

**RANCHO SAHUARITA COMMUNITY FACILITIES DISTRICT**

**RESOLUTION NO. 2025-0034**

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A RESOLUTION OF THE DISTRICT BOARD OF THE RANCHO SAHUARITA COMMUNITY FACILITIES DISTRICT, A COMMUNITY FACILITIES DISTRICT OF ARIZONA, APPROVING A FINAL BUDGET FOR FISCAL YEAR 2026 IN THE AMOUNT OF \$9,233,410 PURSUANT TO SECTION 48-716, ARIZONA REVISED STATUTES, AS AMENDED; ORDERING THAT AN AD VALOREM TAX BE FIXED, LEVIED AND ASSESSED ON THE ASSESSED VALUE OF ALL THE REAL AND PERSONAL PROPERTY WITHIN THE BOUNDARIES OF THE DISTRICT IN AMOUNTS SPECIFIED IN THE FILED STATEMENTS AND ESTIMATES; PROVIDING FOR CERTIFIED COPIES OF THIS RESOLUTION AND ORDER TO BE DELIVERED TO THE PIMA COUNTY BOARD OF SUPERVISORS AND THE ARIZONA DEPARTMENT OF REVENUE; AND PROVIDING THAT THIS RESOLUTION SHALL BE EFFECTIVE AFTER ITS PASSAGE AND APPROVAL ACCORDING TO LAW.

WHEREAS, on March 24, 2014, the Rancho Sahuarita Community Facilities District (“RSCFD”) was formed, a community facilities district in accordance with Section 48-701 *et seq.*, Arizona Revised Statutes, as amended; and

WHEREAS, RSCFD is a special purpose district for purposes of Article IX, Section 19, Constitution of Arizona, a tax-levying public improvement district for the purposes of Article XIII, Section 7, Constitution of Arizona, and a municipal corporation for all purposes of Title 35, Chapter 3, Articles 3, 3.1., 3.2, 4 and 5, Arizona Revised Statutes, as amended, and [except as otherwise provided in Section 48-708(B), Arizona Revised Statutes, as amended] is considered to be a municipal corporation and political subdivision of the State of Arizona, separate and apart from the Town; and

WHEREAS, a primary purpose for creating RSCFD was to finance certain public infrastructure needed for the development known as “Rancho Sahuarita” through assessment of ad valorem taxes on all real and personal property within RSCFD; and

WHEREAS, in accordance with Sections 48-719 and 48-723, Arizona Revised Statutes, as amended, a special election was held on August 12, 2014, wherein the qualified electors of RSCFD voted to issue general obligation bonds in the maximum amount of \$60,000,000 to cover costs of public infrastructure purposes and to levy and collect an annual ad valorem tax at a rate not to

exceed thirty cents (30¢) per one hundred dollars (\$100) of assessed valuation for operation and maintenance expenses of RSCFD; and

WHEREAS, by Resolution No. 2025-0033, adopted on May 27, 2025, the District Board of RSCFD (a) approved a tentative budget for fiscal year 2026, (b) filed required statements and estimates of operation and maintenance expenses of RSCFD, the costs of capital improvements to be financed by the authorized ad valorem tax levy, and the amount of all other expenditures for public infrastructure and enhanced municipal services proposed to be paid from the tax levy and of the amount to be raised to pay general obligation bonds of RSCFD, (c) set a date of June 23, 2025 for a public hearing on the tentative budget and particularly, on the portions of the statements and estimates not relating to debt service on general obligation bonds, and (d) provided for notice of the filing and of the public hearing date; and

WHEREAS, at the conclusion of the public hearing, the District Board of RSCFD voted to adopt the final budget for fiscal year 2026 by this Resolution No. 2025-0034, and ordered the fixing, levying and assessment of the amounts to be raised by ad valorem taxes.

NOW, THEREFORE, BE IT RESOLVED BY THE DISTRICT BOARD OF THE RANCHO SAHUARITA COMMUNITY FACILITIES DISTRICT AS FOLLOWS:

1. That certain proposed budget prepared by the RSCFD Treasurer for fiscal year 2026, attached hereto and expressly made a part hereof as Exhibit “A”, is hereby finally adopted.
2. It is hereby ORDERED that, in fiscal year 2026, an ad valorem tax be fixed, levied and assessed on the assessed value of all the real and personal property within the boundaries of RSCFD in the amounts set forth in the statements and estimates attached hereto and expressly made a part hereof as Exhibit “B”.
3. Certified copies of the Resolution and Order shall be delivered to Pima County (inasmuch as the tax levy must be filed by the Pima County Board of Supervisors on or before the third Monday in August).
4. If any provision in this Resolution is held invalid by a Court of competent jurisdiction, the remaining provisions shall not be affected but shall continue in full force and effect.
5. This Resolution shall be effective after its passage and approval according to law.

[SEE NEXT PAGE FOR SIGNATURES]

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PASSED by the District Board of the Rancho Sahuarita Community Facilities District this 23rd day of June 2025.

Approved: 

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Tom Murphy  
Chairperson  
Rancho Sahuarita Community Facilities District

**CERTIFICATION OF RECORDING OFFICER**

State of Arizona        )  
County of Pima        ) ss.

I, the undersigned, Lisa Cole, MMC, being the duly appointed, qualified District Clerk of the Rancho Sahuarita Community Facilities District, Pima County, Arizona, certify that the foregoing resolution is a true, correct, and accurate copy of Resolution No. 2025-0034, passed and adopted at a Voting Meeting of the Rancho Sahuarita Community Facilities District, Pima County, Arizona, held on the 23rd day of June 2025, at which a quorum was present, and by a 6-0 vote, all voted in favor of said resolution.

Given under my hand this 23rd day of June 2025.



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Lisa Cole  
District Clerk  
Rancho Sahuarita Community Facilities District

APPROVED AS TO FORM:



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Jon Paladini  
District Counsel  
Rancho Sahuarita Community Facilities District

**EXHIBIT “A”**

**FISCAL YEAR 2026 FINAL BUDGET**  
**RANCHO SAHUARITA COMMUNITY FACILITIES DISTRICT BUDGET**

(See following page)

**RANCHO SAHUARITA  
COMMUNITY FACILITIES DISTRICT  
SOURCES AND USES OF FUNDS**

	<b>2026 Budget Amount</b>
<b><u>SOURCES</u></b>	
<b>Revenues:</b>	
Taxes	\$ 1,502,110
Investment Earnings	136,610
Developer Contributions	310,810
<b>Total Revenues</b>	<b>1,949,530</b>
<b>Beginning Fund Balance:</b>	
Restricted for Capital Acquisition	7,283,880
Restricted for RSCFD	-
<b>Total Fund Balance</b>	<b>7,283,880</b>
<b>TOTAL SOURCES</b>	<b>\$ 9,233,410</b>
<b><u>USES</u></b>	
<b>Current Expenditures:</b>	
General Government	\$ 10,300
Streets	42,150
<b>Subtotal</b>	<b>52,450</b>
<b>Debt Service:</b>	
Principal	805,000
Interest	1,087,080
Other	5,000
<b>Subtotal</b>	<b>1,897,080</b>
<b>Capital Outlay:</b>	
Infrastructure Acquisition	7,283,880
<b>Subtotal</b>	<b>7,283,880</b>
<b>Total Expenditures</b>	<b>9,233,410</b>
<b>Ending Fund Balance:</b>	
Restricted for Capital Acquisition	-
Restricted for RSCFD	-
<b>Total Fund Balance</b>	<b>-</b>
<b>TOTAL USES</b>	<b>\$ 9,233,410</b>

**EXHIBIT "B"**

**FISCAL YEAR 2025/2026 TAX LEVY**

<b>JURISDICTION</b>	<b>NET TAXABLE ASSESSED VALUATION (NTAV)</b>	<b>TAX LEVY</b>	<b>TAX RATE (PER \$100 NTAV)</b>
<b>RANCHO SAHUARITA COMMUNITY FACILITIES DISTRICT</b>			
Secondary	\$31,701,537		
Debt Service		\$1,486,802	\$4.6900
Maintenance and Operation		\$ 95,105	\$0.3000
<b>TOTAL SECONDARY</b>		<b>\$1,581,907</b>	<b>\$4.9900</b>