

ANNUAL DEVELOPMENT FEE REPORT

**For Fiscal Year Ended
June 30, 2013**

City of Peoria, Arizona



**Prepared By:
City of Peoria Finance Department
September 27, 2013**

Brent Mattingly, Finance Director



City of Peoria

8401 West Monroe Street, Peoria, Arizona 85345

September 27, 2013

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 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.

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

¹ 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 no longer charges or collects fees for certain categories of infrastructure. Unauthorized categories include general government facilities, solid waste facilities and equipment, police and fire training/administrative facilities, trail and open space. 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 is required to conduct 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.

For fiscal year 2013, the City had 10 categories of development fees, as follows:

General Government

Law Enforcement Development Fees
Fire & Emergency Development Fees

Parks, Recreation & Library

Neighborhood Park Development Fees
Citywide Park & Recreation Facility Development Fees
Library Development Fees

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, recreation and library 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 67th avenue to 99th avenue (on the Northern side) and between approximately 75th avenue to 83rd avenue (on the Greenway side).

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

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

General Government

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

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.

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.

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 2013
Development Fee Rates
From July 2012- June 2013

Governmental Funds		
General Government		
Law Enforcement	Fire & Emergency	General Government

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	-
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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	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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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 2013
Development Fee Rates
From July 2012- June 2013

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
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.

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**City of Peoria, Arizona
Annual Development Fee Report
Fiscal Year 2013
Development Fee Rates
From July 2012- June 2013**

		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						
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6" Comp	meter size						
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City of Peoria, Arizona
Annual Development Fee Report
Fiscal Year 2013
Development Fee Rates
From July 2012- June 2013

		Proprietary funds						
		Utilities						
		Water Expansion		Water Resource (Off-project only)	Wastewater Expansion		Solid Waste	
		Normal	Vistancia ^^		Normal	Vistancia ^^		
Residential:								
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	-	
Multi-family:								
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		
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	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 2013
Summary by Development Fee
Governmental Funds

	Governmental Funds				
	General Government				
	Law Enforcement Development Fees	Law Enforcement Development Fees Post 1/1/2012	Fire & Emergency Development Fees	Fire & Emergency Development Fees Post 1/1/2012	General Government Development Fees
Beginning fund balance 6/30/12	\$ 8,232,242.76	\$ -	\$ 2,367,681.39	\$ -	\$ 2,059,870.42
Development fee revenue	(189,951.22)	638,497.10	(206,284.01)	828,619.21	(567.00)
Other revenue *	-	-	-	-	-
Interest revenue, net of fees	17,813.26	288.60	5,246.65	379.20	4,430.85
Total revenues & other sources	(172,137.96)	638,785.70	(201,037.36)	828,998.41	3,863.85
Bonds repayments	-	-	-	-	-
Advanced monies	-	-	-	-	-
Capital improvement projects *	22,609.10	-	66,506.32	-	495.00
Other expenditures *	30,020.33	-	1,650.00	-	-
Total expenditures & other uses	52,629.43	-	68,156.32	-	495.00
Ending fund balance 6/30/13	\$ 8,007,475.37	\$ 638,785.70	\$ 2,098,487.71	\$ 828,998.41	\$ 2,063,239.27

* For additional information, see Development Fee Expenditures Detail

City of Peoria, Arizona
Annual Development Fee Report
Fiscal Year 2013
Summary by Development Fee
Governmental Funds

	Governmental Funds			
	Parks & Recreation			
	Neighborhood Park Development Fees (Zone 1)	Neighborhood Park Development Fees (Zone 1) Post 1/1/2012	Neighborhood Park Development Fees (Zone 2)	Neighborhood Park Development Fees (Zone 2) Post 1/1/2012
Beginning fund balance 6/30/12	\$ 1,375,725.12	\$ -	\$ 515,987.74	\$ -
Development fee revenue	30,772.00	216,461.00	(142,205.00)	582,855.00
Other revenue *	-	-	-	-
Interest revenue, net of fees	2,676.89	75.92	1,231.90	271.81
Total revenues & other sources	33,448.89	216,536.92	(140,973.10)	583,126.81
Bonds repayments	-	-	-	-
Advanced monies	-	-	-	-
Capital improvement projects *	347,614.70	-	38,724.00	-
Other expenditures *	26,850.00	-	26,850.00	-
Total expenditures & other uses	374,464.70	-	65,574.00	-
Ending fund balance 6/30/13	\$ 1,034,709.31	\$ 216,536.92	\$ 309,440.64	\$ 583,126.81

* For additional information, see Development Fee Expenditures Detail

City of Peoria, Arizona
Annual Development Fee Report
Fiscal Year 2013
Summary by Development Fee
Governmental Funds

	Governmental Funds			
	Parks & Recreation (cont.)			
	Neighborhood Park Development Fees (Zone 3)	Neighborhood Park Development Fees (Zone 3) Post 1/1/2012	Citywide Park & Recreation Facility Development Fees	Citywide Park & Recreation Facility Development Fees Post 1/1/2012
Beginning fund balance 6/30/12	\$ 677,188.10	\$ -	\$ 1,915,791.04	\$ -
Development fee revenue	(219,065.00)	599,522.00	(334,527.00)	1,110,917.00
Other revenue *	-	-	-	-
Interest revenue, net of fees	259.69	266.40	4,358.00	494.68
Total revenues & other sources	(218,805.31)	599,788.40	(330,169.00)	1,111,411.68
Bonds repayments	-	-	-	-
Advanced monies	-	-	-	-
Capital improvement projects *	429,882.79	210,911.21	12,757.00	-
Other expenditures *	28,500.00	-	3,300.00	-
Total expenditures & other uses	458,382.79	210,911.21	16,057.00	-
Ending fund balance 6/30/13	\$ -	\$ 388,877.19	\$ 1,569,565.04	\$ 1,111,411.68

* For additional information, see Development Fee Expenditures Detail

City of Peoria, Arizona
Annual Development Fee Report
Fiscal Year 2013
Summary by Development Fee
Governmental Funds

	Governmental Funds			
	Parks & Recreation (cont.)			
	Open Space Development Fees	River Corridors & Trails Development Fees	Library Development Fees	Library Development Fees ** Post 1/1/2012
Beginning fund balance 6/30/12	\$ 2,106,650.35	\$ 805,744.37	\$ (279,832.51)	\$ -
Development fee revenue	(137.00)	(195.00)	(58,177.22)	234,714.22
Other revenue *	-	-	338,012.00	-
Interest revenue, net of fees	4,519.13	1,724.65	(2.27)	275.38
Total revenues & other sources	4,382.13	1,529.65	279,832.51	234,989.60
Bonds repayments	-	-	-	-
Advanced monies	-	-	-	-
Capital improvement projects *	1,462.00	4,900.00	-	37,687.00
Other expenditures *	32,445.72	4,950.00	-	338,012.00
Total expenditures & other uses	33,907.72	9,850.00	-	375,699.00
Ending fund balance 6/30/13	\$ 2,077,124.76	\$ 797,424.02	\$ -	\$ (140,709.40)

* For additional information, see Development Fee Expenditures Detail

** \$140,709.40 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 2013
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)	Street Development Fees (Zone 2 - North) *** Post 1/1/2012
Beginning fund balance 6/30/12	\$ 3,557,238.35	\$ -	\$ (3,822,987.63)	\$ -
Development fee revenue	(176,596.22)	858,643.75	(254,243.51)	5,103,838.27
Other revenue *	-	-	6,917,707.12	-
Interest revenue, net of fees	7,434.16	413.27	22,207.98	(5,786.76)
Total revenues & other sources	(169,162.06)	859,057.02	6,685,671.59	5,098,051.51
Bonds repayments	-	-	-	-
Advanced monies	-	-	-	-
Capital improvement projects *	363,229.10	-	2,856,083.96	-
Other expenditures *	3,300.00	-	6,600.00	6,917,707.12
Total expenditures & other uses	366,529.10	-	2,862,683.96	6,917,707.12
Ending fund balance 6/30/13	\$ 3,021,547.19	\$ 859,057.02	\$ -	\$ (1,819,655.61)

* For additional information, see Development Fee Expenditures Detail

*** \$2,090,133.00 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
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Fiscal Year 2013
Summary by Development Fee
Governmental Funds

	Governmental Funds			
	Transportation (cont.)			
	Intersection Development Fees (Zone 1 - South)	Intersection Development Fees (Zone 2 - North)	Intersection Development Fees (Zone 2 - North) Post 1/1/2012	Total Governmental
Beginning fund balance 6/30/12	\$ 389,953.08	\$ 1,474,690.39	\$ -	\$ 21,375,942.97
Development fee revenue	-	(65,236.59)	358,470.97	8,916,125.75
Other revenue *	-	-	-	7,255,719.12
Interest revenue, net of fees	838.63	3,213.49	160.67	72,792.18
Total revenues & other sources	838.63	(62,023.10)	358,631.64	16,244,637.05
Bonds repayments	-	-	-	-
Advanced monies	-	-	-	-
Capital improvement projects *	-	64,100.34	-	4,456,962.52
Other expenditures *	-	-	-	7,420,185.17
Total expenditures & other uses	-	64,100.34	-	11,877,147.69
Ending fund balance 6/30/13	\$ 390,791.71	\$ 1,348,566.95	\$ 358,631.64	\$ 25,743,432.33

* For additional information, see Development Fee Expenditures Detail

City of Peoria, Arizona
Annual Development Fee Report
Fiscal Year 2013
Summary by Development Fee
Proprietary Funds **

	Utilities			
	Water Expansion	Water Expansion	Water Resource	Water Resource
	Fees	Fees Post 1/1/2012	Expansion Fees	Expansion Fees Post 1/1/2012
Beginning Fund Balance 6/30/12	\$ 9,950,665.20	\$ -	\$ 1,636,008.56	\$ -
Development fee revenue	(885,532.00)	2,547,338.00	(189,567.94)	636,621.25
Net Bond proceeds	-	-	-	-
Other revenue *	-	-	-	-
Interest revenue, net of fees	21,602.31	1,130.70	3,090.40	276.94
Total revenues & other sources	(863,929.69)	2,548,468.70	(186,477.54)	636,898.19
Bonds repayments *	-	-	-	-
Advanced monies	-	-	-	-
Capital improvement projects *	1,599,420.40	-	1,117,156.06	-
Other expenditures *	20,352.72	-	20,352.72	-
Total expenditures & other uses	1,619,773.12	-	1,137,508.78	-
Ending fund balance 6/30/13	7,466,962.39	2,548,468.70	312,022.24	636,898.19

* 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
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Summary by Development Fee
Proprietary Funds **

	<u>Utilities</u>			<u>Total Proprietary</u>
	<u>Wastewater Expansion Fees</u>	<u>Wastewater Expansion Fees Post 1/1/2012</u>	<u>Solid Waste Development Fees</u>	
Beginning Fund Balance 6/30/12	\$ 4,007,269.28	\$ -	\$ 7,189,903.79	\$ 22,783,846.83
Development fee revenue	(255,667.00)	1,352,431.00	-	3,205,623.31
Net Bond proceeds	-	-	-	-
Other revenue *	-	-	-	-
Interest revenue, net of fees	8,409.14	598.68	15,332.23	50,440.40
Total revenues & other sources	(247,257.86)	1,353,029.68	15,332.23	3,256,063.71
Bonds repayments *	-	-	-	-
Advanced monies	-	-	-	-
Capital improvement projects *	1,946,731.65	-	78,076.49	4,741,384.60
Other expenditures *	-	-	-	40,705.44
Total expenditures & other uses	1,946,731.65	-	78,076.49	4,782,090.04
Ending fund balance 6/30/13	1,813,279.77	1,353,029.68	7,127,159.53	21,257,820.50

* For additional information, see Development Fee Expenditures Detail

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All Funds**

Project	Location	Total
GENERAL GOVERNMENT		
Law Enforcement Development Fees		
<u>Capital Improvement Projects:</u>		
Camino a Lago - Developer Contract Offset	Lake Pleasant Pkwy & Deer Valley Rd	12,502.00
Pinnacle Peak Public Safety Facility Expansion	Pinnacle Peak Public Safety Facility Expansion, Lake Pleasant Road	35,871.33
Sonoran Mtn. Ranch - Developer Contract Offset	Public Safety Facility, 83rd Ave & Cinnabar	2,606.10
Total Law Enforcement Development Fees - Capital Projects Expenditures		50,979.43
<u>Other Expenditures:</u>		
General Government Impact Fee Updates		1,650.00
Total Law Enforcement Development Fees - Other Expenditures		1,650.00
Fire & Emergency Development Fees		
<u>Capital Improvement Projects:</u>		
Camino a Lago - Developer Contract Offset	Lake Pleasant Pkwy & Deer Valley Rd	16,462.00
Fire Station #7	75th Ave & Jomax Rd	
Fire Station #6 - Developer Contract Reimbursement	El Mirage Rd & Vistancia Blvd	
Rock Springs Land Dedication - Fire Station #7-Developer Credit Offset	75th Ave & Jomax Rd	47,427.00
Support Services Facility	Pinnacle Peak Public Safety Facility, Lake Pleasant Road	2,617.32
Total Fire & Emergency Development Fees - Capital Projects Expenditures		66,506.32
<u>Other Expenditures:</u>		
General Government Impact Fee Updates		1,650.00
Total Fire & Emergency Development Fees - Other Expenditures		1,650.00
General Government Development Fees		
<u>Capital Improvement Projects:</u>		
Municipal Court Building Expansion	83rd Ave & Monroe Ave	495.00
Total General Government Development Fees - Capital Projects Expenditures		495.00

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Project	Location	Total
PARKS & RECREATION		
Neighborhood Park Development Fees (Zone 1)		
<u>Capital Improvement Projects:</u>		
Camino a Lago - Land Dedication & Developer Contract Offset	Lake Pleasant Pkwy & Deer Valley Rd	60,207.00
Camino a Lago Neighborhood Park Development	98th Ave & Lake Pleasant Pkwy	125,850.31
Scotland Yard Neighborhood Park Development	93rd Ave & Cholla	161,263.39
Study to update the Park, Recreation, Open Space, and Trail (PROST) Mater Plan	Citywide	294.00
Total Neighborhood Park Development Fees (Zone 1) - Capital Projects Expenditures		347,614.70
<u>Other Expenditures:</u>		
General Government Impact Fee Updates		1,650.00
Study to update the Park, Recreation, Open Space, and Trail (PROST) Mater Plan	Citywide	25,200.00
Total General Government Development Fees - Other Expenditures		26,850.00
Neighborhood Park Development Fees (Zone 2)		
<u>Capital Improvement Projects:</u>		
Sonoran Mountain Ranch Park - Developer Contract Offset	Sonoran Mountain Ranch Rd & Chalfen Blvd	38,430.00
Study to update the Park, Recreation, Open Space, and Trail (PROST) Mater Plan	Citywide	294.00
Total Neighborhood Park Development Fees (Zone 2) - Capital Projects Expenditures		38,724.00
<u>Other Expenditures:</u>		
General Government Impact Fee Updates		1,650.00
Study to update the Park, Recreation, Open Space, and Trail (PROST) Mater Plan	Citywide	25,200.00
Total General Government Development Fees - Other Expenditures		26,850.00
Neighborhood Park Development Fees (Zone 3)		
<u>Capital Improvement Projects:</u>		
Vistancia Neighborhood Park #2 Development	Westland Dr./N. of Lone Mountain Rd.	429,588.79
Study to update the Park, Recreation, Open Space, and Trail (PROST) Mater Plan	Citywide	294.00
Total Neighborhood Park Development Fees (Zone 3) - Capital Projects Expenditures		429,882.79
<u>Other Expenditures:</u>		
General Government Impact Fee Updates		3,300.00
Study to update the Park, Recreation, Open Space, and Trail (PROST) Mater Plan	Citywide	25,200.00
Total General Government Development Fees - Other Expenditures		28,500.00

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Project	Location	Total
Neighborhood Park Development Fees (Zone 3)		
<u>Capital Improvement Projects:</u>		
Vistancia Neighborhood Park #2 Development	Westland Dr./N. of Lone Mountain Rd.	210,911.21
Total Neighborhood Park Development Fees (Zone 3) - Capital Projects Expenditures		210,911.21
Citywide Park & Recreation Facility Development Fees		
<u>Capital Improvement Projects:</u>		
Camino a Lago - Developer Contract Offset	Lake Pleasant Pkwy & Deer Valley Rd	11,438.00
Peoria Community Center Improvements	83rd Ave & Washington	1,319.00
Rio Vista Community Park Phase II - (Closeout)	Thunderbird Ave & Loop 101	
Total Citywide Park & Recreation Facility Development Fees - Capital Projects Expenditures		12,757.00
<u>Other Expenditures:</u>		
General Government Impact Fee Updates		3,300.00
Total Citywide Park & Recreation Facility Development Fees - Other Expenditures		3,300.00
Open Space Development Fees		
<u>Capital Improvement Projects:</u>		
Agua Fria / Open Space Land Acquisition Costs	SR74 to Dove Valley, Dove Valley to Jomax	854.00
Study to update the Park, Recreation, Open Space, and Trail (PROST) Mater Plan	Citywide	608.00
Total Open Space Development Fees - Capital Projects Expenditures		1,462.00
<u>Other Expenditures:</u>		
General Government Impact Fee Updates		4,950.00
Study to update the Park, Recreation, Open Space, and Trail (PROST) Mater Plan	Citywide	27,495.72
Total Open Space Development Fees - Other Expenditures		32,445.72

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Project	Location	Total
River Corridors & Trails Development Fees		
<u>Capital Improvement Projects:</u>		
New River Trail Development	Approx 99th Ave, between Northern Ave & Olive Ave	3,615.00
Skunk Creek Trailhead	83rd Ave & Skunk Creek	677.00
Study to update the Park, Recreation, Open Space, and Trail (PROST) Mater Plan	Citywide	608.00
Total Rivers Corridors & Trails Development Fees - Capital Projects Expenditures		4,900.00
<u>Other Expenditures:</u>		
General Government Impact Fee Updates		4,950.00
Total Rivers Corridors & Trails Development Fees - Other Expenditures		4,950.00
Library Development Fees		
<u>Other Revenue:</u>		
Operating Transfer between Fund 7925 and the New Fund 7926 to close out Fund 7925 and transfer the interfund loan balance to 7926		(338,012.00)
Total Street Development Fees (Zone 2) - Other Revenue		(338,012.00)
Library Development Fees		
<u>Capital Improvement Projects:</u>		
Camino a Lago - Land Dedication - Developer Contract Offset	Lake Pleasant Pkwy & Deer Valley Rd	9,823.00
Branch Library Construction, Equipment, and Land	98th Ave & Lake Pleasant Rd	-
Tierra Del Rio Infrastructure Improvements - Developer Contract Offset	99th Ave & Jomax	27,864.00
Total Library Development Fees - Capital Projects Expenditures		37,687.00
<u>Other Expenditures:</u>		
Operating Transfer between Fund 7925 and the New Fund 7926 to close out Fund 7925 and transfer the interfund loan balance to 7926		338,012.00
Total Library Development Fees - Other Expenditures		338,012.00

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Project	Location	Total
TRANSPORTATION		
Street Development Fees (Zone 1 - South)		
<u>Capital Improvement Projects:</u>		
83rd Ave - Street and Drainage Improvements	83rd Ave, Northern to Mountain View Rd	63,051.53
Street Widening - 91st Ave / Butler - Mountain View Road	91st Ave / Butler - Mountain View Road	300,177.57
Total Street Development Fees (Zone 1) - Capital Projects Expenditures		363,229.10
<u>Other Expenditures:</u>		
General Government Impact Fee Updates		3,300.00
Total Street Development Fees (Zone 3) - Other Expenditures		3,300.00
Street Development Fees (Zone 2 - North)		
<u>Other Revenue:</u>		
Operating Transfer between Fund 7002 and the New Fund 7008 to close out Fund 7002 and transfer the interfund loan balance to 7008		(6,917,707.12)
Total Street Development Fees (Zone 2) - Other Revenue		(6,917,707.12)
<u>Capital Improvement Projects:</u>		
Camino a Lago Right of Way Land Dedications and/or Arterial Street Improvements - Developer Repayment	Lake Pleasant Pkwy & Deer Valley Rd	232,444.00
Rock Springs Right of Way Land Dedications and/or Arterial Street Improvements - Developer Credit Offset	Jomax Rd, 75th Ave to 83rd Ave	379,538.68
Sonoran Mountain Ranch Right of Way Land Dedications - Developer Contract Offset	67th Ave, 2 easternmost Lns	17,208.90
Tierra Del Rio Infrastructure Improvements - Developer Contract Offset	99th Ave & Jomax	809,016.66
Colina del Sur ROW dedication - Developer Contract Offset	75th Ave and Jomax	104,872.53
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)	1,302,813.19
Lake Pleasant Parkway - Dynamite to Loop 303	Lake Pleasant Parkway - Dynamite to Loop 303	10,190.00
Total Street Development Fees (Zone 2) - Capital Projects Expenditures		2,856,083.96
<u>Other Expenditures:</u>		
General Government Impact Fee Updates		6,600.00
Total Street Development Fees (Zone 2) - Other Expenditures		6,600.00

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Project	Location	Total
Street Development Fees (Zone 2 - North)		
<u>Other Expenditures:</u>		
Operating Transfer between Fund 7002 and the New Fund 7008 to close out Fund 7002 and transfer the interfund loan balance to 7008		6,917,707.12
Total Street Development Fees (Zone 2) - Other Expenditures		6,917,707.12
Intersection Development Fees (Zone 2 - North)		
<u>Capital Improvement Projects:</u>		
Camino a Lago - Developer Contract Offsets	Lake Pleasant Pkwy & Deer Valley Rd	13,869.00
Tierra Del Rio Infrastructure Improvements - Developer Contract Offset	Signal - Happy Valley Road and TDR Blvd.	50,231.34
Total Intersection Development Fees (Zone 2) - Capital Projects Expenditures		64,100.34

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Project	Location	Total
UTILITIES		
Water Expansion Fees		
<u>Capital Improvement Projects:</u>		
24-inch Waterline	Lake Pleasant Parkway, from Dynamite Rd to Loop 303	1,452,629.33
36-inch Waterline	Lone Mtn Pkwy, from Lake Pleasant Rd to El Mirage	1,044.00
Well	Lake Pleasant Parkway, east of 99th Ave	145,657.07
West Agua Fria Water Lines Oversizing	Various locations throughout Vistancia Development	90.00
Total Water Expansion Fees - Capital Projects Expenditures		1,599,420.40
<u>Other Expenditures:</u>		
Rate Study Consulting Services		20,352.72
Total Water Expansion Fees - Other Expenditures		20,352.72
Water Resource Expansion Fees		
<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.	707,969.78
Total Water Resource Expansion Fees - Bond Repayments		707,969.78
<u>Capital Improvement Projects:</u>		
Camino A Lago Water Rights - Developer Contract Offset	Near 92nd Ave & Deer Valley Rd	16,152.00
Quintero Water Rights-Developer Credit Offset	Quintero @ SR74 & Quintero Lane	
Vistancia Water Rights-Developer Contract Reimbursement	4,200 acre feet of assured groundwater supply	413,387.00
Total Water Resource Expansion Fees - Capital Projects Expenditures		429,539.00
Wastewater Expansion Fees		
<u>Capital Improvement Projects:</u>		
21 & 18-inch Sewer Lines	Lake Pleasant Pkwy, from Dynamite Rd to Loop 303	1,697,250.00
Sonoran Mountain Ranch - Developer Repayment-Sewer Interceptor	77th Ave & Jomax	13,461.00
Tierra del Rio - Developer Repayment-Sewer Line Oversizing	Tierra del Rio Blvd, Deer Valley Rd to Jomax Rd	196,146.00
West Agua Fria Wastewater Lines	Jomax & El Mirage Rd	19,521.92
Total Wastewater Expansion Fees - Capital Projects Expenditures		1,926,378.92
<u>Other Expenditures:</u>		
Rate Study Consulting Services		20,352.73
Total Wastewater Expansion Fees - Other Expenditures		20,352.73

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Project	Location	Total
Solid Waste Development Fees		
<u>Capital Improvement Projects:</u>		
Solid Waste Containers	Throughout the City, at new resident's homes	78,076.49
Share of Legal fees associated with the implementation of SB1525	Implement SB1525	-
Tierra Del Rio Infrastructure Improvements-Developer Repayment	99th Ave & Jomax	-
Utility Billing System Replacement	City Hall, 84th Ave & Monroe	-
Total Solid Waste Development Fees - Capital Projects Expenditures		78,076.49
<u>Other Expenditures:</u>		
North Municipal Support Services Facility Study		
Total Solid Waste Development Fees - Other Expenditures		-