

Cadence Community Facilities District

Board Report

Date: June 26, 2025
To: Cadence Community Facilities District Board of Directors
Through: Michael Kennington, District Treasurer
From: Brian A. Ritschel, Office of Management & Budget Director
Subject: FY 2025-26 Cadence Community Facilities District Budget

Purpose

This action approves the FY 2025-26 final budget for the Cadence Community Facilities District (City of Mesa, Arizona) (the “District”). This action is the final step in the approval process for the District’s FY 2025-26 budget (the “District Budget”). Arizona law ([ARS 48-716](#) and [ARS 48-723](#)) requires that, before October 1 of each year, community facilities districts hold a public hearing on the budget and adopt a final budget for the upcoming fiscal year.

Background

On November 12, 2015, the Mesa City Council formed the District. The District issues general obligation bonds to finance the cost of eligible public infrastructure (streets, water lines, wastewater lines, parks, etc.) benefiting the land within the geographical boundaries of the District. The principal of and interest on these general obligation bonds is paid for with revenue generated by the levy of an annual ad valorem tax on all taxable property in the District.

The District also issues special assessment bonds secured by special assessments on residential lots within certain designated Special Assessment Districts (“SADs”, and each a “SAD”) within the District.

Discussion

The FY 2025-26 District Budget includes spending for three purposes: (1) operations, (2) capital, and (3) debt service.

(1) Operations

a. Expenditures

The District pays for accounting, budget, clerk, engineering, legal, and treasurer services provided from City staff time. In addition, the District pays for publishing costs, audit work, outside legal counsel, and software license costs incurred by the District.

b. Funding Sources

Upon initial formation of the District, property owners approved an ad valorem tax on all real and personal property in the District at a rate equal to \$0.30 per \$100 of net assessed limited property valuation for all real and personal property in the District to fund the operation and maintenance expenses of the District (the “O&M tax”) per Arizona law ([ARS 48-723](#)). Operation and maintenance expenses not funded by the O&M tax are reimbursed by the District’s master developer, PPGN Holdings, LLLP (“Harvard”) per an agreement among the City, the District, and Harvard.

(2) Capital

a. Expenditures

The District uses bond proceeds to reimburse Harvard for the cost of eligible public infrastructure. The FY 2025-26 District Budget does not include an estimated general obligation bond issuance, due to not having a sale this year. Proceeds from the general obligation bonds would reimburse Harvard for other eligible public infrastructure. Whether or not to issue general obligation bonds is at the District Board’s discretion. Harvard does not plan on requesting the District to issue new general obligation bonds during FY 2025-26. The District Budget does not include a contingency in the event Harvard identifies projects eligible for reimbursement by the District with general obligation bond proceeds.

SADs 1, 2, and 3 have been formed and special assessment bonds have been issued to finance local public infrastructure within each SAD. Harvard has sold all land it owned within the District boundaries, and therefore no new SAD is contemplated during FY 2025-26.

Each bond sale includes costs of issuance such as legal counsel, financial advice, and other transaction costs that are paid from bond proceeds.

b. Funding Sources

Proceeds from general obligation bonds and special assessment bonds are the source of District payments made to Harvard. The final FY 2025-

26 District Budget does not include a contingency for budget capacity to provide flexibility in how the general obligation bonds are structured and in case final property values are higher than anticipated.

(3) Debt Service

a. Expenditures

The final FY 2025-26 District Budget includes debt service (principal, interest, and administrative costs) for the District bonds that have already been issued.

b. Funding Sources

There are two funding sources for District bond debt service, depending on the type of bond:

(1) the District's general obligation bonds are secured by the levy of a secondary ad valorem tax on all taxable property in the District, and the planned secondary tax rate for FY 2025-26 debt service on such general obligation bonds is \$1.87 per \$100 of net assessed limited property valuation of taxable property, and

(2) the District's special assessment bonds are secured by special assessments on residential lots within a designated SAD in an assessment amount not greater than \$3,500 per residential lot. The amount of the special assessment that may be levied on a residential lot is limited by the value of the property in each SAD. Payment of the special assessments by the property owner can be made in annual installments over the life of the special assessment bonds, which is typically 25 years. Owners of residential lots may prepay the special assessments at any time.

Property Tax

The valuation of real property in the District is determined annually by either Maricopa County or the State of Arizona. Property is assigned a full cash value ("FCV") and a limited property value ("LPV"). The annual increase in LPV is restricted to 5%; FCV does not have an annual increase restriction. A property's LPV cannot exceed its FCV. The District's property tax levy is a secondary property tax, which is levied against the net assessed LPV of a property.

A combined tax rate of \$2.17 per \$100 of net assessed LPV (\$1.87 for debt service and the \$0.30 O&M tax) is targeted in FY 2025-26.

Table 1. Cadence CFD - FY 2025-26 Property Tax Rate and Levy

Purpose	Tax Rate (per \$100 of NALPV)	Tax Levy
O&M	\$0.30	\$133,802
Debt Service	\$1.87	\$834,031
Total	\$2.17	\$967,833

Impact to Property Owners

The owner of the average (mean) value residential property in the District would pay \$619 of District property taxes in FY 2025-26, in addition to \$245 of City property taxes.

Additional Information

The property tax levy amount is included in the final FY 2025-26 District Budget to create budget capacity but does not obligate the District Board to any specific course of action with regards to the property tax rate and levy.

Alternatives

The District Board may also choose to postpone approval of the final District Budget until as late as September 30, 2025, to make any desired adjustments.