



City of Avondale

Alamar Community Facilities District Board Meeting

Monday, June 2, 2025

District Board Members

Mike Pineda, Chairperson

Curtis Nielson, Vice Chairperson

Tina Conde, Boardmember | Jeannette Garcia, Boardmember

Gloria Solorio, Boardmember | Shari Weise, Boardmember

Max White, Board Member

Administration

Ron Corbin, District Manager

Tracy Stevens
Assistant District Manager

Katie Gregory
Assistant District Manager

Dale Nannenga
Deputy District Manager

Nicholle Harris
District Attorney

Marcella Sarmiento, District Clerk

City Council Chambers

11465 West Civic Center Drive, Avondale, AZ 85323

Watch a CFD Board Meeting Online

Visit the link below to watch a meeting live online:

<https://www.avondaleaz.new.swagit.com/views/540/>

Please note, the live stream will not be monitored by staff; therefore, anyone wishing to address the Board Members shall appear in person to speak.



Alamar Community Facilities District Board
Meeting Notice & Agenda
Monday, June 2, 2025

CITY COUNCIL CHAMBER | 11465 WEST CIVIC CENTER DRIVE | AVONDALE, AZ 85323

**ALAMAR COMMUNITY FACILITIES DISTRICT BOARD
REGULAR MEETING**

Convene immediately following the 5:30 pm City Council Special Meeting

CALL TO ORDER BY DISTRICT CHAIR

1. ROLL CALL BY THE DISTRICT CLERK

2. REGULAR AGENDA

a. PUBLIC HEARING - PROPOSED FISCAL YEAR 2026 BUDGET AND TAX LEVY

The District Board will hold a public hearing to receive comments on the property tax levy and final budget for the fiscal year 2026 (FY2026). This item is for discussion only; no action is required.

3. ADJOURNMENT

**ALAMAR COMMUNITY FACILITIES DISTRICT BOARD
SPECIAL MEETING**

**Convene immediately following the Alamar Community Facilities District Board
Regular Meeting**

CALL TO ORDER BY DISTRICT CHAIR

1. ROLL CALL BY THE DISTRICT CLERK

2. CONSENT AGENDA

Items on the consent agenda are of a routine nature or have been previously studied by the Board at a work session. They are intended to be acted upon in one motion. Board members may pull items from consent if they would like them considered separately.

a. MINUTES

The District Board will consider a request to approve the May 19, 2025 Alamar Community Facilities District Board meeting minutes. The Board will take appropriate action.

b. CFD RESOLUTION 3-2025 - SETTING FORTH THE FINAL BUDGET FOR FISCAL YEAR 2026

The District Board will consider a request to adopt CFD Resolution 3-2025, approving the final budget for fiscal year 2026 (FY2026) and authorize the District Chair or District Manager and District Clerk to execute the necessary documents. The District Board will take appropriate action.

c. CFD RESOLUTION 4-2025 - SETTING THE PROPERTY TAX LEVY FOR THE FISCAL YEAR ENDING JUNE 30, 2026

The District Board will consider a request to adopt CFD Resolution 4-2025, levying upon the assessed valuation of the property within the Alamar Community Facilities District subject to ad valorem taxation a certain sum upon each one hundred (\$100.00) of valuation for the fiscal year ending June 30, 2026 and authorize the District Chair or District Manager and District Clerk to execute the necessary documents. The District Board will take appropriate action.

3. ADJOURNMENT

Members will attend either in person or by telephone conference call. Los miembros participaran ya sea en persona o por medio de llamada telefonica.

Individuals with special accessibility needs, including sight or hearing impaired, large print, or interpreter, should contact the City Clerk at 623-333-1200 or TDD 623-333-0010 at least two business days prior to the meeting. Personas con necesidades especiales de accesibilidad, incluyendo personas con impedimentos de vista u oido, o con necesidad de impresion grande o interprete, deben comunicarse con la Secretaria de la Ciudad at 623-333-1200 o TDD 623-333-0010 cuando menos dos dias habiles antes de la junta.

ITEM NUMBER: 2.a.

SUBJECT: Public Hearing - Proposed Fiscal Year 2026 Budget and Tax Levy

MEETING DATE: 6/2/2025

TO: Board Members

FROM: Renee Weatherless, District Treasurer

THROUGH: Ron Corbin, District Manager, (623) 333-1011

REVIEWED: Ron Corbin, District Manager, (623) 333-1011

PURPOSE:

The District Board will hold a public hearing to receive comments on the property tax levy and final budget for the fiscal year 2026 (FY2026). This item is for discussion only; no action is required.

BACKGROUND:

The tentative budget for the Alamar Community Facilities District was adopted on May 5, 2025. A public hearing must be held before final adoption of the budget and notice of the public hearing must be published at least 10 days in advance of the public hearing. The public notice was published in the May 19 edition of the Southwest Valley Republic, as required by A.R.S. 48-716. The final budget must be approved before October 1, per A.R.S. 48-716.

DISCUSSION:

The FY2026 budget will set the expenditure limit for the district. Community facility districts may levy secondary property taxes to pay general obligation debt incurred by the district and to pay for the operation and maintenance expenses of the district. Per A.R.S. 48-723 the secondary property tax attributable to the repayment of general obligation debt is \$3.85 per one-hundred dollars of assessed valuation and the property tax levy attributable to fund operation and maintenance expense of the district is limited to thirty cents (\$0.30) per one-hundred dollars of assessed valuation. Based on the net assessed valuation of the district, the combined rate of \$4.15 per \$100 of assessed value will raise \$930,730 in revenue.

The recommended expenditure limit for the district is \$10,930,730. Any expenses not covered by the property tax levy or general obligation bonds will need to be covered through developer contributions. Neither the property tax levy nor the expenditure limit has changed between the approved tentative budget and the final budget.

BUDGET IMPACT:

The public hearing is a required step in adopting the FY2026 budget for the Alamar CFD.

RECOMMENDATION:

Staff recommends the District Board hold a public hearing to receive public comment on the final budget and tax levy for FY2026.

Contact person for document distribution:

ITEM NUMBER: 2.a.

SUBJECT: Minutes

MEETING DATE: 6/2/2025

TO: Board Members

FROM: Marcella Sarmiento, District Clerk

THROUGH: Tracy Stevens, Assistant District Manager, (623) 333-1014

REVIEWED: Ron Corbin, District Manager, (623) 333-1011

PURPOSE:

The District Board will consider a request to approve the May 19, 2025 Alamar Community Facilities District Board meeting minutes. The Board will take appropriate action.

BACKGROUND:

Pursuant to Arizona Revised Statute §§ 38-431.01(B), the District must provide written minutes of all Board meetings.

DISCUSSION:

The District Board held a meeting and the attached minutes have been prepared for approval.

BUDGET IMPACT:

This item has no budget impact.

RECOMMENDATION:

Staff recommends the District Board will consider a request to approve the May 19, 2025 Alamar Community Facilities District Board meeting minutes.

Contact person for document distribution:

MINUTES OF THE ALAMAR COMMUNITY FACILITIES DISTRICT BOARD MEETING
CITY OF AVONDALE, ARIZONA
May 19, 2025

A **Regular Meeting** of the Alamar Community Facilities District Board of the City of Avondale, Arizona was convened at 11465 West Civic Center Drive in open and public session at 6:38 p.m.

Members Present: Chairperson Mike Pineda; Vice Chairperson Curtis Nielson; Board Members Tina Conde, Gloria Solorio, Jeanette Garcia, and Max White*.

**Board Member White attended the meeting virtually.*

Members Absent: Board Member Shari Weise.

Other Municipal Officials Present: Ron Corbin, District Manager; Nicholle Harris, District Attorney; Chris Pierson, City Clerk Specialist; and Renee Weatherless, District Treasurer.

Audience: No members of the public were present.

1. ROLL CALL BY THE DISTRICT CLERK

2. REGULAR AGENDA

a. MINUTES

Board Member Garcia moved to approve May 5, 2025 Alamar Community Facilities District Board meeting minutes; Board Member Solorio seconded the motion.

Upon vote, the motion was carried unanimously 6 to 0.

Board Member Conde	Aye
Board Member Garcia	Aye
Board Member Solorio	Aye
Board Member White	Aye
Vice Chairperson Nielson	Aye
Chairperson Pineda	Aye

b. PUBLIC HEARING AND CFD RESOLUTION 2-2025 - AUTHORIZING AND RATIFYING THE GIVING OF NOTICE OF HEARING WITH RESPECT TO APPROVING A FEASIBILITY REPORT AND AUTHORIZING THE SALE AND ISSUANCE OF GENERAL OBLIGATION BONDS, SERIES 2025 OF THE DISTRICT

The Board (a) conducted a public hearing on a Feasibility Report for projects, the construction of which is to be financed with proceeds of the sale of general obligation bonds; (b) considered a request to adopt CFD Resolution 2-2025; authorizing and ratifying the giving of Notice of Hearing with respect to approving a Feasibility Report and approving such Feasibility Report, authorizing all matters necessary to sell and issue General Obligation Bonds for the Alamar Community Facilities District not to

exceed \$6,500,000 in aggregate principal; and (c) authorized the District Manager and District Treasurer to determine certain matters related thereto.

Chairperson Pineda opened the public hearing and did not receive any requests to speak. Chairperson Pineda closed the public hearing and opened the floor for comments from Council.

Vice Chairperson Nielson moved to adopt CFD Resolution 2-2025, authorizing and ratifying the giving of notice of hearing with respect to approving the Feasibility Report, approving the Feasibility Report, authorizing the sale and issuance of not to exceed \$6,500,000 in principal amount of General Obligation Bonds, Series 2025 of the District; prescribing certain terms and conditions of such bonds including making certain findings, certifications and covenants with respect to such bonds; delegating the determination of certain terms of such bonds and matters related thereto to the District Treasurer and authorizing the subsequent levying of an Ad Valorem property tax with respect to such bonds; Board Member Solorio seconded the motion.

Upon vote, the motion was carried unanimously 6 to 0.

Board Member Conde	Aye
Board Member Garcia	Aye
Board Member Solorio	Aye
Board Member White	Aye
Vice Chairperson Nielson	Aye
Chairperson Pineda	Aye

3. ADJOURNMENT

There being no further business before the Board, Board Member Garcia moved to adjourn the Regular Meeting; Vice Chairperson Nielson seconded the motion.

Upon vote, the motion was carried unanimously 6 to 0.

Board Member Conde	Aye
Board Member Garcia	Aye
Board Member Solorio	Aye
Board Member White	Aye
Vice Chairperson Nielson	Aye
Chairperson Pineda	Aye

Meeting adjourned at 6:42 p.m.

Mike Pineda, Chairperson

CERTIFICATION AND ATTESTATION

I hereby certify that the foregoing minutes are a true and correct copy of the minutes of the Regular Meeting of the Alamar Communities Facilities District Board of the City of Avondale held on the 19th day of May 2025. I further certify that the meeting was duly called and held, and that the quorum was present.

Marcella Sarmiento, District Clerk

ITEM NUMBER: 2.b.

SUBJECT: CFD Resolution 3-2025 - Setting Forth the Final Budget for Fiscal Year 2026

MEETING DATE: 6/2/2025

TO: Board Members

FROM: Renee Weatherless, District Treasurer

THROUGH: Ron Corbin, District Manager, (623) 333-1011

REVIEWED: Ron Corbin, District Manager, (623) 333-1011

PURPOSE:

The District Board will consider a request to adopt CFD Resolution 3-2025, approving the final budget for fiscal year 2026 (FY2026) and authorize the District Chair or District Manager and District Clerk to execute the necessary documents. The District Board will take appropriate action.

BACKGROUND:

The tentative budget for FY2026 was adopted on May 5, 2025. A notice of public hearing must be published at least 10 days in advance of the public hearing on the final adoption of the budget and tax levy. The public notice was published on May 19, 2025 in the Southwest Valley Republic as required by A.R.S. 48-716. A public hearing was held on June 2, 2025 to receive comment on the final District budget and tax levy. The final budget must be approved before October 1st, per A.R.S. 48-716.

DISCUSSION:

The FY2026 budget will set the expenditure limit for the district. Community facility districts may levy secondary property taxes to pay general obligation debt incurred by the district and to pay for the operation and maintenance expenses of the district. Per A.R.S. 48-723 the secondary property tax attributable to the repayment of general obligation debt is \$3.85 per one-hundred dollars of assessed valuation and the property tax levy attributable to fund operation and maintenance expense of the district is limited to thirty cents (\$0.30) per one-hundred dollars of assessed valuation. Based on the appraised value, the combined rate of \$4.15 per \$100 of assessed value will raise \$930,730 in revenue.

The recommended expenditure limit for the district is \$10,930,730. Any expenses not covered by the property tax levy or general obligation bonds will need to be covered through developer contributions. Neither the property tax levy or expenditure limit have changed between the approved tentative budget and final budget.

BUDGET IMPACT:

This action will set the expenditure limitation for the district for FY2026.

RECOMMENDATION:

Staff recommends the District Board adopt the resolution setting forth the District's final budget for FY2026.

Contact person for document distribution:

RESOLUTION NO. 3-2025

A RESOLUTION OF THE DISTRICT BOARD OF THE ALAMAR COMMUNITY FACILITIES DISTRICT SETTING FORTH THE FINAL BUDGET FOR FISCAL YEAR 2025-2026.

WHEREAS, pursuant to the provisions of the laws of the State of Arizona, the Alamar Community Facilities District Board (the “District Board”) is required to adopt an annual budget for the Alamar Community Facilities District (the “ACFD”); and

WHEREAS, on May 5, 2025, the District Board adopted Resolution 1-2025, setting the expenditure limitation for ACFD for the fiscal year beginning July 1, 2025, and ending June 30, 2026; and

WHEREAS, Resolution No. 1-2025 directed the District Manager or designee to: (i) hold a public hearing prior to final budget adoption and (ii) publish a notice of the public hearing of the District Board to hear taxpayers; and

WHEREAS, on June 2, 2025, the District Board held a public hearing on the final budget and proposed tax levy as required by law.

NOW, THEREFORE, BE IT RESOLVED BY THE DISTRICT BOARD OF THE ALAMAR COMMUNITY FACILITIES DISTRICT as follows:

SECTION 1. The recitals above are hereby incorporated as if fully set forth herein.

SECTION 2. The statements and schedules attached hereto as Exhibit A and incorporated herein by reference are hereby adopted as the ACFD final budget for the fiscal year beginning July 1, 2025, and ending June 30, 2026.

SECTION 3. If any section, subsection, sentence, clause, phrase or portion of this Resolution or any part of the statements and schedules incorporated herein by reference are for any reason to be held invalid or unconstitutional by the decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions thereof.

SECTION 4. The District Board Chairman, the District Manager, the District Clerk and the District Attorney are hereby authorized and directed to take all steps necessary to carry out the purpose and intent of this Resolution.

[SIGNATURES ON FOLLOWING PAGE]

PASSED AND ADOPTED by the District Board of the Alamar Community Facilities District on June 2, 2025.

Mike Pineda, Chairman District Board
Alamar Community Facilities District

ATTEST:

Marcella Sarmiento, District Clerk
Alamar Community Facilities District

APPROVED AS TO FORM:

Nicholle Harris, District Attorney
Alamar Community Facilities District

EXHIBIT A
TO
RESOLUTION NO. 3-2025

[Statements and Schedules]

See following pages.

Alamar 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	E	1	0	149,555	635,956	2,500,000	0	0	0	3,285,511
2025	E	2	0	49,555	635,956	0	0	0	0	685,511
2026		3	0	0	0	0	0	0	0	0
2026	B	4	0	67,282						67,282
2026	B	5			863,448					863,448
2026	C	6	0	0	0	0	0	0	0	0
2026	D	7	0		0	10,000,000	0	0	0	10,000,000
2026	D	8	0	0	0	0	0	0	0	0
2026	D	9	0	0	0	0	0	0	0	0
2026	D	10	0	0	0	0	0	0	0	0
2026										
2026		11								0
										0
										0
										0
										0
2026		12	0	67,282	863,448	10,000,000	0	0	0	10,930,730
2026	E	13	0	67,282	863,448	10,000,000	0	0	0	10,930,730

<u>Expenditure limitation comparison</u>	
1	Budgeted expenditures/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 or voter-approved alternative expenditure limitation

	2025	2026
	\$ 3,285,511	\$ 10,930,730
	3,285,511	10,930,730
	\$ 3,285,511	\$ 10,930,730
	\$	\$

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 beginning fund balance/(deficit) or net position/(deficit) amounts except for nonspendable amounts (e.g., prepaids and inventories) or amounts legally or contractually required to be maintained intact (e.g., principal of a permanent fund). See the Instructions tab, cell C17 for more information about the amounts that should and should not be included on this line.

**Alamar Community Facilities District
Tax levy and tax rate information
Fiscal year 2026**

	2025	2026
1. Maximum allowable primary property tax levy. A.R.S. §42-17051(A)	\$ <u><u> </u></u>	\$ <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> </u></u>	
3. Property tax levy amounts		
A. Primary property taxes	\$ <u>49,555</u>	\$ <u>67,282</u>
Property tax judgment		
B. Secondary property taxes	<u>635,956</u>	<u>863,448</u>
Property tax judgment		
C. Total property tax levy amounts	<u><u>\$ 685,511</u></u>	<u><u>\$ 930,730</u></u>
4. Property taxes collected*		
A. Primary property taxes		
(1) Current year's levy	\$ <u>49,555</u>	
(2) Prior years' levies		
(3) Total primary property taxes	<u>\$ 49,555</u>	
B. Secondary property taxes		
(1) Current year's levy	\$ <u>466,289</u>	
(2) Prior years' levies		
(3) Total secondary property taxes	<u>\$ 466,289</u>	
C. Total property taxes collected	<u><u>\$ 515,844</u></u>	
5. Property tax rates		
A. City/Town tax rate		
(1) Primary property tax rate	<u>0.3000</u>	<u>0.3000</u>
Property tax judgment		
(2) Secondary property tax rate	<u>3.8500</u>	<u>3.8500</u>
Property tax judgment		
(3) Total city/town tax rate	<u><u>4.1500</u></u>	<u><u>4.1500</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>one</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.

**Alamar Community Facilities District
Revenues other than property taxes
Fiscal Year 2026**

Source of revenues	Estimated revenues 2025	Actual revenues* 2025	Estimated revenues 2026
Special revenue funds			
Contributions - Operations	\$ _____	\$ _____	\$ _____
Contributions - Capital	_____	_____	_____
Contributions - Debt	_____	_____	_____
Contingency	_____	_____	_____
	\$ <u>0</u>	\$ <u>0</u>	\$ <u>0</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.

Alamar Community Facilities District
Other financing sources/(uses) and interfund transfers
Fiscal year 2026

Fund	Other financing 2026		Interfund transfers 2026	
	Sources	(Uses)	In	(Out)
Special revenue funds				
Bond Issuance	\$ 10,000,000	\$	\$	\$
Total special revenue funds	\$ 10,000,000	\$ 0	\$ 0	\$ 0
Total all funds	\$ 10,000,000	\$ 0	\$ 0	\$ 0

**Alamar 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
Special revenue funds				
General Operations	\$ 49,555	\$	\$ 49,555	\$ 67,282
Capital	2,500,000		0	10,000,000
Capital - Finance				
Debt	635,956		635,956	863,448
Contingency	100,000			
Total special revenue funds	\$ 3,285,511	\$ 0	\$ 685,511	\$ 10,930,730
Total all funds	\$ 3,285,511	\$ 0	\$ 685,511	\$ 10,930,730

* 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.

**Alamar Community Facilities District
Expenditures/expenses by department
Fiscal year 2026**

Department/Fund	Adopted budgeted expenditures/expenses	Expenditure/expense adjustments approved	Actual expenditures/expenses*	Budgeted expenditures/expenses
	2025	2025	2025	2026
General Operations:				
Alamar CFD Operating	\$ 49,555	\$	\$ 49,555	\$ 67,282
Capital	2,500,000		0	10,000,000
Debt	635,956		635,956	863,448
Contingency	100,000		0	
Department total	\$ 3,285,511	\$ 0	\$ 685,511	\$ 10,930,730

* 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.

ITEM NUMBER: 2.c.

SUBJECT: CFD Resolution 4-2025 - Setting the Property Tax Levy for the Fiscal Year Ending June 30, 2026

MEETING DATE: 6/2/2025

TO: Board Members

FROM: Renee Weatherless, District Treasurer

THROUGH: Ron Corbin, District Manager, (623) 333-1011

REVIEWED: Ron Corbin, District Manager, (623) 333-1011

PURPOSE:

The District Board will consider a request to adopt CFD Resolution 4-2025, levying upon the assessed valuation of the property within the Alamar Community Facilities District subject to ad valorem taxation a certain sum upon each one hundred (\$100.00) of valuation for the fiscal year ending June 30, 2026 and authorize the District Chair or District Manager and District Clerk to execute the necessary documents. The District Board will take appropriate action.

BACKGROUND:

As required by ARS 48-723, the property tax levy must be adopted by the District Board before the third Monday in August.

DISCUSSION:

Community facility districts may levy secondary property tax to pay general obligation debt incurred by the district and to pay for the operation and maintenance expenses of the district. Per ARS 48-723, the property tax attributable to the operations and maintenance expenses of the district is limited to thirty cents (\$0.30) per one hundred dollars of assessed valuation. The property tax attributable to the general obligation debt service is limited to \$3.85 per one hundred of assessed valuation.

BUDGET IMPACT:

The property tax levies will raise resources to support the operations and maintenance of the district and to pay for outstanding debt. This is the final step in the Alamar CFD budget process.

RECOMMENDATION:

Staff is requesting that the District Board adopt a resolution setting the primary property tax levy in the amount of \$67,282 at a rate of \$0.30 per \$100 of assessed valuation and the secondary property tax levy in the amount of \$863,448 at a rate of \$3.85 per \$100 of assessed valuation.

Contact person for document distribution:

RESOLUTION NO. 4-2025

A RESOLUTION OF THE DISTRICT BOARD OF THE ALAMAR COMMUNITY FACILITIES DISTRICT, 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 May 21, 2018, the Mayor and Council of the City of Avondale, Arizona (the “City”), adopted Resolution 3453-518 forming Alamar (formerly Lakin) Community Facilities District (“ACFD”), a community facilities district in accordance with ARIZ. REV. STAT. § 48-701 et seq.; and

WHEREAS, ACFD 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 ARIZ. REV. STAT. Title 35, Chapter 3, Articles 3, 3.1, 3.2, 4 and 5, as amended, and (except as otherwise provided in ARIZ. REV. STAT. § 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; and

WHEREAS, a primary purpose for creating ACFD was to finance certain public infrastructure needed for the development known as “Alamar Park” through assessment of ad valorem taxes on all real and personal property within ACFD; and

WHEREAS, in accordance with ARIZ. REV. STAT. §§ 48-716 and 48-723, as amended, a special election was held and the qualified electors of ACFD voted to issue general obligation bonds 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 ACFD; and

WHEREAS, on June 2, 2025, the District Board held a public hearing on the final budget and proposed tax levy as required by law; and

WHEREAS, in accordance with ARIZ. REV. STAT. § 48-716, at the conclusion of the public hearing held on June 2, 2025, the District Board adopted the final budget by Resolution No. 3-2025.

NOW, THEREFORE, BE IT RESOLVED BY THE DISTRICT BOARD OF THE ALAMAR COMMUNITY FACILITIES DISTRICT as follows:

SECTION 1. The recitals above are hereby incorporated as if fully set forth herein.

SECTION 2. It is hereby ordered that, in FY2026, 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 ACFD, and in the amounts set forth in the statements and estimates attached hereto and expressly made a part hereof as Exhibit A.

SECTION 3. Certified copies of this 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, 2025 (inasmuch as the tax levy must be filed by the Maricopa County Board of Supervisors on or before the third Monday in August).

SECTION 4. If any section, subsection, sentence, clause, phrase or portion of this Resolution or any part of the statements and schedules incorporated herein by reference are for any reason to be held invalid or unconstitutional by the decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions thereof.

SECTION 5. The District Board Chairman, the District Manager, the District Clerk and the District Attorney are hereby authorized and directed to take all steps necessary to carry out the purpose and intent of this Resolution.

PASSED AND ADOPTED by the District Board of the Alamar Community Facilities District on June 2, 2025.

Mike Pineda, Chairman District Board
Alamar Community Facilities District

ATTEST:

Marcella Sarmiento, District Clerk
Alamar Community Facilities District

APPROVED AS TO FORM:

Nicholle Harris, District Attorney
Alamar Community Facilities District

EXHIBIT A
TO
RESOLUTION NO. 4-2025

[Statements and Schedules]

See following pages.

Alamar 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	E	1	0	149,555	635,956	2,500,000	0	0	0	3,285,511
2025	E	2	0	49,555	635,956	0	0	0	0	685,511
2026		3	0	0	0	0	0	0	0	0
2026	B	4	0	67,282						67,282
2026	B	5			863,448					863,448
2026	C	6	0	0	0	0	0	0	0	0
2026	D	7	0		0	10,000,000	0	0	0	10,000,000
2026	D	8	0	0	0	0	0	0	0	0
2026	D	9	0	0	0	0	0	0	0	0
2026	D	10	0	0	0	0	0	0	0	0
2026										
2026		11								0
										0
										0
										0
										0
2026		12	0	67,282	863,448	10,000,000	0	0	0	10,930,730
2026	E	13	0	67,282	863,448	10,000,000	0	0	0	10,930,730

<u>Expenditure limitation comparison</u>	
1	Budgeted expenditures/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 or voter-approved alternative expenditure limitation

	2025	2026
	\$ 3,285,511	\$ 10,930,730
	3,285,511	10,930,730
	\$ 3,285,511	\$ 10,930,730
	\$	\$

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 beginning fund balance/(deficit) or net position/(deficit) amounts except for nonspendable amounts (e.g., prepaids and inventories) or amounts legally or contractually required to be maintained intact (e.g., principal of a permanent fund). See the Instructions tab, cell C17 for more information about the amounts that should and should not be included on this line.

**Alamar Community Facilities District
Tax levy and tax rate information
Fiscal year 2026**

	2025	2026
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> 49,555</u>	\$ <u> 67,282</u>
Property tax judgment		
B. Secondary property taxes	<u> 635,956</u>	<u> 863,448</u>
Property tax judgment		
C. Total property tax levy amounts	<u> 685,511</u>	<u> 930,730</u>
4. Property taxes collected*		
A. Primary property taxes		
(1) Current year's levy	\$ <u> 49,555</u>	
(2) Prior years' levies		
(3) Total primary property taxes	<u> 49,555</u>	
B. Secondary property taxes		
(1) Current year's levy	\$ <u> 466,289</u>	
(2) Prior years' levies		
(3) Total secondary property taxes	<u> 466,289</u>	
C. Total property taxes collected	<u> 515,844</u>	
5. Property tax rates		
A. City/Town tax rate		
(1) Primary property tax rate	<u> 0.3000</u>	<u> 0.3000</u>
Property tax judgment		
(2) Secondary property tax rate	<u> 3.8500</u>	<u> 3.8500</u>
Property tax judgment		
(3) Total city/town tax rate	<u> 4.1500</u>	<u> 4.1500</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> one </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.

**Alamar Community Facilities District
Revenues other than property taxes
Fiscal Year 2026**

Source of revenues	Estimated revenues 2025	Actual revenues* 2025	Estimated revenues 2026
Special revenue funds			
Contributions - Operations	\$ _____	\$ _____	\$ _____
Contributions - Capital	_____	_____	_____
Contributions - Debt	_____	_____	_____
Contingency	_____	_____	_____
	\$ <u>0</u>	\$ <u>0</u>	\$ <u>0</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.

Alamar Community Facilities District
Other financing sources/(uses) and interfund transfers
Fiscal year 2026

Fund	Other financing 2026		Interfund transfers 2026	
	Sources	(Uses)	In	(Out)
Special revenue funds				
Bond Issuance	\$ 10,000,000	\$	\$	\$
Total special revenue funds	\$ 10,000,000	\$ 0	\$ 0	\$ 0
Total all funds	\$ 10,000,000	\$ 0	\$ 0	\$ 0

**Alamar 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
Special revenue funds				
General Operations	\$ 49,555	\$	\$ 49,555	\$ 67,282
Capital	2,500,000		0	10,000,000
Capital - Finance				
Debt	635,956		635,956	863,448
Contingency	100,000			
Total special revenue funds	\$ 3,285,511	\$ 0	\$ 685,511	\$ 10,930,730
Total all funds	\$ 3,285,511	\$ 0	\$ 685,511	\$ 10,930,730

* 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.

**Alamar Community Facilities District
Expenditures/expenses by department
Fiscal year 2026**

Department/Fund	Adopted budgeted expenditures/expenses	Expenditure/expense adjustments approved	Actual expenditures/expenses*	Budgeted expenditures/expenses
	2025	2025	2025	2026
General Operations:				
Alamar CFD Operating	\$ 49,555	\$	\$ 49,555	\$ 67,282
Capital	2,500,000		0	10,000,000
Debt	635,956		635,956	863,448
Contingency	100,000		0	
Department total	\$ 3,285,511	\$ 0	\$ 685,511	\$ 10,930,730

* 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.