

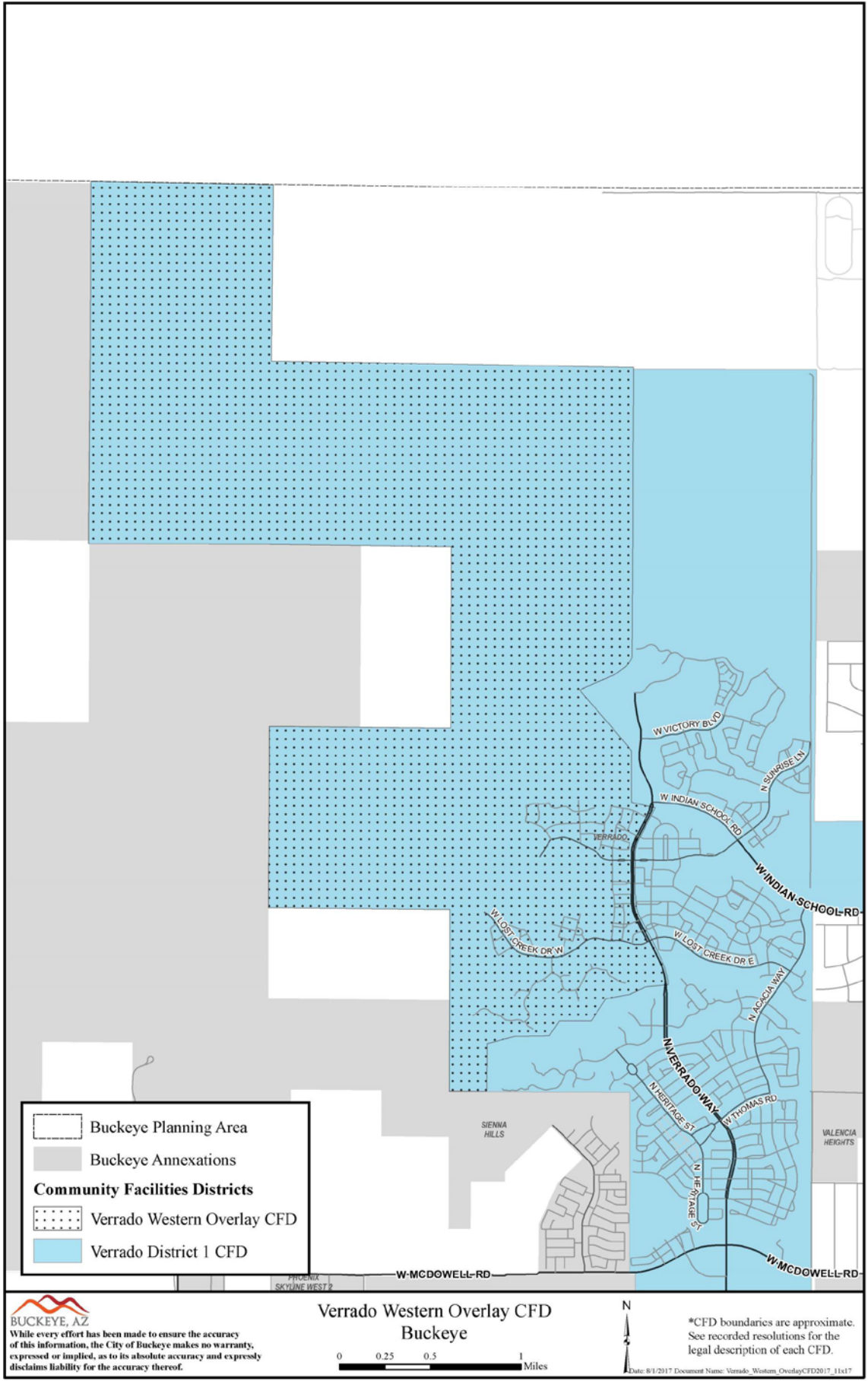


# **Verrado Western Overlay Community Facilities District Annual Financial Report**

City of Buckeye

Year Ended June 30, 2020

Issued by: City of Buckeye Finance Department



**BUCKEYE, AZ**  
 While every effort has been made to ensure the accuracy of this information, the City of Buckeye makes no warranty, expressed or implied, as to its absolute accuracy and expressly disclaims liability for the accuracy thereof.

Verrado Western Overlay CFD  
 Buckeye

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 \*CFD boundaries are approximate. See recorded resolutions for the legal description of each CFD.  
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## INDEPENDENT AUDITOR'S REPORT

Board of Directors  
Verrado Western Overlay Community Facilities District

### **Report on the Financial Statements**

We have audited the accompanying financial statements of the governmental activities and each major fund of Verrado Western Overlay Community Facilities District (District), a component unit of the City of Buckeye, Arizona, as of and for the year ended June 30, 2020, and the related notes to the financial statements, which collectively comprise the District's basic financial statements as listed in the table of contents.

### ***Management's Responsibility for the Financial Statements***

Management is responsible for the preparation and fair presentation of these financial statements in accordance with accounting principles generally accepted in the United States of America; this includes the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

### ***Auditor's Responsibility***

Our responsibility is to express opinions on these financial statements based on our audit. We conducted our audit in accordance with auditing standards generally accepted in the United States of America. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the financial statements are free from material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial statements. The procedures selected depend on the auditor's judgment, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error. In making those risk assessments, the auditor considers internal control relevant to the entity's preparation and fair presentation of the financial statements in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the entity's internal control. Accordingly, we express no such opinion. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the financial statements.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

### ***Opinions***

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities and each major fund of Verrado Western Overlay Community Facilities District, as of June 30, 2020, and the respective changes in financial position and the budgetary comparison for the General Fund thereof for the year then ended in accordance with accounting principles generally accepted in the United States of America.



**Other Matters**

*Required Supplementary Information*

Accounting principles generally accepted in the United States of America require that the Management’s Discussion and Analysis be presented to supplement the basic financial statements. Such information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board, who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. Management has omitted the Management’s Discussion and Analysis that accounting principles generally accepted in the United States of America require to be presented to supplement the basic financial statements. Our opinion on the basic financial statements is not affected by this missing information.

*Other Information*

Our audit was conducted for the purpose of forming opinions on the financial statements that collectively comprise the District’s basic financial statements. The Supplementary Information and Other Information, as listed in the table of contents, are presented for purposes of additional analysis and are not a required part of the basic financial statements.

The Supplementary Information is the responsibility of management and was derived from and relates directly to the underlying accounting and other records used to prepare the basic financial statements. Such information has been subjected to the auditing procedures applied in the audit of the basic financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the basic financial statements or to the basic financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America. In our opinion, the Supplementary Information is fairly stated in all material respects in relation to the basic financial statements as a whole.

The Other Information has not been subjected to the auditing procedures applied in the audit of the basic financial statements and, accordingly, we do not express an opinion or provide any assurance on it.

*Heinfeld Meech & Co. PC*

Heinfeld, Meech & Co., P.C.  
Phoenix, Arizona  
December 17, 2020

# BASIC FINANCIAL STATEMENTS



**VERRADO WESTERN OVERLAY COMMUNITY FACILITIES DISTRICT**  
**STATEMENT OF NET POSITION**  
**June 30, 2020**

	<u>Governmental Activities</u>
<b>ASSETS</b>	
Cash and investments	\$ 40,106
Receivables, net	8,583
Restricted assets	
Cash with paying agent	631,953
Restricted cash	<u>84,867</u>
Total assets	<u>765,509</u>
<b>LIABILITIES</b>	
Accounts payable	21,712
Matured debt interest payable	95,816
Noncurrent liabilities:	
Due within one year	320,000
Due in more than one year	<u>7,195,000</u>
Total liabilities	<u>7,632,528</u>
Net position:	
Unrestricted	<u>(6,867,019)</u>
Total net position	<u>\$ (6,867,019)</u>

The notes to the basic financial statements are an integral part of this statement.



**VERRADO WESTERN OVERLAY COMMUNITY FACILITIES DISTRICT**  
**STATEMENT OF ACTIVITIES**  
**YEAR ENDED JUNE 30, 2020**

<b>Functions/Programs</b>	<b>Expenses</b>	<b>Program Revenues Charges for Services</b>	<b>Net (Expense) Revenue and Changes in Net Position Governmental Activities</b>
Governmental activities			
General government	\$ 57,071	\$ -	\$ (57,071)
Highways and streets	3,029	-	(3,029)
Interest on long-term debt	407,420	235,000	(172,420)
<b>Total governmental activities</b>	<b>467,520</b>	<b>235,000</b>	<b>(232,520)</b>
General revenues:			
Taxes:			
Property taxes			
			710,853
Investment earnings			
			2,778
Total general revenues			
			713,631
Change in net position			
			481,111
Net position - beginning			
			(7,348,130)
Net position - ending			
			\$ (6,867,019)

The notes to the basic financial statements are an integral part of this statement.

**VERRADO WESTERN OVERLAY COMMUNITY FACILITIES DISTRICT**  
**BALANCE SHEET - GOVERNMENTAL FUNDS**  
**June 30, 2020**

	<u>General</u>	<u>Debt Service</u>	<u>Total Governmental Funds</u>
<b>ASSETS</b>			
Cash and investments	\$ 40,106	\$ -	\$ 40,106
Receivables, net			
Taxes	559	8,024	8,583
Restrict assets:			
Cash with paying agent	-	631,953	631,953
Restricted cash	-	84,867	84,867
Total assets	<u>\$ 40,665</u>	<u>\$ 724,844</u>	<u>\$ 765,509</u>
<b>LIABILITIES, DEFERRED INFLOWS OF RESOURCES AND FUND BALANCES</b>			
Liabilities:			
Accounts payable	\$ 21,712	\$ -	\$ 21,712
Matured debt principal payable	-	320,000	320,000
Matured debt interest payable	-	95,816	95,816
Total liabilities	<u>21,712</u>	<u>415,816</u>	<u>437,528</u>
Fund balances:			
Restricted			
Debt service	-	309,028	309,028
Unassigned	18,953	-	18,953
Total fund balances	<u>18,953</u>	<u>309,028</u>	<u>327,981</u>
Total liabilities, deferred inflows of resources and fund balances	<u>\$ 40,665</u>	<u>\$ 724,844</u>	<u>\$ 765,509</u>

The notes to the basic financial statements are an integral part of this statement.

**VERRADO WESTERN OVERLAY COMMUNITY FACILITIES DISTRICT**  
**RECONCILIATION OF THE BALANCE SHEET - GOVERNMENTAL FUNDS**  
**TO THE STATEMENT OF NET POSITION**  
**June 30, 2020**

Total governmental fund balances	\$ 327,981
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Amounts reported for governmental activities in the statement of net position are different because:

Some liabilities, including bonds payable are not due and payable in the current year and therefore are not reported in the funds.

Bonds payable	(7,195,000)
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Total net position of governmental activities	<u>\$ (6,867,019)</u>
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The notes to the basic financial statements are an integral part of this statement.

**VERRADO WESTERN OVERLAY COMMUNITY FACILITIES DISTRICT**  
**STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES**  
**GOVERNMENTAL FUNDS**  
**YEAR ENDED JUNE 30, 2020**

	<u>General</u>	<u>Debt Service</u>	<u>Total Governmental Funds</u>
<b>REVENUES</b>			
Taxes			
Property taxes	\$ 42,769	\$ 668,084	\$ 710,853
Contributions and donations	-	235,000	235,000
Investment earnings	-	2,778	2,778
Total revenues	<u>42,769</u>	<u>905,862</u>	<u>948,631</u>
<b>EXPENDITURES</b>			
Current:			
General Government	33,765	23,306	57,071
Highway and streets	3,029	-	3,029
Debt service:			
Principal retirement	-	320,000	320,000
Interest and fiscal charges	-	185,020	185,020
Issuance costs	-	222,400	222,400
Total expenditures	<u>36,794</u>	<u>750,726</u>	<u>787,520</u>
Excess (deficiency) of revenues over expenditures	<u>5,975</u>	<u>155,136</u>	<u>161,111</u>
<b>OTHER FINANCING SOURCES (USES)</b>			
Refunding bonds issued	-	7,515,000	7,515,000
Payment to refunding agent	-	(7,400,000)	(7,400,000)
Transfers in	1,925	-	1,925
Transfers out	-	(1,925)	(1,925)
Total other financing sources and uses	<u>1,925</u>	<u>113,075</u>	<u>115,000</u>
Net change in fund balances	7,900	268,211	276,111
Fund balances - beginning	<u>11,053</u>	<u>40,817</u>	<u>51,870</u>
Fund balances - ending	<u>\$ 18,953</u>	<u>\$ 309,028</u>	<u>\$ 327,981</u>

The notes to the basic financial statements are an integral part of this statement.

**VERRADO WESTERN OVERLAY COMMUNITY FACILITIES DISTRICT**  
**Reconciliation of the Statement of Revenues, Expenditures and Changes in**  
**Fund Balance of Governmental Funds to the Statement of Activities**  
 For the Year Ended June 30, 2020

Net change in fund balances - total governmental funds 276,111

Amounts reported for governmental activities in the statement of activities are different because:

The issuance of long-term debt (e.g. bonds, leases) provides current financial resources to governmental funds, while the repayment of the principal of long-term debt consumes the current financial resources of governmental funds. Neither transaction, however, has any effect on net position. The issuance of long-term debt increases long-term liabilities on the statement of net position and the repayment of principal on long-term debt reduces long-term debt on the statement of net position. Likewise, refunding and defeasance of existing debt reduces the balance of long-term debt without adding additional debt. Also, governmental funds report the effect of issuance costs, premiums, discounts, and similar items when the debt is first issued, whereas these items are deferred and amortized over the term of the long-term debt in the statement of activities.

Issuance of long-term debt	(7,515,000)	
Principal payments on long-term debt	<u>7,720,000</u>	
		<u>205,000</u>
Change in net position of governmental activities		<u><u>\$ 481,111</u></u>

The notes to the basic financial statements are an integral part of this statement.

**VERRADO WESTERN OVERLAY COMMUNITY FACILITIES DISTRICT**  
**STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES**  
**BUDGET AND ACTUAL- GENERAL FUND**  
**YEAR ENDED JUNE 30, 2020**

	Budgeted Amounts		Actual Amount Budgetary Basis	Variance Between Final Budget and Actual Amounts
	Adopted	Final		
<b>REVENUES</b>				
Taxes	\$ 48,034	\$ 48,034	\$ 42,769	\$ (5,265)
Total revenues	<u>48,034</u>	<u>48,034</u>	<u>42,769</u>	<u>(5,265)</u>
<b>EXPENDITURES</b>				
Current:				
General Government	55,000	55,000	33,765	21,235
Highway and streets	10,355	10,355	3,029	7,326
Total expenditures	<u>65,355</u>	<u>65,355</u>	<u>36,794</u>	<u>28,561</u>
Excess (deficiency) of revenues over (under) expenditures	<u>(17,321)</u>	<u>(17,321)</u>	<u>5,975</u>	<u>23,296</u>
<b>OTHER FINANCING SOURCES (USES)</b>				
Transfers in	-	-	1,925	1,925
Transfers out	-	-	-	-
Total other financing sources and uses	<u>-</u>	<u>-</u>	<u>1,925</u>	<u>1,925</u>
Net change in fund balances	(17,321)	(17,321)	7,900	25,221
Fund balances - beginning	<u>17,321</u>	<u>17,321</u>	<u>11,053</u>	<u>(6,268)</u>
Fund balances - ending	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 18,953</u>	<u>\$ 18,953</u>

The notes to the basic financial statements are an integral part of this statement.



**NOTE 1 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES**

The Verrado Western Overlay Community Facilities District (District) is a special purpose district created specifically to acquire or construct public infrastructure within specific areas of the City of Buckeye, Arizona, and is authorized under state law to issue general obligation (GO) or revenue bonds to be repaid by property (ad valorem) taxes levied on property within the District (for GO debt), or by specific revenues generated within the District (revenue bonds). The District was created by petition to the city council by property owners within the area to be covered by the District, and debt may be issued only after approval of voters within the District.

The financial statements of the District have been prepared in conformity with accounting principles generally accepted in the United States of America as applied to government units. The Governmental Accounting Standards Board (GASB) is the accepted standard-setting body for establishing governmental accounting and financial reporting principles.

The more significant of the District's accounting policies are described below.

**A. Reporting Entity**

The District, a component unit of the City of Buckeye, Arizona (City), was established (June 19, 2001), and is a political subdivision of the State of Arizona as well as a municipal corporation by Arizona Law. The City Council serves as the Board of Directors. All transactions of the District are included in the City's financial statements. However, the City has no liability for the debt.

**B. Government-Wide and Fund Financial Statements**

The government-wide financial statements (i.e. the statement of net position and the statement of activities) present financial information about the District as a whole. The reported information includes all of the non-fiduciary activities of the District. For the most part, the effect of internal activity has been removed from these statements. These statements are to distinguish between the governmental and business-type activities of the District. Governmental activities normally are supported by tax revenues, and are reported separately from business-type activities, which rely to a significant extent on fees and charges for support. The District does not have any business-type activities.

The statement of activities demonstrates the degree to which the direct expenses of a given function or segment are offset by program revenues. Direct expenses are those that are clearly identifiable with a specific function or segment. Program revenues include 1) charges to customers or applicants who purchase, use or directly benefit from goods, services, or privileges provided by a given function or segment and 2) grants and contributions that are restricted to meeting the operational or capital requirements of a particular function or segment. Taxes, investment income and other items not included among program revenues are reported instead as general revenues.

Separate financial statements are provided for governmental funds. Major individual governmental funds are reported as separate columns in the fund financial statements.

**C. Measurement Focus, Basis of Accounting, and Financial Statement Presentation**

Government-Wide Financial Statements – The government-wide financial statements are reported using the economic resources measurement focus and the accrual basis of accounting. Revenues are recorded when earned and expenses are recorded when a liability is incurred, regardless of the timing of related cash flows. Property taxes are recognized as revenues in the year for which they are levied. Grants and similar items are recognized as revenue as soon as all eligibility requirements imposed by the grantor or provider have been met. As a general rule, the effect of internal activity has been eliminated from the government-wide financial statements.

Fund Financial Statements – Governmental fund financial statements are reported using the current financial resources measurement focus and the modified accrual basis of accounting. Revenues are recognized as soon as they are both measurable and available. Revenues are considered to be available when they are collectible within the current period or soon enough thereafter to pay liabilities of the current period. For this purpose, the District considers revenues to be available if they are collected within 60 days of the end of the current fiscal period. Expenditures generally are recorded when a liability is incurred, as under accrual accounting. However, debt service expenditures are recorded

## Verrado Western Overlay CFD

only when payment is due. As permitted by generally accepted accounting principles, the District applies the “early recognition” option for debt service payments. Property tax resources are provided in Debt Service Fund during the current year for the payment of debt service principal and interest due early in the following year (less than one month). Therefore the expenditures and related liabilities have been recognized.

Property taxes and investment income associated with the current fiscal period are all considered to be susceptible to accrual and have been recognized as revenues of the current fiscal period. Miscellaneous revenues are not susceptible to accrual because generally they are not measurable until received in cash.

Delinquent property taxes and other receivables that will not be collected within the available period have been reported as unavailable revenues on the governmental fund financial statements.

The focus of governmental fund financial statements is on major funds rather than reporting funds by type. Each major fund is presented in a separate column.

The District reports all funds as major governmental funds:

General Fund – The General Fund is the District’s primary operating fund. It accounts for all resources used to finance District maintenance and operations except those required to be accounted for in other funds.

Debt Service Fund – The Debt Service Fund accounts for the accumulation of resources for, and the payment of, long-term debt principal, interest and related costs.

### D. Cash and Investments

Arizona Revised Statutes (A.R.S.) authorize the District to invest public monies in the State Treasurer’s Local Government Investment Pool, interest-bearing savings account, certificates of deposit, and repurchase agreements in eligible depositories; bonds or other obligations of the U.S. government that are guaranteed as to principal and interest by the U.S. government; and bonds of the State of Arizona counties, cities, school districts, and special districts as specified by statute.

Cash represents amounts in demand deposits and amounts held in trust by financial institutions. The funds held in trust are available to the District upon demand. Cash equivalents as defined as short-term (original maturities of three months or less), highly liquid investments that are 1) readily convertible to known amounts of cash and 2) so near maturity that they present insignificant risk of changes in value because of changes in interest rates.

### E. Investment Income

Investment income is composed of interest, dividends, and net changes in the fair value of applicable investments.

### F. Receivables and Payables

Activity between funds that is representative of lending/borrowing arrangements outstanding at the end of the fiscal year is referred to as either “due to/from other funds” (i.e. the current portion of interfund loans) or “advances to/from other funds” (i.e. the non-current portion of interfund loans). All other outstanding balances between funds are reported as “due to/from other funds”.

All receivables, including property taxes receivable, are shown net of an allowance for uncollectibles.

### G. Property Taxes

The County Treasurer is responsible for collecting property taxes for all governmental entities within the county. The District levies real property taxes on or before the third Monday in August, which become due and payable in two equal installments. The first installment is due on the first day of October and becomes delinquent after the first business day of November. The second installment is due on the first day of March of the next year and becomes delinquent after the first business day of May.

Pursuant to A.R.S., a lien against assessed real property attaches on the first day of January preceding assessment and levy, however according to case law, an enforceable legal claim to the asset does not arise.

H. Restricted Assets

Certain proceeds of the District's bonds, as well as certain resources set aside for their repayment, are classified as restricted cash on the statement of net position and on the balance sheet because their use is limited by applicable bond covenants.

I. Deferred Outflows/Inflows of Resources

In addition to assets, the statement of financial position may report a separate section for deferred outflows of resources. This separate financial statement element, deferred outflows of resources, represents a consumption of net position that applies to a future period and so will not be recognized as an outflow of resources (expense/expenditure) until then.

In addition to liabilities, the statement of financial position may report a separate section for deferred inflows of resources. This separate financial statement element, deferred inflows of resources, represents an acquisition of net position that applies to a future period and so will not be recognized as an inflow of resources (revenue) until that time.

J. Long-term Obligations

In the government-wide financial statements, long-term debt and other long-term obligations are reported as liabilities on the statement of net position. Bond premiums and discounts are amortized over the life of the bonds using the straight-line method. Deferred amounts on refunding result from the difference between the carrying value of refunded debt and its reacquisition price. This amount is deferred and amortized over the shorter of the life of the refunded or refunding debt.

In the fund financial statements, governmental fund types recognize bond premiums and discounts, as well as bond issuance costs, during the current period. The face amount of debt issued is reported as other financing sources. Premiums received on debt issuances are reported as other financing sources while discounts on debt issuances are reported as other financing uses. Issuance costs, whether or not withheld from the actual debt proceeds received, are reported as debt service expenditures.

K. Net Position Flow Assumption

In the government-wide financial statements the District applies restricted resources first when outlays are incurred for purposes for which either restricted or unrestricted amounts are available.

L. Estimates

The preparation of the financial statements in conformity with accounting principles generally accepted in the United States of America requires management to make estimates and assumptions that affect the amounts reported in the financial statements and accompanying notes. Actual results may differ from those estimates.

M. Budgetary Data

The District adopts a budget on an annual basis. There were no supplemental budgetary appropriations made during the year.

N. Deficit Net Position

As described previously, the District was formed to finance and acquire or construct infrastructure assets that are subsequently dedicated to the City for operation. The District does not own or operate infrastructure. Therefore, the Statement of Net Position reflects a large liability without an offsetting asset.

**NOTE 2 – FUND BALANCE CLASSIFICATIONS**

Fund balances of the governmental funds are reported separately within classifications based on hierarchy of the constraints placed on the use of those resources. The classifications are based on the relative strength of the constraints that control how the specific amounts can be spent. The classifications are nonspendable, restricted, and unrestricted, which includes committed, assigned, and unassigned fund balance classifications.

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**Nonspendable.** The nonspendable fund balance classification includes amounts that cannot be spent because they are not in spendable form, or are legally or contractually required to be maintained intact.

**Restricted.** Fund balance is reported as restricted when constraints placed on the use of resources are either externally imposed by creditors (such as through debt covenants), grantors, contributors, or laws or regulations of other governments or is imposed by law through constitutional provisions or enabling legislation.

**Committed.** The committed fund balance classification includes amounts that can be used only for the specific purposes imposed by formal action of the Board of Directors. Those committed amounts cannot be used for any other purpose unless the Board of Directors removes or changes the specified use by taking the same type of action it employed to previously commit those amounts. Commitments may be established, modified, or rescinded only through resolutions approved by the Board of Directors.

**Assigned.** Amounts in the assigned fund balance classification are intended to be used by the District for specific purposes but do not meet the criteria to be classified as restricted or committed. In governmental funds other than the General Fund, assigned fund balance represents the remaining amount that is not restricted or committed. In the General Fund, assigned amounts represent intended uses established by the Board of Directors or a management official delegated that authority by the formal Governing Board action. The District has adopted the City's policy on which only the Board of Directors or the District's Treasurer may assign amounts for specific purposes.

**Unassigned.** Unassigned fund balance is the residual classification for the General Fund and includes all spendable amounts not contained in the other classifications. In other governmental funds, the unassigned classification is used only to report a deficit balance resulting from overspending for specific purposes for which amounts had been restricted, committed, or assigned.

The District applies restricted resources first when outlays are incurred for purposes for which either restricted or unrestricted (committed, assigned, and unassigned) amounts are available. Similarly, within unrestricted fund balance, committed amounts are reduced first followed by assigned, and then unassigned amounts when expenditures are incurred for purposes for which amounts in any of the unrestricted fund balance classifications could be used.

### NOTE 3 – EXCESS OF EXPENDITURES OVER APPROPRIATIONS

In the Debt Service Fund, the following line item accounts exceeded the amounts budgeted. The Board adopts the expenditure appropriations at the District level. For presentation purposes, we have elected to show any deficits at the line item level within the Fund, all of which was funded by available fund balances within the General Fund.

	<u>Budgeted Amounts</u>		<u>Actual Amount Budgetary Basis</u>	<u>Variance Between Final Budget and Actual Amounts</u>
	<u>Adopted</u>	<u>Final</u>		
<b>EXPENDITURES</b>				
Current:				
General Government	-	-	23,306	(23,306)
Debt Service:				
Interest and fiscal charges	110,250	110,250	185,020	(74,770)
Issuance costs	-	-	222,400	(222,400)

### NOTE 4 – CASH AND INVESTMENTS

**Custodial Credit Risk – Deposits.** Custodial credit risk is the risk that in the event of bank failure the District's deposits may not be returned to the District. The District does not have a deposit policy for custodial credit risk. Bank balances are uninsured and uncollateralized. The unrestricted cash is in a repurchase sweep agreement rather than a deposit. At year end, the carrying amount of the District's bank balance was \$40,106. In addition to unrestricted cash balance, the District also maintains deposits with paying agents and trustees. Cash with paying agent and restricted cash at year-end equaled \$631,953 and \$84,867, respectively. These amounts represent amounts held by either the District or the District's trustee for future debt service payments.

### NOTE 5 – LONG TERM DEBT PAYABLE

The District is a special purpose district created specifically to acquire or construct public infrastructure within specific areas of the City of Buckeye, Arizona, and is authorized under state law to issue general obligation (GO) or revenue bonds to be

## Verrado Western Overlay CFD

repaid by property (ad valorem) taxes levied on property within the District (for GO debt), or by specific revenues generated within the District (revenue bonds). The District was created by petition to the City Council by property owners within the area to be covered by the District, and debt may be issued only after approval of the voters within the District. The District has \$47 million of authorized GO bonds authority remaining. The District comprises approximately 5,120 acres and wholly resides within the overlay District.

### General Obligation Bonds

The CFD Board of Directors has pledged revenue derived from the property taxes levied on the real property of the Verrado Western Overlay CFD to repay \$13,000,000 in variable rate general obligation bonds issued November 2004. Proceeds were used for the construction and acquisition of public infrastructure. The bonds are payable from property taxes levied on property owners within the District. By way of an advance refunding, these bonds were fully defeased through the issuance of \$7,515,000 Verrado Western Overlay General Obligation Refunding Bonds, Series 2019 issued in October 2019. The combined defeasance resulted in cash flow loss of \$192,795 but an economic gain (net present value of savings) of \$347,763. The total principal remaining to be paid on the bonds is \$7,195,000. The principal paid for the current year was \$320,000.

Purpose	Interest Rates (%)	Matures	Original Issue Amount	Amount Outstanding
Verrado Western Overlay General Obligation, Refunding Bonds, 2019 (private placement)	2.55%	July 2033	7,515,000	7,195,000
Total Verrado/Verrado Overlay			<u>7,515,000</u>	<u>7,195,000</u>

Annual debt service requirements to maturity on general obligation bonds at year-end are summarized as follows:

Fiscal Year Ending	Private Placement	
	Principal	Interest
2021	\$ 330,000	\$ 183,472
2022	360,000	175,058
2023	390,000	165,878
2024	425,000	155,932
2025	460,000	145,095
2026-30	2,905,000	529,889
2031-35	2,325,000	121,381
	<u>\$7,195,000</u>	<u>\$ 1,476,705</u>

### NOTE 6 – CHANGES IN LONG-TERM LIABILITIES

Long-term liability activity for the current fiscal year was as follows:

	July 1, 2019	Increases	Decreases	June 30, 2020	Due Within One Year
Governmental Activities:					
Bonds payable:					
General Obligations	\$ 7,400,000	\$ 7,515,000	\$ (7,720,000)	\$ 7,195,000	\$ -
Total bonds payable	<u>\$ 7,400,000</u>	<u>\$ 7,515,000</u>	<u>\$ (7,720,000)</u>	<u>\$ 7,195,000</u>	<u>\$ -</u>

### NOTE 7 – RISK MANAGEMENT

The District is exposed to various risks of loss related to torts; theft of, damage to, and destruction of assets; errors and omissions and natural disasters. The District's insurance protection is provided by the Arizona Municipal Risk Retention Pool, of which the District is a participating member. Settled claims resulting from these risks have not exceeded commercial insurance coverage in any of the past three fiscal years.

The Arizona Municipal Risk Retention Pool is structured such that member premiums are based on an actuarial review that will provide adequate reserves to allow the pool to meet its expected financial obligations. The pool has authority to assess its member's additional premiums should reserves and annual premium be insufficient to meet the pool's obligations.



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## SUPPLEMENTARY INFORMATION



**VERRADO WESTERN OVERLAY COMMUNITY FACILITIES DISTRICT**  
**SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES**  
**BUDGET AND ACTUAL- DEBT SERVICE**  
**YEAR ENDED JUNE 30, 2020**

	Budgeted Amounts		Actual Amount Budgetary Basis	Variance Between Final Budget and Actual Amounts
	Adopted	Final		
<b>REVENUES</b>				
Taxes	\$ 669,787	\$ 669,787	\$ 668,084	\$ (1,703)
Investment earnings	500	500	2,778	2,278
Contributions and donations	43,262	43,262	235,000	191,738
Total revenues	713,549	713,549	905,862	192,313
<b>EXPENDITURES</b>				
Current:				
General Government	-	-	23,306	(23,306)
Debt Service:				
Principal retirement	600,000	600,000	320,000	280,000
Interest and fiscal charges	110,250	110,250	185,020	(74,770)
Issuance costs	-	-	222,400	(222,400)
Contingency	13,210	13,210	-	13,210
Total expenditures	723,460	723,460	750,726	(27,266)
Excess (deficiency) of revenues over (under) expenditures	(9,911)	(9,911)	155,136	165,047
<b>OTHER FINANCING SOURCES (USES)</b>				
Refunding bonds issued	8,000,000	8,000,000	7,515,000	(485,000)
Payment to refunding agent	(8,000,000)	(8,000,000)	(7,400,000)	600,000
Transfers out	-	-	(1,925)	(1,925)
Total other financing sources and uses	-	-	113,075	113,075
Net change in fund balances	(9,911)	(9,911)	268,211	278,122
Fund balances - beginning	9,911	9,911	40,817	30,906
Fund balances - ending	\$ -	\$ -	\$ 309,028	\$ 309,028

## OTHER INFORMATION



**Ad Valorem Taxation in the District**

The tables below are shown to indicate (a) for fiscal years FY15-16 through FY19-20, the Net Assessed Limited Property Value of the District, utilizing new constitutional and statutory property valuation requirements, and (b) for fiscal years FY10-11 through FY14-15, the then-applicable, but now-replaced, Net Secondary Assessed Valuations of the District.

The Full Cash Value and Net Assessed Limited Property Value of taxable property within the boundaries of the District for fiscal years FY15-16 through FY19-20 are as follows:

Fiscal Year	Full Cash Value	Net Assessed Limited Property Value
FY 15-16	\$140,140,590	\$14,349,858
FY 16-17	163,427,403	14,821,076
FY 17-18	179,265,178	15,678,849
FY 18-19	176,471,522	14,366,339
FY 19-20	193,196,848	15,958,190

The Full Cash Value and Net Secondary Assessed Valuation of taxable property within the boundaries of the District for the indicated fiscal year is as follows:

Fiscal Year	Full Cash Value	Net Secondary Assessed Value
FY 10-11	\$158,022,556	\$21,255,023
FY 11-12	121,233,440	15,923,715
FY 12-13	107,257,623	16,688,207
FY 13-14	104,697,697	13,511,336
FY 14-15	116,973,846	14,291,050

**Net Assessed Valuation by Property Classification**

The table below is shown to indicate for fiscal years FY18-19 and FY19-20, the Net Assessed Limited Property Values by property classification for the District, utilizing new constitutional and statutory property valuation requirements.

Net Assessed Limited Property Values by Property Classification

Legal Class	Description	Fiscal Year FY 18-19	Percent of Total	Fiscal Year FY 19-20	Percent of Total
1	Commercial/Industrial	\$1,429,035	9.95%	\$1,139,342	7.14%
2	Agricultural/Vacant	2,891,960	20.13%	3,945,100	24.72%
3	Residential	6,035,164	42.01%	6,557,952	41.09%
4	Residential Rental	4,010,180	27.91%	4,315,796	27.04%
	<b>Total</b>	<b>\$14,366,339</b>	<b>100.00%</b>	<b>\$15,958,190</b>	<b>100.00%</b>

**Net Assessed Property Values of Major Taxpayers**

The tables below are shown to indicate for fiscal years FY18-19 and FY19-20, the major property taxpayers located within the District, and their FY18-19 and FY19-20 Net Assessed Limited Property Value, utilizing new constitutional and statutory property valuation requirements, and their relative proportion of the total Net Assessed Limited Property Value for the District.

Fiscal Year 19-20

Taxpayer	Net Assessed Limited Property Value	As Percent of District's Total Net Assessed Limited Property Value
FIDELITY NATIONAL TITLE INS COMPANY TR B176	\$1,197,974	7.51%
DMB VERRADO GOLF I LLC	681,517	4.27%
MAINSTREET CORE PROPERTIES LLC	577,411	3.62%
T W LEWIS HIGHLANDS I LLC	354,886	2.22%
FLYING V LAND PARTNERS LLC	232,986	1.46%
320 VERRADO LLC	136,927	0.86%
LME-06 PROPERTIES L L C	136,110	0.85%
HOWARD MILES W/ROBYNNE L	134,737	0.84%
ROBERT AND ANDREA VAN HOFWEGEN FAMILY LLC	127,922	0.80%
FIDELITY NATIONAL TITLE CO TR B176	113,009	0.71%
<b>Total</b>	<b>\$3,693,479</b>	<b>23.14%</b>

Fiscal Year 18-19

Taxpayer	Net Assessed Limited Property Value	As Percent of District's Total Net Assessed Limited Property Value
FIDELITY NATIONAL TITLE COMPANY TR B176	\$1,046,442	7.28%
DMB VERRADO GOLF I LLC	726,173	5.05%
MAINSTREET CORE PROPERTIES LLC	549,915	3.83%
320 VERRADO LLC	130,406	0.91%
LME-06 PROPERTIES L L C	129,629	0.90%
HOWARD MILES W/ROBYNNE L	128,321	0.89%
ROBERT AND ANDREA VAN HOFWEGEN FAMILY LLC	121,830	0.85%
FIDELITY NATIONAL TITLE CO TR B176	107,627	0.75%
GRANITE RIDGE 303 LLC	106,803	0.74%
KAVENEY MICHAEL F/WENDY S	106,224	0.74%
<b>Total</b>	<b>\$3,153,370</b>	<b>21.95%</b>

Source: Maricopa County Assessor's Office.



**Record of Taxes Levied and Collected in the District**

Under Arizona law, the Board of Supervisors of the County is required to establish and levy a tax in an amount sufficient to satisfy debt service requirements of the District. Property taxes are levied and collected on property within the District by the Treasurer of the County on behalf of the District. The following table sets forth the tax collection records of the District for the periods shown:

Fiscal Year	Real and Secured	Collected to June 30 <sup>th</sup> (b)(c)		Total Collections (b)(c)	
	Personal Property Tax Levy (a)	Amount	Percent of Tax Levy	Amount	Percent of Tax Levy
2019-20	\$717,656	\$702,270	97.86%	\$702,270	97.86%
2018-19	672,719	661,344	98.31%	661,344	98.31%
2017-18	699,009	691,896	98.98%	698,994	100.00%
2016-17	616,277	607,674	98.60%	616,705	100.00%
2015-16	577,166	567,065	98.25%	577,166	100.00%
2014-15	471,607	463,334	98.25%	471,486	100.00%

Source: Maricopa County Assessor’s Office

- (a) Tax levy is as reported by the Treasurer of the County as of August of each fiscal year. Amount does not include adjustments made to levy amounts after the August period.
- (b) Reflects collections made through June 30, the end of the fiscal year, on such year’s levy. Property taxes are payable in two installments. The first installment is due on October 1 and becomes delinquent on November 1, but is waived if the full tax year’s taxes are paid in full by December 31. The second installment becomes due on March 1 and is delinquent on May 1. Interest at the rate of 16 percent per annum attaches on first and second installments following their delinquent dates. Penalties for delinquent payments are not included in the above collection figures.
- (c) Reflects collections made through June 30, 2020.

**Overlapping General Obligation Bonded Indebtedness**

Overlapping general obligation bonded indebtedness is shown below including a breakdown of each overlapping jurisdiction’s applicable general obligation bonded indebtedness, Net Assessed Limited Property Value and combined tax rate per \$100 Net Assessed Limited Property Value. Outstanding bonded indebtedness is comprised of general obligation bonds outstanding and general obligation bonds schedule for sale. The applicable percentage of each jurisdiction’s assessed valuation which lies within the District’s boundaries was derived from information obtained from the Assessor of the County.

Direct and Overlapping Jurisdiction	Net Assessed Limited Property Value	Net Outstanding Bonded Debt (a)	Proportion Applicable to the District		Tax Rate per \$100 of Net Assessed Limited Property Value
			Approx. Percent	Net Amount	
State of Arizona	\$66,157,223,639	None	0.16%	None	\$0.0000
Maricopa County (b)	43,194,326,395	None	0.25%	None	2.2418 (b)
Maricopa County Community College	43,194,326,395	\$312,450,000	0.25%	\$781,125	1.3285
Maricopa County Special Health Care District	42,997,577,641	459,125,000	0.25%	1,147,813	0.3333
Western Maricopa Education Center District	15,925,613,792	169,545,000	0.68%	1,152,906	0.1634
City of Buckeye	486,484,108	None	22.46%	None	1.8000
Liberty Elementary School District #25	276,988,483	15,205,000	5.03%	764,812	3.3394
Litchfield Elementary School District No. 79	902,584,659	46,335,000	1.76%	815,496	3.6716
Saddle Mountain Unified School District No. 90	741,979,260	7,185,000	2.15%	154,477	2.2192
Verrado District #1 Community Facilities District	109,299,071	29,605,000	100.00%	29,605,000	3.9440
<b>Verrado Western Overlay Community Facilities District</b>	<b>\$15,958,190</b>	<b>\$7,195,000</b>	<b>100.00%</b>	<b>\$7,195,000</b>	<b>4.4971</b>
<b>Total Net Direct and Overlapping General Obligation Bonded Debt</b>				<b>\$41,616,629</b>	<b>\$23.5383</b>

Source: Maricopa County Tax Levy and State and County Abstract of the Assessment Roll.

- (a) Outstanding bonded debt for various jurisdictions is as of June 30, 2020.
- (b) The County’s tax rate includes the \$0.1400 tax rate of the Central Arizona Project, the \$0.1792 tax rate of the Maricopa County Flood Control District, the \$0.556 tax rate of the Maricopa County Free Library, the \$0.0095 tax rate for the contribution to the Maricopa County Fire District, the \$0.4566 tax rate of the County Education Equalization and the \$1.4009 tax rate of the County. It should be noted that the County Flood Control District does not levy taxes on personal property.