



TOWN OF QUEEN CREEK, ARIZONA

**DEVELOPMENT IMPACT FEE
UNAUDITED
STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCE
As of June 30, 2014**

**ACCOUNTING FOR THE COLLECTION AND USE OF DEVELOPMENT IMPACT FEES
ANNUAL REPORT**

**Town of Queen Creek
Development Fee Schedule
Effective January 1, 2012**

All Development

<i>Meter Size (Inches)*</i>	<i>Type</i>	<i>Demand Ratio</i>	<i>Wastewater Facilities</i>
0.75	Displacement	1.0	\$4,942
1.00	Displacement	1.7	\$8,396
1.50	Displacement	3.3	\$16,312
2.00	Compd/Turbine	5.3	\$26,081
3.00	Compound	10.7	\$52,710
3.00	Turbine	12.0	\$59,116
4.00	Compound	17.0	\$83,961
4.00	Turbine	20.5	\$101,280

* Wastewater development fees are based on water meter size.

	<i>Neighborhood Parks & Recreation Facilities</i>	<i>Library Facilities</i>	<i>Police Facilities</i>	<i>Town Facilities</i>	<i>Street Facilities</i>	<i>Fire Facilities</i>
<u>Residential (per unit)</u>						
Single Family Detached	\$4,325	\$1,370	\$704	\$1,218	\$631	\$693
Multi-Family	\$2,846	\$901	\$463	\$801	\$415	\$456
Mobile Home	\$4,755	\$1,506	\$774	\$1,339	\$371	\$761
All Other Housing	\$2,213	\$701	\$360	\$623	\$384	\$354
<u>Nonresidential (per 1,000 square feet)</u>						
Com / Shop Ctr 25,000 SF or less	N/A	N/A	\$364	\$1,186	\$6,206	\$1,761
Com / Shop Ctr 25,001 - 50,000 SF	N/A	N/A	\$288	\$1,019	\$4,900	\$1,391
Com / Shop Ctr 50,001-100,000 SF	N/A	N/A	\$227	\$890	\$3,873	\$1,099
Com / Shop Ctr 100,001-200,000 SF	N/A	N/A	\$180	\$791	\$3,063	\$869
Com / Shop Ctr over 200,000 SF	N/A	N/A	\$142	\$712	\$2,419	\$687
Office/Inst 10,000 SF or less	N/A	N/A	\$327	\$1,596	\$5,569	\$1,581
Office/Inst 10,001 - 25,000 SF	N/A	N/A	\$155	\$1,478	\$2,642	\$750
Office/Inst. 25,001-50,000 SF	N/A	N/A	\$98	\$1,393	\$1,671	\$474
Office/Inst 50,001 - 100,000 SF	N/A	N/A	\$69	\$1,314	\$1,182	\$335
Office/Inst over 100,000 SF	N/A	N/A	\$55	\$1,193	\$940	\$267
Business Park	N/A	N/A	\$47	\$1,125	\$798	\$227
Light Industrial	N/A	N/A	\$39	\$823	\$668	\$190
Warehousing	N/A	N/A	\$22	\$456	\$377	\$107
Manufacturing	N/A	N/A	\$27	\$637	\$464	\$132

Town of Queen Creek
Effective May 2, 2014
for the period of 5.2.14 – 7.31.14

SEWER CAPACITY FEE SCHEDULE

All Development Types

<i>Meter Size (Inches)*</i>	<i>Type</i>	<i>RATE</i>
0.75	Displacement	\$5,092
1.00	Displacement	\$8,629
1.50	Displacement	\$16,738
2.00	Compd/Turbine	\$26,875
3.00	Compound	\$54,243
3.00	Turbine	\$60,831
4.00	Compound	\$86,172
4.00	Turbine	\$103,910

* Sewer Capacity fees are based on water meter size.

DEVELOPMENT FEE SCHEDULE

	<i>Neighborhood Parks & Recreation Facilities</i>	<i>Library Facilities</i>	<i>Police Facilities</i>	<i>Town Facilities</i>	<i>Street Facilities</i>	<i>Fire Facilities</i>
<u>Residential (per unit)</u>						
Single Family Detached	\$4,325	\$1,370	\$704	\$1,218	\$631	\$693
Multi-Family	\$2,846	\$901	\$463	\$801	\$415	\$456
Mobile Home	\$4,755	\$1,506	\$774	\$1,339	\$371	\$761
All Other Housing	\$2,213	\$701	\$360	\$623	\$384	\$354
<u>Nonresidential (per 1,000 square feet)</u>						
Com / Shop Ctr 25,000 SF or less	N/A	N/A	\$364	\$1,186	\$6,206	\$1,761
Com / Shop Ctr 25,001 - 50,000 SF	N/A	N/A	\$288	\$1,019	\$4,900	\$1,391
Com / Shop Ctr 50,001 - 100,000 SF	N/A	N/A	\$227	\$890	\$3,873	\$1,099
Com / Shop Ctr 100,001 - 200,000 SF	N/A	N/A	\$180	\$791	\$3,063	\$869
Com / Shop Ctr over 200,000 SF	N/A	N/A	\$142	\$712	\$2,419	\$687
Office/Inst 10,000 SF or less	N/A	N/A	\$327	\$1,596	\$5,569	\$1,581
Office/Inst 10,001 - 25,000 SF	N/A	N/A	\$155	\$1,478	\$2,642	\$750
Office/Inst 25,001 - 50,000 SF	N/A	N/A	\$98	\$1,393	\$1,671	\$474
Office/Inst 50,001 - 100,000 SF	N/A	N/A	\$69	\$1,314	\$1,182	\$335
Office/Inst over 100,000 SF	N/A	N/A	\$55	\$1,193	\$940	\$267
Business Park	N/A	N/A	\$47	\$1,125	\$798	\$227
Light Industrial	N/A	N/A	\$39	\$823	\$668	\$190
Warehousing	N/A	N/A	\$22	\$456	\$377	\$107
Manufacturing	N/A	N/A	\$27	\$637	\$464	\$132

**Town of Queen Creek
Effective August 1, 2014**

SEWER CAPACITY FEE SCHEDULE

All Development Types

<i>Meter Size (Inches)*</i>	<i>Type</i>	<i>RATE</i>
0.75	Displacement	\$5,082
1.00	Displacement	\$8,629
1.50	Displacement	\$16,738
2.00	Compd/Turbine	\$26,875
3.00	Compound	\$54,243
3.00	Turbine	\$60,831
4.00	Compound	\$86,172
4.00	Turbine	\$103,910

* Sewer Capacity fees are based on water meter size.

DEVELOPMENT FEE SCHEDULE

	<i>Neighborhood Parks & Recreation Facilities</i>	<i>Library Facilities</i>	<i>Police Facilities</i>	<i>Town Facilities</i>	<i>Street Facilities</i>	<i>Fire Facilities</i>
<u>Residential (per unit)</u>						
Single Family Detached	\$3,681	\$723	\$167	\$470	\$1,263	\$490
2+ Multi-Family	\$2,710	\$532	\$123	\$346	\$882	\$361
<u>Nonresidential (per 1,000 square feet)</u>						
Industrial	\$650	\$128	\$56	\$338	\$429	\$335
Commercial	\$563	\$111	\$229	\$292	\$1,569	\$290
Office & Other Services	\$552	\$109	\$90	\$286	\$679	\$285

Town of Queen Creek
 Development Impact Fee Report
 Unaudited - Statement of Revenue, Expenditures and Change in Fund Balances
 For Fiscal Year Ending June 30, 2014

Development Impact Fee Account Summary - Government Funds

	201 (205)	420	430	435	440	445	450	Total
	Impact Fee Type 1	Impact Fee Type 2	Impact Fee Type 3	Impact Fee Type 4	Impact Fee Type 5	Impact Fee Type 6	Impact Fee Type 7	
	Wastewater	Parks & Open Space	Town Bldgs & Vehicles	Transportation	Library	Public Safety	Fire	
FY13 Annual Report Ending Balance-Unaudited	-3,533,475.09	-866,771.75	-648,688.30	-463,776.68	353,872.62	-458,192.08	-861,198.05	-8,508,229.33
Beginning Balance at July 1, 2013	-3,533,475.09	-866,771.75	-648,688.30	-463,776.68	353,872.62	-458,192.08	-861,198.05	0.00
Revenues								6,508,229.33

Amount of Each Impact Fee Charged

	Impact Fee Type 1	Impact Fee Type 2	Impact Fee Type 3	Impact Fee Type 4	Impact Fee Type 5	Impact Fee Type 6	Impact Fee Type 7	Total
	Wastewater	Parks & Open Space	Town Bldgs & Vehicles	Transportation	Library	Public Safety	Fire	
Effective January 1, 2012 - May 1, 2014	4,942.00	4,325.00	1,218.00	631.00	1,370.00	704.00	693.00	13,883.00
Effective May 2, 2014 - July 31, 2014	5,092.00	4,325.00	1,218.00	631.00	1,370.00	704.00	693.00	14,033.00
Effective August 1, 2014	5,082.00	3,681.00	470.00	1,263.00	723.00	167.00	490.00	11,876.00

Total Amount of Impact Fees Collected

	Impact Fee Type 1	Impact Fee Type 2	Impact Fee Type 3	Impact Fee Type 4	Impact Fee Type 5	Impact Fee Type 6	Impact Fee Type 7	Total
	Wastewater-201	Parks & Open Space-420	Town Bldgs & Vehicles-430	Transportation-435	Library-440	Public Safety-445	Fire-450	
FY2014 Impact Fees	3,526,402.31	3,005,079.45	910,465.47	545,688.42	981,010.82	509,723.73	523,382.34	10,304,752.54
Construction Sales Tax 2%								
Other Earnings	280,464.00		9,987.42			8,063.78	13,554.35	310,069.55
Interest Earned on Each Account	83,935.66	42,495.57	6,552.63	7,920.00	2,007.56	3,824.18	8,868.27	153,403.87
Transfer in from other Fund*		0.00	0.00	0.00	393,024.00	0.00	95,300.00	488,324.00
Other Reserve Adjustment	4,190,801.97	3,047,575.02	927,005.52	556,608.42	1,376,042.38	517,611.70	638,904.96	11,256,549.97

Expenditures

	Impact Fee Type 1	Impact Fee Type 2	Impact Fee Type 3	Impact Fee Type 4	Impact Fee Type 5	Impact Fee Type 6	Impact Fee Type 7	Total
	Wastewater-201	Parks & Open Space-420	Town Bldgs & Vehicles-430	Transportation-435	Library-440	Public Safety-445	Fire-450	
Total Amount of Impact Fee Expenditures								
Bonds								
Interest		584,884.00	91,521.00		68,640.00			755,045.00
Principle		387,400.00	59,600.00		44,700.00			491,700.00
Debt Service on Bonds (Total Paid)		972,284.00	151,121.00	0.00	113,340.00	0.00	0.00	1,246,745.00
Loans								
Interest	1,348,071.69	60,158.70	266,605.58		581,249.93		37,847.46	2,313,734.36
Principle	1,664,187.35	110,000.00	255,000.00		330,000.00		135,670.57	2,894,857.92
Payment on Loans (Total Paid)	3,212,259.04	170,158.70	541,605.58	0.00	911,249.93	0.00	173,318.03	5,008,592.28
*Please Note Which Fund The Loan is From								
Other Expenditures	782,629.30	461,587.48		553,665.00		332,625.00	26,119.00	2,156,625.78
Total Expenditures	3,994,888.34	1,044,031.58	692,726.58	553,665.00	1,024,589.93	332,625.00	199,457.03	6,411,963.06

End of Year Balance

	Impact Fee Type 1	Impact Fee Type 2	Impact Fee Type 3	Impact Fee Type 4	Impact Fee Type 5	Impact Fee Type 6	Impact Fee Type 7	Total
	Wastewater	Parks & Open Space	Town Bldgs & Vehicles	Transportation	Library	Public Safety	Fire	
Total Beginning Balance	3,533,475.09	866,771.75	648,688.30	463,776.68	-353,872.62	458,192.08	861,198.05	6,508,229.33
Total Revenues	4,190,801.97	3,047,575.02	927,005.52	556,608.42	1,376,042.38	519,811.70	638,904.96	11,256,549.97
Total Expenditures	-3,994,888.34	-1,814,031.18	-692,726.58	-553,665.00	-1,024,589.93	-332,625.00	-199,437.03	-6,411,963.06
Ending Balance as of June 30, 2014	5,177,747.93	2,989,487.59	1,382,999.24	466,728.10	846,178.98	906,564.78	1,630,897.98	10,128,732.72