

**COMMUNITY
FACILITIES DISTRICT
ANNUAL FINANCIAL REPORT**
TARTESSO



YEAR ENDED JUNE 30, 2025
ISSUED BY: CITY OF BUCKEYE FINANCE DEPARTMENT

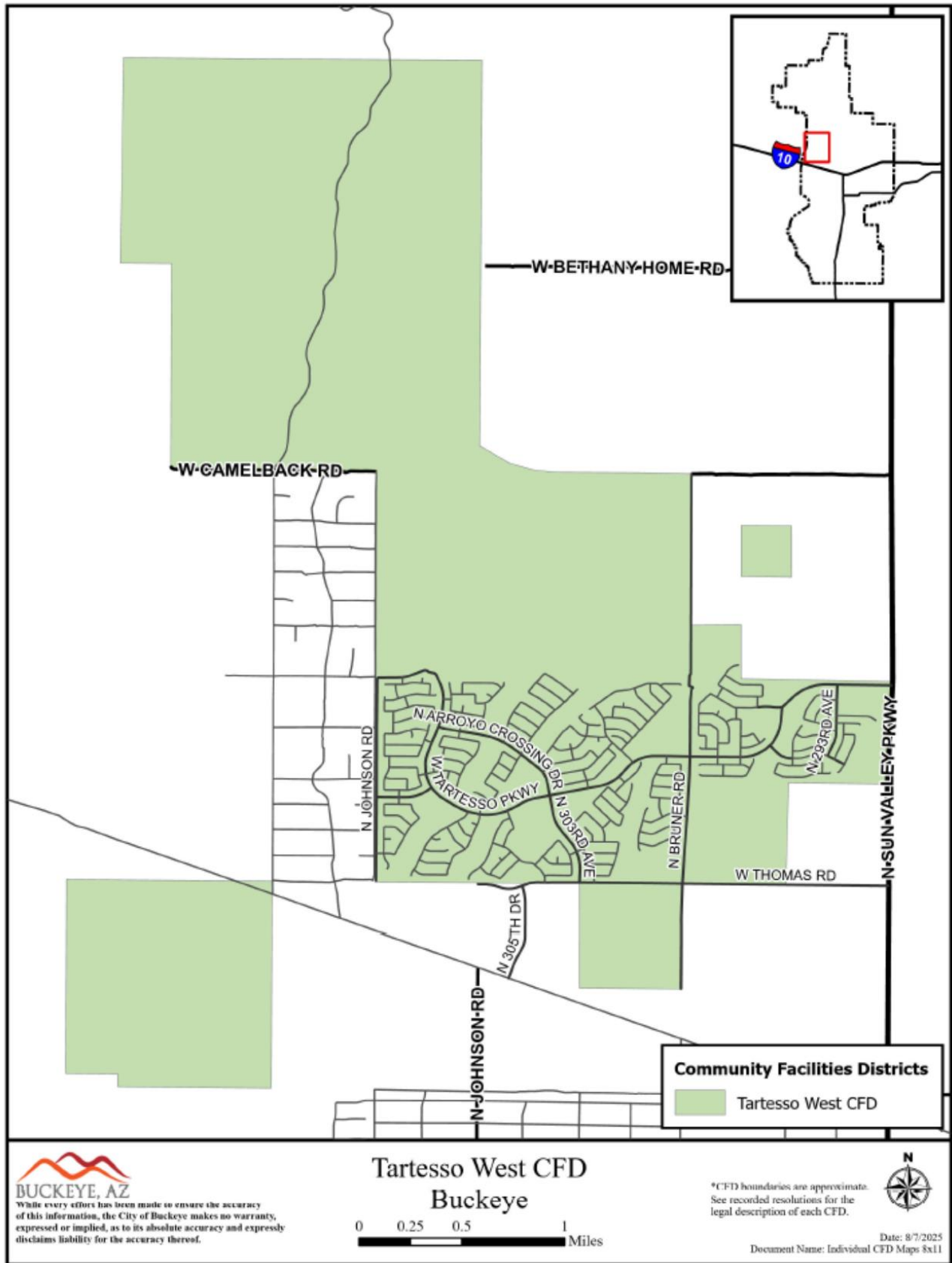


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Independent Auditor's Report

Board of Directors
Tartesso West Community Facilities District

Report on Audit of Financial Statements

Opinions

We have audited the accompanying financial statements of the governmental activities and each major fund of Tartesso West Community Facilities District (District), a component unit of the City of Buckeye, Arizona, as of and for the year ended June 30, 2025, 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 Tartesso West Community Facilities District, as of June 30, 2025, 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 Tartesso West Community Facilities District, 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 Supplementary 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 financial 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
December 19, 2025

BASIC FINANCIAL STATEMENTS



TARTESSO WEST COMMUNITY FACILITIES DISTRICT
STATEMENT OF NET POSITION
June 30, 2025

	Governmental Activities
ASSETS	
Cash and investments	\$ 1,756,759
Receivables, net	8,776
Total assets	1,765,535
 LIABILITIES	
Accounts payable	1,028
Matured debt interest payable	482,148
Noncurrent liabilities:	
Due within one year	760,000
Due in more than one year	24,213,642
Total liabilities	25,456,818
 Net position:	
Unrestricted	(23,691,283)
Total net position	\$ (23,691,283)

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

TARTESSO WEST COMMUNITY FACILITIES DISTRICT
STATEMENT OF ACTIVITIES
YEAR ENDED JUNE 30, 2025

Functions/Programs	Expenses	Program Revenues Operating Grants and Contributions	Net (Expense) Revenue and Changes in Net Position
			Governmental Activities
Governmental activities:			
General government	\$ 43,461	\$ -	\$ (43,461)
Highways and streets	6,631,143	225,960	(6,405,183)
Interest on long-term debt	1,085,937	-	(1,085,937)
Total governmental activities	7,760,541	225,960	(7,534,581)
General revenues:			
Taxes:			
Property taxes			1,795,469
Total general revenues			1,795,469
Change in net position			(5,739,112)
Net position - beginning			(17,952,171)
Net position - ending			\$ (23,691,283)

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

TARTESSO WEST COMMUNITY FACILITIES DISTRICT
BALANCE SHEET - GOVERNMENTAL FUNDS
June 30, 2025

	General	Debt Service	Total Governmental Funds
ASSETS			
Cash and investments	\$ 386,565	\$ 1,370,194	\$ 1,756,759
Receivables, net			
Intergovernmental	1,004	7,772	8,776
Total assets	<u>\$ 387,569</u>	<u>\$ 1,377,966</u>	<u>\$ 1,765,535</u>
LIABILITIES AND FUND BALANCES			
Liabilities:			
Accounts payable	\$ 1,028	\$ -	\$ 1,028
Matured debt principal payable	-	760,000	760,000
Matured debt interest payable	-	482,148	482,148
Total liabilities	<u>1,028</u>	<u>1,242,148</u>	<u>1,243,176</u>
Fund balances:			
Restricted			
Debt Service	-	135,818	135,818
Unassigned	386,541	-	386,541
Total fund balances	<u>386,541</u>	<u>135,818</u>	<u>522,359</u>
Total liabilities and fund balances	<u>\$ 387,569</u>	<u>\$ 1,377,966</u>	<u>\$ 1,765,535</u>

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

TARTESSO WEST COMMUNITY FACILITIES DISTRICT
RECONCILIATION OF THE BALANCE SHEET - GOVERNMENTAL FUNDS
TO THE STATEMENT OF NET POSITION
June 30, 2025

Total governmental fund balances	\$	522,359
<p>Amounts reported for governmental activities in the statement of net position are different because:</p>		
<p>Some liabilities, including bonds payable are not due and payable in the current year and therefore are not reported in the funds.</p>		
Bonds payable		(23,470,000)
Premiums and discounts		(743,642)
		(24,213,642)
Total net position of governmental activities	\$	(23,691,283)

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

TARTESSO WEST COMMUNITY FACILITIES DISTRICT
STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES
GOVERNMENTAL FUNDS
YEAR ENDED JUNE 30, 2025

	General	Debt Service	Capital Projects	Total Governmental Funds
REVENUES				
Taxes				
Property taxes	\$ 205,558	\$ 1,589,911	\$ -	\$ 1,795,469
Developer contribution	-	225,960	-	225,960
Total revenues	<u>205,558</u>	<u>1,815,871</u>	<u>-</u>	<u>2,021,429</u>
EXPENDITURES				
Current:				
General government	43,461	-	-	43,461
Highway and streets	-	-	6,631,143	6,631,143
Debt service:				
Principal retirement	-	760,000	-	760,000
Interest and fiscal charges	1,100	881,523	-	882,623
Issuance costs	-	237,273	-	237,273
Total expenditures	<u>44,561</u>	<u>1,878,796</u>	<u>6,631,143</u>	<u>8,554,500</u>
Excess (deficiency) of revenues over expenditures	<u>160,997</u>	<u>(62,925)</u>	<u>(6,631,143)</u>	<u>(6,533,071)</u>
OTHER FINANCING SOURCES (USES)				
Bonds Issued	-	6,580,000	-	6,580,000
Premiums issued	-	81,912	-	81,912
Transfers in	-	-	6,631,143	6,631,143
Transfers out	-	(6,631,143)	-	(6,631,143)
Total other financing sources and uses	<u>-</u>	<u>30,769</u>	<u>6,631,143</u>	<u>6,661,912</u>
Net change in fund balances	160,997	(32,156)	-	128,841
Fund balances - beginning	<u>225,544</u>	<u>167,974</u>	<u>-</u>	<u>393,518</u>
Fund balances - ending	<u>\$ 386,541</u>	<u>\$ 135,818</u>	<u>\$ -</u>	<u>\$ 522,359</u>

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

TARTESSO WEST COMMUNITY FACILITIES DISTRICT
Reconciliation of the Statement of Revenues, Expenditures and Changes in
Fund Balance of Governmental Funds to the Statement of Activities
 For the Year Ended June 30, 2025

Net change in fund balances - total governmental funds \$ 128,841

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

The issuance of long-term debt (e.g. bonds, leases) provides current financial resources to governmental funds, while the repayment of the principal of long-term debt consumes the current financial resources of governmental funds. Neither transaction, however, has any effect on net position. The issuance of long-term debt increases long-term liabilities on the statement of net position and the repayment of principal on long-term debt reduces long-term debt on the statement of net position. Likewise, refunding and defeasance of existing debt reduces the balance of long-term debt without adding additional debt. Also, governmental funds report the effect of issuance costs, premiums, discounts, and similar items when the debt is first issued, whereas these items are deferred and amortized over the term of the long-term debt in the statement of activities.

Issuance of long-term debt	(6,580,000)	
Premiums on debts issued	(81,912)	
Principal payments on long-term debt	760,000	
Amortization of discount	(5,248)	
Amortization of premium	39,207	
		(5,867,953)
Change in net position of governmental activities		\$ (5,739,112)

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

TARTESSO WEST COMMUNITY FACILITIES DISTRICT
STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES
BUDGET AND ACTUAL- GENERAL FUND
YEAR ENDED JUNE 30, 2025

	Budgeted Amounts		Actual Amount Budgetary Basis	Variance Between Final Budget and Actual Amounts
	Adopted	Final		
REVENUES				
Taxes	\$ 164,617	\$ 164,617	\$ 205,558	\$ 40,941
Total revenues	164,617	164,617	205,558	40,941
EXPENDITURES				
Current:				
General government	21,500	21,500	43,461	(21,961)
Highway and streets	190,000	190,000	-	190,000
Fiscal charges	1,000	6,000	1,100	4,900
Contingency	221,703	216,703	-	216,703
Total expenditures	434,203	434,203	44,561	389,642
Excess (deficiency) of revenues over (under) expenditures	(269,586)	(269,586)	160,997	430,583
Fund balances - beginning	225,544	225,544	225,544	-
Fund balances - ending	\$ (44,042)	\$ (44,042)	\$ 386,541	\$ 430,583

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

NOTE 1 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

The Tartesso West Community Facilities District (District) is a special purpose district created specifically to acquire or construct public infrastructure within specific areas of the City of Buckeye, 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 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 Buckeye, Arizona (City), was established (November 2, 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 non-fiduciary 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.

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. All other revenue items are considered to be measurable and available only when cash is received by the government. 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

Tartesso West CFD

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.

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.

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 operations 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.

Capital Projects Fund – The Capital Projects Fund accounts for bond proceeds to be reimbursed for public infrastructure dedicated to the City of Buckeye.

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 comprised of interest, dividends, and net changes in the fair value of applicable investments.

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 Taxes

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. 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.

I. 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.

J. 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.

K. 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.

L. Budgetary Data

According to state statutes, the District must adopt a budget on an annual basis. There are no statutory spending limitation but the District cannot spend more than actual revenues collected plus carryover unrestricted cash balance from the prior fiscal year. There were no supplemental budgetary appropriations made during the year.

M. Deficit Net Position

As described previously, the District was formed to finance and acquire or construct infrastructure assets that are subsequently dedicated to the City for operation. The District does not own or operate infrastructure. Therefore, the Statement of Net Position reflects a large liability without an offsetting asset.

NOTE 2 – FUND BALANCE CLASSIFICATIONS

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

NOTE 3 – EXCESS OF EXPENDITURES OVER APPROPRIATIONS

In the General, Debt Service and Capital Projects Funds, the following line item accounts exceeded the amounts budgeted. The Board adopts the expenditure appropriations at the District level. For presentation purposes, we have elected to show any deficits at the line item level within the Fund, all of which was funded by available fund balances within the General, Debt Service and Capital Projects Funds.

Tartesso West CFD

	Budgeted Amounts		Actual Amount Budgetary Basis	Variance Between Final Budget and Actual Amounts
	Adopted	Final		
<u>General Fund:</u>				
Current:				
General government	21,500	21,500	43,461	(21,961)
<u>Debt Service Fund:</u>				
Debt Service:				
Principal retirement	740,000	740,000	760,000	(20,000)
<u>Capital Projects Fund:</u>				
Current:				
Highway and streets	6,058,533	6,058,533	6,631,143	(572,610)

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. The cash is in a repurchase sweep agreement rather than held as a deposit. At year end, the carrying amount of the District’s deposits and bank balance was \$1,756,759, all of which was covered by collateral in the City’s name as part of the Arizona State Treasurer’s Statewide Pooled Collateral Program.

NOTE 5 – GENERAL OBLIGATION BONDS PAYABLE

The District is a special purpose district created specifically to acquire or construct public infrastructure within specific areas of the City of Buckeye, Arizona. The District is authorized under state law to issue special assessment (SA) revenue bonds to be repaid by the property within the SA District, general obligation (GO) bonds to be repaid by property (ad valorem) taxes levied on property within the District (for GO debt), or revenue bonds to be repaid by specific revenues generated within the District (revenue bonds). The District has \$144.4 million of authorized GO bonds authority remaining. The District was created by petition to the City Council by property owners within the area to be covered by the District. The District comprises approximately 5,396 acres.

General Obligation Bonds

The CFD Board of Directors has pledged revenue derived from property taxes levied on the real property of the Tartesso West CFD to repay \$6,430,000 in general obligation refunding bonds issued August 2018. The proceeds of the refunding bonds were used to refund \$6,221,000 of outstanding Series 2005 and 2007 general obligation bonds. The bonds are payable from property taxes levied on properties within the District. The total principal remaining to be paid on the bonds is \$3,590,000. The total principal paid during the year was \$445,000.

The CFD Board of Directors has pledged revenue derived from property taxes levied on the real property of the Tartesso West CFD to repay \$7,310,000 in general obligation bonds issued September 2021. Proceeds were used for the acquisition and construction of public infrastructure. The remaining total principal to be paid being \$6,440,000. The total principal paid during the year was \$215,000.

The CFD Board of Directors has pledged revenue derived from property taxes levied on the real property of the Tartesso West CFD to repay \$6,960,000 in general obligation bonds issued June 2022. Proceeds were used for the acquisition and construction of public infrastructure. The remaining total principal to be paid being \$6,960,000. There was no principal payment made during the year.

The CFD Board of Directors has pledged revenue derived from property taxes levied on the real property of the Tartesso West CFD to repay \$6,580,000 in general obligation bonds issued October 2024. Proceeds were used for the acquisition and construction of public infrastructure. The remaining total principal to be paid being \$6,480,000. The total principal paid during the year was \$100,000.

The following table shows interest rate, maturity date, original issue amount, amount outstanding, and all debt issued by the District.

Tartesso West CFD
Notes to Financial Statements
June 30, 2025

Purpose	Interest Rates (%)	Matures	Original Issue Amount	Amount Outstanding
Tartesso West General Obligation Bonds, Refunding, Series 2018 (private placement)	3.47%	July 2032	\$ 6,430,000	\$ 3,590,000
Series 2021	3.0 - 4.0%	July 2046	7,310,000	6,440,000
Series 2022	4.25% - 4.5%	July 2045	6,960,000	6,960,000
Series 2024	4.00 - 5.00%	July 2047	6,580,000	6,480,000
Total Tartesso			<u>\$ 27,280,000</u>	<u>\$ 23,470,000</u>

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

Fiscal Year Ending	Private Placement		Public Offering		Total Debt	
	Principal	Interest	Principal	Interest	Principal	Interest
2026	\$ 465,000	\$ 124,573	\$ 240,000	\$ 812,831	\$ 705,000	\$ 937,404
2027	480,000	108,438	245,000	805,131	725,000	913,569
2028	490,000	91,782	260,000	797,381	750,000	889,163
2029	510,000	74,778	265,000	789,181	775,000	863,959
2030	525,000	57,081	280,000	780,831	805,000	837,912
2031-35	1,120,000	58,643	3,340,000	3,687,081	4,460,000	3,745,724
2036-40	-	-	5,445,000	2,762,731	5,445,000	2,762,731
2041-45	-	-	6,710,000	1,494,725	6,710,000	1,494,725
2046-50	-	-	3,095,000	187,000	3,095,000	187,000
	<u>\$ 3,590,000</u>	<u>\$ 515,295</u>	<u>\$ 19,880,000</u>	<u>\$ 12,116,894</u>	<u>\$ 23,470,000</u>	<u>\$ 12,632,189</u>

NOTE 6 – CHANGES IN LONG-TERM LIABILITIES

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

Notes to Financial Statements
June 30, 2025

	July 1, 2024	Increases	Decreases	June 30, 2025	Due Within One Year
Governmental Activities:					
Bonds payable:					
General Obligations	\$ 17,650,000	\$ 6,580,000	\$ (760,000)	\$ 23,470,000	\$ -
Deferred amount on premium	811,953	81,912	(39,207)	854,658	-
Deferred amount on discount	(116,264)	-	5,248	(111,016)	-
Total bonds payable	<u>\$ 18,345,689</u>	<u>\$ 6,661,912</u>	<u>\$ (793,959)</u>	<u>\$ 24,213,642</u>	<u>\$ -</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 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 – INTERFUND TRANSFERS

During the year, there was a \$6,631,143 transfer from the General Obligation to the Capital Projects Fund. This represents bond proceeds to be reimbursed to the Developer.

	Transfers from:
	General
	Obligation
Transfers to:	
Capital Projects	\$ 6,631,143

SUPPLEMENTARY INFORMATION



TARTESSO WEST COMMUNITY FACILITIES DISTRICT
SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES
BUDGET AND ACTUAL - DEBT SERVICE FUND
YEAR ENDED JUNE 30, 2025

	Budgeted Amounts		Actual Amount Budgetary Basis	Variance Between Final Budget and Actual Amounts
	Adopted	Final		
REVENUES				
Taxes	\$ 1,645,983	\$ 1,645,983	\$ 1,589,911	\$ (56,072)
Developer contribution	247,360	247,360	225,960	(21,400)
Total revenues	1,893,343	1,893,343	1,815,871	(77,472)
EXPENDITURES				
Debt Service				
Principal retirement	740,000	740,000	760,000	(20,000)
Interest and fiscal charges	905,983	905,983	881,523	24,460
Issuance costs	289,084	289,084	237,273	51,811
Contingency	166,915	166,915	-	166,915
Total expenditures	2,101,982	2,101,982	1,878,796	223,186
Excess (deficiency) of revenues over (under) expenditures	(208,639)	(208,639)	(62,925)	145,714
OTHER FINANCING SOURCES (USES)				
Bonds Issued	6,030,000	6,030,000	6,580,000	550,000
Premiums issued	70,257	70,257	81,912	11,655
Transfers out	(6,058,533)	(6,058,533)	(6,631,143)	(572,610)
Total other financing sources and uses	41,724	41,724	30,769	(10,955)
Fund balances - beginning	167,974	167,974	167,974	-
Fund balances - ending	\$ 1,059	\$ 1,059	\$ 135,818	\$ 134,759

TARTESSO WEST COMMUNITY FACILITIES DISTRICT
SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES
BUDGET AND ACTUAL - CAPITAL PROJECTS
YEAR ENDED JUNE 30, 2025

	<u>Budgeted Amounts</u>		<u>Actual Amount Budgetary Basis</u>	<u>Variance Between Final Budget and Actual Amounts</u>
	<u>Adopted</u>	<u>Final</u>		
REVENUES				
Taxes	\$ -	\$ -	\$ -	\$ -
Total revenues	-	-	-	-
EXPENDITURES				
Current:				
Highway and streets	6,058,533	6,058,533	6,631,143	(572,610)
Total expenditures	6,058,533	6,058,533	6,631,143	(572,610)
Excess (deficiency) of revenues over (under) expenditures	(6,058,533)	(6,058,533)	(6,631,143)	(572,610)
OTHER FINANCING SOURCES (USES)				
Transfers in	6,058,533	6,058,533	6,631,143	572,610
Total other financing sources and uses	6,058,533	6,058,533	6,631,143	572,610
Net change in fund balances	-	-	-	-
Fund balances - beginning	-	-	-	-
Fund balances - ending	\$ -	\$ -	\$ -	\$ -

OTHER INFORMATION



Ad Valorem Taxation in the District

The Full Cash Value and Net Assessed Limited Property Value of taxable property within the boundaries of the District for fiscal years FY15-16 through FY24-25 are as follows:

Fiscal Year	Full Cash Value	Net Assessed Limited Property Value
FY 24-25	\$1,285,062,924	\$54,790,386
FY 23-24	990,898,171	51,296,895
FY 22-23	703,743,580	44,925,462
FY 21-22	533,522,867	36,472,425
FY 20-21	417,944,171	28,377,103
FY 19-20	306,145,850	20,383,806
FY 18-19	245,266,620	16,631,429
FY 17-18	199,235,040	13,747,394
FY 16-17	177,580,575	13,207,612
FY 15-16	162,712,777	12,714,470

Source: Maricopa County Assessor's Office

Net Assessed Valuation by Property Classification

The table below is shown to indicate for fiscal years FY23-24 and FY24-25, 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

Legal Class	Description	Fiscal Year FY 23-24	Percent of Total	Fiscal Year FY 24-25	Percent of Total
1	Commercial/Industrial	\$1,758,847	3.43%	\$2,878,071	5.25%
2	Agricultural/Vacant	333,070	0.65%	302,869	0.55%
3	Residential	41,726,557	81.34%	43,199,930	78.85%
4	Residential Rental	7,478,421	14.58%	8,409,516	15.35%
	Total	\$51,296,895	100.00%	\$54,790,386	100.00%

Source: Maricopa County Assessor's Office

Net Assessed Property Values of Major Taxpayers

The tables below are shown to indicate for fiscal years FY23-24 and FY24-25, the major property taxpayers located within the District, and their FY23-24 and FY24-25 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 24-25

Taxpayer	Net Assessed Limited Property Value	As Percent of District's Total Net Assessed Limited Property Value
ARIZONA PUBLIC SERVICE	\$3,828,853	6.99%
TRANSWESTERN PIPELINE COMPANY LLC	712,661	1.30%
FROM LITTLE ACORNS GROW LLC	240,762	0.44%
SFR JV-HD 2024-1 BORROWER LLC	212,804	0.39%
SFR JV-HD PROPERTY LLC	135,988	0.25%
AZ SFR 2 LLC	113,080	0.21%
SFR JV-2 2022-2 BORROWER LLC	108,077	0.20%
MARC SUN VALLEY LLC	104,258	0.19%
SFR JV-2 2022-1 BORROWER LLC	101,009	0.18%
BUCKEYE TARTESSO LLC	75,398	0.14%
Total	\$5,632,890	10.28%

Fiscal Year 23-24

Taxpayer	Net Assessed Limited Property Value	As Percent of District's Total Net Assessed Limited Property Value
SFR JV-HD PROPERTY LLC	\$316,847	0.62%
FROM LITTLE ACORNS GROW LLC	260,852	0.51%
SFR JV-2 2022-2 BORROWER LLC	102,933	0.20%
MARC SUN VALLEY LLC	99,293	0.19%
SFR JV-2 2022-1 BORROWER LLC	96,551	0.19%
ARIZONA PUBLIC SERVICE	79,989	0.16%
RESI LABS PATHWAY HOMES BUYER LP	71,284	0.14%
SFR JV-2 PROPERTY LLC	67,611	0.13%
BUCKEYE TARTESSO LLC	63,036	0.12%
PAGAYA SMARTRESI F1 FUND PROPERTY OWNER II LLC	62,736	0.12%
Total	\$1,221,131	2.38%

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 and O&M 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:

Fiscal Year	Real and Secured	Collected to June 30 th (b)(c)		Total Collections (b)(c)	
	Personal Property Tax Levy (a)	Amount	Percent of Tax Levy	Amount	Percent of Tax Levy
2024-25	\$1,810,326	\$1,796,657	99.24%	\$1,796,657	99.24%
2023-24	1,496,580	1,483,857	99.15%	1,492,028	99.70%
2022-23	1,480,158	1,474,050	99.59%	1,475,031	99.65%
2021-22	1,065,259	1,055,090	99.05%	1,065,165	99.99%
2020-21	699,328	667,579	95.46%	690,391	98.72%

Source: Maricopa County Assessor’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 period.
- (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, 2025.

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 schedule 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	Net Outstanding Bonded Debt (a)	Proportion Applicable to the District		Tax Rate per \$100 of Net Assessed Limited Property Value
			Approx. Percent	Net Amount	
State of Arizona	\$88,425,611,337	None	0.062%	None	None
Maricopa County	58,328,686,358	None	0.094%	None	\$1.5011 (b)
Maricopa County Community College District	58,328,686,358	\$57,615,000	0.094%	\$54,120	1.1047
Maricopa County Special Health Care District	57,548,876,687	544,135,000	0.093%	518,053	0.2665
West Maricopa Education Center District No. 402	22,530,836,261	91,835,000	0.243%	223,324	0.1825
Saddle Mountain Unified School District No. 90	905,688,786	42,135,000	6.050%	2,548,991	3.1334
City of Buckeye	953,508,266	None	5.746%	None	1.6077
Tartesso West Community Facilities District	54,790,386	24,230,000	100.000%	24,230,000	3.3041
Total Net Direct and Overlapping General Obligation Bonded Debt				\$27,574,488	\$11.1000

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, 2025.
- (b) The County's tax rate includes the \$0.1400 tax rate of the Central Arizona Project, the \$0.1470 tax rate of the Maricopa County Flood Control District, the \$0.0470 tax rate of the Maricopa County Free Library, the \$0.0080 tax rate for the contribution to the Maricopa County Fire District, and the \$1.1591 tax rate of the County. It should be noted that the County Flood Control District does not levy taxes on personal property.



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