

# *ANNUAL DEVELOPMENT FEE REPORT*

**For Fiscal Year Ended  
June 30, 2012**

**City of Peoria, Arizona**



**Prepared By:  
City of Peoria Finance Department  
September 27, 2012**

Brent Mattingly, Finance Director



# City of Peoria

8401 West Monroe Street, Peoria, Arizona 85345

September 27, 2012

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 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).

The development fee study for General Government, Parks & Recreation, and Transportation development fees that was in effect was performed by Red Oak

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

Consulting, dated October 2007. The development fee study in effect for Utilities was performed by Raftelis & Associates, dated September 2007.

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.

As of January 1, 2012, the city may no longer charge or collect fees for certain categories of infrastructure. Unauthorized categories include general government facilities, solid waste facilities and equipment, and police and fire training/administrative facilities. The city has eliminated or adjusted fees and the fee schedules to reflect this change.

The city has until August 1, 2014, to adopt new infrastructure improvement plans and fee studies. Adoption of the new IIP and fee schedule will be subject to a two-step public hearing process, and the city must either create an advisory committee to review the IIP or provide for a biennial audit of land use assumptions, the IIP, and service areas. 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.

Between July 1, 2011 and December 31, 2011, the City had 14 categories of fees:

**General Government**

Law Enforcement Development Fees  
Fire & Emergency Development Fees  
General Government Development Fees

**Parks, Recreation & Library**

Neighborhood Park Development Fees  
Citywide Park & Recreation Facility Development Fees  
Open Space Development Fees  
River Corridors & Trails Development Fees  
Library Development Fees

**Transportation**

Street Development Fees  
Intersection Development Fees

**Utilities**

Water Expansion Fees  
Water Resource Expansion Fees  
Wastewater Expansion Fees  
Solid Waste Development Fees

Beginning on January 1, 2012, the City eliminated four fee categories from the fee schedule and adjusted the Fire & Emergency Development Fees, Neighborhood Park Development Fees, Citywide Park & Recreation Facility Development Fees and the Library Development Fees to meet the new statutory requirements

Fees assessed between January 1, 2012 and June 30, 2012 included:

**General Government**

Law Enforcement Development Fees  
Fire & Emergency Development Fees (adjusted)

**Parks, Recreation & Library**

Neighborhood Park Development Fees (adjusted)  
Citywide Park & Recreation Facility Development Fees (adjusted)  
Library Development Fees (adjusted)

**Transportation**

Street Development Fees  
Intersection 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 both multi-family construction and commercial construction; water, water resource, and wastewater expansion fees are charged based on water meter size. For commercial construction; transportation impact fees are calculated by multiplying the applicable rate by the building square footage and dividing by 1,000. Parks and recreation impact fees are not charged on commercial construction.

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**

*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.

*General Government Development Fees* are used to help pay for growth-related capital costs for other non-enterprise-supported portions of the government. Costs would include additional vehicles, communication equipment, and office space. *Note: this fee was eliminated as of January 1, 2012.*

### **Parks & Recreation**

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

*Citywide Park & Recreation Facility Development Fees* help pay for capital costs related to developing new citywide parks, including land, ball fields, courts, restrooms, armadas, playgrounds, parking lots, vehicles, equipment, recreation facilities, and so forth, utilized in citywide (i.e. regional) city parks. Citywide parks generally offer a greater variety of facilities than neighborhood parks. Citywide parks have a more regional draw, while neighborhood parks are intended to serve the one-half to one mile area surrounding the park.

*Open Space Development Fees* are used for the purchase of land, development rights, conservation easements or improvements. Open spaces are areas left in a more natural environment for the community to enjoy. *Note: this fee was eliminated as of January 1, 2012.*

*River Corridors & Trails Development Fees* are used to purchase land and right of way, pay for construction costs to develop areas adjacent to river corridors, and to develop new trail systems utilized for walking, hiking, bike riding, horse riding, etc. *Note: this fee was eliminated as of January 1, 2012.*

*Library Development Fees* are used for land, buildings, and collection materials associated with the City's libraries.

### **Transportation**

*Street Development Fees* include right-of-way costs, 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 vehicles, equipment and other costs associated with transportation-related purposes.

*Intersection Development Fees* include traffic signals, signal modification, raised medians, utility relocation, irrigation structures, and other costs associated with developing intersections.

## Utilities

*Water Expansion Fees* are used to develop and build additions to the City's water infrastructure, 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 additions to the City's wastewater infrastructure, including sewer lines, lift stations, treatment facilities, reclamation projects, administrative facilities, and related costs.

*Solid Waste Development Fees* are used to provide appropriate solid waste services to new residential customers and includes costs such as facilities development, solid waste transfer station, solid waste trucks, new containers, and other solid waste-related costs. *Note: this fee was eliminated as of January 1, 2012.*

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 Department

**City of Peoria, Arizona  
Annual Development Fee Report  
Fiscal Year 2012  
Development Fee Rates  
From July 2011- December 2011**

<b>Governmental Funds</b>		
<b>General Government</b>		
<b>Law Enforcement</b>	<b>Fire &amp; Emergency</b>	<b>General Government</b>

**Residential:**

Single Family Detached	per unit	452	683	567
Single Family Attached	per unit	452	683	567
Mobile Homes	per unit	311	470	390
Other Residential types	per unit	311	470	390

**Multi-family:**

Multi-family dwelling unit	per unit	311	470	390
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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/Shop Ctr	per 1,000 sq. ft.	434	654	544
Office/Institution	per 1,000 sq. ft.	434	654	544
Business Park	per 1,000 sq. ft.	434	654	544
Light Industrial	per 1,000 sq. ft.	434	654	544
Warehousing	per 1,000 sq. ft.	434	654	544
Manufacturing	per 1,000 sq. ft.	434	654	544

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 Bell Rd (17000 N)

\*\* N. of Bell Rd (17000 N) and S. of Dynamite Blvd (28200 N)

\*\*\* N. of Dynamite Blvd (28200 N)

^^ 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.

**City of Peoria, Arizona  
Annual Development Fee Report  
Fiscal Year 2012  
Development Fee Rates  
From July 2011- December 2011**

Governmental Funds					
Parks & Recreation					
Neighborhood Park	Citywide Park & Recreation Facility	Open Space	River Corridors & Trails	Library	

**Residential:**

Single Family Detached	per unit	1,295	995	137	195	277
Single Family Attached	per unit	1,295	995	137	195	277
Mobile Homes	per unit	890	684	94	134	190
Other Residential types	per unit	890	684	94	134	190

**Multi-family:**

Multi-family dwelling unit	per unit	890	684	94	134	190
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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/Shop Ctr	per 1,000 sq. ft.
Office/Institution	per 1,000 sq. ft.
Business Park	per 1,000 sq. ft.
Light Industrial	per 1,000 sq. ft.
Warehousing	per 1,000 sq. ft.
Manufacturing	per 1,000 sq. ft.

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
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**City of Peoria, Arizona  
Annual Development Fee Report  
Fiscal Year 2012  
Development Fee Rates  
From July 2011- December 2011**

Governmental Activities					
Transportation					
Street Development			Intersection Development		
South*	North (Central)**	North***	South*	North (Central)**	North***

**Residential:**

Single Family Detached	per unit	2,300	4,994	7,683	-	310	477
Single Family Attached	per unit	1,409	3,058	4,696	-	190	300
Mobile Homes	per unit	1,199	2,604	4,007	-	162	249
Other Residential types	per unit	1,353	2,939	4,521	-	182	281

**Multi-family:**

Multi-family dwelling unit	per unit	1,615	3,507	5,395	-	218	335
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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/Shop Ctr	per 1,000 sq. ft.	5,218	11,316	17,409	-	703	1,081
Office/Institution	per 1,000 sq. ft.	1,778	3,859	5,936	-	240	369
Business Park	per 1,000 sq. ft.	3,443	7,470	11,492	-	464	714
Light Industrial	per 1,000 sq. ft.	1,034	2,243	3,451	-	139	214
Warehousing	per 1,000 sq. ft.	736	1,596	2,456	-	99	152
Manufacturing	per 1,000 sq. ft.	567	1,230	1,892	-	76	118

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
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**City of Peoria, Arizona  
Annual Development Fee Report  
Fiscal Year 2012  
Development Fee Rates  
From July 2011- December 2011**

			Proprietary funds					
			Utilities					
			Water Expansion		Water Resource (Off-project only)	Wastewater Expansion		Solid Waste
			Normal	Vistancia ^^		Normal	Vistancia ^^	
<b>Residential:</b>								
Single Family Detached	per unit		3,269	722	621	1,923	216	300
Single Family Attached	per unit		3,269	722	621	1,923	216	300
Mobile Homes	per unit		3,269	722	621	1,923	216	300
Other Residential types	per unit		3,269	722	621	1,923	216	300
<b>Multi-family:</b>								
Multi-family dwelling unit	per unit		3,269	722	621	1,923	216	206
3/4 "	meter size		3,269	722	621	1,923	216	
1"	meter size		5,283	1,029	1,037	3,067	216	
1 1/2" Disc	meter size		10,271	1,790	2,068	5,901	216	
1 1/2" Turbo	meter size		10,271	1,790	2,068	5,901	216	
2" Disc	meter size		16,281	2,706	3,310	9,315	216	
2" Turbo	meter size		16,281	2,706	3,310	9,315	216	
3" Comp	meter size		32,328	5,151	6,626	18,430	216	
3" Turbo	meter size		32,328	5,151	6,626	18,430	216	
4" Comp	meter size		50,358	7,899	10,352	28,672	216	
4" Turbo	meter size		50,358	7,899	10,352	28,672	216	
6" Comp	meter size		100,421	15,530	20,698	57,111	216	
6" Turbo	meter size		125,483	19,349	25,877	71,347	216	
8" Comp	meter size		160,521	24,690	33,118	91,251	216	
8" Turbo	meter size		160,521	24,690	33,118	91,251	216	
<b>Commercial:</b>								
Commercial/Shop Ctr	per 1,000 sq. ft.							
Office/Institution	per 1,000 sq. ft.							
Business Park	per 1,000 sq. ft.							
Light Industrial	per 1,000 sq. ft.							
Warehousing	per 1,000 sq. ft.							
Manufacturing	per 1,000 sq. ft.							
3/4 "	meter size		3,269	722	621	1,923	216	
1"	meter size		5,283	1,029	1,037	3,067	216	
1 1/2" Disc	meter size		10,271	1,790	2,068	5,901	216	
1 1/2" Turbo	meter size		10,271	1,790	2,068	5,901	216	
2" Disc	meter size		16,281	2,706	3,310	9,315	216	
2" Turbo	meter size		16,281	2,706	3,310	9,315	216	
3" Comp	meter size		32,328	5,151	6,626	18,430	216	
3" Turbo	meter size		32,328	5,151	6,626	18,430	216	
4" Comp	meter size		50,358	7,899	10,352	28,672	216	
4" Turbo	meter size		50,358	7,899	10,352	28,672	216	
6" Comp	meter size		100,421	15,530	20,698	57,111	216	
6" Turbo	meter size		125,483	19,349	25,877	71,347	216	
8" Comp	meter size		160,521	24,690	33,118	91,251	216	
8" Turbo	meter size		160,521	24,690	33,118	91,251	216	

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**City of Peoria, Arizona**  
**Annual Development Fee Report**  
**Fiscal Year 2012**  
**Development Fee Rates**  
**From January 2012- July 2012**

<b>Governmental Funds</b>		
<b>General Government</b>		
<b>Law Enforcement</b>	<b>Fire &amp; Emergency</b>	<b>General Government</b>

**Residential:**

Single Family Detached	per unit	452	624	-
Single Family Attached	per unit	452	624	-
Mobile Homes	per unit	311	429	-
Other Residential types	per unit	311	429	-

**Multi-family:**

Multi-family dwelling unit	per unit	311	429	-
----------------------------	----------	-----	-----	---

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			
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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/Shop Ctr	per 1,000 sq. ft.	434	602	-
Office/Institution	per 1,000 sq. ft.	434	602	-
Business Park	per 1,000 sq. ft.	434	602	-
Light Industrial	per 1,000 sq. ft.	434	602	-
Warehousing	per 1,000 sq. ft.	434	602	-
Manufacturing	per 1,000 sq. ft.	434	602	-

3/4 "	meter size			
1"	meter size			
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Governmental Funds				
Parks & Recreation				
Neighborhood Park	Citywide Park & Recreation Facility	Open Space	River Corridors & Trails	Library

**Residential:**

Single Family Detached	per unit	1,281	931	-	-	209
Single Family Attached	per unit	1,281	995	-	-	209
Mobile Homes	per unit	880	640	-	-	144
Other Residential types	per unit	880	640	-	-	144

**Multi-family:**

Multi-family dwelling unit	per unit	880	640	-	-	144
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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
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4" Turbo	meter size
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8" Comp	meter size
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**Commercial:**

Commercial/Shop Ctr	per 1,000 sq. ft.
Office/Institution	per 1,000 sq. ft.
Business Park	per 1,000 sq. ft.
Light Industrial	per 1,000 sq. ft.
Warehousing	per 1,000 sq. ft.
Manufacturing	per 1,000 sq. ft.

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
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		Governmental Activities					
		Transportation					
		Street Development			Intersection Development		
		South*	North (Central)**	North***	South*	North (Central)**	North***

**Residential:**

Single Family Detached	per unit	2,300	4,994	7,683	-	310	477
Single Family Attached	per unit	1,409	3,058	4,696	-	190	300
Mobile Homes	per unit	1,199	2,604	4,007	-	162	249
Other Residential types	per unit	1,353	2,939	4,521	-	182	281

**Multi-family:**

Multi-family dwelling unit	per unit	1,615	3,507	5,395	-	218	335
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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/Shop Ctr	per 1,000 sq. ft.	5,218	11,316	17,409	-	703	1,081
Office/Institution	per 1,000 sq. ft.	1,778	3,859	5,936	-	240	369
Business Park	per 1,000 sq. ft.	3,443	7,470	11,492	-	464	714
Light Industrial	per 1,000 sq. ft.	1,034	2,243	3,451	-	139	214
Warehousing	per 1,000 sq. ft.	736	1,596	2,456	-	99	152
Manufacturing	per 1,000 sq. ft.	567	1,230	1,892	-	76	118

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 Bell Rd (17000 N)

\*\* N. of Bell Rd (17000 N) and S. of Dynamite Blvd (28200 N)

\*\*\* N. of Dynamite Blvd (28200 N)

^ 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.

**City of Peoria, Arizona**  
**Annual Development Fee Report**  
**Fiscal Year 2012**  
**Development Fee Rates**  
**From January 2012- July 2012**

		Proprietary funds						
		Utilities						
		Water Expansion		Water Resource (Off-project only)	Wastewater Expansion		Solid Waste	
		Normal	Vistancia ^^		Normal	Vistancia ^^		
<b>Residential:</b>								
Single Family Detached	per unit	3,269	722	621	1,923	216	-	
Single Family Attached	per unit	3,269	722	621	1,923	216	-	
Mobile Homes	per unit	3,269	722	621	1,923	216	-	
Other Residential types	per unit	3,269	722	621	1,923	216	-	
<b>Multi-family:</b>								
Multi-family dwelling unit	per unit	3,269	722	621	1,923	216	-	
3/4 "	meter size	3,269	722	621	1,923	216		
1"	meter size	5,283	1,029	1,037	3,067	216		
1 1/2" Disc	meter size	10,271	1,790	2,068	5,901	216		
1 1/2" Turbo	meter size	10,271	1,790	2,068	5,901	216		
2" Disc	meter size	16,281	2,706	3,310	9,315	216		
2" Turbo	meter size	16,281	2,706	3,310	9,315	216		
3" Comp	meter size	32,328	5,151	6,626	18,430	216		
3" Turbo	meter size	32,328	5,151	6,626	18,430	216		
4" Comp	meter size	50,358	7,899	10,352	28,672	216		
4" Turbo	meter size	50,358	7,899	10,352	28,672	216		
6" Comp	meter size	100,421	15,530	20,698	57,111	216		
6" Turbo	meter size	125,483	19,349	25,877	71,347	216		
8" Comp	meter size	160,521	24,690	33,118	91,251	216		
8" Turbo	meter size	160,521	24,690	33,118	91,251	216		
<b>Commercial:</b>								
Commercial/Shop Ctr	per 1,000 sq. ft.							
Office/Institution	per 1,000 sq. ft.							
Business Park	per 1,000 sq. ft.							
Light Industrial	per 1,000 sq. ft.							
Warehousing	per 1,000 sq. ft.							
Manufacturing	per 1,000 sq. ft.							
3/4 "	meter size	3,269	722	621	1,923	216		
1"	meter size	5,283	1,029	1,037	3,067	216		
1 1/2" Disc	meter size	10,271	1,790	2,068	5,901	216		
1 1/2" Turbo	meter size	10,271	1,790	2,068	5,901	216		
2" Disc	meter size	16,281	2,706	3,310	9,315	216		
2" Turbo	meter size	16,281	2,706	3,310	9,315	216		
3" Comp	meter size	32,328	5,151	6,626	18,430	216		
3" Turbo	meter size	32,328	5,151	6,626	18,430	216		
4" Comp	meter size	50,358	7,899	10,352	28,672	216		
4" Turbo	meter size	50,358	7,899	10,352	28,672	216		
6" Comp	meter size	100,421	15,530	20,698	57,111	216		
6" Turbo	meter size	125,483	19,349	25,877	71,347	216		
8" Comp	meter size	160,521	24,690	33,118	91,251	216		
8" Turbo	meter size	160,521	24,690	33,118	91,251	216		

\* S. of Bell Rd (17000 N)

\*\* N. of Bell Rd (17000 N) and S. of Dynamite Blvd (28200 N)

\*\*\* N. of Dynamite Blvd (28200 N)

^^ 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.

**City of Peoria, Arizona**  
**Annual Development Fee Report**  
**Fiscal Year 2012**  
**Summary by Development Fee**  
**Governmental Funds**

	<b>Governmental Funds</b>		
	<b>General Government</b>		
	<b>Law Enforcement Development Fees</b>	<b>Fire &amp; Emergency Development Fees</b>	<b>General Government Development Fees</b>
<b>Beginning fund balance 6/30/11</b>	<b>\$ 7,858,911.01</b>	<b>\$ 1,880,587.95</b>	<b>\$ 1,888,288.18</b>
Development fee revenue	356,437.03	512,886.39	184,101.33
Other revenue *	-	-	-
Interest revenue, net of fees	30,145.72	7,960.05	7,584.91
<b>Total revenues &amp; other sources</b>	<b>386,582.75</b>	<b>520,846.44</b>	<b>191,686.24</b>
Bonds repayments	-	-	-
Advanced monies	-	-	-
Capital improvement projects *	13,251.00	33,753.00	12,854.00
Other expenditures *	-	-	7,250.00
<b>Total expenditures &amp; other uses</b>	<b>13,251.00</b>	<b>33,753.00</b>	<b>20,104.00</b>
<b>Ending fund balance 6/30/12</b>	<b>\$ 8,232,242.76</b>	<b>\$ 2,367,681.39</b>	<b>\$ 2,059,870.42</b>

\* For additional information, see Development Fee Expenditures Detail

**City of Peoria, Arizona**  
**Annual Development Fee Report**  
**Fiscal Year 2012**  
**Summary by Development Fee**  
**Governmental Funds**

	<b>Governmental Funds</b>			
	<b>Parks &amp; Recreation</b>			
	<b>Neighborhood Park Development Fees (Zone 1)</b>	<b>Neighborhood Park Development Fees (Zone 2)</b>	<b>Neighborhood Park Development Fees (Zone 3)</b>	<b>Citywide Park &amp; Recreation Facility Development Fees</b>
<b>Beginning fund balance 6/30/11</b>	<b>\$ 1,349,727.08</b>	<b>\$ 245,898.82</b>	<b>\$ 1,432,686.36</b>	<b>\$ 1,729,039.62</b>
Development fee revenue	141,722.00	302,169.00	329,210.00	575,246.00
Other revenue *	-	-	-	-
Interest revenue, net of fees	5,246.88	1,351.92	3,340.03	6,387.42
<b>Total revenues &amp; other sources</b>	<b>146,968.88</b>	<b>303,520.92</b>	<b>332,550.03</b>	<b>581,633.42</b>
Bonds repayments	-	-	-	-
Advanced monies	-	-	-	-
Capital improvement projects *	120,970.84	33,432.00	1,088,048.29	394,882.00
Other expenditures *	-	-	-	-
<b>Total expenditures &amp; other uses</b>	<b>120,970.84</b>	<b>33,432.00</b>	<b>1,088,048.29</b>	<b>394,882.00</b>
<b>Ending fund balance 6/30/12</b>	<b>\$ 1,375,725.12</b>	<b>\$ 515,987.74</b>	<b>\$ 677,188.10</b>	<b>\$ 1,915,791.04</b>

\* For additional information, see Development Fee Expenditures Detail

**City of Peoria, Arizona**  
**Annual Development Fee Report**  
**Fiscal Year 2012**  
**Summary by Development Fee**  
**Governmental Funds**

	<b>Governmental Funds</b>		
	<b>Parks &amp; Recreation (cont.)</b>		
	<b>Open Space Development Fees</b>	<b>River Corridors &amp; Trails Development Fees</b>	<b>Library Development Fees **</b>
<b>Beginning fund balance 6/30/11</b>	<b>\$ 2,334,919.52</b>	<b>\$ 787,436.33</b>	<b>\$ (392,549.77)</b>
Development fee revenue	31,647.00	45,826.00	141,526.00
Other revenue *	-	-	-
Interest revenue, net of fees	7,949.64	3,050.04	211.26
<b>Total revenues &amp; other sources</b>	<b>39,596.64</b>	<b>48,876.04</b>	<b>141,737.26</b>
Bonds repayments	-	-	-
Advanced monies	-	-	-
Capital improvement projects *	264,115.81	26,818.00	29,020.00
Other expenditures *	3,750.00	3,750.00	-
<b>Total expenditures &amp; other uses</b>	<b>267,865.81</b>	<b>30,568.00</b>	<b>29,020.00</b>
<b>Ending fund balance 6/30/12</b>	<b>\$ 2,106,650.35</b>	<b>\$ 805,744.37</b>	<b>\$ (279,832.51)</b>

\* For additional information, see Development Fee Expenditures Detail

\*\* \$309,811.00 has been advanced to the Library Development Fees Fund by the General Fund. The loan will be repaid as fund balance allows.

**City of Peoria, Arizona**  
**Annual Development Fee Report**  
**Fiscal Year 2012**  
**Summary by Development Fee**  
**Governmental Funds**

	<b>Governmental Funds</b>				<b>Total Governmental</b>
	<b>Transportation</b>				
	<b>Street Development Fees (Zone 1 - South)</b>	<b>Street Development Fees (Zone 2 - North) ***</b>	<b>Intersection Development Fees (Zone 1 - South)</b>	<b>Intersection Development Fees (Zone 2 - North)</b>	
<b>Beginning fund balance 6/30/11</b>	<b>\$ 3,555,832.45</b>	<b>\$ (5,324,914.21)</b>	<b>\$ 388,493.11</b>	<b>\$ 1,249,226.33</b>	<b>\$ 18,983,582.78</b>
Development fee revenue	215,092.74	4,049,288.23	-	256,718.09	7,141,869.81
Other revenue *	-	-	-	-	-
Interest revenue, net of fees	13,667.63	20,584.15	1,459.97	5,100.97	114,040.59
<b>Total revenues &amp; other sources</b>	<b>228,760.37</b>	<b>4,069,872.38</b>	<b>1,459.97</b>	<b>261,819.06</b>	<b>7,255,910.40</b>
Bonds repayments	-	-	-	-	-
Advanced monies	-	-	-	-	-
Capital improvement projects *	227,354.47	2,567,945.80	-	36,355.00	4,848,800.21
Other expenditures *	-	-	-	-	14,750.00
<b>Total expenditures &amp; other uses</b>	<b>227,354.47</b>	<b>2,567,945.80</b>	<b>-</b>	<b>36,355.00</b>	<b>4,863,550.21</b>
<b>Ending fund balance 6/30/12</b>	<b>\$ 3,557,238.35</b>	<b>\$ (3,822,987.63)</b>	<b>\$ 389,953.08</b>	<b>\$ 1,474,690.39</b>	<b>\$ 21,375,942.97</b>

\* For additional information, see Development Fee Expenditures Detail

\*\*\* \$10,190,543.00 has been advanced to the Streets Development Fees (Zone 2 - North) Fund by the MDA Debt Service Fund.  
The loan will be repaid as fund balance allows.

**City of Peoria, Arizona**  
**Annual Development Fee Report**  
**Fiscal Year 2012**  
**Summary by Development Fee**  
**Proprietary Funds \*\***

	<u>Utilities</u>				<u>Total Proprietary</u>
	<u>Water Expansion Fees</u>	<u>Water Resource Expansion Fees</u>	<u>Wastewater Expansion Fees</u>	<u>Solid Waste Development Fees</u>	
<b>Beginning Fund Balance 6/30/11</b>	<b>\$ 8,485,291.36</b>	<b>\$ 1,928,636.15</b>	<b>\$ 3,244,129.02</b>	<b>\$ 7,104,098.43</b>	<b>\$ 20,762,154.96</b>
Development fee revenue	1,531,494.00	372,805.26	916,117.00	70,434.00	2,890,850.26
Net Bond proceeds	-	-	-	-	-
Other revenue *	-	-	-	-	-
Interest revenue, net of fees	34,746.26	7,971.33	13,715.26	26,670.80	83,103.65
<b>Total revenues &amp; other sources</b>	<b>1,566,240.26</b>	<b>380,776.59</b>	<b>929,832.26</b>	<b>97,104.80</b>	<b>2,973,953.91</b>
Bonds repayments *	-	659,007.18	-	-	659,007.18
Advanced monies	-	-	-	-	-
Capital improvement projects *	100,866.42	14,397.00	166,692.00	6,018.00	287,973.42
Other expenditures *	-	-	-	5,281.44	5,281.44
<b>Total expenditures &amp; other uses</b>	<b>100,866.42</b>	<b>673,404.18</b>	<b>166,692.00</b>	<b>11,299.44</b>	<b>952,262.04</b>
<b>Ending fund balance 6/30/12</b>	<b>9,950,665.20</b>	<b>1,636,008.56</b>	<b>4,007,269.28</b>	<b>7,189,903.79</b>	<b>22,783,846.83</b>

\* 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 2012**  
**Development Fee Expenditures Detail**  
**All Funds**

<b>Project</b>	<b>Location</b>	<b>Total</b>
<b>GENERAL GOVERNMENT</b>		
<b>Law Enforcement Development Fees</b>		
<b><u>Capital Improvement Projects:</u></b>		
Camino a Lago - Developer Contract Offset	Lake Pleasant Pkwy & Deer Valley Rd	10,906.00
Sonoran Mtn. Ranch - Developer Contract Offset	Public Safety Facility, 83rd Ave & Cinnabar	2,345.00
<b>Total Law Enforcement Development Fees - Capital Projects Expenditures</b>		<b>13,251.00</b>
<b>Fire &amp; Emergency Development Fees</b>		
<b><u>Capital Improvement Projects:</u></b>		
Camino a Lago - Developer Contract Offset	Lake Pleasant Pkwy & Deer Valley Rd	16,728.00
Rock Springs Land Dedication - Fire Station #7-Developer Credit Offset	75th Ave & Jomax Rd	17,025.00
<b>Total Fire &amp; Emergency Development Fees - Capital Projects Expenditures</b>		<b>33,753.00</b>
<b>General Government Development Fees</b>		
<b><u>Capital Improvement Projects:</u></b>		
Camino a Lago - Developer Contract Offset	Lake Pleasant Pkwy & Deer Valley Rd	686.00
Municipal Court Building Expansion	83rd Ave & Monroe Ave	7,134.00
Share of Legal fees associated with the implementation of SB1525	Implement SB1525	3,750.00
Tierra Del Rio Infrastructure Improvements - Developer Contract Offset	99th Ave & Jomax	8,534.00
<b>Total General Government Development Fees - Capital Projects Expenditures</b>		<b>20,104.00</b>

**City of Peoria, Arizona  
Annual Development Fee Report  
Fiscal Year 2012  
Development Fee Expenditures Detail  
All Funds**

<b>Project</b>	<b>Location</b>	<b>Total</b>
<b>PARKS &amp; RECREATION</b>		
<b>Neighborhood Park Development Fees (Zone 1)</b>		
<b><u>Capital Improvement Projects:</u></b>		
Camino a Lago - Land Dedication & Developer Contract Offset	Lake Pleasant Pkwy & Deer Valley Rd	52,717.00
Camino a Lago Neighborhood Park Development	98th Ave & Lake Pleasant Pkwy	60,398.84
Scotland Yard Neighborhood Park Development	93rd Ave & Cholla	7,855.00
<b>Total Neighborhood Park Development Fees (Zone 1) - Capital Projects Expenditures</b>		<b>120,970.84</b>
<b>Neighborhood Park Development Fees (Zone 2)</b>		
<b><u>Capital Improvement Projects:</u></b>		
Sonoran Mountain Ranch Park - Developer Contract Offset	Sonoran Mountain Ranch Rd & Chalfen Blvd	33,432.00
<b>Total Neighborhood Park Development Fees (Zone 2) - Capital Projects Expenditures</b>		<b>33,432.00</b>
<b>Neighborhood Park Development Fees (Zone 3)</b>		
<b><u>Capital Improvement Projects:</u></b>		
Vistancia Neighborhood Park #2 Development	Westland Dr./N. of Lone Mountain Rd.	1,088,048.29
<b>Total Neighborhood Park Development Fees (Zone 3) - Capital Projects Expenditures</b>		<b>1,088,048.29</b>
<b>Citywide Park &amp; Recreation Facility Development Fees</b>		
<b><u>Capital Improvement Projects:</u></b>		
Camino a Lago - Developer Contract Offset	Lake Pleasant Pkwy & Deer Valley Rd	12,546.00
Peoria Community Center Improvements	83rd Ave & Washington	382,336.00
<b>Total Citywide Park &amp; Recreation Facility Development Fees - Capital Projects Expenditures</b>		<b>394,882.00</b>
<b>Open Space Development Fees</b>		
<b><u>Capital Improvement Projects:</u></b>		
Camino a Lago - Developer Contract Offset	Lake Pleasant Pkwy & Deer Valley Rd	1,106.00
Share of Legal fees associated with the implementation of SB1525	Implement SB1525	3,750.00
Palo Verde Park & Open Space Development - (Closeout)	73rd Dr & Terramar Blvd	258,351.81
Tierra Del Rio Infrastructure Improvements - Developer Contract Offset	99th Ave & Jomax	4,658.00
<b>Total Open Space Development Fees - Capital Projects Expenditures</b>		<b>267,865.81</b>

**City of Peoria, Arizona  
Annual Development Fee Report  
Fiscal Year 2012  
Development Fee Expenditures Detail  
All Funds**

<b>Project</b>	<b>Location</b>	<b>Total</b>
<b>River Corridors &amp; Trails Development Fees</b>		
<b><u>Capital Improvement Projects:</u></b>		
Camino a Lago - Developer Contract Offset	Lake Pleasant Pkwy & Deer Valley Rd	2,114.00
New River Trail Development	Deer Valley to Pinnacle Peak	183.00
New River Trail Development	Approx 99th Ave, between Northern Ave & Olive Ave	2,969.00
Share of Legal fees associated with the implementation of SB1525	Implement SB1525	3,750.00
Rock Springs Trail Development - Developer Credit Offset	North side of Jomax Rd, 75th Ave to 83rd Ave	1,561.00
Skunk Creek Trailhead	83rd Ave & Skunk Creek	11,411.00
Sonoran Mountain Ranch Trail - Developer Contract Offset	Sonoran Mountain Ranch Rd & Chalfen Blvd	1,950.00
Tierra Del Rio Infrastructure Improvements - Developer Contract Offset	99th Ave & Jomax	6,630.00
<b>Total Rivers Corridors &amp; Trails Development Fees - Capital Projects Expenditures</b>		<b>30,568.00</b>
<b>Library Development Fees</b>		
<b><u>Capital Improvement Projects:</u></b>		
Camino a Lago - Land Dedication - Developer Contract Offset	Lake Pleasant Pkwy & Deer Valley Rd	9,521.00
Tierra Del Rio Infrastructure Improvements - Developer Contract Offset	99th Ave & Jomax	19,499.00
<b>Total Library Development Fees - Capital Projects Expenditures</b>		<b>29,020.00</b>

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

<b>Project</b>	<b>Location</b>	<b>Total</b>
<b>TRANSPORTATION</b>		
<b>Street Development Fees (Zone 1 - South)</b>		
<b><u>Capital Improvement Projects:</u></b>		
83rd Ave - Street and Drainage Improvements	83rd Ave, Northern to Mountain View Rd	213,834.47
Street Widening - 91st Ave / Butler - Mountain View Road	91st Ave / Butler - Mountain View Road	13,520.00
<b>Total Street Development Fees (Zone 1) - Capital Projects Expenditures</b>		<b>227,354.47</b>
<b>Street Development Fees (Zone 2 - North)</b>		
<b><u>Capital Improvement Projects:</u></b>		
Camino a Lago Right of Way Land Dedications and/or Arterial Street Improvements - Developer Repayment	Lake Pleasant Pkwy & Deer Valley Rd	204,416.00
Rock Springs Right of Way Land Dedications and/or Arterial Street Improvements - Developer Credit Offset	Jomax Rd, 75th Ave to 83rd Ave	134,836.00
Sonoran Mountain Ranch Right of Way Land Dedications - Developer Contract Offset	67th Ave, 2 easternmost Lns	14,914.00
Tierra Del Rio Infrastructure Improvements - Developer Contract Offset	99th Ave & Jomax	499,544.00
Vistancia Right of Way Land Dedication and Roadway Improvements - Developer Contract Reimbursement	Within the Vistancia Development - Vistancia Blvd, Ridgeline Rd, El Mirage Rd, Jomax Rd, Lone Mtn Rd, Westland Rd (Map of Dedication)	1,711,021.15
Lake Pleasant Parkway - Dynamite to Loop 303	Lake Pleasant Parkway - Dynamite to Loop 303	3,214.65
<b>Total Street Development Fees (Zone 2) - Capital Projects Expenditures</b>		<b>2,567,945.80</b>
<b>Intersection Development Fees (Zone 2 - North)</b>		
<b><u>Capital Improvement Projects:</u></b>		
Camino a Lago - Developer Contract Offsets	Lake Pleasant Pkwy & Deer Valley Rd	5,499.00
Tierra Del Rio Infrastructure Improvements - Developer Contract Offset	Signal - Happy Valley Road and TDR Blvd.	30,856.00
<b>Total Intersection Development Fees (Zone 2) - Capital Projects Expenditures</b>		<b>36,355.00</b>

**City of Peoria, Arizona  
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All Funds**

<b>Project</b>	<b>Location</b>	<b>Total</b>
<b>UTILITIES</b>		
<b>Water Expansion Fees</b>		
<b><u>Capital Improvement Projects:</u></b>		
24-inch Waterline	Lake Pleasant Parkway, from Dynamite Rd to Loop 303	3,856.97
36-inch Waterline	Lone Mtn Pkwy, from Lake Pleasant Rd to El Mirage	28,472.21
Well	Lake Pleasant Parkway, east of 99th Ave	17,558.00
West Agua Fria Water Lines Oversizing	Various locations throughout Vistancia Development	50,979.24
<b>Total Water Expansion Fees - Capital Projects Expenditures</b>		<b>100,866.42</b>
<b>Water Resource Expansion Fees</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.	659,007.18
<b>Total Water Resource Expansion Fees - Bond Repayments</b>		<b>659,007.18</b>
<b><u>Capital Improvement Projects:</u></b>		
Camino A Lago Water Rights - Developer Contract Offset	Near 92nd Ave & Deer Valley Rd	14,397.00
<b>Total Water Resource Expansion Fees - Capital Projects Expenditures</b>		<b>14,397.00</b>
<b>Wastewater Expansion Fees</b>		
<b><u>Capital Improvement Projects:</u></b>		
21 & 18-inch Sewer Lines	Lake Pleasant Pkwy, from Dynamite Rd to Loop 303	4,668.00
Sonoran Mountain Ranch - Developer Repayment-Sewer Interceptor	77th Ave & Jomax	17,307.00
Tierra del Rio - Developer Repayment-Sewer Line Oversizing	Tierra del Rio Blvd, Deer Valley Rd to Jomax Rd	142,302.00
West Agua Fria Wastewater Lines	Jomax & El Mirage Rd	2,415.00
<b>Total Wastewater Expansion Fees - Capital Projects Expenditures</b>		<b>166,692.00</b>
<b>Solid Waste Development Fees</b>		
<b><u>Capital Improvement Projects:</u></b>		
Solid Waste Containers	Throughout the City, at new resident's homes	1,531.44
Share of Legal fees associated with the implementation of SB1525	Implement SB1525	3,750.00
Tierra Del Rio Infrastructure Improvements-Developer Repayment	99th Ave & Jomax	6,018.00
<b>Total Solid Waste Development Fees - Capital Projects Expenditures</b>		<b>11,299.44</b>