



City of Scottsdale, Arizona
Annual Report of the Collection and Use of
Development Fees
For the Fiscal Year Ended June 30, 2025

Prepared by City of Scottsdale Water Resources Division
September 15, 2025

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The City of Scottsdale (City), Arizona, Annual Report on the Collection and Use of Development Fees for the Fiscal Year Ended June 30, 2025, is submitted in accordance with Arizona Revised Statutes (ARS) Section 9-463.05, stating "Each municipality that assesses development fees shall submit an annual report accounting for the collection and use of the fees for each service area."

The annual report must be submitted to the City Clerk and posted on the City's website within ninety days following the end of the fiscal year and may contain information that has not been audited. The annual report shall include the following:

1. The amount assessed by the municipality 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 municipality to pay the cost of a capital improvement project that is the subject of a development fee assessment, including the amount needed to repay the debt service obligations on each facility for which development fees have been identified as the source of funding and the time frames in which the debt service will be repaid.
 - b. 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 total amount advanced by the municipality for each facility, the source of the monies advanced and the terms under which the monies will be repaid to the municipality.
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.

Development fees are one-time payments to fund construction of public facilities needed to accommodate new development. Development fees may not be used for replacement of existing facilities, nor may they be used to cover operating expenses. The intent of these fees is for new development to pay its "proportionate share" of capital cost for infrastructure capacity needed for growth. Water development fees pay for the cost of new water treatment, production, pumping, storage, and transmission facilities. Water Supply development fees pay for the costs of acquiring new water supplies, including groundwater recharge at the Water Campus. Sewer development fees pay for the cost of new sewer collection, conveyance, treatment, and reclamation. These fees apply to all categories of development and are paid at the time of issuance of the building permit. If a building permit is not required for the development, but water or wastewater connections are required, fees are paid at the time the water service connection is purchased. To properly account for the collection and use of development fees, the city established the three funds shown in the following table.

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Fee Type	Fund
Water Development Fees	626
Water Supply Development Fees	627
Sewer Development Fees	628

The collection of development fees and the Annual Report for Fiscal Year Ended June 30, 2025, is based on the fee schedule and corresponding reports adopted by City Council. The development fees were calculated based upon a ten-year planning horizon. The city prepared updated Land Use Assumptions, Infrastructure Improvements Plans and a Development Impact Fee Report, all of which were adopted by City Council. The city last adopted revised development fees on July 10, 2023, that went into effect August 11, 2023.

The cash balances in the development fee funds may be positive or negative at various times during the new growth and capital expansion cycle. At some points in time, capital expansion must occur well in advance of collecting fees from future development in order to serve the next new development. This results in temporary negative cash balances that will be repaid as fees are collected from new development over time. At other times, new growth may be served with existing system capacity. At these times, fees may be collected in advance of capital expansion costs resulting in temporary positive cash balances, which will be applied toward future capital expansion costs. The following unaudited Summary of the Collection and Use of Development Fees shows negative ending cash balances in Funds 626, 627, and 628. The unaudited summary also presents the amounts collected and expended by fund for the fiscal year ended June 30, 2025.

This report is provided to comply with ARS Section 9-463.05. If you have any questions about this report or need additional information contact:

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SUMMARY OF THE COLLECTION AND USE OF DEVELOPMENT FEES

	Water Fund 626	Water Supply Fund 627	Sewer Fund 628
REVENUES			
Development Fees Assessed/Collected ^{1,2}	\$ 2,696,573	\$ 352,136	\$ 1,498,790
EXPENDITURES			
Capital Improvement Project Expenses ³	(1,164,136)	-	(671,427)
Professional Services/Fee Study Costs	189,494	3,167	189,493
Debt Service Interest Payments ⁴	(591,928)	501,033	1,918,422
Total Expenditures	(1,566,570)	504,200	1,436,488
Net Cash Increase (Decrease)	4,263,143	(152,064)	62,302
Beginning Fund Cash Balance ⁵	(71,804,607)	(9,107,783)	(93,210,101)
Ending Fund Cash Balance ⁶	\$ (67,541,464)	\$ (9,259,847)	\$ (93,147,799)

¹Development fees have three components; buy-in of Existing Facilities, Growth Related Projects, and interest.

²There were no interest or other earnings; each fund had a negative fund balance during the fiscal year.

³Capital Improvement Project Expenses are negative due to change in funding related to expenses incurred in prior fiscal years.

⁴Debt Service Interest Payments amount is negative within the Water fund is due to reimbursement of \$1,927,110 incorrectly used to fund debt service during fiscal year 2024.

⁵Beginning Fund Cash Balances include inception to date expenditures on growth related construction and acquisition costs, principal and interest.

⁶Infrastructure related expenses do not generally occur when the Development Fee Assessment revenue is collected. As such, funds are advanced from the Water Operating Fund to both the Water Development and Water Supply Development Funds and advanced from the Sewer Operating Fund to the Sewer Development Fund. This internal, temporary borrowing is to be repaid when revenues within the Development Fee Funds exceed eligible expenses.

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SCHEDULE OF CAPITAL IMPROVEMENT PROJECT EXPENSES

WATER DEVELOPMENT FEES - FUND 626

<u>Project</u>	<u>Project Name and Location</u>	<u>Expenditures</u>
WF05A	New Well North of Loop 101 near Hayden ASR Well 159	\$ (1,083,218)
WF06A	Crossroads East - Water System Improvements	(231,316)
WG01A	Rio Verde/128th Street Transmission Mains	150,399
		<u>\$ (1,164,136)</u>

WATER SUPPLY DEVELOPMENT FEES - FUND 627

<u>Project</u>	<u>Project Name and Location</u>	<u>Expenditures</u>
None	N/A	\$ -
		<u>\$ -</u>

SEWER DEVELOPMENT FEES - FUND 628

<u>Project</u>	<u>Project Name and Location</u>	<u>Expenditures</u>
VF02A	Jomax Road Sewer Improvements	\$ 33,986
VF06B	Wastewater System Improvements	74,536
VJ01A	Greenway Hayden Loop Sewer Improvement	(735,120)
VJ02A	Mayo Boulevard Sewer Improvements	(59,665)
VJ06A	Thomas Road Sewer Improvement	14,837
		<u>\$ (671,427)</u>

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SCHEDULE OF DEBT SUMMARY			
<u>Bonds Issued</u>	<u>Current Year Debt Service Interest</u>	<u>Future Debt Service Interest</u>	<u>Final Payment Year</u>
WATER			
2006 MPC Refunding ¹	\$ (1,927,110)	\$ -	2024
2015 MPC Refunding	331,100	169,800	2026
2017A MPC	283,605	1,693,231	2037
2017 MPC Refunding	261,690	1,132,000	2034
2021A MPC Refunding	29,632	148,160	2030
2021B MPC Refunding	429,155	2,955,839	2036
	<u>\$ (591,928)</u>	<u>\$ 6,099,030</u>	
WATER SUPPLY			
2015 MPC Refunding	\$ 56,065	\$ 28,748	2026
2017 MPC Refunding	332,390	1,437,500	2034
2021A MPC Refunding	26,033	130,165	2030
2021B MPC Refunding	86,545	596,080	2036
	<u>501,033</u>	<u>2,192,493</u>	
SEWER			
2006 MPC Refunding	\$ 175,660	\$ 461,842	2030
2015A MPC	355,413	1,650,479	2034
2015 MPC Refunding	119,835	61,455	2026
2017 MPC Refunding	809,550	3,501,300	2034
2021A MPC Refunding	186,470	932,350	2030
2021B MPC Refunding	271,494	1,869,980	2036
	<u>\$ 1,918,422</u>	<u>\$ 8,477,406</u>	
¹ Negative 2006 MPC Refunding Bonds amount within "WATER" section is due to reimbursement of \$1,927,110 incorrectly used to fund debt service during fiscal year 2024.			



DEVELOPMENT FEES

Effective August 11, 2023
Schedule #08-11-23

Collection of Development fees

Pursuant to City of Scottsdale Revised Code Section 49-82: Unless otherwise specified by a Development Agreement adopted in accordance with Section 49-84 of this Article, impact fees shall be paid before issuance of a building permit according to the current impact fee schedule for the Service Area. If a building permit is not issued, refer to Section 49-82, paragraphs 2 through 5 to determine impact fee payment requirements.

Meter Size

Water meters shall be sized per the City's Design Standards and Policies Manual, Section 6-1.416 (Figure 6.1-4). In the event of a disagreement between the developer and the city as to the appropriate size of the meter, the city's decision shall be final.

Water and wastewater impact fees shall be determined according to the following schedule:

Meter Type	Water Fee	Wastewater Fee	Total Impact Fee
5/8, 3/4 and 1 Inch	\$5,003	\$2,696	\$7,699
1 1/2 Inch	\$25,016	\$13,482	\$38,498
2 Inch	\$40,026	\$21,571	\$61,597
3 Inch Compound	\$87,557	\$47,187	\$134,744
3 Inch Turbine	\$109,070	\$58,781	\$167,851
4 Inch Compound	\$150,097	\$80,892	\$230,989
4 Inch Turbine	\$187,622	\$101,115	\$288,737
6 Inch Compound	\$337,719	\$182,007	\$519,726
6 Inch Turbine	\$400,260	\$215,712	\$615,972