



TOWN OF
QUEEN CREEK
ARIZONA

FY 22-23

Financial Report

Operating Budget to Actual Performance
Fiscal Year to Date through December 2022
(Unaudited)

Issued January 26, 2023

The information herein is provided for reference only, is not intended to contain information material to a decision to purchase or sell obligations, and does not, and is not intended to, indicate future or continuing trends of the financial condition or other affairs of the Town. No representation is made as to the materiality of such information. Any budgeted information, unaudited information, forecasts, projections, opinions, assumptions or estimates contained herein are "forward looking statements" that must be read with an abundance of caution and may not be realized or may not occur in the future.

Executive Summary

The Town's budget-to-actual performance for FY 22-23 to date shows favorable variances for both revenues and expenses. Actual revenues are performing well with receipts exceeding expectations by \$4.9M, or 9%. This is mainly the result of Sales Tax, Construction Sales Tax, and State-Shared Revenues all performing better than expected due to continued residential and commercial growth in the Town and a strong Arizona economy.

The FY 22-23 budget included an estimate of 1,786 new single-family permits and 541 multi-family units, for a total of 2,327 residential units. To date, the Town has issued 319 single-family building permits, which is 41% lower than the same period last fiscal year. However, staff estimates that the Town will issue permits for 1,147 multi-family units this fiscal year, or 606 multi-family units above the budgeted amount. Because we estimate that the same number of people will live in a multi-family unit as a single-family home, the Town's population projection is expected to be materially correct. This population growth will continue to drive higher sales tax and state-shared revenues. Staff will provide an update to the Town's FY 22-23 revenue and growth projections in February based on our analysis of year-to-date activity.

Total expenses to date are \$4.0M or 8% below budget. This favorable variance comes from a combination of vacancy savings in personnel costs and savings in several expenditure categories including streets and vehicle maintenance, software, and software support services.

The Revised Operating Budget anticipated that year-to-date expenses (before transfers) would exceed revenues by \$4.9M. However, actual results to date are better than expected resulting in revenues exceeding expenses by \$13.8M, an improvement of \$8.9M or 179%.

The Operating Budget is projected to end the fiscal year with a fund balance of \$107.5M broken down as follows:

- \$32.6M in the 25% Operating Reserves
- \$38.4M in PSPRS and ASRS pension reserves
- \$1.5M in the newly created Road Replacement reserve
- \$35.0M unreserved fund balance

While the national media focus on GDP, the stock market, and talk of a possible recession, the Arizona economy remains diversified with strong fundamentals and low unemployment. Still, inflation and rising interest rates are impacting the local and regional housing markets in ways not seen in years. Single-family housing has slowed significantly compared to last year. However, new multi-family developments will continue to bring new residents to Queen Creek in the near future. We expect this population growth to continue to drive new commercial development and maintain the Town's steady revenue growth. Pages 10-12 of this report contain economic indicators and housing market data that staff is following closely.

Operating Budget

The Operating Budget includes activity in the General, Streets (HURF), Emergency Services, and Horseshoe Park Equestrian Center (HPEC) funds. The schedule below is a summary of the FY 22-23 Operating Budget results for the fiscal year through December. Actual revenues are above expenses by \$13.8M due to a combination of strong revenue growth and expense savings. Additionally, \$6.2M has been transferred from the Operating Budget to cover scheduled debt service payments and another \$1.1M has been transferred to cover expenses for a new fire truck and capital improvements at the Field Operations Facility.

The revised expense budget reflects \$3.9M that was carried forward from the previous fiscal year to provide spending authority for various projects and equipment needs. Expense adjustments in December also accommodated a \$7.0M payment to PSPRS for the Police Pension Plan and \$2.4M for advanced purchase of vehicles and equipment that are needed to operate and maintain Frontier Family Park.

The Town's total Operating fund balance is expected to decrease by \$6.5M and end the fiscal year at \$107.5M. Of this total, \$38.4M is reserved for pension funding and \$32.6M is reserved for operations based on the Town's 25% Reserve Policy. Notably, both pension reserves are fully funded, representing 100% of the Town's estimated unfunded pension liabilities as of June 30, 2022.

The Town Council approved a new reserve account for future road replacement projects. It was established in FY 21-22 at an initial amount of \$500,000, and the annual contribution amount will increase by \$500,000 each year going forward. The remaining fund balance of \$35.0M is available to fund future policy objectives at the direction of the Town Council. Staff is currently preparing policy options and recommendations for the Town Council to consider that may include using some of this available fund balance.

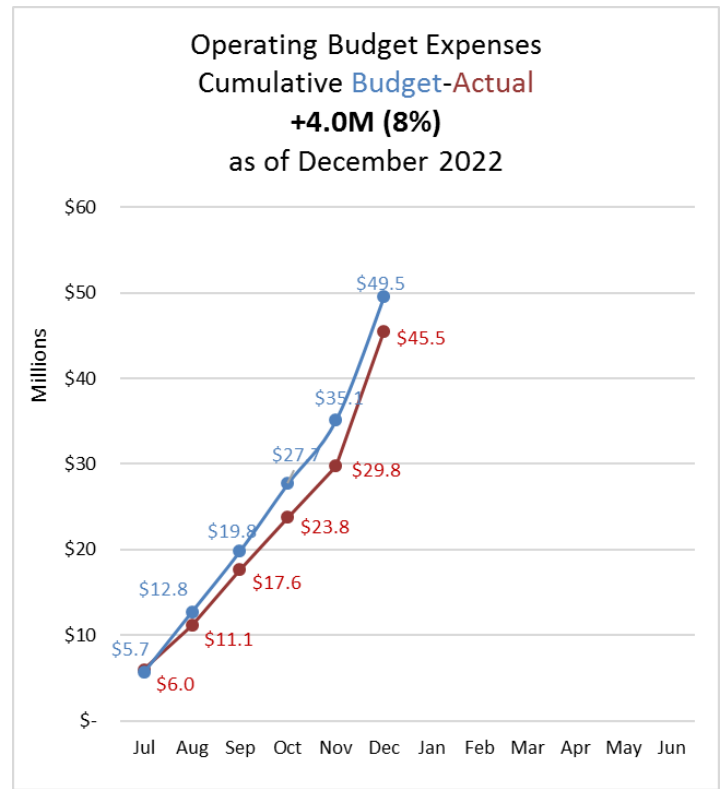
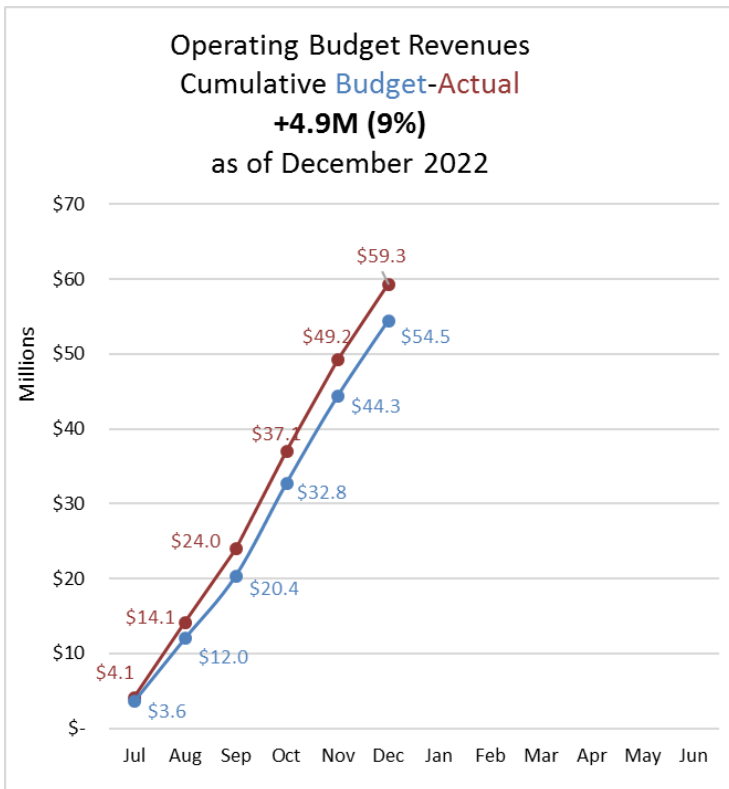
Summary FY 22-23 Operating Budget - December 2022

	FY 22-23 Total Adopted Budget	FY 22-23 Total Revised Budget	FY 22-23 Year-to-Date Budget	FY 22-23 Year-to-Date Actual
Revenues	\$ 118,766,835	\$ 119,359,502	\$ 54,462,232	\$ 59,332,542
Expenses	93,365,045	106,229,262	49,520,506	45,530,453
Operating Results	\$ 25,401,790	\$ 13,130,240	\$ 4,941,726	\$ 13,802,089
Transfers Out:				
Debt Service	\$ 11,686,817	\$ 11,686,817	\$ 6,169,757	\$ 6,169,757
CIP	5,460,000	7,968,695	1,138,920	1,138,920
Net Transfers Out	\$ (17,146,817)	\$ (19,655,512)	\$ (7,308,677)	\$ (7,308,677)
Net Operating Results	\$ 8,254,973	\$ (6,525,272)	\$ (2,366,951)	\$ 6,493,412
Beginning Fund Balance	\$ 96,433,801	\$ 114,063,406		
Ending Fund Balance	\$ 104,688,774	\$ 107,538,134		
25% Revenue Reserve	\$ 32,508,250	\$ 32,617,950		
Police Unfunded Pension Liability Reserve	26,334,929	19,334,929		
ASRS Unfunded Pension Liability Reserve	23,607,520	19,069,879		
Road Replacement Funding Reserve	1,500,000	1,500,000		
Available Fund Balance	20,738,075	35,015,376		
Total Fund Balance	\$ 104,688,774	\$ 107,538,134		

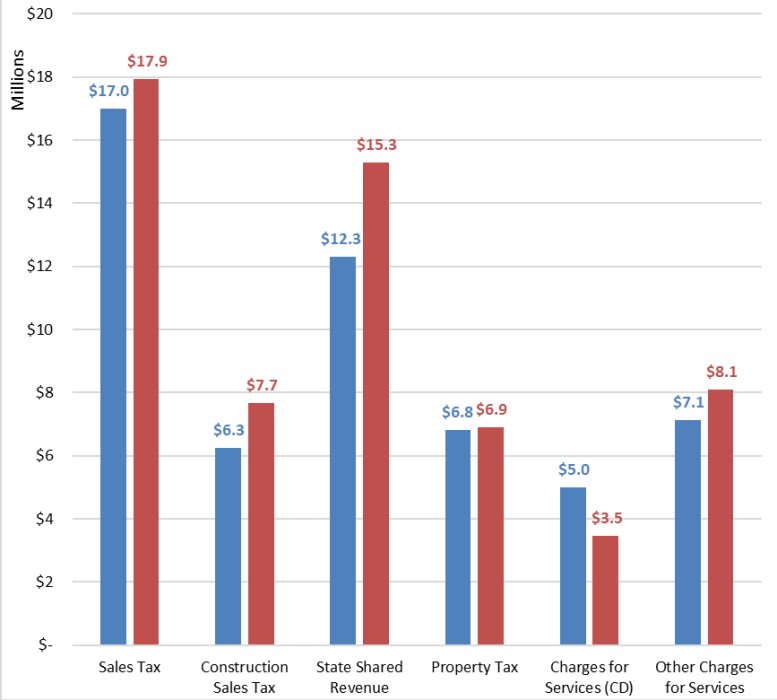
FY22-23 Year-to-Date Results - December 2022

	YTD Budget	YTD Actual	Variance Favorable (Unfavorable)		Total FY 22-23 Budget	YTD Actual as % of Total Budget
Revenues						
Sales Tax	\$ 16,996,680	\$ 17,939,678	\$ 942,998	6%	\$ 43,108,389	42%
Construction Sales Tax	6,255,618	7,662,579	1,406,961	22%	14,729,500	52%
State Shared Revenue	12,291,846	15,292,450	3,000,604	24%	25,309,632	60%
Property Tax	6,805,270	6,895,793	90,523	1%	12,470,641	55%
Charges for Services (CD)*	4,993,670	3,454,305	(1,539,365)	(31%)	10,486,700	33%
Other Charges for Services	7,119,148	8,087,736	968,588	14%	13,254,640	61%
Total Revenues	\$ 54,462,232	\$ 59,332,542	\$ 4,870,309	9%	\$ 119,359,502	50%
Expenditures						
Salaries & Benefits	\$ 31,912,360	\$ 29,854,034	\$ 2,058,325	6%	\$ 58,647,621	51%
Supplies & Services	15,362,237	13,678,815	1,683,421	11%	38,557,129	35%
Capital Outlay	2,245,910	1,997,603	248,307	11%	9,024,512	22%
Total Expenditures	\$ 49,520,506	\$ 45,530,453	\$ 3,990,054	8%	\$ 106,229,262	43%

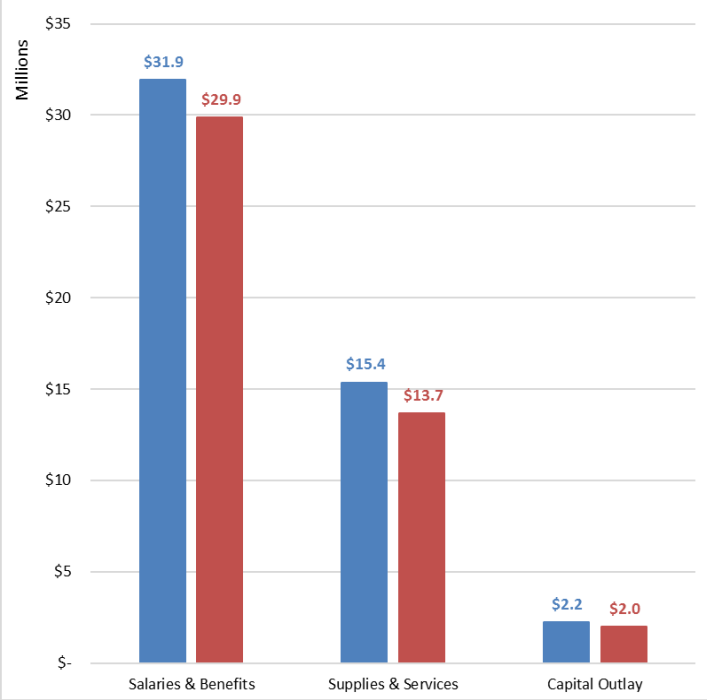
*Consists of Community Development Charges for Services including permits, planning and engineering fees



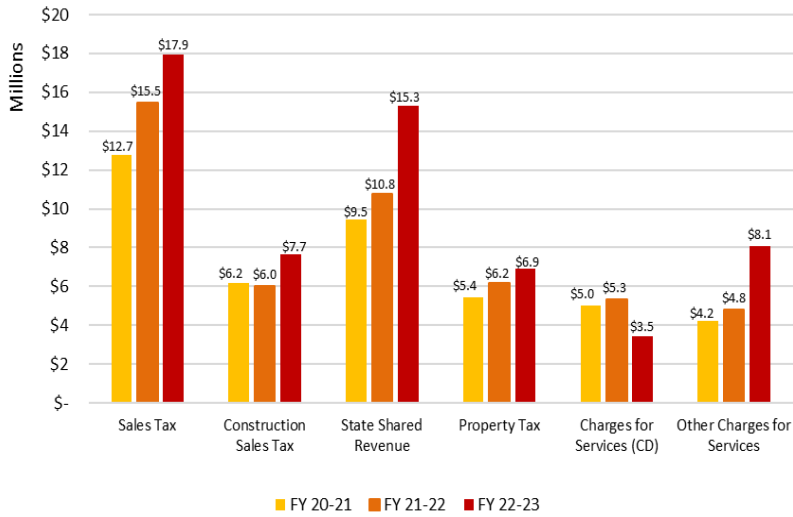
Operating Revenues
December YTD : +\$4.9M (+9%)
\$54.5M Budget to \$59.3M Actual



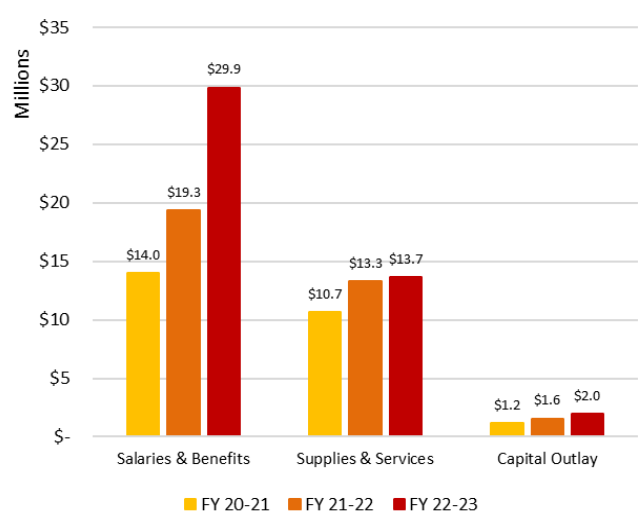
Operating Expenses
December YTD: +\$4.0M (+8%)
\$49.5M Budget to \$45.5M Actual



Operating Budget Revenues
December Year-to-Date Trends



Operating Budget Expenses
December Year-to-Date Trends



Revenue Analysis

Through December, actual revenues are reporting a 9% favorable variance compared to budget. The variances of the Revenue Categories are explained below.

Sales Tax

Sales tax revenue is currently \$943K or 6% above the current-year budget and 15% higher than the same period last fiscal year. This positive performance reflects the Town's continued growth in population and new commercial developments in Queen Creek, as well as the impact of inflation on the prices of taxable items. Please refer to the Sales Tax Report (Appendix 1) for additional analysis of sales tax activity.

Construction Sales Tax

Construction sales tax revenue is \$1.4M or 22% above budget and 28% higher than the same period last fiscal year. This positive variance comes from completions of new homes that were permitted several months ago and continued strong commercial construction activity. Also, similar to sales tax, recent inflation has increased the cost of construction projects, which in turn increases the amount of construction sales tax paid on those projects. Please refer to the Sales Tax Report (Appendix 1) for additional analysis of construction sales tax activity.

State-Shared Revenue

State-Shared Revenue is currently \$3.0M or 24% above budget. Of this positive variance, \$1.6M (over half) is from a substantial increase in state-shared income tax revenue. By statute, this distribution is based on actual income taxes received by the State of Arizona two years ago. The state's income taxes performed much better than expected during the COVID-19 pandemic, and these higher revenues are now being shared with cities and towns based on the statutory formula. Combined with the Town's fast-growing population relative to the rest of the state, the Town's share of this distribution is larger than expected.

Additionally, the state as a whole is experiencing better-than-expected performance in taxable sales activity, which has also combined with the Town's population growth to increase the Town's share of state TPT distributions compared to prior years.

Property Tax

Property tax revenue to date is \$91K or 1% above budget. The Town receives the majority of its property tax distributions in October and November, and the remainder in April and June, due to Arizona's statutes that allow property owners to pay their annual property taxes in two installments.

Charges for Services – Community Development (CD)

Charges for Services-CD accounts for planning, engineering and building permit revenues. Fiscal year 22-23 CD revenue to date is \$1.5M or 31% below budget estimates, as presented in the following schedule:

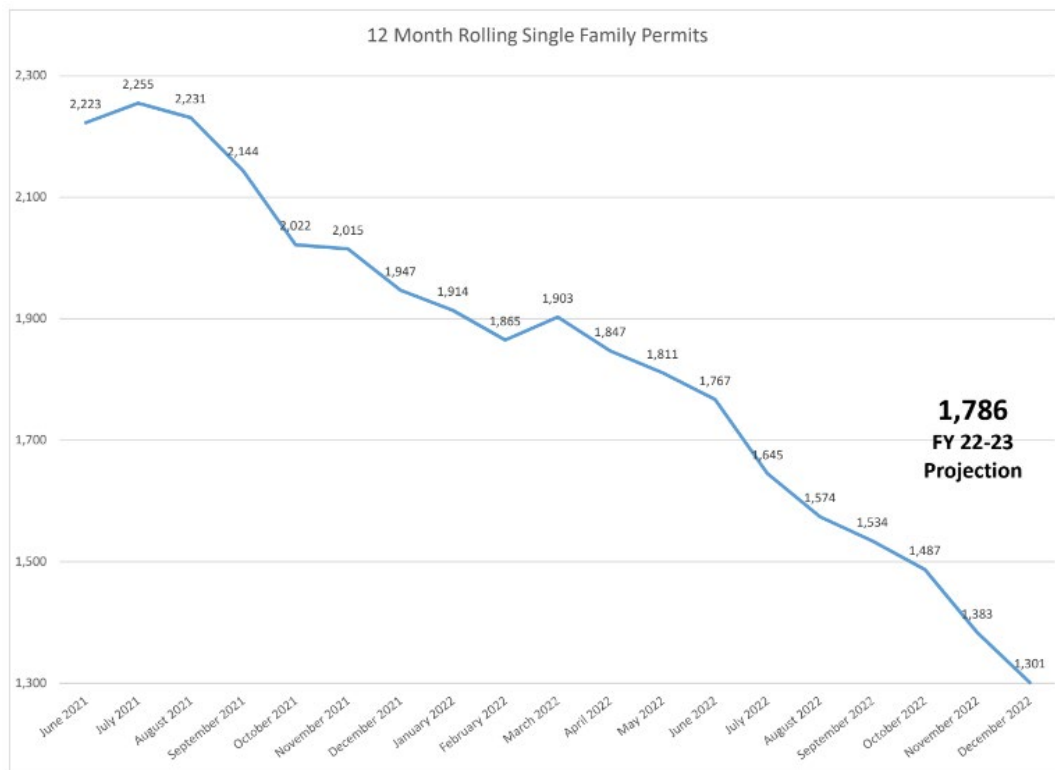
December 2022 YTD Community Development Detailed Revenues

Charges for Services (CD)	<u>Budget</u>	<u>Actual</u>	<u>\$ Variance</u>	<u>% Variance</u>
Planning Revenue	\$ 107,320	\$ 127,210	\$ 19,890	19%
Engineering Revenue	420,440	867,803	447,363	106%
Building Permit Revenue	4,465,910	2,459,292	(2,006,618)	(45%)
Total Charges for Services (CD)	\$ 4,993,670	\$ 3,454,305	\$ (1,539,365)	(31%)

Community Development revenue is tied to new and proposed development activity in the town for new subdivisions, commercial developments, zoning changes, and annexations. Since July, the Town has seen a significant reduction in the number of new single-family home permits compared to recent years.

Two main factors are driving this shift in the housing market. First, mortgage interest rates have risen from about 3.1% a year ago to about 6.4% (as of December 28th). This is a reaction to the Federal Reserve’s aggressive hiking of short-term interest rates to combat persistently high inflation. Although the Federal Reserve does not set long-term interest rates, home mortgage rates typically react in tandem with Fed policy. Second, the Phoenix housing market has seen significant price increases in the last two years. The most recent Federal Housing Finance Agency Price Index for the Phoenix-Mesa metro area shows a 14.8% jump from last year, on top of a 29% increase the year before. A combination of higher interest rates and higher housing costs have placed home ownership out of reach for many would-be buyers.

The FY 22-23 budget included an estimate of 1,786 new single-family permits and 541 multi-family units, for a total of 2,327 residential units. To date, the Town has issued 319 single-family building permits, which is 41% lower than the same period last fiscal year. On a rolling 12-month basis, single-family permits are tracking 27% lower than the projected amount, as shown in the following chart:



In contrast to single-family permits, multi-family housing continues to develop in Queen Creek. Development Services estimates that, based on approved construction plans and site work currently underway, the Town will issue permits for 1,147 multi-family units this fiscal year, which is 606 units, or 112% above the budgeted amount. Because we estimate that the same number of people will live in a multi-family unit as a single-family home, the Town’s population projection is expected to be materially correct. This population growth will continue to drive growth in sales tax and state-shared revenues. This nuance marks a significant change for the Town whereby both single-family and multi-family development will contribute to our population growth in the future.

Staff is re-evaluating our FY 22-23 building permit projections and will provide an update to the Town Council at the February 1, 2023 Council meeting.

Other Charges for Services

Other Charges for Services is comprised of a number of different sources and is currently reporting a \$969K or 14% positive variance. A majority of this variance, \$740K, is due to higher than expected earnings on the Town's investments. The recent rapid rise in interest rates is generating higher returns than we've seen in several years on the Town's invested cash. Another \$99K of the variance is from activities at HPEC that continue to exceed projections.

Other revenues in this category include Utility ROI and Utility Franchise Fees from the Town's Water and Sewer utility operations, which together account for \$1.8M or 23% of the Other Revenue category. Departmental Support Revenue accounts for an additional \$2.0M or 25% of the total revenue in this category.

Economic Indicators

Pages 10-12 of this report include key economic indicators and housing market data that staff is monitoring as we review current revenue estimates against the latest economic news. Other indicators may be added in future reports as we identify those metrics that are most relevant to the Town's revenue forecasts.

Expense Analysis

Through December, expenditures are showing a favorable variance of 8% under budget. The variances of the Expenditure Categories are explained below.

Salaries and Benefits

Salaries and Benefits expenses are currently showing a positive variance of \$2.1M or 6%. This variance is partly due to turnover in staff positions. At the end of December, the Town had 11 vacancies related to staff turnover in the Operating Budget. Additionally, of 59 new positions approved in the FY22-23 Operating Budget, 32 were not yet filled by the end of December, including 26 positions for the new ambulance services program that are expected to begin recruitment in early 2023. Recently the Town has experienced some difficulty filling positions due to low unemployment and a scarcity of qualified candidates in the current job market.

Supplies and Services

The Supplies and Services category shows a positive variance of \$1.7M or 11%. This savings comes from several categories including software, software support, employee uniforms, personal protective clothing, small tools and equipment, and repairs & maintenance on vehicles and roads. Also, global supply-chain disruptions continue to affect the Town's ability to acquire needed supplies and materials in areas such as traffic, public safety, and street & facilities maintenance. Staff continues to work with vendors to find solutions to these issues, but until global supply-chain problems diminish the Operating Budget will report positive variances in Supplies and Services budgets throughout the fiscal year.

Capital Outlay

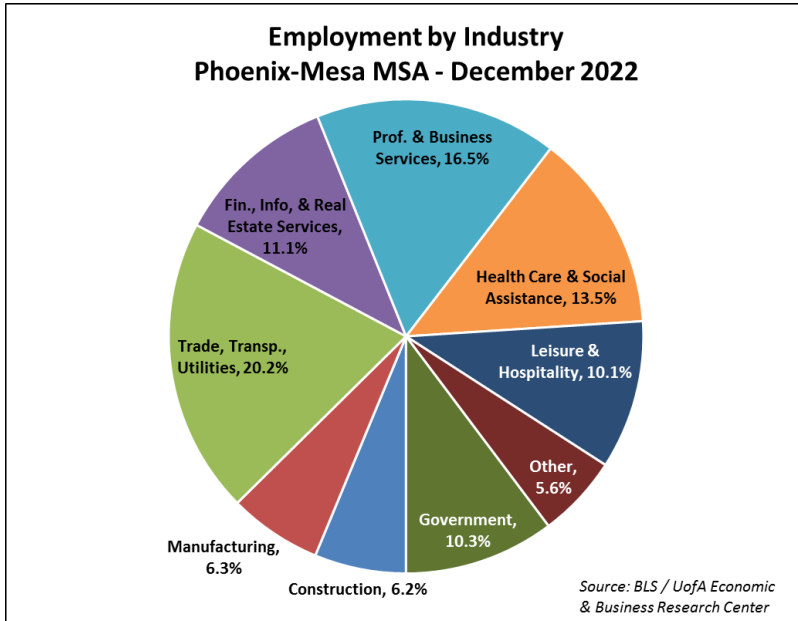
Capital Outlay expenses to date show a favorable variance of \$248K or 11%. The budgets in this category are for one-time purchases related to major equipment and special projects. Similar to Supplies and Services, vendors for capital items continue to struggle with supply-chain issues due to lingering effects of the COVID-19 pandemic. This means the timing of delivery for items such as vehicles and related equipment is often uncertain when items are ordered.

Outstanding Encumbrances

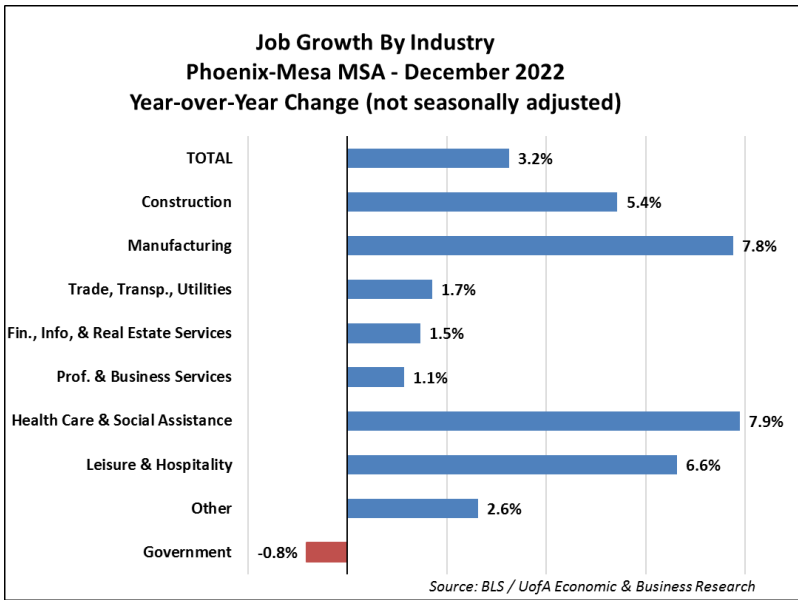
The following schedule displays YTD expenditures and outstanding encumbrances for the Supplies & Services and Capital Outlay categories. This schedule provides a view of both actual spending and contractual commitments relative to the total budgets in these categories. This data helps gauge the pace at which departments are committing Town funds relative to their total annual budgets.

December 2022 (FY 22-23) Expenses and Encumbrances					
Expenditure Category:	YTD Actual	Outstanding Encumbrances	Total Actual + Encumbrances	Total FY 22-23 Budget	YTD Spent & Encumbered
Supplies & Services	13,678,815	12,507,370	26,186,185	38,557,129	68%
Capital Outlay	1,997,603	4,173,704	6,171,307	9,024,512	68%
Total	\$ 15,676,418	\$ 16,681,074	\$ 32,357,492	\$ 47,581,641	68%

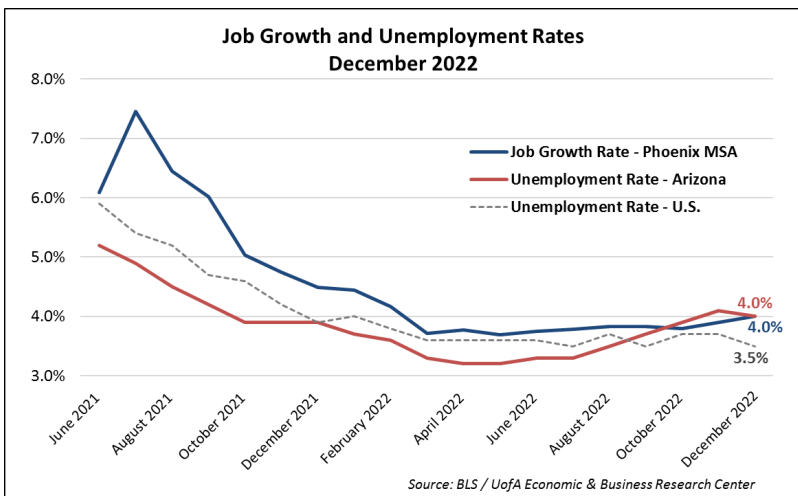
Economic Indicators



This chart shows the relative size of each major employment industry in the region. The Phoenix employment base is reasonably diversified with a healthy mix of industries, meaning the local economy is not overly reliant on one industry to maintain a stable job base.

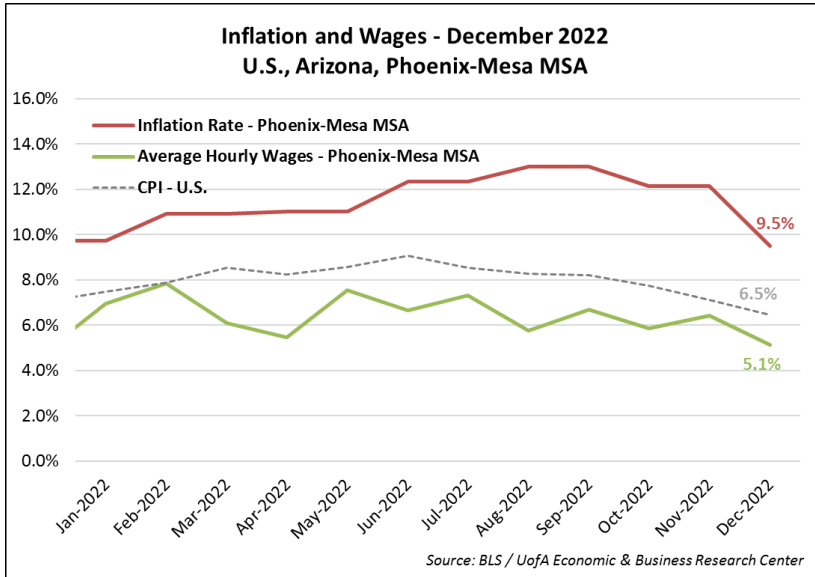


This chart demonstrates which industries have added or lost jobs, compared to the same month one year ago. This information is useful to identify which sectors may be growing or shrinking in the region. In the current environment, we are watching the Construction industry closely to gauge the impact of a slowing housing market versus continued growth in manufacturing and other industries that demand construction labor. In the last 12 months, all sectors have added jobs except the government sector, which decreased by 0.8%



This chart tracks the rate at which jobs are being created and lost in the Phoenix metro area. Most economists consider an unemployment rate below 6% as "full employment." Low unemployment reflects a strong and growing economy, which is one factor that can impact future population growth. But a tight labor market puts pressure on wages as employers try to recruit and retain talent.

Economic Indicators



This chart compares the rates of inflation and wage growth to gauge the extent to which wages are keeping up with inflation. Since March 2022 the Federal Reserve has been raising interest rates aggressively in an effort to bring down inflation. Persistently high inflation that outpaces income growth can impact households' spending patterns. Continued inflation has increased sales tax collections to some extent as the prices of taxable goods goes up, but it is also increasing the Town's cost of goods, services, and construction projects.

Housing Market Indicators			
	Current	1 Year Prior	1 Year Change
Home Prices and Affordability			
Federal Housing Finance Agency House Price Index:			
Phoenix-Mesa MSA	613.5	534.2	14.8%
U.S.	392.7	366.6	7.1%
Median Home Prices:			
Queen Creek	\$ 545,000	\$ 585,270	(6.9)%
Phoenix-Mesa MSA	\$ 439,000	\$ 452,000	(2.9)%
Arizona	\$ 453,376	\$ 450,000	0.8%
U.S.	\$ 366,900	\$ 358,800	2.3%
Housing Cost vs. Wage Growth:			
30-Year Fixed Mortgage Interest Rate	6.42%	2.67%	--
Monthly Payment on QC Median Home ⁽¹⁾	\$ 2,718	\$ 1,887	44.0%
Average Hourly Wage - Phoenix-Mesa MSA	\$ 32.31	\$ 30.36	6.4%
Real Estate Activity			
SF Homes Sold - Queen Creek	85	195	(56.4)%
SF Days on Market - Queen Creek	75	29	158.6%
SF Homes Sold - Phoenix-Mesa MSA	4,154	7,484	(44.5)%
SF Active Listings - Phoenix-Mesa MSA	15,224	9,334	63.1%
New Single-Family Building Permits			
Queen Creek	31	113	(72.6)%
Phoenix / Pinal County Region	823	2,398	(65.7)%
Queen Creek 12-Month Rolling Total	1,301	1,947	(33.2)%
Regional 12-Month Rolling Total	24,260	31,381	(22.7)%
Source: Freddie Mac / Federal Reserve Bank of St. Louis / UofA Economic & Business Research Center / Redfin / QC Development Services			

⁽¹⁾ Assumes 20% down, 30-year conventional mortgage

These data points indicate how the price and volume of housing activity are changing in Queen Creek and the Phoenix Region.

Home Prices and Affordability – These factors measure the increase in the price of existing homes and the impact of higher interest rates. Price appreciation and rising mortgage rates have significantly increased the baseline monthly payment on a home in Queen Creek since last year. Wages in the area have not matched this rate of increase. As a result, some buyers are no longer able to afford a house in Queen Creek.

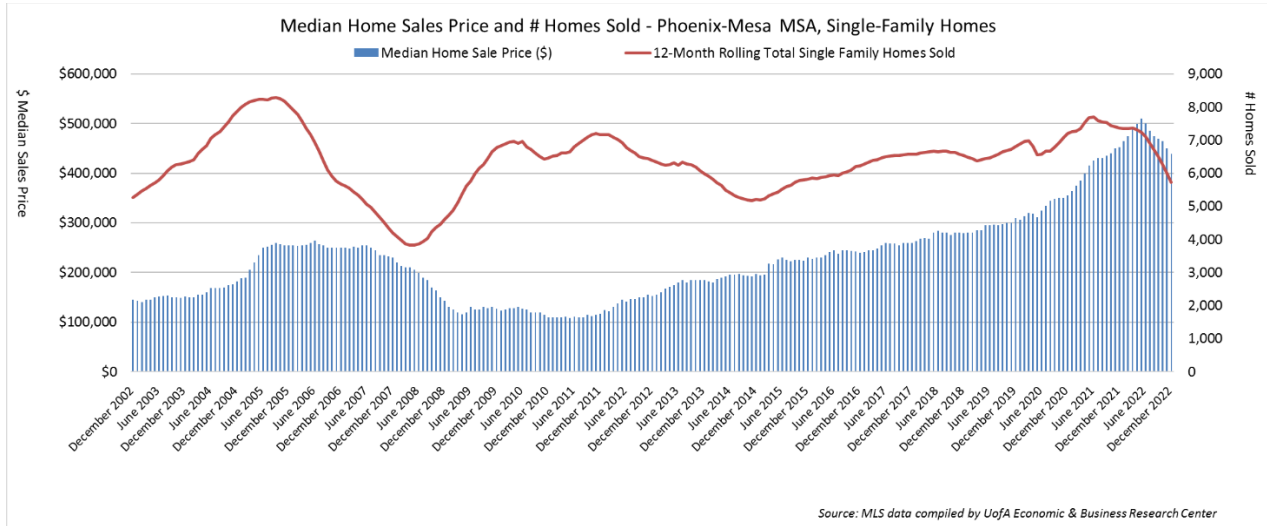
Real Estate Activity – These data points track the volume of existing home sales in Queen Creek and the Phoenix region. Trends in Queen Creek are following regional trends.

New SF Building Permits – The latest data show a drop in new home construction across the entire region, showing that Queen Creek's experience is similar to neighboring communities.

Economic Indicators

Historical Single-Family Housing Prices and Sales

This chart provides a 20-year history of single-family home prices and sales volumes in the Phoenix Metro area. Two decades of data are provided to give context and order-of-magnitude perspective to the current market compared to prior periods of growth and contraction, including the historical downturn of 2008-2010. This chart shows a rapid acceleration in home prices at the onset of the COVID-19 pandemic in March 2020 and then a recent drop in prices and volume since interest rates began rising in March 2022.





TOWN OF
QUEEN CREEK
ARIZONA

FY 22-23 Year-to-Date Sales Tax Report

FY 22-23 Business Activity through November 2022*

(Unaudited)

Issued January 2023

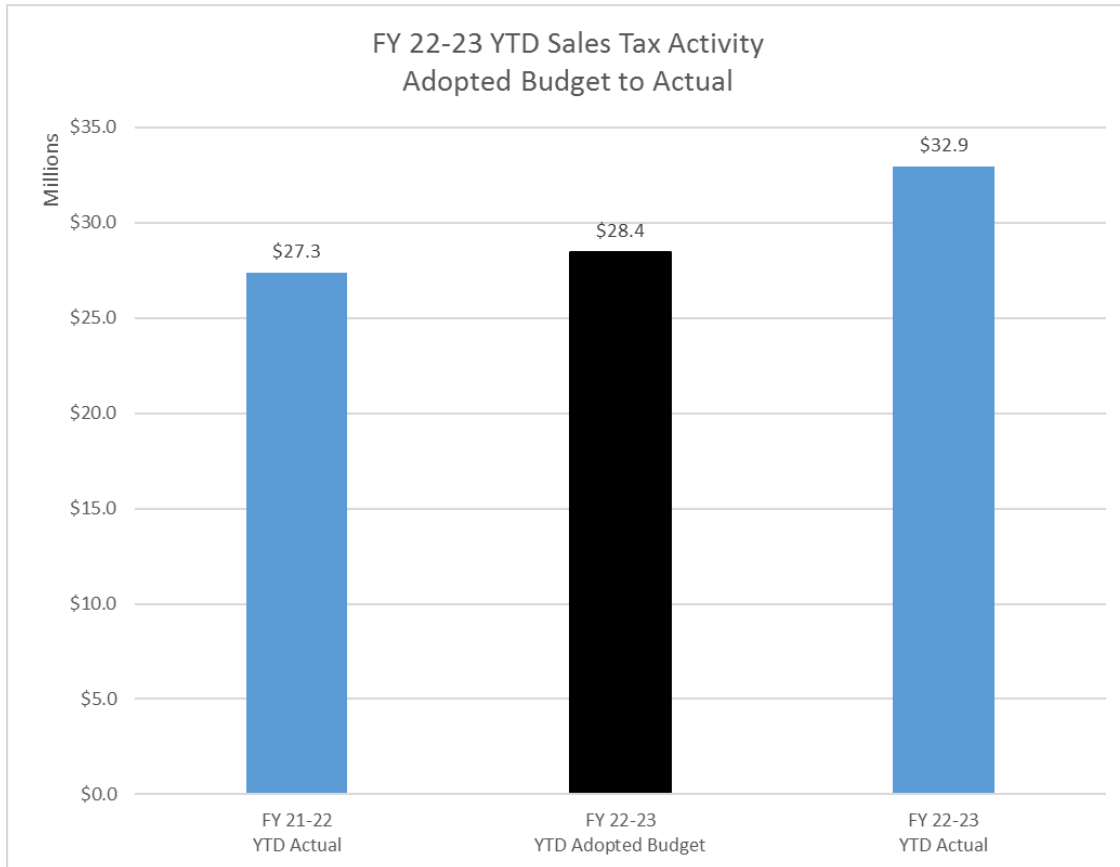
This report contains information regarding the actual revenue collections from the Town's 2.0% sales tax reflected in the General Fund, 0.25% dedicated EMS sales tax, 0.25% Town Center dedicated sales tax and the 2.0% Construction Contracting sales tax dedicated to infrastructure improvements.

The information herein is provided for reference only, is not intended to contain information material to a decision to purchase or sell obligations, and does not, and is not intended to, indicate future or continuing trends of the financial condition or other affairs of the Town. No representation is made as to the materiality of such information. Any budgeted information, unaudited information, forecasts, projections, opinions, assumptions or estimates contained herein are "forward looking statements" that must be read with an abundance of caution and may not be realized or may not occur in the future.

YEAR-TO-DATE FY 22-23 SALES TAX ACTIVITY

OVERALL PERFORMANCE SUMMARY:

The FY23 sales tax revenue year-to-date total of \$32.9M exceeds the adopted budget by 16%, or \$4.5M. Relative to the same period in FY 21-22, FY 22-23 actuals are 20%, or \$5.6M higher than the previous year.



Sales Category	FY 21-22 YTD Actual	FY 22-23 YTD Adopted Budget	FY 22-23 YTD Actual	FY 22-23 YTD Adopted Budget-To-Actual		FY21-22 YTD Actual to FY 22-23 YTD Actual	
				\$ Variance	% Variance	\$ Increase	% Increase
Construction	\$ 11,368,579	\$ 11,339,512	\$ 14,473,760	\$ 3,134,248	28%	\$ 3,105,181	27%
Retail Trade	\$ 10,643,910	12,593,559	13,284,869	691,310	5%	2,640,959	25%
Communications & Utilities	\$ 1,054,215	1,078,937	1,142,880	63,943	6%	88,665	8%
Restaurant & Bar	\$ 2,087,469	2,064,214	2,346,135	281,921	14%	258,666	12%
Real Estate, Rental & Leasing	\$ 1,002,426	998,375	1,247,614	249,239	25%	245,188	24%
All Others**	\$ 1,190,312	366,341	444,737	78,396	21%	(745,575)	(63%)
Totals	\$ 27,346,911	\$ 28,440,938	\$ 32,939,996	\$ 4,499,058	16%	\$ 5,593,085	20%

**All Others includes transportation, wholesale trade, finance and insurance, services, arts and entertainment, and other categories. The large negative change from FY21-22 to FY22-23 is due to the Use Tax collections moving from All Other to the Retail Trade sales category.

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

ANALYSIS

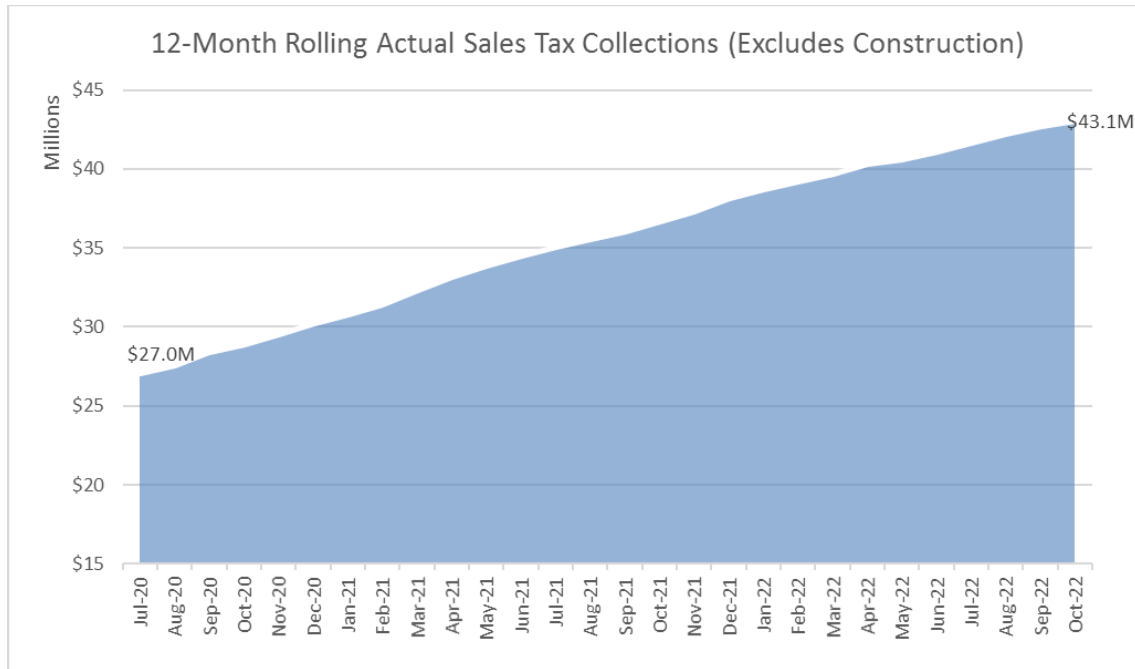
Town of Queen Creek sales tax collections are positively impacted by the high incomes of Town households. Per the 2021 American Communities Supplemental Survey data provided by the U.S. Census, Queen Creek's median household income is \$121,262, which is among the highest in the region for full-service 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. According to Mobylics, a platform that analyzes consumer foot traffic from mobile devices, over 65% of visitors to the Town Center retail locations live within 10 miles of Town Center.

November sales tax collections in FY 22-23 were higher than in FY 21-22. The strong levels of sales tax collections can be attributed to the continuing growth in population due to development both within the Town and in surrounding areas, new businesses continuing to open, and the Town's ability to collect sales taxes on e-commerce transactions.

In recent months, inflation levels have risen along with the price of goods. The higher prices of goods are anticipated to cause further increases in sales tax collections for the Town for the foreseeable future, but only to a point as local wages are not currently keeping up with inflation. Higher prices with little increase in income may force households to cut back on spending in some areas over time.

HISTORICAL 12 MONTH ROLLING PERIODS

The following section contains a 12-month rolling historical actuals chart for the sales tax base (everything except construction). This chart is useful to identify the overall data trends since FY21 in all sales tax categories, excluding construction. 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.



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.

November 2022 Actuals: \$2.7M

FY 22-23 YTD Actuals: \$14.5M

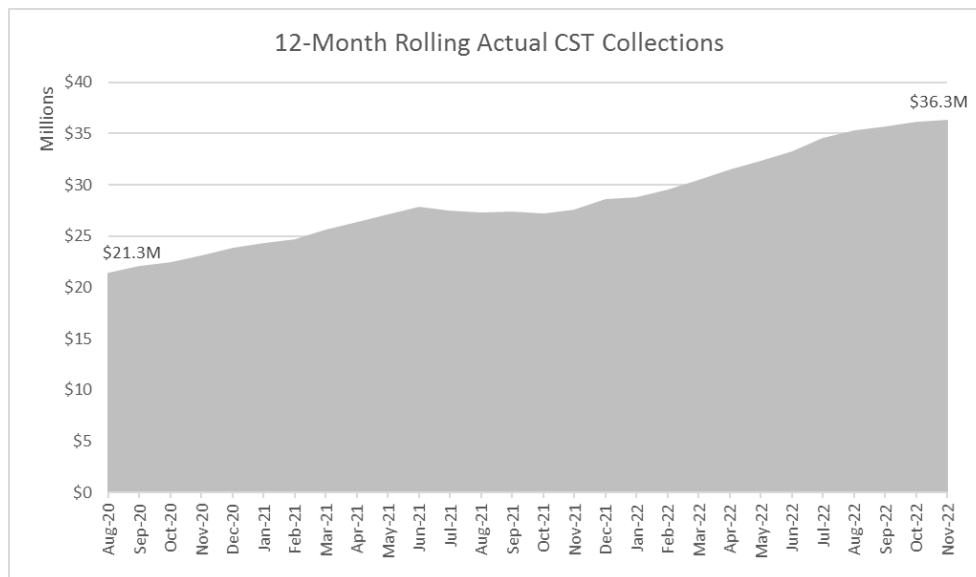
FY 22-23 YTD Adopted Budget to Actual Variance of \$3.1M or 28%

FY 22-23 YTD Actual to FY 21-22 YTD Actual Increase of \$3.1M or 27%

FY 22-23 collections are higher than the FY 22-23 adopted budget and the prior fiscal year actuals through November activity.

Sales Tax Discussion

Performance in construction contracting has been largely dependent in recent years on new home sales and in particular, the large-scale homebuilders. Homebuilders have been impacted by supply chain issues stemming from the COVID-19 pandemic, high demand for new homes, and increasing home prices throughout the greater Phoenix region. Additionally, rising interest rates are also impacting affordability, resulting in reduced demand for new homes. Despite reduced demand for new single family homes, the 12-month rolling sales tax collections from construction contracting has continued to grow since FY21, which can be seen in the following graph.



Though known major homebuilders accounted for the majority of construction contracting sales tax revenues for the month of November, construction of multi-family and commercial developments is responsible for a growing share. As seen below, the share of construction sales tax revenues coming from non-homebuilders has grown in the past few years. This shows that despite the slowing demand for single

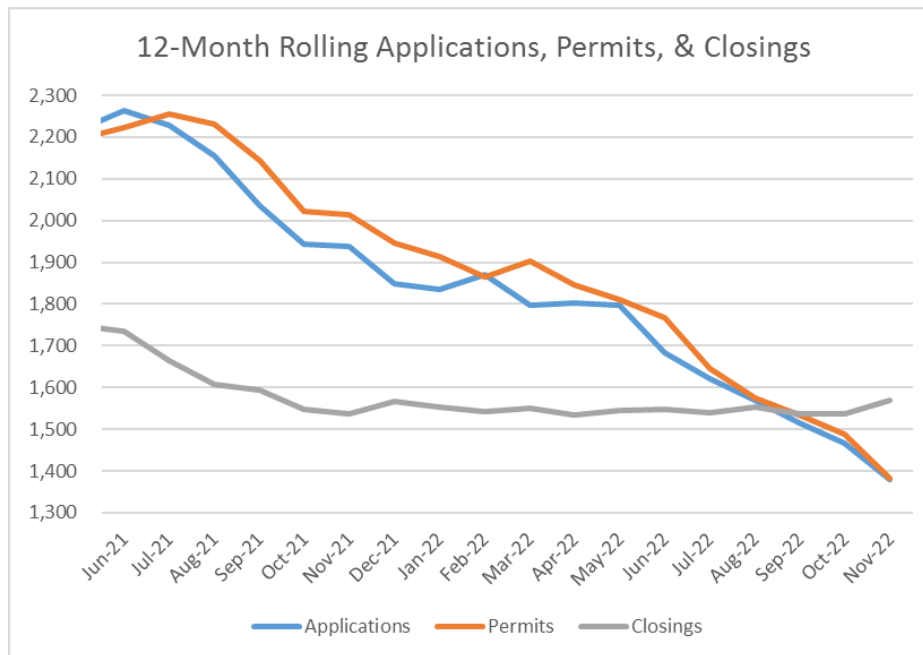
Appendix 1: Queen Creek Monthly Sales Tax Report

family homes since July 2022, multi-family and non-residential activity is remaining strong and making up the difference in construction sales tax revenues.

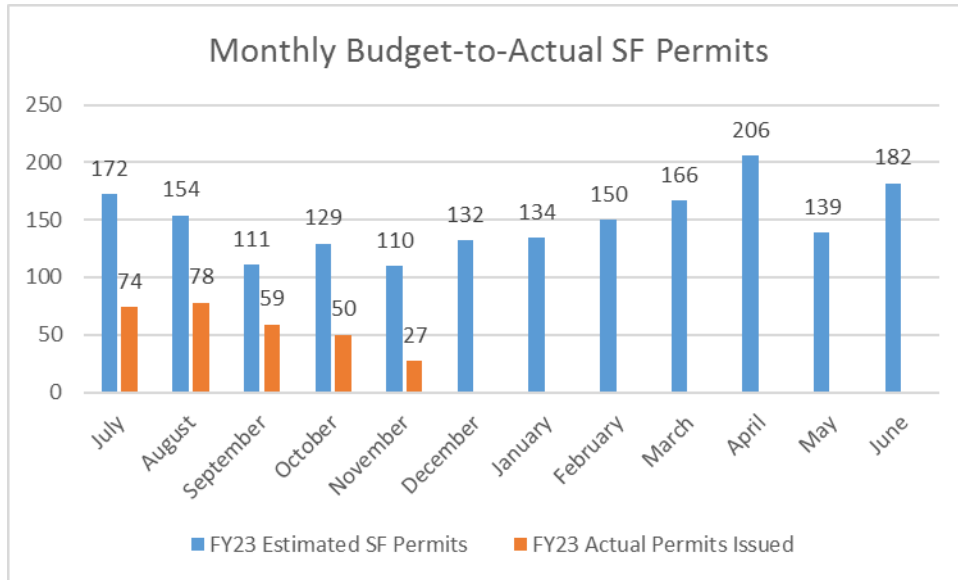
Business Type	FY21 YTD Actuals		FY22 YTD Actuals		FY23 YTD Actuals	
	Sales Tax (\$)	% of Total	Sales Tax (\$)	% of Total	Sales Tax (\$)	% of Total
Homebuilders	\$9.5M	81%	\$8.5M	74%	\$8.6M	59%
Gen. Contractors, Pool/ Landscape, & Other Specialized Trades	\$2.2M	19%	\$2.9M	26%	\$5.9M	41%
Total	\$11.7M	100%	\$11.4M	100%	\$14.5M	100%

New Single Family Home Applications, Permits, and Closings

Town staff is also monitoring single family home permit applications, permit issuances, and closings to better understand how the aforementioned factors are impacting the Town's single family home market. The following graph displays new single-family home (NSF) applications, permits issued, and home completions over a rolling 12-month period dating back to June 2021:



Appendix 1: Queen Creek Monthly Sales Tax Report



As seen in the graphs above, the 12-month rolling applications and permits have decreased steadily over the past year. Compared to the budgeted monthly permit issuance for FY23, actual permits issued have only been about 42% of the budget year-to-date. Overall, the Town made up 2% of total NSF permits issued in Maricopa County in November. The rolling 12-month closings have stayed relatively consistent over the past year.

New Home Closings and Prices

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 91 new home sales close in the month of November with an average sales price of \$734K for these homes. The following table shows the monthly closings by builder, average sale price and estimated gross revenue for the month of November for permits issued within the Town.

Appendix 1: Queen Creek Monthly Sales Tax Report

BUILDER	# CLOSINGS	AVG. SALE PRICE	EST. GROSS REVENUE
WILLIAM LYON HOMES	22	\$ 734,150	\$ 16,151,294
SHEA HOMES	20	\$ 645,437	\$ 12,908,731
TAYLOR MORRISON	13	\$ 857,302	\$ 11,144,932
BEAZER HOMES	6	\$ 531,125	\$ 3,186,751
MARACAY HOMES	5	\$ 727,375	\$ 3,636,876
MISC CUSTOM	4	\$ 636,646	\$ 2,546,585
VIP HOMES	3	\$ 1,183,810	\$ 3,551,431
RICHMOND AMERICAN	3	\$ 485,000	\$ 1,455,000
FULTON HOMES	2	\$ 690,872	\$ 1,381,743
LENNAR HOMES	2	\$ 465,490	\$ 930,980
GEHAN HOMES	2	\$ 620,930	\$ 1,241,860
ELLIOTT HOMES	2	\$ 1,101,900	\$ 2,203,800
PULTE HOMES	2	\$ 657,393	\$ 1,314,785
DAVID WEEKLEY HOMES	2	\$ 971,489	\$ 1,942,977
CRESLEIGH HOMES	1	\$ 584,224	\$ 584,224
TOLL BROTHERS	1	\$ 1,228,248	\$ 1,228,248
LUXE HOMES	1	\$ 1,359,270	\$ 1,359,270
GRAND TOTAL	91	\$ 733,731	\$ 66,769,487

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. Use tax is also included in this category.

November 2022 Actuals: \$3.0M

FY 22-23 YTD Actuals: \$13.3M

FY 22-23 YTD Adopted Budget to Actual Variance of \$690K or 5%

FY 22-23 YTD Actual to FY 21-22 YTD Actual Increase of \$2.6M or 25%

FY 22-23 YTD collections in the retail category exceeded the FY 22-23 adopted budget and prior year actual collections. The large increase between the FY22-23 and FY21-22 actuals can be partially attributed to the movement of use tax collections (business codes 29 and 30) from the Other category to the Retail Trade category starting in FY 22-23.

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 November, the top 20 payers of 5,704 total payers in the retail category delivered 61% of the revenue. The top 10 payers in the category account for 51% of the total.

High inflation has a direct impact on the collections in the retail category. Retail sales tax collections increase as prices rise, but collections are also impacted by changes in consumer behavior that may come as a result of those increased prices (buying less items, switching to generic brands, etc.).

Appendix 1: Queen Creek Monthly Sales Tax Report

Of the total retail sales tax collections in November, at least \$585K, or 19%, is estimated to come from e-commerce transactions. November 2022 e-commerce sales tax collections are 14% higher than collections in November 2021. This growth can be attributed to an increase in e-commerce reporters and also to increased e-commerce sales overall.

COMMUNICATIONS/UTILITIES:

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

November 2022 Actuals: \$154K

FY 22-23 YTD Actuals: \$1.1M

FY 22-23 YTD Adopted Budget to Actual Variance of \$64K or 6%

FY 22-23 YTD Actual to FY 21-22 YTD Actual Increase of \$89K or 8%

Year-to-date collections in the communications/utilities category are slightly higher than the adopted FY 22-23 budget and prior year collections.

RESTAURANTS & BARS:

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

November 2022 Actuals: \$465K

FY 22-23 YTD Actuals: \$2.3M

FY 22-23 YTD Adopted Budget to Actual Variance of \$282K or 14%

FY 22-23 YTD Actual to FY 21-22 YTD Actual Increase of \$258K or 12%

This category is above the current year adopted budget and prior year actual collections. Performance in this category has been strong for existing restaurants and bars and new restaurants and bars continue to open in the Town.

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.

November 2022 Actuals: \$257K

FY 22-23 YTD Actuals: \$1.2M

FY 22-23 YTD Adopted Budget to Actual Variance of \$249K or 25%

FY 22-23 YTD Actual to FY 21-22 YTD Actual Increase of \$245K or 24%

This category's collections are above the adopted budget and prior year collections. This can be attributed to the continued development of commercial and residential properties that have become available for rent to tenants this year. Additionally, an increase in rent prices may contribute to the year-over-year increase.

ALL OTHER CATEGORIES:

The categories included here are transportation, accommodations, manufacturing, wholesale trade, finance and insurance, services, and arts and entertainment.

November 2022 Actuals: \$104K

FY 22-23 YTD Actuals: \$445K

FY 22-23 YTD Adopted Budget to Actual Variance of \$78K or 21%

FY 22-23 YTD Actual to FY 21-22 YTD Actual Increase of (\$746K) or (63%)

This category is above the current year adopted budget and lower than prior year actual collections. The negative trend between FY21-22 and FY22-23 is attributed to removing use tax collections from the Other category and moving it to the Retail Trade category.

Of the existing categories in the All Other category, the arts and entertainment and services categories have performed better than anticipated due to the opening of new businesses and strong performance of these types of businesses in the Town.

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:

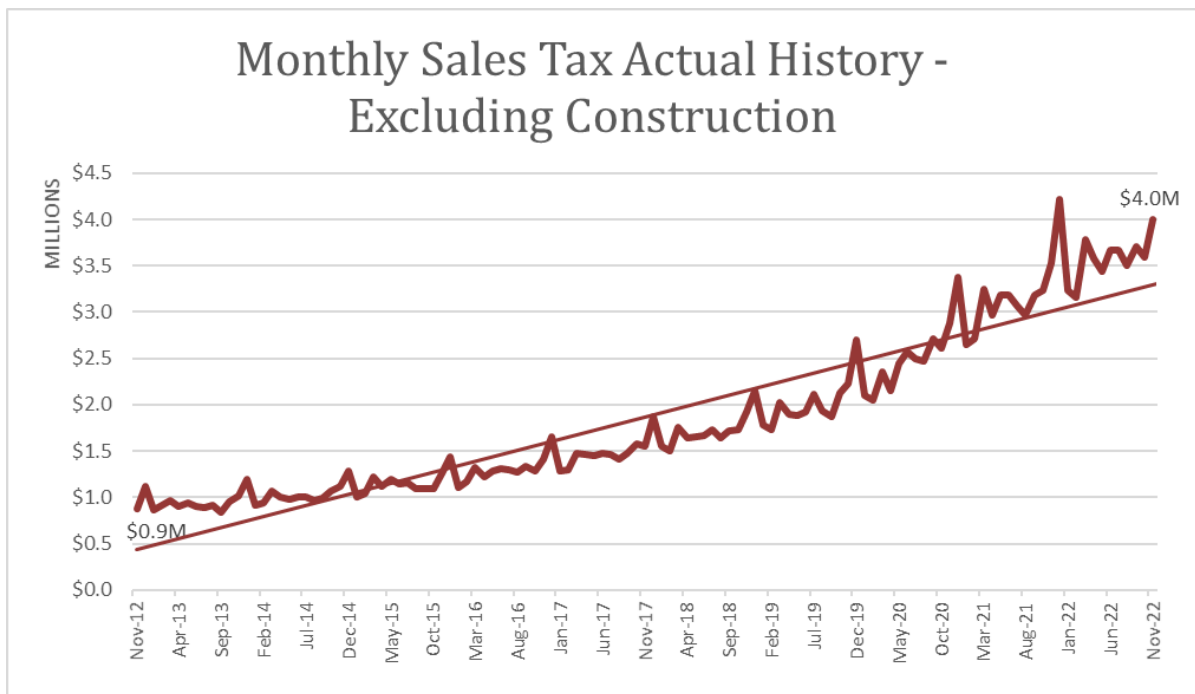
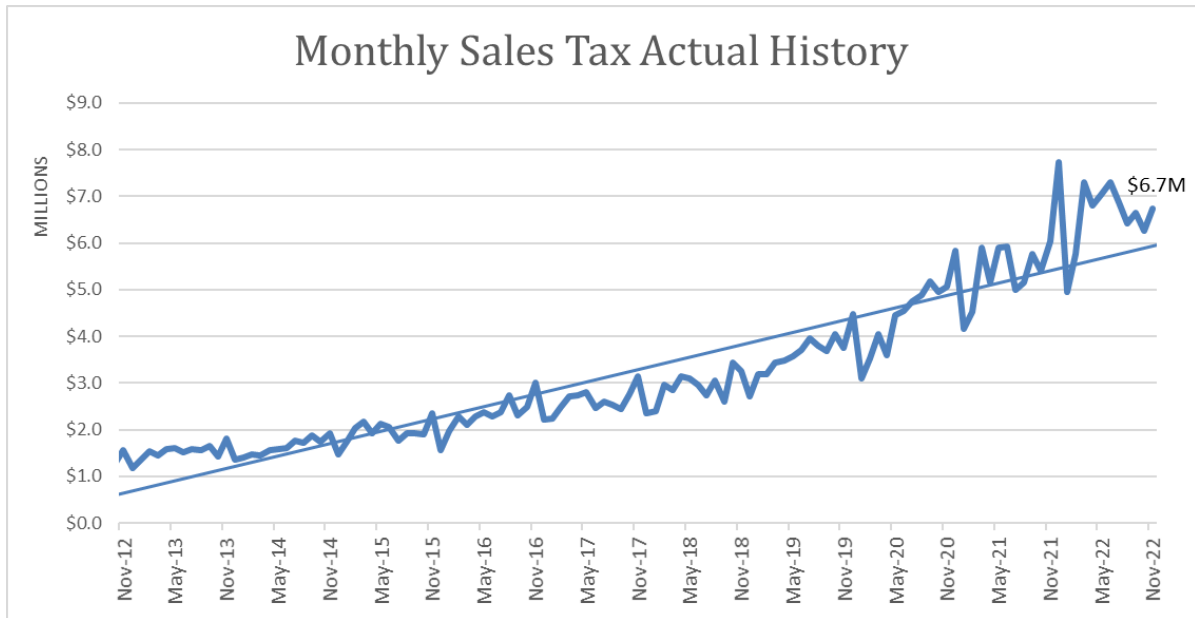
- 2.0% tax rate charged on all taxable activities within Town limits
 - Dedicated to the General Fund for general purpose government operations
- 0.25% tax rate charged on all taxable activities within Town limits
 - Dedicated to the Emergency Services (EMS) Fund to fund law enforcement and fire and 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%
Total Rate	2.25%	Total Rate	2.50%	Total Rate	4.25%

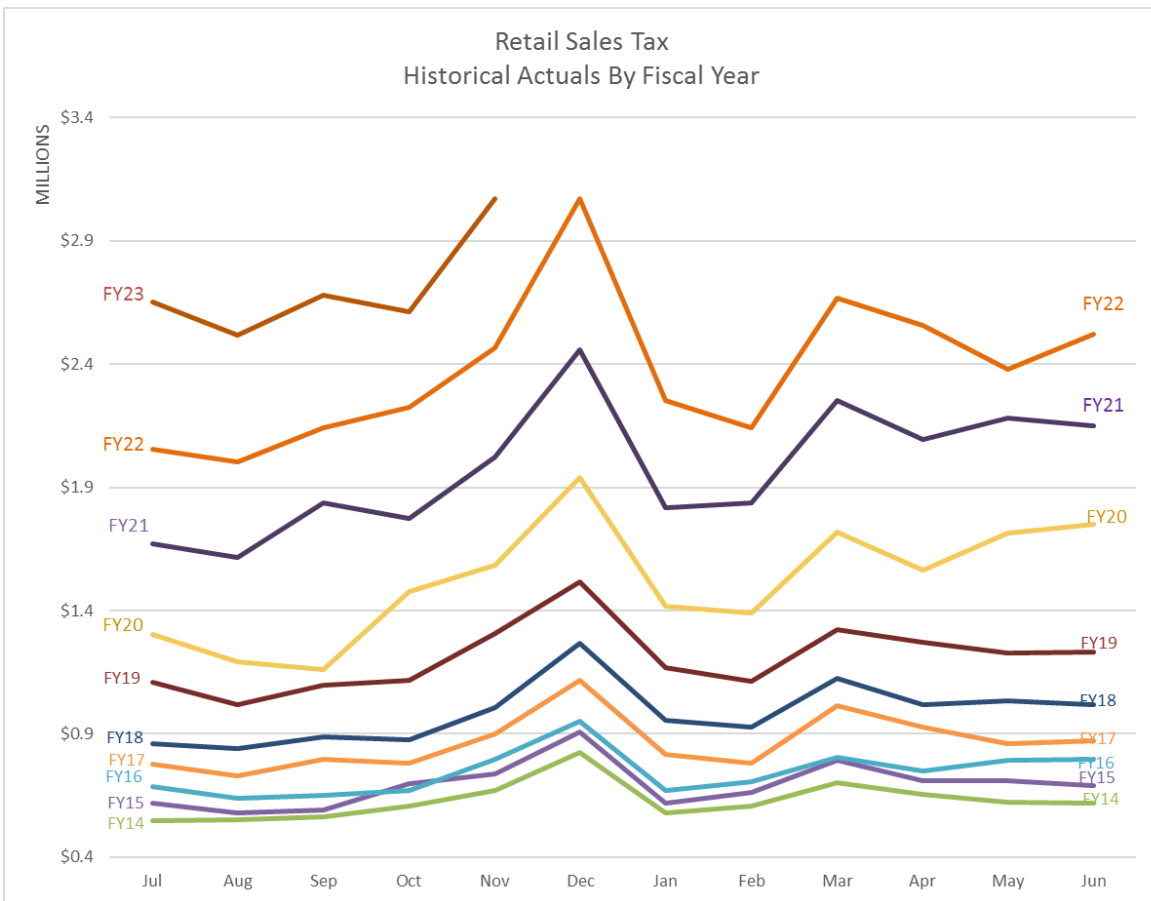
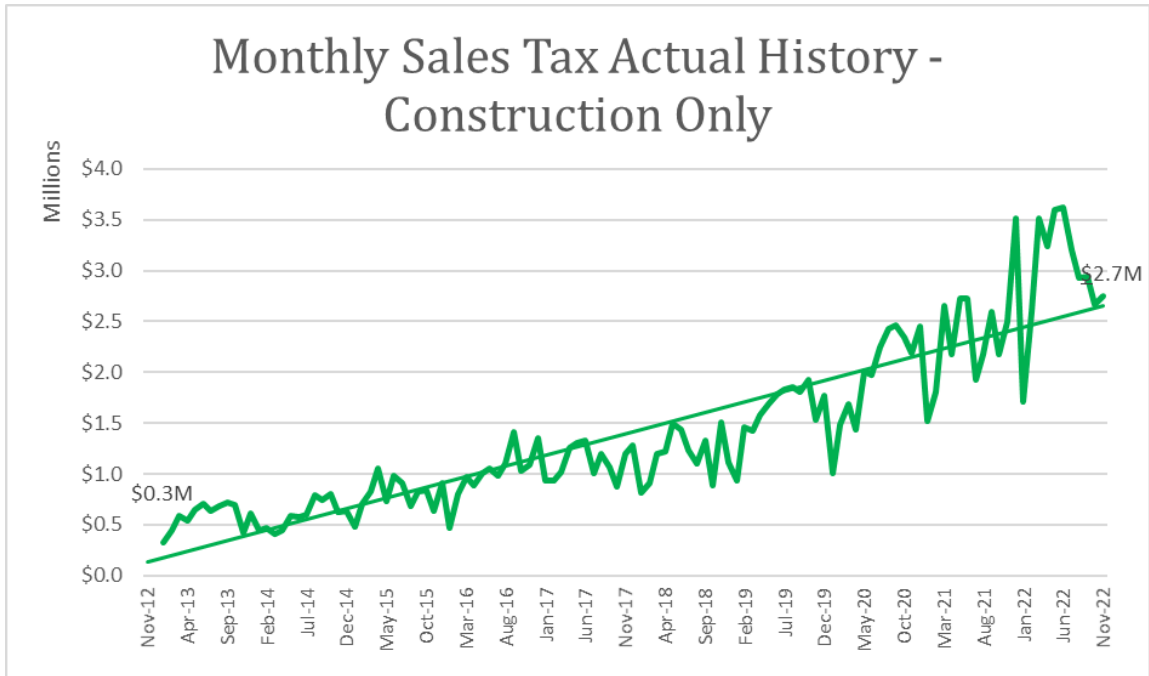
Revenue by Fund	YTD	% of Total
General Fund	\$ 22,757,517	69.1%
EMS Fund	2,844,690	8.6%
Town Center Fund	526,608	1.6%
Construction Fund	6,811,181	20.7%
Totals	\$ 32,939,996	100.0%

Operating Budget	Jul	Aug	Sep	Oct	Nov	FY22-23 YTD
General Fund	\$ 4,671,976	\$ 4,405,380	\$ 4,575,385	\$ 4,358,367	4,746,409.34	\$ 22,757,517
EMS Fund	\$ 583,997	\$ 550,673	\$ 571,923	\$ 544,796	593,301.17	\$ 2,844,690
Total Operating Budget	\$ 5,255,973	\$ 4,956,053	\$ 5,147,308	\$ 4,903,163	\$ 5,339,711	\$ 25,602,207

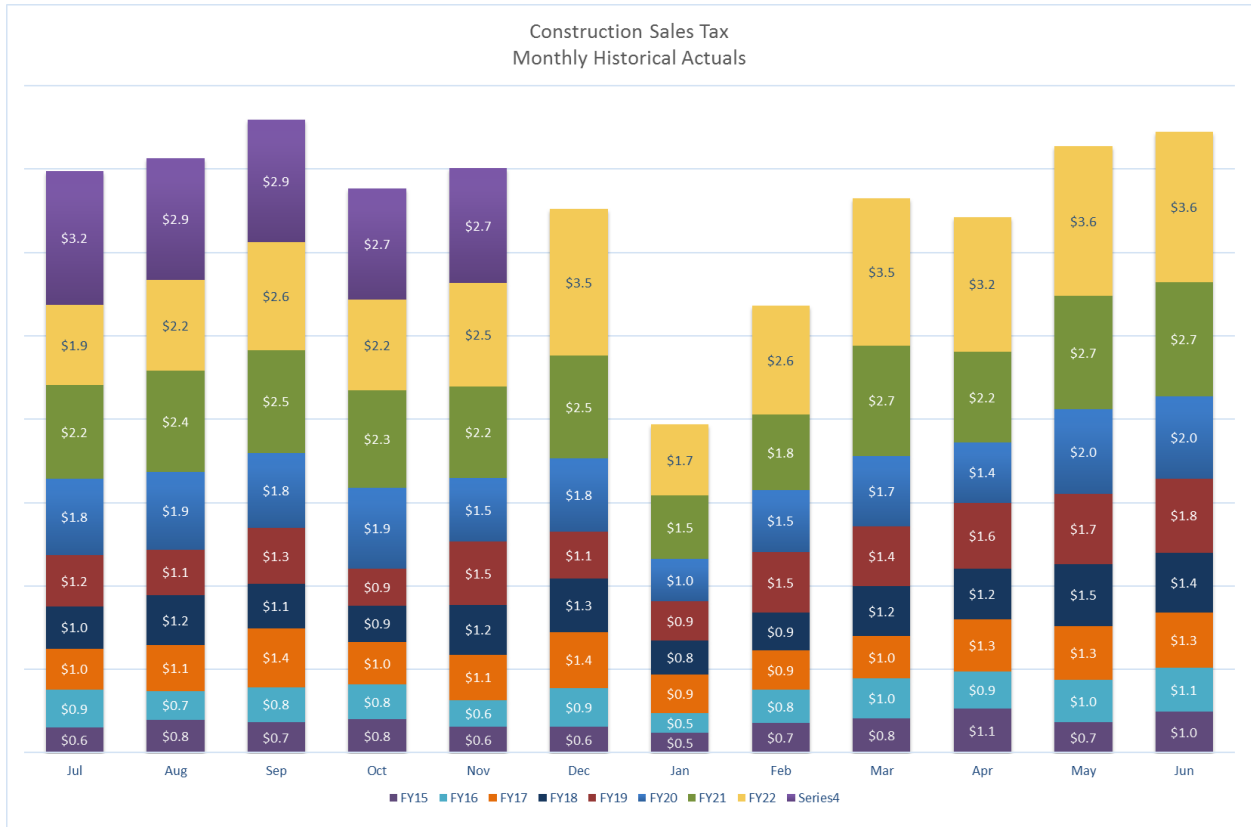
Historical Performance



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:

BUSINESS CODE CATEGORY	REGION CODE	BUSINESS CODE	TAX RATE	REPORTING CATEGORY
Advertising	QC	018	2.25%	All Others
Amusements	QC	012	2.25%	All Others
Contracting-Prime	QC	015	4.25%	Construction Contracting
Contracting-Speculative Builders	QC	016	4.25%	Construction Contracting
Contracting – Owner Builder	QC	037	4.25%	Construction Contracting
Job Printing	QC	010	2.25%	All Others
Manufactured Buildings	QC	027	2.25%	Construction Contracting
Timbering & Other Extraction	QC	020	0.10%	All Others
Severance – Metal Mining	QC	019	2.25%	All Others
Publication	QC	009	2.25%	All Others
Hotels	QC	044	2.25%	All Others
Hotel/Motel (Additional Tax)	QC	144	3.00%	All Others
Residential Rental, Leasing & Licensing for Use	QC	045	2.25%	Rental, R.E. & Leases
Commercial Rental, Leasing & Licensing for Use	QC	213	2.25%	Rental, R.E. & Leases
Rental, Leasing & Licensing for Use	QC	214	2.25%	Rental, R.E. & Leases
Restaurants & Bars	QC	011	2.25%	Restaurants & Bars
Retail Sales	QC	017	2.25%	Retail Sales
Retail Sales Food for Home	QC	062	2.25%	Retail Sales
MRRA	QC	315	2.25%	All Others
Communications	QC	005	2.25%	Comm. & Utilities
Transporting	QC	006	2.25%	All Others
Utilities	QC	004	2.25%	Comm. & Utilities
Use Tax Purchases	QC	029	2.25%	All Others
Use Tax from Inventory	QC	030	2.25%	All Others
Retail Sales for Remote Sellers	QC	605	2.25%	Retail Sales
Retail Sales Food for Home Consumption Remote Sellers	QC	606	2.25%	Retail Sales
Marijuana Sales	QC	420	2.25%	Retail Sales
Medical Marijuana Sales	QC	203	2.25%	Retail Sales

Queen Creek Special District Tax Rates (Town Center):

BUSINESS CODE CATEGORY	REGION CODE	BUSINESS CODE	TAX RATE	REPORTING CATEGORY
Amusements	QD	012	2.50%	All Others
Job Printing	QD	010	2.50%	All Others
Publication	QD	009	2.50%	All Others
Hotels	QD	044	2.50%	All Others
Hotel/Motel (Additional Tax)	QD	144	3.00%	All Others
Restaurants & Bars	QD	011	2.50%	Restaurants & Bars
Retail Sales	QD	017	2.50%	Retail Sales
Retail Sales Food for Home	QD	062	2.50%	Retail Sales
MRRA	QD	315	2.50%	All Others
Communications	QD	005	2.50%	Comm. & Utilities
Utilities	QD	004	2.50%	Comm. & Utilities
Retail Sales for Remote Sellers	QD	605	2.50%	Retail Sales
Retail Sales Food for Home Consumption Remote Sellers	QD	606	2.50%	Retail Sales