

**Received**  
SEP 04 2025  
Florence Town Clerk's Office



**Town of Florence  
Annual Report of Development Impact Fees  
Reported as of June 30, 2025**

## Statement of Compliance

Arizona Revised Statute 9-463-05 requires that within 90 days of the close of the fiscal year, a report shall be filed with the Town Clerk. The following reports attest that:

1. Development fees shall result in a beneficial use to the development.
2. Monies received from development fees assessed are placed in a separate fund and accounted for separately and may only be used for the purposes authorized by Arizona Revised Statutes.
3. Interest earned on monies in the separate fund is credited to the fund.
4. A schedule of fees is provided by the Town of Florence. The Town shall provide a credit toward the payment of a development fee for the required dedication of public sites and improvements provided by the developer for which that development fee is assessed. The developer of residential dwelling units shall be required to pay development fees when construction permits for the dwelling units are issued.
5. The amount of any development fees assessed bears a reasonable relationship to the burden imposed upon the Town of Florence to provide additional necessary public services to the development. The Town of Florence, in determining the extent of the burden imposed by the development, shall consider, among other things, the contribution made or to be made in the future in cash or by taxes, fees or assessments by the property owner towards the capital costs of the necessary public service covered by the development fee.
6. The development fees assessed by the Town of Florence are assessed in a non-discriminatory manner.
7. In determining and assessing the development fee applying to land in a community facilities district established under title 48, chapter 4, article 6, the Town of Florence took and will take into account all public infrastructure provided by the district and capital costs paid by the district for necessary public services and shall not assess a portion of the development fee based on the infrastructure or costs.

8. The Town of Florence gave and shall give at least sixty days' advance notice of intention to assess a new or increased development fee and shall release to the public a written report including all documentation that supports the assessment of a new or increased development fee. The Town of Florence did and shall conduct a public hearing on the proposed new or increased development fee at any time after the expiration of the sixty-day notice of intention to assess a new or increased development fee and at least fourteen days prior to the scheduled date of adoption of the new or increased fee by the governing body. A development fee assessed pursuant to this section did not and shall not be effective until ninety days after its formal adoption by the governing body of the municipality. Nothing in this subsection shall affect any development fee adopted prior to July 24, 1982.
  
9. The Town of Florence that did and will assess development fees shall submit an annual report accounting for the collection and use of the fees.

**The annual report includes the following:**

- A. The amount assessed by the Town of Florence for each type of development fee.
- B. The balance of each fund maintained for each type of development fee assessed as of the beginning and end of the fiscal year.
- C. The amount of interest or other earnings on the monies in each fund as of the end of the fiscal year.
- D. The amount of development fee monies used to repay:
  - a. Bonds issued by the Town of Florence to pay the cost of a capital improvement project that is the subject of a development fee assessment.
  - b. Monies advanced by the Town of Florence 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.
- E. 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.
- F. 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.

G. Within ninety days following the end of each fiscal year, the Town of Florence shall submit a copy of the annual report to the town clerk. Copies shall be made available to the public on request. The annual report may contain financial information that has not been audited.

H. A municipality that fails to file the report required by this section shall not collect development fees until the report is filed.

This statement is hereby delivered to Lisa Garcia, Town Clerk of the Town of Florence on this 4th day of September 2025.

By:



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Carl Dudding, Finance Director

# Fee Schedules

### Non-Utility Development Impact Fees

Type	Police	Fire	Parks	Transportation
Single Family	\$ 1,068.00	\$ 2,130.00	\$ 1,288.00	\$ 2,074.00
Multi Family	\$ 954.00	\$ 1,904.00	\$ 1,151.00	\$ 1,523.00
*Commercial/Retail	\$ 831.00	\$ 641.00	\$ 9.00	\$ 3,229.00
*Industrial	\$ 369.00	\$ 983.00	\$ 14.00	\$ 1,396.00
*Office/Other	\$ 166.00	\$ 474.00	\$ 7.00	\$ 627.00

\*Per 1,000 Square Feet

### Utility Development Impact Fees

Size	Type	Water	Wastewater
0.75	Displacement	\$ 668.00	\$ 1,290.00
1	Displacement	\$ 1,116.00	\$ 2,155.00
1.5	Displacement	\$ 2,226.00	\$ 4,297.00
2	Displacement	\$ 3,563.00	\$ 6,878.00
3	Singlejet	\$ 7,133.00	\$ 13,769.00
3	Ultrasonic	\$ 7,133.00	\$ 13,769.00
3	Turbine	\$ 7,802.00	\$ 15,060.00
4	Ultrasonic	\$ 11,144.00	\$ 21,512.00
4	Turbine	\$ 14,039.00	\$ 27,100.00
6	Ultrasonic	\$ 22,282.00	\$ 43,012.00
6	Turbine	\$ 28,968.00	\$ 55,917.00
8	Compound	\$ 35,654.00	\$ 68,822.00
8	Turbine	\$ 62,396.00	\$ 120,441.00
10	Turbine	\$ 93,597.00	\$ 180,668.00
12	Turbine	\$ 118,113.00	\$ 227,990.00

Single Family: Attached and detached one-family dwelling units, modular and manufactured homes

Muti-family: All attached dwelling units such as duplexes and condominiums, mobile homes, apartments and dormitories.

Commercial: All commercial, office, retail, institutional, and hotel/motel development.

Institutional: A governmental, quasi-public or institutions use, or a on-profit recreational use, not located in a shopping center.

Industrial: All manufacturing and warehouse development.

### Territory Square Benefit Area

Size	Type	Water	Wastewater
0.75	Displacement	\$ 7,791.00	\$ 5,819.00
1	Displacement	\$ 13,011.00	\$ 9,718.00
1.5	Displacement	\$ 25,944.00	\$ 19,379.00
2	Displacement	\$ 41,525.00	\$ 31,018.00
3	Singlejet	\$ 83,129.00	\$ 62,094.00
3	Ultrasonic	\$ 83,129.00	\$ 62,094.00
3	Turbine	\$ 90,919.00	\$ 67,913.00
4	Ultrasonic	\$ 129,874.00	\$ 97,010.00
4	Turbine	\$ 163,608.00	\$ 122,208.00
6	Ultrasonic	\$ 259,670.00	\$ 193,962.00
6	Turbine	\$ 337,578.00	\$ 252,157.00
8	Compound	\$ 415,487.00	\$ 310,351.00
8	Turbine	\$ 727,122.00	\$ 543,129.00
10	Turbine	\$ 1,090,722.00	\$ 814,723.00
12	Turbine	\$ 1,376,413.00	\$ 1,028,122.00

Effective: 08/01/2024

## **Introduction to Annual Fees**

The following development impact fees are collected by the Town of Florence. Each is identified by type, indicating the beginning balance of each fund, the total fees, interest income, expenditure of fees and the ending balance as of June 30, 2025.

The balances that follow in the Development Impact Fee Summary only indicate the fund balances and earned revenues during this fiscal year. A financial report of each fund is included to indicate the cash balance of each fund.

### **Enterprise Impact Fees**

#### **Florence Water Development Impact Fees**

Water Impact Fees were collected in the amount of \$27,795.01 and interest earnings of \$23,048.26. Expenditure of funds were as follows: \$0 for an impact fee study.

#### **Florence Wastewater Impact Fees**

Wastewater Impact Fees were collected in the amount of 54,450 and interest earnings of \$56,833.66. Expenditure of funds were as follows: \$0. for an impact fee study.

### **Non-Utility Development Impact Fees**

#### **Transportation Impact Fees**

Transportation Impact Fees were collected in the amount of \$338,423.01 and interest earnings of \$116,956.48. Expenditures of funds were as follows: \$13,130. This was for right-of-way acquisition on Hunt Hwy and a traffic signal at Franklin and Hunt Highway and an impact fee study.

#### **Police Impact Fees**

Police Impact Fees were collected in the amount of \$341,549.49 and interest earnings of \$118,861.60. Expenditures of funds were as follows: \$0. This was for equipment purchases for rough terrain into expanded coverage areas and an impact fee study.

#### **Fire/EMS Impact Fees**

Fire/EMS Impact Fees were collected in the amount of \$664,178.71 and interest earnings of \$133,514.92. Expenditures of funds were as follows: \$72,432.11 for an impact fee study.

#### **Parks Development Impact Fees**

Parks Impact Fees were collected in the amount of \$431,734.27, and interest earnings of \$188,392.94. Expenditures of funds were as follows: \$713.40 for an impact fee study.

## Annual Summary

Fund #	Fee Fund	2024-2025				Fund Balance 2024-2025
		Fund Balance 2023-2024	Interest	Collected	Use	
505	Transportation	\$ 1,994,646.58	116,956.48	338,423.01	13,130.00	\$ 2,436,896.07
508	Police	\$ 2,025,876.89	118,861.60	341,549.49		\$ 2,486,287.98
509	Fire/EMS	\$ 2,189,534.84	133,514.92	664,178.71	72,432.11	\$ 2,914,796.36
510	Parks	\$ 3,246,880.55	188,392.94	431,734.27	713.40	\$ 3,866,294.36
596	Florence Water	\$ 406,153.40	23,048.26	27,795.01		\$ 456,996.67
597	Florence Wastewater	\$ 1,005,891.98	56,833.66	54,450.00		\$ 1,117,175.64
	<b>Total Development Impact Fees</b>	<b>\$ 10,868,984.24</b>	<b>\$ 637,607.86</b>	<b>\$ 1,858,130.49</b>	<b>\$ 86,275.51</b>	<b>\$ 13,278,447.08</b>

# Financial Statements

TOWN OF FLORENCE  
COMBINED CASH INVESTMENT  
JUNE 30, 2025

COMBINED CASH ACCOUNTS

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

CASH ALLOCATION RECONCILIATION

505 ALLOCATION TO TRANSPORTATION DEV. IMPACT FEE	2,436,896.07
508 ALLOCATION TO POLICE IMPACT FEES	2,486,287.98
509 ALLOCATION TO FIRE/EMS DEV IMPACT FEES	2,914,796.36
510 ALLOCATION TO PARKS DEVELOPMENT IMPACT FEES	3,866,294.36
596 ALLOCATION TO DEVELOPMENT FEE FLORENCE WATER	456,996.67
597 ALLOCATION TO DEVELOPMENT FEE WASTEWATER	1,117,175.64
	_____
TOTAL ALLOCATIONS TO OTHER FUNDS	13,278,447.08
	_____
ZERO PROOF IF ALLOCATIONS BALANCE	13,278,447.08
	_____

TOWN OF FLORENCE  
 BALANCE SHEET  
 JUNE 30, 2025

TRANSPORTATION DEV. IMPACT FEE

ASSETS

505-102000	CASH-GENERAL/SPECIAL ACCTS	2,436,896.07	
	TOTAL ASSETS		2,436,896.07

LIABILITIES AND EQUITY

FUND EQUITY

UNAPPROPRIATED FUND BALANCE:			
505-299100	RESERVED FUND BAL-STUDY	1,945.80	
505-299400	RESERVED FUND BAL-IMPROVMENT	1,992,700.78	
	REVENUE OVER EXPENDITURES - YTD	442,249.49	
	BALANCE - CURRENT DATE	2,436,896.07	
	TOTAL FUND EQUITY		2,436,896.07
	TOTAL LIABILITIES AND EQUITY		2,436,896.07

TOWN OF FLORENCE  
REVENUES WITH COMPARISON TO BUDGET  
FOR THE 12 MONTHS ENDING JUNE 30, 2025

TRANSPORTATION DEV. IMPACT FEE

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	PCNT
<u>INTEREST</u>					
505-345-682 INTEREST EARNING	.00	90,712.49	25,000.00	( 65,712.49)	362.9
505-345-683 UNREALIZED GAIN/LOSS ON INVEST	.00	26,243.99	10,000.00	( 16,243.99)	262.4
<b>TOTAL INTEREST</b>	<b>.00</b>	<b>116,956.48</b>	<b>35,000.00</b>	<b>( 81,956.48)</b>	<b>334.2</b>
<u>IMPACT FEES</u>					
505-360-684 IMPROVEMENTS (TRANSPORTATION)	19,902.20	338,084.60	184,325.00	( 153,759.60)	183.4
505-360-686 STUDY (TRANSPORTATION)	19.92	338.41	185.00	( 153.41)	182.9
<b>TOTAL IMPACT FEES</b>	<b>19,922.12</b>	<b>338,423.01</b>	<b>184,510.00</b>	<b>( 153,913.01)</b>	<b>183.4</b>
<u>IMPACT FEES CLEARING ACCTS</u>					
505-365-701 DIF-SINGLE FAMILY	.00	315,270.71	.00	( 315,270.71)	.0
505-365-723 DIF-INDUSTRIAL	.00	23,152.30	.00	( 23,152.30)	.0
505-365-799 ALLOCATION CLEARING ACCOUNT	( 19,922.12)	( 338,423.01)	.00	338,423.01	.0
<b>TOTAL IMPACT FEES CLEARING ACCTS</b>	<b>( 19,922.12)</b>	<b>.00</b>	<b>.00</b>	<b>.00</b>	<b>.0</b>
<b>TOTAL FUND REVENUE</b>	<b>.00</b>	<b>455,379.49</b>	<b>219,510.00</b>	<b>( 235,869.49)</b>	<b>207.5</b>

TOWN OF FLORENCE  
EXPENDITURES WITH COMPARISON TO BUDGET  
FOR THE 12 MONTHS ENDING JUNE 30, 2025

TRANSPORTATION DEV. IMPACT FEE

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>COMMUNITY DEVELOPMENT</u>					
505-506-507 IMPROVEMENTS OTHER THAN BUILD	.00	13,130.00	1,000,000.00	986,870.00	1.3
TOTAL COMMUNITY DEVELOPMENT	.00	13,130.00	1,000,000.00	986,870.00	1.3
TOTAL FUND EXPENDITURES	.00	13,130.00	1,000,000.00	986,870.00	1.3
NET REVENUE OVER EXPENDITURES	.00	442,249.49	( 780,490.00)	( 1,222,739.49)	56.7

TOWN OF FLORENCE  
 BALANCE SHEET  
 JUNE 30, 2025

POLICE IMPACT FEES

ASSETS

508-102000	CASH - GENERAL/SPECIAL ACCTS	2,486,287.98	
	TOTAL ASSETS		2,486,287.98

LIABILITIES AND EQUITY

FUND EQUITY

UNAPPROPRIATED FUND BALANCE:			
508-299100	RESERVED FUND BAL-STUDY	5,949.75	
508-299300	RESERVED FUND BAL-BUILDINGS	1,798,577.53	
508-299500	RESERVED FUND BAL-VEHICLES	221,349.61	
	REVENUE OVER EXPENDITURES - YTD	460,411.09	
	BALANCE - CURRENT DATE	2,486,287.98	
	TOTAL FUND EQUITY		2,486,287.98
	TOTAL LIABILITIES AND EQUITY		2,486,287.98

TOWN OF FLORENCE  
REVENUES WITH COMPARISON TO BUDGET  
FOR THE 12 MONTHS ENDING JUNE 30, 2025

POLICE IMPACT FEES

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	PCNT
<u>INTEREST</u>					
508-345-682 INTEREST EARNING	.00	92,325.14	22,000.00	( 70,325.14)	419.7
508-345-683 UNREALIZED GAIN/LOSS ON INVEST	.00	26,536.46	7,500.00	( 19,036.46)	353.8
<b>TOTAL INTEREST</b>	<b>.00</b>	<b>118,861.60</b>	<b>29,500.00</b>	<b>( 89,361.60)</b>	<b>402.9</b>
<u>IMPACT FEES</u>					
508-360-684 BUILDING (POLICE)	14,096.32	265,143.23	175,101.00	( 90,042.23)	151.4
508-360-685 VEHICLES (POLICE)	4,030.63	75,814.44	50,068.00	( 25,746.44)	151.4
508-360-686 STUDY (POLICE)	29.05	591.82	361.00	( 230.82)	163.9
<b>TOTAL IMPACT FEES</b>	<b>18,156.00</b>	<b>341,549.49</b>	<b>225,530.00</b>	<b>( 116,019.49)</b>	<b>151.4</b>
<u>IMPACT FEES CLEARING ACCTS</u>					
508-365-701 DIF-SINGLE FAMILY	.00	333,596.00	.00	( 333,596.00)	.0
508-365-723 DIF-INDUSTRIAL	.00	7,953.49	.00	( 7,953.49)	.0
508-365-799 ALLOCATION CLEARING ACCOUNT	( 18,156.00)	( 341,549.49)	.00	341,549.49	.0
<b>TOTAL IMPACT FEES CLEARING ACCTS</b>	<b>( 18,156.00)</b>	<b>.00</b>	<b>.00</b>	<b>.00</b>	<b>.0</b>
<b>TOTAL FUND REVENUE</b>	<b>.00</b>	<b>460,411.09</b>	<b>255,030.00</b>	<b>( 205,381.09)</b>	<b>180.5</b>

TOWN OF FLORENCE  
 EXPENDITURES WITH COMPARISON TO BUDGET  
 FOR THE 12 MONTHS ENDING JUNE 30, 2025

POLICE IMPACT FEES

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>COMMUNITY DEVELOPMENT</u>						
508-506-217	PROFESSIONAL SERVICES	.00	.00	3,500.00	3,500.00	.0
	TOTAL COMMUNITY DEVELOPMENT	.00	.00	3,500.00	3,500.00	.0

TOWN OF FLORENCE  
EXPENDITURES WITH COMPARISON TO BUDGET  
FOR THE 12 MONTHS ENDING JUNE 30, 2025

POLICE IMPACT FEES

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>CAPITAL OUTLAY</u>					
508-581-507 IMPROVEMENTS OTHER THAN BLDG	.00	.00	700,000.00	700,000.00	.0
TOTAL CAPITAL OUTLAY	.00	.00	700,000.00	700,000.00	.0
TOTAL FUND EXPENDITURES	.00	.00	703,500.00	703,500.00	.0
NET REVENUE OVER EXPENDITURES	.00	460,411.09	( 448,470.00)	( 908,881.09)	102.7

TOWN OF FLORENCE  
 BALANCE SHEET  
 JUNE 30, 2025

FIRE/EMS DEV IMPACT FEES

ASSETS

509-102000	CASH - GENERAL/SPECIAL ACCTS	2,914,796.36	
	TOTAL ASSETS		2,914,796.36

LIABILITIES AND EQUITY

FUND EQUITY

UNAPPROPRIATED FUND BALANCE:			
509-299100	RESERVED FUND BAL-STUDY	12,529.04	
509-299300	RESERVED FUND BAL-BUILDINGS	1,067,346.38	
509-299500	RESERVED FUND BAL-VEHICLES	1,109,659.42	
	REVENUE OVER EXPENDITURES - YTD	725,261.52	
		<u>2,914,796.36</u>	
	BALANCE - CURRENT DATE		2,914,796.36
	TOTAL FUND EQUITY		2,914,796.36
	TOTAL LIABILITIES AND EQUITY		<u>2,914,796.36</u>

TOWN OF FLORENCE  
REVENUES WITH COMPARISON TO BUDGET  
FOR THE 12 MONTHS ENDING JUNE 30, 2025

FIRE/EMS DEV IMPACT FEES

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	PCNT
<u>INTEREST</u>					
509-345-682 INTEREST EARNING	.00	103,946.90	25,000.00	( 78,946.90)	415.8
509-345-683 UNREALIZED GAIN/LOSS ON INVEST	.00	29,568.02	7,500.00	( 22,068.02)	394.2
<b>TOTAL INTEREST</b>	<b>.00</b>	<b>133,514.92</b>	<b>32,500.00</b>	<b>( 101,014.92)</b>	<b>410.8</b>
<u>IMPACT FEES</u>					
509-360-684 BUILDING (FIRE)	25,104.39	460,475.08	303,492.00	( 156,983.08)	151.7
509-360-685 VEHICLES (FIRE)	10,953.53	200,914.08	132,399.00	( 68,515.08)	151.8
509-360-686 STUDY (FIRE)	152.08	2,789.55	349.00	( 2,440.55)	799.3
<b>TOTAL IMPACT FEES</b>	<b>36,210.00</b>	<b>664,178.71</b>	<b>436,240.00</b>	<b>( 227,938.71)</b>	<b>152.3</b>
<u>IMPACT FEES CLEARING ACCTS</u>					
509-365-701 DIF-SINGLE FAMILY	.00	651,050.00	.00	( 651,050.00)	.0
509-365-723 DIF-INDUSTRIAL	.00	13,128.71	.00	( 13,128.71)	.0
509-365-799 ALLOCATION CLEARING ACCOUNT	( 36,210.00)	( 664,178.71)	.00	664,178.71	.0
<b>TOTAL IMPACT FEES CLEARING ACCTS</b>	<b>( 36,210.00)</b>	<b>.00</b>	<b>.00</b>	<b>.00</b>	<b>.0</b>
<b>TOTAL FUND REVENUE</b>	<b>.00</b>	<b>797,693.63</b>	<b>468,740.00</b>	<b>( 328,953.63)</b>	<b>170.2</b>

TOWN OF FLORENCE  
EXPENDITURES WITH COMPARISON TO BUDGET  
FOR THE 12 MONTHS ENDING JUNE 30, 2025

FIRE/EMS DEV IMPACT FEES

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>COMMUNITY DEVELOPMENT</u>					
509-506-501 BUILDING REMODEL/ACQUISITION	.00	.00	500,000.00	500,000.00	.0
509-506-505 VEHICLES	.00	72,432.11	80,000.00	7,567.89	90.5
TOTAL COMMUNITY DEVELOPMENT	.00	72,432.11	580,000.00	507,567.89	12.5
TOTAL FUND EXPENDITURES	.00	72,432.11	580,000.00	507,567.89	12.5
NET REVENUE OVER EXPENDITURES	.00	725,261.52	( 111,260.00)	( 836,521.52)	651.9

TOWN OF FLORENCE  
BALANCE SHEET  
JUNE 30, 2025

PARKS DEVELOPMENT IMPACT FEES

ASSETS

510-102000	CASH-GENERAL/SPECIAL ACCTS	3,866,294.36
TOTAL ASSETS		3,866,294.36

LIABILITIES AND EQUITY

FUND EQUITY

UNAPPROPRIATED FUND BALANCE:		
510-299100	RESERVED FUND BAL-STUDY	14,706.51
510-299200	RESERVED FUND BAL-LAND	332,717.28
510-299400	RESERVED FUND BAL-IMPROVEMEN	2,899,456.76
	REVENUE OVER EXPENDITURES - YTD	619,413.81
BALANCE - CURRENT DATE		3,866,294.36
TOTAL FUND EQUITY		3,866,294.36
TOTAL LIABILITIES AND EQUITY		3,866,294.36

TOWN OF FLORENCE  
REVENUES WITH COMPARISON TO BUDGET  
FOR THE 12 MONTHS ENDING JUNE 30, 2025

PARKS DEVELOPMENT IMPACT FEES

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	PCNT
<u>INTEREST</u>					
510-345-682 INTEREST EARNING	.00	146,249.43	30,000.00	( 116,249.43)	487.5
510-345-683 UNREALIZED GAIN/LOSS ON INVEST	.00	42,143.51	15,000.00	( 27,143.51)	281.0
<b>TOTAL INTEREST</b>	<b>.00</b>	<b>188,392.94</b>	<b>45,000.00</b>	<b>( 143,392.94)</b>	<b>418.7</b>
<u>IMPACT FEES</u>					
510-360-685 IMPROVEMENTS (PARKS)	21,714.26	428,150.87	291,373.00	( 136,777.87)	146.9
510-360-686 STUDY (PARKS)	181.74	3,583.40	467.00	( 3,116.40)	767.3
<b>TOTAL IMPACT FEES</b>	<b>21,896.00</b>	<b>431,734.27</b>	<b>291,840.00</b>	<b>( 139,894.27)</b>	<b>147.9</b>
<u>IMPACT FEES CLEARING ACCTS</u>					
510-365-701 DIF-SINGLE FAMILY	.00	428,956.00	.00	( 428,956.00)	.0
510-365-723 DIF-INDUSTRIAL	.00	2,778.27	.00	( 2,778.27)	.0
510-365-799 ALLOCATION CLEARING ACCOUNT	( 21,896.00)	( 431,734.27)	.00	431,734.27	.0
<b>TOTAL IMPACT FEES CLEARING ACCTS</b>	<b>( 21,896.00)</b>	<b>.00</b>	<b>.00</b>	<b>.00</b>	<b>.0</b>
<b>TOTAL FUND REVENUE</b>	<b>.00</b>	<b>620,127.21</b>	<b>336,840.00</b>	<b>( 283,287.21)</b>	<b>184.1</b>

TOWN OF FLORENCE  
 EXPENDITURES WITH COMPARISON TO BUDGET  
 FOR THE 12 MONTHS ENDING JUNE 30, 2025

PARKS DEVELOPMENT IMPACT FEES

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>COMMUNITY DEVELOPMENT</u>					
510-506-507 BUILDING & IMPROVEMENTS	.00	713.40	255,250.00	254,536.60	.3
TOTAL COMMUNITY DEVELOPMENT	.00	713.40	255,250.00	254,536.60	.3
TOTAL FUND EXPENDITURES	.00	713.40	255,250.00	254,536.60	.3
NET REVENUE OVER EXPENDITURES	.00	619,413.81	81,590.00	( 537,823.81)	759.2

TOWN OF FLORENCE  
BALANCE SHEET  
JUNE 30, 2025

DEVELOPMENT FEE FLORENCE WATER

ASSETS

596-102000	CASH-GENERAL/SPECIAL ACCTS	456,996.67	
	TOTAL ASSETS		456,996.67

LIABILITIES AND EQUITY

FUND EQUITY

UNAPPROPRIATED FUND BALANCE:

596-299100	RESERVED FUND BAL-STUDY	1,738.66	
596-299601	RESERVED FUND BAL-TRANSMISSI	117,156.75	
596-299603	RESERVED FUND BAL-STORAGE	118,102.65	
596-299605	RESERVED FUND BAL-SUPPLY	169,155.34	
	REVENUE OVER EXPENDITURES - YTD	50,843.27	
	BALANCE - CURRENT DATE		456,996.67
	TOTAL FUND EQUITY		456,996.67
	TOTAL LIABILITIES AND EQUITY		456,996.67

TOWN OF FLORENCE  
REVENUES WITH COMPARISON TO BUDGET  
FOR THE 12 MONTHS ENDING JUNE 30, 2025

DEVELOPMENT FEE FLORENCE WATER

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	PCNT
<u>INTEREST</u>					
596-345-682 INTEREST EARNING	.00	17,743.07	3,000.00	( 14,743.07)	591.4
596-345-683 UNREALIZED GAIN/LOSS ON INVEST	.00	5,305.19	1,500.00	( 3,805.19)	353.7
<b>TOTAL INTEREST</b>	<b>.00</b>	<b>23,048.26</b>	<b>4,500.00</b>	<b>( 18,548.26)</b>	<b>512.2</b>
<u>IMPACT FEES</u>					
596-360-683 TRANSMISSION (WATER)	3,312.28	28,714.15	26,498.00	( 2,216.15)	108.4
596-360-684 STORAGE (WATER)	.00	( 455.78)	.00	455.78	.0
596-360-685 SUPPLY (WATER)	.00	( 696.47)	.00	696.47	.0
596-360-686 STUDY (WATER)	27.72	233.11	222.00	( 11.11)	105.0
<b>TOTAL IMPACT FEES</b>	<b>3,340.00</b>	<b>27,795.01</b>	<b>26,720.00</b>	<b>( 1,075.01)</b>	<b>104.0</b>
<u>IMPACT FEES CLEARING ACCTS</u>					
596-365-730 DIF - WATER - 1.00 CAP RATIO	.00	29,392.00	.00	( 29,392.00)	.0
596-365-799 ALLOCATION CLEARING ACCOUNT	( 3,340.00)	( 29,392.00)	.00	29,392.00	.0
<b>TOTAL IMPACT FEES CLEARING ACCTS</b>	<b>( 3,340.00)</b>	<b>.00</b>	<b>.00</b>	<b>.00</b>	<b>.0</b>
<b>TOTAL FUND REVENUE</b>	<b>.00</b>	<b>50,843.27</b>	<b>31,220.00</b>	<b>( 19,623.27)</b>	<b>162.9</b>
<b>NET REVENUE OVER EXPENDITURES</b>	<b>.00</b>	<b>50,843.27</b>	<b>31,220.00</b>	<b>( 19,623.27)</b>	<b>162.9</b>

TOWN OF FLORENCE  
BALANCE SHEET  
JUNE 30, 2025

DEVELOPMENT FEE WASTEWATER

<u>ASSETS</u>			
597-102000	CASH-GENERAL/SPECIAL ACCTS	1,117,175.64	
	TOTAL ASSETS		<u>1,117,175.64</u>
<u>LIABILITIES AND EQUITY</u>			
<u>FUND EQUITY</u>			
UNAPPROPRIATED FUND BALANCE:			
597-299100	RESERVED FUND BAL-STUDY	5,286.48	
597-299701	RESERVED FUND BAL-COLLECTION	151,207.61	
597-299703	RESERVED FUND BAL-TREATMENT	849,397.89	
	REVENUE OVER EXPENDITURES - YTD	<u>111,283.66</u>	
	BALANCE - CURRENT DATE	<u>1,117,175.64</u>	
	TOTAL FUND EQUITY		<u>1,117,175.64</u>
	TOTAL LIABILITIES AND EQUITY		<u>1,117,175.64</u>

TOWN OF FLORENCE  
REVENUES WITH COMPARISON TO BUDGET  
FOR THE 12 MONTHS ENDING JUNE 30, 2025

DEVELOPMENT FEE WASTEWATER

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	PCNT
<u>INTEREST</u>					
597-345-682 INTEREST EARNING	.00	43,769.56	8,000.00	( 35,769.56)	547.1
597-345-683 UNREALIZED GAIN/LOSS ON INVEST	.00	13,064.10	4,000.00	( 9,064.10)	326.6
<b>TOTAL INTEREST</b>	<b>.00</b>	<b>56,833.66</b>	<b>12,000.00</b>	<b>( 44,833.66)</b>	<b>473.6</b>
<u>IMPACT FEES</u>					
597-360-684 COLLECTION (SEWER)	6,422.27	57,528.96	51,564.00	( 5,964.96)	111.6
597-360-685 TREATMENT (SEWER)	.00	( 3,326.04)	.00	3,326.04	.0
597-360-686 STUDY (SEWER)	27.73	247.08	36.00	( 211.08)	686.3
<b>TOTAL IMPACT FEES</b>	<b>6,450.00</b>	<b>54,450.00</b>	<b>51,600.00</b>	<b>( 2,850.00)</b>	<b>105.5</b>
<u>IMPACT FEES CLEARING ACCTS</u>					
597-365-730 DIF - SEWER - 1.00 CAP RATIO	.00	58,050.00	.00	( 58,050.00)	.0
597-365-799 ALLOCATION CLEARING ACCOUNT	( 6,450.00)	( 58,050.00)	.00	58,050.00	.0
<b>TOTAL IMPACT FEES CLEARING ACCTS</b>	<b>( 6,450.00)</b>	<b>.00</b>	<b>.00</b>	<b>.00</b>	<b>.0</b>
<b>TOTAL FUND REVENUE</b>	<b>.00</b>	<b>111,283.66</b>	<b>63,600.00</b>	<b>( 47,683.66)</b>	<b>175.0</b>

TOWN OF FLORENCE  
 EXPENDITURES WITH COMPARISON TO BUDGET  
 FOR THE 12 MONTHS ENDING JUNE 30, 2025

DEVELOPMENT FEE WASTEWATER

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>COMMUNITY DEVELOPMENT</u>					
597-506-507 IMPROVEMENTS OTHER THAN BUILD	.00	.00	500,000.00	500,000.00	.0
TOTAL COMMUNITY DEVELOPMENT	.00	.00	500,000.00	500,000.00	.0
TOTAL FUND EXPENDITURES	.00	.00	500,000.00	500,000.00	.0
NET REVENUE OVER EXPENDITURES	.00	111,283.66	( 436,400.00)	( 547,683.66)	25.5

# **Infrastructure Improvement Plan Related to Impact Fees 2025-2031**

**Development Impact Fees  
Capital Projects Fiscal Years 2025-2031**

<b>Request Title</b>	<b>Project Total</b>	<b>FY2026</b>	<b>FY2027</b>	<b>FY2028</b>	<b>FY2029</b>	<b>FY2030</b>	<b>FY2031</b>
<b>Fire / EMS</b>							
Fire Dept Storage Facility (Carryover)	\$500,000	\$500,000					
Fire Station #3 / Police Substation	\$3,720,000				\$720,000	\$720,000	\$3,000,000
<b>Total Fire / EMS</b>	<b>\$4,220,000</b>	<b>\$500,000</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$720,000</b>	<b>\$3,000,000</b>
<b>Police</b>							
Police Dept Facility Expansion	\$1,500,000	\$1,500,000					
<b>Total Police</b>	<b>\$1,500,000</b>	<b>\$1,500,000</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
<b>Parks</b>							
Trail at Central Arizona Project Canal (CAP) Development	\$103,000	\$34,000	\$69,000				
Trail at Poston Butte East Side Connector	\$25,000	\$25,000					
Trail at Poston Butte Interpretive Sign Plan	\$68,000	\$68,000					
Trail at Poston Butte West Side Improvements Project Design	\$250,000		\$250,000				
<b>Total Parks</b>	<b>\$446,000</b>	<b>\$127,000</b>	<b>\$69,000</b>	<b>\$0</b>	<b>\$250,000</b>	<b>\$0</b>	<b>\$0</b>
<b>Streets</b>							
T-109 Adamsville Rd. & Main St. to Plant Rd (AC Pavement 2 lanes)	\$150,000		\$150,000				
T-112 Hunt Highway Widening (Fire Station #2 to Attaway Road)	\$2,200,000	\$2,200,000					
<b>Total Streets</b>	<b>\$2,350,000</b>	<b>\$2,200,000</b>	<b>\$150,000</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
<b>Total DIF Projects</b>	<b>\$8,516,000</b>	<b>\$4,327,000</b>	<b>\$219,000</b>	<b>\$0</b>	<b>\$250,000</b>	<b>\$720,000</b>	<b>\$3,000,000</b>