

**PINAL COUNTY  
DEVELOPMENT SERVICES**



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

**DEVELOPMENT FEE  
ANNUAL REPORT  
FISCAL YEAR 2009-2010**

**SEPTEMBER 14, 2010  
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, 2009 through June 30, 2010, 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 and updated Development Fee Ordinance # 030310-DF approved by the Board of Supervisors on March 3, 2010. 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 updated Development Fee Ordinance became effective on June 2, 2010.

The Pinal County Development Fee Ordinance 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. Copies of the Development Fee Ordinances can be found in Section A and B 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, 2010.

### **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.

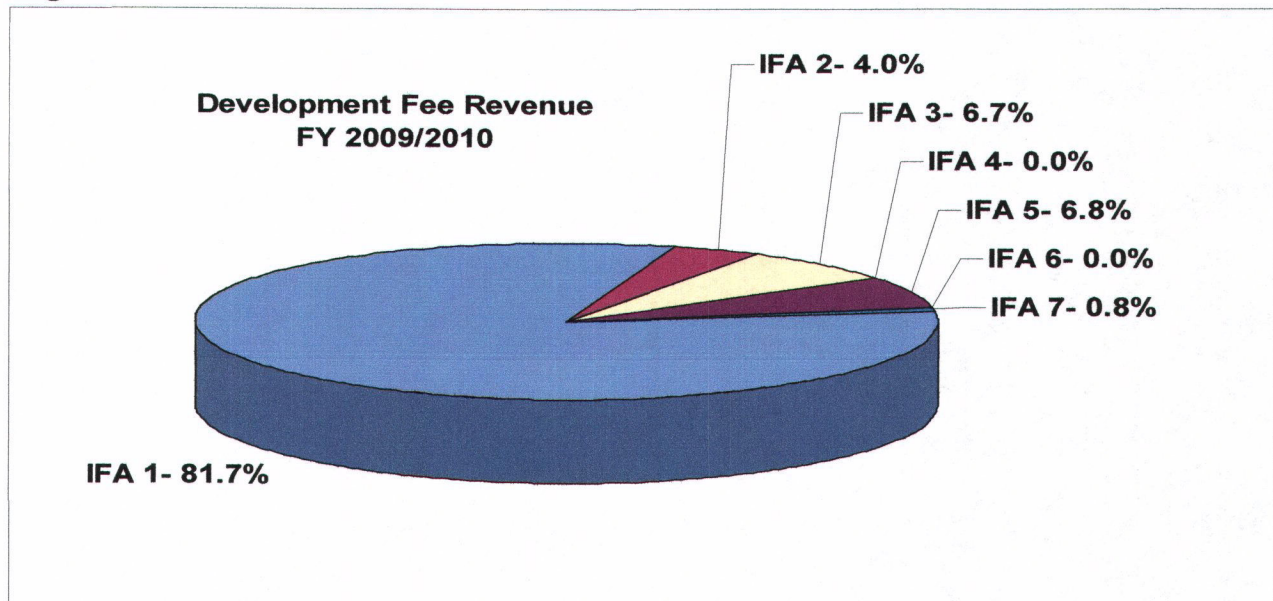
## Income Statement Executive Summary

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

As of the fiscal year ending June 30, 2010 Pinal County Development Services collected a total of \$4,951,649 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 \$2,581,714 was refunded and/or adjusted as a result of prior development agreements and previous contributions to the transportation funds, of which \$2,168,715 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 2009-2010 is \$2,901,886, see the Statement of Revenues, Expenditures, and Changes in Fund Balance for all IFA's. In addition, a total of \$12,274,299 was carried over from FY 08/09 for a combined year end fund balance as of June 30, 2010 of \$9,020,601. See Statement of Revenues, Expenditures, and Changes in Fund Balance for all IFA's.

Of the \$5.7 million in development fee revenues 81.7% was collected in IFA 1, 4% in IFA 2 and 6.7% in IFA 3, 6.8% in IFA 5, and .8% in IFA 7, 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 09/10 there were debt service payments for CIP projects and CIP expenditures budgeted and recorded. During FY 09/10 a portion of the Development Fee Study Update was funded with Development Fees in the amount of \$48,791. For CIP roadway projects \$5,093,112.50 was expended in debt services payments for the Ironwood/Gantzel Road Project and an additional \$855,143. was expended for Germann-East to Kenworthy road project for a total of \$5,094,139.57 expended on CIP roadway projects. A total of \$154,234 was expended to purchase three new patrol vehicles and \$4,303 was expended by Emergency Management to purchase communications equipment for a Mobile Interoperable Communication System Vehicle in IFA I. The total expenditures from development fees for FY 09/10 came to \$6,155,584. In addition, a total of \$266,776.24 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 \$4,951,649 was collected in development impact fees. However, \$2,581,714 was refunded and/or adjusted due to prior development agreements and transportation credits, or permit cancelations. A total of 2,152,653 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, Germann Road-East to Kenworthy, purchase of three patrol vehicles, communications equipment and a portion of the development fee study update totaling \$6,155,587. A fund balance of \$9,620,481 was carried over from FY 08/09 for a fiscal year end fund balance less expenditures/transfers out for IFA 1 as of June 30, 2010 of \$5,834,832. See Statement of Revenues, Expenditures, and Changes in Fund Balance for IFA 1.

**Impact Fee Area 2:** In IFA 2 a total of \$299,567 was collected in development impact fees. However, \$183,009 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. There were no expenditures this fiscal year in IFA 2. A fund balance of \$585,513 was carried over from FY 08/09 for a fiscal year end fund balance for IFA 2, as of June 30, 2010 of \$702,071. See Statement of Revenues, Expenditures, and Changes in Fund Balance for IFA 2.

**Impact Fee Area 3:** In IFA 3 a total of \$201,472 was collected in development impact fees. However, \$6,460 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. There were no expenditures this fiscal year in IFA 3. A fund balance of \$739,601 was carried over from FY 08/09 for a fiscal year end fund balance for IFA 3, as of June 30, 2010 of \$934,613. See Statement of Revenues, Expenditures, and Changes in Fund Balance for IFA 3.

**Impact Fee Area 4:** In IFA 4 a total of \$416 was collected in development impact fees. However, \$109 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. There were no expenditures this fiscal year in IFA 4. A fund balance of \$34,497 was carried over from FY 08/09 for a fiscal year end fund balance for IFA 4, as of June 30, 2010 of \$34,804. See Statement of Revenues, Expenditures, and Changes in Fund Balance for IFA 4.

**Impact Fee Area 5:** In IFA 5 a total of \$274,441 was collected in development impact fees. However, \$78,470 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. There were no expenditures this fiscal year in IFA 5. A fund balance of \$904,753 was carried over from FY 08/09 for a fiscal year end fund balance for IFA 5, as of June 30, 2010 of \$1,100,724. See Statement of Revenues, Expenditures, and Changes in Fund Balance for IFA 5.

**Impact Fee Area 6:** In IFA 6 a total of \$1,137 was collected in development impact fees. However, \$285 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. There were no expenditures this fiscal year in IFA 6. A fund balance of \$96,719 was carried over from FY 08/09 for a fiscal year end fund balance for IFA 6, as of June 30, 2010 of \$97,571. See Statement of Revenues, Expenditures, and Changes in Fund Balance for IFA 6.

**Impact Fee Area 7:** In IFA 7 a total of \$24,166 was collected in development impact fees. However, \$915 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. There were no expenditures this fiscal year in IFA 7. A fund balance of \$292,735 was carried over from FY 08/09 for a fiscal year end fund balance for IFA 7, as of June 30, 2010 of \$315,986. 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 81.7% of the development fees collected in the unincorporated areas of Pinal County for FY 2009/2010 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 \$42.7 million collected since January 18, 2007 only \$24.9 million was 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, 2010

	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	\$ 8,846,501	\$ 702,071	\$ 950,675	\$ 34,804	\$ 1,100,724	\$ 97,571	\$ 315,986	\$12,048,332
Receivables:								
Accounts								-
Total assets	<u>\$ 8,846,501</u>	<u>\$ 702,071</u>	<u>\$ 950,675</u>	<u>\$ 34,804</u>	<u>\$ 1,100,724</u>	<u>\$ 97,571</u>	<u>\$ 315,986</u>	<u>\$12,048,332</u>
<b>Liabilities and Fund Balances</b>								
Liabilities:								
Accounts payable	\$ 859,016							\$ 859,016
Deposits held for others	2,152,653		16,062					2,168,715
Total liabilities	<u>\$ 3,011,669</u>	<u>\$ -</u>	<u>\$ 16,062</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 3,027,731</u>
Fund Balances:								
Unreserved	5,834,832	702,071	934,613	34,804	1,100,724	97,571	315,986	9,020,601
Total fund balances	<u>5,834,832</u>	<u>702,071</u>	<u>934,613</u>	<u>34,804</u>	<u>1,100,724</u>	<u>97,571</u>	<u>315,986</u>	<u>9,020,601</u>
Total liabilities and fund balances	<u>\$ 8,846,501</u>	<u>\$ 702,071</u>	<u>\$ 950,675</u>	<u>\$ 34,804</u>	<u>\$ 1,100,724</u>	<u>\$ 97,571</u>	<u>\$ 315,986</u>	<u>\$12,048,332</u>

**DEVELOPMENT SERVICES**  
**Development Fee Report - All IFA's**  
**Statement of Revenues, Expenditures, and Changes in Fund Balance**  
**Year Ended June 30, 2010**

	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	\$ 73,372	\$ 1,720	\$ 186	\$ -	\$ 9,506	\$ -	\$ 163	\$ 84,947
Planned Regional Park Improvements	845	20	3,546	-	113	-	2	4,526
Parks Planned Trails	10,159	238	42	-	1,317	-	23	11,779
Buyin Fairgrounds	3,484	82	491	-	451	-	8	4,516
Parks Planned Support Vehicles/Equipment	3,705	87	168	-	480	-	8	4,448
Parks Development Fee Study	1,056	25	179	-	137	-	2	1,399
Parks Interest Earned	4,145	100	51	10	342	23	56	4,727
Planned Sheriff & Justice Court Facilities	143,579	6,463	6,489	-	16,618	-	563	173,712
Planned Buyin Detention Center Expansion	220,681	7,815	10,270	-	26,947	-	698	266,411
Planned Sheriff Vehicles	40,599	1,827	1,835	-	4,699	-	159	49,119
Planned Public Safety Vehicles	2,302	67	109	-	291	-	6	2,775
Planned Public Safety Communication Equipment	11,685	422	543	-	1,421	-	38	14,109
Public Safety Development Fee Study	1,849	108	80	-	198	-	9	2,244
Public Safety Interest Earned	11,588	316	427	23	1,181	34	113	13,682
Streets Planned Arterials	1,631,251	86,935	153,341	-	117,606	-	17,395	2,006,528
Streets Support Facilities Cost per Trip	10,337	452	932	-	685	-	136	12,542
Streets Support Vehicle/Equipment Cost per Trip	106,310	4,689	9,598	-	7,079	-	1,403	129,079
Streets Development Fee Study	487	20	38	-	28	-	6	579
Streets Interest Earned	92,501	5,172	6,687	274	6,872	795	2,463	114,764
<b>Total revenues</b>	<b>2,369,935</b>	<b>116,558</b>	<b>195,012</b>	<b>307</b>	<b>195,971</b>	<b>852</b>	<b>23,251</b>	<b>2,901,886</b>
<b>Expenditures</b>								
Parks Development Fee Study	10,209	-	-	-	-	-	-	10,209
Public Safety Development Fee Study	13,781	-	-	-	-	-	-	13,781
Streets Development Fee Study	24,801	-	-	-	-	-	-	24,801
Streets Planned Arterials	5,948,256	-	-	-	-	-	-	5,948,256
Planned Sheriff Vehicles	154,234	-	-	-	-	-	-	154,234
Planned Public Safety Vehicles	4,303	-	-	-	-	-	-	4,303
Planned Buyin Detention Center Expansion	-	-	-	-	-	-	-	-
<b>Total expenditures</b>	<b>6,155,584</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>6,155,584</b>
<b>Excess of revenues over expenditures</b>	<b>(3,785,649)</b>	<b>116,558</b>	<b>195,012</b>	<b>307</b>	<b>195,971</b>	<b>852</b>	<b>23,251</b>	<b>(3,253,698)</b>
<b>Net change in fund balances</b>	<b>(3,785,649)</b>	<b>116,558</b>	<b>195,012</b>	<b>307</b>	<b>195,971</b>	<b>852</b>	<b>23,251</b>	<b>(3,253,698)</b>
Fund balances, July 1, 2009	9,620,481	585,513	739,601	34,497	904,753	96,719	292,735	12,274,299
<b>Fund balances, June 30, 2010</b>	<b>\$ 5,834,832</b>	<b>\$ 702,071</b>	<b>\$ 934,613</b>	<b>\$ 34,804</b>	<b>\$ 1,100,724</b>	<b>\$ 97,571</b>	<b>\$ 315,986</b>	<b>\$ 9,020,601</b>

**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, 2010**

	Total Revenues Collected	Refunds or Adjustments	Net Revenues Collected
<b>Revenues</b>			
Planned Regional Parkland	\$ 107,030	\$ (22,083)	\$ 84,947
Planned Regional Park Improvements	4,788	(262)	4,526
Parks Planned Trails	14,837	(3,058)	11,779
Buyin Fairgournds	5,565	(1,049)	4,516
Parks Planned Support Vehicles/Equipment	5,563	(1,115)	4,448
Parks Development Fee Study	1,716	(317)	1,399
Parks Interest Earned	6,190	(1,463)	4,727
Planned Sheriff & Justice Court Facilities	538,100	(364,388)	173,712
Planned Buyin Detention Center Expansion	612,042	(345,631)	266,411
Planned Sheriff Vehicles	152,145	(103,026)	49,119
Planned Public Safety Vehicles	4,872	(2,097)	2,775
Planned Public Safety Communication Equipment	33,218	(19,109)	14,109
Public Safety Development Fee Study	9,456	(7,212)	2,244
Public Safety Interest Earned	18,979	(5,297)	13,682
Streets Planned Arterials	3,817,837	(1,811,309)	2,006,528
Streets Support Facilities Cost per Trip	22,959	(10,417)	12,542
Streets Support Vehicle/Equipment Cost per Trip	236,120	(107,041)	129,079
Streets Development Fee Study	1,040	(461)	579
Streets Interest Earned	160,391	(45,627)	114,764
Total revenues	<u>5,752,848</u>	<u>(2,850,962)</u>	<u>2,901,886</u>
<b>Expenditures</b>			
Parks Development Fee Study	10,210	(1)	10,209
Public Safety Development Fee Study	13,782	(1)	13,781
Streets Development Fee Study	24,802	(1)	24,801
Streets Planned Arterials	5,948,256	-	5,948,256
Planned Sheriff Vehicles	154,234	-	154,234
Planned Public Safety Vehicles	4,303	-	4,303
Planned Buyin Detention Center Expansion	-	-	-
Total expenditures	<u>6,155,587</u>	<u>(3)</u>	<u>6,155,584</u>
Excess of revenues over expenditures	<u>(402,739)</u>	<u>(2,850,959)</u>	<u>(3,253,698)</u>
Net change in fund balances	(402,739)	(2,850,959)	(3,253,698)
Fund balances, July 1, 2009	13,236,057	(961,758)	12,274,299
Fund balances, June 30, 2010	<u>\$ 12,833,318</u>	<u>\$ (3,812,717)</u>	<u>\$ 9,020,601</u>

**DEVELOPMENT SERVICES**  
**Development Fee Report - IFA 1**  
**Statement of Revenues, Expenditures, and Changes in Fund Balance**  
**Year Ended June 30, 2010**

	Total Revenues Collected	Refunds or Adjustments	Net Revenues Collected
<b>Revenues</b>			
Planned Regional Parkland	\$ 95,291	\$ (21,919)	\$ 73,372
Planned Regional Park Improvements	1,105	(260)	845
Parks Planned Trails	13,195	(3,036)	10,159
Buyin Fairgournds	4,525	(1,041)	3,484
Parks Planned Support Vehicles/Equipment	4,812	(1,107)	3,705
Parks Development Fee Study	1,371	(315)	1,056
Parks Interest Earned	5,383	(1,238)	4,145
Planned Sheriff & Justice Court Facilities	507,695	(364,116)	143,579
Planned Buyin Detention Center Expansion	565,864	(345,183)	220,681
Planned Sheriff Vehicles	143,549	(102,950)	40,599
Planned Public Safety Vehicles	4,395	(2,093)	2,302
Planned Public Safety Communication Equipment	30,770	(19,085)	11,685
Public Safety Development Fee Study	9,057	(7,208)	1,849
Public Safety Interest Earned	16,101	(4,513)	11,588
Streets Planned Arterials	3,201,662	(1,570,411)	1,631,251
Streets Support Facilities Cost per Trip	19,054	(8,717)	10,337
Streets Support Vehicle/Equipment Cost per Trip	195,889	(89,579)	106,310
Streets Development Fee Study	878	(391)	487
Streets Interest Earned	131,053	(38,552)	92,501
<b>Total revenues</b>	<b>4,951,649</b>	<b>(2,581,714)</b>	<b>2,369,935</b>
<b>Expenditures</b>			
Parks Development Fee Study	10,210	(1)	10,209
Public Safety Development Fee Study	13,782	(1)	13,781
Streets Development Fee Study	24,802	(1)	24,801
Streets Planned Arterials	5,948,256	-	5,948,256
Planned Sheriff Vehicles	154,234	-	154,234
Planned Public Safety Vehicles	4,303	-	4,303
Planned Buyin Detention Center Expansion	-	-	-
<b>Total expenditures</b>	<b>6,155,587</b>	<b>(3)</b>	<b>6,155,584</b>
<b>Excess of revenues over expenditures</b>	<b>(1,203,938)</b>	<b>(2,581,711)</b>	<b>(3,785,649)</b>
<b>Net change in fund balances</b>	<b>(1,203,938)</b>	<b>(2,581,711)</b>	<b>(3,785,649)</b>
Fund balances, July 1, 2009	10,515,289	(922,928)	9,620,481
Fund balances, June 30, 2010	<u>\$ 9,311,351</u>	<u>\$ (3,504,639)</u>	<u>\$ 5,834,832</u>

**DEVELOPMENT SERVICES**  
**Development Fee Report - IFA 2**  
**Statement of Revenues, Expenditures, and Changes in Fund Balance**  
**Year Ended June 30, 2010**

	Total Revenues Collected	Refunds or Adjustments	Net Revenues Collected
<b>Revenues</b>			
Planned Regional Parkland	\$ 1,720	\$ -	\$ 1,720
Planned Regional Park Improvements	20	-	20
Parks Planned Trails	238	-	238
Buyin Fairgournds	82	-	82
Parks Planned Support Vehicles/Equipment	87	-	87
Parks Development Fee Study	25	-	25
Parks Interest Earned	131	(31)	100
Planned Sheriff & Justice Court Facilities	6,463	-	6,463
Planned Buyin Detention Center Expansion	7,815	-	7,815
Planned Sheriff Vehicles	1,827	-	1,827
Planned Public Safety Vehicles	67	-	67
Planned Public Safety Communication Equipment	422	-	422
Public Safety Development Fee Study	108	-	108
Public Safety Interest Earned	430	(114)	316
Streets Planned Arterials	253,492	(166,557)	86,935
Streets Support Facilities Cost per Trip	1,757	(1,305)	452
Streets Support Vehicle/Equipment Cost per Trip	18,069	(13,380)	4,689
Streets Development Fee Study	74	(54)	20
Streets Interest Earned	6,740	(1,568)	5,172
Total revenues	<u>299,567</u>	<u>(183,009)</u>	<u>116,558</u>
<b>Expenditures</b>			
Parks Development Fee Study	-	-	-
Public Safety Development Fee Study	-	-	-
Streets Development Fee Study	-	-	-
Streets Planned Arterials	-	-	-
Planned Sheriff Vehicles	-	-	-
Planned Public Safety Vehicles	-	-	-
Planned Buyin Detention Center Expansion	-	-	-
Total expenditures	<u>-</u>	<u>-</u>	<u>-</u>
Excess of revenues over expenditures	<u>299,567</u>	<u>(183,009)</u>	<u>116,558</u>
Net change in fund balances	299,567	(183,009)	116,558
Fund balances, July 1, 2009	590,684	(6,282)	585,513
Fund balances, June 30, 2010	<u>\$ 890,251</u>	<u>\$ (189,291)</u>	<u>\$ 702,071</u>

**DEVELOPMENT SERVICES**  
**Development Fee Report - IFA 3**  
**Statement of Revenues, Expenditures, and Changes in Fund Balance**  
**Year Ended June 30, 2010**

	Total Revenues Collected	Refunds or Adjustments	Net Revenues Collected
<b>Revenues</b>			
Planned Regional Parkland	\$ 268	\$ (82)	\$ 186
Planned Regional Park Improvements	3,547	(1)	3,546
Parks Planned Trails	53	(11)	42
Buyin Fairgournds	495	(4)	491
Parks Planned Support Vehicles/Equipment	172	(4)	168
Parks Development Fee Study	180	(1)	179
Parks Interest Earned	111	(60)	51
Planned Sheriff & Justice Court Facilities	6,625	(136)	6,489
Planned Buyin Detention Center Expansion	10,494	(224)	10,270
Planned Sheriff Vehicles	1,873	(38)	1,835
Planned Public Safety Vehicles	111	(2)	109
Planned Public Safety Communication Equipment	555	(12)	543
Public Safety Development Fee Study	82	(2)	80
Public Safety Interest Earned	616	(189)	427
Streets Planned Arterials	156,735	(3,394)	153,341
Streets Support Facilities Cost per Trip	951	(19)	932
Streets Support Vehicle/Equipment Cost per Trip	9,791	(193)	9,598
Streets Development Fee Study	39	(1)	38
Streets Interest Earned	8,774	(2,087)	6,687
Total revenues	<u>201,472</u>	<u>(6,460)</u>	<u>195,012</u>
<b>Expenditures</b>			
Parks Development Fee Study	-	-	-
Public Safety Development Fee Study	-	-	-
Streets Development Fee Study	-	-	-
Streets Planned Arterials	-	-	-
Planned Sheriff Vehicles	-	-	-
Planned Public Safety Vehicles	-	-	-
Planned Buyin Detention Center Expansion	-	-	-
Total expenditures	<u>-</u>	<u>-</u>	<u>-</u>
Excess of revenues over expenditures	<u>201,472</u>	<u>(6,460)</u>	<u>195,012</u>
Net change in fund balances	201,472	(6,460)	195,012
Fund balances, July 1, 2009	757,049	(18,954)	739,601
Fund balances, June 30, 2010	<u>\$ 958,521</u>	<u>\$ (25,414)</u>	<u>\$ 934,613</u>

**DEVELOPMENT SERVICES**  
**Development Fee Report - IFA 4**  
**Statement of Revenues, Expenditures, and Changes in Fund Balance**  
**Year Ended June 30, 2010**

	Total Revenues Collected	Refunds or Adjustments	Net Revenues Collected
<b>Revenues</b>			
Planned Regional Parkland	\$ -	\$ -	\$ -
Planned Regional Park Improvements	-	-	-
Parks Planned Trails	-	-	-
Buyin Fairgournds	-	-	-
Parks Planned Support Vehicles/Equipment	-	-	-
Parks Development Fee Study	-	-	-
Parks Interest Earned	13	(3)	10
Planned Sheriff & Justice Court Facilities	-	-	-
Planned Buyin Detention Center Expansion	-	-	-
Planned Sheriff Vehicles	-	-	-
Planned Public Safety Vehicles	-	-	-
Planned Public Safety Communication Equipment	-	-	-
Public Safety Development Fee Study	-	-	-
Public Safety Interest Earned	35	(12)	23
Streets Planned Arterials	-	-	-
Streets Support Facilities Cost per Trip	-	-	-
Streets Support Vehicle/Equipment Cost per Trip	-	-	-
Streets Development Fee Study	-	-	-
Streets Interest Earned	368	(94)	274
Total revenues	416	(109)	307
<b>Expenditures</b>			
Parks Development Fee Study	-	-	-
Public Safety Development Fee Study	-	-	-
Streets Development Fee Study	-	-	-
Streets Planned Arterials	-	-	-
Planned Sheriff Vehicles	-	-	-
Planned Public Safety Vehicles	-	-	-
Planned Buyin Detention Center Expansion	-	-	-
Total expenditures	-	-	-
Excess of revenues over expenditures	416	(109)	307
Net change in fund balances	416	(109)	307
Fund balances, July 1, 2009	34,561	(135)	34,497
Fund balances, June 30, 2010	\$ 34,977	\$ (244)	\$ 34,804

**DEVELOPMENT SERVICES**  
**Development Fee Report - IFA 5**  
**Statement of Revenues, Expenditures, and Changes in Fund Balance**  
**Year Ended June 30, 2010**

	Total Revenues Collected	Refunds or Adjustments	Net Revenues Collected
<b>Revenues</b>			
Planned Regional Parkland	\$ 9,588	\$ (82)	\$ 9,506
Planned Regional Park Improvements	114	(1)	113
Parks Planned Trails	1,328	(11)	1,317
Buyin Fairgournds	455	(4)	451
Parks Planned Support Vehicles/Equipment	484	(4)	480
Parks Development Fee Study	138	(1)	137
Parks Interest Earned	446	(104)	342
Planned Sheriff & Justice Court Facilities	16,754	(136)	16,618
Planned Buyin Detention Center Expansion	27,171	(224)	26,947
Planned Sheriff Vehicles	4,737	(38)	4,699
Planned Public Safety Vehicles	293	(2)	291
Planned Public Safety Communication Equipment	1,433	(12)	1,421
Public Safety Development Fee Study	200	(2)	198
Public Safety Interest Earned	1,567	(386)	1,181
Streets Planned Arterials	188,553	(70,947)	117,606
Streets Support Facilities Cost per Trip	1,061	(376)	685
Streets Support Vehicle/Equipment Cost per Trip	10,968	(3,889)	7,079
Streets Development Fee Study	43	(15)	28
Streets Interest Earned	9,108	(2,236)	6,872
Total revenues	<u>274,441</u>	<u>(78,470)</u>	<u>195,971</u>
<b>Expenditures</b>			
Parks Development Fee Study	-	-	-
Public Safety Development Fee Study	-	-	-
Streets Development Fee Study	-	-	-
Streets Planned Arterials	-	-	-
Planned Sheriff Vehicles	-	-	-
Planned Public Safety Vehicles	-	-	-
Planned Buyin Detention Center Expansion	-	-	-
Total expenditures	<u>-</u>	<u>-</u>	<u>-</u>
Excess of revenues over expenditures	<u>274,441</u>	<u>(78,470)</u>	<u>195,971</u>
Net change in fund balances	274,441	(78,470)	195,971
Fund balances, July 1, 2009	906,682	(3,687)	904,753
Fund balances, June 30, 2010	<u>\$ 1,181,123</u>	<u>\$ (82,157)</u>	<u>\$ 1,100,724</u>

**DEVELOPMENT SERVICES**  
**Development Fee Report - IFA 6**  
**Statement of Revenues, Expenditures, and Changes in Fund Balance**  
**Year Ended June 30, 2010**

	Total Revenues Collected	Refunds or Adjustments	Net Revenues Collected
<b>Revenues</b>			
Planned Regional Parkland	\$ -	\$ -	\$ -
Planned Regional Park Improvements	-	-	-
Parks Planned Trails	-	-	-
Buyin Fairgournds	-	-	-
Parks Planned Support Vehicles/Equipment	-	-	-
Parks Development Fee Study	-	-	-
Parks Interest Earned	31	(8)	23
Planned Sheriff & Justice Court Facilities	-	-	-
Planned Buyin Detention Center Expansion	-	-	-
Planned Sheriff Vehicles	-	-	-
Planned Public Safety Vehicles	-	-	-
Planned Public Safety Communication Equipment	-	-	-
Public Safety Development Fee Study	-	-	-
Public Safety Interest Earned	55	(21)	34
Streets Planned Arterials	-	-	-
Streets Support Facilities Cost per Trip	-	-	-
Streets Support Vehicle/Equipment Cost per Trip	-	-	-
Streets Development Fee Study	-	-	-
Streets Interest Earned	1,051	(256)	795
Total revenues	<u>1,137</u>	<u>(285)</u>	<u>852</u>
<b>Expenditures</b>			
Parks Development Fee Study	-	-	-
Public Safety Development Fee Study	-	-	-
Streets Development Fee Study	-	-	-
Streets Planned Arterials	-	-	-
Planned Sheriff Vehicles	-	-	-
Planned Public Safety Vehicles	-	-	-
Planned Buyin Detention Center Expansion	-	-	-
Total expenditures	<u>-</u>	<u>-</u>	<u>-</u>
Excess of revenues over expenditures	<u>1,137</u>	<u>(285)</u>	<u>852</u>
Net change in fund balances	1,137	(285)	852
Fund balances, July 1, 2009	96,970	(433)	96,719
Fund balances, June 30, 2010	<u>\$ 98,107</u>	<u>\$ (718)</u>	<u>\$ 97,571</u>

**DEVELOPMENT SERVICES**  
**Development Fee Report - IFA 7**  
**Statement of Revenues, Expenditures, and Changes in Fund Balance**  
**Year Ended June 30, 2010**

	Total Revenues Collected	Refunds or Adjustments	Net Revenues Collected
<b>Revenues</b>			
Planned Regional Parkland	\$ 163	\$ -	\$ 163
Planned Regional Park Improvements	2	-	2
Parks Planned Trails	23	-	23
Buyin Fairgournds	8	-	8
Parks Planned Support Vehicles/Equipment	8	-	8
Parks Development Fee Study	2	-	2
Parks Interest Earned	75	(19)	56
Planned Sheriff & Justice Court Facilities	563	-	563
Planned Buyin Detention Center Expansion	698	-	698
Planned Sheriff Vehicles	159	-	159
Planned Public Safety Vehicles	6	-	6
Planned Public Safety Communication Equipment	38	-	38
Public Safety Development Fee Study	9	-	9
Public Safety Interest Earned	175	(62)	113
Streets Planned Arterials	17,395	-	17,395
Streets Support Facilities Cost per Trip	136	-	136
Streets Support Vehicle/Equipment Cost per Trip	1,403	-	1,403
Streets Development Fee Study	6	-	6
Streets Interest Earned	3,297	(834)	2,463
<b>Total revenues</b>	<b>24,166</b>	<b>(915)</b>	<b>23,251</b>
<b>Expenditures</b>			
Parks Development Fee Study	-	-	-
Public Safety Development Fee Study	-	-	-
Streets Development Fee Study	-	-	-
Streets Planned Arterials	-	-	-
Planned Sheriff Vehicles	-	-	-
Planned Public Safety Vehicles	-	-	-
Planned Buyin Detention Center Expansion	-	-	-
<b>Total expenditures</b>	<b>-</b>	<b>-</b>	<b>-</b>
Excess of revenues over expenditures	24,166	(915)	23,251
Net change in fund balances	24,166	(915)	23,251
Fund balances, July 1, 2009	301,485	(9,339)	292,735
Fund balances, June 30, 2010	<u>\$ 325,651</u>	<u>\$ (10,254)</u>	<u>\$ 315,986</u>

DEVELOPMENT SERVICES  
Development Fee Report  
Debt Service and CIP Expenditures from Sources Other Than Development Fees  
For Period Ending June 30, 2010

	<u>FY 09-10 Expenditures</u>	<u>Prior Years Expenditures</u>	<u>FY 09-10 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			2.54	92,011.63	92,014.17
Transfer In			5,093,112.50	13,715,773.35	18,808,885.85
Transfer In From Transportation Fees				5,075,768.18	5,075,768.18
Prior Years Debt Service Principal Payments		(6,740,000.00)			(6,740,000.00)
Debt Service Principal Payments FY 09/10	\$ (2,663,112.50)				(2,663,112.50)
Future Debt Service Principal Payments FY 10-26		\$ (53,816,887.50)			(53,816,887.50)
Prior Years Debit Service Interest Payments		(9,309,447.75)			(9,309,447.75)
Debt Service Interest Payments 09/10	(2,430,000.00)				(2,430,000.00)
Future Debt Service Interest Payment FY 10-26		(25,597,799.99)			(25,597,799.99)
Debt Service Fund Totals	<u>\$ (5,093,112.50)</u>	<u>\$ (95,464,135.24)</u>	<u>\$ 5,093,115.04</u>	<u>\$ 21,328,426.81</u>	<u>\$ (74,135,705.89)</u>
<b>CIP Project Revenues and Expenditures</b>					
		All From IFA 1			
<b>Gantzel Road</b>					
Ironwood/Gantzel Road Bond Proceeds			\$ 76,728.28	\$ 61,476,000.00	\$ 61,552,728.28
Interest			\$ 190,047.96	\$ 1,071,640.65	1,261,688.61
Transfers In - Transportation Funds				\$ 1,916,448.13	1,916,448.13
PY Refunds from State				\$ 3,800,581.00	3,800,581.00
Rd Const, Eng, Design, Admin, Etc.	\$ (1,027.07)	\$ (67,060,491.15)			(67,061,518.22)
<b>Hunt Highway</b>					
Eng, Design, Admin, Etc.	-	(1,091,350.11)			(1,091,350.11)
<b>Combs (Ironwood-Meridan)</b>					
Eng, Design & Study	-	(84,009.10)			(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	-	(73,437.64)			(73,437.64)
<b>Germann (East to Kenworthy)</b>					
Eng, Design & Study	(855,143.00)	-			(855,143.00)
<b>Germann (Ironwood-Meridan)</b>					
Eng, Design & Study	-	(84,036.00)			(84,036.00)
Total expenditures	<u>\$ (856,170.07)</u>	<u>\$ (68,449,899.92)</u>	<u>\$ 266,776.24</u>	<u>\$ 68,264,669.78</u>	<u>\$ (774,623.97)</u>
<b>Total Debt Service &amp; CIP Expenses &amp; Revenues</b>	<u><u>\$ (5,949,282.57)</u></u>	<u><u>\$ (163,914,035.16)</u></u>	<u><u>\$ 5,359,891.28</u></u>	<u><u>\$ 89,593,096.59</u></u>	<u><u>\$ (74,910,329.86)</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.