543
Total expenditures & other uses	3,367,894	935,646	3,214,543
Ending fund balance 6/30/20	\$ 8,128,452	\$ 895,104	\$ 136,378

* 6/30/19 Ending Fund Balance as of the Annual Development Fee Report dated 9/30/2019.

** 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.

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**City of Peoria, Arizona
Annual Development Fee Report
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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
Ending Fund Balance 6/30/19*	\$ 1,207,175	\$ 4,067,686	\$ 1,669,065	\$ 26,103,275
Prior Period Adjustments**	-	-	-	(24,275)
Beginning fund balance 7/1/2019	1,207,175	4,067,686	1,669,065	26,079,000
Development fee revenue	-	1,181,849	628,459	4,918,095
Interest revenue, net of fees	23,976	88,485	37,366	439,238
Total revenues & other sources	23,976	1,270,334	665,825	5,357,333
Bonds repayments ****	-	-	-	699,825
Capital improvement projects ***	-	217,590	96,005	8,330,759
Total expenditures & other uses	-	217,590	96,005	9,030,584
Ending fund balance 6/30/20	\$ 1,231,151	\$ 5,120,430	\$ 2,238,885	\$ 22,405,749

- * 6/30/19 Ending Fund Balance as of the Annual Development Fee Report dated 9/30/2019.
- ** 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.
- **** 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 2020
 Development Fee Expenditures Detail
 All Funds

Project	Location	Total
GENERAL GOVERNMENT		
Fire & Emergency Development Fees		
<u>Capital Improvement Projects:</u>		
Pinnacle Peak Public Safety Facility Apparatus Bay Expansion	Pinnacle Peak Public Safety Facility Apparatus Bay Expansion, Lake Pleasant Road	32,238
Total Fire & Emergency Development Fees- Capital Projects Expenditures		32,238
Neighborhood Park Development Fees (Zone 1) Post 08/01/2014		
<u>Other Expenditures:</u>		
Repayment of a portion of Interfund Loan of \$130,751 noted in the report dated 9/30/2019 - 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	92,558
Total Neighborhood Park Development Fees (Zone 1) - Other Expenditures		92,558
Neighborhood Park Development Fees (Zone 2) Post 01/01/2012		
<u>Capital Improvement Projects:</u>		
Northern Community Park	New River Dam near Lake Pleasant Parkway and Dixileta Drive	198,803
Total Neighborhood Park Development Fees (Zone 2) Post 01/01/2012- Capital Projects Expenditures		198,803
Parks Development Fees (Zone 2) Post 08/01/2014		
<u>Capital Improvement Projects:</u>		
Northern Community Park	New River Dam near Lake Pleasant Parkway and Dixileta Drive	604,823
Total Parks Development Fees (Zone 2) Post 08/01/2014 - Capital Projects Expenditures		604,823
Parks Development Fees (Zone 3) Post 08/01/2014		
<u>Capital Improvement Projects:</u>		
Northern Community Park	New River Dam near Lake Pleasant Parkway and Dixileta Drive	2,895,852
Total Parks Development Fees (Zone 3) Post 08/01/2014- Capital Projects Expenditures		2,895,852
Citywide Park & Recreation Facility Development Fees		
<u>Capital Improvement Projects:</u>		
Northern Community Park	New River Dam near Lake Pleasant Parkway and Dixileta Drive	956,067
Total Citywide Park & Recreation Facility Development Fees - Capital Projects Expenditures		956,067
Open Space Development Fees Pre 01/01/2012		
<u>Capital Improvement Projects:</u>		
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	840
Total Rivers Corridors & Trails Development Fees - Capital Projects Expenditures		840
River Corridors & Trails Development Fees Pre 01/01/2012		
<u>Capital Improvement Projects:</u>		
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	19,572
Total Rivers Corridors & Trails Development Fees - Capital Projects Expenditures		19,572

**City of Peoria, Arizona
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All Funds**

<u>Project</u>	<u>Location</u>	<u>Total</u>
GENERAL GOVERNMENT (cont.)		
Neighborhood Park Development Fees (Zone 1) Post 10/28/19		
<u>Capital Improvement Projects:</u>		
Northern Community Park - Site Selection Study	New River Dam near Lake Pleasant Parkway and Dixileta Drive	3,057
Total Neighborhood Park Development Fees (Zone 1) Post 10/28/2019- Capital Projects Expenditures		3,057
Neighborhood Park Development Fees (Zone 2) Post 10/28/19		
<u>Capital Improvement Projects:</u>		
Northern Community Park - Site Selection Study	New River Dam near Lake Pleasant Parkway and Dixileta Drive	1,781
Total Neighborhood Park Development Fees (Zone 2) Post 10/28/2019- Capital Projects Expenditures		1,781
Street Development Fees (Zone 1 - South)		
<u>Other Revenue</u>		
Interfund Loan - 103rd Av; Northern Ave to Olive Ave. - Full Street	103rd Av; Northern Ave to Olive Ave	22,679
Total Street Development Fees (Zone 1 South) - Other Revenues		22,679
<u>Capital Improvement Projects:</u>		
103rd Av; Northern Ave to Olive Ave. - Full Street	103rd Av; Northern Ave to Olive Ave	33,348
Total Street Development Fees (Zone 1 South) - Capital Projects Expenditures		33,348
Street Development Fees (Zone 2 - Deer Valley Rd. North & East of Agua Fria) Post 08/01/2014		
<u>Capital Improvement Projects:</u>		
Happy Valley Parkway Widening	Lake Pleasant Parkway to Agua Fria	5,237,449
Neighborhood Park - Meadows subdivision by Camino a Lago	South of Pinnacle Peak; North of Williams Road; West of 95th Avenue; East of 99th Avenue	17,896
Jomax Road Improvements	73rd Ave to 75th Avenue	65
Total Street Development Fees (Zone 2 - Deer Valley Rd. North & East of Agua Fria) Post 08/01/2014 - Capital Projects Expenditures		5,255,410
Street Development Fees (Zone 3 - West of the Agua Fria) Post 08/01/2014		
<u>Capital Improvement Projects:</u>		
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	2,929,268
Total Street Development Fees (Zone 3 - West of the Agua Fria) Post 08/01/2014 - Capital Projects Expenditures		2,929,268
Intersection Development Fees (Zone 2 - North) Post 01/01/2012		
<u>Capital Improvement Projects:</u>		
Deer Valley Rd and 95th Av Traffic Signal	Deer Valley Rd and 95th Av Traffic Signal	631,104
Total Intersection Development Fees (Zone 2 - North) Post 01/01/2012 - Capital Projects Expenditures		631,104

**City of Peoria, Arizona
Annual Development Fee Report
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All Funds**

<u>Project</u>	<u>Location</u>	<u>Total</u>
UTILITIES		
Water Expansion Fees		
Capital Improvement Projects:		
Wellhead Water Quality Mitigation Project to Increase Water Capacity and Make Wells Available for Potable Use	Wellhead Water Quality Mitigation	3,289
Total Water Expansion Fees - Capital Projects Expenditures		3,289
Water Expansion Fees - Post 01/01/2012		
Capital Improvement Projects:		
Agua Fria Booster/PRV	Lake Pleasant Pkwy and Lone Mountain Rd	177
Wellhead Water Quality Mitigation Project to Increase Water Capacity and Make Wells Available for Potable Use	Wellhead Water Quality Mitigation	142,428
Jomax Booster Station Upgrades	Jomax Rd and Terramar Blvd	840
Aquifer Storage and Recovery (ARS) Well	Near Butler Water Reclamation Facility, Municipal Operations Center and Butler Influent Pump Station	37,311
Desert Harbor Well-Arrowhead Shores Reservoir Recommission	91st Ave and Greenway Rd to Arrowhead Shores Well	5,519
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	211
Jomax WRF Expansion	Jomax Water Reclamation Facility (WRF) located just north of the Beardsley Canal and west of the Agua Fria River	26
Lake Pleasant Parkway 16-inch Waterline	87th Av & Lake Pleasant Pkwy	1,042
Total Water Expansion Fees Post 01/01/2012 - Capital Projects Expenditures		187,554
Water Expansion Fees (South) 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	1,006,054
Weedville Well Site Rehabilitation	14017 N. 73rd Avenue	2,009
Total Water Expansion Fees (South) Post 08/01/2014 - Capital Projects Expenditures		1,008,063
Water Expansion Fees (North) Post 08/01/2014		
Capital Improvement Projects:		
Agua Fria Booster	West of Lake Pleasant Parkway and north of Lone Mountain Alignment	2,996,262
Jomax Booster Station Upgrades	Jomax Rd and Terramar Blvd	89,484
Aquifer Storage and Recovery (ARS) Well	Near Butler Water Reclamation Facility, Municipal Operations Center and Butler Influent Pump Station	160,356
Desert Harbor Well-Arrowhead Shores Reservoir Recommission	91st Ave and Greenway Rd to Arrowhead Shores Well	22,447
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	260
Lake Pleasant Parkway 16-inch	installation of approx. 5,300 linear feet of new 16-inch ductile iron waterline and appurtenances on Lake Pleasant Parkway, from 87th Avenue to 95th Avenue	98,477
BWFR Emergency Bypass	Design and construction on an expansion to the Beardsley Water Reclamation Facility (WRF) located along 111th	437
Jomax WRF Expansion	Avenue between Union Hills Road and Beardsley Road.	171
Total Water Expansion Fees (North) Post 08/01/2014 - Capital Projects Expenditures		3,367,894

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Development Fee Expenditures Detail
All Funds

<u>Project</u>	<u>Location</u>	<u>Total</u>
UTILITIES (cont.)		
Water Resource Expansion Fees - Post 08/01/2014		
<u>Bond Repayments:</u>		
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.	699,825
Total Water Resource Expansion Fees Post 08/01/2014 - Bond Repayments		699,825
<u>Capital Improvement Projects:</u>		
Vistancia Groundwater Rights - Developer Contract Reimbursement	Reimbursement for Groundwater rights within the Vistancia Development - up to 4200 acre feet	235,821
Total Water Resource Expansion Fees Post 08/01/2014 - Capital Projects Expenditures		235,821
Solid Waste Development Fees - 2650		
<u>Capital Improvement Projects:</u>		
City of Glendale Disposal Service per IGA	City of Phoenix Material Recovery Facilities	2,200,000
Solid Waste Containers	665594	260,058
Two Solid Waste Trucks -Vehicle #2354 Vehicle #2356 - Peterbilt - Compactor, Side Loading with Articulating Load Arm	Throughout the city, serving new homes in northern Peoria	754,485
Two 2019 Ford F150 4x2 Vehicle #2273 Vehicle #2274		
Total Solid Waste Development Fees - Capital Projects Expenditures		3,214,543
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	214,228
4 MGD to 6 MGD - Beardsley Plant Equipment Upgrade and Expansion	Beardsley Treatment Plant	3,362
Total Wastewater Expansion Fees (East of the Agua Fria) Post 08/01/2014 - Capital Projects Expenditures		217,590
<u>Other Expenditures:</u>		
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	95,566
Jomax WRF Expansion	Jomax Water Reclamation Facility (WRF) located just north of the Beardsley Canal and west of the Agua Fria River	439
Total Wastewater Expansion Fees (West of the Agua Fria) Post 08/01/2014 - Capital Projects Expenditures		96,005