



CITY OF SURPRISE
CFD Commission Meeting
16000 N. Civic Center Plaza
Surprise, AZ 85374
Tuesday, May 7, 2019 @ 5:30 PM
COUNCIL CHAMBERS

- 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 Marley Park CFD Board Meeting minutes of June 19, 2018. | None |
| | | | Sherry Aguilar
City Clerk |

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 FY2020 in the amount of \$10,421,700; authorizing publication of said tentative budget; and setting public hearing on June 4, 2019, at 5:30pm at the City of Surprise Council Chambers, 16000 N. Civic Center Plaza, Surprise, Arizona; Resolution MPCFD # 2019-01. | 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

SHERRY ANN AGUILAR, CITY CLERK, MMC

POSTED: May 2, 2019 at 2:25 PM

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
CFD Commission Meeting**

Council Meeting Date: May 7, 2019
Submitting Department: City Clerk
Staff Recommendations: None

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

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

Agenda Wording:

Consideration and action on the Marley Park CFD Board Meeting minutes of June 19, 2018.

Motion:

Background:

Objective Analysis:

Policy Compliant:

Financial Impact:

Budget Impact:

FTE Impact:

ATTACHMENTS:

1. 61918 Marley Park CFD
-

CITY OF SURPRISE
Marley Park CFD Board Meeting Minutes
16000 North Civic Center Plaza
Surprise, AZ 85374

Tuesday, June 19, 2018 @ 5:30PM

Call To Order

Roll Call

Chair Wolcott called the Marley Park CFD Board Meeting to order at 05:30 p.m. at Surprise City Hall Council Chamber, 16000 North Civic Center Plaza Surprise, Arizona 85374, on Tuesday, June 19, 2018. Also in attendance with Chair Wolcott were Board Member Remley, Board Member Winters, Board Member Hayden, Board Member Tande, Board Member Duffy and Board Member Hall.

Staff present:

Manager, Bob Wingenroth, City Attorney, Robert Wingo, and District Clerk, Sherry Ann Aguilar.

Pledge of Allegiance

Call To The Public:

CFD Commission Meeting Agenda:

1. Consideration and action on the Marley Park CFD Board Meeting minutes of June 5, 2018 - APPROVED

Board Member Duffy made the motion to approve the consent agenda. Board Member Tande seconded the motion. Seven yes votes, motion carried.

2. Consideration and action authorizing a property tax levy for Marley Park Community Facilities District (MPCFD) at a rate of \$3.9365 per \$100 of assessed value; Resolution MPCFD # 2018-03 - APPROVED

Finance Director, Lindsey Duncan gave a brief powerpoint presentation on this item.

Board Member Tande made the motion to approve Resolution MPCFD 2018-03. Board Member Hall seconded the motion. Seven yes votes, motion carried.

Executive Session:

Adjournment:

Board Member Hall made the motion to adjourn the Marley Park CFD Board Meeting. Board Member Duffy seconded the motion. Seven yes votes, motion carried.

Skip Hall, Mayor

ATTEST:

Sherry Ann Aguilar, City 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 Regular City Council Meeting of **Tuesday, June 19, 2018**.

Sherry Ann Aguilar, City Clerk, MMC



CITY OF SURPRISE CFD Commission Meeting

Council Meeting Date: May 7, 2019

Contact Person: Andrea Davis, DIRECTOR -
FINANCE

Submitting Department: Finance

District: District 6

Staff Recommendations: None

Consent: No

Regular: Yes

Public Hearing: No

Report/Discussion: No

Agenda Wording:

Consideration and action adopting the tentative expenditure limitation budget for Marley Park Community Facilities District for FY2020 in the amount of \$10,421,700; authorizing publication of said tentative budget; and setting public hearing on June 4, 2019, at 5:30pm at the City of Surprise Council Chambers, 16000 N. Civic Center Plaza, Surprise, Arizona; Resolution MPCFD # 2019-01.

Motion:

I move to approve Resolution MPCFD # 2019-01

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 FY2020 tentative budget includes \$8,800,000 of appropriation for the issuance of potential bonds. The bonds would fund the reimbursement of up to \$8,580,000 of completed infrastructure.

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.

Policy Compliant:

This resolution is compliant with City and Council Policy.

Financial Impact:

The tentative budget will allow for the expenditure of up to \$10,421,700 within the district. This includes \$8,800,000 for a potential borrowing to reimburse up to \$8,580,000 of infrastructure.

Budget Impact:

Adoption of the tentative FY2020 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.

ATTACHMENTS:

1. Marley Park Tentative Budget
 2. Res MPCFD 2019-01 Tentative Budget for MPCFD-final (003)
-

MARLEY PARK

Community Facilities District (CFD)



FY2020 BUDGET
May 7, 2019

What is a CFD?



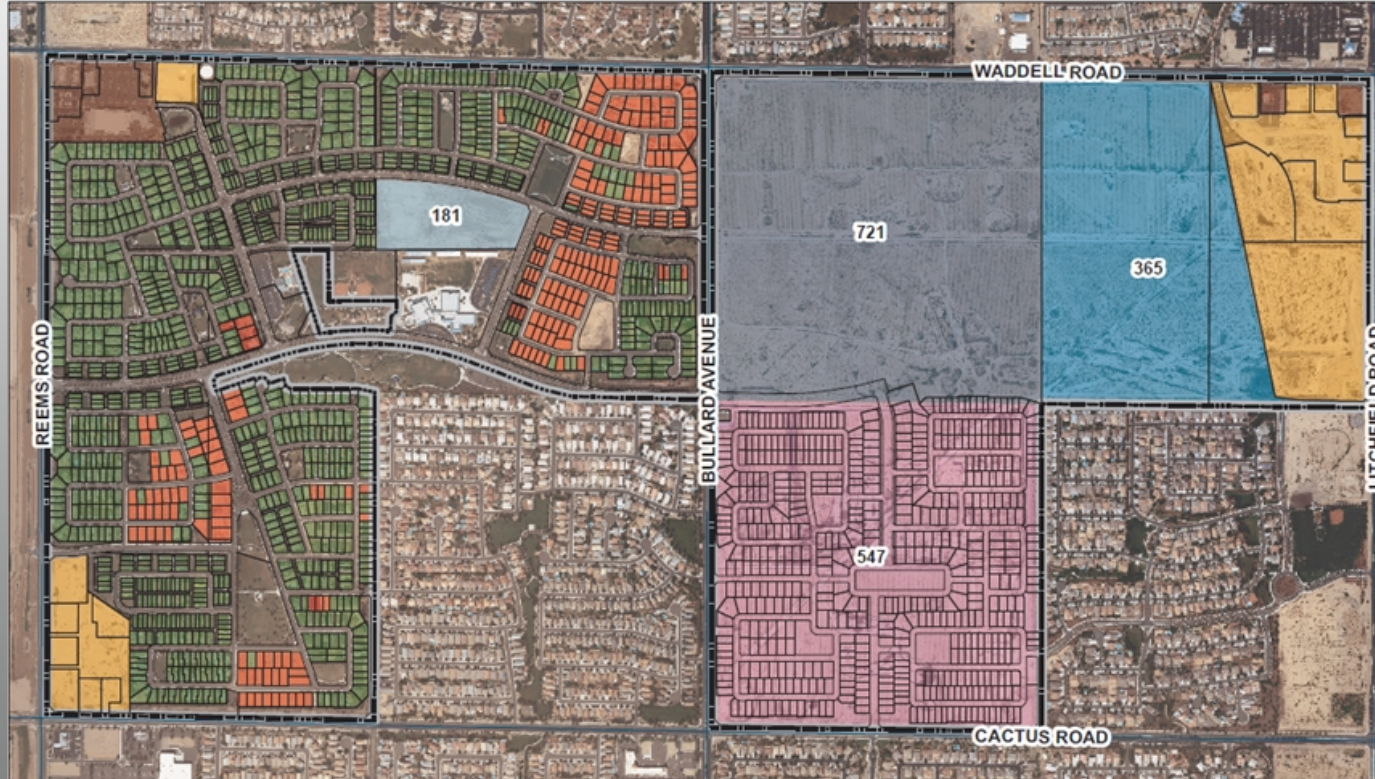
- Special Purpose District
- Finances, acquires, and constructs public infrastructure within a defined area
- Property tax levy assessed to pay debt and operations/maintenance
- Separate political subdivision

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
 - \$16.5M issued to date (5 bonds)
 - \$23.5M Potential Remaining
- Approximately \$8.1M installed infrastructure awaiting reimbursement

Review of Marley Park CFD



Infrastructure reimbursed

\$15.3 million

- Sweetwater Road (Reems to Bullard)
- Reems Road (Waddell to Cactus)
- Waddell Road (Reems to Bullard)
- Cactus Road (Reems to 151st)
- Founders Park Blvd (Waddell to Sweetwater)
- Old Oak Lane (Park to 151st)
- 153rd Drive (Sweetwater to Larkspur)
- Whisperwood (Sweetwater to Old Oak)
- Heritage Park (partial)

Review of Marley Park CFD



Items awaiting reimbursement

\$8.1 million

- Heritage Park (partial)
- Litchfield Road (Waddell to Sweetwater)
- Waddell Road (143rd to Litchfield)
- Bullard Ave (Waddell to Cactus Rd)
- Old Oak Lane (151st to Bullard Ave)

FY2020 Budget



	Amount
Expenses	\$ 10,198,000
Contingency	223,700
Total Uses	\$ 10,421,700
Transfers Out	8,580,000*

*Transfer from debt service fund to capital fund

FY2020 Sources



	Amount
Property Tax (Operations)	\$ 103,700
Property Tax (Debt Service)	1,477,200
Bond Proceeds	8,797,500
Fund Balance	43,300
Total Sources	\$ 10,421,700

FY2020 Expenditures



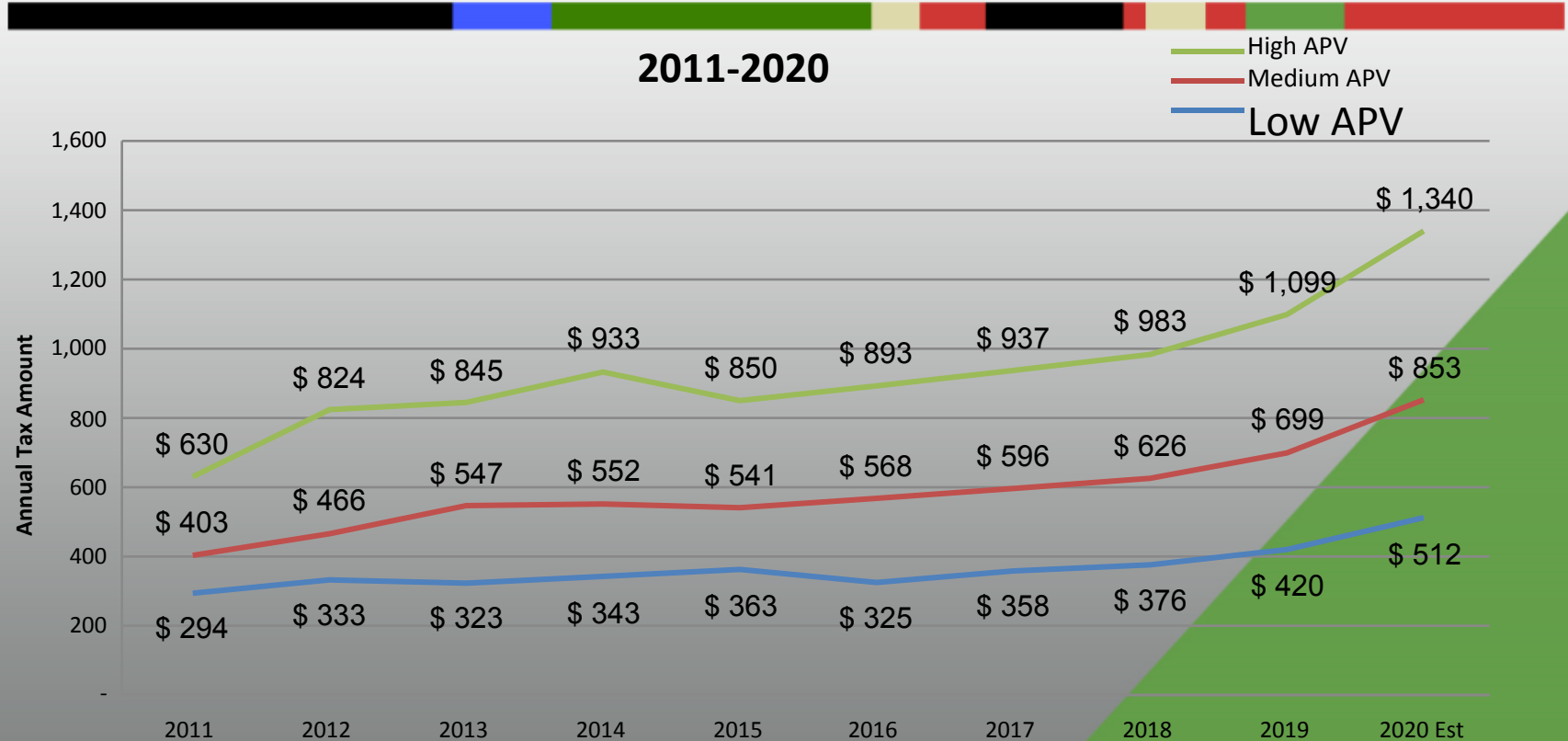
	Amount
Operations	\$ 108,700
Financial Services	220,900
Principal	505,000
Interest	783,400
Capital Reimbursement	8,580,000
Contingency	223,700
Total Uses	\$ 10,421,700

Property Tax Rate



	Tentative Rate	Tentative Levy
Primary Property Tax	\$4.527	\$1,580,900

Property Tax Amounts



Calendar



- Community Meeting May 23
- Adopt Final Budget June 4
- Adopt Property Tax Levy June 18

Questions & Comments



Marley Park

RESOLUTION MPCFD2019-01

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 2020 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 2020 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 2020, 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 2020, 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 2020 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 4, 2019**, 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 News Sun 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 News Sun 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 4, 2019**, 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 _____, 2019.

Skip Hall, Chairman District Board
Marley Park Community Facilities District

ATTEST:

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

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Resolution for the Adoption of the Budget

Schedule A—Summary Schedule of Estimated Revenues and Expenditures/Expenses

Schedule B—Tax Levy and Tax Rate Information

Schedule C—Revenues Other Than Property Taxes

Schedule D—Summary by Fund Type of Other Financing Sources/<Uses> and Interfund Transfers

Schedule E—Summary by Department of Expenditures/Expenses Within Each Fund Type

Schedule F—Summary by Department of Expenditures/Expenses

Schedule G—Summary by Full-Time Employees and Personnel Compensation

MARLEY PARK COMMUNITY FACILITIES DISTRICT
Summary Schedule of Estimated Revenues and Expenditures/Expenses
Fiscal Year 2020

Fiscal Year	S ch	FUNDS							
		General Fund	Special Revenue Fund	Debt Service Fund	Capital Projects Fund	Permanent Fund	Enterprise Funds Available	Internal Service Funds	Total All Funds
2019 Adopted/Adjusted Budgeted Expenditure/Expenses*	E	0	85,000	1,267,100	2,850,000	0	0	0	4,202,100
2019 Actual Expenditures/Expenses**	E	0	80,800	1,117,300	0	0	0	0	1,198,100
2020 Fund Balance/Net Position at July 1***		0	24,300	18,800	0	0	0	0	43,100
2020 Primary Property Tax Levy	B	0	0	0	0		0	0	0
2020 Secondary Property Tax Levy	B	0	103,700	1,477,200	0		0	0	1,580,900
2020 Estimated Revenues Other than Property Taxes	C	0	0	0	0	0	0	0	0
2020 Other Financing Sources	D	0	0	8,797,500	0	0	0	0	8,797,500
2020 Other Financing (Uses)	D	0	0	0	0	0	0	0	0
2020 Interfund Transfers In	D	0	0	0	8,580,000	0	0	0	8,580,000
2020 Interfund Transfers (Out)	D	0	0	(8,580,000)	0	0	0	0	(8,580,000)
2020 Reduction for Amounts Not Available:									
LESS: Amounts for Future Debt Retirement:									
2020 Total Financial Resources Available		0	128,000	1,713,500	8,580,000	0	0	0	10,421,500
2020 Budgeted Expenditures/Expenses	E	0	128,000	1,713,700	8,580,000	0	0	0	10,421,700

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

	2019	2020
1. Budgeted expenditure/expenses	\$ 4,202,100	\$ 10,421,700
2. Add/subtract: estimated net reconciling items	0	0
3. Budgeted expenditures/expenses adjusted for reconciling items	4,202,100	10,421,700
4. Less: estimated exclusions	0	0
5. Amount subject to the expenditure limitation	\$ 4,202,100	\$ 10,421,700
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 2020

	<u>2019</u>	<u>2020</u>
1. Maximum allowable primary property tax levy. A.R.S. §42-17051(A)	\$ <u> </u>	\$ <u> </u>
2. Amount received from primary property taxation in the current year in excess of the sum of that year's maximum allowable primary property tax levy. A.R.S. §42-17102(A)(18)	\$ <u> </u>	
3. Property tax levy amounts		
A. Primary property taxes	\$ <u> </u>	\$ <u> </u>
B. Secondary property taxes	<u>1,115,400</u>	<u>1,580,900</u>
C. Total property tax levy amounts	\$ <u><u>1,115,400</u></u>	\$ <u><u>1,580,900</u></u>
4. Property taxes collected*		
A. Primary property taxes		
(1) Current year's levy	\$ <u> </u>	
(2) Prior years' levies		
(3) Total primary property taxes	\$ <u> </u>	
B. Secondary property taxes		
(1) Current year's levy	\$ <u>1,059,600</u>	
(2) Prior years' levies	<u>3,600</u>	
(3) Total secondary property taxes	\$ <u><u>1,063,200</u></u>	
C. Total property taxes collected	\$ <u><u>1,063,200</u></u>	
5. Property tax rates		
A. City/Town tax rate		
(1) Primary property tax rate		
(2) Secondary property tax rate	<u>3.9365</u>	<u>4.5722</u>
(3) Total city/town tax rate	<u><u>3.9365</u></u>	<u><u>4.5722</u></u>
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 2020

SOURCE OF REVENUES	ESTIMATED REVENUE 2019	ACTUAL REVENUES 2019*	ESTIMATED REVENUES 2020
TOTAL ALL FUNDS	\$ 0	\$ 0	\$ 0

* 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 2020

FUND	OTHER FINANCING 2020		INTERFUND TRANSFERS 2020	
	SOURCES	<USES>	IN	<OUT>
DEBT SERVICE FUND				
Marley Park Bond Debt Service (Other Transfers)	\$	\$	\$	\$ (8,580,000)
Marley Park Bond Debt Service (Bond Proceeds)	8,797,500			
Total Debt Service Fund	\$ 8,797,500	\$	\$	\$ (8,580,000)
CAPITAL PROJECTS FUND				
Marley Park CFD Capital 2017 (Other Transfers)	\$	\$	\$ 8,580,000	\$
Total Capital Projects Fund	\$	\$	\$ 8,580,000	\$
TOTAL ALL FUNDS	\$ 8,797,500	\$	\$ 8,580,000	\$ (8,580,000)

MARLEY PARK COMMUNITY FACILITIES DISTRICT
Expenditures/Expenses by Fund
Fiscal Year 2020

FUND/DEPARTMENT	ADOPTED BUDGETED EXPENDITURES/ EXPENSES 2019	EXPENDITURE/ EXPENSE ADJUSTMENTS APPROVED 2019	ACTUAL EXPENDITURES/ EXPENSES 2019*	BUDGETED EXPENDITURES/ EXPENSES 2020
SPECIAL REVENUE FUND				
Marley Park Comm Fac Dist				
General Operations	\$ 200	\$	\$	\$
Community and Recreation Svcs	80,600		80,800	108,700
Contingency	4,200			19,300
Special Revenue Fund Total	\$ 85,000	\$	\$ 80,800	\$ 128,000
DEBT SERVICE FUND				
Marley Park Bond Debt Service				
General Operations	\$ 1,267,100	\$	\$ 1,117,300	\$ 1,509,300
Contingency				204,400
Debt Service Fund Total	\$ 1,267,100	\$	\$ 1,117,300	\$ 1,713,700
CAPITAL PROJECTS FUND				
Marley Park CFD Capital 2017				
General Operations	\$ 2,850,000	\$	\$	\$ 8,580,000
Capital Projects Fund Total	\$ 2,850,000	\$	\$	\$ 8,580,000
TOTAL ALL FUNDS	\$ 4,202,100	\$	\$ 1,198,100	\$ 10,421,700

* 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 2020

DEPARTMENT/FUND	ADOPTED BUDGETED EXPENDITURES/ EXPENSES 2019	EXPENDITURE/ EXPENSE ADJUSTMENTS APPROVED 2019	ACTUAL EXPENDITURES/ EXPENSES 2019*	BUDGETED EXPENDITURES/ EXPENSES 2020
GENERAL OPERATIONS				
Marley Park Comm Fac Dist	\$ 200	\$	\$	\$
Marley Park Bond Debt Service	1,267,100		1,117,300	1,509,300
Marley Park CFD Capital 2017	2,850,000			8,580,000
Department Total	\$ 4,117,300	\$	\$ 1,117,300	\$ 10,089,300
COMMUNITY AND RECREATION SVCS				
Marley Park Comm Fac Dist	\$ 80,600	\$	\$ 80,800	\$ 108,700
Department Total	\$ 80,600	\$	\$ 80,800	\$ 108,700
CONTINGENCY				
Marley Park Comm Fac Dist	\$ 4,200	\$	\$	\$ 19,300
Marley Park Bond Debt Service				204,400
Department Total	\$ 4,200	\$	\$	\$ 223,700
Total All Departments	\$ 4,202,100	\$	\$ 1,198,100	\$ 10,421,700

* 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 2020

FUND	Full-time Equivalent (FTE) 2020	Employee Salaries and Hourly Costs 2020	Retirement Costs 2020	Healthcare Costs 2020	Other Benefit Costs 2020	Total Estimated Personnel Compensation 2020
TOTAL ALL FUNDS	<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 2019 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 2020 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 4, 2019, 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 _____ 2019

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

Published: _____, 2019



**CITY OF SURPRISE
CFD Commission Meeting**

Council Meeting Date: May 7, 2019
Submitting Department: Agenda Creation
Staff Recommendations:

Contact Person:
District: Citywide

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

Agenda Wording:
Executive Disclaimer

Motion:

Background:

Objective Analysis:

Policy Compliant:

Financial Impact:

Budget Impact:

FTE Impact:

ATTACHMENTS:
