

**PINAL COUNTY  
DEVELOPMENT SERVICES**



**P I N A L • C O U N T Y**  
*Wide open opportunity*

**DEVELOPMENT FEE  
ANNUAL REPORT  
FISCAL YEAR 2008-2009**

**SEPTEMBER 25, 2009  
UNAUDITED**

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**Pinal County**  
**Development Services**  
**Office of the Assistant County Manager**

**DEVELOPMENT FEE ANNUAL REPORT**

In accordance with Arizona Revised Statutes 11-1102 (E), the following is the Development Fee Annual Report for Pinal County. The purpose of this report is to provide an accounting for the development fees collected and expended by Pinal County pursuant to State Statutes.

**§11-1102. County Development Fees; Annual Report**

E. Each county that assesses development fees shall submit an annual report accounting for the collection and use of the fees. The annual report shall include the following:

1. The amount assessed by the county 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 county to pay the cost of a capital improvement project that is the subject of a development fee assessment.
  - (b) Monies advanced by the county 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.

For the period of July 1, 2008 through June 30, 2009, Pinal County collected development impact fees under the authority of Development Fee Ordinance # 101806-DF approved by the Board of Supervisors on October 18, 2006. Pinal County began the collection of development fees on all new residential and commercial development within the unincorporated areas of the County effective January 18, 2007.

The Pinal County Development Fee Ordinance # 101806-DF dictates how development fees are assessed and collected in Pinal County. Pinal County is a large and diverse county made up primarily of growing rural communities and agricultural land. In order to better identify and plan for the current and future demand for infrastructure the county was divided into seven impact fee areas (IFA) see IFA map. This also allows for more accurate monitoring of development fees collected and expended on capital improvement projects in each area. Development fees collected in each area must be spent in that particular area, with the exception of three specific county wide capital categories (parks-fairgrounds and public safety-detention center and communications). Development fees are collected at building/mobile home permit issuance. A copy of the Development Fee Ordinance can be found in Section A of this report. The Development Fee Ordinance and Impact Fee Study are available on the Development Services web page of the Pinal County website.

## **New Growth and Development Fee Study**

The Pinal County Development Fee Program was developed as a result of the Pinal County New Growth and Development Fee Study by TischlerBise, which was based on a comprehensive review of all the current and future infrastructure demands imposed by a substantial increase in residential and commercial development.

The Pinal County New Growth and Development Fee Study focused on three primary infrastructure components; parks, public safety, and streets. Each of these components was evaluated individually to determine the value of current County infrastructure and future cost for improvements to meet the demand and maintain an acceptable level of service for the residents of Pinal County by requiring new development to pay for its fair share of impact on public facilities.

The New Growth and Development Fee Study focused on the capital improvement programs for each component; the Pinal County Small Area Transportation Study for streets, Pinal County Trails Plan for parks, and Capital Improvement Plan for public safety to serve as a guideline for potential development fee projects.

## **Development Agreements**

Prior to the effective date of the Development Fee Ordinance, the County entered into a number of development agreements. These development agreements excluded certain developments from a portion or all of any future development fees. Some of the development agreements required contributions into one of the County's transportation funds. As a result, a large majority of the development fees collected has to be refunded in accordance with the provision of the prior development agreements. In addition, there are outstanding, pending refunds of collected development fees as a result of the waiver of future development fees in prior development agreements, which are being evaluated upon request. Attached you will find a full assessment of the development fees refunded as well as an estimation of the pending refunds for each IFA in the Combining Statement of Revenues, Expenditures, and Change in Fund Balance report. In addition those fees collected and determined to be potential refunds have been identified in the Balance Sheet for all IFA's as "deposits held for others" and those funds are not included in the year end fund balance for June 30, 2009.

## **Transportation Fund Refunds/Credits**

Pinal County established three transportation funds prior to the Development Fee Ordinance; the Superstition Valley Transportation Fund, Maricopa Sub-regional Transportation Fund, and Southern Pinal County Transportation Fund. The purpose of these transportation funds was to address the financial responsibility of developers for their impact on the County's public transportation infrastructure and provide for the future transportation needs of each particular area. As a result, many of the developments made contributions to the transportation funds and are therefore entitled to reimbursements of development fees paid from January 18, 2007 to present or compensation in the form of credits against current and/or future development fees.

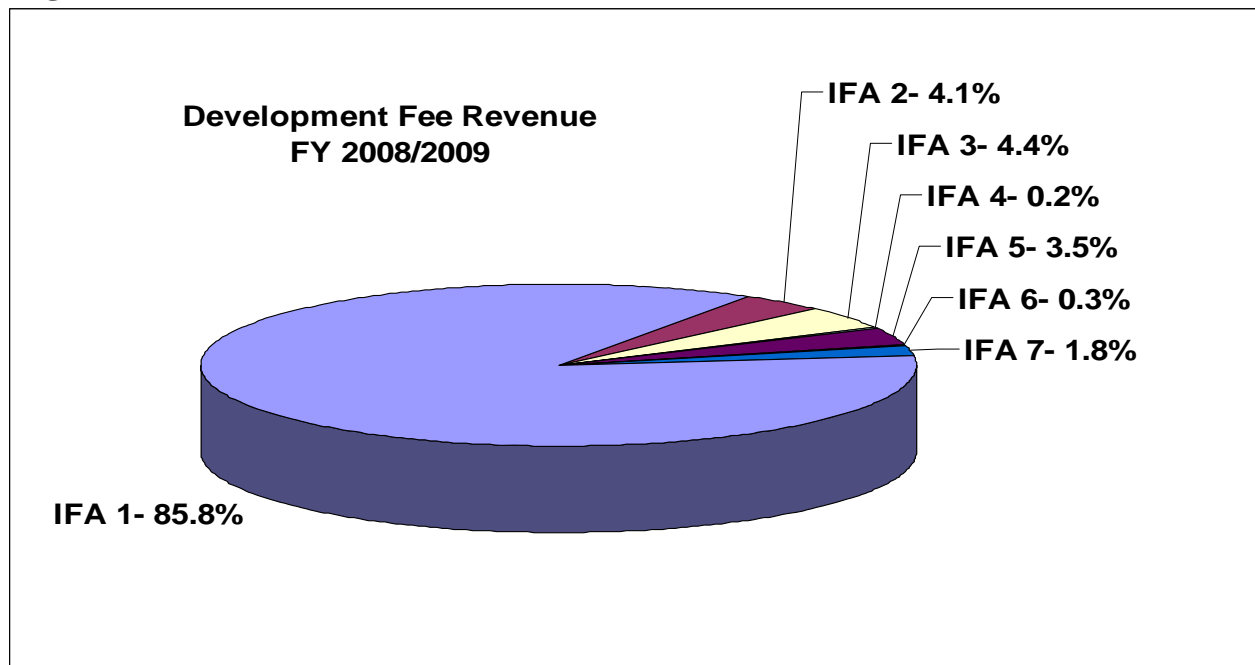
## Income Statement Executive Summary

### Statement of Revenues, Expenditures, and Changes in Fund Balance for all IFA's

As of the fiscal year ending June 30, 2009 Pinal County Development Services collected a total of \$5,380,081 in development fees for all seven impact fee areas, see Combined Statement of Revenues, Expenditures, and Changes in Fund Balance for all IFA's. A total of \$961,758 was refunded and/or adjusted as a result of prior development agreements and previous contributions to the transportation funds, of which \$1,524,503 is reserved for potential refunds identified in the Balance Sheet for all IFA's as "deposits held for others." The net development fee revenues for FY 2008-2009 is \$4,418,323, see the Statement of Revenues, Expenditures, and Changes in Fund Balance for all IFA's. In addition, a total of \$17,577,369 was carried over from FY 07/08 for a combined year end fund balance as of June 30, 2009 of \$12,240,962. See Statement of Revenues, Expenditures, and Changes in Fund Balance for all IFA's.

Of the \$5.3 million in development fee revenues 85.8% was collected in IFA 1, 4.1% in IFA 2 and 4.4% in IFA 3 the remaining 5.7% was split amongst the other IFA's, see Figure 1 for a complete percentage breakdown of the development fees collected in each IFA.

**Figure 1**



### **Debt Service and CIP Expenditures**

For FY 08/09 there were debt service payments for CIP projects and expenditures budgeted and recorded. During FY 08/09 a portion of the Development Fee Study Update was funded with Development Fees in the amount of \$134,125. For CIP projects \$8,637,605 was expended in debt services payments for the Ironwood/Gantzel Road Project and an additional \$1,000,000 was expended in a debt services payment for the adult detention center project for a total of \$9,637,605 expended on CIP projects. The total expenditures from development fees for FY 08/09 came to \$9,771,730. In addition, a total of \$7,718,162.98 was expended by Pinal County from sources other than development fees. See Debt Service and CIP Expenditures from Sources other Than Development Fees.

## **Combined Statement of Revenues, Expenditures, and Changes in Fund Balance for Each IFA**

**Impact Fee Area 1:** In IFA 1 a total of \$4,712,463 was collected in development impact fees. However, \$922,928 was refunded and/or adjusted due to prior development agreements and transportation credits, or permit cancelations. A total of 1,508,441 has been identified and reserved for potential refunds as a result of existing development agreements, see “deposits held for others” on the Balance Sheet. The expenditures this fiscal year in IFA 1 consist of a GADA Bond payment for Ironwood/Gantzel Road, adult detention center bond payments, and a portion of the development fee study update totaling \$9,608,114. A fund balance of \$15,410,940 was carried over from FY 07/08 for a fiscal year end fund balance less expenditures/transfers out for IFA 1 as of June 30, 2009 of \$9,592,361. See Statement of Revenues, Expenditures, and Changes in Fund Balance for IFA 1.

**Impact Fee Area 2:** In IFA 2 a total of \$186,012 was collected in development impact fees. However, \$6,282 was refunded and/or adjusted due to prior development agreements and transportation credits, or permit cancelations. There were no funds identified or reserved for potential refunds as a result of existing development agreements. The expenditures this fiscal year in IFA 2 consist of a detention center bond payment and a portion of the development fee study update totaling \$28,844. A fund balance of \$433,516 was carried over from FY 07/08 for a fiscal year end fund balance less expenditures/transfers out for IFA 2 as of June 30, 2009 of \$584,402. See Statement of Revenues, Expenditures, and Changes in Fund Balance for IFA 2.

**Impact Fee Area 3:** In IFA 3 a total of \$211,517 was collected in development impact fees. However, \$18,954 was refunded and/or adjusted due to prior development agreements and transportation credits, or permit cancelations. A total of \$16,062 has been identified and reserved for potential refunds as a result of existing development agreements, see “deposits held for others” on the Balance Sheet. The expenditures this fiscal year in IFA 3 consist of a detention center bond payment and a portion of the development fee study update totaling \$52,842. A fund balance of \$598,374 was carried over from FY 07/08 for a fiscal year end fund balance less expenditures/transfers out for IFA 3 as of June 30, 2009 of \$738,095. See Statement of Revenues, Expenditures, and Changes in Fund Balance for IFA 3.

**Impact Fee Area 4:** In IFA 4 a total of \$7,928 was collected in development impact fees. However, \$135 was refunded and/or adjusted due to prior development agreements and transportation credits, or permit cancelations. There were no funds identified or reserved for potential refunds as a result of existing development agreements. The expenditures this fiscal year in IFA 4 consist of a detention center bond payment and a portion of the development fee study update totaling \$2,507. A fund balance of \$29,140 was carried over from FY 07/08 for a fiscal year end fund balance less expenditures/transfers out for IFA 4 as of June 30, 2009 of \$34,426. See Statement of Revenues, Expenditures, and Changes in Fund Balance for IFA 4.

**Impact Fee Area 5:** In IFA 5 a total of \$158,130 was collected in development impact fees. However, \$3,687 was refunded and/or adjusted due to prior development agreements and transportation credits, or permit cancelations. There were no funds identified or reserved for potential refunds as a result of existing development agreements. The expenditures this fiscal year in IFA 5 consist of a detention center bond payment and a portion of the development fee study update totaling \$35,555. A fund balance of \$784,107 was carried over from FY 07/08 for a fiscal year end fund balance less expenditures/transfers out for IFA 5 as of June 30, 2009 of \$902,995. See Statement of Revenues, Expenditures, and Changes in Fund Balance for IFA 5.

**Impact Fee Area 6:** In IFA 6 a total of \$14,820 was collected in development impact fees. However, \$433 was refunded and/or adjusted due to prior development agreements and transportation credits, or permit cancelations. There were no funds identified or reserved for potential refunds as a result of existing development agreements. The expenditures this fiscal year in IFA 6 consist of a detention center bond payment and a portion of the development fee study update totaling \$8,313. A fund balance of \$90,463 was carried over from FY 07/08 for a fiscal year end fund balance less expenditures/transfers out for IFA 6 as of June 30, 2009 of \$96,537. See Statement of Revenues, Expenditures, and Changes in Fund Balance for IFA 6.

**Impact Fee Area 7:** In IFA 7 a total of \$89,211 was collected in development impact fees. However, \$9,339 was refunded and/or adjusted due to prior development agreements and transportation credits, or permit cancelations. There were no funds identified or reserved for potential refunds as a result of existing development agreements. The expenditures this fiscal year in IFA 7 consist of a detention center bond payment and a portion of the development fee study update totaling \$18,555. A fund balance of \$230,829 was carried over from FY 07/08 for a fiscal year end fund balance less expenditures/transfers out for IFA 7 as of June 30, 2009 of \$292,146. See Statement of Revenues, Expenditures, and Changes in Fund Balance for IFA 7.

## **Conclusion**

The Pinal County Development Fee Ordinance provides the County the authority to require new development to pay for its' fair share of the impact on county infrastructure and provide financial support to maintain an acceptable level of service. Approximately 86% of the development fees collected in the unincorporated areas of Pinal County for FY 2008/2009 was in Impact Fee Area 1 compared to 90% in FY 2006/2007. As a result of prior development agreements, it is estimated of the \$30.1 million collected since January 18, 2007 only \$18.4 million are expendable funds. A portion of these funds have been budgeted for annual debt service payments on the Ironwood Gantzel Road Project and to fund various CIP projects.

DEVELOPMENT SERVICES  
Development Fee Report - All IFA's  
Balance Sheet  
Year Ended June 30, 2009

	Impact Fee Area 1	Impact Fee Area 2	Impact Fee Area 3	Impact Fee Area 4	Impact Fee Area 5	Impact Fee Area 6	Impact Fee Area 7	Total
<b>Assets</b>								
Cash and cash equivalents	\$ 14,766,019	\$ 587,345	\$ 763,169	\$ 34,694	\$ 910,082	\$ 97,449	\$ 293,975	\$ 17,452,733
Receivables:								
Accounts	58,099	601	830	39	968	101	326	60,964
Total assets	<u>\$ 14,824,118</u>	<u>\$ 587,946</u>	<u>\$ 763,999</u>	<u>\$ 34,733</u>	<u>\$ 911,050</u>	<u>\$ 97,550</u>	<u>\$ 294,301</u>	<u>\$ 17,513,697</u>
<b>Liabilities and Fund Balances</b>								
Liabilities:								
Accounts payable	\$ 3,723,316	\$ 3,544	\$ 9,842	\$ 307	\$ 8,055	\$ 1,013	\$ 2,155	\$ 3,748,232
Deposits held for others	1,508,441	-	16,062	-	-	-	-	1,524,503
Total liabilities	<u>\$ 5,231,757</u>	<u>\$ 3,544</u>	<u>\$ 25,904</u>	<u>\$ 307</u>	<u>\$ 8,055</u>	<u>\$ 1,013</u>	<u>\$ 2,155</u>	<u>\$ 5,272,735</u>
Fund Balances:								
Unreserved	9,592,361	584,402	738,095	34,426	902,995	96,537	292,146	12,240,962
Total fund balances	<u>9,592,361</u>	<u>584,402</u>	<u>738,095</u>	<u>34,426</u>	<u>902,995</u>	<u>96,537</u>	<u>292,146</u>	<u>12,240,962</u>
Total liabilities and fund balances	<u>\$ 14,824,118</u>	<u>\$ 587,946</u>	<u>\$ 763,999</u>	<u>\$ 34,733</u>	<u>\$ 911,050</u>	<u>\$ 97,550</u>	<u>\$ 294,301</u>	<u>\$ 17,513,697</u>

**DEVELOPMENT SERVICES**  
**Development Fee Report - All IFA's**  
**Statement of Revenues, Expenditures, and Changes in Fund Balance**  
**Year Ended June 30, 2009**

	Impact Fee Area 1	Impact Fee Area 2	Impact Fee Area 3	Impact Fee Area 4	Impact Fee Area 5	Impact Fee Area 6	Impact Fee Area 7	Total
<b>Revenues</b>								
Planned Regional Parkland	\$ 81,263	\$ 2,335	\$ 3,748	\$ 176	\$ 13,065	\$ 257	\$ 163	\$ 101,007
Planned Regional Park Improvements	966	28	45	2	155	3	2	1,201
Parks Planned Trails	11,256	323	519	24	1,810	36	23	13,991
Buyin Fairgrounds	3,860	111	178	8	621	12	8	4,798
Parks Planned Support Vehicles/Equipment	4,105	118	189	9	660	13	8	5,102
Parks Development Fee Study	1,169	34	54	3	188	4	2	1,454
Parks Interest Earned	7,476	176	364	22	555	49	128	8,770
Planned Sheriff & Justice Court Facilities	150,037	7,291	6,302	293	21,757	429	1,512	187,621
Planned Buyin Detention Center Expansion	223,693	9,333	10,337	482	35,852	706	1,514	281,917
Planned Sheriff Vehicles	42,791	2,062	1,782	83	6,153	121	427	53,419
Planned Public Safety Vehicles	2,291	84	112	5	391	8	10	2,901
Planned Public Safety Communication Equipment	11,888	501	545	25	1,889	37	83	14,968
Public Safety Development Fee Study	2,026	116	73	3	252	5	29	2,504
Public Safety Interest Earned	34,163	785	1,478	89	2,259	190	544	39,508
Streets Planned Arterials	2,739,798	138,913	145,103	5,560	51,460	10,293	64,142	3,155,269
Streets Support Facilities Cost per Trip	17,696	763	811	36	273	55	533	20,167
Streets Support Vehicle/Equipment Cost per Trip	182,433	7,890	8,362	371	2,821	564	5,478	207,919
Streets Development Fee Study	743	33	31	2	11	2	27	849
Streets Interest Earned	271,881	8,834	12,530	600	14,271	1,603	5,239	314,958
Total revenues	<u>3,789,535</u>	<u>179,730</u>	<u>192,563</u>	<u>7,793</u>	<u>154,443</u>	<u>14,387</u>	<u>79,872</u>	<u>4,418,323</u>
<b>Expenditures</b>								
Parks Development Fee Study	9,932	423	1,224	57	1,197	134	294	13,261
Public Safety Development Fee Study	33,111	903	2,821	94	2,293	282	616	40,120
Streets Development Fee Study	49,166	2,218	5,797	156	4,565	597	1,245	63,744
Streets Planned Arterials	8,637,605	-	-	-	-	-	-	8,637,605
Planned Buyin Detention Center Expansion	878,300	25,300	43,000	2,200	27,500	7,300	16,400	1,000,000
Total expenditures	<u>9,608,114</u>	<u>28,844</u>	<u>52,842</u>	<u>2,507</u>	<u>35,555</u>	<u>8,313</u>	<u>18,555</u>	<u>9,754,730</u>
Excess of revenues over expenditures	<u>(5,818,579)</u>	<u>150,886</u>	<u>139,721</u>	<u>5,286</u>	<u>118,888</u>	<u>6,074</u>	<u>61,317</u>	<u>(5,336,407)</u>
Net change in fund balances	<u>(5,818,579)</u>	<u>150,886</u>	<u>139,721</u>	<u>5,286</u>	<u>118,888</u>	<u>6,074</u>	<u>61,317</u>	<u>(5,336,407)</u>
Fund balances, July 1, 2008	<u>15,410,940</u>	<u>433,516</u>	<u>598,374</u>	<u>29,140</u>	<u>784,107</u>	<u>90,463</u>	<u>230,829</u>	<u>17,577,369</u>
Fund balances, June 30, 2009	<u>\$ 9,592,361</u>	<u>\$ 584,402</u>	<u>\$ 738,095</u>	<u>\$ 34,426</u>	<u>\$ 902,995</u>	<u>\$ 96,537</u>	<u>\$ 292,146</u>	<u>\$ 12,240,962</u>

**DEVELOPMENT SERVICES**  
**Development Fee Report - All IFA's with Associated Refunds/Adjustments**  
**Combining Statement of Revenues, Expenditures, and Changes in Fund Balance**  
**Year Ended June 30, 2009**

	Total Revenues Collected	Refunds or Adjustments	Net Revenues Collected
<b>Revenues</b>			
Planned Regional Parkland	\$ 116,571	\$ (15,564)	\$ 101,007
Planned Regional Park Improvements	1,386	(185)	1,201
Parks Planned Trails	16,147	(2,156)	13,991
Buyin Fairgournds	5,536	(738)	4,798
Parks Planned Support Vehicles/Equipment	5,889	(787)	5,102
Parks Development Fee Study	1,678	(224)	1,454
Parks Interest Earned	10,725	(1,955)	8,770
Planned Sheriff & Justice Court Facilities	216,288	(28,667)	187,621
Planned Buyin Detention Center Expansion	326,909	(44,992)	281,917
Planned Sheriff Vehicles	61,499	(8,080)	53,419
Planned Public Safety Vehicles	3,378	(477)	2,901
Planned Public Safety Communication Equipment	17,348	(2,380)	14,968
Public Safety Development Fee Study	2,842	(338)	2,504
Public Safety Interest Earned	48,474	(8,966)	39,508
Streets Planned Arterials	3,870,917	(715,648)	3,155,269
Streets Support Facilities Cost per Trip	24,164	(3,997)	20,167
Streets Support Vehicle/Equipment Cost per Trip	248,998	(41,079)	207,919
Streets Development Fee Study	1,031	(182)	849
Streets Interest Earned	400,301	(85,343)	314,958
Total revenues	<u>5,380,081</u>	<u>(961,758)</u>	<u>4,418,323</u>
<b>Expenditures</b>			
Parks Development Fee Study	13,261	-	13,261
Public Safety Development Fee Study	40,120	-	40,120
Streets Development Fee Study	63,744	-	63,744
Streets Planned Arterials	8,637,605	-	8,637,605
Planned Buyin Detention Center Expansion	1,000,000	-	1,000,000
Total expenditures	<u>9,754,730</u>	<u>-</u>	<u>9,754,730</u>
Excess of revenues over expenditures	<u>(4,374,649)</u>	<u>(961,758)</u>	<u>(5,336,407)</u>
Net change in fund balances	(4,374,649)	(961,758)	(5,336,407)
Fund balances, July 1, 2008	17,577,369	-	17,577,369
Fund balances, June 30, 2009	<u>\$ 13,202,720</u>	<u>\$ (961,758)</u>	<u>\$ 12,240,962</u>

**DEVELOPMENT SERVICES**  
**Development Fee Report - IFA 1**  
**Statement of Revenues, Expenditures, and Changes in Fund Balance**  
**Year Ended June 30, 2009**

	Total Revenues Collected	Refunds or Adjustments	Net Revenues Collected
<b>Revenues</b>			
Planned Regional Parkland	\$ 96,206	\$ (14,943)	\$ 81,263
Planned Regional Park Improvements	1,144	(178)	966
Parks Planned Trails	13,326	(2,070)	11,256
Buyin Fairgournds	4,569	(709)	3,860
Parks Planned Support Vehicles/Equipment	4,860	(755)	4,105
Parks Development Fee Study	1,384	(215)	1,169
Parks Interest Earned	9,182	(1,706)	7,476
Planned Sheriff & Justice Court Facilities	177,669	(27,632)	150,037
Planned Buyin Detention Center Expansion	266,980	(43,287)	223,693
Planned Sheriff Vehicles	50,578	(7,787)	42,791
Planned Public Safety Vehicles	2,750	(459)	2,291
Planned Public Safety Communication Equipment	14,177	(2,289)	11,888
Public Safety Development Fee Study	2,352	(326)	2,026
Public Safety Interest Earned	42,096	(7,933)	34,163
Streets Planned Arterials	3,432,163	(692,365)	2,739,798
Streets Support Facilities Cost per Trip	21,569	(3,873)	17,696
Streets Support Vehicle/Equipment Cost per Trip	222,227	(39,794)	182,433
Streets Development Fee Study	920	(177)	743
Streets Interest Earned	348,311	(76,430)	271,881
Total revenues	<u>4,712,463</u>	<u>(922,928)</u>	<u>3,789,535</u>
<b>Expenditures</b>			
Parks Development Fee Study	9,932	-	9,932
Public Safety Development Fee Study	33,111	-	33,111
Streets Development Fee Study	49,166	-	49,166
Streets Planned Arterials	8,637,605	-	8,637,605
Planned Buyin Detention Center Expansion	878,300	-	878,300
Total expenditures	<u>9,608,114</u>	<u>-</u>	<u>9,608,114</u>
Excess of revenues over expenditures	<u>(4,895,651)</u>	<u>(922,928)</u>	<u>(5,818,579)</u>
Net change in fund balances	(4,895,651)	(922,928)	(5,818,579)
Fund balances, July 1, 2008	15,410,940	-	15,410,940
Fund balances, June 30, 2009	<u>\$ 10,515,289</u>	<u>\$ (922,928)</u>	<u>\$ 9,592,361</u>

**DEVELOPMENT SERVICES**  
**Development Fee Report - IFA 2**  
**Statement of Revenues, Expenditures, and Changes in Fund Balance**  
**Year Ended June 30, 2009**

	Total Revenues Collected	Refunds or Adjustments	Net Revenues Collected
<b>Revenues</b>			
Planned Regional Parkland	\$ 2,429	\$ (94)	\$ 2,335
Planned Regional Park Improvements	29	(1)	28
Parks Planned Trails	336	(13)	323
Buyin Fairgournds	115	(4)	111
Parks Planned Support Vehicles/Equipment	123	(5)	118
Parks Development Fee Study	35	(1)	34
Parks Interest Earned	214	(38)	176
Planned Sheriff & Justice Court Facilities	7,448	(157)	7,291
Planned Buyin Detention Center Expansion	9,591	(258)	9,333
Planned Sheriff Vehicles	2,106	(44)	2,062
Planned Public Safety Vehicles	87	(3)	84
Planned Public Safety Communication Equipment	515	(14)	501
Public Safety Development Fee Study	118	(2)	116
Public Safety Interest Earned	952	(167)	785
Streets Planned Arterials	142,413	(3,500)	138,913
Streets Support Facilities Cost per Trip	779	(16)	763
Streets Support Vehicle/Equipment Cost per Trip	8,063	(173)	7,890
Streets Development Fee Study	34	(1)	33
Streets Interest Earned	10,625	(1,791)	8,834
	<u>186,012</u>	<u>(6,282)</u>	<u>179,730</u>
Total revenues			
<b>Expenditures</b>			
Parks Development Fee Study	423	-	423
Public Safety Development Fee Study	903	-	903
Streets Development Fee Study	2,218	-	2,218
Streets Planned Arterials	-	-	-
Planned Buyin Detention Center Expansion	25,300	-	25,300
	<u>28,844</u>	<u>-</u>	<u>28,844</u>
Total expenditures			
Excess of revenues over expenditures	<u>157,168</u>	<u>(6,282)</u>	<u>150,886</u>
Net change in fund balances	157,168	(6,282)	150,886
Fund balances, July 1, 2008	433,516	-	433,516
Fund balances, June 30, 2009	<u>\$ 590,684</u>	<u>\$ (6,282)</u>	<u>\$ 584,402</u>

**DEVELOPMENT SERVICES**  
**Development Fee Report - IFA 3**  
**Statement of Revenues, Expenditures, and Changes in Fund Balance**  
**Year Ended June 30, 2009**

	Total Revenues Collected	Refunds or Adjustments	Net Revenues Collected
<b>Revenues</b>			
Planned Regional Parkland	\$ 4,099	\$ (351)	\$ 3,748
Planned Regional Park Improvements	49	(4)	45
Parks Planned Trails	568	(49)	519
Buyin Fairgournds	195	(17)	178
Parks Planned Support Vehicles/Equipment	207	(18)	189
Parks Development Fee Study	59	(5)	54
Parks Interest Earned	440	(76)	364
Planned Sheriff & Justice Court Facilities	6,887	(585)	6,302
Planned Buyin Detention Center Expansion	11,302	(965)	10,337
Planned Sheriff Vehicles	1,948	(166)	1,782
Planned Public Safety Vehicles	122	(10)	112
Planned Public Safety Communication Equipment	596	(51)	545
Public Safety Development Fee Study	80	(7)	73
Public Safety Interest Earned	1,790	(312)	1,478
Streets Planned Arterials	158,121	(13,018)	145,103
Streets Support Facilities Cost per Trip	883	(72)	811
Streets Support Vehicle/Equipment Cost per Trip	9,103	(741)	8,362
Streets Development Fee Study	34	(3)	31
Streets Interest Earned	15,034	(2,504)	12,530
Total revenues	<u>211,517</u>	<u>(18,954)</u>	<u>192,563</u>
<b>Expenditures</b>			
Parks Development Fee Study	1,224	-	1,224
Public Safety Development Fee Study	2,821	-	2,821
Streets Development Fee Study	5,797	-	5,797
Streets Planned Arterials	-	-	-
Planned Buyin Detention Center Expansion	43,000	-	43,000
Total expenditures	<u>52,842</u>	<u>-</u>	<u>52,842</u>
Excess of revenues over expenditures	<u>158,675</u>	<u>(18,954)</u>	<u>139,721</u>
Net change in fund balances	158,675	(18,954)	139,721
Fund balances, July 1, 2008	598,374	-	598,374
Fund balances, June 30, 2009	<u>\$ 757,049</u>	<u>\$ (18,954)</u>	<u>\$ 738,095</u>

**DEVELOPMENT SERVICES**  
**Development Fee Report - IFA 4**  
**Statement of Revenues, Expenditures, and Changes in Fund Balance**  
**Year Ended June 30, 2009**

	Total Revenues Collected	Refunds or Adjustments	Net Revenues Collected
<b>Revenues</b>			
Planned Regional Parkland	\$ 176	\$ -	\$ 176
Planned Regional Park Improvements	2	-	2
Parks Planned Trails	24	-	24
Buyin Fairgournds	8	-	8
Parks Planned Support Vehicles/Equipment	9	-	9
Parks Development Fee Study	3	-	3
Parks Interest Earned	26	(4)	22
Planned Sheriff & Justice Court Facilities	293	-	293
Planned Buyin Detention Center Expansion	482	-	482
Planned Sheriff Vehicles	83	-	83
Planned Public Safety Vehicles	5	-	5
Planned Public Safety Communication Equipment	25	-	25
Public Safety Development Fee Study	3	-	3
Public Safety Interest Earned	106	(17)	89
Streets Planned Arterials	5,560	-	5,560
Streets Support Facilities Cost per Trip	36	-	36
Streets Support Vehicle/Equipment Cost per Trip	371	-	371
Streets Development Fee Study	2	-	2
Streets Interest Earned	714	(114)	600
Total revenues	<u>7,928</u>	<u>(135)</u>	<u>7,793</u>
<b>Expenditures</b>			
Parks Development Fee Study	57	-	57
Public Safety Development Fee Study	94	-	94
Streets Development Fee Study	156	-	156
Streets Planned Arterials	-	-	-
Planned Buyin Detention Center Expansion	2,200	-	2,200
Total expenditures	<u>2,507</u>	<u>-</u>	<u>2,507</u>
Excess of revenues over expenditures	<u>5,421</u>	<u>(135)</u>	<u>5,286</u>
Net change in fund balances	5,421	(135)	5,286
Fund balances, July 1, 2008	29,140	-	29,140
Fund balances, June 30, 2009	<u>\$ 34,561</u>	<u>\$ (135)</u>	<u>\$ 34,426</u>

**DEVELOPMENT SERVICES**  
**Development Fee Report - IFA 5**  
**Statement of Revenues, Expenditures, and Changes in Fund Balance**  
**Year Ended June 30, 2009**

	Total Revenues Collected	Refunds or Adjustments	Net Revenues Collected
<b>Revenues</b>			
Planned Regional Parkland	\$ 13,065	\$ -	\$ 13,065
Planned Regional Park Improvements	155	-	155
Parks Planned Trails	1,810	-	1,810
Buyin Fairgournds	621	-	621
Parks Planned Support Vehicles/Equipment	660	-	660
Parks Development Fee Study	188	-	188
Parks Interest Earned	647	(92)	555
Planned Sheriff & Justice Court Facilities	21,757	-	21,757
Planned Buyin Detention Center Expansion	35,852	-	35,852
Planned Sheriff Vehicles	6,153	-	6,153
Planned Public Safety Vehicles	391	-	391
Planned Public Safety Communication Equipment	1,889	-	1,889
Public Safety Development Fee Study	252	-	252
Public Safety Interest Earned	2,639	(380)	2,259
Streets Planned Arterials	51,460	-	51,460
Streets Support Facilities Cost per Trip	273	-	273
Streets Support Vehicle/Equipment Cost per Trip	2,821	-	2,821
Streets Development Fee Study	11	-	11
Streets Interest Earned	17,486	(3,215)	14,271
Total revenues	<u>158,130</u>	<u>(3,687)</u>	<u>154,443</u>
<b>Expenditures</b>			
Parks Development Fee Study	1,197	-	1,197
Public Safety Development Fee Study	2,293	-	2,293
Streets Development Fee Study	4,565	-	4,565
Streets Planned Arterials	-	-	-
Planned Buyin Detention Center Expansion	27,500	-	27,500
Total expenditures	<u>35,555</u>	<u>-</u>	<u>35,555</u>
Excess of revenues over expenditures	<u>122,575</u>	<u>(3,687)</u>	<u>118,888</u>
Net change in fund balances	122,575	(3,687)	118,888
Fund balances, July 1, 2008	784,107	-	784,107
Fund balances, June 30, 2009	<u>\$ 906,682</u>	<u>\$ (3,687)</u>	<u>\$ 902,995</u>

**DEVELOPMENT SERVICES**  
**Development Fee Report - IFA 6**  
**Statement of Revenues, Expenditures, and Changes in Fund Balance**  
**Year Ended June 30, 2009**

	Total Revenues Collected	Refunds or Adjustments	Net Revenues Collected
<b>Revenues</b>			
Planned Regional Parkland	\$ 257	\$ -	\$ 257
Planned Regional Park Improvements	3	-	3
Parks Planned Trails	36	-	36
Buyin Fairgournds	12	-	12
Parks Planned Support Vehicles/Equipment	13	-	13
Parks Development Fee Study	4	-	4
Parks Interest Earned	60	(11)	49
Planned Sheriff & Justice Court Facilities	429	-	429
Planned Buyin Detention Center Expansion	706	-	706
Planned Sheriff Vehicles	121	-	121
Planned Public Safety Vehicles	8	-	8
Planned Public Safety Communication Equipment	37	-	37
Public Safety Development Fee Study	5	-	5
Public Safety Interest Earned	236	(46)	190
Streets Planned Arterials	10,293	-	10,293
Streets Support Facilities Cost per Trip	55	-	55
Streets Support Vehicle/Equipment Cost per Trip	564	-	564
Streets Development Fee Study	2	-	2
Streets Interest Earned	1,979	(376)	1,603
Total revenues	<u>14,820</u>	<u>(433)</u>	<u>14,387</u>
<b>Expenditures</b>			
Parks Development Fee Study	134	-	134
Public Safety Development Fee Study	282	-	282
Streets Development Fee Study	597	-	597
Streets Planned Arterials	-	-	-
Planned Buyin Detention Center Expansion	7,300	-	7,300
Total expenditures	<u>8,313</u>	<u>-</u>	<u>8,313</u>
Excess of revenues over expenditures	<u>6,507</u>	<u>(433)</u>	<u>6,074</u>
Net change in fund balances	6,507	(433)	6,074
Fund balances, July 1, 2008	90,463	-	90,463
Fund balances, June 30, 2009	<u>\$ 96,970</u>	<u>\$ (433)</u>	<u>\$ 96,537</u>

**DEVELOPMENT SERVICES**  
**Development Fee Report - IFA 7**  
**Statement of Revenues, Expenditures, and Changes in Fund Balance**  
**Year Ended June 30, 2009**

	Total Revenues Collected	Refunds or Adjustments	Net Revenues Collected
<b>Revenues</b>			
Planned Regional Parkland	\$ 339	\$ (176)	\$ 163
Planned Regional Park Improvements	4	(2)	2
Parks Planned Trails	47	(24)	23
Buyin Fairgournds	16	(8)	8
Parks Planned Support Vehicles/Equipment	17	(9)	8
Parks Development Fee Study	5	(3)	2
Parks Interest Earned	156	(28)	128
Planned Sheriff & Justice Court Facilities	1,805	(293)	1,512
Planned Buyin Detention Center Expansion	1,996	(482)	1,514
Planned Sheriff Vehicles	510	(83)	427
Planned Public Safety Vehicles	15	(5)	10
Planned Public Safety Communication Equipment	109	(26)	83
Public Safety Development Fee Study	32	(3)	29
Public Safety Interest Earned	655	(111)	544
Streets Planned Arterials	70,907	(6,765)	64,142
Streets Support Facilities Cost per Trip	569	(36)	533
Streets Support Vehicle/Equipment Cost per Trip	5,849	(371)	5,478
Streets Development Fee Study	28	(1)	27
Streets Interest Earned	6,152	(913)	5,239
Total revenues	<u>89,211</u>	<u>(9,339)</u>	<u>79,872</u>
<b>Expenditures</b>			
Parks Development Fee Study	294	-	294
Public Safety Development Fee Study	616	-	616
Streets Development Fee Study	1,245	-	1,245
Streets Planned Arterials	-	-	-
Planned Buyin Detention Center Expansion	16,400	-	16,400
Total expenditures	<u>18,555</u>	<u>-</u>	<u>18,555</u>
Excess of revenues over expenditures	<u>70,656</u>	<u>(9,339)</u>	<u>61,317</u>
Net change in fund balances	70,656	(9,339)	61,317
Fund balances, July 1, 2008	230,829	-	230,829
Fund balances, June 30, 2009	<u>\$ 301,485</u>	<u>\$ (9,339)</u>	<u>\$ 292,146</u>

DEVELOPMENT SERVICES  
Development Fee Report  
Debt Service and CIP Expenditures from Sources Other Than Development Fees  
For Period Ending June 30, 2009

	<u>FY 08-09 Expenditures</u>	<u>Prior Years Expenditures</u>	<u>FY 08-09 Revenues</u>	<u>Prior Years Revenues</u>	<u>YTD Totals</u>
<b>Debt Service Fund</b>					
<b>Ironwood/Gantzel Road Project</b>					
Bond Proceeds FY 05/06				\$ 200,000.00	200,000.00
Bond Proceeds FY 05/06				2,244,873.65	2,244,873.65
Interest			405.68	91,605.95	92,011.63
Transfer In			8,758,045.66	4,957,727.69	13,715,773.35
Transfer In From Transportation Fees				5,075,768.18	5,075,768.18
Prior Years Debt Service Principal Payments		(2,160,000.00)			(2,160,000.00)
Debt Service Principal Payments FY 08/09	\$ (4,580,000.00)				(4,580,000.00)
Future Debt Service Principal Payments FY 09-26		\$ (56,480,000.00)			(56,480,000.00)
Prior Years Debit Service Interest Payments		(6,315,742.55)			(6,315,742.55)
Debt Service Interest Payments 07/08	(2,993,705.20)				(2,993,705.20)
Future Debt Service Interest Payment FY 09-26		(28,591,505.19)			(28,591,505.19)
Debt Service Fund Totals	<u>\$ (7,573,705.20)</u>	<u>\$ (93,547,247.74)</u>	<u>\$ 8,758,451.34</u>	<u>\$ 12,569,975.47</u>	<u>\$ (79,792,526.13)</u>
<b>CIP Project Revenues and Expenditures</b>					
		All From IFA 1			
<b>Gantzel Road</b>					
Ironwood/Gantzel Road Bond Proceeds				\$ 61,476,000.00	\$ 61,476,000.00
Interest			\$ 151,079.23	\$ 920,561.42	1,071,640.65
Transfers In - Transportation Funds			\$ 181,933.80	\$ 1,734,514.33	1,916,448.13
PY Refunds from State				\$ 3,800,581.00	3,800,581.00
Rd Const, Eng, Design, Admin, Etc.	\$ (65,060.40)	\$ (66,995,430.75)			(67,060,491.15)
<b>Hunt Highway</b>					
Eng, Design, Admin, Etc.	(77,006.80)	(1,014,343.31)			(1,091,350.11)
<b>Combs (Ironwood-Meridan)</b>					
Eng, Design & Study	(559.73)	(83,449.37)			(84,009.10)
<b>Ocotillo (Ironwood-Meridan)</b>					
Eng, Design & Study		(56,575.92)			(56,575.92)
<b>Pima (Ironwood-Meridan)</b>					
Eng, Design & Study	(1,780.85)	(71,656.79)			(73,437.64)
<b>Germann (Ironwood-Meridan)</b>					
Eng, Design & Study	(50.00)	(83,986.00)			(84,036.00)
Total expenditures	<u>\$ (144,457.78)</u>	<u>\$ (68,305,442.14)</u>	<u>\$ 333,013.03</u>	<u>\$ 67,931,656.75</u>	<u>\$ (185,230.14)</u>
<b>Total Debt Service &amp; CIP Expenses &amp; Revenues</b>	<u><u>\$ (7,718,162.98)</u></u>	<u><u>\$ (161,852,689.88)</u></u>	<u><u>\$ 9,091,464.37</u></u>	<u><u>\$ 80,501,632.22</u></u>	<u><u>\$ (79,977,756.27)</u></u>

(From Revenue Sources Other Than Development Fees;  
Bond Proceeds, HURF Funds, Interest, & Transportation Fees)

<u>Payment Date</u>	<u>Principal Amount Due</u>	<u>Interest Amount Due</u>
11/15/06		\$ 2,240,266.49
05/15/07	\$ 2,160,000	1,466,356.25
11/15/07		1,423,156.25
05/15/08	2,245,000	1,423,156.25
11/15/08		1,378,256.25
05/15/09	2,335,000	1,378,256.25
11/15/09		1,331,556.25
05/15/10	2,430,000	1,331,556.25
11/15/10		1,282,956.25
05/15/11	2,530,000	1,282,956.25
11/15/11		1,232,356.25
05/15/12	2,640,000	1,232,356.25
11/15/12		1,176,256.25
05/15/13	2,755,000	1,176,256.25
11/15/13		1,117,712.50
05/15/14	2,885,000	1,117,712.50
11/15/14		1,045,587.50
05/15/15	3,030,000	1,045,587.50
11/15/15		969,837.50
05/15/16	3,185,000	969,837.50
11/15/16		890,212.50
05/15/17	3,350,000	890,212.50
11/15/17		806,462.50
05/15/18	3,520,000	806,462.50
11/15/18		718,462.50
05/15/19	3,705,000	718,462.50
11/15/19		625,837.50
05/15/20	3,895,000	625,837.50
11/15/20		528,462.50
05/15/21	4,090,000	528,462.50
11/15/21		426,212.50
05/15/22	4,300,000	426,212.50
11/15/22		318,712.50
05/15/23	4,510,000	318,712.50
11/15/23		217,237.50
05/15/24	4,720,000	217,237.50
11/15/24		111,037.50
05/15/25	4,935,000	111,037.50
	<u>\$63,220,000</u>	<u>\$34,907,247.74</u>

(d) Interest. Subject to subsection (h), the County shall pay interest on the principal amount outstanding from the Advance Date until all principal is paid, at interest rates resulting in the "Interest Amounts" shown above. Interest is payable on May 15 and November 15 of each year commencing November 15, 2006, and shall be calculated on the basis of a 360-day year consisting of twelve 30-day months.