

FY2025 Development Impact Fee Utilization Report

City of Avondale

Exhibit A
Development Impact Fee Report
For Fiscal Year Ended June 30, 2025

Streets Development Impact Fee Fund (3010)

Project Description	Project Location	Amount
Beginning Fund Balance		6,172,156
Sources		
Development Impact Fees		2,861,328
Interest		244,851
Unrealized Gain		153,711
Sub-Total Sources		3,259,891
Uses		
Traffic Signal and Intersection Improvements - El Mirage and Lower Buckeye (T0138)	El Mirage and Lower Buckeye	874,476
Subtotal Uses		874,476
Ending Fund Balance		8,557,571

Police Development Impact Fee Fund (3020)

Project Description	Project Location	Amount
Beginning Fund Balance		6,038,319
Sources		
Development Impact Fees		2,083,935
Interest		242,240
Unrealized Gain		153,670
Sub-Total Sources		2,479,846
Uses		
Subtotal Uses		-
Ending Fund Balance		8,518,165

Fire Development Impact Fee Fund (3030)

Project Description	Project Location	Amount
Beginning Fund Balance		4,088,657
Sources		
Development Impact Fees		2,124,477
Interest		173,915
Unrealized Gain		108,018
Sub-Total Sources		2,406,411
Uses		
Additional Fire Apparatus (S0056)		13,908
Subtotal Uses		13,908
Ending Fund Balance		6,481,159

Exhibit A
Development Impact Fee Report
For Fiscal Year Ended June 30, 2025

Parks Development Impact Fee Fund (3040)

Project Description	Project Location	Amount
Beginning Fund Balance*		4,814,651
Sources		
Development Impact Fees		2,005,403
Interest		80,247
Unrealized Gain		42,623
Sub-Total Sources		2,128,273
Uses		
Subtotal Uses		-
Ending Fund Balance*		6,942,924

Library Development Impact Fee Fund (3050)

Project Description	Project Location	Amount
Beginning Fund Balance		56,154
Sources		
Development Impact Fees		-
Interest		-
Sub-Total Sources		-
Uses		
Subtotal Uses		-
Ending Fund Balance*		56,154

*NOTE: In total, the Library Development Impact Fee Fund owes the General Fund \$56,155. Since the fee is no longer being collected, the deficit in the fund will be written off.

Water Development Impact Fee Fund (5130)

Project Description	Project Location	Amount
Beginning Fund Balance		12,708,340
Sources		
Development Impact Fees		3,284,982
Interest		462,211
Unrealized Gain		301,656
Sub-Total Sources		4,048,848
Uses		
BLVD Well #33 & Transmission Line (U0131)	114th Ave and Roosevelt	1,649,820
Well at 107th Avenue & Encanto Blvd - Shared Well (U0159)	107h Avenue & Encanto Blvd	39,708
Transfer Out PRO 2019		389,827
Subtotal Uses		2,079,355
Ending Fund Balance		14,677,833

Exhibit A
Development Impact Fee Report
For Fiscal Year Ended June 30, 2025

Sewer Development Impact Fee Fund (5430)

Project Description	Project Location	Amount
Beginning Fund Balance		12,708,340
Sources		
Development Impact Fees		2,688,746
Interest		817,170
Unrealized Gain		540,040
Sub-Total Sources		<u>4,045,955</u>
Uses		
Wastewater Impact Fee Update (U0431)		<u>4,395</u>
Subtotal Uses		4,395
Ending Fund Balance		16,749,900

Exhibit B
Development Impact Fees

Non-Utility Development Fees
Revised 6/17/23

Residential Development					
Unit Type	Fire	Parks and Recreation	Police	Street	Total
Single Unit	\$ 2,184	\$ 1,697	\$ 2,089	\$ 1,790	\$ 7,760
2+ Unit	\$ 1,553	\$ 1,207	\$ 1,485	\$ 1,279	\$ 5,524

Nonresidential Development per sq ft					
Unit Type	Fire	Parks and Recreation	Police	Street	Total
Industrial	\$ 0.04	\$ 0.07	\$ 0.04	\$ 0.21	\$ 0.36
Commercial	\$ 0.65	\$ 0.11	\$ 0.62	\$ 2.50	\$ 3.88
Office/Services	\$ 0.29	\$ 0.16	\$ 0.27	\$ 1.33	\$ 2.05

Utility Development Fees
Revised 6/17/23

Single Family Residential Development Fees			
Development Type	Water	Wastewater	Total
Single Family	\$ 3,519	\$ 3,153	\$ 6,672

Multi-Family and Commercial Development Fees			
Meter Size (inches)	Water	Sewer	Total
0.75	\$ 3,519	\$ 3,153	\$ 6,672
1.00	\$ 5,865	\$ 5,255	\$ 11,120
1.50	\$ 11,730	\$ 10,510	\$ 22,240
2.00	\$ 18,768	\$ 16,816	\$ 35,584
3.00	\$ 37,536	\$ 33,632	\$ 71,168
4.00	\$ 58,650	\$ 52,550	\$ 111,200
6.00	\$ 117,300	\$ 105,100	\$ 222,400

Exhibit C
Support for Transfer to Debt Fund

North Avondale Water Supply (NAWS) Expenses \$ 8,884,769

Impact Fee Eligible (IIP)	\$	6,860,000	
Non impact fee	\$	2,024,769	
2019 Bonds		\$6,000,000	
Bonds to impact fee		\$3,975,231	44.74% Bond Fund
Purely Bond Funded	\$	2,024,769	22.79% Bond Fund
Purely impact fee portion	\$	<u>2,884,769</u>	32.47% Impact Fee
		\$8,884,769	
Impact Fee Bond		66.3%	
Non Impact Fee Bond		33.7%	
Ratio of Projects			
NAWS	\$	6,000,000	59.43%
Historic Avondale	\$	4,000,000	39.62%
Other costs	\$	96,000	0.95%

Date	Fiscal Year	Principal	Interest	NAWS Portion (Rounded to Nearest 1,000)	% of project reimbursed from impact fees (Rounded to Nearest 1,000)
	1/1/2020 FY2020		103,248	61,000	40,000
	7/1/2020 FY2020	543,000	119,133	394,000	261,000
	1/1/2021 FY2021		112,725	67,000	44,000
	7/1/2021 FY2021	771,000	112,725	525,000	348,000
	1/1/2022 FY2022			-	-
	7/1/2022 FY2022	785,000	164,030	564,000	374,000
	1/1/2023 FY2023		145,275	86,000	57,000
	7/1/2023 FY2023	655,000	145,275	476,000	315,000
	1/1/2024 FY2024		135,450	80,000	53,000
	7/1/2024 FY2024	675,000	135,450	482,000	319,000
	1/1/2025 FY2025		118,575	70,000	46,000
	7/1/2025 FY2025	710,000	118,575	492,000	326,000
	1/1/2026 FY2026		107,925	64,000	42,000
	7/1/2026 FY2026	730,000	107,925	498,000	330,000
	1/1/2027 FY2027		89,675	53,000	35,000
	7/1/2027 FY2027	770,000	89,675	511,000	339,000
	1/1/2028 FY2028		70,425	42,000	28,000
	7/1/2028 FY2028	805,000	70,425	520,000	345,000
	1/1/2029 FY2029		50,300	30,000	20,000
	7/1/2029 FY2029	845,000	50,300	532,000	352,000
	1/1/2030 FY2030		29,175	17,000	11,000
	7/1/2030 FY2030	890,000	29,175	546,000	362,000
	1/1/2031 FY2031		22,500	13,000	9,000
	7/1/2031 FY2031	900,000	22,500	548,000	363,000
TOTAL		9,079,000	2,150,462	6,671,000	4,419,000

Fiscal Year	Transfer per fiscal year (Rounded to Nearest 1,000)
FY2020	\$ 301,000.00
FY2021	\$ 392,000.00
FY2022	\$ 374,000.00
FY2023	\$ 372,000.00
FY2024	\$ 372,000.00
FY2025	\$ 372,000.00
FY2026	\$ 372,000.00
FY2027	\$ 374,000.00
FY2028	\$ 373,000.00
FY2029	\$ 372,000.00
FY2030	\$ 373,000.00
FY2031	\$ 372,000.00
FY2032	\$ -
TOTAL	\$ 4,419,000