

**CITY OF SURPRISE**  
**Marley Park CFD Board Meeting**  
**16000 N. Civic Center Plaza**  
**Surprise, AZ 85374**

Tuesday, May 4, 2021 @ 5:30 PM  
COUNCIL CHAMBERS

Amended agenda on 4/30/2021 at 1:10 PM, item #2 presentation



- A. Call To Order
- B. Roll Call
- C. Pledge of Allegiance
- D. Current Events and Reports
- E. Staff Reports
- F. CFD Commission Meeting Agenda:

**CALL TO THE PUBLIC:**

**INSTRUCTIONS:** In order to address the Board\Commission, you will need to fill out a Call to the Public Form available at the front counter, and then turn it in to the Secretary before the meeting begins.

Note: A.R.S. 38-431.01(H) - During this time members of the public may address the Board\Commission only on issues within the jurisdiction of the Board\Commission which are not an item on the agenda. At the conclusion of the open call, the Board\Commission may respond to criticism, may ask staff to review the matter or may ask that the matter be put on a future agenda. No discussion or action shall take place on any item raised.

**CONSENT AGENDA:**

- 1. District 6 Consideration and action on the minutes of the June 16, 2020 Marley Park CFD Board Meeting. None  
Sherry Aguilar  
City Clerk

**REGULAR AGENDA ITEM - PUBLIC HEARING:**

**REGULAR AGENDA ITEM - NON-PUBLIC HEARING:**

- 2. District 6 Consideration and action adopting the tentative expenditure limitation budget for Marley Park Community Facilities District for FY2022; directing publication of said tentative budget; and setting a public hearing on June 1, 2021, at 5:30pm at the City of Surprise Council Chambers, 16000 N. Civic Center Plaza, Surprise, Arizona; Resolution MPCFD#2021-01. None  
Andrea Davis  
Finance

- G. Other Business and Future Agenda Items
- H. Executive Session

For information purposes: Upon a public majority vote of a quorum ("Commission"), the Commission may hold an executive session, which will not be open to the public, but for only the following purposes: discussion or consideration of records exempt by law from public inspection (A.R.S. §38-431.03(A)(2));

or discussion or consultation for legal advice with the attorney or attorneys of the public body (A.R.S. §38-431.03(A)(3)).

Confidentiality Requirements: Pursuant to A.R.S. §38-431.03(C)(D), any person receiving executive session information pursuant to A.R.S. §38-431.02 shall not disclose that information except to the Attorney General or County Attorney or by agreement of the Commission, or as otherwise ordered by a court of competent jurisdiction.

The Commission may vote to hold an executive session for the purpose of obtaining legal advice from the Commission's attorney on any matter listed on the agenda pursuant to A.R.S. § 38-431.03(A)(3).

I. Adjournment

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SHERRY ANN AGUILAR, CITY CLERK, MMC

POSTED: April 29, 2021 at 11:10 AM  
Amended agenda on 4/30/2021 at 1:10 PM, item #2 presentation

**SPECIAL NOTE: PERSONS WITH SPECIAL ACCESSIBILITY NEEDS, INCLUDING LARGE PRINT MATERIALS OR INTERPRETER, SHOULD CONTACT THE CITY CLERK'S OFFICE @ 623.222.1200 OR TTY 623.222.1002, BY NO LATER THAN 24 HOURS IN ADVANCE OF THE REGULAR SCHEDULED MEETING TIME.**



**CITY OF SURPRISE  
Marley Park CFD Board Meeting**

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Council Meeting Date: May 4, 2021  
Submitting Department: City Clerk  
Staff Recommendations: None

Contact Person: Sherry Aguilar, City Clerk  
District: District 6

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Consent: Yes      Regular: No      Public Hearing: No      Report/Discussion: No

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**Agenda Wording:**

Consideration and action on the minutes of the June 16, 2020 Marley Park CFD Board Meeting.

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**Motion:**

I move to approve the meeting minutes of the June 16, 2020 Marley Park CFD Board.

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**Background:**

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**Objective Analysis:**

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**Policy Compliant:**

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**Financial Impact:**

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**Budget Impact:**

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**FTE Impact:**

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**ATTACHMENTS:**

1. June 16 2020 CFD
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**CITY OF SURPRISE**  
**Marley Park CFD Commission Meeting Minutes**  
**16000 North Civic Center Plaza**  
**Surprise, AZ 85374**

Tuesday, June 16, 2020 @ 5:30PM

**Call To Order**

**Roll Call**

Chair Judd called to order the Marley Park Community Facilities District Board Meeting of June 16 2020 at 5:30 PM at Surprise City Hall Council Chambers, 16000 N Civic Center Plaza, Surprise, Arizona 85374. Also in attendance with Chair Judd were Board Members; Winters, Duffy, Sanders and Remley. (Excused - Hall and Hayden).

Staff Present: Manager, Michael Frazier; Attorney, Robert Wingo and District Clerk, Sherry Ann Aguilar.

**Pledge of Allegiance**

**CFD Board Meeting Agenda**

**CALL TO THE PUBLIC:**

**CONSENT AGENDA:**

**1. Consideration and action on the June 2, 2020 Marley Park CFD Board Meeting minutes - APPROVED**

Board Member Winters made the motion to approve the consent agenda. Board Member Duffy seconded the motion. Five yes votes, two absent (Hayden and Hall), motion carried.

**REGULAR AGENDA ITEM - NON-PUBLIC HEARING:**

**2. Consideration and action fixing, levying, and assessing an Ad Valorem property tax for Marley Park Community Facilities District (MPCFD) at a rate of 3.4771 per \$100.00 of assessed value; Resolution MPCFD #2020-04 - APPROVED**

Finance Director, Andrea Davis reported on this item.

Board Member Remley - what was last years rate?

Ms. Davis - 4.36.

Board Member Remley - What is the market like now, interest rate wise?

Ms. Davis - 3%

Chair Judd - rate went down valuations went up. How does it look?

Ms. Davis - they are paying a little bit less than last year.

Board Member Duffy made the motion to approve the MPCFD 2020-04. Board Member Remley seconded the motion. Five yes votes, two absent (Hall and Hayden), motion carried.

**Executive Session**

**Adjournment**

Board Member Sanders made the motion to adjourn the Marley Park CFD Board Meeting at 6:36 PM. Board Member Winters seconded the motion. Five yes votes, two absent (Hall and Hayden), motion carried.

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Skip Hall, Mayor

**ATTEST:**

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Sherry Ann Aguilar, District Clerk, MMC

**CERTIFICATION:**

I, Sherry Ann Aguilar, City Clerk for the City of Surprise, Maricopa County, Arizona, do hereby verify that these are the true and correct minutes of the CFD Commission Meeting of **Tuesday, June 16, 2020.**

\_\_\_\_\_  
Sherry Ann Aguilar, District Clerk, MMC



**CITY OF SURPRISE**  
**Marley Park CFD Board Meeting**

Council Meeting Date: May 4, 2021

Contact Person: Andrea Davis, DIRECTOR - FINANCE

Submitting Department: Finance

District: District 6

Staff Recommendations: None

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Consent: No

Regular: Yes

Public Hearing: No

Report/Discussion: No

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**Agenda Wording:**

Consideration and action adopting the tentative expenditure limitation budget for Marley Park Community Facilities District for FY2022; directing publication of said tentative budget; and setting a public hearing on June 1, 2021, at 5:30pm at the City of Surprise Council Chambers, 16000 N. Civic Center Plaza, Surprise, Arizona; Resolution MPCFD#2021-01.

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**Motion:**

I move to approve Resolution MPCFD#2020-01.

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**Background:**

On February 12, 2004 Council adopted Resolution No. 04-51 forming the Marley Park Community Facilities District ("MPCFD"). The attached resolution and budget is in conformance with all agreements and provides for the operating and capital budget of the MPCFD. Although a separate legal entity, the information included on these forms was also included on the city of Surprise budget forms to conform with Arizona State Auditor General requirements. The FY2022 tentative budget includes \$4,870,000 of appropriation for the issuance of potential bonds. The bonds would fund the reimbursement of up to \$4,800,000 of completed infrastructure.

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**Objective Analysis:**

The Marley Park Community Facilities District was formed to acquire public infrastructure through the issuing of bonds repaid with a district specific property tax. This allows for above standard infrastructure or additional amenities to be built within the district. Residents pay for this infrastructure and amenities through an additional property tax that is only levied within the district.

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**Policy Compliant:**

This resolution is compliant with City and Council Policy, as well as Arizona state law.

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**Financial Impact:**

The tentative budget will allow for the expenditure of up to \$6,908,900 within the district. This includes \$4,870,000 for a potential borrowing to reimburse up to \$4,800,000 of infrastructure.

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**Budget Impact:**

Adoption of the tentative FY2022 budget establishes spending limits and allocated public resources to specific us s within the MPCFD. As presented, this budget is balanced.

**FTE Impact:**

This resolution does not impact the number of FTEs.

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**ATTACHMENTS:**

1. Res MPCFD 2021-01 Tentative Budget
  2. Marley Park Tentative Budget
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**RESOLUTION MPCFD2021-01**

**MARLEY PARK COMMUNITY FACILITIES DISTRICT**

**A RESOLUTION OF THE DISTRICT BOARD OF THE MARLEY PARK COMMUNITY FACILITIES DISTRICT, A COMMUNITY FACILITIES DISTRICT OF ARIZONA, APPROVING A TENTATIVE BUDGET FOR FISCAL YEAR 2022 PURSUANT TO SECTION 48-716, ARIZONA REVISED STATUTES, AS AMENDED; SETTING A PUBLIC HEARING DATE ON SAID TENTATIVE BUDGET; FILING STATEMENTS AND ESTIMATES OF THE OPERATION AND MAINTENANCE EXPENSES OF THE DISTRICT, THE COSTS OF CAPITAL IMPROVEMENTS TO BE FINANCED BY THE APPROVED AD VALOREM TAX LEVY, AND THE AMOUNT OF ALL OTHER EXPENDITURES FOR PUBLIC INFRASTRUCTURE AND ENHANCED MUNICIPAL SERVICES PROPOSED TO BE PAID FROM THE TAX LEVY AND OF THE AMOUNT TO BE RAISED TO PAY GENERAL OBLIGATION BONDS OF THE DISTRICT, ALL OF WHICH SHALL BE PROVIDED FOR BY THE LEVY AND COLLECTION OF AD VALOREM TAXES ON THE ASSESSED VALUE OF ALL THE REAL AND PERSONAL PROPERTY IN THE DISTRICT; PROVIDING FOR NOTICE OF FILING THE STATEMENTS AND ESTIMATES AND NOTICE OF A PUBLIC HEARING ON THE PORTIONS OF THE STATEMENTS AND ESTIMATES NOT RELATING TO DEBT SERVICE ON GENERAL OBLIGATION BONDS; AND PROVIDING THAT THIS RESOLUTION SHALL BE EFFECTIVE AFTER ITS PASSAGE AND APPROVAL ACCORDING TO LAW.**

**WHEREAS**, on February 12, 2004, the Mayor and Council of the City of Surprise, Arizona (the "City"), adopted Resolution No. 04-51 forming Marley Park Community Facilities District ("MPCFD"), a community facilities district in accordance with Section 48-701 et seq., Arizona Revised Statutes, as amended, as described in Exhibit "A" attached hereto and expressly made a part hereof;

**WHEREAS**, MPCFD is a special purpose district for purposes of Article IX, Section 19, Constitution of Arizona, a tax-levying public improvement district for the purposes of Article XIII, Section 7, Constitution of Arizona, and a municipal corporation for all purposes of Title 35, Chapter 3, Articles 3, 3.1., 3.2, 4 and 5, Arizona Revised Statutes, as amended, and [except as otherwise provided in Section 48-708(B), Arizona Revised Statutes, as amended] is considered to be a municipal corporation and political subdivision of the State of Arizona, separate and apart from the City;

**WHEREAS**, a primary purpose for creating MPCFD was to finance certain public improvements needed for the development known as "Marley Park" through assessment of ad valorem tax on all real and personal property within MPCFD;

**WHEREAS**, in accordance with Sections 48-716 and 48-723, Arizona Revised Statutes, as amended, a special election was held on December 7, 2004, wherein the qualified electors of MPCFD voted to issue general obligation bonds in the maximum amount of \$80,000,000 to cover costs of public infrastructure purposes, and to levy and collect an annual ad valorem tax at a rate not to exceed thirty cents (30¢) per one hundred dollars (\$100) of assessed valuation for operation and maintenance expenses of MPCFD;

**WHEREAS**, in accordance with Sections 48-716 and 48-723, Arizona Revised Statutes, as amended, the District Treasurer of MPCFD has submitted to the District Board of MPCFD a proposed budget for Fiscal Year 2022 which includes statements and estimates of the operation and maintenance expenses of MPCFD, the costs of capital improvements to be financed by the authorized ad valorem tax levy, and the amount of all other expenditures for public infrastructure and enhanced municipal services proposed to be paid from the tax levy and of the amount to be raised to pay general obligation bonds of MPCFD, all of which shall be provided for by the levy and collection of ad valorem taxes on the assessed value of all the real and personal property within MPCFD;

**WHEREAS**, the District Board of MPCFD desires now to approve said tentative budget for Fiscal Year 2022, to publish notice of having filed the required statements and estimates, and to set a date (and publish a notice thereof) for a public hearing to receive comment on the tentative budget and, particularly, on the portions of the statements and estimates not relating to debt service on general obligation bonds;

**WHEREAS**, after said public hearing, the District Board of MPCFD expects to adopt a final budget by resolution; and,

**WHEREAS**, on or before the third Monday in August, the District Board of MPCFD also expects to order the fixing, levying and assessment of required ad valorem taxes and to cause certified copies of the order to be delivered to the Maricopa County Board of Supervisors and the Arizona Department of Revenue.

**NOW, THEREFORE, BE IT RESOLVED BY THE DISTRICT BOARD OF THE MARLEY PARK COMMUNITY FACILITIES DISTRICT, AS FOLLOWS:**

**Section 1.** That certain proposed budget prepared by the District Treasurer of MPCFD for Fiscal Year 2022, attached hereto and expressly made a part hereof as Exhibit "B," is hereby tentatively approved.

**Section 2.** That the statements and estimates of the operation and maintenance expenses of MPCFD, the costs of capital improvements to be financed by the approved ad valorem tax levy, and the amount of all other expenditures for public infrastructure and enhanced municipal services proposed to be paid from the tax levy and of the amount to be raised to pay general obligation bonds of MPCFD in Fiscal Year 2022 are hereby filed on forms of the Auditor General in accordance with Section 42-17101(3) and 48-723(C), Arizona Revised Statutes, as amended, and are attached hereto and expressly made a part hereof as Exhibit "B".

**Section 3.** That a public hearing date of **June 1, 2021**, beginning at or after 5:30 p.m. at the **City of Surprise Council Chambers 16000 N Civic Center Plaza, Surprise, Arizona**, is hereby set to consider said tentative budget (including, but expressly not limited to, consideration of those portions of the statements and estimates not relating to debt service on general obligation bonds of MPCFD), and said notice (attached hereto and expressly made a part hereof as Exhibit "C") shall be published once in the Daily Independent no later than ten (10) days prior to said hearing date.

**Section 4.** That in accordance with Section 42-17107, Arizona Revised Statutes, the Truth in Taxation notice shall be published twice in the Daily Independent or other newspaper of general circulation, at least fourteen but not more than twenty days before, and at least seven but not more than ten days before, the Truth in Taxation hearing, which shall be combined with the public hearing of **June 1, 2021**, beginning at or after 5:30 p.m. at the **City of Surprise Council Chambers 16000 N Civic Center Plaza, Surprise, Arizona**.

**Section 5.** That if any provision in this Resolution is held invalid by a court of competent jurisdiction, the remaining provisions shall not be affected but shall continue in full force and effect.

**Section 6.** That this Resolution shall be effective after its passage and approval according to law.

**APPROVED AND ADOPTED** this \_\_\_\_\_ day of \_\_\_\_\_, 2021.

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Skip Hall, Chairman District Board  
Marley Park Community Facilities District

ATTEST:

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Sherry Aguilar, District Clerk  
Marley Park Community Facilities District

EXHIBIT A

LEGAL DESCRIPTION OF  
PROPERTY TO BE INCLUDED IN THE DISTRICT

PARCEL NO. 1:

The West half of the Southwest quarter of the Southwest quarter of Section 17, Township 3 North, Range 1 West of the Gila and Salt River Base and Meridian, Maricopa County, Arizona;

Except The North 858 feet, the West 40 feet and the South 33 feet thereof.

PARCEL NO. 2:

The South 429 feet of the North 858 feet of the West half of the Southwest quarter of the Southwest quarter of Section 17, Township 3 North, Range 1 West of the Gila and Salt River Base and Meridian, Maricopa County, Arizona;

Except the West 40 feet thereof.

PARCEL NO. 3:

The North 429 feet of the West half of the Southwest quarter of the Southwest quarter of Section 17, Township 3 North, Range 1 West of the Gila and Salt River Base and Meridian, Maricopa County, Arizona.

Except the West 40 feet thereof.

PARCEL NO. 4:

The North half and the North half of the Southwest quarter and the Southeast quarter of the Southwest quarter and the East half of the Southwest quarter of the Southwest quarter, all in Section 17, Township 3 North, Range 1 West of the Gila and Salt River Base and Meridian, Maricopa County, Arizona.

Except the West 40 feet, the South 33 feet of the said Southeast quarter of the Southwest quarter, the South 33 feet of the said East half of the Southwest quarter of the Southwest quarter, the North 40 feet of the West 660 feet and the North 33 feet and the East 33 feet of the said North half; and also

Excepting therefrom:

Commencing at the center of said Section 17, and the point of beginning;

Thence North 79 degrees 20 minutes 44 seconds West, a distance of 135.20 feet;

Thence North 89 degrees 55 minutes 57 seconds West, a distance of 534.50 feet;

Thence North 64 degrees 27 minutes 40 seconds West, a distance of 39.87 feet;

Thence North 18 degrees 20 minutes 48 seconds West, a distance of 65.00 feet;

Thence South 71 degrees 39 minutes 12 seconds West, a distance of 121.12 feet, to the beginning of a non-tangent curve;

Thence westerly along said curve, having a radius of 55.00 feet, concave southerly, whose radius bears South 83 degrees 13 minutes 36 seconds West, through a central angle of 135 degrees 40 minutes 15 seconds, a distance of 130.23 feet, to a point of intersection with a non-tangent line;

Thence North 52 degrees 26 minutes 30 seconds West, a distance of 23.49 feet;

Thence South 71 degrees 39 minutes 12 seconds West, a distance of 314.50 feet;

Thence North 18 degrees 20 minutes 48 seconds West, a distance of 74.24 feet;

Thence North 27 degrees 10 minutes 22 seconds East, a distance of 56.05 feet;

Thence North 72 degrees 41 minutes 32 seconds East, a distance of 488.97 feet, to the beginning of a curve;

Thence easterly along said curve, having a radius of 2407.00 feet, concave southerly, through a central angle of 38 degrees 33 minutes 43 minutes, a distance of 1619.99 feet, to the curve's end;

Thence South 68 degrees 44 minutes 45 seconds East, a distance of 422.19 feet, to the beginning of a curve;

Thence southeasterly along said curve, having a radius of 1808.71 feet, concave northeasterly, through a central angle of 11 degrees 35 minutes 13 seconds, a distance of 365.78 feet, to the curve's end;

Thence South 80 degrees 19 minutes 59 seconds East, a distance of 33.43 feet, to the east-west mid-section line of said section;

Thence along said east-west mid-section line, North 88 degrees 41 minutes 25 seconds West, a distance of 1582.37 feet, to the point of beginning, and also

Excepting therefrom:

Commencing at the center of said Section 17;

Thence along the north-south mid-section line of said section, North 00 degrees 04 minutes 03 seconds East, a distance of 488.59 feet, to a point of intersection with a non-tangent curve, and the point of beginning;

Thence leaving said north-south mid-section line, westerly along said curve, having a radius of 2513.00 feet, concave southerly, whose radius bears South 01 degrees 35 minutes 08 seconds West, through a central angle of 09 degrees 58 minutes 47 seconds, a distance of 437.71 feet, to a point of intersection with a non-tangent line;

Thence North 17 degrees 59 minutes 27 seconds West, a distance of 694.38 feet;

Thence North 89 degrees 42 minutes 07 seconds East, a distance of 282.54 feet; Thence South 00 degrees 17 minutes 53 seconds East, a distance of 406.51 feet; Thence North 89 degrees 42 minutes 07 seconds East, a distance of 535.78 feet; Thence South 00 degrees 17 minutes 53 seconds East, a distance of 85.88 feet;

Thence South 47 degrees 24 minutes 43 seconds West, a distance of 53.93 feet;

Thence South 04 degrees 21 minutes 31 seconds West, a distance of 116.48 feet, to the beginning of a non-tangent curve;

Thence westerly along said curve, having a radius of 2513.00 feet, concave southerly, whose radius bears South 04 degrees 21 minutes 31 seconds West, through a central angle of 02 degrees 46 minutes 23 seconds, a distance of 121.63 feet, to the point of beginning.

PARCEL NO. 5:

The North half and the Southwest quarter of Section 16, Township 3 North, Range 1 West of the Gila and Salt River Base and Meridian, Maricopa County, Arizona.

Excepting therefrom the East 55 feet of the East half of the Northeast quarter of said Section 16, and also

Except the West 33 and the North 33 feet thereof; and also

Except the South 33 feet of the said Southwest quarter thereof.

EXHIBIT "B"

MPCFD Budget Statements and Estimates on Auditor General Forms

**MARLEY PARK COMMUNITY FACILITIES DISTRICT**  
**Summary Schedule of Estimated Revenues and Expenditures/Expenses**  
**Fiscal Year 2022**

Fiscal Year	Sch	FUNDS							
		General Fund	Special Revenue Fund	Debt Service Fund	Capital Projects Fund	Permanent Fund	Enterprise Funds Available	Internal Service Funds	Total All Funds
2021	E	0	127,800	1,477,800	0	0	0	0	1,605,600
2021	E	0	127,800	1,377,800	0	0	0	0	1,505,600
2022		0	20,500	198,700	0	0	0	0	219,200
2022	B	0	0	0	0		0	0	0
2022	B	0	157,000	1,662,700	0		0	0	1,819,700
2022	C	0	0	0	0	0	0	0	0
2022	D	0	0	4,870,000	0	0	0	0	4,870,000
2022	D	0	0	0	0	0	0	0	0
2022	D	0	0	0	4,800,000	0	0	0	4,800,000
2022	D	0	0	(4,800,000)	0	0	0	0	(4,800,000)
2022									
2022									
2022									
2022									
2022									
2022		0	177,500	1,931,400	4,800,000	0	0	0	6,908,900
2022	E	0	157,000	1,951,900	4,800,000	0	0	0	6,908,900

**EXPENDITURE LIMITATION COMPARISON**

1. Budgeted expenditure/expenses
2. Add/subtract: estimated net reconciling items
3. Budgeted expenditures/expenses adjusted for reconciling items
4. Less: estimated exclusions
5. Amount subject to the expenditure limitation
6. EEC expenditure limitation

	2021	2022
1. Budgeted expenditure/expenses	\$ 1,605,600	\$ 6,908,900
2. Add/subtract: estimated net reconciling items	0	0
3. Budgeted expenditures/expenses adjusted for reconciling items	1,605,600	6,908,900
4. Less: estimated exclusions	0	0
5. Amount subject to the expenditure limitation	\$ 1,605,600	\$ 6,908,900
6. EEC expenditure limitation	\$ 0	\$ 0

The city/town does not levy property taxes and does not have special assessment districts for which property taxes are levied. Therefore, Schedule B has been omitted.

\* Includes Expenditure/Expense Adjustments Approved in the current year from Schedule E.

\*\* Includes actual amounts as of the date the proposed budget was prepared, adjusted for estimated activity for the remainder of the fiscal year.

\*\*\* Amounts on this line represent Fund Balance/Net Position amounts except for amounts not in spendable form (e.g., prepaids and inventories) or legally or contractually required to be maintained intact (e.g., principal of a permanent fund).

**Marley Park Community Facilities District  
Tax Levy and Tax Rate Information  
Fiscal year 2022**

	<b>2021</b>	<b>2022</b>
1. Maximum allowable primary property tax levy. A.R.S. §42-17051(A)	\$ _____	\$ _____
2. Amount received from primary property taxation in the <b>current year</b> in excess of the sum of that year's maximum allowable primary property tax levy. A.R.S. §42-17102(A)(18)	\$ _____	
3. Property tax levy amounts		
A. Primary property taxes	\$ _____	\$ _____
Property tax judgment	_____	_____
B. Secondary property taxes	1,481,600	1,819,700
Property tax judgment	_____	_____
C. Total property tax levy amounts	\$ 1,481,600	\$ 1,819,700
4. Property taxes collected*		
A. Primary property taxes		
(1) <b>Current</b> year's levy	\$ _____	
(2) Prior years' levies	_____	
(3) Total primary property taxes	\$ _____	
B. Secondary property taxes		
(1) <b>Current</b> year's levy	\$ 1,481,600	
(2) Prior years' levies	_____	
(3) Total secondary property taxes	\$ 1,481,600	
C. Total property taxes collected	\$ 1,481,600	
5. Property tax rates		
A. City/Town tax rate		
(1) Primary property tax rate	_____	_____
Property tax judgment	_____	_____
(2) Secondary property tax rate	3.4771	3.4771
Property tax judgment	_____	_____
(3) Total city/town tax rate	3.4771	3.4771
B. Special assessment district tax rates		
Secondary property tax rates—As of the date the proposed budget was prepared, the city/town was operating <u>    1    </u> special assessment districts for which secondary property taxes are levied. For information pertaining to these special assessment districts and their tax rates, please contact the city/town.		

\* Includes actual property taxes collected as of the date the proposed budget was prepared, plus estimated property tax collections for the remainder of the fiscal year.

**MARLEY PARK COMMUNITY FACILITIES DISTRICT**  
**Revenues Other Than Property Taxes**  
**Fiscal Year 2022**

<u>SOURCE OF REVENUES</u>	<u>ESTIMATED REVENUE 2021</u>	<u>ACTUAL REVENUES 2021*</u>	<u>ESTIMATED REVENUES 2022</u>
TOTAL ALL FUNDS	\$ <u>0</u>	\$ <u>0</u>	\$ <u>0</u>

\* Includes actual revenues recognized on the modified accrual or accrual basis as of the date the proposed budget was prepared, plus estimated revenues for the remainder of the fiscal year.

**MARLEY PARK COMMUNITY FACILITIES DISTRICT**  
**Other Financing Sources/<Uses> and Interfund Transfers**  
**Fiscal Year 2022**

<b>FUND</b>	<b>OTHER FINANCING 2022</b>		<b>INTERFUND TRANSFERS 2022</b>	
	<b>SOURCES</b>	<b>&lt;USES&gt;</b>	<b>IN</b>	<b>&lt;OUT&gt;</b>
<b>DEBT SERVICE FUND</b>				
Marley Park Bond Debt Service (Other Transfers) \$		\$	\$	\$ (4,800,000)
Marley Park Bond Debt Service (Bond Proceeds)	4,870,000			
<b>Total Debt Service Fund</b> \$	4,870,000	\$	\$	\$ (4,800,000)
<b>CAPITAL PROJECTS FUND</b>				
Marley Park CFD Capital 2017 (Other Transfers) \$		\$	\$ 4,800,000	\$
<b>Total Capital Projects Fund</b> \$		\$	\$ 4,800,000	\$
<b>TOTAL ALL FUNDS</b> \$	4,870,000	\$	\$ 4,800,000	\$ (4,800,000)

**MARLEY PARK COMMUNITY FACILITIES DISTRICT**  
**Expenditures/Expenses by Fund**  
**Fiscal Year 2022**

<b>FUND/DEPARTMENT</b>	<b>ADOPTED BUDGETED EXPENDITURES/ EXPENSES 2021</b>	<b>EXPENDITURE/ EXPENSE ADJUSTMENTS APPROVED 2021</b>	<b>ACTUAL EXPENDITURES/ EXPENSES 2021*</b>	<b>BUDGETED EXPENDITURES/ EXPENSES 2022</b>
<b>SPECIAL REVENUE FUND</b>				
<b>Marley Park Comm Fac Dist</b>				
Parks and Recreation	\$ 127,800	\$	\$ 127,800	\$ 157,000
<b>Special Revenue Fund Total</b>	<b>\$ 127,800</b>	<b>\$</b>	<b>\$ 127,800</b>	<b>\$ 157,000</b>
<b>DEBT SERVICE FUND</b>				
<b>Marley Park Bond Debt Service</b>				
General Operations	\$ 1,377,800	\$	\$ 1,377,800	\$ 1,822,400
Contingency	100,000			129,500
<b>Debt Service Fund Total</b>	<b>\$ 1,477,800</b>	<b>\$</b>	<b>\$ 1,377,800</b>	<b>\$ 1,951,900</b>
<b>CAPITAL PROJECTS FUND</b>				
<b>Marley Park CFD Capital 2017</b>				
General Operations	\$	\$	\$	\$ 4,800,000
<b>Capital Projects Fund Total</b>	<b>\$</b>	<b>\$</b>	<b>\$</b>	<b>\$ 4,800,000</b>
<b>TOTAL ALL FUNDS</b>	<b>\$ 1,605,600</b>	<b>\$</b>	<b>\$ 1,505,600</b>	<b>\$ 6,908,900</b>

\* Includes actual revenues recognized on the modified accrual or accrual basis as of the date the proposed budget was prepared, plus estimated revenues for the remainder of the fiscal year.

**MARLEY PARK COMMUNITY FACILITIES DISTRICT**  
**Expenditures/Expenses by Department**  
**Fiscal Year 2022**

<u>DEPARTMENT/FUND</u>	<u>ADOPTED BUDGETED EXPENDITURES/ EXPENSES 2021</u>	<u>EXPENDITURE/ EXPENSE ADJUSTMENTS APPROVED 2021</u>	<u>ACTUAL EXPENDITURES/ EXPENSES 2021*</u>	<u>BUDGETED EXPENDITURES/ EXPENSES 2022</u>
<b>GENERAL OPERATIONS</b>				
Marley Park Bond Debt Service	\$ 1,377,800	\$	\$ 1,377,800	\$ 1,822,400
Marley Park CFD Capital 2017				4,800,000
<b>Department Total</b>	<u>\$ 1,377,800</u>	<u>\$</u>	<u>\$ 1,377,800</u>	<u>\$ 6,622,400</u>
<b>PARKS AND RECREATION</b>				
Marley Park Comm Fac Dist	\$ 127,800	\$	\$ 127,800	\$ 157,000
<b>Department Total</b>	<u>\$ 127,800</u>	<u>\$</u>	<u>\$ 127,800</u>	<u>\$ 157,000</u>
<b>CONTINGENCY</b>				
Marley Park Bond Debt Service	\$ 100,000	\$	\$	\$ 129,500
<b>Department Total</b>	<u>\$ 100,000</u>	<u>\$</u>	<u>\$</u>	<u>\$ 129,500</u>
<b>Total All Departments</b>	<u>\$ 1,605,600</u>	<u>\$</u>	<u>\$ 1,505,600</u>	<u>\$ 6,908,900</u>

\* Includes actual revenues recognized on the modified accrual or accrual basis as of the date the proposed budget was prepared, plus estimated revenues for the remainder of the fiscal year.

**MARLEY PARK COMMUNITY FACILITIES DISTRICT  
Full-Time Employees and Personnel Compensation  
Fiscal Year 2022**

<b>FUND</b>	<b>Full-time Equivalent (FTE) 2022</b>	<b>Employee Salaries and Hourly Costs 2022</b>	<b>Retirement Costs 2022</b>	<b>Healthcare Costs 2022</b>	<b>Other Benefit Costs 2022</b>	<b>Total Estimated Personnel Compensation 2022</b>
<b>TOTAL ALL FUNDS</b>	<u>                    </u>	\$ <u>                    </u>	\$ <u>                    </u>	\$ <u>                    </u>	\$ <u>                    </u>	= \$ <u>                    </u>

EXHIBIT "C"

Form of MPCFD Published Notice

MARLEY PARK COMMUNITY FACILITIES DISTRICT  
NOTICE OF FILING STATEMENTS AND ESTIMATES  
AND  
NOTICE OF PUBLIC HEARING

NOTICE OF FILING STATEMENTS AND ESTIMATES OF THE OPERATION AND MAINTENANCE EXPENSES OF THE MARLEY PARK COMMUNITY FACILITIES DISTRICT, THE COSTS OF CAPITAL IMPROVEMENTS TO BE FINANCED BY THE AD VALOREM TAX LEVY, AND THE AMOUNT OF ALL OTHER EXPENDITURES FOR PUBLIC INFRASTRUCTURE AND ENHANCED MUNICIPAL SERVICES PROPOSED TO BE PAID FROM THE TAX LEVY AND OF THE AMOUNT TO BE RAISED TO PAY GENERAL OBLIGATION BONDS OF THE DISTRICT; AND NOTICE OF A PUBLIC HEARING ON THE PROPOSED FISCAL YEAR 2022 BUDGET OF THE DISTRICT, INCLUDING A HEARING ON THOSE PORTIONS OF THE STATEMENTS AND ESTIMATES NOT RELATING TO DEBT SERVICE ON GENERAL OBLIGATION BONDS.

Notice is hereby given that statements and estimates have been filed in the Office of the District Clerk of the Marley Park Community Facilities District of the operation and maintenance expenses of the District, the costs of capital improvements to be financed by the voter-approved ad valorem tax levy, and the amount of all other expenditures for public infrastructure and enhanced municipal services proposed to be paid from the tax levy and of the amount to be raised to pay general obligation bonds of the District, all of which shall be provided for by the levy and collection of ad valorem taxes on the assessed value of all the real and personal property in the District. Notice is further given of a public hearing on the proposed Fiscal Year 2022 budget of the District, including (but not limited to) a hearing on those portions of the statements and estimates not relating to debt service on general obligation bonds, consideration of establishment or revision of any rates, fees and charges; all pursuant to Arizona Revised Statutes §§48-716 and 48-723. Such hearing will be held by the District Board on June 1, 2021, at or after 5:30 p.m. at the **City of Surprise Council Chambers 16000 N Civic Center Plaza, Surprise, Arizona**, Surprise, Arizona. Copies of the budget are available from the Office of the District Manager, 16000 N Civic Center Plaza, Surprise, Arizona 85374, telephone number: (623)222-1000.

Dated this \_\_\_\_\_ day of \_\_\_\_\_ 2021

.....  
District Manager, Marley Park  
Community Facilities District

Published: \_\_\_\_\_, 2021

# MARLEY PARK

Community Facilities District (CFD)



FY2022 BUDGET  
*May 4, 2021*

# What is a CFD?



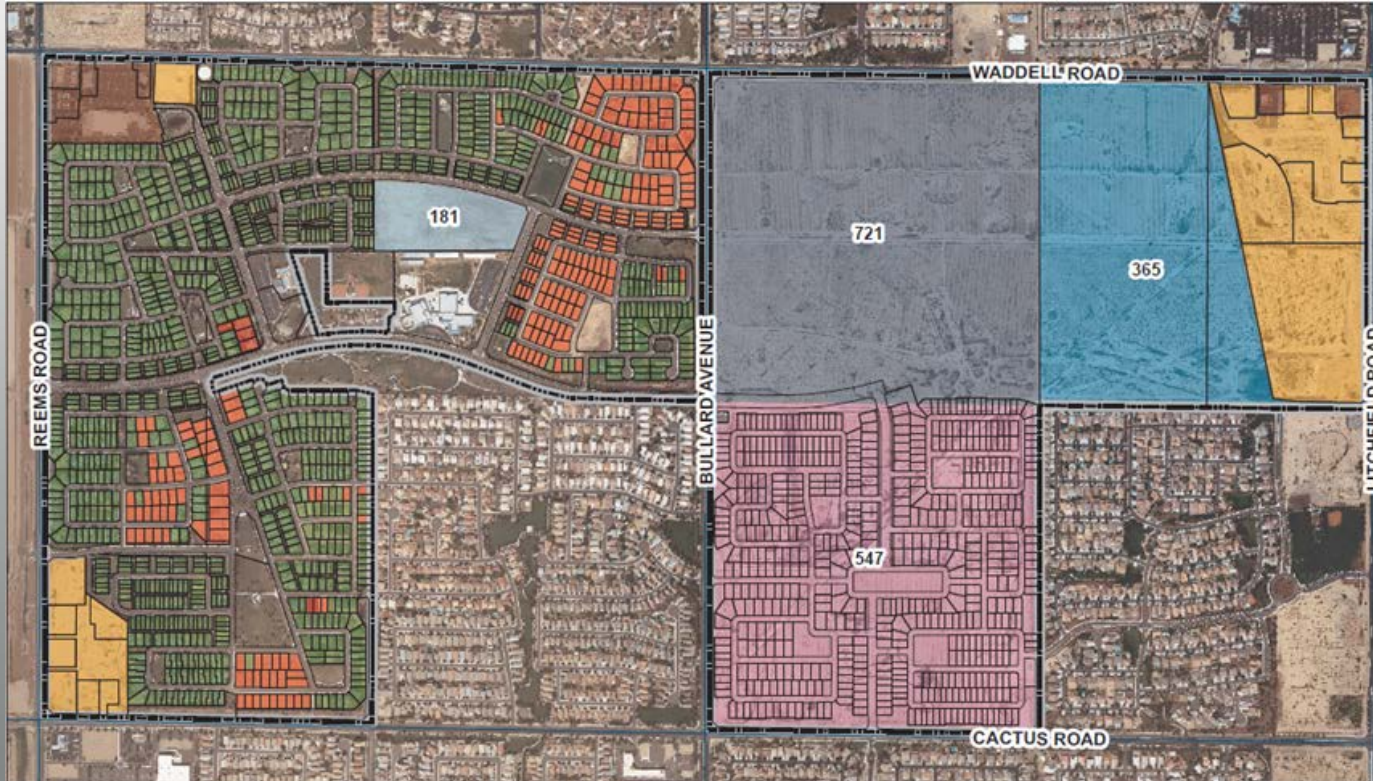
- Special Purpose District
- Finances, acquires, and constructs public infrastructure within a defined area
- Property tax levy assessed to pay debt and operations/maintenance
- Separate political subdivision

# Review of Marley Park CFD




- Created in 2004
- Approximately 956 acres
  - Entitled up to 3,782 residential units in addition to commercial uses, a school, open spaces and parks
- Mayor and Council serves as the CFD's Board of Directors

# Review of Marley Park CFD



# Review of Marley Park CFD




- \$80M of bonding authority for public infrastructure
    - \$40M to reimburse the Developer
    - \$40M for other potential infrastructure
  - General Obligation Bonds
    - \$25M issued to date (6 bonds)
    - \$15M Potential Remaining
- 

# Review of Marley Park CFD



Infrastructure reimbursed

\$23.4 million

- Sweetwater Road (Reems to Bullard)
  - Reems Road (Waddell to Cactus)
  - Waddell Road (Reems to Bullard)
  - Cactus Road (Reems to 151<sup>st</sup>)
  - Founders Park Blvd (Waddell to Sweetwater)
  - Old Oak Lane (Park to 151<sup>st</sup>)
  - 153<sup>rd</sup> Drive (Sweetwater to Larkspur)
  - Whisperwood (Sweetwater to Old Oak)
  - Heritage Park
  - Litchfield Road (Waddell to Sweetwater)
  - Waddell Road (143<sup>rd</sup> to Litchfield)
  - Bullard Ave (Waddell to Cactus Rd)
  - Old Oak Lane (151<sup>st</sup> to Bullard Ave)
- 

# Review of Marley Park CFD



Infrastructure reimbursement planned FY22      \$4.8 million

Sweetwater (Phase 3)

Sweetwater (Phase 4, Collector H)

Collector G (145<sup>th</sup> Ave)

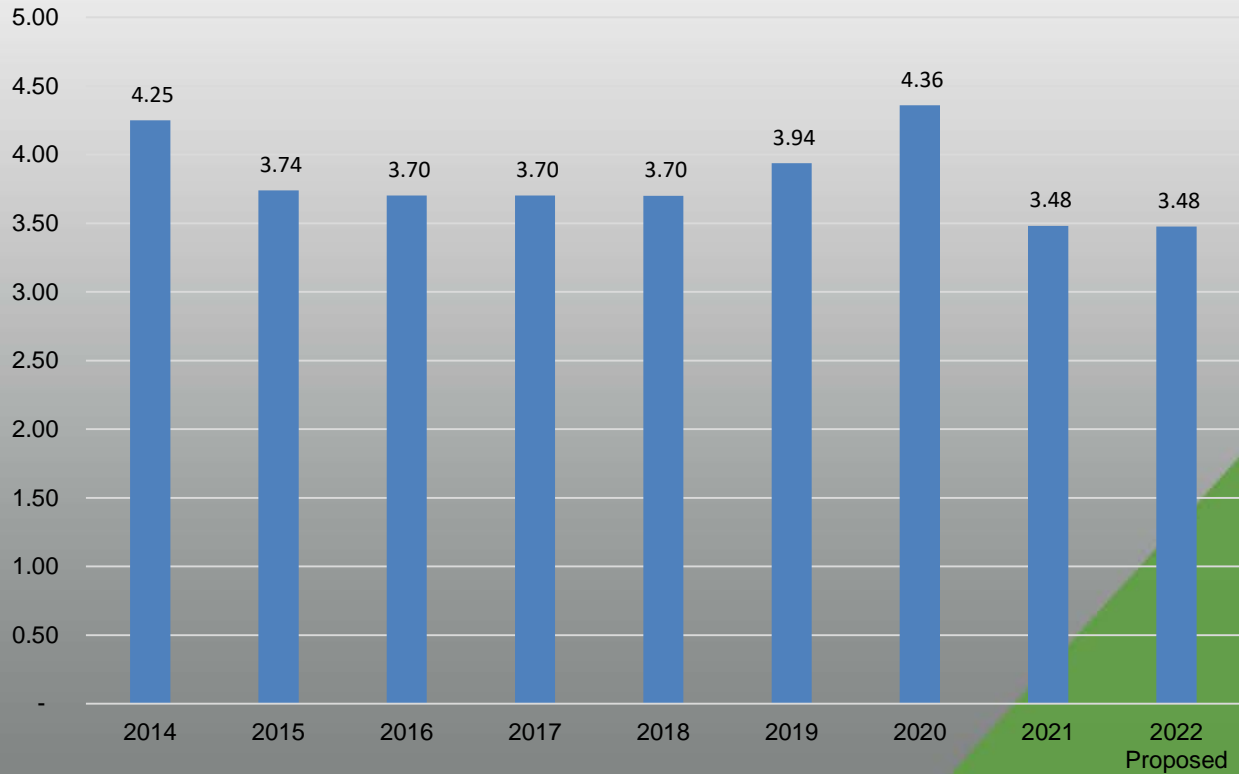
Cactus Road (Phase 2)

# Property Tax Rate

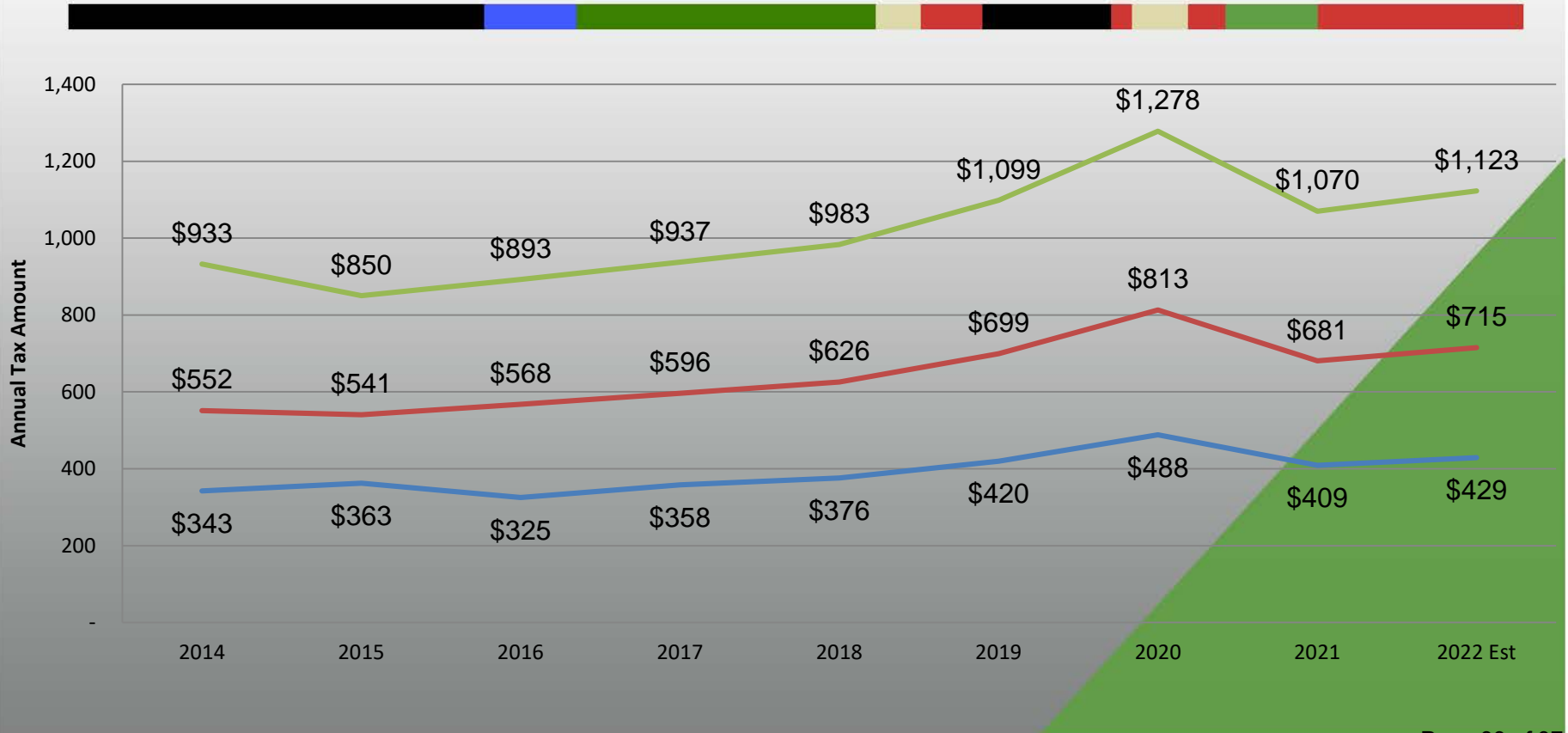


	Current Rate	Current Levy	Proposed Rate	Proposed Levy
Property Tax	\$3.4771	\$1,481,600	\$3.4771	\$1,819,700

# Tax Rate History



# Property Tax Comparison



# FY2022 Sources



	Amount
Property Tax (Operations)	\$ 157,000
Property Tax (Debt Service)	1,662,700
Bond Proceeds	4,870,000
Fund Balance	219,200
<b>Total Sources</b>	<b>\$ 6,908,900</b>

# FY2022 Expenditures



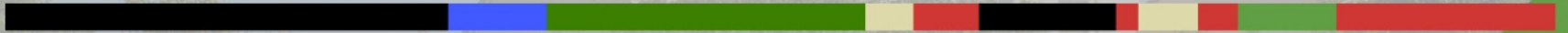
	Amount
Park Operations	\$ 157,000
Financial Services – Bank Fees	4,000
Principal	715,000
Interest	772,400
Capital Reimbursement	4,800,000
Contingency	129,500
<b>Total Uses</b>	<b>\$ 6,908,900</b>

# Calendar



- Community Outreach TBD
- Adopt Final Budget June 1
- Public Hearing
- Adopt Property Tax Levy June 15

# Questions & Comments



Marley Park