



**CITY OF SURPRISE**  
**Marley Park CFD Board Meeting**  
**16000 N. Civic Center Plaza**  
**Surprise, AZ 85374**  
 Tuesday, May 6, 2025 @ 5:45 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. Internal Consideration and action to approve the Marley Park CFD Commission Meeting Minutes of June 18, 2024. Kristi Passarelli  
City Clerk

**REGULAR AGENDA ITEM - PUBLIC HEARING:**

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

- 2. District 6 Consideration and action pertaining to adoption of the tentative expenditure limitation budget for Marley Park Community Facilities District for FY2026; directing publication of said tentative budget; and setting a public hearing on June 3, 2025, at 5:30pm at the City of Surprise Council Chambers, 16000 N. Civic Center Plaza, Surprise, Arizona; Resolution MPCFD #2025-01. Andrea Davis  
Finance

- G. Other Business and Future Agenda Items
- H. Adjournment

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KRISTI PASSARELLI, CITY CLERK

POSTED: Thursday, May 1st, 2025 @ 10:00 AM

**SPECIAL NOTE: PERSONS WITH SPECIAL ACCESSIBILITY NEEDS, INCLUDING LARGE PRINT MATERIALS OR INTERPRETER, SHOULD CONTACT THE CITY CLERK’S OFFICE @ 623.222.1200 OR CLERK@SURPRISEAZ.GOV, 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 6, 2025  
Submitting Department: City Clerk  
Staff Recommendations: None

Contact Person: Kristi Passarelli, City Clerk  
District: Internal

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

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**Agenda Wording:**

Consideration and action to approve the Marley Park CFD Commission Meeting Minutes of June 18, 2024.

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**Motion:**

I move to approve the Marley Park CFD Meeting Minutes from June 18, 2024.

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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:**

**FTE Impact:**

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**ATTACHMENTS:**

1. 061824 Marley Park CFD Minutes
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**CITY OF SURPRISE**  
**Marley Park CFD Board Meeting**  
**16000 N. Civic Center Plaza**  
**Surprise, AZ 85374**  
Tuesday, June 18, 2024 @ 5:30 PM  
**COUNCIL CHAMBERS**

A. Call To Order

Chair Hall called the Marley Park CFD Board Meeting of June 18, 2024 to order at 5:30 p.m., located at Surprise City Hall, 16000 N. Civic Center Plaza, Surprise, AZ. 85374.

B. Roll Call

In attendance with Chair Hall were Vice Mayor Nick Haney, Board members Chris Judd, Alyson Cline, Patrick Duffy, Ken Remley and Jack Hastings.

C. Pledge of Allegiance

Chair Hall led the Pledge of Allegiance.

D. Current Events and Reports

E. Staff Reports

F. CFD Commission Meeting Agenda

1. CALL TO THE PUBLIC:

2. CONSENT AGENDA:

1. Consideration and action to approve the June 4, 2024 Marley Park Community Facilities District Meeting Minutes.

Board member Judd moved to approve the June 4, 2024 minutes. Board member Haney seconded. The motion passed unanimously and the minutes were approved.

3. REGULAR AGENDA ITEM - PUBLIC HEARING:

4. 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 \$2.7294 per \$100.00 of assessed value; Resolution MPCFD #2024-04.

Chief Financial Officer Andrea Davis, and Jennifer Medina came to present this item. She talked about the Secondary Property Tax Rate, Tax Rate History, Tax Comparison, and Calendar Adoption.

Board Member Judd Moved, Board Member Cline Seconded.

The motion passed unanimously.

G. Other Business and Future Agenda Items

H. Adjournment

Board member Haney moved to adjourn. Board member Cline seconded. The motion passed unanimously.

The meeting adjourned at 5:33 PM

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Kevin D. Sartor, Mayor

**ATTEST:**

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Kristi Passarelli, City Clerk

**CERTIFICATION:**

I, Kristi Passarelli, 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 18, 2024.**

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Kristi Passarelli, City Clerk



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

Council Meeting Date: May 6, 2025

Contact Person: Andrea Davis, DIRECTOR - FINANCE

Submitting Department: Finance

District: District 6

Staff Recommendations:

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Consent: No

Regular: No

Public Hearing: No

Report/Discussion: No

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**Agenda Wording:**

Consideration and action pertaining to adoption of the tentative expenditure limitation budget for Marley Park Community Facilities District for FY2026; directing publication of said tentative budget; and setting a public hearing on June 3, 2025, at 5:30pm at the City of Surprise Council Chambers, 16000 N. Civic Center Plaza, Surprise, Arizona; Resolution MPCFD #2025-01.

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**Motion:**

I move to approve Resolution MPCFD #2025-01.

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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.

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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 \$2,344,000 within the district.

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**Budget Impact:**

Adoption of the tentative FY2026 budget establishes spending limits and allocated public resources to specific uses within the MPCFD. As presented, this budget is balanced.

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**FTE Impact:**

This item does not have an impact on current staff levels.

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**ATTACHMENTS:**

1. Res MPCFD 2025-01\_FY26 Tentative Budget\_MPCFD\_FINAL
  2. 05.1\_Budget\_Marley Park Tentative Adoption
-

**RESOLUTION MPCFD2025-01**

**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 2026 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 2026 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 2026, 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;

**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 2026, 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 2026 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 3, 2025, 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 or other newspaper of general circulation 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, the first publication being at least fourteen but not more than twenty days before, and the second publication 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 3, 2025, 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 \_\_\_\_\_, 2025.

\_\_\_\_\_  
Kevin D Sartor, Chairman District Board  
Marley Park Community Facilities District

ATTEST:

\_\_\_\_\_  
Kristi Passarelli, District Clerk  
Marley Park Community Facilities District

EXHIBIT "A"

Resolution No. 04-51 forming Marley Park Community Facilities District ("MPCFD")

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 2026**

Fiscal Year	S c h	Funds									
		General Fund	Special Revenue Fund	Debt Service Fund	Capital Projects Fund	Permanent Fund	Enterprise Funds Available	Internal Service Funds	Total All Funds		
2025	Adopted/adjusted budgeted expenditure/expenses*	E	1	0	235,300	2,036,600	0	0	0	0	2,271,900
2025	Actual expenditures/expenses**	E	2	0	215,800	2,013,000	0	0	0	0	2,228,800
2026	Beginning fund balance/(deficit) or net position/(deficit) at July 1***		3	0	0	19,300	0	0	0	0	19,300
2026	Primary property tax levy	B	4	0	0	0	0	0	0	0	0
2026	Secondary property tax levy	B	5	0	227,300	1,840,400	0	0	0	0	2,067,700
2026	Estimated revenues other than property taxes	C	6	0	0	257,000	0	0	0	0	257,000
2026	Other financing sources	D	7	0	0	0	0	0	0	0	0
2026	Other financing (uses)	D	8	0	0	0	0	0	0	0	0
2026	Interfund transfers in	D	9	0	0	0	0	0	0	0	0
2026	Interfund transfers (out)	D	10	0	0	0	0	0	0	0	0
2026	Line 11: Reduction for fund balance reserved for future budget year expenditures										
LESS:	Maintained for future debt retirement		11								
	Maintained for future capital projects										
	Maintained for future financial stability										
	Maintained for future retirement contributions										
2026	Total financial resources available		12	0	227,300	2,116,700	0	0	0	0	2,344,000
2026	Budgeted expenditures/expenses	E	13	0	227,300	2,116,700	0	0	0	0	2,344,000

**EXPENDITURE LIMITATION COMPARISON**

	2025	2026
1 Budgeted expenditure/expenses	\$ 2,271,900	\$ 2,344,000
2 Add/subtract: estimated net reconciling items	0	0
3 Budgeted expenditures/expenses adjusted for reconciling items	2,271,900	2,344,000
4 Less: estimated exclusions	0	0
5 Amount subject to the expenditure limitation	\$ 2,271,900	\$ 2,344,000
6 EEC expenditure limitation or voter-approved alternative 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/(deficit) or net position/(deficit) amounts except for non-spendable amounts (e.g., prepaids and inventories) or amounts 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 2026**

	<b>2025</b>	<b>2026</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	1,963,000	2,067,700
Property tax judgment	_____	_____
C. Total property tax levy amounts	\$ 1,963,000	\$ 2,067,700
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	\$ 1,963,000	
(2) Prior years' levies	_____	
(3) Total secondary property taxes	\$ 1,963,000	
C. Total property taxes collected	\$ 1,963,000	
5. Property tax rates		
A. City/Town tax rate		
(1) Primary property tax rate	_____	_____
Property tax judgment	_____	_____
(2) Secondary property tax rate	2.7294	2.7294
Property tax judgment	_____	_____
(3) Total city/town tax rate	2.7294	2.7294
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 2026**

Source of revenues	Estimated revenues 2025	Actual revenues* 2025*	Estimated revenues 2026
<b>Debt Service Fund</b>			
<b>Marley Park Bond Debt Service</b>			
<u>Charges for Services/Other</u>	\$ <u>0</u>	\$ <u>0</u>	\$ <u>257,000</u>
	\$ <u>0</u>	\$ <u>0</u>	\$ <u>257,000</u>
<b>Debt Service Fund Total</b>	\$ <u>0</u>	\$ <u>0</u>	\$ <u>257,000</u>
<b>Total All Funds</b>	\$ <u>0</u>	\$ <u>0</u>	\$ <u>257,000</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 2026**

Fund	Other financing 2026		Interfund transfers 2026	
	Sources	(Uses)	In	(Out)
Total All Funds	\$ _____	\$ _____	\$ _____	\$ _____

**Marley Park Community Facilities District  
Expenditures/expenses by fund  
Fiscal Year 2026**

Fund/Department	Adopted budgeted expenditures/expenses 2025	Expenditure/expense adjustments approved 2025	Actual expenditures/expenses* 2025*	Budgeted expenditures/expenses 2026
<b>Special Revenue Fund</b>				
<b>Marley Park Comm Fac Dist</b>				
Parks and Recreation	\$ 235,300	\$	\$ 215,800	\$ 227,300
<b>Special Revenue Fund Total</b>	<b>\$ 235,300</b>	<b>\$</b>	<b>\$ 215,800</b>	<b>\$ 227,300</b>
<b>Debt Service Fund</b>				
<b>Marley Park Bond Debt Service</b>				
General Operations	\$ 2,036,600	\$	\$ 2,013,000	\$ 2,116,700
<b>Debt Service Fund Total</b>	<b>\$ 2,036,600</b>	<b>\$</b>	<b>\$ 2,013,000</b>	<b>\$ 2,116,700</b>
<b>Total All Funds</b>	<b>\$ 2,271,900</b>	<b>\$</b>	<b>\$ 2,228,800</b>	<b>\$ 2,344,000</b>

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

**Marley Park Community Facilities District  
Expenditures/expenses by department  
Fiscal Year 2026**

<b>Department/Fund</b>	<b>Adopted budgeted expenditures/expenses 2025</b>	<b>Expenditure/expense adjustments approved 2025</b>	<b>Actual expenditures/expenses* 2025*</b>	<b>Budgeted expenditures/expenses 2026</b>
<b>General Operations</b>				
Marley Park Bond Debt Service	\$ 2,036,600	\$ _____	\$ 2,013,000	\$ 2,116,700
<b>Department Total</b>	<u>\$ 2,036,600</u>	<u>\$ _____</u>	<u>\$ 2,013,000</u>	<u>\$ 2,116,700</u>
<b>Parks and Recreation</b>				
Marley Park Comm Fac Dist	\$ 235,300	\$ _____	\$ 215,800	\$ 227,300
<b>Department Total</b>	<u>\$ 235,300</u>	<u>\$ _____</u>	<u>\$ 215,800</u>	<u>\$ 227,300</u>
<b>Total All Departments</b>	<u>\$ 2,271,900</u>	<u>\$ _____</u>	<u>\$ 2,228,800</u>	<u>\$ 2,344,000</u>

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

**Marley Park Community Facilities District  
Full-time employees and personnel compensation  
Fiscal Year 2026**

Fund	Full-time equivalent (FTE) 2026	Employee salaries and hourly costs 2026	Retirement costs 2026	Healthcare costs 2026	Other benefit costs 2026	Total estimated personnel compensation 2026
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 2026 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 2026 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 3, 2025, at or after 5:30 p.m. at the **City of Surprise Council Chambers 16000 N Civic Center Plaza, 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 \_\_\_\_\_ 2025

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

Published: \_\_\_\_\_, 2025

# MARLEY PARK

Community Facilities District (CFD)



FY2026 BUDGET  
*May 6, 2025*

# What is a CFD?



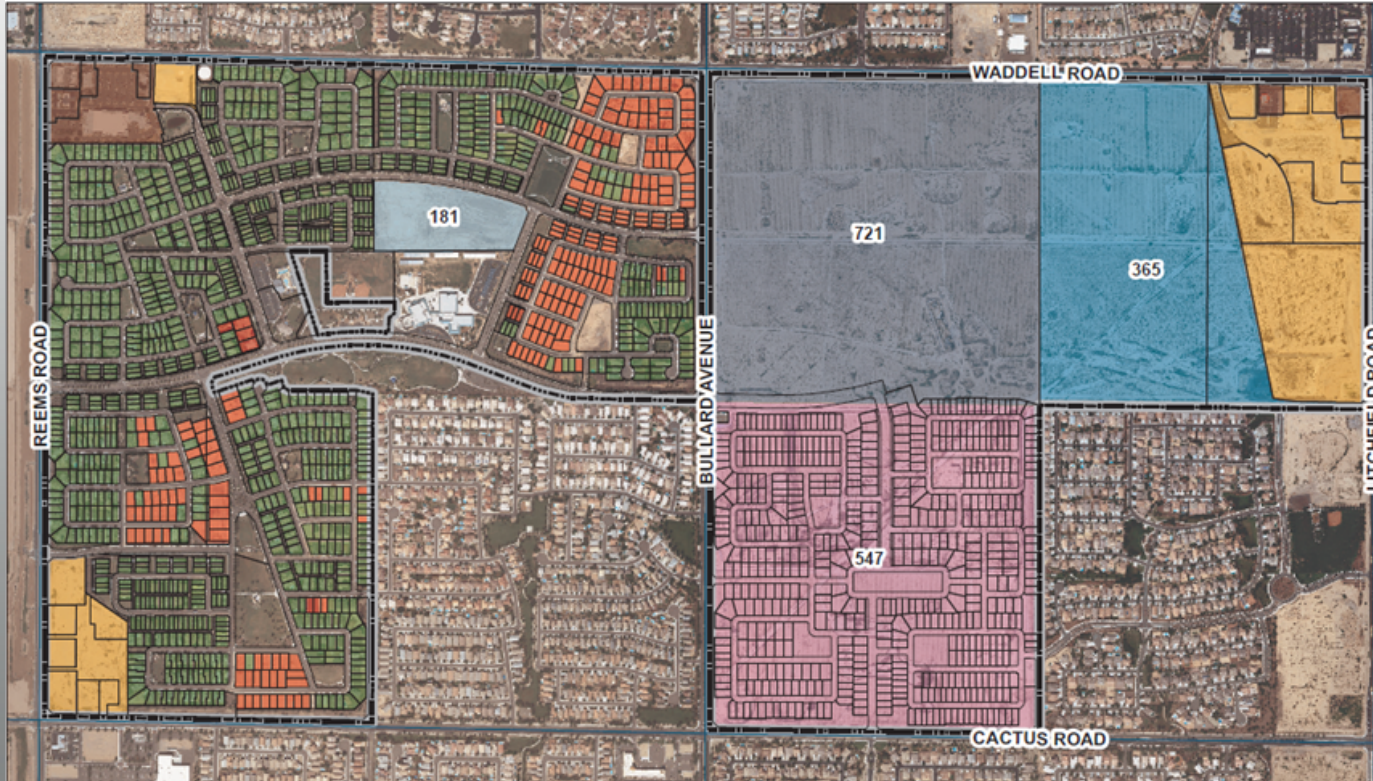
- Special Purpose District
- Finances, acquires, and constructs public infrastructure within a defined area
- Property tax levy assessed to pay debt and operations/maintenance
- Separate political subdivision

# Review of Marley Park CFD



- Created in 2004
- 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
- Existing General Obligation Bond Authority Used
  - \$38M issued to date
- \$2M Potential remaining bond authority

# Review of Marley Park CFD



## Infrastructure reimbursed

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)  
Collector G (145<sup>th</sup> Ave)  
Old Oak Lane  
Sweetwater

\$38 Million Approx.

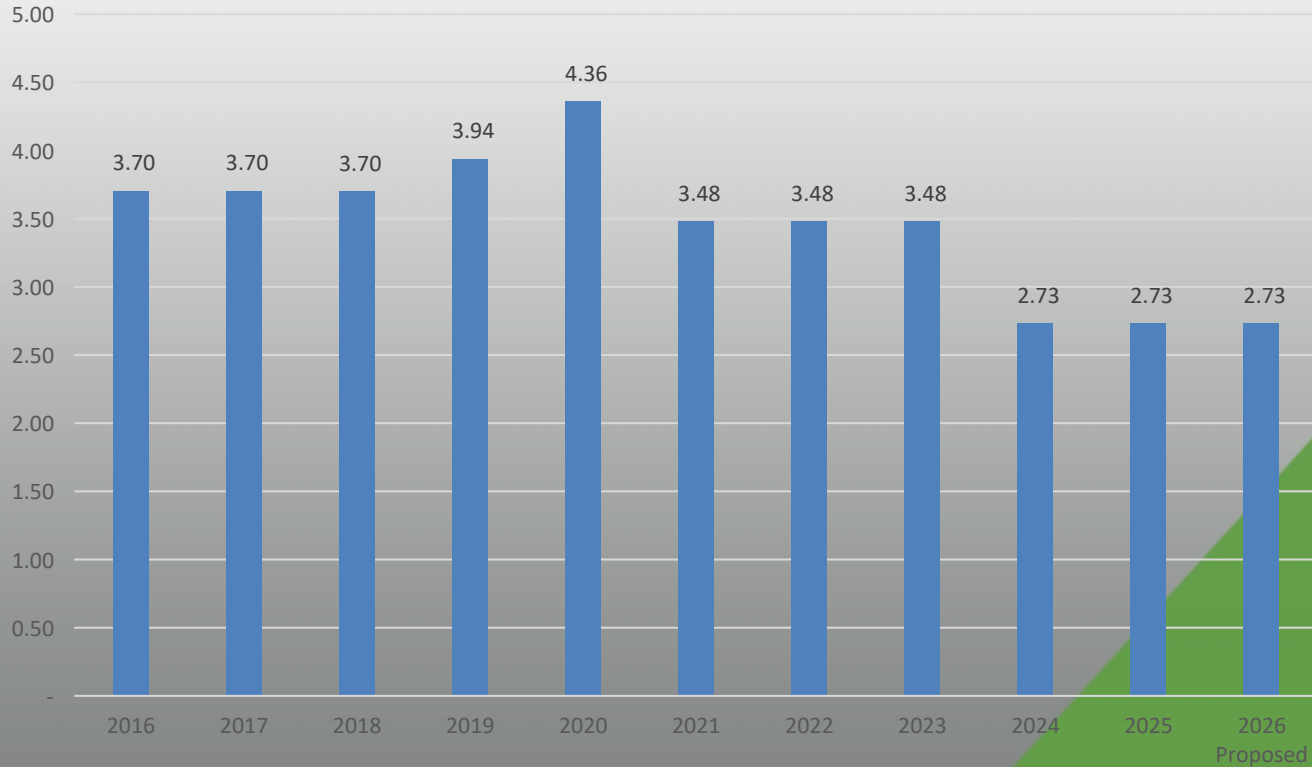
Whisperwood (Sweetwater to Old Oak)  
Heritage Park  
Litchfield Road (Waddell to Sweetwater)  
Waddell Road (143<sup>rd</sup> to Litchfield)  
Bullard Ave (Waddell to Cactus Rd)  
Old Oak Lane (151<sup>st</sup> to Bullard Ave)  
Sweetwater (Phase 3)  
Sweetwater (Phase 4, Collector H)  
Cactus Road (Phase 2)  
Collector Rd - 144<sup>th</sup> Dr.  
Waddell Rd

# Property Tax Rate

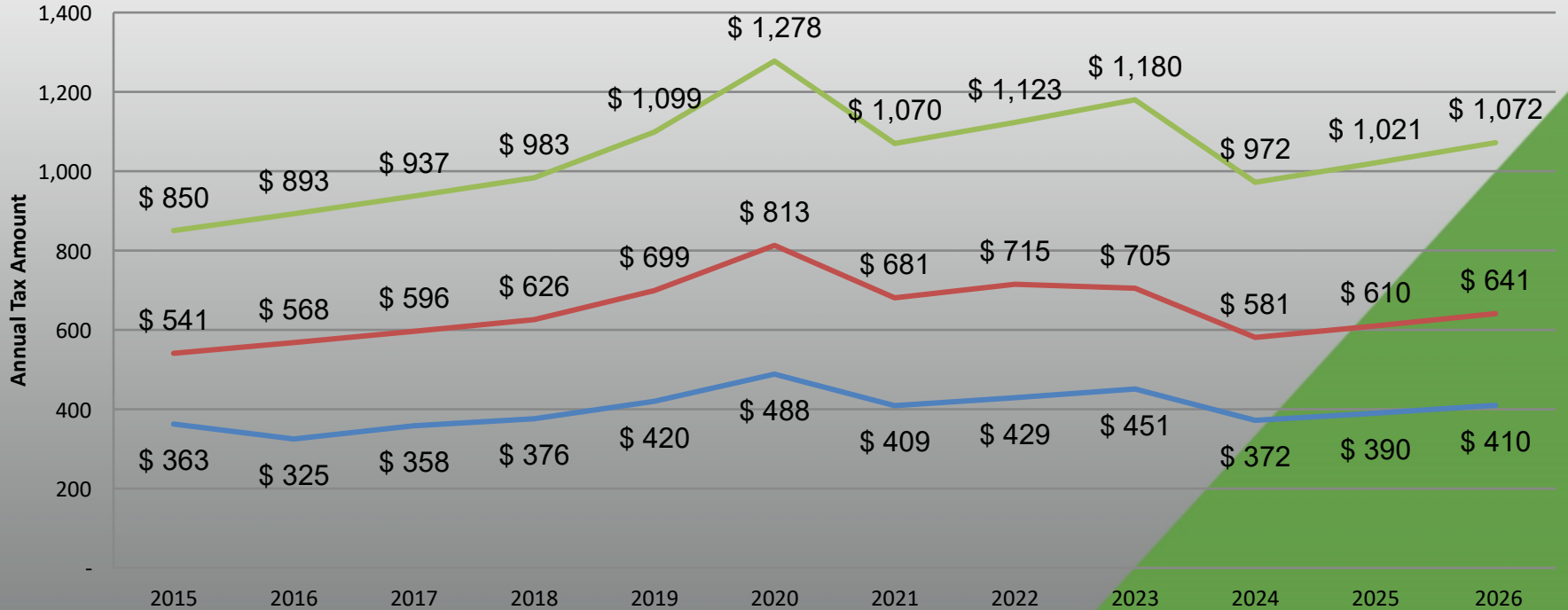


	Current Rate	Current Levy	Proposed Rate	Proposed Levy
Property Tax	\$2.7294	\$1,963,000	\$2.7294	\$2,067,700

# Tax Rate History



# Property Tax Comparison



*Tax comparison of 3 homes with - high, medium, and low assessed valuation*

# FY2026 Sources



	<u>Amount</u>
Property Tax (Operations)	\$227,300
Property Tax (Debt Service)	1,840,400
Fund Balance and Other	276,300
<b>Total Sources</b>	<b>\$2,344,000</b>

# FY2026 Expenditures



	<u>Amount</u>
Park Operations	\$227,300
Financial Services – Bank Fees	2,500
Principal	950,000
Interest	1,164,200
<b>Total Uses</b>	<b>\$2,344,000</b>

# Calendar



- Adopt Final Budget June 3
- Public Hearing
- Adopt Property Tax Levy June 17

# Questions & Comments



Marley Park