

RESOLUTION NO. SVCFD1 2026-007

A RESOLUTION OF THE DISTRICT BOARD OF SUPERSTITION VISTAS COMMUNITY FACILITIES DISTRICT NO. 1 ADOPTING THE DISTRICT BUDGET FOR FY 2026/27 AND LEVYING A TAX

WHEREAS, pursuant to Arizona Revised Statutes ("A.R.S.") § 48-716, the Treasurer of Superstition Vistas Community Facilities District No. 1 (the "District") prepared and submitted to the Board of Directors of the District (the "District Board") for approval a proposed District budget for fiscal year ("FY") 2026/27 (the "Proposed Budget"); and

WHEREAS, the Proposed Budget sets forth the annual statements and estimates of the operation and maintenance expenses of the District for FY 2026/27, as required by A.R.S. § 48-723(C); and

WHEREAS, on May 19, 2026, the District Board adopted Resolution No. SVCFD1 2026-006, approving the Proposed Budget and ordering a hearing on the Proposed Budget as required by law; and

WHEREAS, as required by A.R.S. §§ 48-716 and 48-723(C), notice of the public hearing on the Proposed Budget and of the filing of the estimate, in the form attached hereto as Exhibit A, was published not less than ten days prior to the date hereof in a newspaper of general circulation in the District and was mailed to the clerk of the City of Apache Junction, Arizona; and

WHEREAS, a public hearing was held on the date hereof.

NOW, THEREFORE, BE IT RESOLVED BY THE DISTRICT BOARD OF SUPERSTITION VISTAS COMMUNITY FACILITIES DISTRICT NO. 1, AS FOLLOWS:

SECTION 1 Adoption of Proposed Budget

The Proposed Budget in the form attached hereto as Exhibit B is hereby approved and adopted as the final District budget for FY 2026/27.

SECTION 2 Tax Levy

A tax levy (the "Tax Levy") in the form attached hereto as Exhibit C is hereby ordered, approved and adopted, and the District Clerk is hereby directed to deliver certified copies of the Tax Levy to the Pinal County (Arizona) Board of Supervisors, to the Arizona Department of Revenue, and to any entity acting as trustee for any District bonds.

SECTION 3 Effective Date

This Resolution is effective immediately.

PASSED AND ADOPTED BY THE BOARD OF DIRECTORS OF SUPERSTITION VISTAS COMMUNITY FACILITIES DISTRICT NO. 1, THIS 19TH DAY OF MAY, 2026.

SIGNED AND ATTESTED TO THIS ____ DAY OF _____, 2026.

WALTER "CHIP" WILSON
Chairman, Board of Directors

ATTEST:

EVIE MCKINNEY
District Clerk

APPROVED AS TO FORM:

RICHARD JOEL STERN
District Counsel

ATTACHMENTS:

- Exhibit A - Notice of Hearing
- Exhibit B - Adopted Budget FY 2026/27
- Exhibit C - Tax Levy

EXHIBIT A

SUPERSTITION VISTAS COMMUNITY FACILITIES DISTRICT No. 1

NOTICE OF HEARING

REQUIRED BY A.R.S. §§ 48-716 AND 48-723 (C)

ON THE PROPOSED BUDGET FOR FY 2026/27

OF

SUPERSTITION VISTAS COMMUNITY FACILITIES DISTRICT No. 1

Pursuant to Arizona Revised Statutes ("A.R.S.") §§ 48-716 and 48-723(C), notice is hereby given that a public hearing on the Proposed Budget of the Superstition Vistas Community Facilities District No. 1 for FY 2026/27 will be held by the District Board on May 19, 2026, at 6:00 p.m. in the Apache Junction Council Chambers located at 300 E. Superstition Boulevard, Apache Junction, Arizona. A copy of the Proposed Budget is on file with the Clerk of the City of Apache Junction, Arizona/District Clerk of Superstition Vistas Community Facilities District No. 1, at the City of Apache Junction located at 300 E. Superstition Boulevard, Building C, Apache Junction, Arizona 85119, telephone number (480) 982-8002. This notice also constitutes notice of the filing of the estimate as required by A.R.S. § 48-723(C).

DATED this ____ day of May, 2026.

/s/ District Clerk
District Clerk
Superstition Vistas Community
Facilities District No. 1

RESOLUTION NO. SVCFD1 2026-007
EXHIBIT A

EXHIBIT B

SUPERSTITION VISTAS COMMUNITY FACILITIES DISTRICT No. 1
ADOPTED BUDGET FY 2026/27

SOURCES

USE OF FUND BALANCE

REVENUES

Developer Contribution	\$ 143,895.00
O&M Property Tax	76,105.00
Gen. Ob. Bond Property Tax	1,268,423.00
Special Assessments (including from capitalized interest)	828,999.00
Contingency (Additional land patented and is taxable, and assessment prepayments)	<u>200,000.00</u>

TOTAL REVENUES \$ 2,517,422.00

OTHER FINANCING SOURCES

Gen. Ob. Bond Proceeds	\$12,200,000.00
Sp. Assessment Bond Proceeds	7,500,000.00
Contingency (Adjustments to final assessed valuation or bond repayment schedule)	<u>2,000,000.00</u>

TOTAL OTHER FINANCING SOURCES \$21,700,000.00

TOTAL SOURCES \$24,217,422.00

USES

EXPENSES - DEBT SERVICE

Gen. Ob. Bond Principal	\$ 475,000.00
Gen. Ob. Bond Interest	790,500.00
Sp. Assmt. Bond Principal	219,000.00
Sp. Assmt. Bond Interest	610,000.00
County Treasurer Assessment Collection Fees	14,816.00
Bank Fees	<u>2,700.00</u>

TOTAL EXPENSES - DEBT SERVICE \$ 2,112,016.00

EXPENSES - CAPITAL

Gen. Ob Bond Acquisition of Public Infrastructure	\$11,700,000.00
Sp. Assmt. Bond Acquisition of Public Infrastructure	6,870,000.00
Bond Costs of Issuance	1,100,000.00
Appraisal Fees	10,000.00
District Engineer Fees	20,000.00
Contingency for Additional Acquisition of Public Infrastructure	<u>4,297,422.00</u>
TOTAL EXPENSES - CAPITAL	<u>\$23,997,422.00</u>

EXPENSES - OPERATIONS

Administration	\$ 80,000.00
CFD Development Agreement Transfer	15,000.00
Legal	50,000.00
Consulting Fees	40,000.00
Insurance	30,000.00
Contingency	<u>5,000.00</u>
TOTAL EXPENSES - OPERATIONS	<u>\$ 220,000.00</u>

TOTAL USES \$24,217,422.00

SOURCES MORE/(LESS) THAN USES -

EXHIBIT C

SUPERSTITION VISTAS COMMUNITY FACILITIES DISTRICT NO. 1

TAX LEVY

PURSUANT TO RESOLUTION NO. SVCFD1 2026-007 passed on May 19, 2026 by the Board of Directors of Superstition Vistas Community Facilities District No. 1 (the "District"), it is hereby ordered levying an *ad valorem* tax on the net assessed limited property value of all taxable property within the District for FY 2026/27, such tax levy to be apportioned as follows: (i) at a rate equal to \$0.30 per \$100.00 of net assessed limited property value for the purpose of operation and maintenance expenses of the District; provided, however, that such rate shall not exceed \$0.30 per \$100.00 of net assessed limited property value, and (ii) at a rate equal to \$5.00 per \$100.00 of net assessed limited property value for the purpose of paying the principal of and interest on general obligation bond indebtedness outstanding and to be incurred during FY 2026/27. A map of the District is attached hereto as Appendix A.

DATED: _____, 2026.

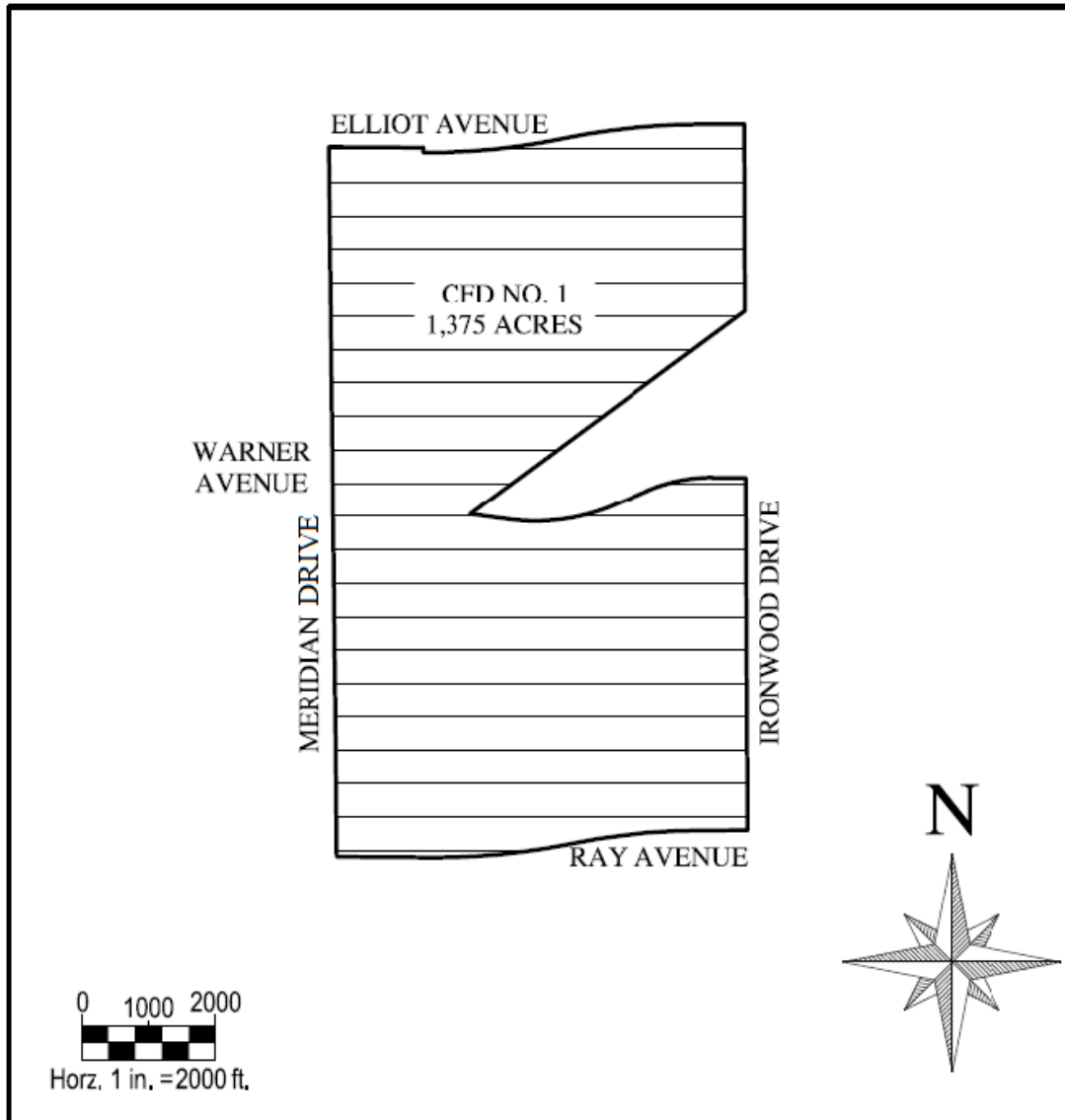
Chairman, District Board
Superstition Vistas Community
Facilities District No. 1

ATTEST:

District Clerk
Superstition Vistas Community
Facilities District No. 1

RESOLUTION NO. SVCFD1 2026-007
EXHIBIT C

APPENDIX A



**NOT
FOR
CONSTRUCTION
OR RECORDING**



SUPERSTITION VISTAS

CFD NO. 1 BOUNDARY EXHIBIT

DATE	02/03/2021	SCALE	1" = 2000'	SHEET	1 OF 1
JOB NO.	205166	DESIGN	CW	CHECK	DM
		DRAWN	CW	RFI #	

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RESOLUTION NO. SVCFD1 2026-007
EXHIBIT C - APPENDIX A