



**Palm Valley Community Facilities District No. 3**  
**Annual Financial Report**  
Year Ended June 30, 2018

# Palm Valley Community Facilities District No. 3

Annual Financial Report  
Year Ended June 30, 2018

Issued by:  
Financial Services Division

## PALM VALLEY COMMUNITY FACILITIES DISTRICT NO. 3

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## INDEPENDENT AUDITOR'S REPORT

Board of Directors  
Palm Valley Community Facilities District No. 3

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

We have audited the accompanying financial statements of the governmental activities and each major fund of Palm Valley Community Facilities District No. 3 (District), a component unit of the City of Goodyear, Arizona, as of and for the year ended June 30, 2018, 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 the Palm Valley Community Facilities District No. 3 as of June 30, 2018, 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 as a whole. The supplementary and other information, as listed in the table of contents, is presented for purposes of additional analysis and is 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. The 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 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 them.

*Heinfeld, Meech & Co., P.C.*

Heinfeld, Meech & Co., P.C.  
Phoenix, Arizona  
November 30, 2018

## **BASIC FINANCIAL STATEMENTS**

**PALM VALLEY COMMUNITY FACILITIES DISTRICT NO. 3**  
**STATEMENT OF NET POSITION**  
**JUNE 30, 2018**

	Governmental Activities
<b><u>ASSETS</u></b>	
Current assets:	
Cash and cash equivalents	\$ 122,937
Taxes receivable	6,534
Restricted cash and cash equivalents	1,092,832
Total current assets	1,222,303
<b>Total assets</b>	1,222,303
 <b><u>DEFERRED OUTFLOWS OF RESOURCES</u></b>	
Deferred charge on refunding	220,513
 <b><u>LIABILITIES</u></b>	
Current liabilities:	
Accrued interest payable	105,275
Due to City	33,044
Bonds payable	785,000
Total current liabilities	923,319
Noncurrent liabilities:	
Bonds payable	6,258,763
Total noncurrent liabilities	6,258,763
<b>Total liabilities</b>	7,182,082
 <b><u>NET POSITION</u></b>	
Restricted for:	
Debt service	208,364
Unrestricted	(5,947,630)
<b>Total net position</b>	\$ (5,739,266)

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

**PALM VALLEY COMMUNITY FACILITIES DISTRICT NO. 3  
STATEMENT OF ACTIVITIES  
YEAR ENDED JUNE 30, 2018**

<b>Functions/Programs</b>	Expenses	Governmental Activities	Net (Expense) Revenue and Changes in Net Position
<b>Governmental activities:</b>			
General government	\$ 33,044	\$ (33,044)	
Interest on long-term debt	193,740	(193,740)	
<b>Total governmental activities</b>	<b>\$ 226,784</b>	<b>(226,784)</b>	
 <b>General revenues:</b>			
Taxes:			
Property taxes		626,851	
Investment income		10,854	
<b>Total general revenues</b>		<b>637,705</b>	
<b>Changes in net position</b>		410,921	
<b>Net position, beginning of year</b>		<b>(6,150,187)</b>	
<b>Net position, end of year</b>		<b>\$ (5,739,266)</b>	

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



**PALM VALLEY COMMUNITY FACILITIES DISTRICT NO. 3  
BALANCE SHEET - GOVERNMENTAL FUNDS  
JUNE 30, 2018**

	General	Debt Service	Total Governmental Funds
<b><u>ASSETS</u></b>			
Cash and cash equivalents	\$ 122,937	\$	\$ 122,937
Taxes receivable	727	5,807	6,534
Restricted cash and cash equivalents		1,092,832	1,092,832
<b>Total assets</b>	<b>\$ 123,664</b>	<b>\$ 1,098,639</b>	<b>\$ 1,222,303</b>
 <b><u>LIABILITIES, DEFERRED INFLOWS OF RESOURCES AND FUND BALANCES</u></b>			
Liabilities:			
Due to City	\$ 33,044	\$	\$ 33,044
Bonds payable		785,000	785,000
Bonds interest payable		105,275	105,275
<b>Total liabilities</b>	<b>33,044</b>	<b>890,275</b>	<b>923,319</b>
Deferred inflows of resources:			
Unavailable property taxes	359	2,979	3,338
Fund balances:			
Restricted		205,385	205,385
Unassigned	90,261		90,261
<b>Total fund balances</b>	<b>90,261</b>	<b>205,385</b>	<b>295,646</b>
 <b>Total liabilities, deferred inflows of resources and fund balances</b>	 <b>\$ 123,664</b>	 <b>\$ 1,098,639</b>	 <b>\$ 1,222,303</b>

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

**PALM VALLEY COMMUNITY FACILITIES DISTRICT NO. 3  
RECONCILIATION OF THE BALANCE SHEET - GOVERNMENTAL FUNDS  
TO THE STATEMENT OF NET POSITION  
JUNE 30, 2018**

<b>Total governmental fund balances</b>	<b>\$</b>	<b>295,646</b>
<p>Amounts reported for <i>governmental activities</i> in the Statement of Net Position are different because:</p>		
Property tax receivables are not available to pay for current period expenditures and, therefore, are reported as unavailable revenues in the funds.		3,338
Deferred items related to the net cost of issuance of bonds are amortized over the life of the associated bond issue in the government-wide statements but not reported in the funds.		220,513
Long-term liabilities are not due and payable in the current period and, therefore, are not reported in the funds.		<u>(6,258,763)</u>
<b>Net position of governmental activities</b>	<b>\$</b>	<b><u><u>(5,739,266)</u></u></b>

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

**PALM VALLEY COMMUNITY FACILITIES DISTRICT NO. 3  
STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES -  
GOVERNMENTAL FUNDS  
YEAR ENDED JUNE 30, 2018**

	General	Debt Service	Total Governmental Funds
<b>Revenues:</b>			
Property taxes	\$ 72,129	\$ 553,400	\$ 625,529
Investment income	1,192	9,662	10,854
<b>Total revenues</b>	73,321	563,062	636,383
<b>Expenditures:</b>			
Current -			
General government	33,044		33,044
Debt service -			
Principal retirement		785,000	785,000
Interest and fiscal charges		316,125	316,125
<b>Total expenditures</b>	33,044	1,101,125	1,134,169
<b>Changes in fund balances</b>	40,277	(538,063)	(497,786)
<b>Fund balances, beginning of year</b>	49,984	743,448	793,432
<b>Fund balances, end of year</b>	\$ 90,261	\$ 205,385	\$ 295,646

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

**PALM VALLEY COMMUNITY FACILITIES DISTRICT NO. 3  
RECONCILIATION OF THE STATEMENT OF REVENUES, EXPENDITURES AND CHANGES  
IN FUND BALANCES - GOVERNMENTAL FUNDS TO THE STATEMENT OF ACTIVITIES  
YEAR ENDED JUNE 30, 2018**

<b>Net changes in fund balances - total governmental funds</b>	<b>\$ (497,786)</b>
Amounts reported for <i>governmental activities</i> in the Statement of Activities are different because:	
Property tax revenues in the Statement of Activities that do not provide current financial resources are not reported as revenues in the funds.	1,322
Repayments of long-term debt principal are expenditures in the governmental funds, but the repayment reduces long-term liabilities in the Statement of Net Position.	785,000
Interest expense in the Statement of Activities differs from the amount reported in the governmental funds because accrued interest was calculated for bonds payable for the Statement of Activities, but is expensed when due for the governmental fund statements.	96,502
Premiums, discounts, and losses on refunding are sources and uses of current financial resources for governmental fund reporting, but are amortized over the life of the debt in the Statement of Activities.	<u>25,883</u>
<b>Change in net position in governmental activities</b>	<b><u><u>\$ 410,921</u></u></b>

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

**PALM VALLEY COMMUNITY FACILITIES DISTRICT NO. 3  
STATEMENT OF REVENUES, EXPENDITURES AND  
CHANGES IN FUND BALANCES - BUDGET AND ACTUAL  
GENERAL  
YEAR ENDED JUNE 30, 2018**

	Budgeted Amounts		Variance with Final Budget Positive (Negative)
	<u>Original &amp; Final</u>	<u>Actual</u>	<u>(Negative)</u>
<b>Revenues:</b>			
Property taxes	\$ 69,175	\$ 72,129	\$ 2,954
Investment income		1,192	1,192
<b>Total revenues</b>	<u>69,175</u>	<u>73,321</u>	<u>4,146</u>
<b>Expenditures:</b>			
Current -			
General government	52,000	33,044	18,956
<b>Total expenditures</b>	<u>52,000</u>	<u>33,044</u>	<u>18,956</u>
<b>Changes in fund balances</b>	<u>17,175</u>	<u>40,277</u>	<u>23,102</u>
<b>Fund balances, beginning of year</b>		49,984	49,984
<b>Fund balances, end of year</b>	<u>\$ 17,175</u>	<u>\$ 90,261</u>	<u>\$ 73,086</u>

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

**PALM VALLEY COMMUNITY FACILITIES DISTRICT NO. 3**  
**NOTES TO FINANCIAL STATEMENTS**  
**JUNE 30, 2018**

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

The Palm Valley Community Facilities District No. 3 (District) is a special purpose district created specifically to acquire or construct public infrastructure within specific areas of the City of Goodyear, 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 the 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 Goodyear, Arizona (City), was established February 9, 2004, 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 nonfiduciary 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.

**PALM VALLEY COMMUNITY FACILITIES DISTRICT NO. 3**  
**NOTES TO FINANCIAL STATEMENTS**  
**JUNE 30, 2018**

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

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 only when payment is due. Starting in fiscal year 2017-18, as permitted by generally accepted accounting principles the District applies the "early recognition" option for debt service payments. Property tax resources are provided in the 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 in the current period.

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.

**PALM VALLEY COMMUNITY FACILITIES DISTRICT NO. 3**  
**NOTES TO FINANCIAL STATEMENTS**  
**JUNE 30, 2018**

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

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. Non-major funds are aggregated and presented in a single 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 operation 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.



**PALM VALLEY COMMUNITY FACILITIES DISTRICT NO. 3**  
**NOTES TO FINANCIAL STATEMENTS**  
**JUNE 30, 2018**

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

**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 Tax Calendar**

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.

**PALM VALLEY COMMUNITY FACILITIES DISTRICT NO. 3**  
**NOTES TO FINANCIAL STATEMENTS**  
**JUNE 30, 2018**

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

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.

**PALM VALLEY COMMUNITY FACILITIES DISTRICT NO. 3**  
**NOTES TO FINANCIAL STATEMENTS**  
**JUNE 30, 2018**

**NOTE 2 – FUND BALANCE CLASSIFICATIONS**

Fund balances of the governmental funds are reported separately within classifications based on a 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.

***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.

**PALM VALLEY COMMUNITY FACILITIES DISTRICT NO. 3**  
**NOTES TO FINANCIAL STATEMENTS**  
**JUNE 30, 2018**

**NOTE 3 – STEWARDSHIP, COMPLIANCE AND ACCOUNTABILITY**

**Deficit Net Position** – At year end, the government-wide statements reported a deficit net position of \$5,739,266. The deficit arose because the titles of all capital assets are held by the City of Goodyear.

**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. At year end, the carrying amount of the District’s deposits was \$300,692 and the bank balance was \$300,692.

The State Treasurer’s pool is an external investment pool, the Local Government Investment Pool (Pool 5), with no regulatory oversight. The pool as an investment company is not registered with the Securities and Exchange Commission. The activity and performance of the pool is reviewed monthly by the State Board of Investment. The fair value of each participant’s position in the State Treasurer investment pools approximates the value of the participant’s shares in the pool and the participants’ shares are not identified with specific investments. Participants in the pool are not required to categorize the value of shares in accordance with the fair value hierarchy.

*Fair Value Measurements.* The District categorizes its fair value measurements within the fair value hierarchy established by generally accepted accounting principles. The hierarchy is based on the valuation inputs used to measure the fair value of the asset. Level 1 inputs are quoted prices in active markets for identical assets; Level 2 inputs are significant other observable inputs; Level 3 inputs are significant unobservable inputs. At year end, the District’s investments consisted of the following:

<u>Investment Type</u>	<u>Average Maturities</u>	<u>Fair Value</u>
State Treasurer’s investment pool 5	33 days	\$ 915,077
Total		<u>\$ 915,077</u>

*Interest Rate Risk.* The District does not have a formal investment policy that limits investment maturities as a means of managing its exposure to fair value losses arising from increasing interest rates.

*Credit Risk.* The District has no investment policy that would further limit its investment choices. The State Treasurer’s investment pool 5 was rated AAAf/S1+ by Standard and Poor’s at year end.

**PALM VALLEY COMMUNITY FACILITIES DISTRICT NO. 3**  
**NOTES TO FINANCIAL STATEMENTS**  
**JUNE 30, 2018**

**NOTE 4 – CASH AND INVESTMENTS**

*Custodial Credit Risk - Investments.* The District’s investment in the State Treasurer’s investment pool represents a proportionate interest in the pool’s portfolio; however, the District’s portion is not identified with specific investments and is not subject to custodial credit risk.

*Concentration of Credit Risk.* The District places no limit on the amount the District may invest in any one issuer.

**NOTE 5 – GENERAL OBLIGATION BONDS PAYABLE**

Bonds payable at year end consisted of the following outstanding bonds. Of the total amount originally authorized, \$116,760,000 remains unissued. The bonds are both callable and noncallable with interest payable semiannually. Property taxes from the Debt Service Fund are used to pay bonded debt.

<u>Purpose</u>	<u>Original Amount Issued</u>	<u>Interest Rates</u>	<u>Remaining Maturities</u>	<u>Outstanding Principal June 30, 2018</u>	<u>Due Within One Year</u>
<b>Governmental activities:</b>					
General Obligation					
Refunding Bonds, Series 2016	\$ 6,435,000	2.00-4.00%	7/15/18-32	\$ 6,435,000	\$ 785,000
				<u>\$ 6,435,000</u>	<u>\$ 785,000</u>

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

Year ending June 30:	<u>Governmental Activities</u>	
	<u>Principal</u>	<u>Interest</u>
2019	\$ 785,000	\$ 202,700
2020	330,000	191,550
2021	340,000	184,850
2022	345,000	178,000
2023	355,000	169,225
2024-28	1,935,000	661,100
2029-33	2,345,000	241,500
Total	<u>\$ 6,435,000</u>	<u>\$ 1,828,925</u>

**PALM VALLEY COMMUNITY FACILITIES DISTRICT NO. 3**  
**NOTES TO FINANCIAL STATEMENTS**  
**JUNE 30, 2018**

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

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

	Beginning Balance	Additions	Reductions	Ending Balance	Due Within One Year
<b>Governmental activities:</b>					
Bonds payable:					
General obligation bonds	\$ 6,435,000	\$	\$	\$ 6,435,000	\$ 785,000
Premium	649,347		40,584	608,763	
Total bonds payable	<u>7,084,347</u>		<u>40,584</u>	<u>7,043,763</u>	<u>785,000</u>
Governmental activity long-term liabilities	<u>\$ 7,084,347</u>	<u>\$</u>	<u>\$ 40,584</u>	<u>\$ 7,043,763</u>	<u>\$ 785,000</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.

**NOTE 8 – TAX ABATEMENTS**

The District has a foreign trade zone within its limits. Arizona state law allows for any property within a foreign trade zone to be subject to a reduced property valuation rate of five percent down from 18 percent. Under the City’s foreign trade zone policy, businesses can qualify one of four ways:

1. Developers can construct a zone I-1 site of at least 200,000 square feet in a foreign trade zone.
2. Qualifying manufacturing companies can invest at least \$25 million in capital equipment and real property, construct a 75,000 square feet building, employ a minimum of 75 full-time employees with 51 percent paid 125 percent of the state median annual wage and paid 75 percent of employees’ health insurance premiums.

**PALM VALLEY COMMUNITY FACILITIES DISTRICT NO. 3**  
**NOTES TO FINANCIAL STATEMENTS**  
**JUNE 30, 2018**

**NOTE 8 – TAX ABATEMENTS**

3. Internet fulfillment companies can locate within a designated foreign trade zone building, generate a minimum of \$25 million of Arizona end-user sales and invest at least \$25 million in capital equipment and real property.
4. Businesses can locate within one of the approved Magnet foreign trade zones and comply with the City's Foreign Trade Zone policy and federal requirements.

For the year ended June 30, 2018, properties within the foreign trade zones reduced the District tax revenues by \$48,571.

**SUPPLEMENTARY INFORMATION**



**PALM VALLEY COMMUNITY FACILITIES DISTRICT NO. 3**  
**SCHEDULE OF REVENUES, EXPENDITURES AND**  
**CHANGES IN FUND BALANCES - BUDGET AND ACTUAL**  
**DEBT SERVICE**  
**YEAR ENDED JUNE 30, 2018**

	Budgeted Amounts		Actual	Variance with Final Budget Positive (Negative)
	Original & Final			
<b>Revenues:</b>				
Property taxes	\$ 543,717		\$ 553,400	\$ 9,683
Investment income	1,000		9,662	8,662
<b>Total revenues</b>	544,717		563,062	18,345
<b>Expenditures:</b>				
Debt service -				
Principal retirement	785,000		785,000	
Interest and fiscal charges	319,825		316,125	3,700
<b>Total expenditures</b>	1,104,825		1,101,125	3,700
<b>Changes in fund balances</b>	(560,108)		(538,063)	22,045
<b>Fund balances, beginning of year</b>			743,448	743,448
<b>Fund balances (deficits), end of year</b>	\$ (560,108)		\$ 205,385	\$ 765,493

## **OTHER INFORMATION**

*PALM VALLEY COMMUNITY FACILITIES DISTRICT NO. 3*

**Ad Valorem Taxation in the District**

The tables below are shown to indicate (a) for fiscal years 2015-16 through 2018-19, the Net Assessed Limited Property Value of the District, utilizing new constitutional and statutory property valuation requirements, and (b) for fiscal years 2009-10 through 2014-15, 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 2015-16 through 2018-19 is as follows:

<b>Fiscal Year</b>	<b>Full Cash Value</b>	<b>Net Assessed Limited Property Value</b>
2018-19	\$990,670,240	\$78,569,486
2017-18	888,025,386	70,779,991
2016-17	782,610,973	62,667,350
2015-16	655,844,807	56,515,057

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:

<b>Fiscal Year</b>	<b>Full Cash Value</b>	<b>Net Secondary Assessed Valuation</b>
2014-15	\$553,606,449	\$54,837,082
2013-14	463,208,509	50,336,763
2012-13	382,437,559	41,665,744
2011-12	416,501,917	47,928,016
2010-11	464,203,623	55,597,503
2009-10	555,376,190	66,825,613

Source: Maricopa County Assessor's Office.

*PALM VALLEY COMMUNITY FACILITIES DISTRICT NO. 3*

**Net Assessed Valuation by Property Classification**

The table below is shown to indicate for fiscal years 2018-19 and 2017-18, 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**

<b>Legal Class</b>	<b>Description</b>	<b>Fiscal Year 2017-18</b>	<b>2017-18 Percent of Total</b>	<b>Fiscal Year 2018-19</b>	<b>2018-19 Percent of Total</b>
1	Commercial	\$6,081,325	8.59%	\$9,328,652	11.87%
2	Agricultural & Vacant	7,039,749	9.94%	8,406,216	10.70%
3	Residential (owner occupied)	40,122,376	56.67%	42,110,185	53.60%
4	Residential (rental occupied)	14,524,028	20.51%	15,806,028	20.12%
6	Noncommercial/Environmental	3,032,513	4.28%	2,918,405	3.71%
		<b>\$70,799,991</b>	<b>100.00%</b>	<b>\$78,569,486</b>	<b>100.00%</b>

Source: Maricopa County Assessor's Office.

*PALM VALLEY COMMUNITY FACILITIES DISTRICT NO. 3*

**Net Assessed Property Values of Major Taxpayers**

The tables below are shown to indicate for fiscal years 2018-19 and 2017-18, the major property taxpayers located within the District, and their 2018-19 and 2017-18 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 2018-19**

<b>Taxpayer</b>	<b>2018-19 Net Assessed Limited Property Value</b>	<b>As Percent of District's 2018-19 Net Assessed Limited Property Value</b>
FR PV 303 LLC	\$4,898,853	6.24%
PICERNE PEBBLE CREEK LLC	2,317,095	2.95
DICKS MERCHANDISING & SUPPLY CHAIN INC	1,522,239	1.94
MPS EAST I LLC	1,334,048	1.70
FR PV 303 PHASE 2 LLC	1,069,862	1.36
RN FALCON LLC	1,054,392	1.34
SUNBELT LAND HOLDINGS LP	1,003,011	1.28
GOODYEAR RETIREMENT RESIDENCE LLC	860,923	1.10
GOODYEAR PHOENIX PROPERTY LLC	809,370	1.03
RECREATIONAL EQUIPMENT INC	737,056	0.94
	<b>\$15,606,849</b>	<b>19.86%</b>

**Fiscal Year 2017-18**

<b>Taxpayer</b>	<b>2017-18 Net Assessed Limited Property Value</b>	<b>As Percent of District's 2017-18 Net Assessed Limited Property Value</b>
PICERNE PEBBLE CREEK LLC	\$2,206,757	3.12%
DICKS MERCHANDISING & SUPPLY CHAIN INC	1,708,464	2.41%
FR PV 303 LLC	1,480,562	2.09%
NEXMETRO PALM VALLEY LLC	1,004,183	1.42%
RP PALM VALLEY LLC	959,705	1.36%
RP PV IV LLC	889,516	1.25%
GOODYEAR RETIREMENT RESIDENCE LLC	819,926	1.16%
GOODYEAR PHOENIX PROPERTY LLC	784,352	1.11%
RECREATIONAL EQUIPMENT LLC	701,958	0.99%
PATHWAYS ASSISTED LIVING & MEMORY CARE LLC	488,783	0.69%
	<b>\$11,044,206</b>	<b>15.60%</b>

Source: Maricopa County Assessor's Office, as of September 17, 2018.

*PALM VALLEY COMMUNITY FACILITIES DISTRICT NO. 3*

**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:

<b>Fiscal Year</b>	<b>Real and Secured Personal Property Tax Levy (a)</b>	<b>Collected to June 30th (b)(c)</b>		<b>Total Collections (b)(c)</b>	
		<b>Amount</b>	<b>Percent of Tax Levy</b>	<b>Amount</b>	<b>Percent of Tax Levy</b>
2017-18	\$614,512	\$610,606	99.36%	\$610,606	99.36%
2016-17	583,307	563,688	96.64%	564,040	96.70%
2015-16	627,148	621,076	99.03%	623,227	99.37%
2014-15	690,508	686,270	99.39%	686,400	99.41%
2013-14	898,209	823,446	91.68%	821,002	91.40%
2012-13	751,529	708,654	94.29%	712,479	94.80%
2011-12	607,916	592,372	97.44%	576,175	94.78%
2010-11	720,098	667,648	92.72%	669,738	93.01%
2009-10	144,679	135,548	93.69%	132,517	91.59%
2008-09	1,290,396	1,273,837	98.72%	1,214,168	94.09%

Source: Maricopa County Treasurer’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 report.
- (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, 2018.

PALM VALLEY COMMUNITY FACILITIES DISTRICT NO. 3

**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 scheduled 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.

<b>Direct and Overlapping Jurisdiction</b>	<b>2018-19 Net Assessed Limited Property Value</b>	<b>Net Outstanding Bonded Debt (a)</b>	<b>Proportion Applicable to the District</b>		<b>2017-18 Tax Rate Per \$100 of Net Assessed Limited Property Value</b>
			<b>Approx. Percent</b>	<b>Net Amount</b>	
State of Arizona	\$62,328,357,186	None	0.126%	None	None
Maricopa County	40,423,232,423	None	0.194	None	\$2.2605
Maricopa County Community College District (b)	40,423,232,423	\$380,740,000	0.194	740,033	1.1708
Maricopa Special Health Care District	40,423,232,423	75,000,000	0.194	145,775	0.2941
Western Maricopa Education Center District No. 402	14,779,081,648	126,600,000	0.532	673,039	0.1494
City of Goodyear	818,550,538	97,065,000	9.599	9,316,892	1.7350
Avondale Elementary School District No. 44	367,311,044	33,500,000	21.390	7,165,801	5.0118
Litchfield Elementary School District No. 79	819,761,974	50,845,000	9.584	4,873,202	3.8499
Agua Fria Union High School District No. 216	1,187,073,018	93,570,000	6.619	6,193,172	3.4776
Community Facilities Utilities District No. 1	340,810,785	32,520,000	23.054	7,497,062	1.1480
Palm Valley CFD	78,569,486	5,650,000	100.000	5,650,000	0.8085
				<u>\$42,254,976</u>	

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

- (a) Outstanding bonded debt for various jurisdictions is as of September 17, 2018.
- (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 \$0.0556 tax rate of the Maricopa County Free Library, the \$0.0107 tax rate for the contribution to the Maricopa County Fire District, the \$0.4741 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.