

## RESOLUTION MPCFD2020-04

### MARLEY PARK COMMUNITY FACILITIES DISTRICT

**A RESOLUTION OF THE DISTRICT BOARD OF THE MARLEY PARK COMMUNITY FACILITIES DISTRICT, A COMMUNITY FACILITIES DISTRICT OF ARIZONA, ORDERING THAT AN AD VALOREM TAX BE FIXED, LEVIED AND ASSESSED ON THE ASSESSED VALUE OF ALL THE REAL AND PERSONAL PROPERTY WITHIN THE BOUNDARIES OF THE DISTRICT IN AMOUNTS SPECIFIED IN THE FILED STATEMENTS AND ESTIMATES; PROVIDING FOR CERTIFIED COPIES OF THIS RESOLUTION AND ORDER TO BE DELIVERED TO THE MARICOPA COUNTY BOARD OF SUPERVISORS AND THE ARIZONA DEPARTMENT OF REVENUE; 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 04-51 forming Marley Park Community Facilities District ("MPCFD"), a community facilities district in accordance with Arizona Revised Statutes Section 48-701 *et seq.*, 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, of the Arizona Constitution, a tax-levying public improvement district for the purposes of Article XIII, Section 7, of the Arizona Constitution, and a municipal corporation for all purposes of Arizona Revised Statutes Title 35, Chapter 3, Articles 3, 3.1, 3.2, 4 and 5, as amended, and [except as otherwise provided in Arizona Revised Statutes Section 48 708(B), 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 infrastructure needed for the development known as "Marley Park" through assessment of *ad valorem* taxes 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 (\$0.30) per one hundred dollars (\$100) of assessed valuation for operation and maintenance expenses of MPCFD;

**WHEREAS**, in accordance with Arizona Revised Statute Section 48-716, the District Board of the MPCFD tentatively approved the budget and declared its intention to order the fixing, levying and assessment of the amounts to be raised by *ad valorem* taxes by Resolution MPCFD2020-01 on June 2, 2020; and

**WHEREAS**, in accordance with Arizona Revised Statute Section 48-716, at the conclusion of the public hearing held on June 2, 2020, the District Board of the MPCFD adopted the final budget by Resolution MPCFD2020-03.

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


**Section 1.** That it is hereby ORDERED that, in FY2021, an *ad valorem* tax be fixed, levied and assessed, based on the assessed value of all the real and personal property within the boundaries of MPCFD, and in the amounts set forth in the statements and estimates attached hereto and expressly made a part hereof as Exhibit "B".

**Section 2.** That certified copies of the Resolution and Order be delivered by U.S. Mail to the Maricopa County Board of Supervisors and to the Arizona Department of Revenue on or after July 1, 2020 (inasmuch as the tax levy must be filed by the Maricopa County Board of Supervisors on or before the third Monday in August).

**Section 3.** 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 4.** That this Resolution shall be effective after its passage and approval according to law.

**RESOLVED** by the District Board of the Marley Park Community Facilities District this 16th day of June, 2020.

  
\_\_\_\_\_  
Skip Hall, Chairman, District Board  
Marley Park Community Facilities District

ATTEST:


  
\_\_\_\_\_  
Sherry Aguilar, District Clerk  
Marley Park Community  
Facilities District

EXHIBIT "A"  
MPCFD Map and Legal Description

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**  
**OFFICIAL BUDGET FORMS**

**MARLEY PARK COMMUNITY FACILITIES DISTRICT**

**SURPRISE, ARIZONA**

**Fiscal Year 2021**

**MARLEY PARK COMMUNITY FACILITIES DISTRICT**  
**Summary Schedule of Estimated Revenues and Expenditures/Expenses**  
**Fiscal Year 2021**

Fiscal Year	S c h	FUNDS										Total All Funds	
		General Fund	Special Revenue Fund	Debt Service Fund	Capital Projects Fund	Permanent Fund	Enterprise Funds Available	Internal Service Funds					
2020	E	Adopted/Adjusted Budgeted Expenditure/Expenses*	0	128,000	1,713,500	8,580,000	0	0	0	0	0	0	10,421,500
2020	E	Actual Expenditures/Expenses**	0	103,700	1,760,600	8,061,200	0	0	0	0	0	0	9,925,500
2021		Fund Balance/Net Position at July 1***	0	13,200	151,400	0	0	0	0	0	0	0	164,600
2021	B	Primary Property Tax Levy	0	0	0	0	0	0	0	0	0	0	0
2021	B	Secondary Property Tax Levy	0	127,800	1,353,800	0	0	0	0	0	0	0	1,481,600
2021	C	Estimated Revenues Other than Property Taxes	0	0	0	0	0	0	0	0	0	0	0
2021	D	Other Financing Sources	0	0	0	0	0	0	0	0	0	0	0
2021	D	Other Financing (Uses)	0	0	0	0	0	0	0	0	0	0	0
2021	D	Interfund Transfers In	0	0	0	0	0	0	0	0	0	0	0
2021	D	Interfund Transfers (Out)	0	0	0	0	0	0	0	0	0	0	0
2021		Reduction for Amounts Not Available:											
LESS:		Amounts for Future Debt Retirement:											
2021		Total Financial Resources Available	0	141,000	1,505,200	0	0	0	0	0	0	0	1,646,200
2021	E	Budgeted Expenditures/Expenses	0	127,800	1,477,800	0	0	0	0	0	0	0	1,605,600

**EXPENDITURE LIMITATION COMPARISON**

	2020	2021
1. Budgeted expenditure/expenses	\$ 10,421,500	\$ 1,605,600
2. Add/subtract: estimated net reconciling items	0	0
3. Budgeted expenditures/expenses adjusted for reconciling items	10,421,500	1,605,600
4. Less: estimated exclusions	0	0
5. Amount subject to the expenditure limitation	\$ 10,421,500	\$ 1,605,600
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 2021**

	2020	2021
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	\$ _____	\$ _____
B. Secondary property taxes	1,507,500	1,481,600
C. Total property tax levy amounts	\$ 1,507,500	\$ 1,481,600
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	\$ 1,432,100	
(2) Prior years' levies	\$ _____	
(3) Total secondary property taxes	\$ 1,432,100	
C. Total property taxes collected	\$ 1,432,100	
5. Property tax rates		
A. City/Town tax rate		
(1) Primary property tax rate	_____	_____
(2) Secondary property tax rate	4.3600	3.4771
(3) Total city/town tax rate	4.3600	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 2021**

<u>SOURCE OF REVENUES</u>	<u>ESTIMATED REVENUE 2020</u>	<u>ACTUAL REVENUES 2020*</u>	<u>ESTIMATED REVENUES 2021</u>
<b>TOTAL ALL FUNDS</b>	\$ <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 2021**

FUND	OTHER FINANCING 2021		INTERFUND TRANSFERS 2021	
	SOURCES	<USES>	IN	<OUT>
TOTAL ALL FUNDS	\$	\$	\$	\$

**MARLEY PARK COMMUNITY FACILITIES DISTRICT**  
**Expenditures/Expenses by Fund**  
**Fiscal Year 2021**

FUND/DEPARTMENT	ADOPTED BUDGETED EXPENDITURES/ EXPENSES 2020	EXPENDITURE/ EXPENSE ADJUSTMENTS APPROVED 2020	ACTUAL EXPENDITURES/ EXPENSES 2020*	BUDGETED EXPENDITURES/ EXPENSES 2021
<b>SPECIAL REVENUE FUND</b>				
<b>Marley Park Comm Fac Dist</b>				
Parks and Recreation	\$ 108,700	\$	\$ 103,700	\$ 127,800
Contingency	19,300			
<b>Special Revenue Fund Total</b>	<b>\$ 128,000</b>	<b>\$</b>	<b>\$ 103,700</b>	<b>\$ 127,800</b>
<b>DEBT SERVICE FUND</b>				
<b>Marley Park Bond Debt Service</b>				
General Operations	\$ 1,509,300	\$	\$ 1,760,600	\$ 1,377,800
Contingency	204,200			100,000
<b>Debt Service Fund Total</b>	<b>\$ 1,713,500</b>	<b>\$</b>	<b>\$ 1,760,600</b>	<b>\$ 1,477,800</b>
<b>CAPITAL PROJECTS FUND</b>				
<b>Marley Park CFD Capital 2017</b>				
General Operations	\$ 8,580,000	\$	\$ 8,061,200	\$
<b>Capital Projects Fund Total</b>	<b>\$ 8,580,000</b>	<b>\$</b>	<b>\$ 8,061,200</b>	<b>\$</b>
<b>TOTAL ALL FUNDS</b>	<b>\$ 10,421,500</b>	<b>\$</b>	<b>\$ 9,925,500</b>	<b>\$ 1,605,600</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 2021**

<u>DEPARTMENT/FUND</u>	<u>ADOPTED BUDGETED EXPENDITURES/ EXPENSES 2020</u>	<u>EXPENDITURE/ EXPENSE ADJUSTMENTS APPROVED 2020</u>	<u>ACTUAL EXPENDITURES/ EXPENSES 2020*</u>	<u>BUDGETED EXPENDITURES/ EXPENSES 2021</u>
<b>GENERAL OPERATIONS</b>				
Marley Park Bond Debt Service	\$ 1,509,300	\$	\$ 1,760,600	\$ 1,377,800
Marley Park CFD Capital 2017	8,580,000		8,061,200	
<b>Department Total</b>	<b>\$ 10,089,300</b>	<b>\$</b>	<b>\$ 9,821,800</b>	<b>\$ 1,377,800</b>
<b>PARKS AND RECREATION</b>				
Marley Park Comm Fac Dist	\$ 108,700	\$	\$ 103,700	\$ 127,800
<b>Department Total</b>	<b>\$ 108,700</b>	<b>\$</b>	<b>\$ 103,700</b>	<b>\$ 127,800</b>
<b>CONTINGENCY</b>				
Marley Park Comm Fac Dist	\$ 19,300	\$	\$	\$
Marley Park Bond Debt Service	204,200			100,000
<b>Department Total</b>	<b>\$ 223,500</b>	<b>\$</b>	<b>\$</b>	<b>\$ 100,000</b>
<b>Total All Departments</b>	<b>\$ 10,421,500</b>	<b>\$</b>	<b>\$ 9,925,500</b>	<b>\$ 1,605,600</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**  
**Full-Time Employees and Personnel Compensation**  
**Fiscal Year 2021**

FUND	Full-time Equivalent (FTE) 2021	Employee Salaries and Hourly Costs 2021	Retirement Costs 2021	Healthcare Costs 2021	Other Benefit Costs 2021	Total Estimated Personnel Compensation 2021
<b>TOTAL ALL FUNDS</b>	\$	\$	\$	\$	\$	= \$