



**Centerra Community Facilities District**  
**Annual Financial Report**  
Year Ended June 30, 2019

# Centerra Community Facilities District

Annual Financial Report  
Year Ended June 30, 2019

Issued by:  
Financial Services Division

# CENTERRA COMMUNITY FACILITIES DISTRICT

<u>CONTENTS</u>	<u>Page</u>
INDEPENDENT AUDITOR’S REPORT	1
BASIC FINANCIAL STATEMENTS	
Government-wide Financial Statements:	
Statement of Net Position	4
Statement of Activities	5
Fund Financial Statements:	
Balance Sheet – Governmental Funds	6
Reconciliation of the Balance Sheet – Governmental Funds to the Statement of Net Position	7
Statement of Revenues, Expenditures and Changes in Fund Balances – Governmental Funds	8
Reconciliation of the Statement of Revenues, Expenditures and Changes in Fund Balances – Governmental Funds to the Statement of Activities	9
Statement of Revenues, Expenditures, and Changes in Fund Balances – Budget and Actual – General Fund	10
Notes to Financial Statements	11
SUPPLEMENTARY INFORMATION	
Schedule of Revenues, Expenditures and Changes in Fund Balances – Budget and Actual – Debt Service Fund	21
OTHER INFORMATION	23



## Independent Auditors' Report

Board of Directors  
Centerra Community Facilities District

We have audited the accompanying financial statements of the governmental activities and each major fund of the Centerra Community Facilities District (District), a component unit of the City of Goodyear, Arizona, as of and for the year ended June 30, 2019, 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 of 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 Centerra Community Facilities District, as of June 30, 2019, and the respective changes in financial position and the budgetary comparison information for the General Fund for the year then ended in accordance with accounting principles generally accepted in the United States of America.

## ***Other Matters***

### *Required Supplementary Information*

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. Such missing information, although not a part of the basic 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. 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 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 them.



HintonBurdick, PLLC  
Gilbert, Arizona  
November 22, 2019



## **BASIC FINANCIAL STATEMENTS**

**CENTERRA COMMUNITY FACILITIES DISTRICT  
STATEMENT OF NET POSITION  
JUNE 30, 2019**

	<b>Governmental Activities</b>
<b>Assets</b>	
Cash and cash equivalents	\$ 39,981
Receivables (net of allowance)	7,210
Temporarily restricted assets:	
Cash and cash equivalents	304,593
Total assets	351,784
 <b>Deferred Outflows of Resources</b>	
Deferred charge on refunding	93,356
Total deferred outflows	93,356
 <b>Liabilities</b>	
Accounts payable	172,503
Interest payable	41,607
Noncurrent liabilities:	
Due within one year	182,000
Due in more than one year	2,728,000
Total liabilities	3,124,110
 <b>Net Position</b>	
Restricted for:	
Debt service	97,371
Unrestricted	(2,776,341)
Total net position	\$ (2,678,970)

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

**CENTERRA COMMUNITY FACILITIES DISTRICT  
STATEMENT OF ACTIVITIES  
YEAR ENDED JUNE 30, 2019**

<u>Functions/Programs</u>	<u>Expenses</u>	<u>Program Revenues</u>		<u>Net (Expense) Revenue and Changes in Net Position</u>
		<u>Operating Grants &amp; Contributions</u>	<u>Capital Grants &amp; Contributions</u>	<u>Governmental Activities</u>
<b>Governmental activities:</b>				
General government	\$ 25,189	\$ -	\$ -	\$ (25,189)
Interest on long-term debt	95,383	-	-	(95,383)
Total governmental activities	<u>\$ 120,572</u>	<u>\$ -</u>	<u>\$ -</u>	<u>(120,572)</u>
General Revenues:				
Taxes:				
Property tax				309,516
Unrestricted investment earnings				<u>2,390</u>
Total general revenues & transfers				<u>311,906</u>
Change in net position				191,334
Net position - beginning				<u>(2,870,304)</u>
Net position - ending				<u>\$ (2,678,970)</u>

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



**CENTERRA COMMUNITY FACILITIES DISTRICT  
BALANCE SHEET - GOVERNMENTAL FUNDS  
JUNE 30, 2019**

	General	Debt Service	Total Governmental Funds
<b>ASSETS</b>			
Cash and cash equivalents	\$ 39,981	\$ -	\$ 39,981
Receivables:			
Taxes	825	6,385	7,210
Restricted cash and investments	-	304,593	304,593
Total assets	<u>\$ 40,806</u>	<u>\$ 310,978</u>	<u>\$ 351,784</u>
<b>LIABILITIES</b>			
Accounts payable	\$ 503	\$ -	\$ 503
Bonds payable	-	172,000	172,000
Bonds interest payable	-	41,607	41,607
Total liabilities	<u>503</u>	<u>213,607</u>	<u>214,110</u>
<b>DEFERRED INFLOWS OF RESOURCES</b>			
Unavailable revenue-property taxes	186	1,519	1,705
Total deferred inflows of resources	<u>186</u>	<u>1,519</u>	<u>1,705</u>
<b>FUND BALANCES</b>			
Debt service	-	95,852	95,852
Unassigned	40,117	-	40,117
Total fund balances	<u>40,117</u>	<u>95,852</u>	<u>135,969</u>
Total liabilities, deferred inflows of resources, and fund balances	<u>\$ 40,806</u>	<u>\$ 310,978</u>	<u>\$ 351,784</u>

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

**CENTERRA COMMUNITY FACILITIES DISTRICT  
RECONCILIATION OF THE BALANCE SHEET - GOVERNMENTAL FUNDS  
TO THE STATEMENT OF NET POSITION  
JUNE 30, 2019**

Total governmental fund balances	\$	135,969
<p>Amounts reported for governmental activities in the statement of net position are different because:</p>		
<p>Some receivables are not available to pay for current period expenditures and, therefore, are reported as unavailable revenues in the funds.</p>		
Property taxes	\$ 1,705	1,705
<p>Some liabilities, including bonds payable, are not due and payable in the current period and therefore are not reported in the funds.</p>		
Bonds payable	\$ (2,910,000)	
Deferred charge on refunding	93,356	(2,816,644)
		\$ (2,678,970)
Total net position of governmental activities	\$	(2,678,970)

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

**CENTERRA COMMUNITY FACILITIES DISTRICT  
STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES -  
GOVERNMENTAL FUNDS  
YEAR ENDED JUNE 30, 2019**

<b>REVENUES</b>	<u>General</u>	<u>Debt Service</u>	<u>Total Governmental Funds</u>
Taxes	\$ 35,951	\$ 273,565	\$ 309,516
Interest	1,150	1,240	2,390
Total revenues	<u>37,101</u>	<u>274,805</u>	<u>311,906</u>
 <b>EXPENDITURES</b>			
Current:			
General government	25,189	-	25,189
Debt service			
Principal	-	172,000	172,000
Interest and fiscal charges	-	83,713	83,713
Total expenditures	<u>25,189</u>	<u>255,713</u>	<u>280,902</u>
Excess (deficiency) of revenues over (under) expenditures	<u>11,912</u>	<u>19,092</u>	<u>31,004</u>
Net change in fund balances	11,912	19,092	31,004
Fund balances, beginning of year	<u>28,205</u>	<u>76,760</u>	<u>104,965</u>
Fund balances, end of year	<u>\$ 40,117</u>	<u>\$ 95,852</u>	<u>\$ 135,969</u>

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

**CENTERRA COMMUNITY FACILITIES DISTRICT  
RECONCILIATION OF THE STATEMENT OF REVENUES, EXPENDITURES AND CHANGES  
IN FUND BALANCES - GOVERNMENTAL FUNDS TO THE STATEMENT OF ACTIVITIES  
YEAR ENDED JUNE 30, 2019**

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

Net change in fund balances - total governmental funds	\$ 31,004
Repayment of long-term debt (e.g., bonds) principal is an expenditure in the governmental funds, but the repayment reduces long-term liabilities in the statement of net position.	172,000
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.	(11,670)
Change in net position of governmental activities	\$ 191,334

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

**CENTERRA COMMUNITY FACILITIES DISTRICT  
STATEMENT OF REVENUES, EXPENDITURES AND  
CHANGES IN FUND BALANCES - BUDGET AND ACTUAL  
GENERAL  
YEAR ENDED JUNE 30, 2019**

	<u>Budgeted Amounts</u>			Variance with Final Budget
	<u>Original</u>	<u>Final</u>	<u>Actual</u>	
<b>REVENUES</b>				
Taxes	\$ 35,700	\$ 35,700	\$ 35,951	\$ 251
Interest	200	200	1,150	950
Total revenues	<u>35,900</u>	<u>35,900</u>	<u>37,101</u>	<u>1,201</u>
<b>EXPENDITURES</b>				
General government	<u>32,800</u>	<u>32,800</u>	<u>25,189</u>	<u>7,611</u>
Total expenditures	<u>32,800</u>	<u>32,800</u>	<u>25,189</u>	<u>7,611</u>
Excess (deficiency) of revenues over (under) expenditures	<u>3,100</u>	<u>3,100</u>	<u>11,912</u>	<u>8,812</u>
Net change in fund balance	3,100	3,100	11,912	8,812
Fund balance, beginning of year	<u>28,205</u>	<u>28,205</u>	<u>28,205</u>	<u>-</u>
Fund balance, end of year	<u>\$ 31,305</u>	<u>\$ 31,305</u>	<u>\$ 40,117</u>	<u>\$ 8,812</u>

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

**CENTERRA COMMUNITY FACILITIES DISTRICT  
NOTES TO FINANCIAL STATEMENTS  
JUNE 30, 2019**

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

The Centerra Community Facilities District (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.

During the year ended June 30, 2019, the District implemented the provisions of GASB Statement No. 83, Certain Asset Retirement Obligations. This Statement requires the measurement of an “asset retirement obligation” (ARO) to be based on the best estimate of the current value of outlays expected to be incurred. The deferred outflow of resources associated with an ARO will be measured at the amount of the corresponding liability upon initial measurement and generally recognized as an expense during the reporting periods that the asset provides service.

During the year ended June 30, 2019, the District also implemented the provisions of GASB Statement No. 88, Certain Disclosures Related to Debt, including Direct Borrowings and Direct Placements. This Statement requires that additional essential information related to debt be disclosed in notes to financial statements, including unused lines of credit; assets pledged as collateral for the debt; and terms specified in debt agreements related to significant events of default with finance-related consequences, significant termination events with finance-related consequences, and significant subjective acceleration clauses.

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 September 10, 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 nonfiduciary activities of the District. For the most part, the

**CENTERRA COMMUNITY FACILITIES DISTRICT  
NOTES TO FINANCIAL STATEMENTS  
JUNE 30, 2019**

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

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 only when payment is due.

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.

**CENTERRA COMMUNITY FACILITIES DISTRICT  
NOTES TO FINANCIAL STATEMENTS  
JUNE 30, 2019**

**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.



**CENTERRA COMMUNITY FACILITIES DISTRICT**  
**NOTES TO FINANCIAL STATEMENTS**  
**JUNE 30, 2019**

**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 government 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.

**CENTERRA COMMUNITY FACILITIES DISTRICT  
NOTES TO FINANCIAL STATEMENTS  
JUNE 30, 2019**

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

**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 for the General and Debt Service Funds on an annual basis. There were no supplemental budgetary appropriations made during the year.

**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.

**CENTERRA COMMUNITY FACILITIES DISTRICT**  
**NOTES TO FINANCIAL STATEMENTS**  
**JUNE 30, 2019**

**NOTE 2 – 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.

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

**Deficit Net Position** – At year end, the government-wide statements reported a deficit net position of \$2,678,970. The deficit arose because the titles of all capital assets are held by the City of Goodyear.

**CENTERRA COMMUNITY FACILITIES DISTRICT  
NOTES TO FINANCIAL STATEMENTS  
JUNE 30, 2019**

**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 \$263,210 and the bank balance was \$263,210.

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 investments consisted of the following:

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	37 days	\$ 81,363
Total		<u>\$ 81,363</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 was rated AA Af/S1+ by Standard and Poor’s at year end.

*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.

**CENTERRA COMMUNITY FACILITIES DISTRICT  
NOTES TO FINANCIAL STATEMENTS  
JUNE 30, 2019**

**NOTE 5 – GENERAL OBLIGATION BONDS PAYABLE**

Bonds payable at year end consisted of the following outstanding general obligation bonds. 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, 2019</u>	<u>Due Within One Year</u>
<b>Governmental activities:</b>					
Direct placements:					
General Obligation Refunding					
Bonds, Series 2016	3,100,000	2.70%	7/15/20-31	\$ 2,587,000	\$ 182,000
General Obligation Project					
Bonds, Series 2016	323,000	2.70%	7/15/21-31	323,000	-
Total				<u>\$ 2,910,000</u>	<u>\$ 182,000</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>
2020	\$ 182,000	\$ 78,570
2021	192,000	73,656
2022	202,000	68,472
2023	213,000	63,018
2024	225,000	57,267
2025-29	1,307,000	188,892
2030-34	589,000	23,652
	<u>\$ 2,910,000</u>	<u>\$ 553,527</u>

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

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

	<u>Beginning Balance as restated</u>	<u>Additions</u>	<u>Reductions</u>	<u>Ending Balance</u>	<u>Due Within One Year</u>
<b>Governmental activities:</b>					
Bonds payable - direct placement	\$ 3,082,000	\$ -	\$ 172,000	\$ 2,910,000	\$ 182,000
Governmental activity long-term liabilities	<u>\$ 3,082,000</u>	<u>\$ -</u>	<u>\$ 172,000</u>	<u>\$ 2,910,000</u>	<u>\$ 182,000</u>

**CENTERRA COMMUNITY FACILITIES DISTRICT**  
**NOTES TO FINANCIAL STATEMENTS**  
**JUNE 30, 2019**

**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.

**SUPPLEMENTARY INFORMATION**

**CENTERRA COMMUNITY FACILITIES DISTRICT  
SCHEDULE OF REVENUES, EXPENDITURES AND  
CHANGES IN FUND BALANCES - BUDGET AND ACTUAL  
DEBT SERVICE  
YEAR ENDED JUNE 30, 2019**

	<u>Budgeted Amounts</u>			Variance with Final Budget
	<u>Original</u>	<u>Final</u>	<u>Actual</u>	
<b>REVENUES</b>				
Taxes	\$ 272,900	\$ 272,900	\$ 273,565	\$ 665
Interest	300	300	1,240	940
Total revenues	<u>273,200</u>	<u>273,200</u>	<u>274,805</u>	<u>1,605</u>
<b>EXPENDITURES</b>				
Debt service:				
Principal	172,000	172,000	172,000	-
Interest and fiscal charges	87,200	87,200	83,713	3,487
Payment to refunded bond escrow agent	52,700	52,700	-	52,700
Total expenditures	<u>311,900</u>	<u>311,900</u>	<u>255,713</u>	<u>56,187</u>
Excess (deficiency) of revenues over (under) expenditures	<u>(38,700)</u>	<u>(38,700)</u>	<u>19,092</u>	<u>57,792</u>
Net change in fund balance	(38,700)	(38,700)	19,092	57,792
Fund balance, beginning of year	<u>76,760</u>	<u>76,760</u>	<u>76,760</u>	<u>-</u>
Fund balance, end of year	<u><u>\$ 38,060</u></u>	<u><u>\$ 38,060</u></u>	<u><u>\$ 95,852</u></u>	<u><u>\$ 57,792</u></u>



## **OTHER INFORMATION**

*CENTERRA COMMUNITY FACILITIES DISTRICT*

**Assessment Ratios**

The appropriate property classification ratio is applied to the taxable value to determine the assessed valuation for such parcel. The assessment ratios utilized during the fiscal years 2016-17 through 2019-20 for each class of property are set forth below:

<b>Property Classification (a)</b>	<b>2016-17</b>	<b>2017-18</b>	<b>2018-19</b>	<b>2019-20</b>
Mining, Utility, Commercial and Industrial (b)	18.0%	18.0%	18.0%	18.0%
Agriculture and Vacant Land (b)	15.0%	15.0%	15.0%	15.0%
Owner Occupied Residential	10.0%	10.0%	10.0%	10.0%
Leased or Rented Residential	10.0%	10.0%	10.0%	10.0%
Railroad, Private Car Company and Airline Flight Property (c)	14.0%	15.0%	14.0%	15.0%

Source: Arizona Department of Revenue

- (a) Additional classes of property exist, but seldom amount to a significant portion of total valuation.
- (b) For tax year 2019, Full Cash Values, up to an amount established by law for each tax year, on commercial, industrial and agricultural personal property are exempt from taxation (for tax year 2019, such maximum amount is \$176,003). This exemption is indexed annually for inflation. Any portion of the Full Cash Value in excess of that amount will be assessed at the applicable rate.
- (c) This percentage is determined annually to be equal to the ratio of (i) the total assessed valuation of all mining, utility, commercial, industrial, and military reuse zone properties, agricultural personal property and certain leasehold personal property to (ii) the total full cash (market) value of such properties.

*CENTERRA COMMUNITY FACILITIES DISTRICT*

**Ad Valorem Taxation in the District**

The tables below are shown to indicate (a) for fiscal years 2015-16 through 2019-20, the Net Assessed Limited Property Value of the District, utilizing new constitutional and statutory property valuation requirements, and (b) for fiscal years 2008-09 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 2019-20 is as follows:

<b>Fiscal Year</b>	<b>Full Cash Value</b>	<b>Net Assessed Limited Property Value</b>
2019-20	\$205,595,793	\$12,641,968
2018-19	194,853,962	11,956,990
2017-18	174,519,288	11,300,727
2016-17	161,593,388	10,598,524
2015-16	145,017,103	10,285,230

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	\$118,269,810	\$10,755,841
2013-14	105,205,200	9,612,964
2012-13	106,723,965	9,805,019
2011-12	119,815,396	11,116,232
2010-11	149,882,578	14,667,214
2009-10	173,148,848	16,679,184
2008-09	155,593,325	15,702,147

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Source: Maricopa County Assessor's Office.

*CENTERRA COMMUNITY FACILITIES DISTRICT*

**Net Assessed Valuation by Property Classification**

The table below is shown to indicate for fiscal years 2018-19 and 2019-20, 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**

<b>Legal Class</b>	<b>Description</b>	<b>Fiscal Year 2018-19</b>	<b>2018-19 Percent of Total</b>	<b>Fiscal Year 2019-20</b>	<b>2019-20 Percent of Total</b>
1	Commercial	\$809,823	6.77%	\$962,878	7.62%
2	Agricultural & Vacant	630,275	5.27%	638,469	5.05%
3	Residential (owner occupied)	4,332,306	36.23%	4,608,480	36.45%
4	Residential (rental occupied)	6,184,586	51.72%	6,432,141	50.88%
		<u>\$11,956,990</u>	<u>100.00%</u>	<u>\$12,641,968</u>	<u>100.00%</u>

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Source: Maricopa County Assessor's Office.

*CENTERRA COMMUNITY FACILITIES DISTRICT*

**Net Assessed Property Values of Major Taxpayers**

The tables below are shown to indicate for fiscal years 2019-20 and 2018-19, the major property taxpayers located within the District, and their 2019-20 and 2018-19 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 2019-20**

<b>Taxpayer</b>	<b>2019-20 Net Assessed Limited Property Valuation</b>	<b>As Percent of District's 2019-20 Net Assessed Limited Property Valuation</b>
SERAFINA APARTMENTS GOODYEAR LLC	\$1,868,791	14.89%
RK LUNAIRE APARTMENTS LLC/RKLA25 LLC ETAL	1,860,632	14.82%
SHOPS AT SERAFINA LLC	513,551	4.09%
MPT OF GOODYEAR FCER LLC	260,374	2.07%
GOODYEAR ESTRELLA LLC	208,946	1.65%
SWVPCENTERRA LLC	188,140	1.49%
FLYING V LAND PARTNERS LLC	163,904	1.30%
NEXMETRO CENTERRA CROSSING LLC	129,244	1.02%
TAH MS BORROWER LLC	76,711	0.61%
CENTERRA VILLAGE COURT HOA	76,498	0.61%
	<b>\$5,346,791</b>	<b>42.55%</b>

**Fiscal Year 2018-19**

<b>Taxpayer</b>	<b>2018-19 Net Assessed Limited Property Valuation</b>	<b>As Percent of District's 2018-19 Net Assessed Limited Property Valuation</b>
SERAFINA APARTMENTS GOODYEAR LLC	\$1,779,801	14.89%
RK LUNAIRE APARTMENTS LLC/RKLA25 LLC ETAL	1,772,030	14.82%
SHOPS AT SERAFINA LLC	489,097	4.09%
MPT OF GOODYEAR FCER LLC	247,975	2.07%
SWVP CENTERRA LLC	179,180	1.50%
FLYING V LAND PARTNERS LLC	161,508	1.35%
NEXMETRO CENTERRA CROSSING LLC	123,089	1.03%
GOODYEAR ESTRELLA LLC	93,624	0.78%
TAH MS BORROWER LLC	73,057	0.61%
CENTERRA VILLAGE COURT HOA	72,874	0.61%
	<b>\$4,992,235</b>	<b>41.75%</b>

Source: Maricopa County Assessor's Office, as of October 24, 2019.

*CENTERRA COMMUNITY FACILITIES DISTRICT*

**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 property tax rate for the 2019-20 fiscal year is 2.4421%. The following table sets forth the tax collection records of the District for the periods shown:

<b>Fiscal Year</b>	<b>Real and Secured</b>	<b><u>Collected to June 30th (b)(c)</u></b>		<b><u>Total Collections (b)(c)</u></b>	
	<b>Personal Property Tax Levy (a)</b>	<b>Amount</b>	<b>Percent of Tax Levy</b>	<b>Amount</b>	<b>Percent of Tax Levy</b>
2018-19	\$308,765	\$307,573	99.61%	\$307,573	99.61%
2017-18	301,796	300,105	99.44	301,782	99.99
2016-17	290,442	289,266	99.60	289,266	99.60
2015-16	322,207	319,483	99.15	322,189	99.99
2014-15	326,559	323,424	99.04	326,278	99.91
2013-14	322,602	311,528	96.57	319,239	98.96
2012-13	323,183	320,837	99.27	317,444	98.22
2011-12	244,123	242,282	99.25	244,109	99.99
2010-11	349,036	345,691	99.04	348,759	99.92
2009-10	447,485	417,325	93.26	427,022	95.43

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, 2019.