

CITY OF BUCKEYE, ARIZONA



DEVELOPMENT FEE

SPECIAL REPORT

FISCAL YEAR ENDED JUNE 30, 2023

(Impact Fees effective beginning July 1, 2020)



September 26, 2023

The Finance Department of the City of Buckeye has prepared the annual report for the fiscal year ended June 30, 2023 on the sources and uses of development fees as required by Arizona Revised Statutes.

Arizona Revised Statutes §9-463.05.G requires that any municipality that assesses development fees must submit an annual report that includes the following information:

- The balance of each fund maintained for each type of development fee assessed as of the beginning and end of the fiscal year;
- The amount of interest or other earnings on the monies in each fund as of the end of the fiscal year;
- The amount of development fee monies used to repay:
 - Bonds issued by the municipality to pay the cost of a capital improvement project that is the subject of a development fee assessment;
 - 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;
- 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; and
- 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.

This required report must be submitted to the city clerk within ninety days following the end of each fiscal year. Copies are to be made available to the public on request. The City intends to make this report available on its web site at www.buckeyeaz.gov, select Main Menu, select Government, select Financial Reports, and select Impact Fee Report. State statutes provide that the annual report may contain financial information that has not been audited.

Arizona statutes, Section 9-463.05(B) allow municipalities to impose certain fees called development fees for the purpose of providing a revenue stream to provide necessary public infrastructure to meet the needs of new development, a concept sometimes referred to as “growth pays for growth”. While development fees are assessed only against new development, some necessary public infrastructure may also require the use of general revenues when the infrastructure benefits both new development and existing residents, such as the construction of a regional park.

As development fees are collected, Arizona statutes require that they be deposited in a separate fund. Impact fees may be used only for the purpose(s) for which they were assessed and collected. Development fees are generally used for capital improvements or similar capital expenditures directly attributable to new growth and development. Development fees cannot be used for maintenance of those capital improvements or general governmental operations.

DEVELOPMENT FEE CATEGORIES

The City of Buckeye assesses and collects development fees in support of the following categories of government services:

- Water System construction, expansion, improvements, and reimbursements;
- Wastewater System (sewer) construction, expansion, improvements, and reimbursements;
- Fire Department expansion and improvements
- Police Department expansion and improvements
- Parks and Recreation construction, expansion and improvements;
- Library construction, expansion and improvements;
- Streets construction, expansion and improvements.

The City Council adopted new Development Fees based on Senate Bill 1525. These new development fees became effective July 1, 2020.

CITY OF BUCKEYE, ARIZONA
UNAUDITED DEVELOPMENT FEE SUMMARY
For the Fiscal Year Ended June 30, 2023

	7/1/2022	FY 2022-2023		6/30/2023
	Beginning Balance	Sources	Uses	Ending Balance
Fire	\$ 3,053,729	\$ 2,650,272	\$ (20,040)	\$ 5,683,961
Library	1,258,597	590,874	(769)	1,848,702
Parks and Recreation	4,975,888	3,634,112	(3,900,153)	4,709,847
Police	2,665,231	2,149,721	(16,649)	4,798,303
Streets	1,005,199	617,823	(769)	1,622,253
Water Booster / Treatment	3,122,467	1,789,851	(769)	4,911,549
Water Distribution	372,828	248,629	(769)	620,688
Water Production	4,387,508	2,686,084	(769)	7,072,823
Water Reimbursement	22,623	462	(769)	22,316
WW Treatment	1,818,445	1,380,601	(769)	3,198,277
WW Collections	70,049	15,469	(769)	84,749
WW Reimbursement	3,312	262,969	(262,810)	3,471
WW Reclaimed	562,758	306,850	(769)	868,839
WW Watson Road	39,232	211,013	-	250,245
Total	\$ 23,357,866	\$ 16,544,730	\$ (4,206,573)	\$ 35,696,023

CITY OF BUCKEYE, ARIZONA
SCHEDULE OF DEVELOPMENT FEE COLLECTIONS AND USES
For the Fiscal Year Ended June 30, 2023
Fire DIF

	Fiscal Year Ended	
	<u>6/30/2022</u>	<u>6/30/2023</u>
Sources:		
Impact Fees Collected:		
Main	\$ 2,258,149	\$ 2,554,076
Tartesso	3,464	-
Interest Earned	6,777	96,196
Total Sources	<u>\$ 2,268,390</u>	<u>\$ 2,650,272</u>
Uses:		
Current:		
Impact Fee Reimbursement per development agreement	\$ 3,464	\$ -
Professional Services		770
Transfer to Other Funds	-	19,270
Total Uses	<u>\$ 3,464</u>	<u>\$ 20,040</u>
Excess/(Deficiency) of Current Sources over/(under) Current Uses	\$ 2,264,926	\$ 2,630,232
Fund Balance, Beginning July 1	788,803	3,053,729
Fund Balance, Ending June 30	<u><u>\$ 3,053,729</u></u>	<u><u>\$ 5,683,961</u></u>

NOTE: Fiscal year ending June 30, 2023 amounts are unaudited as permitted by ARS §9-463.05(H)
Transfer to other funds to cover growth related capital expenditures
Capital Expenditures paid during FY 2022 and FY 2023

	<u>FY 2022</u>	<u>FY 2023</u>
Design/Construction of the Blue Horizons Firestation	\$ -	\$ 19,270
Total Capital Expenditures	<u>\$ -</u>	<u>\$ 19,270</u>

CITY OF BUCKEYE, ARIZONA
SCHEDULE OF DEVELOPMENT FEE COLLECTIONS AND USES
For the Fiscal Year Ended June 30, 2023
Library DIF

	Fiscal Year Ended	
	6/30/2022	6/30/2023
Sources:		
Impact Fees Collected		
North	\$ 72,114	\$ 34,920
South	520,749	523,504
Interest Earned	3,854	32,450
Total Sources	\$ 596,717	\$ 590,874
Uses:		
Current:		
Professional Services	\$ -	\$ 769
Total Uses	-	769
Excess/(Deficiency) of Current Sources over/(under) Current Uses	596,717	590,105
Fund Balance, Beginning July 1	661,880	1,258,597
Fund Balance, Ending June 30	\$ 1,258,597	\$ 1,848,702

NOTE: Fiscal year ending June 30, 2023 amounts are unaudited as permitted by ARS §9-463.05(H)

No Capital Expenditures paid during FY 2022 and FY 2023

CITY OF BUCKEYE, ARIZONA
SCHEDULE OF DEVELOPMENT FEE COLLECTIONS AND USES
For the Fiscal Year Ended June 30, 2023
Park and Recreation DIF

	Fiscal Year Ended	
	6/30/2022	6/30/2023
Sources:		
Impact Fees Collected		
North	\$ 190,138	\$ 82,838
South	3,266,378	3,419,867
Interest Earned	12,307	131,407
Total Sources	\$ 3,468,823	\$ 3,634,112
Uses:		
Current:		
Professional Services	\$ -	\$ 769
Transfer to Other Funds	-	3,899,384
Total Uses	\$ -	\$ 3,900,153
Excess/(Deficiency) of Current Sources over/(under) Current Uses	\$ 3,468,823	\$ (266,041)
Fund Balance, Beginning July 1	1,507,065	4,975,888
Fund Balance, Ending June 30	\$ 4,975,888	\$ 4,709,847

NOTE: Fiscal year ending June 30, 2023 amounts are unaudited as permitted by ARS §9-463.05(H)
Transfer to other funds to cover growth related capital expenditures
Capital Expenditures paid during FY 2022 and FY 2023

	FY 2022	FY 2023
Design/Construction of the North Zone Community Park	\$ -	\$ 257,720
Design/Construction of Sundance Park Phase II		3,641,664
Total Capital Expenditures	\$ -	\$ 3,899,384

CITY OF BUCKEYE, ARIZONA
SCHEDULE OF DEVELOPMENT FEE COLLECTIONS AND USES
For the Fiscal Year Ended June 30, 2023
Police DIF

	Fiscal Year Ended	
	<u>6/30/2022</u>	<u>6/30/2023</u>
Sources:		
Impact Fees Collected:		
Main	\$ 1,972,469	\$ 2,068,521
Interest Earned	10,378	81,200
Total Sources	<u>\$ 1,982,847</u>	<u>\$ 2,149,721</u>
Uses:		
Current:		
Professional Services	\$ -	\$ 769
Transfer to Other Funds	1,250,000	15,880
Total Uses	<u>\$ 1,250,000</u>	<u>\$ 16,649</u>
Excess/(Deficiency) of Current Sources over/(under)		
Current Uses	\$ 732,847	\$ 2,133,072
Fund Balance, Beginning July 1	1,932,384	2,665,231
Fund Balance, Ending June 30	<u>\$ 2,665,231</u>	<u>\$ 4,798,303</u>

NOTE: Fiscal year ending June 30, 2023 amounts are unaudited as permitted by ARS §9-463.05(H)
Transfer to other funds to cover growth related capital expenditures
Capital Expenditures paid during FY 2022 and FY 2023

	<u>FY 2022</u>	<u>FY 2023</u>
Police Training Center	\$ 1,250,000	\$ 15,880
	<u>\$ 1,250,000</u>	<u>\$ 15,880</u>

CITY OF BUCKEYE, ARIZONA SCHEDULE OF DEVELOPMENT FEE COLLECTIONS AND USES For the Fiscal Year Ended June 30, 2023 Street DIF

	Fiscal Year Ended	
	6/30/2022	6/30/2023
Sources:		
Impact Fees Collected:		
Main	\$ 632,011	\$ 589,747
Interest Earned	2,692	28,076
Total Sources	\$ 634,703	\$ 617,823
Uses:		
Current:		
Professional Services	\$ -	\$ 769
Total Uses	\$ -	\$ 769
Excess/(Deficiency) of Current Sources over/(under)		
Current Uses	\$ 634,703	\$ 617,054
Fund Balance, Beginning July 1	370,496	1,005,199
Fund Balance, Ending June 30	\$ 1,005,199	\$ 1,622,253

NOTE: Fiscal year ending June 30, 2023 amounts are unaudited as permitted by ARS §9-463.05(H)

No Capital Expenditures paid during FY 2022 and FY 2023

CITY OF BUCKEYE, ARIZONA
SCHEDULE OF DEVELOPMENT FEE COLLECTIONS AND USES
For the Fiscal Year Ended June 30, 2023
Water Treatment DIF

	Fiscal Year Ended	
	6/30/2022	6/30/2023
Sources:		
Impact Fees Collected -		
North	\$ 10,520	\$ 5,260
Central	1,839,123	1,584,754
Sundance	775,155	115,385
Interest Earned	7,042	84,452
Total Sources	\$ 2,631,840	\$ 1,789,851
Uses:		
Current:		
Professional Services	\$ -	\$ 769
Impact Fee Refund (overpayment)	28,930	-
Total Uses	\$ 28,930	\$ 769
Excess/(Deficiency) of Current Sources over/(under)		
Current Uses	\$ 2,602,910	\$ 1,789,082
Fund Balance, Beginning July 1	519,557	3,122,467
Fund Balance, Ending June 30	\$ 3,122,467	\$ 4,911,549

NOTE: Fiscal year ending June 30, 2023 amounts are unaudited as permitted by ARS §9-463.05(H)

No Capital Expenditures paid during FY 2022 and FY 2023

CITY OF BUCKEYE, ARIZONA
SCHEDULE OF DEVELOPMENT FEE COLLECTIONS AND USES
For the Fiscal Year Ended June 30, 2023
Water Distribution DIF

	Fiscal Year Ended	
	6/30/2022	6/30/2023
Sources:		
Impact Fees Collected -		
WW North	\$ 2,788	\$ 1,394
WW Central	274,202	236,348
WW Sundance	24,636	392
Interest Earned	846	10,495
Total Sources	\$ 302,472	\$ 248,629
Uses:		
Current:		
Professional Services	\$ -	\$ 769
Impact Fee Refund (overpayment)	7,667	-
Total Uses	\$ 7,667	\$ 769
Excess/(Deficiency) of Current Sources over/(under)		
Current Uses	\$ 294,805	\$ 247,860
Fund Balance, Beginning July 1	78,023	372,828
Fund Balance, Ending June 30	\$ 372,828	\$ 620,688

NOTE: Fiscal year ending June 30, 2023 amounts are unaudited as permitted by ARS §9-463.05(H)

No Capital Expenditures paid during FY 2022 and FY 2023

CITY OF BUCKEYE, ARIZONA
SCHEDULE OF DEVELOPMENT FEE COLLECTIONS AND USES
For the Fiscal Year Ended June 30, 2023
Water Production DIF

	Fiscal Year Ended	
	6/30/2022	6/30/2023
Sources:		
Impact Fees Collected -		
WW North	\$ 15,000	\$ 7,500
WW Central	2,781,640	2,397,773
WW Sundance	1,099,769	159,937
Interest Earned	10,408	120,874
Total Sources	\$ 3,906,817	\$ 2,686,084
Uses:		
Current:		
Professional Services	\$ -	\$ 769
Impact Fee Refund (overpayment)	41,250	-
Transfer to other fund	259,355	-
Total Uses	\$ 300,605	\$ 769
Excess/(Deficiency) of Current Sources over/(under)		
Current Uses	\$ 3,606,212	\$ 2,685,315
Fund Balance, Beginning July 1	781,296	4,387,508
Fund Balance, Ending June 30	\$ 4,387,508	\$ 7,072,823

NOTE: Fiscal year ending June 30, 2023 amounts are unaudited as permitted by ARS §9-463.05(H)
Capital Expenditures paid during FY 2022 and FY 2023

	FY 2022	FY 2023
Well #13	\$ 259,355	\$ -
	\$ 259,355	\$ -

CITY OF BUCKEYE, ARIZONA
SCHEDULE OF DEVELOPMENT FEE COLLECTIONS AND USES
For the Fiscal Year Ended June 30, 2023
Water Reimbursement DIF

	Fiscal Year Ended	
	6/30/2022	6/30/2023
Sources:		
Impact Fees Collected -		
Tartesso	\$ 36,427	\$ -
Interest Earned	152	462
Total Sources	\$ 36,579	\$ 462
Uses:		
Current:		
Professional Services	\$ -	\$ 769
Impact Fee Reimbursement	14,868	-
Total Uses	\$ 14,868	\$ 769
Excess/(Deficiency) of Current Sources over/(under)		
Current Uses	\$ 21,711	\$ (307)
Fund Balance, Beginning July 1	912	22,623
Fund Balance, Ending June 30	\$ 22,623	\$ 22,316

NOTE: Fiscal year ending June 30, 2023 amounts are unaudited as permitted by ARS §9-463.05(H)

No Capital Expenditures paid during FY 2022 and FY 2023

CITY OF BUCKEYE, ARIZONA
SCHEDULE OF DEVELOPMENT FEE COLLECTIONS AND USES
For the Fiscal Year Ended June 30, 2023
Wastewater Treatment DIF

	Fiscal Year Ended	
	6/30/2022	6/30/2023
Sources:		
Impact Fees Collected -		
Central	\$ 1,443,370	\$ 1,325,463
Interest Earned	4,554	55,138
Total Sources	\$ 1,447,924	\$ 1,380,601
Uses:		
Current:		
Professional Services	\$ -	\$ 769
Total Uses	-	769
Excess/(Deficiency) of Current Sources over/(under)		
Current Uses	\$ 1,447,924	\$ 1,379,832
Fund Balance, Beginning July 1	370,521	1,818,445
Fund Balance, Ending June 30	\$ 1,818,445	\$ 3,198,277

NOTE: Fiscal year ending June 30, 2023 amounts are unaudited as permitted by ARS §9-463.05(H)

No Capital Expenditures paid during FY 2022 and FY 2023

CITY OF BUCKEYE, ARIZONA
SCHEDULE OF DEVELOPMENT FEE COLLECTIONS AND USES
For the Fiscal Year Ended June 30, 2023
Wastewater Collections DIF

	Fiscal Year Ended	
	6/30/2022	6/30/2023
Sources:		
Impact Fees Collected -		
Central	\$ 3,652	\$ 3,022
Sundance	59,304	10,832
Interest Earned	169	1,615
Total Sources	\$ 63,125	\$ 15,469
Uses:		
Current:		
Professional Services	\$ -	\$ 769
Total Uses	\$ -	\$ 769
Excess/(Deficiency) of Current Sources over/(under)		
Current Uses	\$ 63,125	\$ 14,700
Fund Balance, Beginning July 1	6,924	70,049
Fund Balance, Ending June 30	\$ 70,049	\$ 84,749

NOTE: Fiscal year ending June 30, 2023 amounts are unaudited as permitted by ARS §9-463.05(H)

No Capital Expenditures paid during FY 2022 and FY 2023

CITY OF BUCKEYE, ARIZONA
SCHEDULE OF DEVELOPMENT FEE COLLECTIONS AND USES
For the Fiscal Year Ended June 30, 2023
Wastewater Reimbursement DIF

	Fiscal Year Ended	
	6/30/2022	6/30/2023
Sources:		
Impact Fees Collected -		
Tartesso	\$ 30,680	\$ -
WW Sundance	1,408,970	262,040
Interest Earned	972	929
Total Sources	1,440,622	262,969
Uses:		
Current:		
Professional Services	\$ -	\$ 770
Impact Fee Reimbursement	1,445,109	262,040
Total Uses	1,445,109	262,810
Excess/(Deficiency) of Current Sources over/(under)		
Current Uses	\$ (4,487)	\$ 159
Fund Balance, Beginning July 1	7,799	3,312
Fund Balance, Ending June 30	\$ 3,312	\$ 3,471

NOTE: Fiscal year ending June 30, 2023 amounts are unaudited as permitted by ARS §9-463.05(H)

No Capital Expenditures paid during FY 2022 and FY 2023

CITY OF BUCKEYE, ARIZONA
SCHEDULE OF DEVELOPMENT FEE COLLECTIONS AND USES
For the Fiscal Year Ended June 30, 2023
Wastewater Reclaimed DIF

	Fiscal Year Ended	
	6/30/2022	6/30/2023
Sources:		
Impact Fees Collected -		
Central	\$ 265,114	\$ 220,248
Sundance	122,721	71,759
Interest Earned	1,483	14,843
Total Sources	\$ 389,318	\$ 306,850
Uses:		
Current:		
Professional Services	\$ -	\$ 769
Total Uses	\$ -	\$ 769
Excess/(Deficiency) of Current Sources over/(under)		
Current Uses	\$ 389,318	\$ 306,081
Fund Balance, Beginning July 1	173,440	562,758
Fund Balance, Ending June 30	\$ 562,758	\$ 868,839

NOTE: Fiscal year ending June 30, 2023 amounts are unaudited as permitted by ARS §9-463.05(H)

No Capital Expenditures paid during FY 2022 and FY 2023

CITY OF BUCKEYE, ARIZONA
SCHEDULE OF DEVELOPMENT FEE COLLECTIONS AND USES
For the Fiscal Year Ended June 30, 2023
Wastewater Watson Road DIF

	Fiscal Year Ended	
	6/30/2022	6/30/2023
Sources:		
Impact Fees Collected -		
Watson Road	\$ 39,232	\$ 211,013
Total Sources	\$ 39,232	\$ 211,013
Uses:		
Current:	\$ -	\$ -
Total Uses	\$ -	\$ -
Excess/(Deficiency) of Current Sources over/(under)		
Current Uses	\$ 39,232	\$ 211,013
Fund Balance, Beginning July 1	-	39,232
Fund Balance, Ending June 30	\$ 39,232	\$ 250,245

NOTE: Fiscal year ending June 30, 2023 amounts are unaudited as permitted by ARS §9-463.05(H)

No Capital Expenditures paid during FY 2022 and FY 2023