

# BOARD REPORT

## MCDOWELL MOUNTAIN RANCH COMMUNITY FACILITIES DISTRICT

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Meeting Date: 06/09/2026  
Charter Provision: Provide for the orderly government and administration of the Community Facilities District  
Objective: *Authorize Budget for McDowell Mountain Ranch Community Facilities District*

### **ACTION**

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**ADOPT** Resolution No. 77, approving the proposed District budget for FY 2026/27 and providing for other statutory requirements,

**CALL FOR PUBLIC TESTIMONY** on the proposed District budget, and

**ADOPT** Resolution No. 78, adopting the final District budget for FY 2026/27.

On June 09, 2026, the District Board of the McDowell Mountain Ranch Community Facilities District of Scottsdale, Arizona (the "District") is scheduled to (1) approve the proposed FY 2026/27 budget (the "District Budget"), (2) hold a public hearing on the proposed District Budget and (3) approve the final District Budget. These actions complete the approval process for the District's FY 2026/27 District Budget.

Arizona law (ARS 48-716 and ARS 48-723) requires that (1) on or before July 15 of each year, community facilities districts approve a proposed budget and call a public hearing on the budget for the upcoming fiscal year, and (2) on or before October 1 of each year, community facilities districts approve a final budget.

### **BACKGROUND**

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The McDowell Mountain Ranch Community Facilities District of Scottsdale, Arizona (the "District") was formed in 1994 to facilitate the financing, acquisition, and construction of public infrastructure within the District. To date, \$18,860,000 of tax-exempt bonds were issued and have been paid in full. The District will continue to exist until the earlier of five years with no activity (excluding administrative costs) or dissolution by the voters of the district. Currently the District has had no activity since June 2022 and is expected to be dissolved in June 2027.

**McDowell Mountain Community Facilities District Budget 2026/27**

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The District was responsible for the installation of infrastructure, which benefits existing and future residents of the District and the City. The District has paid all debt service requirements on the bonds and therefore a tax assessment is no longer necessary.

The FY 2026/27 proposed budget (see Exhibit A of Attachment #1) has been prepared pursuant to the requirements of the Arizona Revised Statutes. The District considers anticipated administrative costs and uncollectable accounts, and may reduce cash balances as needed to comply with Arizona Revised Statutes § 48-719(D). The first Resolution calls for approval of the proposed budget and a public hearing on the proposed budget and the second Resolution adopts the budget subsequent to the public hearing (see Exhibit B of Attachment #2).

**ANALYSIS & ASSESSMENT**

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The District has satisfied all debt service requirements and will no longer levy taxes from the District property owners. The proposed budget is for the District’s ongoing administration expenses, paid from fund balance, until dissolution of the District. The District could be eligible for dissolution after June 30, 2027.

**STAFF RECOMMENDATION**

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Staff recommends adoption of the resolutions setting forth the District’s FY 2026/27 budget which would complete the FY 2026/27 District Budget process.

**RESPONSIBLE DEPARTMENT(S)**

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City Treasurer’s Office

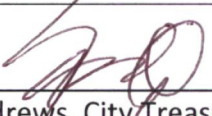
**STAFF CONTACT(S)**


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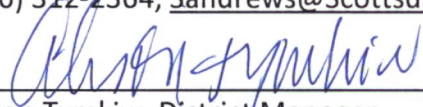
Anna Henthorn, Assistant City Treasurer,  
(480) 312-7805, [Ahenthorn@ScottsdaleAZ.Gov](mailto:Ahenthorn@ScottsdaleAZ.Gov)

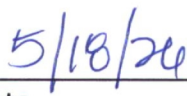
**APPROVED BY**

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Sonia Andrews, City Treasurer  
(480) 312-2364, [Sandrews@ScottsdaleAZ.Gov](mailto:Sandrews@ScottsdaleAZ.Gov)

  
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Date

  
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Alison Tymkiw, District Manager  
(480) 312-7760, [Atymkiw@ScottsdaleAZ.Gov](mailto:Atymkiw@ScottsdaleAZ.Gov)

  
\_\_\_\_\_  
Date

**ATTACHMENTS**

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**1. Resolution No. 77**

Exhibit A - Proposed Budget FY 2026/27

Exhibit B - Notice of Hearing

**2. Resolution No. 78**

Exhibit A - Notice of Hearing

Exhibit B - Adopted Budget FY 2026/27

Map of District

**MCDOWELL MOUNTAIN RANCH COMMUNITY FACILITIES DISTRICT  
OF SCOTTSDALE, ARIZONA**

**RESOLUTION NO. 77**

A RESOLUTION OF THE DISTRICT BOARD OF THE  
MCDOWELL MOUNTAIN RANCH COMMUNITY FACILITIES  
DISTRICT OF SCOTTSDALE, ARIZONA APPROVING A  
PROPOSED DISTRICT BUDGET FOR FY 2026/27 AND  
PROVIDING FOR OTHER STATUTORY REQUIREMENTS

WHEREAS, pursuant to Section 48-716 of the Arizona Revised Statutes, the Treasurer of the McDowell Mountain Ranch Community Facilities District of Scottsdale, Arizona (the "District") prepared and submitted to the Board of Directors of the District (the "District Board") for approval a proposed District budget for FY 2026/27 (the "Proposed Budget"); and

WHEREAS, the Proposed Budget sets forth the annual statements and estimates of the operation expenses for FY 2026/27, as required by Section 48-723(C) of the Arizona Revised Statutes; and

WHEREAS, pursuant to Section 48-723(C) of the Arizona Revised Statutes, the District Board filed the Proposed Budget with the City Clerk of the City of Scottsdale, Arizona, who serves as the clerk of the District, prior to May 27, 2026,

NOW, THEREFORE, BE IT RESOLVED by the District Board of the McDowell Mountain Ranch Community Facilities District of Scottsdale, Arizona as follows:

1. *Approval of Proposed Budget.* The Proposed Budget submitted to the District Board and attached as Exhibit A hereto is hereby approved and a hearing on the Proposed Budget is hereby ordered as required by law.
2. *Notice of Hearing.* Publication of the notice of the public hearing on the Proposed Budget in the form attached hereto as Exhibit B, which was published in accordance with the provisions of Section 48-716 of the Arizona Revised Statutes, is hereby ratified, approved, and adopted.
3. *Effective Date.* This resolution is effective immediately.

PASSED by the District Board of the McDowell Mountain Ranch Community Facilities District of Scottsdale, Arizona this 9th day of June, 2026.

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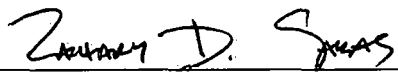
Chair, District Board  
McDowell Mountain Ranch Community  
Facilities District of Scottsdale, Arizona

ATTEST:

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Ben Lane, District Clerk  
McDowell Mountain Ranch Community Facilities  
District of Scottsdale, Arizona

APPROVED AS TO FORM:

By   
Zachary D. Sakas, Bond Counsel  
Greenberg Traurig, LLP

ATTACHMENTS:

- Exhibit A — Proposed Budget FY 2026/27
- Exhibit B — Notice of Hearing

**EXHIBIT A**

**MCDOWELL MOUNTAIN RANCH COMMUNITY FACILITIES DISTRICT  
OF SCOTTSDALE, ARIZONA**

**PROPOSED BUDGET FY 2026/27**

**BEGINNING FUNDS AVAILABLE** **\$ 43,647**

**EXPENSES**

Insurance Premium	\$ (5,000)	
Legal Fees	(600)	
Advertising	(500)	
Administrative	(7,700)	
Estimated Closing Costs*	(29,847)	
Total Expenses		<u>(43,647)</u>

**ENDING FUNDS AVAILABLE** **\$ 0**

\*Estimated closing costs include costs associated with maintaining the District until it closes at the earlier of five years with no activity (excluding administrative costs) or dissolution by the voters of the District.

**EXHIBIT B**

**MCDOWELL MOUNTAIN RANCH COMMUNITY FACILITIES DISTRICT  
OF SCOTTSDALE, ARIZONA**

**NOTICE OF HEARING**

**REQUIRED BY A.R.S. §§48-716 AND 48-723(C)  
ON THE PROPOSED BUDGET FOR FY 2026/27**

**OF  
MCDOWELL MOUNTAIN RANCH COMMUNITY FACILITIES DISTRICT  
OF SCOTTSDALE, ARIZONA**

Pursuant to Sections 48-716 and 48-723(C), Arizona Revised Statutes, notice is hereby given that a public hearing on the Proposed Budget of the McDowell Mountain Ranch Community Facilities District of Scottsdale, Arizona for FY 2026/27 will be held by the District Board on June 9, 2026, at 4:00 p.m. in the City of Scottsdale City Hall Kiva, located at 3939 N. Drinkwater Blvd., Scottsdale, Arizona. Meetings are broadcast electronically through Cox Cable Channel 11 and streamed online at [ScottsdaleAZ.gov](http://ScottsdaleAZ.gov) (search "live stream"). To find the agenda for this meeting and information about the opportunity for public participation and comment, visit [ScottsdaleAZ.gov](http://ScottsdaleAZ.gov) and search "City Council agenda." A copy of the Proposed Budget is on file with the Clerk of the City of Scottsdale, Arizona/District Clerk of McDowell Mountain Ranch Community Facilities District of Scottsdale, Arizona, at the City Hall of the City of Scottsdale, Arizona, 3939 N. Drinkwater Blvd., Scottsdale, Arizona 85251, telephone number (480) 312-2412. This notice also constitutes notice of the filing of the estimate as required by Section 48-723(C), of the Arizona Revised Statutes.

DATED this 19th day of May, 2026.

/s/ District Manager  
District Manager  
McDowell Mountain Ranch Community  
Facilities District of Scottsdale, Arizona

**MCDOWELL MOUNTAIN RANCH COMMUNITY FACILITIES DISTRICT  
OF SCOTTSDALE, ARIZONA**

**RESOLUTION NO. 78**

A RESOLUTION OF THE DISTRICT BOARD OF THE MCDOWELL  
MOUNTAIN RANCH COMMUNITY FACILITIES DISTRICT OF  
SCOTTSDALE, ARIZONA ADOPTING THE DISTRICT BUDGET FOR  
FY 2026/27

WHEREAS, pursuant to Section 48-716 of the Arizona Revised Statutes, the Treasurer of the McDowell Mountain Ranch Community Facilities District of Scottsdale, Arizona (the "District") prepared and submitted to the Board of Directors of the District (the "District Board") for approval a proposed District budget for FY 2026/27 (the "Proposed Budget"); and

WHEREAS, the Proposed Budget sets forth the annual statements and estimates of the operating expenses of the District for FY 2026/27, as required by Section 48-723(C) of the Arizona Revised Statutes; and

WHEREAS, on June 9, 2026, the District Board adopted Resolution No. 77, approving the Proposed Budget and ordering a hearing on the Proposed Budget as required by law; and

WHEREAS, as required by Sections 48-716 and 48-723(C) of the Arizona Revised Statutes, 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 City Clerk of the City of Scottsdale, Arizona; and

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

NOW, THEREFORE, BE IT RESOLVED by the District Board of the McDowell Mountain Ranch Community Facilities District of Scottsdale, Arizona as follows:

1. *Adoption of Proposed Budget as the Final 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.
2. *Effective Date.* This Resolution is effective immediately.

PASSED by the District Board of the McDowell Mountain Ranch Community Facilities District of Scottsdale, Arizona this 9th day of June, 2026.

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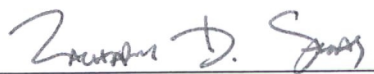
Chair, District Board  
McDowell Mountain Ranch Community  
Facilities District of Scottsdale, Arizona

ATTEST:

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Ben Lane, District Clerk  
McDowell Mountain Ranch Community Facilities  
District of Scottsdale, Arizona

APPROVED AS TO FORM:

By   
Zachary D. Sakas, Bond Counsel  
Greenberg Traurig, LLP

ATTACHMENTS:

- Exhibit A — Notice of Hearing
- Exhibit B — Adopted Budget FY 2026/27

**EXHIBIT A**

**MCDOWELL MOUNTAIN RANCH COMMUNITY FACILITIES DISTRICT  
OF SCOTTSDALE, ARIZONA**

**NOTICE OF HEARING**

**REQUIRED BY A.R.S. §§48-716 AND 48-723(C)  
ON THE PROPOSED BUDGET FOR FY 2026/27**

**OF**

**MCDOWELL MOUNTAIN RANCH COMMUNITY FACILITIES DISTRICT  
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DATED this 19th day of May, 2026.

/s/ District Manager  
District Manager  
McDowell Mountain Ranch Community  
Facilities District of Scottsdale, Arizona

**EXHIBIT B**

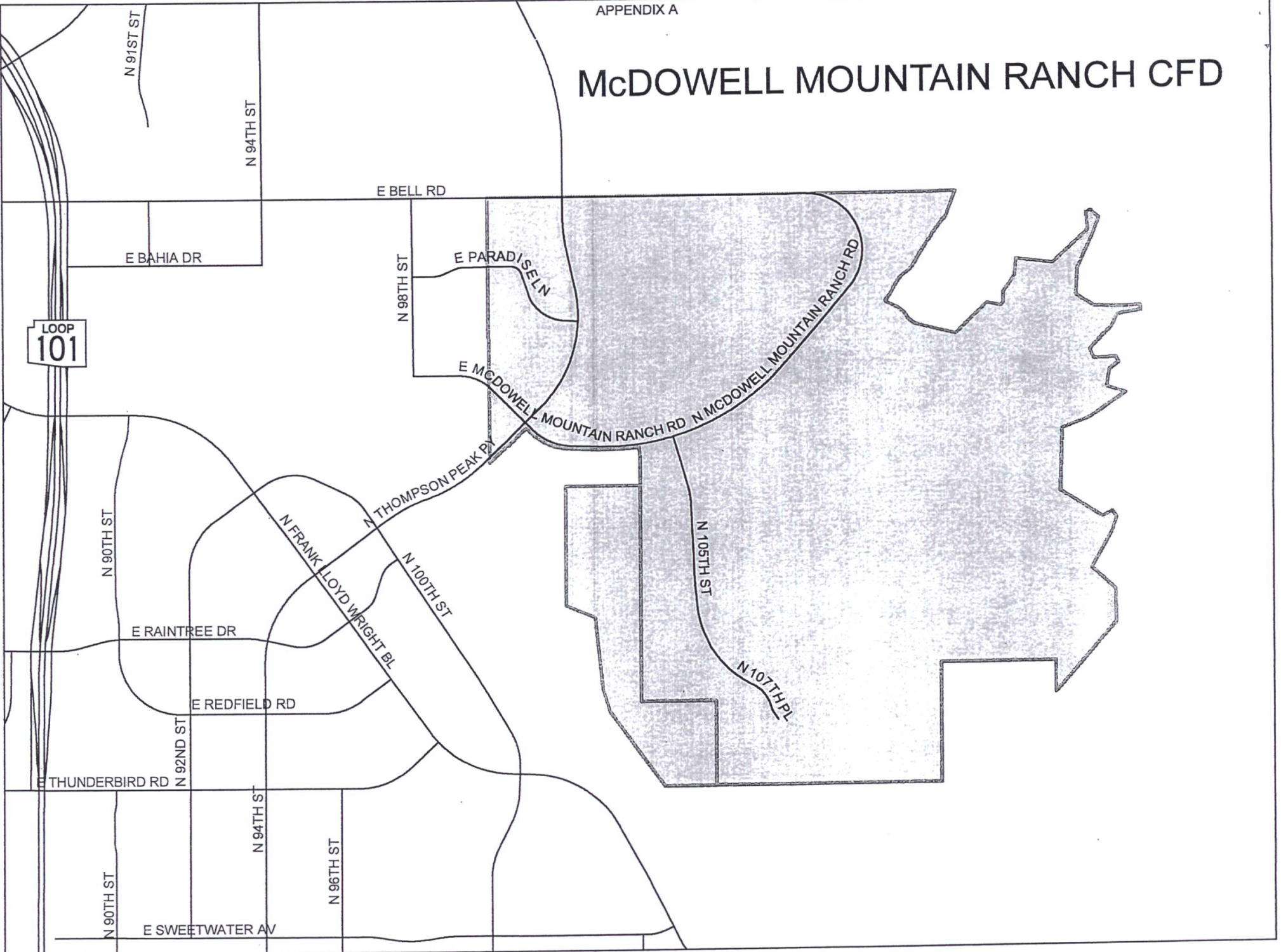
**McDOWELL MOUNTAIN RANCH COMMUNITY FACILITIES DISTRICT  
OF SCOTTSDALE, ARIZONA**

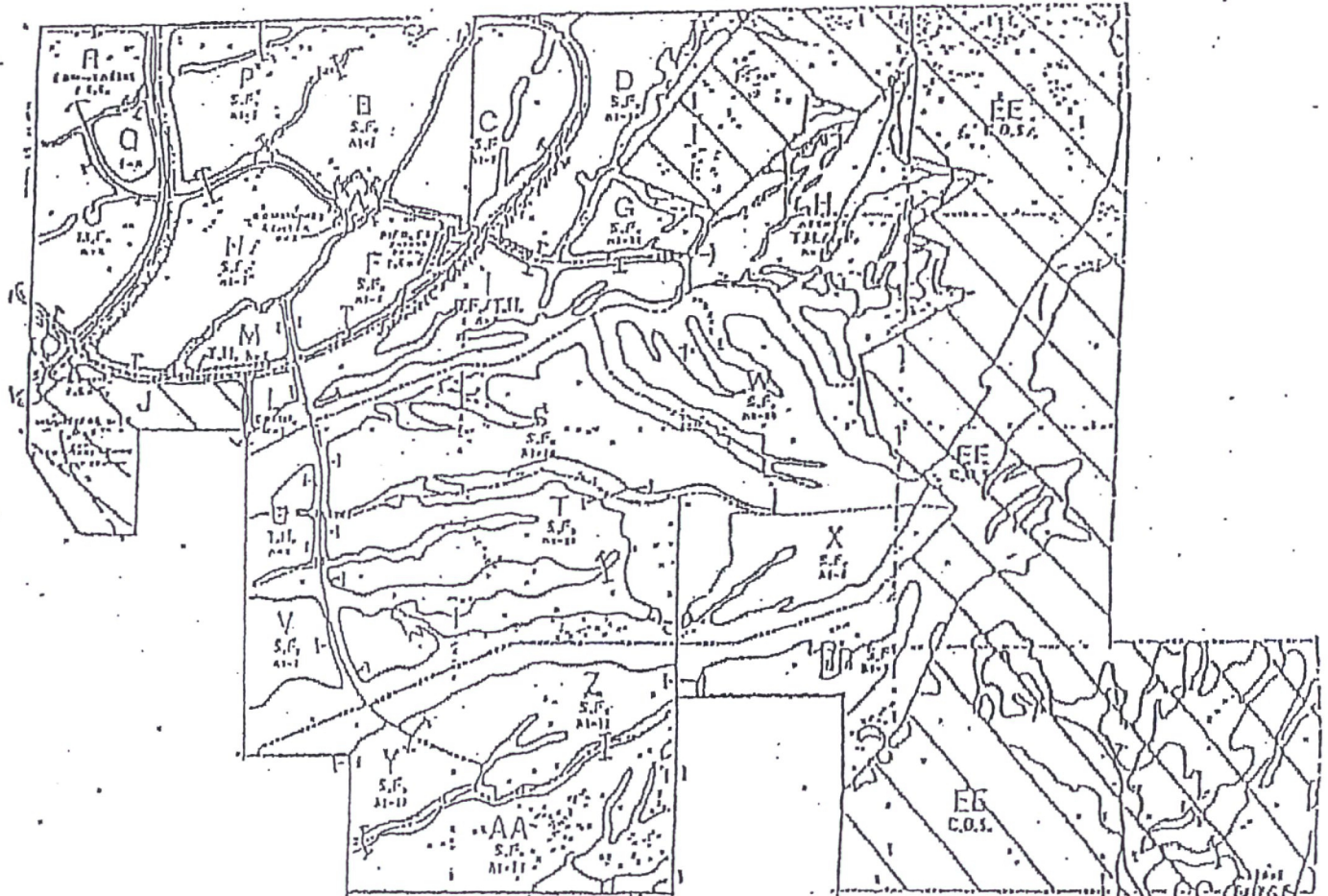
**ADOPTED BUDGET FY 2026/27**

<b>BEGINNING FUNDS AVAILABLE</b>		<b>\$ 43,647</b>
<b>EXPENSES</b>		
Insurance Premium	\$ (5,000)	
Legal Fees	(600)	
Advertising	(500)	
Administrative	(7,700)	
Estimated Closing Costs*	(29,847)	
Total Expenses		<u>(43,647)</u>
<b>ENDING FUNDS AVAILABLE</b>		<b><u>\$ 0</u></b>



\*Estimated closing costs include costs associated with maintaining the District until it closes at the earlier of five years with no activity (excluding administrative costs) or dissolution by the voters of the District.

# McDOWELL MOUNTAIN RANCH CFD



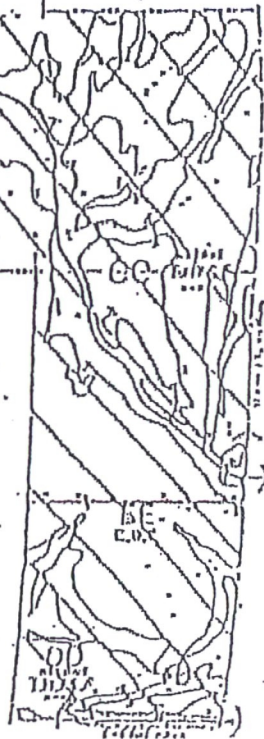


# CFD BOUNDARY MAP

 CFD BOUNDARY  
 NOT A PART OF

DEVELOPMENT MASTER PLAN  
**MCDOWELL MOUNTAIN RANCH**  
**NLCF** THE NATIONAL LAND FOR  
 FORESTIC COMPLEX  
 REGISTRATION NUMBER

DATE PREPARED: 10/20/2011  
 BY: [Signature]  
 TITLE: [Signature]



4/0198028

NW COR. NE 1/4,  
NE 1/4, SEC. 8

S89°46'42"E 1321.92'

NE COR.  
SEC. 8

(P.O.B.)

N00°00'04"E 1320.73'

SW COR. NE 1/4,  
NE 1/4, SEC. 8

N00°01'27"E 702.21'

2641.69'

*McDonnell  
Mountain*

CFD Expansion  
"EXHIBIT"

500°00'35"W

N67°40'32"W  
550.03'

E 1/4 COR.  
SEC. 8  
(W. 1/4, SEC. 9)

N05°49'20"W

1266.91'

500°01'08"W 1155.24'

NW COR. S 1/2, S 1/2,  
S 1/2, NW 1/4, SW 1/4,  
SEC. 9

N17°41'13"W

4111.71'

S89°57'33"E 1315.94'

NE COR. S 1/2, S 1/2,  
S 1/2, NW 1/4, SW 1/4,  
SEC. 9

N36°07'19"W

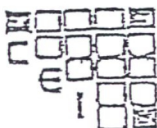
1627.67'

SE COR. SW 1/4,  
SW 1/4, SEC. 9

500°00'34"W 1404.00'

N83°55'40"W 908.19'

1" = 600'



Clouse Engineering, Inc.

ENGINEERS & SURVEYORS

1401 E. PROGRESS AVE. #27700, ALTON, MO 64601 • TEL 336-8300 • FAX 336-8300

Job No.  
900506