



Palm Valley Community Facilities District No. 3
Annual Financial Report
Year Ended June 30, 2023

Palm Valley Community Facilities District No. 3

Annual Financial Report
Year Ended June 30, 2023

Palm Valley Community Facilities District No. 3

| <u>Contents</u> | <u>Page</u> |
|--|--------------------|
| Independent Auditor's Report | 1 |
| Basic Financial Statements | |
| Government-wide Financial Statements: | |
| Statement of Net Position | 5 |
| Statement of Activities | 6 |
| Fund Financial Statements: | |
| Balance Sheet – Governmental Funds | 7 |
| Reconciliation of the Balance Sheet – Governmental Funds to the Statement of Net Position | 8 |
| Statement of Revenues, Expenditures and Changes in Fund Balances – Governmental Funds | 9 |
| Reconciliation of the Statement of Revenues, Expenditures and Changes in Fund Balances – Governmental Funds to the Statement of Activities | 10 |
| Statement of Revenues, Expenditures, and Changes in Fund Balances – Budget and Actual – General Fund | 11 |
| Notes to Financial Statements | 12 |
| Supplementary Information | |
| Schedule of Revenues, Expenditures and Changes in Fund Balances – Budget and Actual – Debt Service Fund | 23 |
| Other Information | 25 |

Independent Auditor's Report

Board of Directors
Palm Valley Community Facilities District No. 3

Report on Audit of Financial Statements

Opinions

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, 2023, and the related notes to the financial statements, which collectively comprise the District's basic financial statements as listed in the table of contents.

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, 2023, 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.

Basis for Opinions

We conducted our audit in accordance with auditing standards generally accepted in the United States of America. Our responsibilities under those standards are further described in the *Auditor's Responsibilities for the Audit of the Financial Statements* section of our report. We are required to be independent of Palm Valley Community Facilities District No. 3, and to meet our other ethical responsibilities in accordance with the relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

Responsibilities of Management for the Financial Statements

Management is responsible for the preparation and fair presentation of the financial statements in accordance with accounting principles generally accepted in the United States of America, and for 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.

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the District's ability to continue as a going concern for one year beyond the financial statement date, including any currently known information that may raise substantial doubt shortly thereafter.

Auditor's Responsibilities for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinions. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with generally accepted auditing standards will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements. In performing an audit in accordance with generally accepted auditing standards, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the financial statements.
- Obtain an understanding of internal control relevant to the audit 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 District's internal control. Accordingly, no such opinion is expressed.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.
- Conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about the District's ability to continue as a going concern for a reasonable period of time.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit, significant audit findings, and certain internal control related matters that we identified during the audit.

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 is the responsibility of management and, 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.

Supplementary 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, 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. Such 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 information is fairly stated in all material respects in relation to the basic financial statements as a whole.

Other Information

Management is responsible for the other information included in the annual report. The other information, as listed in the table of contents, does not include the basic financial statements and our auditor's report thereon. Our opinions on the basic financial statements do not cover the other information and we do not express an opinion or any form of assurance thereon.

In connection with our audit of the basic financial statements, our responsibility is to read the other information and consider whether a material inconsistency exists between the other information and the basic financial statements, or the other information otherwise appears to be materially misstated. If, based on other work performed, we conclude that an uncorrected material misstatement of the other information exists, we are required to describe it in our report.

Heinfeld Meech & Co. PC

Heinfeld, Meech & Co., P.C.
Scottsdale, Arizona
November 28, 2023

Basic Financial Statements

Palm Valley Community Facilities District No. 3
Statement of Net Position
June 30, 2023

| | Governmental Activities |
|--|----------------------------|
| <u>ASSETS</u> | |
| Current assets: | |
| Cash and cash equivalents | \$ 341,301 |
| Taxes receivable | 1,884 |
| Restricted cash and cash equivalents | 597,375 |
| Total current assets | 940,560 |
| Total assets | 940,560 |
| <u>DEFERRED OUTFLOWS OF RESOURCES</u> | |
| Deferred charge on refunding | 140,773 |
| <u>LIABILITIES</u> | |
| Current liabilities: | |
| Accounts payable | 360,937 |
| Bonds interest payable | 78,050 |
| Bonds payable | 370,000 |
| Total current liabilities | 808,987 |
| Noncurrent liabilities: | |
| Bonds payable | 3,743,628 |
| Total noncurrent liabilities | 3,743,628 |
| Total liabilities | 4,552,615 |
| <u>NET POSITION</u> | |
| Restricted for: | |
| Debt service | 160,985 |
| Unrestricted | (3,632,267) |
| Total net position | \$ (3,471,282) |

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, 2023

| | | | Net (Expense) Revenue and Changes in Net Position |
|--|-------------------|----------------------------|--|
| Functions/Programs | Expenses | Governmental Activities | |
| Governmental activities: | | | |
| General government | \$ 49,894 | \$ (49,894) | |
| Interest on long-term debt | 131,915 | (131,915) | |
| Total governmental activities | \$ 181,809 | (181,809) | |
| | | | |
| General revenues: | | | |
| Taxes: | | | |
| Property taxes | | 689,621 | |
| Investment income | | 15,952 | |
| Total general revenues | | 705,573 | |
| | | | |
| Changes in net position | | 523,764 | |
| | | | |
| Net position, beginning of year | | (3,995,046) | |
| | | | |
| Net position, end of year | | \$ (3,471,282) | |

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, 2023

| | General | Debt Service | Total Governmental Funds |
|---|-----------------------|-----------------------|--------------------------------|
| <u>ASSETS</u> | | | |
| Cash and cash equivalents | \$ 341,301 | \$ | \$ 341,301 |
| Taxes receivable | 224 | 1,660 | 1,884 |
| Restricted cash and cash equivalents | | 597,375 | 597,375 |
| Total assets | \$ 341,525 | \$ 599,035 | \$ 940,560 |
| <u>LIABILITIES AND FUND BALANCES</u> | | | |
| Liabilities: | | | |
| Accounts payable | \$ 937 | \$ | \$ 937 |
| Bonds payable | | 360,000 | 360,000 |
| Bonds interest payable | | 78,050 | 78,050 |
| Total liabilities | 937 | 438,050 | 438,987 |
| Fund balances: | | | |
| Restricted | | 160,985 | 160,985 |
| Unassigned | 340,588 | | 340,588 |
| Total fund balances | 340,588 | 160,985 | 501,573 |
| Total liabilities and fund balances | \$ 341,525 | \$ 599,035 | \$ 940,560 |

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, 2023**

| | |
|---|------------------------------|
| Total governmental fund balances | \$ 501,573 |
| Amounts reported for <i>governmental activities</i> in the Statement of Net Position are different because: | |
| 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. | 140,773 |
| Long-term liabilities are not due and payable in the current period and, therefore, are not reported in the funds. | <u>(4,113,628)</u> |
| Net position of governmental activities | <u>\$ (3,471,282)</u> |

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, 2023

| | General | Debt Service | Total Governmental Funds |
|---|------------|--------------|--------------------------------|
| Revenues: | | | |
| Property taxes | \$ 108,041 | \$ 581,580 | \$ 689,621 |
| Investment income | 5,647 | 10,305 | 15,952 |
| Total revenues | 113,688 | 591,885 | 705,573 |
| Expenditures: | | | |
| Current - | | | |
| General government | 49,894 | | 49,894 |
| Debt service - | | | |
| Principal retirement | | 360,000 | 360,000 |
| Interest and fiscal charges | | 156,700 | 156,700 |
| Total expenditures | 49,894 | 516,700 | 566,594 |
| Changes in fund balances | 63,794 | 75,185 | 138,979 |
| Fund balances, beginning of year | 276,794 | 85,800 | 362,594 |
| Fund balances, end of year | \$ 340,588 | \$ 160,985 | \$ 501,573 |

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, 2023**

Net changes in fund balances - total governmental funds **\$ 138,979**

Amounts reported for *governmental activities* in the Statement of Activities are different because:

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. 360,000

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. 24,785

Change in net position in governmental activities **\$ 523,764**

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, 2023

| | Budgeted Amounts | | Variance with Final Budget Positive (Negative) |
|---|-----------------------------|-------------------|---|
| | <u>Original & Final</u> | <u>Actual</u> | <u>(Negative)</u> |
| Revenues: | | | |
| Property taxes | \$ 157,900 | \$ 108,041 | \$ (49,859) |
| Investment income | 100 | 5,647 | 5,547 |
| Total revenues | <u>158,000</u> | <u>113,688</u> | <u>(44,312)</u> |
| Expenditures: | | | |
| Current - | | | |
| General government | 157,900 | 49,894 | 108,006 |
| Total expenditures | <u>157,900</u> | <u>49,894</u> | <u>108,006</u> |
| Changes in fund balances | <u>100</u> | <u>63,794</u> | <u>63,694</u> |
| Fund balances, beginning of year | 230,326 | 276,794 | 46,468 |
| Fund balances, end of year | <u>\$ 230,426</u> | <u>\$ 340,588</u> | <u>\$ 110,162</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, 2023

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, 2023

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. 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.

Palm Valley Community Facilities District No. 3
Notes to Financial Statements
June 30, 2023

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 invested in the State Treasurer's Local Government Investment Pool that are available to the District upon demand. Cash equivalents are 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, 2023

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, 2023

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, 2023

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. Fund balance in the Debt Service Fund is restricted for the repayment of debt principal, interest and related costs.

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, 2023

Note 3 – Stewardship, Compliance and Accountability

Deficit Net Position – At year end, the government-wide statements reported a deficit net position of \$3,471,282. The deficit arose because the titles of all capital assets are held by the City of Goodyear.

Note 4 – Cash and Investments

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.

The State Treasurer’s pool is an external investment pool, the Local Government Investment Pool (Pool 7), 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.

At year end, the District’s investments consisted of the following:

| Investment Type | Average Maturities | Fair Value |
|-------------------------------------|-----------------------|------------|
| State Treasurer’s investment pool 7 | 37 days | \$ 938,676 |

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 7 invests in securities backed by the U.S. Government and has an AAA weighted average rating.

Palm Valley Community Facilities District No. 3
Notes to Financial Statements
June 30, 2023

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, \$116,460,000 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.

| Purpose | Original Amount Issued | Interest Rates | Remaining Maturities | Outstanding Principal June 30, 2023 | Due Within One Year |
|---------------------------------|------------------------------|-------------------|-------------------------|---|------------------------|
| Governmental activities: | | | | | |
| General Obligation Refunding | | | | | |
| Bonds, Series 2016 | \$ 6,435,000 | 3.00-4.00% | 7/15/23-32 | \$ 3,725,000 | \$ 370,000 |
| | | | | <u>\$ 3,725,000</u> | <u>\$ 370,000</u> |

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

| Year ending June 30: | Governmental Activities | |
|----------------------|-------------------------|-------------------|
| | Principal | Interest |
| 2024 | \$ 370,000 | \$ 145,300 |
| 2025 | 385,000 | 134,200 |
| 2026 | 400,000 | 118,800 |
| 2027 | 420,000 | 102,800 |
| 2028 | 435,000 | 86,000 |
| 2029-33 | <u>1,715,000</u> | <u>163,400</u> |
| Total | <u>\$ 3,725,000</u> | <u>\$ 750,500</u> |

Palm Valley Community Facilities District No. 3
Notes to Financial Statements
June 30, 2023

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 |
|---|----------------------|-----------|-------------------|---------------------|------------------------|
| Governmental activities: | | | | | |
| Bonds payable: | | | | | |
| General obligation bonds | \$ 4,085,000 | \$ | \$ 360,000 | \$ 3,725,000 | \$ 370,000 |
| Premium | 427,490 | | 38,862 | 388,628 | |
| Governmental activity long-term liabilities | <u>\$ 4,512,490</u> | <u>\$</u> | <u>\$ 398,862</u> | <u>\$ 4,113,628</u> | <u>\$ 370,000</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, 2023

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, 2023, properties within the foreign trade zones reduced the District tax revenues by \$80,787.

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, 2023

| | Budgeted Amounts | | Variance with Final Budget Positive (Negative) |
|---|-----------------------------|-------------------|---|
| | <u>Original & Final</u> | <u>Actual</u> | <u>(Negative)</u> |
| Revenues: | | | |
| Property taxes | \$ 513,300 | \$ 581,580 | \$ 68,280 |
| Investment income | 100 | 10,305 | 10,205 |
| Total revenues | <u>513,400</u> | <u>591,885</u> | <u>78,485</u> |
| Expenditures: | | | |
| Debt service - | | | |
| Principal retirement | 360,000 | 360,000 | |
| Interest and fiscal charges | 160,100 | 156,700 | 3,400 |
| Total expenditures | <u>520,100</u> | <u>516,700</u> | <u>3,400</u> |
| Changes in fund balances | <u>(6,700)</u> | <u>75,185</u> | <u>81,885</u> |
| Fund balances, beginning of year | 41,256 | 85,800 | 44,544 |
| Fund balances, end of year | <u>\$ 34,556</u> | <u>\$ 160,985</u> | <u>\$ 126,429</u> |

Other Information

Ad Valorem Taxation in the District

The tables below are shown to indicate (a) for fiscal years 2015-16 through 2022-23, the Net Assessed Limited Property Value of the District, utilizing new constitutional and statutory property valuation requirements, and (b) for fiscal years 2013-14 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 2022-23 is as follows:

| <u>Fiscal Year</u> | <u>Full Cash Value</u> | <u>Net Assessed Limited Property Value</u> |
|--------------------|------------------------|--|
| 2022-23 | \$ 1,992,032,115 | \$ 163,005,225 |
| 2021-22 | 1,701,781,673 | 134,095,526 |
| 2020-21 | 1,387,979,052 | 125,512,768 |
| 2019-20 | 1,211,175,689 | 104,879,935 |
| 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:

| <u>Fiscal Year</u> | <u>Full Cash Value</u> | <u>Net Secondary Assessed Valuation</u> |
|--------------------|------------------------|---|
| 2014-15 | 553,606,449 | 54,837,082 |
| 2013-14 | 463,208,509 | 50,336,763 |

Source: Maricopa County Assessor's Office.

Net Assessed Valuation by Property Classification

The table below is shown to indicate for fiscal years 2021-22 and 2022-23, the Net Assessed Limited Property Values by property classification for the District, utilizing new constitutional and statutory property valuation requirements.

| <u>Legal Class</u> | <u>Fiscal Year</u> | <u>Fiscal Year</u> | <u>2021-22</u> | <u>Fiscal Year</u> | <u>2022-23</u> |
|--------------------|------------------------------|----------------------|-------------------------|----------------------|-------------------------|
| | | <u>2021-22</u> | <u>Percent of Total</u> | <u>2022-23</u> | <u>Percent of Total</u> |
| 1 | Commercial | \$ 33,830,575 | 25.23% | \$ 60,712,965 | 37.25% |
| 2 | Agricultural and Vacant | 8,089,677 | 6.03% | 11,024,558 | 6.76% |
| 3 | Residential (Owner Occupied) | 49,762,312 | 37.11% | 52,645,797 | 32.30% |
| 4 | Residential (Rental) | 18,090,674 | 13.49% | 20,735,253 | 12.72% |
| 6 | Noncommercial/Environmental | 24,322,288 | 18.14% | 17,886,652 | 10.97% |
| | | <u>\$134,095,526</u> | <u>100.00%</u> | <u>\$163,005,225</u> | <u>100.00%</u> |

Source: Maricopa County Assessor's Office.

Net Assessed Property Values of Major Taxpayers

The tables below are shown to indicate for fiscal years 2022-23 and 2021-22, the major property taxpayers located within the District, and their 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.

| <u>Taxpayer</u> | <u>2023</u> | |
|---|---------------------------------------|--|
| | <u>Net Limited Assessed Valuation</u> | <u>Percentage of District's Net Limited Assessed Valuation</u> |
| MICROSOFT CORPORATION | \$ 7,577,952 | 4.65% |
| LEX GOODYEAR 17510 WTR LLC | 6,490,594 | 3.98% |
| FR PV 303 PHASE 2 LLC | 5,980,111 | 3.67% |
| DRI FR BUILDING 1 LLC | 5,415,574 | 3.32% |
| WESTCORE ALPHA GOODYEAR I LLC | 5,361,042 | 3.29% |
| FIRST INDUSTRIAL LP/DRI FR GOODYEAR LLC | 5,012,238 | 3.07% |
| ARIZONA PUBLIC SERVICE COMPANY | 3,276,587 | 2.01% |
| PICERNE PEBBLE CREEK LLC | 2,816,444 | 1.73% |
| UNITED PARCEL SERVICE INC | 2,786,992 | 1.71% |
| GOODYEAR OWNER LLC | 2,425,840 | 1.49% |
| | <u>\$ 47,143,374</u> | <u>28.92%</u> |

| <u>Taxpayer</u> | <u>2022</u> | |
|--|---------------------------------------|--|
| | <u>Net Limited Assessed Valuation</u> | <u>Percentage of District's Net Limited Assessed Valuation</u> |
| MICROSOFT CORPORATION | \$ 7,076,256 | 5.28% |
| FR PV 303 PHASE 2 LLC | 6,217,485 | 4.64% |
| FIRST INDUSTRIAL LP/DRI FR GOODYEAR LLC | 4,909,948 | 3.66% |
| ARIZONA PUBLIC SERVICE COMPANY | 2,893,947 | 2.16% |
| PICERNE PEBBLE CREEK LLC | 2,682,328 | 2.00% |
| UNITED PARCEL SERVICE INC | 2,654,278 | 1.98% |
| GOODYEAR OWNER LLC | 2,376,333 | 1.77% |
| DICKS MERCHANDISING & SUPPLY CHAIN INC | 1,762,182 | 1.31% |
| LEX BM GOODYEAR L P | 1,530,487 | 1.14% |
| JEET APARTMENTS TWO LLC/HARMONY SURPRISE LU) | 1,502,743 | 1.12% |
| | <u>\$ 33,605,987</u> | <u>25.06%</u> |

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:

| <u>Fiscal Year</u> | <u>Real and Secured Personal Property Tax Levy (a)</u> | <u>Collected to June 30th (b)(c)</u> | | <u>Total Collections (b)(c)</u> | |
|--------------------|--|--------------------------------------|--------------------------------|---------------------------------|--------------------------------|
| | | <u>Amount</u> | <u>Percent of Tax Levy</u> | <u>Amount</u> | <u>Percent of Tax Levy</u> |
| 2022-23 | \$ 676,308 | \$ 662,428 | 97.95 | \$ 662,428 | 97.95 |
| 2021-22 | 623,142 | 596,643 | 95.75 | 598,126 | 95.99 |
| 2020-21 | 684,045 | 625,349 | 91.42 | 624,447 | 91.29 |
| 2019-20 | 640,502 | 637,713 | 99.56 | 629,655 | 98.31 |
| 2018-19 | 635,234 | 621,372 | 97.82 | 618,809 | 97.41 |
| 2017-18 | 614,512 | 610,606 | 99.36 | 613,529 | 99.84 |
| 2016-17 | 583,307 | 563,688 | 96.64 | 563,650 | 96.63 |
| 2015-16 | 627,148 | 621,076 | 99.03 | 620,087 | 98.87 |
| 2014-15 | 690,508 | 686,270 | 99.39 | 683,604 | 99.00 |
| 2013-14 | 898,209 | 823,446 | 91.68 | 820,923 | 91.40 |

Source: Maricopa County Treasurer's Office.

- (a) Tax levy is reported by the Treasurer of the County as of August of each 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, 2023.

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.

| Direct and Overlapping Jurisdiction | Net Assessed Limited Property Value | Debt Outstanding (a) | Estimated Percentage Applicable to District | Estimated Amount Applicable to District | Tax Rate Per \$100 of Net Assessed Limited Property Value |
|--|---|-------------------------|--|--|---|
| State of Arizona | \$ 78,405,598,978 | None | 0.208% | None | None |
| Maricopa County | 51,932,898,351 | None | 0.314% | None | 2.8652 |
| Maricopa County Community College District | 51,575,018,185 | 135,585,000 | 0.316% | 428,523 | 1.1894 |
| Maricopa County Special Health Care District | 51,932,898,351 | 600,335,000 | 0.314% | 1,884,311 | 0.2488 |
| Western Maricopa Education Center District No. 402 | 19,300,490,997 | 130,195,000 | 0.845% | 1,099,582 | 0.1538 |
| City of Goodyear | 1,293,848,816 | 150,555,000 | 12.598% | 18,967,635 | 1.735 |
| Avondale Elementary School District No. 44 | 599,104,380 | 37,400,000 | 27.208% | 10,175,849 | 3.686 |
| Litchfield Elementary School District No. 79 | 1,226,791,462 | 38,085,000 | 13.287% | 5,060,399 | 3.3035 |
| Agua Fria Union High School District No. 216 | 1,825,895,664 | 115,060,000 | 8.927% | 10,271,880 | 3.1223 |
| Goodyear Community Facilities Utilities District No. 1 | 496,435,574 | 25,650,000 | 32.835% | 8,422,209 | 0.8428 |
| Palm Valley Community Facilities District No. 3 | 163,005,225 | 4,085,000 | 100.00% | 4,085,000 | 0.4149 |
| | | | | <u>\$ 60,395,388</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 June 30, 2022.
- (b) The County's tax rate includes the \$0.1400 tax rate of the Central Arizona Project, the \$0.1592 tax rate of the Maricopa County Flood Control District, the \$0.0505 tax rate of the Maricopa County Free Library, the \$0.0082 tax rate for the contribution to the Maricopa County Fire District, the \$0.00 tax rate of the County Education Equalization and the \$1.2473 tax rate of the County. It should be noted that the County Flood Control District does not levy taxes on personal property.