



TOWN OF  
**QUEEN CREEK**  
ARIZONA

# FY 20-21 Year to Date Financial Report

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Operating Budget to Actual Performance  
Fiscal Year to Date through September 2020

Issued October 29, 2020

## ***Executive Summary***

The Town's fiscal year 2020-21 budget-to-actual performance through September 2020 showed favorable variances for both revenues and expenses. Actual revenues performed well with receipts exceeding expectations by \$5.6M, or 51%. This is the result of Sales Tax, Construction Sales Tax, and Building/Engineering Revenues all performing better than expected due to strong residential and commercial growth. While staff expected this growth to slow due to the impact of the COVID-19 pandemic, actual development activity in the Town has accelerated. The fiscal year 2020-21 budget projected 700 single-family permits for the entire fiscal year, but the Town has already issued 523 permits in the first three months. Additionally, average monthly home closings are currently running 31% higher than the prior year. Total expenses through September are \$0.8M or 6% less than budget. The favorable variance is being driven mostly by staffing vacancies and savings in operating costs and contractual services.

The revised Operating Budget anticipated that expenses would exceed revenues by \$1.8M by the end of September 2020. However, actual results are better than anticipated resulting in year-to-date revenues exceeding expenses by \$4.6M, an improvement of \$6.4M.

The Town's overall operating results have been favorable; however, the COVID-19 pandemic is still not behind us and may present additional challenges in the months ahead. Still, the Town maintains healthy reserves and has contingencies built into the budget that can provide flexibility as needs arise. Staff will continue to monitor our local, regional, and national economies regularly and provide updates as more data becomes available.

## Operating Budget

The Operating Budget includes the Town's activity from the General, Streets (HURF), Emergency Services and Horseshoe Park Equestrian Center Funds. The following schedule is a summary of the FY 20-21 Operating Budget. Revenues are expected to exceed expenses by \$4.8M for the year, with additional amounts being transferred out to other funds to cover the non-growth share of debt payments and capital improvements.

Recent budget adjustments have taken \$3.1M from contingency funds to provide budget authority for police vehicle expenditures and business assistance grants. The revised budget anticipates the Town will use \$5.0M of fund balance, most of which is earmarked for starting up the new Queen Creek Police Department. The current amounts in the Town's reserves are shown below.

The ending fund balance is expected to be \$51.6M, of which \$22.0M is reserved for pension funding and \$16.9M is reserved for the Town's 25% reserve policy. The amounts in the Police Services and COVID-19 reserves may change if the Town Council chooses to use these funds during the fiscal year.

### Summary FY 20-21 Operating Budget

	FY 20-21 Total Adopted Budget	FY 20-21 Total Revised Budget	FY 20-21 Year-to-Date Budget	FY 20-21 Year-to-Date Actual
Revenues	\$ 63,588,037	\$ 63,588,037	\$ 10,987,430	\$ 16,642,573
Expenses	55,621,256	58,751,753	12,798,361	12,016,149
Operating Results	\$ 7,966,781	\$ 4,836,284	\$ (1,810,931)	\$ 4,626,424
Transfers Out				
Events/Grants Match/Other	\$ 25,000	\$ 25,000	\$ -	\$ -
Debt Service	6,457,677	6,457,677	-	-
CIP	3,377,700	3,377,700	-	-
Transfers Out	\$ (9,860,377)	\$ (9,860,377)	-	-
Net Operating Results	\$ (1,893,596)	\$ (5,024,093)	\$ (1,810,931)	\$ 4,626,424
Beginning Fund Balance	\$ 46,656,233	\$ 56,608,528		
Ending Fund Balance	\$ 44,762,637	\$ 51,584,435		
25% Revenue Reserve	\$ 16,857,700	\$ 16,857,700		
Police Services Reserve	4,500,000	1,654,996		
COVID-19 Reserve	4,770,623	11,060,087		
MSCO Unfunded Pension Liability Reserve	18,634,314	22,011,652		
ASRS Unfunded Pension Liability Reserve	-	-		
Available Fund Balance	-	-		
Total Fund Balance	\$ 44,762,637	\$ 51,584,435		

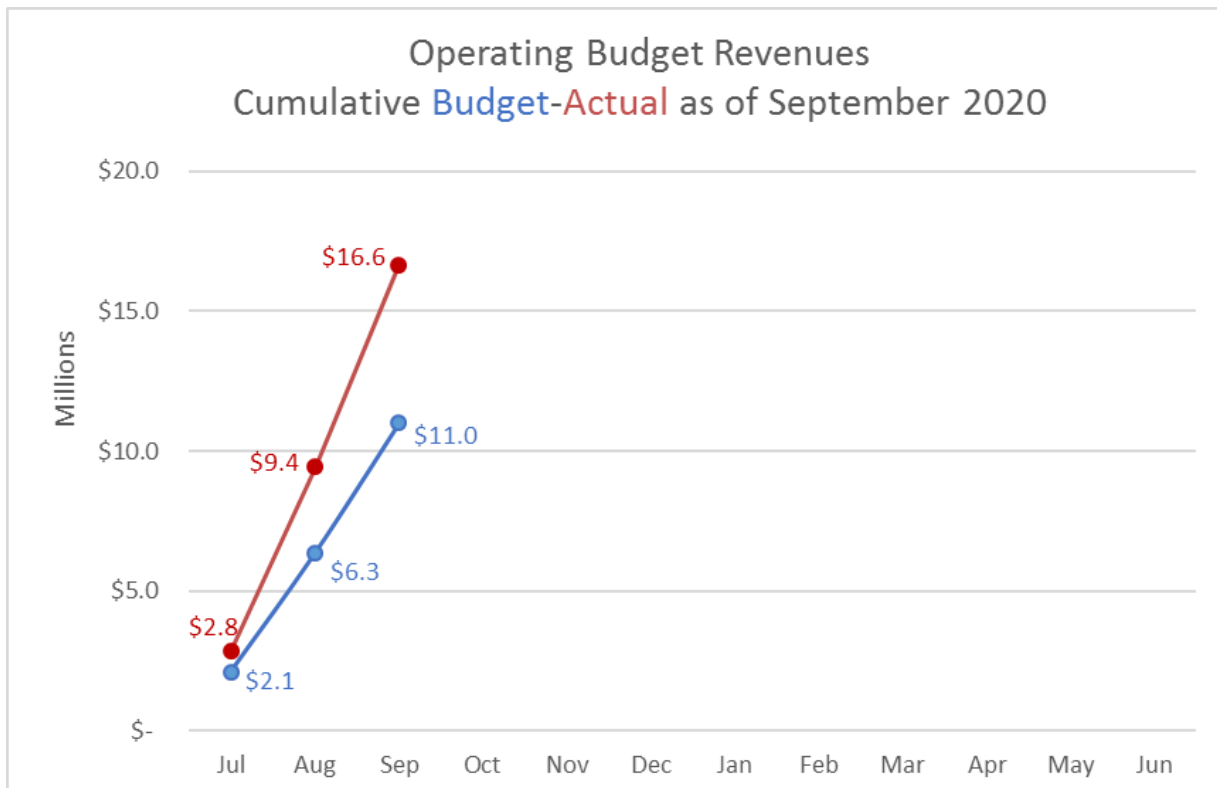
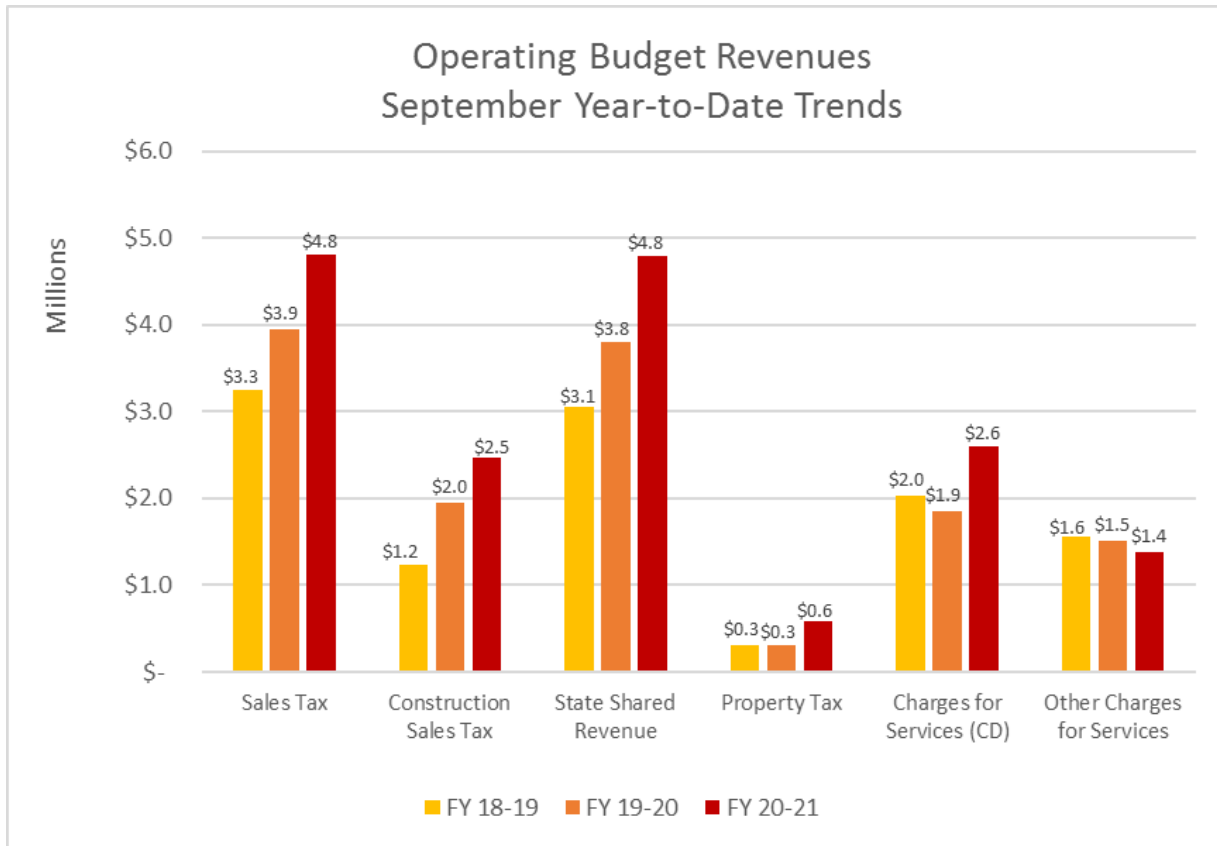
The remainder of this report focuses on revenues and expenses only. It does not include transfers, debt service or infrastructure funding transfers.

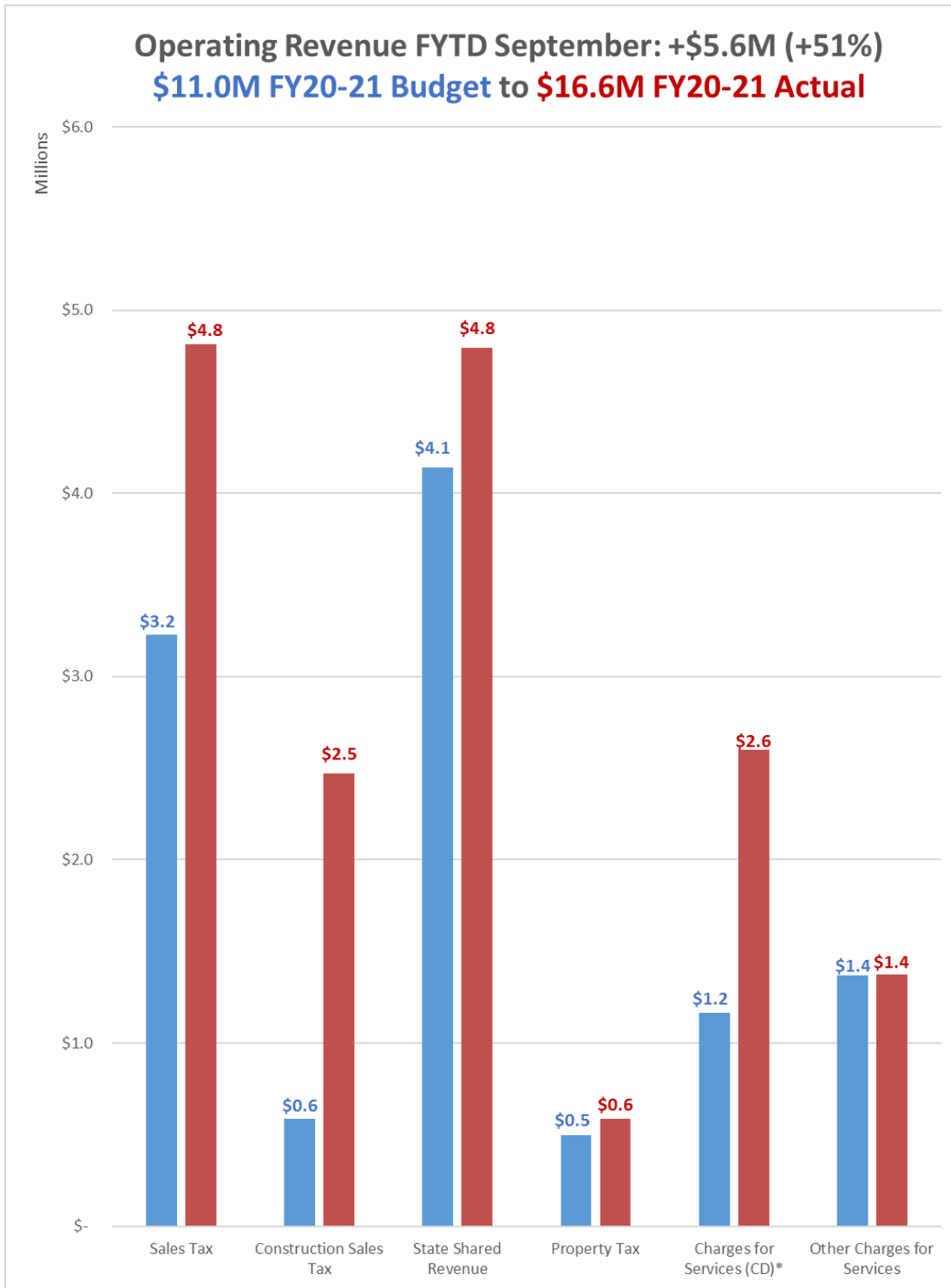
**September 2020 Year-to-Date Results**

	<u>YTD</u>	<u>YTD</u>	<u>\$ Variance</u>	<u>% Variance</u>
	<u>Budget</u>	<u>Actual</u>	<u>Favorable/(Unfavorable)</u>	
<b>Revenues</b>				
Sales Tax	\$ 3,226,750	\$ 4,816,129	\$ 1,589,379	49%
Construction Sales Tax	584,290	2,471,680	1,887,390	323%
State Shared Revenue	4,142,690	4,793,942	651,252	16%
Property Tax	497,790	584,419	86,629	17%
Charges for Services (CD)*	1,164,670	2,599,971	1,435,301	123%
Other Charges for Services	1,371,240	1,376,431	5,191	0%
<b>Total Revenues</b>	<b>\$ 10,987,430</b>	<b>\$ 16,642,573</b>	<b>\$ 5,655,143</b>	<b>51%</b>
<b>Expenditures</b>				
Salaries & Benefits	\$ 7,417,335	\$ 6,857,411	\$ 559,924	8%
Supplies & Services	3,405,424	3,273,220	132,204	4%
Maricopa County Sheriff	1,889,153	1,813,075	76,078	4%
Capital Outlay	86,449	72,444	14,005	16%
<b>Total Expenditures</b>	<b>\$ 12,798,361</b>	<b>\$ 12,016,149</b>	<b>\$ 782,212</b>	<b>6%</b>

\*Consists of Community Development Charges for Services including permits, planning and engineering fees

## Revenue Analysis





Overall, actual revenues are showing a 51% favorable variance compared to the revised budget. The variances of the Revenue Categories are as follows:

## **Sales Tax**

Sales tax revenue through September 2020 is \$1.6 million or 49% ahead of budget, greatly exceeding expectations. This trend of monthly above-budget sales tax revenue has continued since April 2020 in spite of the uncertainty surrounding the COVID-19 pandemic. This sales tax growth was not anticipated when the fiscal year 2020-21 budget was developed; in fact, sales tax revenue was projected to decrease 24%. Some of this positive performance is attributed to more individuals shopping closer to home because they are working from home, growth in e-commerce from more residents shopping online, recent legislation requiring sales tax on e-commerce, and new businesses that continue to open in Queen Creek. Please refer to the Sales Tax Report (Appendix 1) for additional information on sales tax activity.

## **Construction Sales Tax**

Construction sales tax revenue to date is \$1.9 million or 323% above budget, reflecting robust residential and commercial construction activity. The fiscal year 2020-21 budget was developed during the initial outbreak of COVID-19 when staff expected the pandemic to sharply reduce demand for new homes. This reduction never materialized; in fact, new home construction has accelerated since April 2020 and continues to show strong demand. Since September 2019, the Town has averaged 139 single-family home closings per month, compared to 106 for the previous 12-month period, an increase of 31% or 33 homes per month. Please refer to the Sales Tax Report (Appendix 1) for additional information.

## **State Shared Revenue**

State Shared Revenue is currently \$651K or 16% above budget. The State of Arizona as a whole is seeing better-than-expected performance in sales tax activity. When combined with Queen Creek's population growth, this has increased the Town's share of state tax distributions.

## **Property Tax**

Property tax revenue is currently \$87K above budget. The Town receives the majority of its property tax distributions in October and November, and again in April and May, due to Arizona's statutes that allow property owners to pay their annual property taxes in two installments.

## **Charges for Services (CD)**

Charges for Services (CD) accounts for planning, engineering and building permit revenues. Year-to-date CD Revenue is favorable by \$1.4M or 123%, as presented in the following schedule:

### **September 2020 YTD Community Development Detailed Revenues**

Charges for Services (CD)	<u>Budget</u>	<u>Actual</u>	<u>\$ Variance</u>	<u>% Variance</u>
Planning Revenue	\$ 106,060	\$ 36,275	\$ (69,785)	(66%)
Engineering Revenue	112,050	514,636	402,586	359%
Building Permit Revenue	<u>946,560</u>	<u>2,049,060</u>	<u>1,102,500</u>	<u>116%</u>
Total Charges for Services (CD)	\$ 1,164,670	\$ 2,599,971	\$ 1,435,301	123%

Similar to construction sales tax, CD revenue is tied to new and proposed development activity in the town for new subdivisions, commercial developments, and annexations. The fiscal year 2020-21 budget projected a 26% decrease in revenue from this activity and only 700 new single-family permits for the

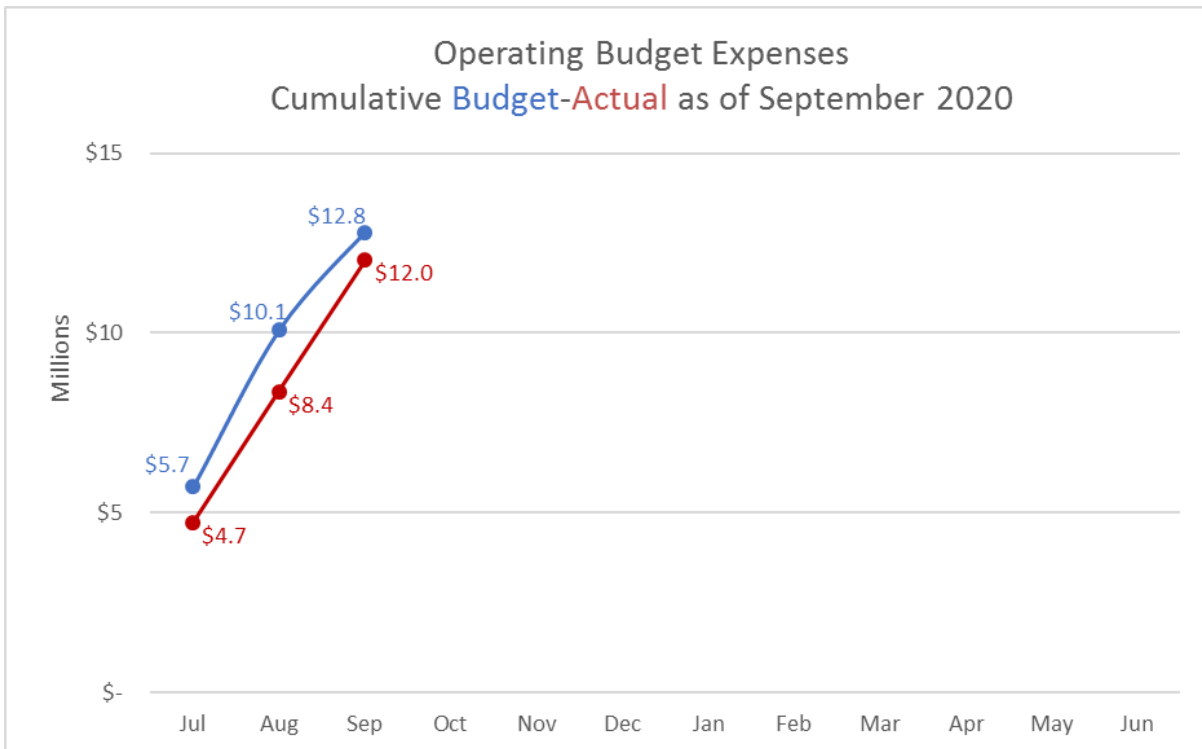
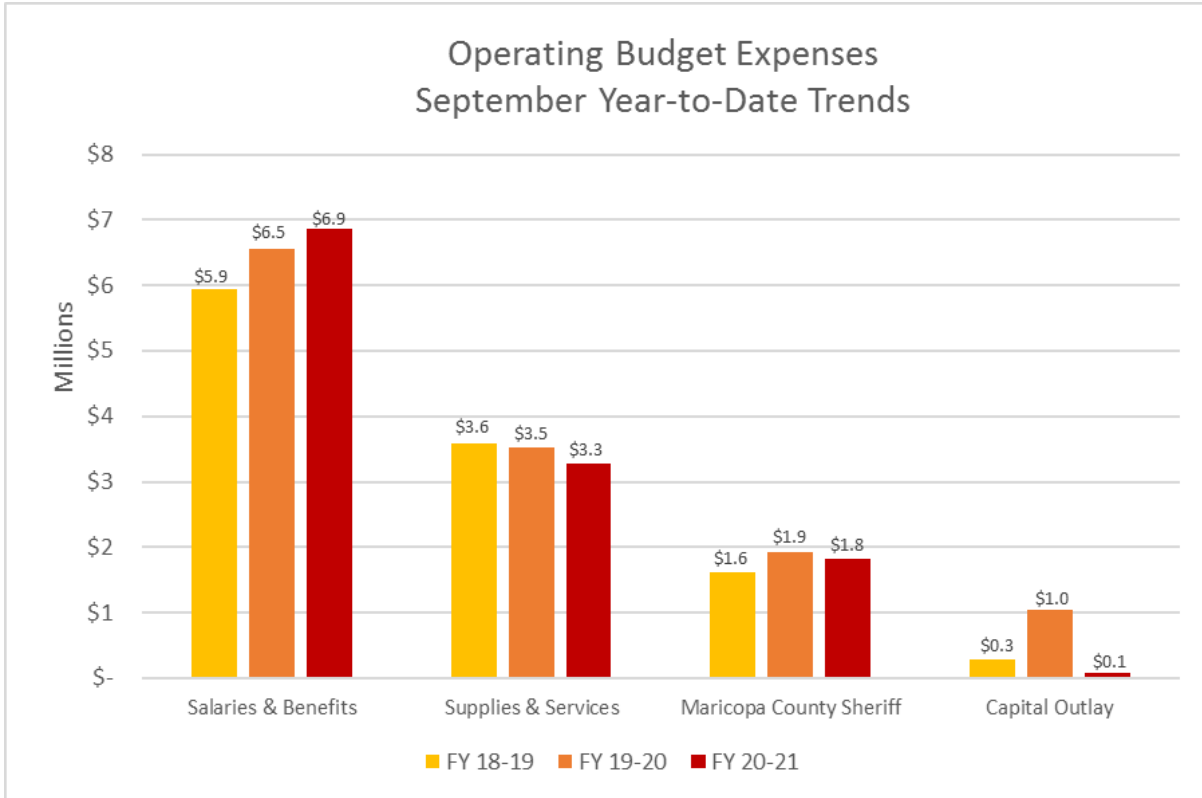
entire year. However, development activity since the onset of the COVID-19 pandemic has increased significantly, with 523 single-family permits issued in the first three months of the fiscal year alone. Staff is in the process of revising permit and revenue projections for the remainder of fiscal year 2020-21 in light of the Town's strong economic performance.

**Other Charges for Services**

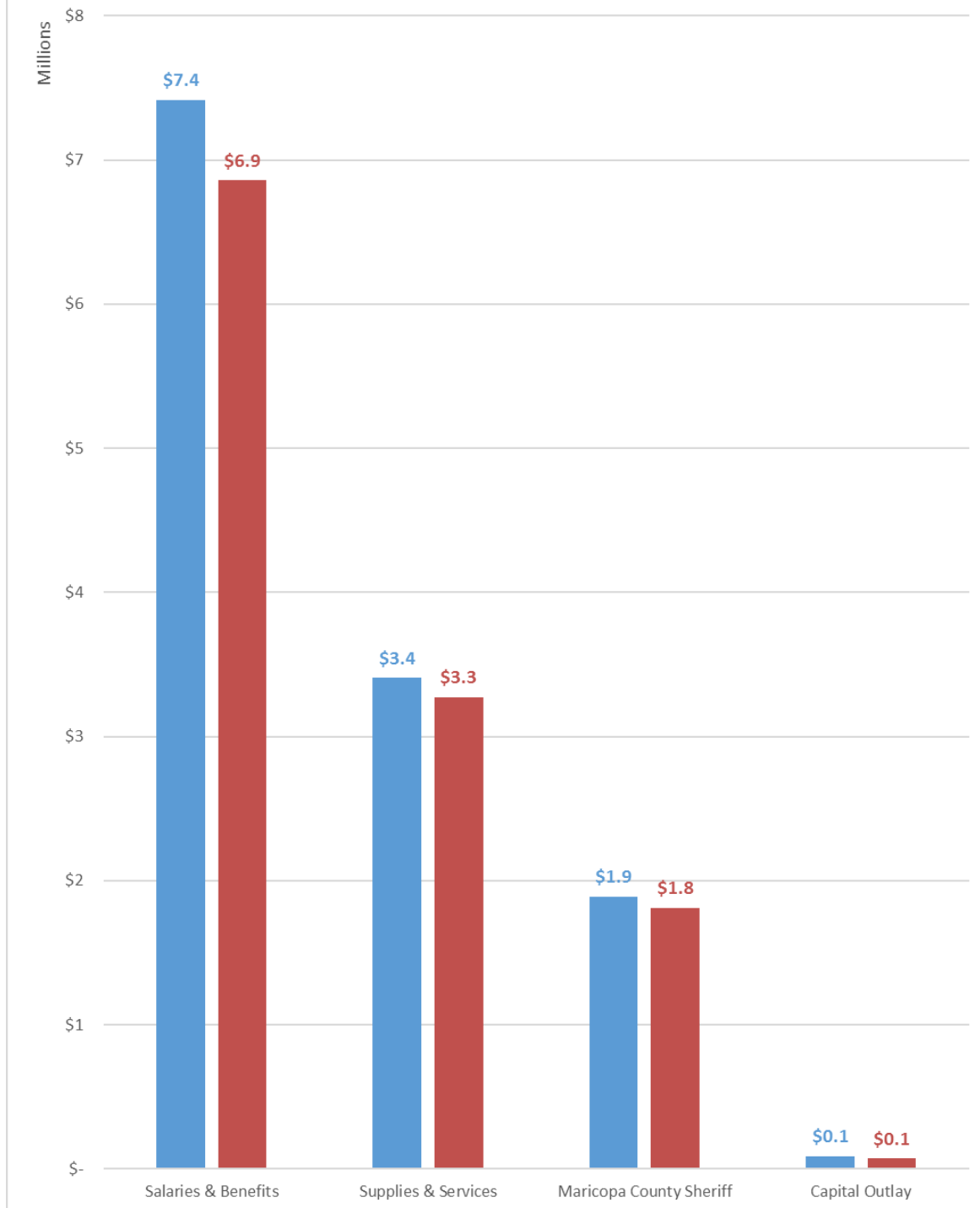
Other Charges for Services is comprised of a number of different sources and is currently right at budget with only a \$5K positive variance. The largest revenue group in this category is Utility ROI and Utility Franchise Fees from the Town's Water and Sewer utility operations, which together account for \$643K or 47% of Other revenue. Departmental Support Revenue accounted for another \$426K or 31% of the total revenue in this category.



## Expense Analysis



**Operating Expense FYTD September: +\$0.8M (+6%)**  
**\$12.8M FY20-21 Budget to \$12.0M FY20-21 Actual**



The year-to-date expenditures for fiscal year 2020-21 reflect a favorable variance of \$0.8M or 6%.

### **Salaries and Benefits**

Salaries and Benefits expenses are \$0.6M or 8% below budget. This variance is due to positions that have become vacant since the fiscal year 2020-21 budget was adopted. As they happen, vacancies are evaluated on a case-by-case basis to determine if the position needs to be filled right away or if the Town can delay hiring a replacement.

### **Supplies and Services**

Supplies and Services expenses are currently \$132K or 4% under budget. Savings in maintenance and repairs, legal costs, and employee training are offsetting higher than expected credit card fees, equipment maintenance, and software support. This category also includes the Town's new business assistance program that through September has paid \$288K in grants to local businesses to support their efforts to combat the COVID-19 pandemic.

### **Maricopa County Sheriff**

Maricopa County Sheriff costs have a favorable variance of \$76K or 4%. The MCSO budget for fiscal year 2020-21 already includes an estimate of personnel vacancies for which the Town receives a credit on a regular basis. These credits have so far been slightly higher than expected.

### **Capital Outlay**

Capital Outlay expenses currently show a favorable variance of \$14K. The budgets in this category are for one-time purchases related to major equipment and special projects.



TOWN OF  
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# FY 20-21 Year to Date Sales Tax Report

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FY 20-21 Business Activity through August 2020\*

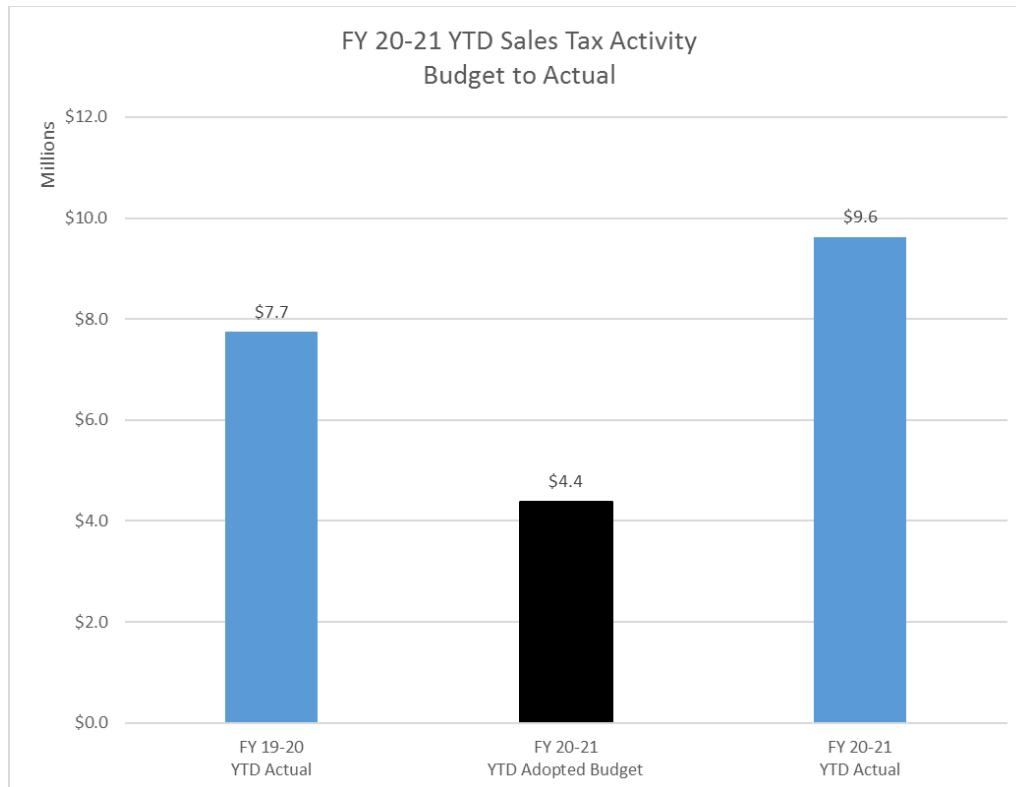
Issued October 2020

This report contains information regarding the actual revenue collections from the Town's 2.0% sales tax reflected in the General Fund, 0.25% dedicated EMS sales tax, 0.25% Town Center dedicated sales tax and the 2.0% Construction Contracting sales tax dedicated to infrastructure improvements.

## YEAR-TO-DATE FY 20-21 SALES TAX ACTIVITY

### OVERALL PERFORMANCE SUMMARY:

The August 2020 sales tax revenue year-to-date total of \$9.6M exceeds the adopted budget by 120%, or \$5.2M. Relative to the same period in FY 19-20, FY 20-21 actuals are 24%, or \$1.9M higher than the previous year.



Sales Category	FY 19-20 YTD Actual	FY 20-21		FY 20-21 YTD Adopted Budget-To-Actual		FY 19-20 YTD Actual to FY 20-21 YTD Actual	
		YTD Adopted Budget	YTD Actual	\$ Variance	% Variance	\$ Increase	% Increase
Construction	\$ 3,693,732	\$ 1,406,214	\$ 4,668,729	\$ 3,262,515	232%	\$ 974,997	26%
Retail Trade	\$ 2,394,187	1,793,541	3,185,175	1,391,634	78%	790,988	33%
Communications & Utilities	\$ 516,730	431,112	499,843	68,731	16%	(16,887)	(3%)
Restaurant & Bar	\$ 565,871	271,190	656,181	384,991	142%	90,310	16%
Real Estate, Rental & Leasing	\$ 316,101	288,790	341,428	52,638	18%	25,327	8%
All Others**	\$ 259,963	195,109	277,639	82,530	42%	17,676	7%
<b>Totals</b>	<b>\$ 7,746,584</b>	<b>\$ 4,385,956</b>	<b>\$ 9,628,994</b>	<b>\$ 5,243,038</b>	<b>120%</b>	<b>\$ 1,882,410</b>	<b>24%</b>

\*\*All Others includes transportation, wholesale trade, finance and insurance, services, arts and entertainment, and other categories.

Note: Reporting categories are based on Arizona Department of Revenue Business Code classifications.

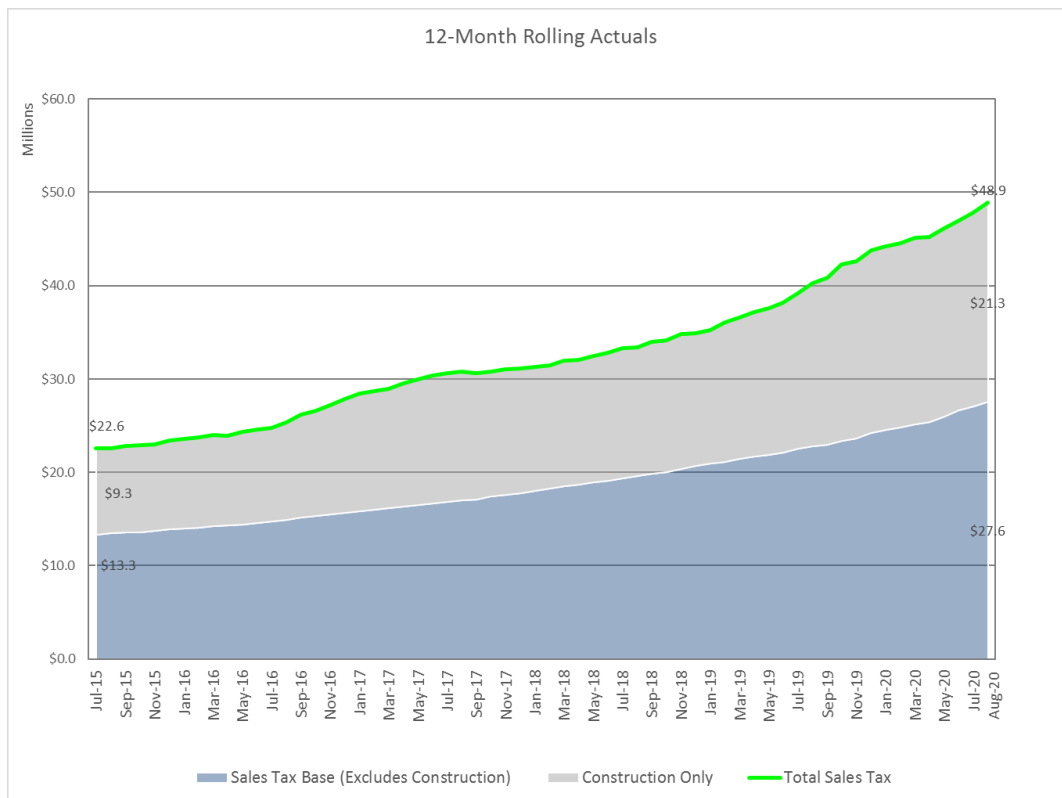
## ANALYSIS

Town of Queen Creek sales tax collections are positively impacted by the high incomes of Town households. Per the 2018 American Communities Supplemental Survey data provided by the US Census, Queen Creek’s median household income is \$98,214, which is among the highest in the region for full-service cities and towns. Additionally, taxable spending from an estimated 100K+ population from Eastmark master-planned community (Mesa) and unincorporated San Tan Valley has a significant impact on the Town’s sales tax revenues. A recent study from Elliott Pollack & Company estimates that as of FY 17-18, about 38% of sales tax collections in the retail category and about 47% in the restaurant and bar category are from non-Queen Creek resident spending in the Town.

August sales tax collections in FY 20-21 were higher than in FY 19-20 despite continued limitations on business operations throughout the Town due to the COVID-19 pandemic. The FY 20-21 adopted budget accounted for continued limitations and a stable recovery period for businesses within the Town.

## HISTORICAL 12 MONTH ROLLING PERIODS

The following section contains a 12-month rolling historical actuals chart for the sales tax base (everything except construction) and separately for construction contracting sales tax revenues. Together, these categories comprise the total monthly revenue collections for sales tax. This chart is useful to identify the overall data trends since 2015. Of particular note is the continued growth of the sales tax base over time, which signifies that the Town’s commercial sectors have continued to grow, diversify, and mature since 2015.



## YEAR-TO-DATE ANALYSIS BY CATEGORY

### CONSTRUCTION CONTRACTING:

Construction sales tax is collected on all construction activity; commercial, new residential and major residential remodels. It also includes landscaping, painting, flooring installation, siding, roofing, concrete, plumbing, heating, framing, drywall, infrastructure, masonry, finish carpentry, etc. Speculative construction activity (developing land for sale as a building site) is also included in this category.

**August 2020 Actuals: \$2.4M**

**FY 20-21 YTD Actuals: \$4.7M**

**FY 20-21 YTD Adopted Budget to Actual Variance of \$3.3M or 232%**

**FY 20-21 YTD Actual to FY 19-20 YTD Actual Increase of \$975K or 26%**

FY 20-21 collections exceed the FY 20-21 adopted budget and the prior fiscal year actuals through August activity. The FY 20-21 adopted budget accounted for an estimated decline in construction activity within the Town due to the impacts of the COVID-19 pandemic. To date, the Town has seen continued construction activity at levels matching or outperforming prior years.

Performance in construction contracting ties mostly to new home sales and in particular, the large-scale homebuilders. Known major homebuilders accounted for the majority of construction contracting sales tax revenues for the month of August. Sales tax paid by homebuilders ties to the sale of a new home, which is dependent on permit completions. The following schedule displays new single-family home (NSF) permits issued and home completions over a rolling 12-month period for the current fiscal year against the previous fiscal year according to Queen Creek’s Development Services Department:

12-Month Rolling NSF Home Permits	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Total	Mo. Avg.
FY 19-20 TOQC NSF Permits Issued	70	97	71	113	84	107	92	126	136	114	158	124	1,292	108
FY 20-21 TOQC NSF Permits Issued	138	142	117	147	149	136	169	222	97	151	164	173	1,805	150

12-Month Rolling NSF Home Completions	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Total	Mo. Avg.
FY 19-20 TOQC NSF Completions	74	79	103	82	84	92	122	106	131	136	135	129	1,273	106
FY 20-21 TOQC NSF Completions	151	128	108	135	120	123	120	135	144	161	180	165	1,670	139

The Town utilizes RL Brown Housing Reports, an independent source of housing market information, to track monthly home sales, which are an indicator of construction sales tax receipts for the month. RL Brown’s data indicates that Queen Creek had 179 new home sales close in the month of August with an average sales price of \$433K for these homes. The following table shows the monthly closings by builder, average sale price and estimated gross revenue for the month of August.

## Appendix 1: Queen Creek Monthly Sales Tax Report

BUILDER	# CLOSINGS	AVG. SALE PRICE	EST. GROSS REVENUE
WILLIAM LYON HOMES	33	\$ 405,044	\$ 13,366,436
TAYLOR MORRISON	29	\$ 405,019	\$ 11,745,549
LENNAR HOMES	25	\$ 439,690	\$ 10,992,255
RICHMOND AMERICAN	23	\$ 359,180	\$ 8,261,149
SHEA HOMES	21	\$ 443,418	\$ 9,311,785
FULTON HOMES	15	\$ 398,794	\$ 5,981,911
TOLL BROTHERS	11	\$ 605,424	\$ 6,659,660
CRESLEIGH HOMES	6	\$ 327,122	\$ 1,962,734
ELLIOTT HOMES	4	\$ 592,042	\$ 2,368,166
VIP HOMES	3	\$ 814,451	\$ 2,443,354
MARACAY HOMES	3	\$ 633,667	\$ 1,901,002
ASHTON WOODS HOMES	2	\$ 357,990	\$ 715,980
PROVIDENCE HOMES	2	\$ 456,538	\$ 913,076
WOODSIDE HOMES	1	\$ 390,000	\$ 390,000
HIGHLAND HOMES/MINT	1	\$ 425,000	\$ 425,000
<b>GRAND TOTAL</b>	<b>179</b>	<b>\$ 432,615</b>	<b>\$ 77,438,085</b>

### RETAIL TRADE:

Retail trade includes large department stores, auto dealers, grocery stores, supercenters, automotive repairs, discount stores, home furnishings, drug stores, jewelry and other vendors typically selling merchandise in small quantities to the public.

**August 2020 Actuals: \$1.6M**

**FY 20-21 YTD Actuals: \$3.2M**

**FY 20-21 YTD Adopted Budget to Actual Variance of \$1.4M or 78%**

**FY 20-21 YTD Actual to FY 19-20 YTD Actual Increase of \$791K or 33%**

FY 20-21 YTD collections in the retail category exceeded the FY 20-21 adopted budget and prior year actual collections. Compared to the previous fiscal year, new businesses continue to open, but more influentially, retail anchors in the major retail centers in the Town are performing well. The higher-dollar entities drive revenue in this class. In August, the top 20 payers of 2,666 total payers in the retail category delivered 67% of the revenue. The top 10 payers in the category account for 57% of the total. The retail sector performed strongly in August despite the continued impacts of the COVID-19 pandemic.

### COMMUNICATIONS/UTILITIES:

This category includes businesses that provide telecommunications (internet, telephone, cellular service, cable/satellite television, etc.) and electricity, gas, or water services.

**August 2020 Actuals: \$260K**

**FY 20-21 YTD Actuals: \$500K**

**FY 20-21 YTD Adopted Budget to Actual Variance of \$69K or 16%**

**FY 20-21 YTD Actual to FY 19-20 YTD Actual Increase of (\$17K) or (3%)**

Year-to-date collections in the communications/utilities category are higher than the adopted FY 20-21 budget. Year-to-date collections are slightly lower than the prior year's YTD collections due mainly to inflated tax collections from one large taxpayer in July 2019.



## **RESTAURANTS & BARS:**

This industry is comprised of establishments serving customers by preparing meals, snacks, and beverages for immediate consumption.

**August 2020 Actuals: \$350K**

**FY 20-21 YTD Actuals: \$656K**

**FY 20-21 YTD Adopted Budget to Actual Variance of \$385K or 142%**

**FY 20-21 YTD Actual to FY 19-20 YTD Actual Increase of \$90K or 16%**

This category is above the current year adopted budget and prior year actual collections. Performance in this category has been impacted due to the continued impacts of the COVID-19 pandemic, which required many restaurant and bar establishments to limit restaurant capacity or only provide takeout, delivery, and drive-thru services. Despite these closures and limitations, performance has remained strong for establishments in Queen Creek.

## **RENTAL, REAL ESTATE & LEASES:**

This category consists of entities engaged in renting or leasing tangible and intangible assets as well as other establishments providing related services.

**August 2020 Actuals: \$157K**

**FY 20-21 YTD Actuals: \$341K**

**FY 20-21 YTD Adopted Budget to Actual Variance of 53K or 18%**

**FY 20-21 YTD Actual to FY 19-20 YTD Actual Increase of \$25K or 8%**

This category's collections are above the adopted budget and prior year collections.

## **ALL OTHER CATEGORIES:**

The categories included here are transportation, manufacturing, wholesale trade, finance and insurance, services, and arts and entertainment. Use tax is also included in this category.

**August 2020 Actuals: \$135K**

**FY 20-21 YTD Actuals: \$278K**

**FY 20-21 YTD Adopted Budget to Actual Variance of \$83K or 42%**

**FY 20-21 YTD Actual to FY 19-20 YTD Actual Increase of \$18K or 7%**

This category is above the current year adopted budget and previous year actual collections. The arts and entertainment category has performed better than anticipated despite closures and limitations due to COVID-19, therefore actual collections YTD appear higher than the adopted budget YTD.

## ATTACHMENT 1:

### SALES TAX BACKGROUND INFORMATION:

The Town of Queen Creek’s sales tax is the largest revenue source for Town operations. The Town of Queen Creek’s Transaction Privilege Tax (TPT) program is administered by the State of Arizona’s Department of Revenue (AZDOR). AZDOR issues TPT licenses to businesses, updates license data, provides support, collects tax dollars due, performs audits, and distributes the tax revenue to the Town.

### SALES TAX RATE DETAILS

The Town of Queen Creek has the following sales tax rates:

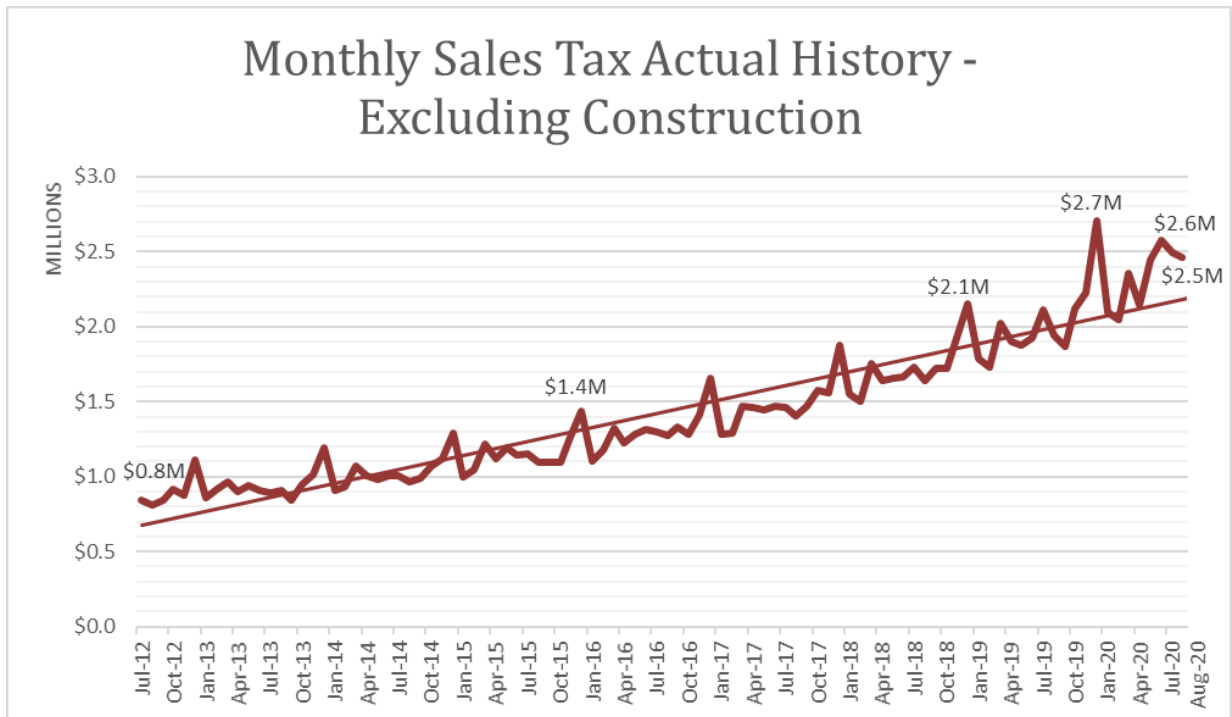
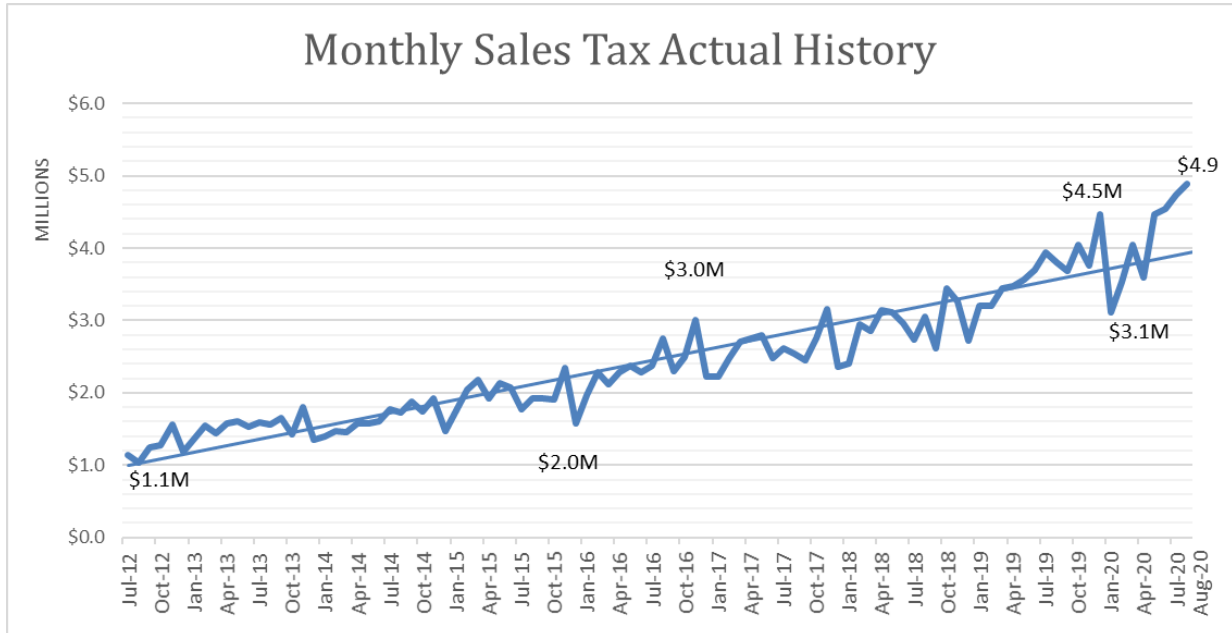
- 2.0% tax rate charged on all taxable activities within Town limits
  - Dedicated to the General Fund for general purpose government operations
- 0.25% tax rate charged on all taxable activities within Town limits
  - Dedicated to the Emergency Services (EMS) Fund to fund law enforcement and fire and medical services
- 0.25% special district rate – an additional tax rate charged on certain taxable activities occurring within certain major retail developments in Town Center: Queen Creek Marketplace, Cornerstone, and QC District
  - Dedicated to the Town Center Fund to fund infrastructure related improvements and other operations within the Town Center planning area
- 2.0% additional tax rate on construction contracting activities within Town limits
  - Dedicated to funding infrastructure improvements within Town limits

Sales Tax Rate Components					
Queen Creek Rate		Queen Creek Special District Rate (Town Center)		Construction Contracting Rate	
General Fund	2.00%	General Fund	2.00%	General Fund	2.00%
EMS	0.25%	EMS	0.25%	EMS	0.25%
		Town Center	0.25%	Construction Fund	2.00%
<b>Total Rate</b>	<b>2.25%</b>	<b>Total Rate</b>	<b>2.50%</b>	<b>Total Rate</b>	<b>4.25%</b>

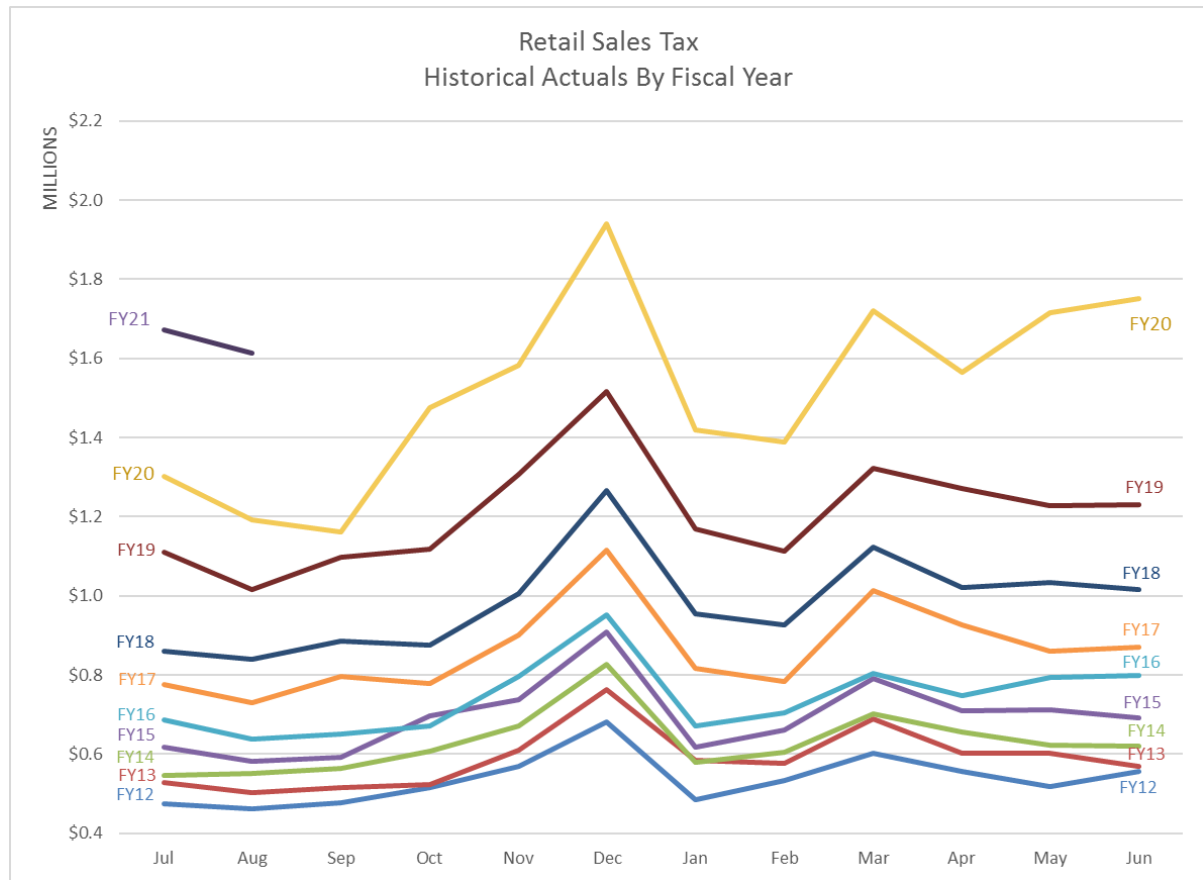
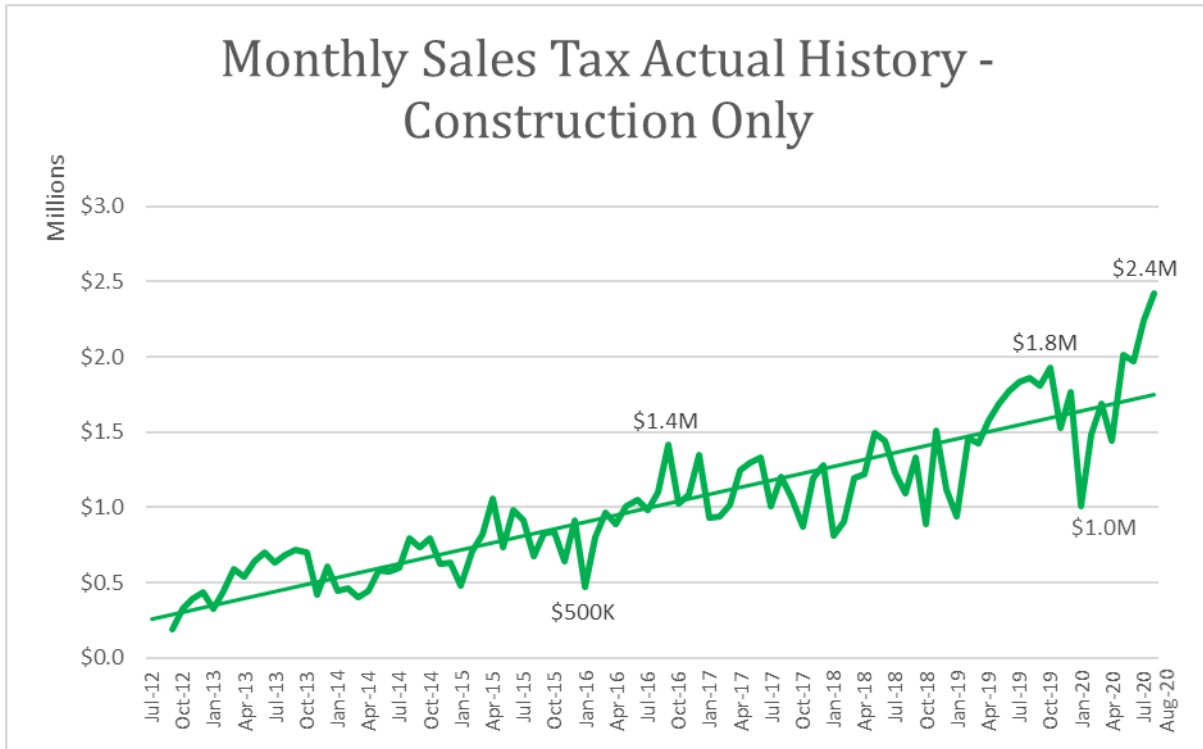
Revenue by Fund	YTD	% of Total
General Fund	\$ 6,474,942	67.2%
EMS Fund	809,368	8.4%
Town Center Fund	147,636	1.5%
Construction Fund	2,197,049	22.8%
Totals	\$ 9,628,994	100.0%

Operating Budget	Jul	Aug	FY20-21 YTD
General Fund	\$ 3,210,188	\$ 3,264,754	\$ 6,474,942
EMS Fund	\$ 401,273	\$ 408,094	\$ 809,368
Total Operating Budget	\$ 3,611,462	\$ 3,672,848	\$ 7,284,309

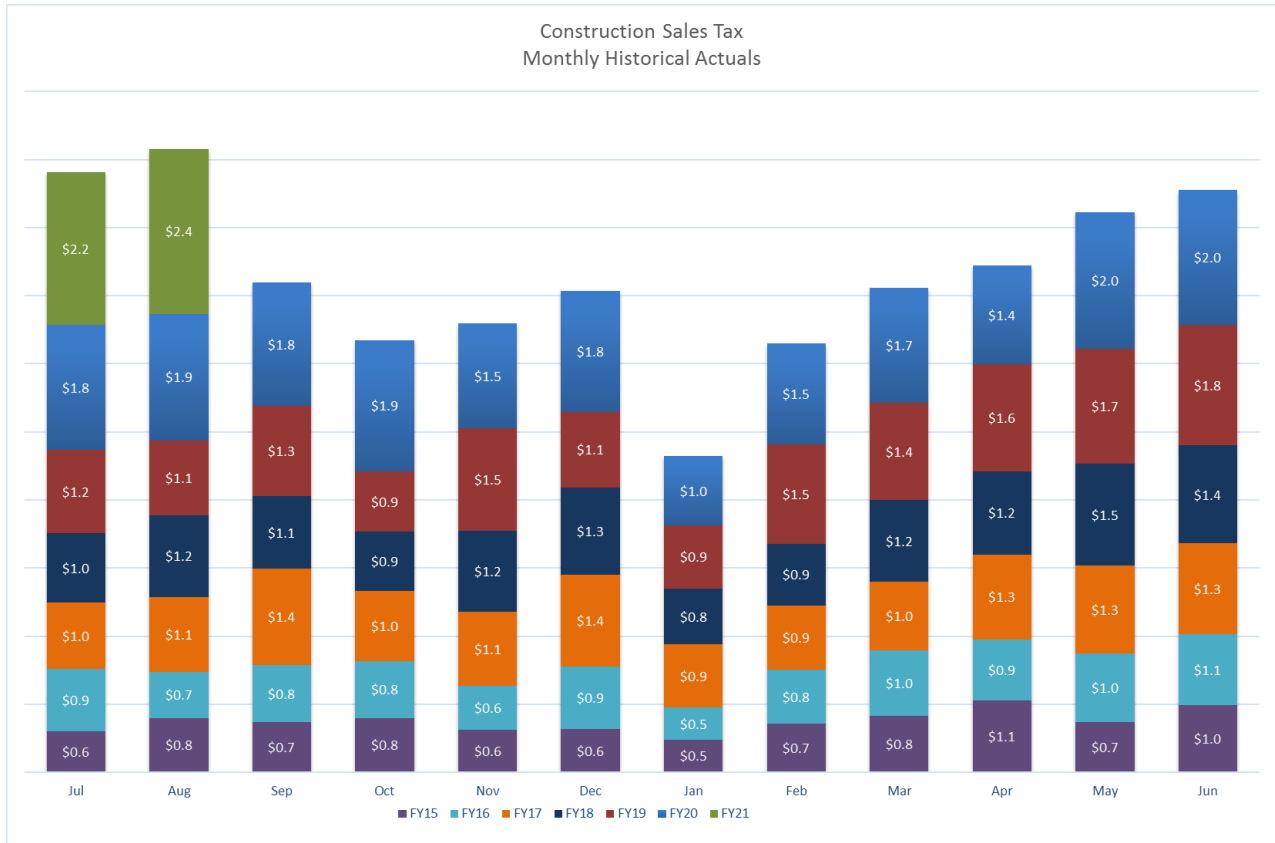
## Historical Performance



Appendix 1: Queen Creek Monthly Sales Tax Report



# Appendix 1: Queen Creek Monthly Sales Tax Report



Note: In FY 19-20 reporting is revised to reflect ADOR business code categories. Overall TPT revenues are not impacted.

Appendix 1: Queen Creek Monthly Sales Tax Report

**TAX RATE CATEGORIES**

Town-wide Queen Creek Sales Tax Rates:

CITY/TOWN NAME	REGION CODE	BUSINESS CODE	TAX RATE	COUNTY
<b>QUEEN CREEK</b>	<b>QC</b>			<b>MAR/PNL</b>
Advertising		018	2.25%	
Amusements		012	2.25%	
Contracting-Prime		015	4.25%	
Contracting-Speculative Builders		016	4.25%	
Contracting-Owner Builder		037	4.25%	
Job Printing		010	2.25%	
Manufactured Buildings		027	2.25%	
Timbering and Other Extraction		020	2.25%	
Severance-Metal Mining		019	0.10%	
Publication		009	2.25%	
Hotels		044	2.25%	
Hotel/Motel (Additional Tax)		144	3.00%	
Residential Rental, Leasing & Licensing for Use		045	2.25%	
Commercial Rental, Leasing & Licensing for Use		213	2.25%	
Rental, Leasing & Licensing for Use of		214	2.25%	
Restaurants and Bars		011	2.25%	
Retail Sales		017	2.25%	
Retail Sales Food for Home		062	2.25%	
MRRRA Amount		315	2.25%	
Communications		005	2.25%	
Transporting		006	2.25%	
Utilities		004	2.25%	
Use Tax Purchases		029	2.25%	
Use Tax from Inventory		030	2.25%	
Retail Sales for Remote Sellers		605	2.25%	
Retail Sales Food for Home Consumption Remote Sellers		606	2.25%	

Queen Creek Special District Tax Rates (Town Center):

CITY/TOWN NAME	REGION CODE	BUSINESS CODE	TAX RATE	COUNTY
<b>QUEEN CREEK SPECIAL DISTRICT</b>	<b>QD</b>			<b>MAR</b>
Amusements		012	2.50%	
Job Printing		010	2.50%	
Publication		009	2.50%	
Hotels		044	2.50%	
Restaurant and Bars		011	2.50%	
Retail Sales		017	2.50%	
Retail Sales for Food for Home Consumption		062	2.50%	
MRRRA Amount		315	2.50%	
Communications		005	2.50%	
Utilities		004	2.50%	
Retail Sales for Remote Sellers		605	2.50%	
Retail Sales Food for Home Consumption Remote Sellers		606	2.50%	