

# **CITY OF BUCKEYE, ARIZONA**



## **DEVELOPMENT FEE**

### **SPECIAL REPORT**

**FISCAL YEAR ENDED JUNE 30, 2025**

**(Impact Fees effective beginning August 1, 2014)**



September 17, 2025

The Finance Department of the City of Buckeye has prepared the annual report for the fiscal year ended June 30, 2025 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](http://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 August 1, 2014.

**CITY OF BUCKEYE, ARIZONA**  
**UNAUDITED DEVELOPMENT FEE SUMMARY**  
**For the Fiscal Year Ended June 30, 2025**

|                        | 7/1/2024             | FY 2024 - 2025    |                       | 6/30/2025           |
|------------------------|----------------------|-------------------|-----------------------|---------------------|
|                        | Beginning<br>Balance | Sources           | Uses                  | Ending<br>Balance   |
| Library                | \$ 746,818           | \$ 28,933         | \$ (66,009)           | \$ 709,742          |
| Parks                  | 149,188              | 5,927             | -                     | 155,115             |
| Public Safety Facility | 4,253,881            | 126,570           | (3,283,990)           | 1,096,461           |
| Streets                | 1,216,275            | 48,318            | -                     | 1,264,593           |
| Water                  | 1,710,549            | 67,953            | -                     | 1,778,502           |
| Wastewater             | 2,876,513            | 114,272           | -                     | 2,990,785           |
| <b>Total</b>           | <b>\$ 10,953,224</b> | <b>\$ 391,973</b> | <b>\$ (3,349,999)</b> | <b>\$ 7,995,198</b> |

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| <b>CITY OF BUCKEYE, ARIZONA</b><br><b>SCHEDULE OF DEVELOPMENT FEE COLLECTIONS AND USES</b><br><b>For the Fiscal Year Ended June 30, 2025</b><br><b>Library Facilities</b> |
|---|

|   | Fiscal Year Ended |                   |
|---|-------------------|-------------------|
|   | 6/30/2024         | 6/30/2025         |
| <b>Sources:</b>   |                   |                   |
| Interest Earned   | \$ 28,737         | \$ 28,933         |
| <b>Total Sources</b>  | <b>\$ 28,737</b>  | <b>\$ 28,933</b>  |
| <b>Uses:</b>  |                   |                   |
| Current:  | \$ -              | \$ 66,009         |
| <b>Total Uses</b>   | <b>\$ -</b>       | <b>\$ 66,009</b>  |
| Excess/(Deficiency) of Current Sources over/(under)<br>Current Uses | \$ 28,737         | \$ (37,076)       |
| Fund Balance, Beginning July 1                                      | 718,081           | 746,818           |
| Fund Balance, Ending June 30  | <b>\$ 746,818</b> | <b>\$ 709,742</b> |

**NOTE:** Fiscal year ending June 30, 2025 amounts are unaudited as permitted by ARS §9-463.05(H)

Capital Expenditures paid during FY 2025

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| <b>CITY OF BUCKEYE, ARIZONA</b><br><b>SCHEDULE OF DEVELOPMENT FEE COLLECTIONS AND USES</b><br><b>For the Fiscal Year Ended June 30, 2025</b><br><b>Parks and Recreation Facilities</b> |
|--|

|   | Fiscal Year Ended |                   |
|---|-------------------|-------------------|
|   | 6/30/2024         | 6/30/2025         |
| <b>Sources:</b>   |                   |                   |
| Interest Earned   | \$ 6,794          | \$ 5,927          |
| <b>Total Sources</b>  | <b>\$ 6,794</b>   | <b>\$ 5,927</b>   |
| <b>Uses:</b>  |                   |                   |
| Current:  |                   |                   |
| Transfer to other funds   | \$ 2,227          | \$ -              |
| <b>Total Uses</b>   | <b>\$ 2,227</b>   | <b>\$ -</b>       |
| Excess/(Deficiency) of Current Sources over/(under)<br>Current Uses | \$ 4,567          | \$ 5,927          |
| Fund Balance, Beginning July 1                                      | 144,621           | 149,188           |
| Fund Balance, Ending June 30  | <b>\$ 149,188</b> | <b>\$ 155,115</b> |

**NOTE:** Fiscal year ending June 30, 2025 amounts are unaudited as permitted by ARS §9-463.05(H)  
Transfer to other funds to cover growth related capital expenditures  
No Capital Expenditures paid during FY 2025

|                            | FY 2024         | FY 2025     |
|----------------------------|-----------------|-------------|
| North Zone Community Park  | 2,227           | -           |
| Total Capital Expenditures | <b>\$ 2,227</b> | <b>\$ -</b> |

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| <b>CITY OF BUCKEYE, ARIZONA</b><br><b>SCHEDULE OF DEVELOPMENT FEE COLLECTIONS AND USES</b><br><b>For the Fiscal Year Ended June 30, 2025</b><br><b>Public Safety Facilities</b> |
|---|

|   | Fiscal Year Ended   |                     |
|---|---------------------|---------------------|
|   | 6/30/2024           | 6/30/2025           |
| <b>Sources:</b>   |                     |                     |
| Interest Earned   | \$ 269,024          | \$ 126,570          |
| <b>Total Sources</b>  | <b>\$ 269,024</b>   | <b>\$ 126,570</b>   |
| <b>Uses:</b>  |                     |                     |
| Current:  |                     |                     |
| Transfer to other funds   | \$ 3,749,108        | \$ 3,283,990        |
| <b>Total Uses</b>   | <b>\$ 3,749,108</b> | <b>\$ 3,283,990</b> |
| Excess/(Deficiency) of Current Sources over/(under)<br>Current Uses | \$ (3,480,084)      | \$ (3,157,420)      |
| Fund Balance, Beginning July 1                                      | 7,733,965           | 4,253,881           |
| Fund Balance, Ending June 30  | <b>\$ 4,253,881</b> | <b>\$ 1,096,461</b> |

**NOTE:** Fiscal year ending June 30, 2025 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 2024 and FY 2025

|  | FY 2024             | FY 2025             |
|--|---------------------|---------------------|
| Design/Construction of the Blue Horizons Firestation | \$ 1,500,000        | \$ 750,000          |
| Communication Tower                                  | 1,100,233           | 700,000             |
| Design & Planning of Police Communications Center    | 500,000             | -                   |
| Fire equipment                                       | 324,049             | 926,665             |
| Police equipment                                     | 324,826             | 907,325             |
| Total Capital Expenditures                           | <b>\$ 3,749,108</b> | <b>\$ 3,283,990</b> |

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| <p><b>CITY OF BUCKEYE, ARIZONA</b></p> <p><b>SCHEDULE OF DEVELOPMENT FEE COLLECTIONS AND USES</b></p> <p><b>For the Fiscal Year Ended June 30, 2025</b></p> <p><b>Street Facilities</b></p> |
|---|

|   | Fiscal Year Ended   |                     |
|---|---------------------|---------------------|
|   | 6/30/2024           | 6/30/2025           |
| <b>Sources:</b>   |                     |                     |
| Interest Earned   | \$ 46,801           | \$ 48,318           |
| <b>Total Sources</b>  | <b>\$ 46,801</b>    | <b>\$ 48,318</b>    |
| <b>Uses:</b>  |                     |                     |
| Current:  | \$ -                | \$ -                |
| <b>Total Uses</b>   | <b>\$ -</b>         | <b>\$ -</b>         |
| Excess/(Deficiency) of Current Sources over/(under)<br>Current Uses | \$ 46,801           | \$ 48,318           |
| Fund Balance, Beginning July 1                                      | 1,169,474           | 1,216,275           |
| Fund Balance, Ending June 30  | <b>\$ 1,216,275</b> | <b>\$ 1,264,593</b> |

**NOTE:** Fiscal year ending June 30, 2025 amounts are unaudited as permitted by ARS §9-463.05(H)

No Capital Expenditures paid during FY 2024 and FY 2025

**CITY OF BUCKEYE, ARIZONA**  
**SCHEDULE OF DEVELOPMENT FEE COLLECTIONS AND USES**  
**For the Fiscal Year Ended June 30, 2025**  
**Water System Facilities**

|   | Fiscal Year Ended   |                     |
|---|---------------------|---------------------|
|   | 6/30/2024           | 6/30/2025           |
| <b>Sources:</b>   |                     |                     |
| Interest Earned   | \$ 87,669           | \$ 67,953           |
| <b>Total Sources</b>  | <b>\$ 87,669</b>    | <b>\$ 67,953</b>    |
| <b>Uses:</b>  |                     |                     |
| Current:  |                     |                     |
| Transfer to other funds   | \$ 1,180,722        | \$ -                |
| <b>Total Uses</b>   | <b>\$ 1,180,722</b> | <b>\$ -</b>         |
| Excess/(Deficiency) of Current Sources over/(under)<br>Current Uses | \$ (1,093,053)      | \$ 67,953           |
| Fund Balance, Beginning July 1                                      | 2,803,602           | 1,710,549           |
| Fund Balance, Ending June 30  | <b>\$ 1,710,549</b> | <b>\$ 1,778,502</b> |

**NOTE:** Fiscal year ending June 30, 2025 amounts are unaudited as permitted by ARS §9-463.05(H)  
Transfer to other funds to cover growth related capital expenditures  
No Capital Expenditures paid during FY 2025

|                   | FY 2024             | FY 2025     |
|-------------------|---------------------|-------------|
| Verrado Waterline | \$ 1,180,722        | \$ -        |
|                   | <b>\$ 1,180,722</b> | <b>\$ -</b> |

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| <b>CITY OF BUCKEYE, ARIZONA</b><br><b>SCHEDULE OF DEVELOPMENT FEE COLLECTIONS AND USES</b><br><b>For the Fiscal Year Ended June 30, 2025</b><br><b>Wastewater System Facilities</b> |
|---|

|   | Fiscal Year Ended   |                     |
|---|---------------------|---------------------|
|   | 6/30/2024           | 6/30/2025           |
| <b>Sources:</b>   |                     |                     |
| Interest Earned   | \$ 110,685          | \$ 114,272          |
| <b>Total Sources</b>  | <b>\$ 110,685</b>   | <b>\$ 114,272</b>   |
| <b>Uses:</b>  |                     |                     |
| Current:  | \$ -                | \$ -                |
| <b>Total Uses</b>   | <b>\$ -</b>         | <b>\$ -</b>         |
| Excess/(Deficiency) of Current Sources over/(under)<br>Current Uses | \$ 110,685          | \$ 114,272          |
| Fund Balance, Beginning July 1                                      | 2,765,828           | 2,876,513           |
| Fund Balance, Ending June 30  | <b>\$ 2,876,513</b> | <b>\$ 2,990,785</b> |

**NOTE:** Fiscal year ending June 30, 2025 amounts are unaudited as permitted by ARS §9-463.05(H)

No Capital Expenditures paid during FY 2024 and FY 2025