Vistancia West Community Facilities District

Peoria, Arizona

Annual Financial Report

For Fiscal Year Ended
June 30, 2017

District Board:
Cathy Carlat, Chairperson
John Edwards, Vice-Chairperson
Bridget Binsbacher
Michael Finn
Vicki Hunt
Carlo Leone
Bill Patena

District Administrative Staff:
Jeff Tyne, District Manager
Sonia Andrews, Acting District Treasurer & Chief Financial Officer
Steve Burg, District Counsel
Rhonda Geriminsky, District Clerk

Dedicated to:
Brent D. Mattingly, Past District Treasurer & Chief Financial Officer

Prepared by City of Peoria Finance Department

VISTANCIA WEST COMMUNITY FACILITIES DISTRICT
Peoria, Arizona
ANNUAL FINANCIAL REPORT
For the Year Ended June 30, 2017

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Vistancia West Community Facilities District
Peoria, Arizona

November 8, 2017

Honorable Board of Directors:

The accompanying basic financial statements of the Vistancia West Community Facilities District (the District) for the year ended June 30, 2017, have been prepared for the use of the District Board, staff and other interested parties. This report includes Management's Discussion and Analysis, the basic financial statements for the District including government-wide financial statements, fund financial statements and footnotes, and supplemental budget comparison schedules for the District's funds.

This report was prepared by the Financial Services Division of the Finance Department of the City of Peoria, Arizona (the City) as finance staff for the District. It is intended as District management's report to the District Board and other interested parties.

The District is a component unit of the City of Peoria, Arizona for financial reporting. As a component unit of the City, the accompanying financial statements were included in the annual audit of the City's Comprehensive Annual Financial Report (CAFR) for the year ended June 30, 2017. A copy of the City's CAFR may be obtained by contacting the City's Finance Department at 8401 West Monroe Street, Peoria, Arizona 85345. Additionally, the auditors, Heinfeld, Meech & Co., P.C., have also expressed an opinion on the separate financial statements of the District included herein. That opinion may be found on page 1 of this financial report.

Questions about the financial statements included herein should be addressed to the City of Peoria, Finance Department at the above address.

INDEPENDENT AUDITOR'S REPORT

Board of Directors
Vistancia West Community Facilities District

Report on the Financial Statements

We have audited the accompanying financial statements of the governmental activities and each major fund of Vistancia West Community Facilities District (District), a component unit of the City of Peoria, Arizona, as of and for the year ended June 30, 2017, and the related notes to the financial statements, which collectively comprise the District's basic financial statements as listed in the table of contents.

Management's Responsibility for the Financial Statements

Management is responsible for the preparation and fair presentation of these financial statements in accordance with accounting principles generally accepted in the United States of America; this includes 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.

Auditor's Responsibility

Our responsibility is to express opinions on these financial statements based on our audit. We conducted our audit in accordance with auditing standards generally accepted in the United States of America. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the financial statements are free from material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial statements. The procedures selected depend on the auditor's judgment, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error. In making those risk assessments, the auditor considers internal control relevant to the entity's preparation and fair presentation of the financial statements 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 entity's internal control. Accordingly, we express no such opinion. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the financial statements.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

Opinions

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 Vistancia West Community Facilities District, as of June 30, 2017, and the respective changes in financial position thereof and the respective budgetary comparison for the General Fund for the year then ended in accordance with accounting principles generally accepted in the United States of America.

Change in Accounting Principle

As described in Note 1, the District implemented the provisions of the Governmental Accounting Standards Board (GASB) Statement No. 77, *Tax Abatement Disclosures*, for the year ended June 30, 2017, which represents a change in accounting principle. Our opinion is not modified with respect to this matter.

Other Matters

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that the Management's Discussion and Analysis, as listed in the table of contents, be presented to supplement the basic financial statements. Such information, 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. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

Other 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 transmittal letter, supplemental information, and continuing disclosure information as listed in the table of contents are presented for purposes of additional analysis and are not a required part of the basic financial statements.

The supplemental 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 supplemental information is fairly stated in all material respects in relation to the basic financial statements as a whole.

The transmittal letter and the continuing disclosure information have not been subjected to the auditing procedures applied in the audit of the basic financial statements and, accordingly, we do not express an opinion or provide any assurance on them.

Heinfeld, Meech & Co., P.C.

Heinfeld, Meech & Co., P.C.
Phoenix, Arizona
November 8, 2017

MANAGEMENT'S DISCUSSION AND ANALYSIS

MANAGEMENT'S DISCUSSION AND ANALYSIS

As management of the Vistancia West Community Facilities District (the District), we offer this narrative overview and analysis of the financial activities of the District for the fiscal year ended June 30, 2017. This discussion and analysis is designed to (1) assist the reader in focusing on significant financial issues, (2) provide an overview of the District's financial activity, (3) identify changes in the District's financial position, and (4) identify individual fund issues or concerns.

On August 27, 2014, the District was formed by petition to the City Council of the City of Peoria, Arizona (City) pursuant to Title 48, Chapter 4, Article 6 of the Arizona Revised Statutes. The District is a special purpose taxing district and separate political subdivision under Arizona statues. As such, the District can levy taxes and issue bonds, independent of the City. Property owners within the District boundaries pay for District infrastructure and functions through secondary property tax assessments. The District's purpose is to acquire or construct public infrastructure in a specified area of the City. City staff administers the District. The Peoria City Council also serves as the District Board of Directors. The District is one of the City of Peoria's component units for the fiscal year ended June 30, 2017.

Financial Highlights

- The fiscal year 2017 tax levy remained unchanged at $2.10 per $100 valuation.
- District tax collections plus developer contributions were used to pay District debt service during fiscal year 2017.
- The fund balance of the District's governmental funds at June 30, 2017, was $231,241, an increase of $186,216 compared to prior year. This increase was due mainly from unspent bond proceeds and higher tax revenues. Of the total ending governmental fund balance, $108,772 is restricted for debt service, and $122,469 is restricted for capital projects.

OVERVIEW OF THE FINANCIAL STATEMENTS

This discussion and analysis introduces the District's basic financial statements. The basic financial statements are comprised of three components: (1) government-wide financial statements, (2) fund financial statements and (3) notes to the financial statements.

Government-wide Financial Statements

The *statement of net position* is designed to provide a broad overview of the District's finances in a manner similar to those used by private businesses. The statement of net position presents information on all of the District's assets and liabilities, both current and long-term, with the difference between assets and liabilities reported as net position. The focus on net position is designed to be similar to the emphasis for businesses. Over time, increases or decreases in net position may serve as a useful indicator of whether the financial position of the District is improving or deteriorating. To assess the overall health of the District, other indicators, including non-financial indicators should also be considered.

The *statement of activities* presents information showing how the District's net position changed over the most recent fiscal year. Since full accrual accounting is used for the government-wide financial statements, all changes to net position are reported at the time that the underlying event giving rise to the change occurs, regardless of the timing of the related cash flows. Thus, revenues and expenses are reported in this statement for some items that will only result in cash flows in future fiscal periods, such as revenues pertaining to uncollected taxes and expenses related to accrued interest. This statement also focuses on both the gross and net costs of the various functions of the District, based only on direct functional revenues and expenses. This is designed to show the extent to which the various functions depend on general taxes and revenues for support.

Fund Financial Statements

A fund is a grouping of related accounts that is used to maintain control over resources that have been segregated for specific activities or conditions. Funds are used to ensure and demonstrate compliance with finance-related legal requirements. All of the funds of the District are governmental funds and all are restricted, either by bond covenants or state law, as to use.

The District maintains two governmental funds, a general fund and a debt service fund. Information is presented separately in the governmental fund balance sheet and in the governmental fund statement of revenues, expenditures and changes in fund balances for each fund.

The District adopts annual budgets for both the general fund and the debt service fund. Budgetary comparison statements and schedules are provided to demonstrate compliance with the adopted budgets.

Notes to the financial statements

The notes to the financial statements provide additional information that is essential to a full understanding of the data provided in the financial statements and should be read in conjunction with the financial statements.

GOVERNMENT-WIDE FINANCIAL ANALYSIS

As of June 30, 2017, the liabilities of the District exceed its assets by $3 million (net position). The deficit in net position is due to the nature of the District's operations. The purpose of the District is to acquire or construct certain capital infrastructure, primarily water and wastewater systems, within the boundaries of the District. Once the capital infrastructure is acquired or constructed, it is turned over to the City to operate. As a special purpose district and a separate political subdivision under the Arizona Constitution, the District can levy taxes and issue bonds independently of the City. Property owners within the District are assessed property taxes to pay the debt service over the life of the bonds. The City has no liability for debt of the District. Because the completed capital assets are generally reported in the City's financial statements, the Statement of Net Position for the District reflects a large liability (bonds payable) without an offsetting asset. Capital assets are only shown on the District's financial statements if they are classified as work-in-process at year end.

The following tables, graphs and analysis discuss the financial position and changes to the financial position for the District as a whole as of and for the year ended June 30, 2017, with comparative information for the previous year.

Net Position

Net position may serve over time as a useful indicator of a government's financial position. The following table reflects the condensed Statement of Net Position of the District for June 30, 2017, compared to the prior year.

Statement of Net Position
As of June 30
(In millions of dollars)

	Governmental Activities		
	2017	2016	% Change
Current and other assets	$ 0.2	$ 0.1	100.0%
Total assets	0.2	0.1	100.0%
Other liabilities	0.1	0.1	0.0%
Long-term liabilities outstanding	3.1	-	
Total liabilities	3.2	0.1	3100.0%
Net position:			
Unrestricted	$ (3.0)	$ -	

The District's current assets and long-term liabilities increased due to higher tax revenues and the issuance of new debt. All capital assets were transferred out of the District at June 30, 2017 to the City's proprietary funds. Since the net position of the District is negative at June 30, 2017, they are classified as unrestricted.

Changes in Net Position

The following table compares the revenue and expenses for the current and previous fiscal year.

	Changes in Net Position As of June 30 (In millions of dollars) Governmental Activities	
	2017	2016
REVENUES		
Program revenues:		
Developer contributions	$ -	$ -
General revenues		
Property taxes	0.1	
Investment earnings	-	
Total revenues	0.1	-
EXPENSES:		
Program activities:		
General government		
Interest expense on debt	0.5	
Total expenses	0.5	-
Excess (shortage) before transfers	(0.4)	-
Transfers in (out)	(2.6)	-
Increase (decrease) in net position	$ (3.0)	$ -

Under an agreement between the District and the developer, the developer is required to cover any deficits between tax collections and debt service requirements. In fiscal year 2017, the developer contributed $82,545 for payments on district debt, an increase of $57,545 from the previous year.

The net position of the District decreased $3.0 million in fiscal year 2017 compared to the prior year due to the issuance of new debt in the amount of $3.0 million.

FINANCIAL ANALYSIS OF THE DISTRICT'S FUNDS

The District maintains fund accounting to demonstrate compliance with budgetary and legal requirements related to special purpose districts and general obligation bonds.

The focus of the governmental fund financial statements is to provide information on near-term inflows, outflows and balances of spendable resources. Such information is useful in assessing the District's ability to pay the debt service on the general obligation bonds it issues to fund construction or acquisition of public infrastructure.

The fund balance of the District's combined governmental funds is $231,241, an increase of $186,216 from the previous year due to unspent bond proceeds and higher tax revenues. Of the total ending fund balance, $108,772 is restricted for debt service and $122,469 is restricted for capital projects.

CAPITAL ASSET AND DEBT ADMINISTRATION

The District was formed to finance the acquisition or construction of public infrastructure that is subsequently donated to the City for operation. The District does not own or operate infrastructure once completed. District bonds have been issued to construct public infrastructure such as water lines and a water campus. All capital assets were transferred to the City at the end of fiscal year 2017.

The District is authorized, by an election held December 2, 2014, to issue $9.0 million in District general obligation bonds. As of June 30, 2017, the District has $6.0 million remaining authorization from the election to issue general obligation bonds against the authorization. These bonds are to be repaid through property taxes levied on the property within the District.

In the event the District Board decides at a future time to dissolve the District, State statute provides that all taxable property in the District will remain subject to the lien for the payment of the bonds until all bonds have been defeased.

Outstanding Long-Term Debt at June 30

	Governmental Activities	
	2017	2016
General obligation bonds	$ 3,018,000	$ 35,000

BUDGETARY HIGHLIGHTS

The District's annual budget is the legally adopted expenditure control document of the District. The budgetary comparison statement required for the General Fund is presented with the basic financial statements. The statement compares the original adopted budget, the budget as amended throughout the fiscal year, and the actual expenditures prepared on a budgetary basis. A budgetary schedule for the other governmental fund is also presented as supplemental information.

Amendments to the adopted budget may occur throughout the year in a legally permissible manner (see Note 1 for more information on budget policies). Some of these amendments include transfers from contingency to cover approved carryovers from the previous budget, capital projects with budget overages (or whose timing was accelerated), and other unanticipated costs. There were no amendments to the District's budget during fiscal year 2017.

General Fund issued $3 million of debt compared to $6.1 million budgeted and expended all but $.01 million toward the construction of capital assets and debt issuance costs.

ECONOMIC FACTORS

The City of Peoria, where the District is located, continues to enjoy one of the lowest unemployment rates in the Phoenix metropolitan area while the City's population continues to increase creating demand for housing. The unemployment rate in the City of Peoria June 2017 was 4.2%, which is below the state rate of 5.3% and in line with the national average.

Locally improving consumer confidence has resulted in higher sales tax revenues and is forecasted to increase by 2.7% in fiscal year 2018.

New residential construction in Peoria is growing, while commercial construction has begun to show expansion and stability. Existing home valuations have continued to increase and information from the County Assessor's Office projects slight increases in the City's assessed valuations for the fourth consecutive year. Future valuations should continue to increase, resulting in higher tax collections in subsequent years.

The adopted fiscal year 2018 budget for the District is $3.5 million. The tax rate for the District for fiscal year 2018 is $2.10, unchanged from the fiscal year 2017 tax rate. The fiscal year 2017 Limited Assessed Value for the District is $7,044,734.

FINANCIAL CONTACT

This financial report is designed to provide a general overview of the District's finances and to demonstrate accountability for the use of public funds. Questions about any of the information provided in this report, or requests for additional financial information should be addressed to the City's Finance Department at the following address: City of Peoria, 8401 W. Monroe Street, Peoria, Arizona 85345.

BASIC FINANCIAL STATEMENTS

VISTANCIA WEST COMMUNITY FACILITIES DISTRICT
STATEMENT OF NET POSITION
JUNE 30, 2017

	Primary Government Governmental Activities
ASSETS	
Cash and cash equivalents	$ 28,175
Cash with fiscal agents	84,500
Accounts receivable, net	244
Interest receivable	83
Property taxes receivable	252
Restricted investments	118,002
Total assets	231,256
Total assets & deferred outflows	231,256
LIABILITIES	
Accounts payable	15
Interest payable	58,634
Non-current liabilities:	
Due within one year:	
Current portion of bonds payable	18,000
Due in more than one year:	
Noncurrent portion of bonds payable	3,099,749
Total liabilities	3,176,398
Total liabilities & deferred inflows	3,176,398
NET POSITION	
Unrestricted	(2,945,142)
Total net position	$ (2,945,142)

The accompanying notes are an integral part of the financial statements

VISTANCIA WEST COMMUNITY FACILITIES DISTRICT
STATEMENT OF ACTIVITIES
FOR THE YEAR ENDED JUNE 30, 2017

		Program Revenues	
	Expenses	Operating Grants and Contributions	Net (Expenses) Revenues and Changes in Net Position
			Governmental Activities
Functions/Programs			
Primary government:			
Governmental activites:			
General government	$ 14,585	$ -	$ (14,585)
Community Facilities District	-	82,545	82,545
Interest on long-term debt	495,280	-	(495,280)
Totals	509,865	82,545	(427,320)
General revenues			
Taxes:			
Property taxes, levied for debt service			70,992
Investment earnings			2,089
Transfers out			(2,600,583)
Total general revenues and transfers			(2,527,502)
Change in net position			(2,954,822)
Net position - beginning			9,680
Net position - ending			$ (2,945,142)

The accompanying notes are an integral part of the financial statements

VISTANCIA WEST COMMUNITY FACILITIES DISTRICT
BALANCE SHEET
GOVERNMENTAL FUNDS
JUNE 30, 2017

	General Fund	Debt Service Fund	Totals
ASSETS & DEFERRED OUTFLOWS			
Cash and cash equivalents	$ 4,223	$ 23,952	$ 28,175
Cash with fiscal agents		84,500	84,500
Accounts receivable, net	244	-	244
Interest receivable	-	83	83
Property taxes receivable		252	252
Restricted investments	118,002	-	118,002
Total assets	122,469	108,787	231,256
Total assets & deferred outflows	$ 122,469	$ 108,787	$ 231,256
LIABILITIES, DEFERRED INFLOWS & FUND BALANCES			
Liabilities:			
Accounts payable	$ -	$ 15	$ 15
Total liabilities	-	15	15
Fund balances:			
Restricted for:			
Debt service	-	108,772	108,772
Capital projects	122,469	-	122,469
Total fund balance	122,469	108,772	231,241
Total liabilities, deferred inflows & fund balance	$ 122,469	$ 108,787	$ 231,256

The accompanying notes are an integral part of the financial statements

VISTANCIA WEST COMMUNITY FACILITIES DISTRICT
RECONCILIATION OF THE BALANCE SHEET
TO THE STATEMENT OF NET POSITION
GOVERNMENTAL ACTIVITIES
JUNE 30, 2017

Fund balances - total governmental funds balance sheet	$ 231,241
Amounts reported for governmental activities in the statement of net position are different because:	
Long-term liabilities, including bonds payable are not due and payable in the current period and therefore are not reported in the governmental funds.	
Governmental bonds payable	(3,018,000)
Bond premiums are recognized at the time of issuance in the governmental funds, but are deferred and recognized over the life of the bonds for government-wide reporting.	(99,749)
Interest payable on long-term debt is not reported in the governmental funds.	(58,634)
Net position of governmental activities - statement of net position	$ (2,945,142)

The accompanying notes are an integral part of the financial statements

VISTANCIA WEST COMMUNITY FACILITIES DISTRICT
STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES
GOVERNMENTAL FUNDS
FOR THE YEAR ENDED JUNE 30, 2017

	General Fund	Debt Service Fund	Totals
REVENUES:			
Taxes	$ -	$ 70,992	$ 70,992
Investment earnings	1,560	529	2,089
Developer contributions	-	82,545	82,545
Total revenues	1,560	154,066	155,626
EXPENDITURES:			
Current:			
General government	5,000	9,585	14,585
Debt service:			
Principal payments	-	17,000	17,000
Interest and other charges	386,000	59,303	445,303
Total expenditures	391,000	85,888	476,888
Excess (deficiency) of revenues over expenditures	(389,440)	68,178	(321,262)
OTHER FINANCING SOURCES (USES):			
Issuance of debt	3,000,000	-	3,000,000
Premium on bonds issued	108,061	-	108,061
Transfers out	(2,600,583)	-	(2,600,583)
Total other financing sources and uses	507,478	-	507,478
Net change in fund balances	118,038	68,178	186,216
Fund balances - beginning	4,431	40,594	45,025
Fund balances - ending	$ 122,469	$ 108,772	$ 231,241

The accompanying notes are an integral part of the financial statements

VISTANCIA WEST COMMUNITY FACILITIES DISTRICT
RECONCILIATION OF THE STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES OF GOVERNMENTAL FUNDS TO THE STATEMENT OF ACTIVITIES - GOVERNMENTAL ACTIVITIES
FOR THE YEAR ENDED JUNE 30, 2017

Net change in fund balances - total governmental funds	$ 186,216
Amounts reported for governmental activities in the statement of activities are different because:	
Interest expense in the statement of activities differs from the amount reported in governmental funds because accrued interest was calculated for bonds and calculated for bond and notes payable for the statement of activities, but is expensed when due for the governmental fund statements.	(49,977)
The issuance of long-term debt provides current financial resources in the governmental funds, but creates a long-term liability in the statement of activities.	(3,000,000)
Repayment of bond principal is an expenditure in the governmental funds, but reduces long-term liabilities in the statement of net position. No effect on net position.	17,000
Loss on refunding and bond premiums are expensed in the year of issuance for budgetary purposes but are amortized to interest expense over the life of the bonds for GAAP purposes.	(108,061)
Change in net position of governmental activities- statement of activities	$ (2,954,822)

The accompanying notes are an integral part of the financial statements

VISTANCIA WEST COMMUNITY FACILITIES DISTRICT
BUDGETARY COMPARISON STATEMENT
GENERAL FUND
FOR THE YEAR ENDED JUNE 30, 2017

	Budgeted Amounts		Actual Amounts	Variance with Final Budget Over
	Original	Final	(budgetary basis)	(Under)
REVENUES:				
Investment earnings	$ -	$ -	$ 1,560	$ 1,560
Total revenues	-	-	1,560	1,560
EXPENDITURES:				
Current:				
General Government	-	-	5,000	5,000
Debt service:				
Interest and other charges	600,000	600,000	386,000	(214,000)
Capital outlay	5,520,000	5,520,000	-	(5,520,000)
Total expenditures	6,120,000	6,120,000	391,000	(5,729,000)
Excess (deficiency) of revenues over (under) expenditures	(6,120,000)	(6,120,000)	(389,440)	5,730,560
OTHER FINANCING SOURCES (USES):				
Refunding bonds issued	-	-	-	-
Issuance of debt	6,120,000	6,120,000	3,000,000	(3,120,000)
Premium on bonds issued	-	-	108,061	108,061
Transfers out			(2,600,583)	(2,600,583)
Total other financing sources and uses	6,120,000	6,120,000	507,478	(5,612,522)
Net change in fund balances	-	-	118,038	118,038
Fund balances - beginning	-	-	4,431	4,431
Fund balances - ending	$ -	$ -	$ 122,469	$ 122,469

The accompanying notes are an integral part of the financial statements

VISTANCIA WEST COMMUNITY FACILITIES DISTRICT
PEORIA, ARIZONA

NOTES TO THE FINANCIAL STATEMENTS

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1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

The accompanying financial statements of the Vistancia West Community Facilities District, a component unit of the City of Peoria, Arizona (City), have been prepared in conformity with accounting principles generally accepted in the United States of America ("GAAP") applicable to governmental units adopted by the Governmental Accounting Standards Board (GASB). A summary of the City's more significant policies, as applicable to the District, follows.

A. Financial Reporting Entity

The Vistancia West Community Facilities District (the District) was formed by petition to the City Council in 2014. The District's purpose is to acquire or construct public infrastructure in a specified area of the City. As a special purpose district and separate political subdivision under the Arizona Constitution, the District can levy taxes and issue bonds independently of the City. Property owners in the designated areas are assessed for the District's property taxes, and thus for the costs of operating the District. The City Council serves as the Board of Directors of the District. The City has no liability for the District's debt. For financial reporting purposes, the transactions of the District are included as governmental type funds in the City's financial statements as if they were part of the City's operations.

B. Basis of Presentation – Government-wide Fund Financial Statements

The government-wide financial statements (i.e. the statement of net position and the statement of activities) report financial information on all of the activities of the District. All of the activities of the District are governmental activities.

Governmental activities for the District are normally supported by taxes and developer contributions.

The statement of activities demonstrates the degree to which the direct expenses for a given function are offset by program revenues. Direct expenses are those that are clearly identifiable with a specific function. Program revenues may include 1) charges to customers or applicants who purchase, use, or directly benefit from goods, services, or privileges provided by a given function and 2) grants and contributions that are restricted to meeting the operation or capital requirements of a particular function. Taxes and other items not included among program revenues are reported instead as general revenues.

The District does not currently employ an indirect cost allocation system. The City's General Fund and certain other funds charge administrative service fees to other operating funds to support general services used by the other operating funds (like purchasing, accounting and administration). These administrative fees are eliminated from the City's financial statements at both the government-wide and fund level like a reimbursement, by reducing revenues and expenditures/expenses in the allocating fund. Currently, the City does not charge any of these fees to the District.

Governmental Funds

Separate financial statements are provided for governmental funds (general fund and debt service funds). Major individual funds are reported as separate columns in the fund financial statements.

The City reports the following major governmental funds:

General Fund accounts for the proceeds from the sales of Community Facilities District bonds and the acquisition of capital assets or construction of major capital projects within the District.

Debt Service Fund accounts for the resources accumulated for, and the servicing of the general long-term debt of the District, including principal, interest and other related costs.

C. Measurement Focus and Basis of Accounting

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.

Governmental fund financial statements are reported using the current financial resources measurement focus and the modified accrual basis of accounting. Revenues are recognized as soon as they are earned and available to pay liabilities of the current period (generally these revenues are earned by June 30 and are expected to be collected within six months after year-end, except for property taxes). For property taxes, the District uses a 60 day collection period. Expenditures generally are recorded when a liability is incurred, as under accrual accounting, except expenditures related to debt service, claims and judgments, which are recorded only when payment is due.

Changes in fair value of investments are recognized in investment income at the end of the year. All other revenue items are considered to be measurable and available only when the District receives cash.

Because different measurement focuses and bases of accounting are used in the government-wide statement of net position and in governmental fund balance sheets, amounts reported as restricted fund balances in governmental funds may be different from amounts reported as restricted net position in the statement of net position. Generally, the District would first apply restricted resources when an expense is incurred for purposes for which both restricted and unrestricted net assets are available.

Generally, the effect of the interfund activity has been removed from these statements.

D. Budgets and Budgetary Accounting

The District prepares its annual budget on a basis consistent with generally accepted accounting principles. The District uses the following procedures in establishing the budgetary data reflected in the accompanying financial statements:

- According to the laws of the State of Arizona, all operating budgets must be approved by their governing board on or before October 1 each year.

- Prior to June 30, the proposed budget for the following fiscal year is presented by the District Treasurer to the District Board. The budget includes proposed expenditures and the means of financing them. Public meetings are held to obtain taxpayer comment.

- Prior to June 30, the District Board legally enacts the budget, through the passage of a resolution. The resolution sets the limit for expenditures for the year. There were no supplemental appropriations made during fiscal year 2017.

- The initial budget for the fiscal year may be amended during the year in a legally permissible manner.

- All unencumbered expenditure appropriations expire at the end of the fiscal year.

- Encumbered amounts are re-budgeted in the following year as deemed appropriate and necessary. Budgetary carry forwards are approved by the District Board.

- All funds of the District have legally adopted budgets. Formal integration of these budgets into the District's financial systems is employed as a management control device during the year for all funds.

E. Deposits and Investments

Cash Equivalents
The District considers short-term investments, including restricted investments, money market mutual funds and U.S. Treasury bills and notes with maturities of less than three months at acquisition date to be cash equivalents.

The City's Investment Policy applies to the District funds held by the City. The City's Investment Policy authorizes the District to invest in obligations of the U.S. Government or any of its agencies and instrumentalities, certificates of deposit, bankers' acceptances, commercial paper, money market funds, repurchase agreements, corporate securities, the State of Arizona local government investment pool and State of Arizona debt including counties, incorporated cities, towns or duly organized school districts. As required by statute, collateral is required for demand deposits, certificates of deposit and repurchase agreements at 102% of all deposits not covered by Federal depository insurance.

The City generally reports investments at fair value in the balance sheet and recognizes the corresponding change in the fair value of investments in the year in which the change occurred. The fair value of participants' position in the Local Government Investment Pool approximates the value of the pool shares. Other non-pooled investments are also generally carried at fair value. The fair value of non-pooled investments is determined annually and is based on current market prices. The fair value of investments in open-end mutual funds is determined based on the funds' current share price.

The District's deposits at June 30, 2017, were collateralized with securities held by the pledging financial institution's trust department in the District's name.

F. Capital Assets

Governmental Fund types do not display capital assets on the face of the fund financial statements. The costs of purchasing, or constructing, capital assets are shown as capital outlay expenditures in the Governmental Statement of Revenues, Expenditures and Changes in Fund Balance, unless the capital assets have already been transferred to the City. The capital assets of the District, once completed and acceptable to the City, are transferred to the City. All subsequent costs of operating and maintaining those assets will be the responsibility of the City.

Since the capital assets acquired or constructed by the District are turned over to the City once they are operational, the District generally does not own capital assets. Capital assets still under construction at fiscal year-end are shown as work-in-progress on the District's government-wide financial statements.

G. Restricted Assets

Certain proceeds of the District's bonds, as well as certain resources set aside for their repayments, are classified as restricted on the balance sheet because they are maintained in separate bank accounts and their use is limited by applicable debt covenants.

H. Long-term Obligations

In the government-wide financial statements, long-term debt and other long-term obligations are reported as liabilities in the applicable governmental activities. Bond premiums and discounts are deferred and amortized over the life of the bonds using the effective interest method. Bonds payable are reported net of the applicable bond premium or discount.

In the fund financial statements, governmental fund types recognize bond premiums and discounts in the period in which the bonds are issued. 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.

The long-term debt of the District is serviced by the District's Debt Service Fund.

I. Net Position

In the government-wide and proprietary fund financial statements, net position is reported in three categories: net investment in capital assets, restricted, and unrestricted. The net investment in capital assets balances are separately reported because capital assets make up a significant portion of net position. Restricted balances account for the portion of net position restricted by external resource providers or through enabling legislation. Unrestricted balances are the remaining balances not included in the previous two categories. The District reports only unrestricted net position and no restricted net position or net investment in capital assets.

J. Fund Balance Policies

In the fund financial statements, governmental funds distinguish between nonspendable and spendable fund balances. Nonspendable balances include amounts that cannot be spent because they are not in a spendable form, such as inventory or prepaid items, or because resources legally or contractually must remain intact. Spendable balances are further classified as restricted, committed, assigned and unassigned based on the relative strength of the constraints that control how specific amount can be spent.

Restricted fund balances include amounts that can be spent only for the specific purposes stipulated by external resource providers (creditors, grantors, etc.) or through enabling legislation.

Committed fund balances includes amounts that can be used only for the specific purposes determined by a formal action of the government's highest level of decision-making authority. Such commitments are created by legislative action of the District Board, the District's highest level of decision making authority, by resolution or ordinance and would require the same legislative action to reverse. Ordinances and resolutions both require public votes of the District and, although the uses may differ, they are both considered to be of the highest level of decision making authority for the District.

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.

Unassigned fund balances represent the residual net resources in excess of the other classifications. The General Fund is the only fund that can report a positive unassigned fund balance and any governmental fund can report a negative unassigned fund balance.

As previously noted above, generally, the District would first apply restricted resources when an expense is incurred for purposes for which both restricted and unrestricted net position are available. The order in which the District would apply resources when multiple categories of unrestricted fund balance are available is as follows: committed, assigned and unassigned.

K. 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. For general liability, the District is insured up to an

aggregate of $3,000,000 and $1,000,000 per occurrence. The District is also insured up to $3,000,000 aggregate for professional liability and $2,000,000 aggregate for excess liability.

Claims liabilities will be reported when it is probable that a loss has occurred and the amount of the loss can be reasonably estimated. As of June 30, 2017, the District had no outstanding claims. Additionally, through a development agreement between the District and the developer, the developer is responsible for up to $250,000 of any insurance deductibles that might be paid by the City on behalf of the District until such time that the developer's contractual commitments under the development agreement are met.

L. Property taxes

The District Board adopts the annual tax levy each year on or before the third Monday in August based on the full cash value as determined by the Maricopa County Assessor. For locally assessed property, the value is determined as of January 1 of the preceding year, known as the valuation year. For utilities and other centrally valued properties, the full cash value is determined as of January 1 of the tax year. The District has an enforceable claim on the property when the property tax is levied. Levies are due and payable in two installments, on October 1 and March 1, and become delinquent on November 1 and May 1, respectively. Delinquent amounts bear interest at the rate of 16 percent. A lien is placed on the property at the time the tax bill is sold. Maricopa County, at no charge to the taxing entities, bills and collects all property taxes. Public auctions for sale of delinquent real estate taxes are held in February following the May 1 date upon which the second half taxes become delinquent.

M. Use of Estimates

The preparation of 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 reported amounts of assets and liabilities and disclosure of contingent assets and liabilities at the date of the balance sheet and the reported amounts of revenue and expenditures during the reported period. Actual results could differ from those estimates.

N. New Accounting Principles

For the year ended June 30, 2017, the District implemented the provisions of GASB Statement No. 77, *Tax Abatement Disclosures,* which establishes standards for disclosing tax abatement agreements the District entered into and agreements that other governments entered into that reduced the District's tax revenues.

2. CASH AND INVESTMENTS

The District participates in the pooled cash and investments of the City for daily transactions. The City then periodically requests reimbursement from the District's restricted funds held by the trustee. At June 30, 2017, the District had a balance of $28,175 in the City's pooled cash and investments. In addition, the District has deposited $118,002 in a developer trust account with a fiscal agent in accordance with developer agreements for the construction and acquisition of water projects. Funds to be used for debt service payments shortly after year-end of $84,500 were deposited with the District's trustee.

Below are the relevant policies with regard to interest rate risk, credit risk, concentration of credit risk and custodial credit risk.

Interest rate risk: In order to limit interest and market rate risk, State law and the City's investment policy sets a maximum maturity on any investment of five years with a minimum of 35% invested for a period of one year or less and no more than 20% of the City's portfolio be invested for a period greater than three years. At June 30, 2017, 65.7% of the City's investments have a maturity of less than one year and 5.2%

of investments have a maturity of greater than three years. The City's investment policy also sets a maximum weighted average maturity (WAM) not to exceed three years. The WAM at June 30, 2017 for the District's and the City's investments was in compliance with the City's policy.

Credit risk: State law and the City's investment policy limits the purchase of Commercial Paper to those securities rated A-1/P-1 or the equivalent by two nationally recognized statistical rating agencies. The City's investment policy also limits the purchase of Corporate Bonds or Notes and Banker's Acceptances to those securities rated Aa or better by two nationally recognized rating agencies and with a maximum maturity of two years and 180 days, respectively. State law and the City's investment policy also restricts investments in certificates of deposit (CD) to fully collateralized or insured from eligible Arizona depositories limited on a statewide basis by their capital structure on a quarterly basis. Such CDs are further collateralized to 110% with pledged securities held by an independent custodian approved by the City. City policy requires that securities underlying repurchase agreements must have a collateralization level of at least 102 percent of the market value of principal and accrued interest.

Investment Type	Moody's Rating
Agency coupon securities	Aaa
Commercial Paper	P-1
Corporate Bonds – Apple Inc.	Aa1
Corporate Bonds – all other	Aa2

The City's investment in the State of Arizona local government investment pool is limited to a pool (Pool 7) that invests only in government securities. Pool 7 is not rated.

Concentration of credit risk: The City's investment policy sets diversification limits on both security types and length of maturity. As of June 30, 2017, the District was invested only in money market funds. As of June 30, 2017, the City's investments include 53.5% invested in U.S. Agency Coupon securities, 20.4% in Commercial Paper, 8.9% in Money Market investments 8.8% in U.S. Treasury Notes and 8.2% in Corporate Notes.

Custodial credit risk: To control custodial credit risk, State law and the City's investment policy requires all securities and collateral to be held by an independent third party custodian in the City's name. The custodian provides the City with monthly market values along with original safekeeping receipts.

The District categorizes its fair value measurements within the fair value hierarchy established by generally accepted accounting principles. The hierarchy is based on the valuation inputs used to measure the fair value of the asset. Level 1 inputs are quoted prices in active markets for identical assets; Level 2 inputs are significant other observable inputs; Level 3 inputs are significant unobservable inputs. Investments classified in Level 2 are valued using a matrix pricing model. The City has the following recurring fair value measurements as of June 30, 2017:

- All U.S. Treasury securities are valued using other observable inputs (Level 2)
- All agency coupon securities are valued using other observable inputs (Level 2)
- All commercial paper is valued using other observable inputs (Level 2)
- All corporate bonds are valued using other observable inputs (Level 2)

The City's investment in the State of Arizona's local government investment pool is stated at fair value, which also approximates the value of the investment upon withdrawal.

At June 30, 2017, the District's investments included $118,002 in money market funds.

3. TRANSFERS

In the Fund Financial Statements there may be transfers between the District's General Fund and the Debt Service Fund. There were no such transfers in fiscal year June 30, 2017.

4. DEFICITS IN FUND EQUITY/EXCESS OF EXPENDITURES OVER APPROPRIATIONS

As described in Note 1, the District was formed to finance and acquire or construct capital infrastructure assets that are subsequently dedicated to the City for operation. The District does not own or operate capital assets. Therefore the Statement of Net Position reflects a large liability (bonds payable) without an offsetting asset and, therefore, negative net position at June 30, 2017.

5. CAPITAL ASSETS

The following table discloses the capital asset activity of the District, for the government-wide financial statements, for the fiscal year ended June 30, 2017.

	Balances June 30, 2016	Additions/ Transfers in	Disposals/ Transfers out	Balances June 30, 2017
Non-depreciable assets:				
Work in Progress	$ -	$ 2,600,583	$ (2,600,583)	$ -
Total Capital Assets	$ -	$ 2,600,583	$ (2,600,583)	$ -

6. LONG-TERM DEBT

Community Facilities Districts (CFD's), are special purpose districts created specifically to acquire or construct public infrastructure within specified areas of the City, are 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 specified revenues generated within the districts (revenue bonds). CFD's are 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 the voters within the district.

On August 27, 2014 the City Council formed the Vistancia West Community Facilities District (the District) pursuant to Title 48, Chapter 4, Article 6, Arizona Revised Statutes. The District was subsequently authorized, by the voters of the district on December 2, 2014, to issue up to $9,000,000 in general obligation bonds to construct public infrastructure within the District. The District issued $35,000 in fiscal year 2015, and $3,000,000 in the current fiscal year of general obligation bonds against this authorization. These bonds will be repaid by the property owners within the District. The bonds are obligations of the District only. The City has no obligation for the District debt other than the administration of the collection of the property taxes and payment of the debt service on behalf of the District.

Legal Debt Limit – General Obligation bonded indebtedness for the District cannot exceed 60 percent of the market value of the property in the District after the infrastructure is completed plus the value of the infrastructure improvements made.

The following is a summary of the long-term debt activity of the District for the fiscal year ended June 30, 2017.

	Beginning Balance	Additions	Reductions	Ending Balance	Due Within One Year
General obligation bonds	$ 35,000	$ 3,000,000	$ 17,000	$ 3,018,000	$ 18,000
Bond premium	-	108,061	8,312	99,749	-
Total Debt	$ 35,000	$ 3,108,061	$ 25,312	$ 3,117,749	$ 18,000

The following tables disclose the long-term debt obligations of the District as of June 30, 2017, for the government-wide financial statements.

Description	Maturity Dates	Net Interest Rate	Original Principal Balance	Principal Balance Outstanding
Series 2015	7/15/2017	1.97	$ 35,000	$ 18,000
Series 2016	7/15/18-29	4.15	3,000,000	3,000,000
			$ 3,035,000	$ 3,018,000

The following table discloses the debt service requirements as of June 30, 2017, segregating principal and interest, for the next five years and in five-year increments thereafter.

Fiscal Year	Principal	Interest	Total
2018	$ 18,000	$ 117,090	$ 135,090
2019	120,000	115,113	235,113
2020	220,000	110,013	330,013
2021	225,000	103,338	328,338
2022	235,000	96,144	331,144
2023-2027	1,285,000	357,573	1,642,573
2028-2030	915,000	70,125	985,125
Totals	$ 3,018,000	$ 969,396	$ 3,987,396

SUPPLEMENTAL INFORMATION

VISTANCIA WEST COMMUNITY FACILITIES DISTRICT
BUDGETARY COMPARISON SCHEDULE
DEBT SERVICE FUND
FOR THE YEAR ENDED JUNE 30, 2017

	Budgeted Amounts		Actual Amounts (budgetary basis)	Variance with Final Budget Over (Under)
	Original	Final		
REVENUES:				
Taxes	$ 72,903	$ 72,903	$ 70,992	$ (1,911)
Investment earnings	-	-	529	529
Developer contributions	414,597	414,597	82,545	(332,052)
Total revenues	487,500	487,500	154,066	(333,434)
Current:				
General government	285,000	285,000	9,585	(275,415)
Debt service:				
Principal payments	18,000	18,000	17,000	(1,000)
Interest and other charges	182,000	182,000	59,303	(122,697)
Total expenditures	485,000	485,000	85,888	(399,112)
Excess (deficiency) of revenues over (under) expenditures	2,500	2,500	68,178	65,678
OTHER FINANCING SOURCES (USES):				
Contigencies	(2,500)	(2,500)	-	2,500
Total other financing sources and uses	(2,500)	(2,500)	-	2,500
Net change in fund balances	-	-	68,178	68,178
Fund balances - beginning			40,594	40,594
Fund balances - ending	$ -	$ -	$ 108,772	$ 108,772

CONTINUING DISCLOSURE INFORMATION

VISTANCIA WEST COMMUNITY FACILITIES DISTRICT
Peoria, Arizona

CONTINUING DISCLOSURE INFORMATION

SEC Rule 15c2-12, as amended, requires the City to provide Continuing Disclosure Annual Reports that include audited financial statements and other financial information for the benefit of owners and holders of bond obligations issued by the City. The Continuing Disclosure Annual Report shall contain or incorporate by reference certain information as set forth in the Continuing Disclosure Agreements and Undertakings executed by the City with the issuance of its municipal bond obligations.

Information in this section is provided solely pursuant to the requirements of SEC Rule 15c2-12 and Continuing Disclosure Agreements and Undertakings and include financial information that is not required for fair presentation in conformity with accounting principles generally accepted in the United States of America and is therefore unaudited and not covered by the auditor's opinion.

Annual continuing disclosure information is filed with the Municipal Securities Rulemaking Board (MSRB) for public access via their Electronic Municipal Market Access (EMMA) system at www.emma.msrb.org.

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VISTANCIA WEST COMMUNITY FACILITIES DISTRICT **Table 1**

PROPERTY VALUATIONS

LAST TWO FISCAL YEARS

Fiscal Year Ended June 30,	Limited Property Value	Net Assessed Value
2017	$ 27,131,012	$ 3,380,585
2016	$ 5,514,534	$ 882,333

Source: Maricopa County Assessor, August State Abstract Report

VISTANCIA WEST COMMUNITY FACILITIES DISTRICT
NET ASSESSED VALUE BY PROPERTY CLASS
AS OF JUNE 30, 2017

Table 2

Description	2016-17 Net Assessed Value	Percent of Total
Agriculture & Vacant	2,003,023	59.25%
Residential (owner occupied)	821,198	24.29%
Residential (rental occupied)	556,364	16.46%
Net Assessed Value	$ 3,380,585	100.00%
Limited Property Value	$ 27,131,012	
Net Assessed Value as a Percentage of Limited Property Value	12.46%	

Source: Maricopa County Assessor

VISTANCIA WEST COMMUNITY FACILITIES DISTRICT
NET ASSESSED VALUE BY MAJOR TAXPAYERS
AS OF JUNE 30, 2017

Table 3

Taxpayer	Type of Business	2016-2017 Net Assessed Valuation	As % of District's 2016-2017 Net Assessed Valuation
Vistancia West Construction LP	Real Estate Development	1,230,538	36.40%
Individual	Individual	42,548	1.26%
Family Trust	Family Trust	41,100	1.22%
Individual	Individual	39,645	1.17%
Individual	Individual	39,406	1.17%
Individual	Individual	39,060	1.16%
Individual	Individual	38,547	1.14%
Individual	Individual	38,438	1.14%
Family Trust	Family Trust	38,310	1.13%
Family Trust	Family Trust	37,962	1.12%
		$ 1,585,554	46.90%

Note: Names of individual (private) taxpayers were not disclosed in the above table

Source: Maricopa County Assessor

Table 4

VISTANCIA WEST COMMUNITY FACILITIES DISTRICT
PROPERTY TAX LEVIES AND COLLECTIONS
LAST TWO FISCAL YEARS

Fiscal Year Ended June 30,	District Tax Rate	Taxes Levied for the Fiscal Year [1]	Fiscal Year of the Levy [2]		Collections in Subsequent Years [2]	Total Collections To Date	
			Amount	Percentage of Levy		Amount	Percentage of Levy
2017	$ 2.1000	$ 70,992	$ 70,992	100.00%	$ -	$ 70,992	100.00%
2016	$ 2.1000	$ 18,529	$ 18,529	100.00%	$ -	$ 18,529	100.00%

Notes: [1] Levy figures obtained from Maricopa County Tax Levy Books-February Publication.
[2] Collection amount obtained from Maricopa County Treasurer's Secured Levy Report at 6/30/2017.

Source: Maricopa County Treasurer's Office
Maricopa County Assessor's Office
City financial records and reports