

BOARD REPORT

DC RANCH COMMUNITY FACILITIES DISTRICT

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

ACTION

ADOPT Resolution No. 65, 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. 66, adopting the final District budget for FY 2026/27 and ordering a tax levy.

On June 9, 2026, the District Board of the DC 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, (3) approve the final District Budget, and (4) approve the levy of the ad valorem tax on taxable property within the boundaries of the District. 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

The DC Ranch Community Facilities District of Scottsdale, Arizona (the "District") was formed in 1997 to facilitate the financing, acquisition, and construction of public infrastructure within the District. To date, \$20,000,000 of tax-exempt bonds have been issued. The final maturity for the debt outstanding is July 15, 2027.

The District is responsible for the installation and maintenance of infrastructure, which benefits existing and future residents of the District and the City. An ongoing tax assessment is necessary to pay the debt service on the District's bonds and the District's operation and maintenance expenses.

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

DC Ranch Community Facilities District Budget 2026/27

hearing on the proposed budget, and the second Resolution adopts the budget subsequent to the public hearing (see Exhibit B of Attachment #2). The second Resolution also sets the tax levy for the District in the upcoming fiscal year.

ANALYSIS & ASSESSMENT

The District will levy on taxable property within the boundaries of the District an *ad valorem* tax of \$1,224,705 for debt service and \$124,578 for operations and maintenance, resulting in an estimated tax rate for existing and future property owners of \$0.3227 per \$100.00 of net assessed limited property value. The levy for operations and maintenance will provide \$108,284 for maintenance of paths and trails and \$16,294 for administration costs. The total levy amount is a decrease of \$100,856 from the previous year’s combined tax levy and a decrease of \$0.0346 from the previous year’s estimated budgeted tax rate. The project development agreement fully discloses this tax to all purchasers of property in the District.

	Budget FY26	Proposed FY27
Debt Service (Principal, Interest and Registrar Fees)	\$1,289,545	\$1,288,455
Administration	13,600	13,800
Paths and Trails Maintenance and Landscaping	107,000	108,284
	120,600	122,084
Total Proposed Expense Budget	\$1,410,145	\$1,410,539
Estimated Assessed Property Tax Rate	\$0.3227	\$0.2881
Assessed Tax Levy*	\$1,450,139	\$1,349,283

*Assessed levy includes costs for financial and legal services and reconciliation of cash to actual and includes reserves and delinquency allowance as well. Cash is adjusted to reflect actual collection of tax revenues and ending fund balance targets.

STAFF RECOMMENDATION

Staff recommends adoption of the resolutions setting forth the District’s FY 2026/27 budget and levy of the ad valorem tax on taxable property within the boundaries of the District, which would complete the FY 2026/27 District Budget process.

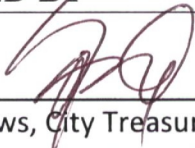
RESPONSIBLE DEPARTMENT(S)

City Treasurer’s Office

STAFF CONTACT(S)

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

APPROVED BY



Sonia Andrews, City Treasurer (Report Author)
(480) 312-2364, Sandrews@ScottsdaleAZ.Gov

Date 5/18/26



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

Date 5/18/26

ATTACHMENTS

1. Resolution No. 65
 - Exhibit A - Proposed Budget FY 2026/27
 - Exhibit B - Notice of Hearing
2. Resolution No. 66
 - Exhibit A - Notice of Hearing
 - Exhibit B - Adopted Budget FY 2026/27
 - Exhibit C - Tax Levy
 - Map of District

**DC RANCH COMMUNITY FACILITIES DISTRICT
OF SCOTTSDALE, ARIZONA**

RESOLUTION NO. 65

A RESOLUTION OF THE DISTRICT BOARD OF THE DC 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 DC 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 and maintenance expenses, together with the debt service payment of the District 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 DC 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 DC Ranch Community Facilities District of Scottsdale, Arizona this 9th day of June, 2026.

Chair, District Board
DC Ranch Community Facilities
District of Scottsdale, Arizona

ATTEST:

Ben Lane, District Clerk
DC 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

**DC RANCH COMMUNITY FACILITIES DISTRICT
OF SCOTTSDALE, ARIZONA**

PROPOSED BUDGET FY 2026/27

BEGINNING FUNDS AVAILABLE FOR DEBT SERVICE		\$	128,983
REVENUES			
Net Assessed Limited Property Value*	\$468,338,260		
Estimated Tax Rate for Debt Service	\$0.2615		
Property Tax Collections**			1,224,705
EXPENSES			
Debt Service	(1,287,455)		
Trustee Fees	(1,000)		
Total Expenses			<u>(1,288,455)</u>
ENDING FUNDS AVAILABLE FOR DEBT SERVICE		\$	<u>65,233</u>
BEGINNING FUNDS AVAILABLE FOR O&M			
		\$	48,507
REVENUES			
Net Assessed Limited Property Value*	\$468,338,260		
Estimated Tax Rate for Administrative, Operations & Maint	\$0.0266		
Property Tax Collections**			124,578
EXPENSES			
Path and Trail Maintenance***	(108,284)		
Insurance Premium	(5,000)		
Legal Fees	(600)		
Advertising	(500)		
Administrative	(7,700)		
Total Expenses			<u>(122,084)</u>
ENDING FUNDS AVAILABLE FOR O&M		\$	<u>51,001</u>

* Source: Maricopa County Assessor's Office, as of February 2026

** Net Assessed Limited Property Value x Estimated Tax Rate/100

*** For paths and trails dedicated to the City of Scottsdale

EXHIBIT B

**DC 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

**DC 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 DC 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 (search "live stream"). To find the agenda for this meeting and information about the opportunity for public participation and comment, visit 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 DC 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
DC Ranch Community Facilities
District of Scottsdale, Arizona

**DC RANCH COMMUNITY FACILITIES DISTRICT
OF SCOTTSDALE, ARIZONA**

RESOLUTION NO. 66

A RESOLUTION OF THE DISTRICT BOARD OF THE DC RANCH
COMMUNITY FACILITIES DISTRICT OF SCOTTSDALE, ARIZONA
ADOPTING THE DISTRICT BUDGET FOR FY 2026/27 AND ORDERING
A TAX LEVY

WHEREAS, pursuant to Section 48-716 of the Arizona Revised Statutes, the Treasurer of the DC 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 and maintenance expenses, together with the debt service payment 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. 65, 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 DC 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. *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 Maricopa County (Arizona) Board of Supervisors, to the Arizona Department of Revenue, and to any entity acting as trustee for any District bonds.
3. *Effective Date.* This Resolution is effective immediately.


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

Chair, District Board
DC Ranch Community Facilities
District of Scottsdale, Arizona

ATTEST:

Ben Lane, District Clerk
DC Ranch Community Facilities
District of Scottsdale, Arizona

APPROVED AS TO FORM:

By 
Zachary D. Sakas, Bond Counsel
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ATTACHMENTS:

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

EXHIBIT A

**DC 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

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DATED this 19th day of May, 2026.

/s/ District Manager
District Manager
DC Ranch Community Facilities
District of Scottsdale, Arizona

EXHIBIT B

**DC RANCH COMMUNITY FACILITIES DISTRICT
OF SCOTTSDALE, ARIZONA**

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- * Source: Maricopa County Assessor's Office, as of February 2026
- ** Net Assessed Limited Property Value x Estimated Tax Rate/100
- *** For paths and trails dedicated to the City of Scottsdale

EXHIBIT C

**DC RANCH COMMUNITY FACILITIES DISTRICT
OF SCOTTSDALE, ARIZONA**

TAX LEVY

PURSUANT TO RESOLUTION NO. 66 passed on June 9, 2026 by the Board of Directors of the DC Ranch Community Facilities District of Scottsdale, Arizona (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: at a rate sufficient to produce \$1,224,705 for debt service on outstanding bonds of the District; and at a rate (not to exceed \$0.30 per \$100.00 of net assessed limited property value) sufficient to produce \$124,578 for operation and maintenance expenses of the District. A map of the District is attached hereto as Appendix A.

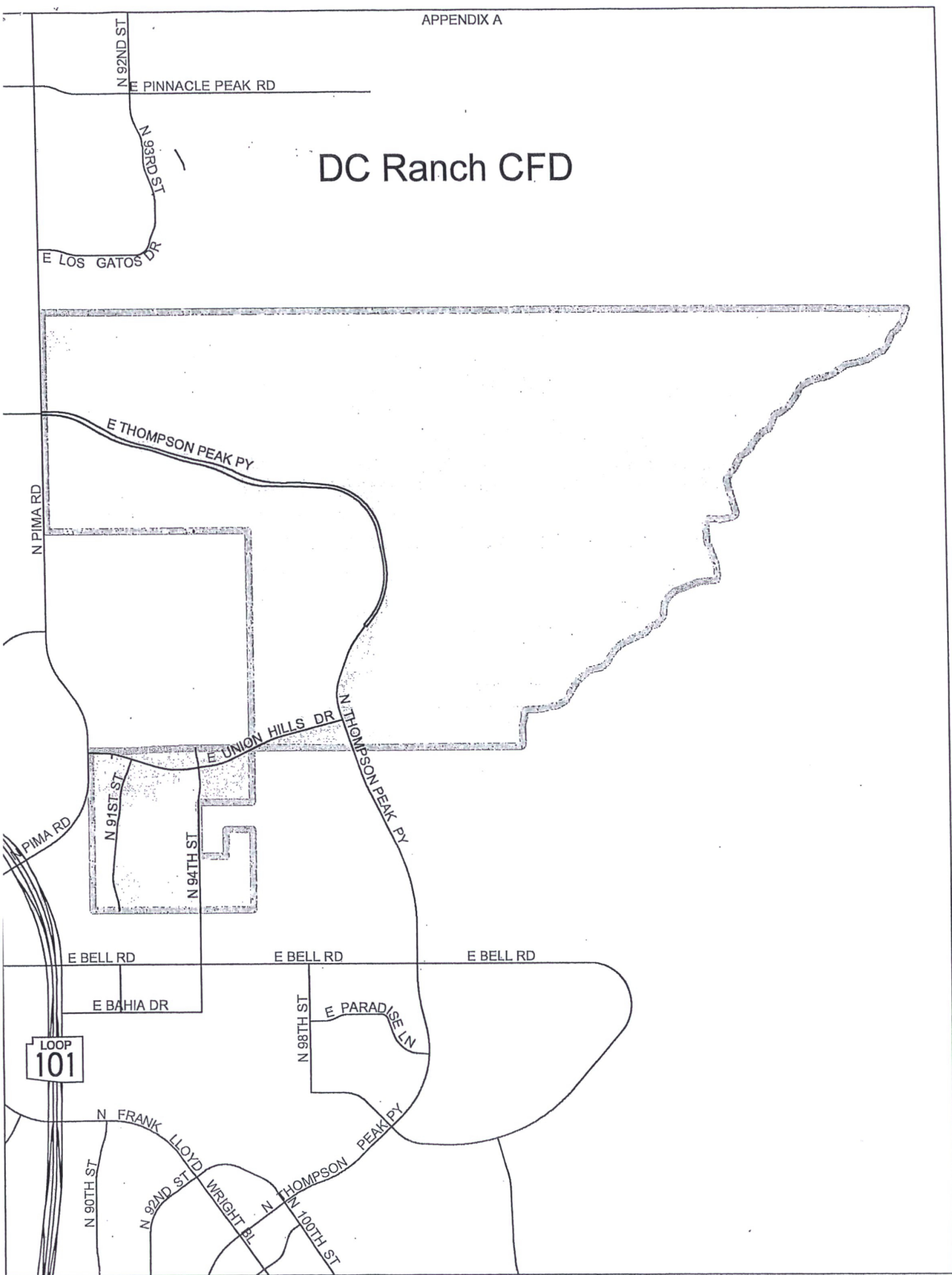
DATED: June 9, 2026.

Chair, District Board
DC Ranch Community Facilities
District of Scottsdale, Arizona

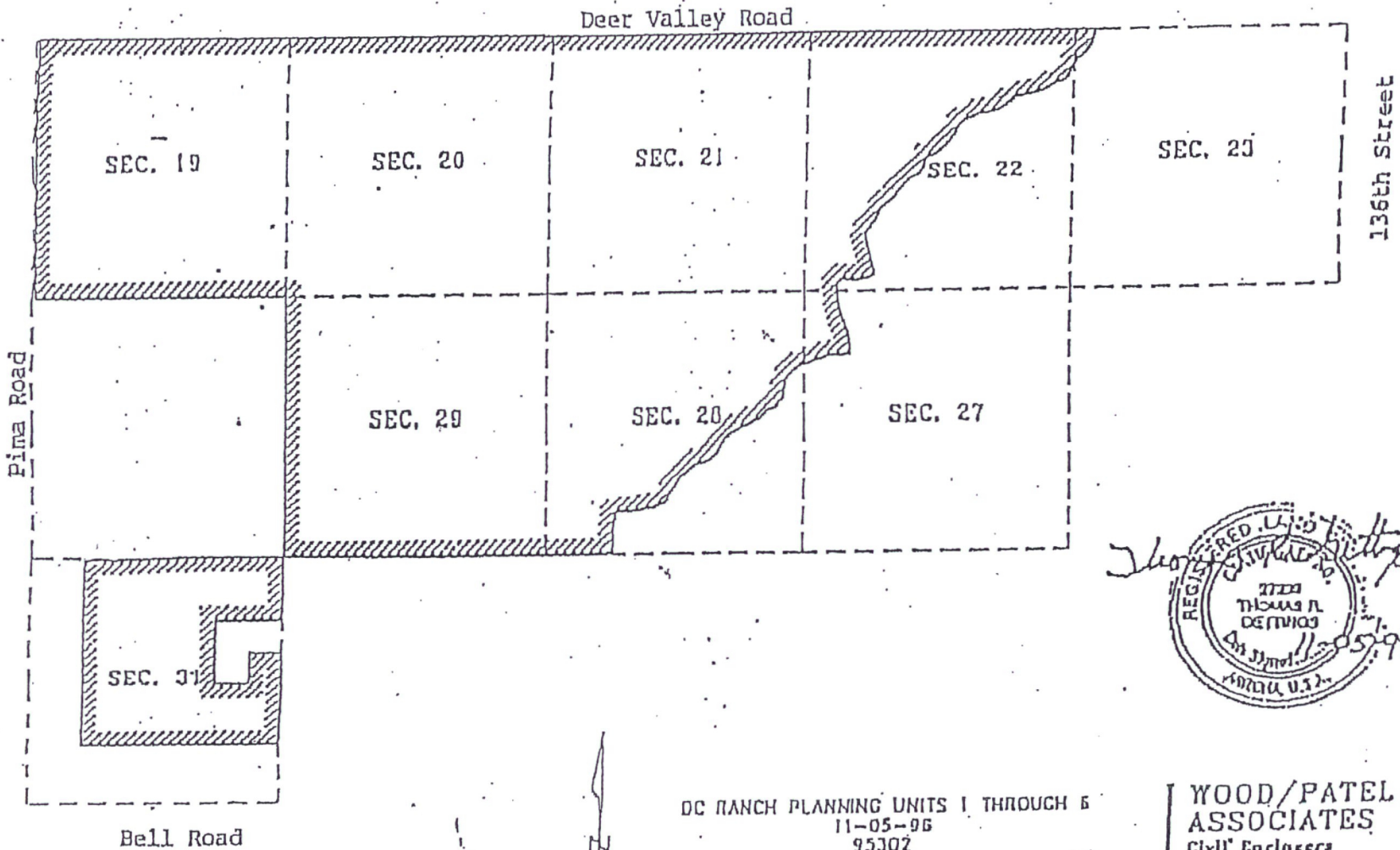
ATTEST:

District Clerk
DC Ranch Community Facilities
District of Scottsdale, Arizona

DC Ranch CFD



Appendix A



DC RANCH PLANNING UNITS 1 THROUGH 6
11-05-96
95302

NOT TO SCALE
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WOOD/PATEL
ASSOCIATES
Civil Engineers
Hydrologists
Land Surveyors
(002) 234-1344

DC RANCH COMMUNITY FACILITIES DISTRICT
OF SCOTTSDALE, ARIZONA

TAX LEVY

PURSUANT TO RESOLUTION NO. 66 passed on June 9, 2026 by the Board of Directors of the DC Ranch Community Facilities District of Scottsdale, Arizona (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: at a rate sufficient to produce \$1,224,705 for debt service on outstanding bonds of the District; and at a rate (not to exceed \$0.30 per \$100.00 of net assessed limited property value) sufficient to produce \$124,578 for operation and maintenance expenses of the District. A map of the District is attached hereto as Appendix A.

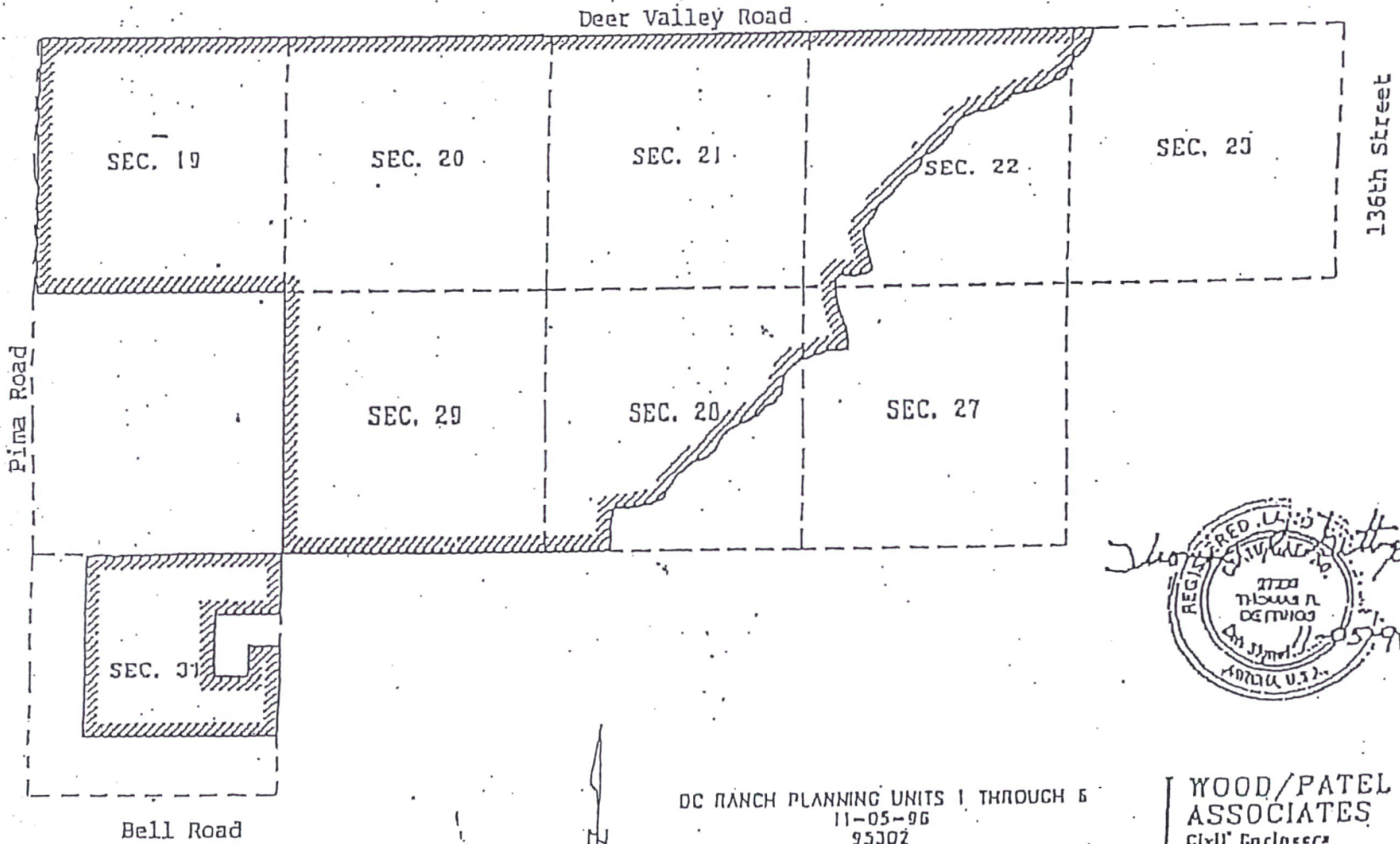
DATED: June 9, 2026.

Chair, District Board
DC Ranch Community Facilities
District of Scottsdale, Arizona

ATTEST:

District Clerk
DC Ranch Community Facilities
District of Scottsdale, Arizona

Appendix A



DC PLANCH PLANNING UNITS 1 THROUGH 6
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 95302

NOT TO SCALE
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