MARANA TOWN COUNCIL
REGULAR COUNCIL MEETING
NOTICE AND AGENDA
11555 W. Civic Center Drive, Marana, Arizona 85653
Council Chambers, March 4, 2025, at or after 6:00 PM

Jon Post, Mayor
Roxanne Ziegler, Vice Mayor
Patrick Cavanaugh, Council Member
Patti Comerford, Council Member
Herb Kai, Council Member
Teri Murphy, Council Member
John Officer, Council Member

Pursuant to A.R.S. §38-431.02, notice is hereby given to the members of the Marana Town Council and to the general public that the Town Council will hold a meeting open to the public on March 4, 2025, at or after 6:00 PM located in the Council Chambers of the Ed Honea Marana Municipal Complex, 11555 W. Civic Center Drive, Marana, Arizona.

ACTION MAY BE TAKEN BY THE COUNCIL ON ANY ITEM LISTED ON THIS AGENDA. Revisions to the agenda can occur up to 24 hours prior to the meeting. Revisions to the agenda appear in *italics*.

As a courtesy to others, please turn off or put in silent mode all electronic devices.

Meeting Times
Welcome to this Marana Town Council meeting. Regular Council meetings are usually held the first and third Tuesday of each month at 6:00 PM at the Ed Honea Marana Municipal Complex, although the date or time may change and additional meetings may be called at other times and/or places. Contact the Town Clerk or watch for posted agendas for other meetings. This agenda may be revised up to 24 hours prior to the meeting. In such a case a new agenda will be posted in place of this agenda.

Speaking at Meetings
If you are interested in speaking to the Council during the Call to the Public or Public Hearings, you must fill out a speaker card (located in the lobby outside the Council

Chambers) and deliver it to the Town Clerk prior to the convening of the meeting.

All persons attending the Council meeting, whether speaking to the Council or not, are expected to observe the Council rules, as well as the rules of politeness, propriety, decorum and good conduct. Any person interfering with the meeting in any way, or acting rudely or loudly will be removed from the meeting and will not be allowed to return.

Accessibility
To better serve the citizens of Marana and others attending our meetings, the Council Chambers are wheelchair and handicapped accessible. Persons with a disability may request a reasonable accommodation, such as a sign language interpreter, by contacting the Town Clerk at (520) 382-1999. Requests should be made as early as possible to arrange the accommodation.

Agendas
Copies of the agenda are available the day of the meeting in the lobby outside the Council Chambers or online at www.maranaaz.gov under Agendas and Minutes. For questions about the Council meetings, special services or procedures, please contact the Town Clerk, at (520) 382-1999, Monday through Friday from 8:00 AM to 5:00 PM.

This Notice and Agenda Posted no later than 24 hours prior to the meeting, at the Ed Honea Marana Municipal Complex, 11555 W. Civic Center Drive, the Marana Operations Center, 5100 W. Ina Road, and at www.maranaaz.gov under Agendas and Minutes.

REGULAR COUNCIL MEETING

CALL TO ORDER AND ROLL CALL

PLEDGE OF ALLEGIANCE/INVOCATION/MOMENT OF SILENCE

APPROVAL OF AGENDA

CALL TO THE PUBLIC
At this time any member of the public is allowed to address the Town Council on any issue within the jurisdiction of the Town Council, except for items scheduled for a Public Hearing at this meeting. The speaker may have up to three minutes to speak. Any persons wishing to address the Council must complete a speaker card located outside the Council Chambers and deliver it to the Town Clerk prior to the commencement of the meeting. Individuals addressing a meeting at the Call to the Public will not be provided with electronic technology capabilities beyond the existing voice amplification and recording capabilities in the facilities. Pursuant to the Arizona Open Meeting Law, at the conclusion of Call to the Public, individual members of the Council may respond to criticism made by those who have addressed the Council, and may ask staff to review

the matter, or may ask that the matter be placed on a future agenda.

PROCLAMATIONS

MAYOR AND COUNCIL REPORTS: SUMMARY OF CURRENT EVENTS

MANAGER'S REPORT: SUMMARY OF CURRENT EVENTS

PRESENTATIONS

P1 Presentation: Relating to Finance; presentation, discussion and possible direction on proposed changes to the Town of Marana Comprehensive Fee Schedule and other various rate and fee adjustments (Yiannis Kalaitzidis)

P2 Relating to Budget; presentation of independent auditor's report and final results for the 2023-2024 fiscal year (Yiannis Kalaitzidis)

CONSENT AGENDA

The Consent Agenda contains items requiring action by the Council which are generally routine items not requiring Council discussion. A single motion and affirmative vote will approve all items on the Consent Agenda, including any resolutions or ordinances. Prior to a motion to approve the Consent Agenda, any Council member may remove any item from the Consent Agenda and that item will be discussed and voted upon separately.

C1 Resolution No. 2025-017: Relating to Administration; demonstrating the Town's compliance with A.R.S. § 41-1494 (Curry C. Hale)

C2 Resolution No. 2025-018: Relating to Development; approving the Final Plat for Stonegate Blocks 8-10, 15-17, and Parcels E and F located approximately one and one-half miles north of Tangerine Road and east of Adonis Road within a portion of Section 25, Township 11 South, and Range 11 East (Brian D. Varney)

C3 Resolution No. 2025-019: Relating to Real Estate; approving and authorizing the Mayor to sign the Town of Marana Lease Extension with SG Farms L.L.C., for extension of the lease of approximately 22.88 acres of Town owned property abutting the north boundary of the Marana Wastewater Reclamation Facility (George Cardieri)

C4 Resolution No. 2025-020: Relating to Real Estate; approving and authorizing the Town Engineer to execute a License Agreement with the United States of America, Department of Energy, Western Area Power Administration, specifying consent for new public roadway and drainage improvements to be constructed for the Twin Peaks Rattlesnake Pass Widening Project, located within WAPA's existing transmission line easement (George Cardieri)

LIQUOR LICENSES

BOARDS, COMMISSIONS AND COMMITTEES

COUNCIL ACTION

A1 Resolution No. 2025-021: Relating to Development; approving and authorizing the Mayor to execute the Settlement Agreement between the Southern Arizona Home Builders Association (SAHBA) and the Town of Marana in settlement of the litigation captioned *Southern Arizona Home Builders Association v. Town of Marana*, No. C20184411 (Pima County Superior Court) (Jane Fairall)

A2 Ordinance No. 2025.004: Relating to Development; amending development impact fees for Water Resources and Wastewater Facilities; and providing an effective date (Jane Fairall)

ITEMS FOR DISCUSSION / POSSIBLE ACTION

D1 Relating to Development and Public Works; update, discussion, and possible direction regarding public and private projects and development applications on the Town's Marana Current and Proposed Projects internet site (Jason Angell)

EXECUTIVE SESSIONS

Pursuant to A.R.S. § 38-431.03, the Town Council may vote to go into executive session, which will not be open to the public, to discuss certain matters.

E1 Executive Session pursuant to A.R.S. §38-431.03 (A), Council may ask for discussion or consideration, or consultation with designated Town representatives, or consultation for legal advice with the Town Attorney, concerning any matter listed on this agenda for any of the reasons listed in A.R.S. §38-431.03 (A).

FUTURE AGENDA ITEMS

Notwithstanding the Mayor's discretion regarding the items to be placed on the agenda, if three or more Council members request that an item be placed on the agenda, it must be placed on the agenda for the second regular Town Council meeting after the date of the request, pursuant to Marana Town Code Section 2-4-2(B).

ADJOURNMENT

Council-Regular Meeting **P1**

Meeting Date: 03/04/2025

To: Mayor and Council

From: Yiannis Kalaitzidis, Finance Director

Date: March 4, 2025

Strategic Plan Focus Area:
Not Applicable

Subject: Presentation: Relating to Finance; presentation, discussion and possible direction on proposed changes to the Town of Marana Comprehensive Fee Schedule and other various rate and fee adjustments (Yiannis Kalaitzidis)

Discussion:

Since 2009, the Town has reviewed its town-wide, Comprehensive Fee Schedule annually to ensure that the Town is continuing to cover its costs, where appropriate, and that it is charging fair and equitable fees to its customers.

Staff conducted this year's review of the Comprehensive Fee Schedule with the following goals in mind:

- Ensure that fees reflect the actual cost of providing programs and services to customers, where appropriate.
- Identify opportunities to streamline, consolidate and modernize the application and use of our fees to encourage/facilitate development.
- Eliminate errors, inconsistencies and unused items within the existing comprehensive fee schedule.

This evening we are only asking Mayor and Council to review the list of proposed changes and provide staff with feedback and direction regarding proposed changes. Information received tonight will be incorporated into the proposed changes which will be brought back for consideration and possible approval on May 20, 2025.

Pursuant to A.R.S. Section 9-499.15, the Town will properly post notice of possible changes to the Comprehensive Fee Schedule. This statute requires that the Town provide notice on its website of any new or increased fees for businesses at least 60

days before the meeting at which the new fees and/or fee increases will be considered for approval.

Staff Recommendation:
Council's pleasure.

Suggested Motion:
Presentation only - no motion is necessary.

Attachments

Proposed Fee Updates
Presentation - Proposed Fee updates

Instructions for changes to fee schedule:

1) Please put existing language in the current fee schedule in the grey rows. Copy and paste the language into the table in Arial 10 pt font under the correct subheading. The comprehensive fee schedule can be found at: ***M:\Budget\FY2026 Budget\FY25 Comp Fee Schedule***
    a. Add whether it is an elimination, modification, or addition in the Category/Change requested column in the grey row.
    b. Make sure to put your items under the correct category and correct column.
    c. Your reason for change should be listed in this row.
2) If you want to edit the fee or existing language, make edits in the red rows. If you are adding to the current language, include the current language and what you want to add indicated in double underlining. If you are deleting existing language indicate with ~~strikethrough~~. If it is elimination of a fee, then leave the green row blank and add ~~strike through~~ language to red row. If it is a new fee, then leave the grey row blank and add the new language double underlined in red row.
3) Please put *the exact language* you want to be in next year's comprehensive fee schedule in the green rows. This is how it will look in the comprehensive fee schedule for next year.

CATEGORY/CHANGE REQUESTED	Fee/Description	Amount	Unit of Measure	Notes	Reason for Change
Modification/Elimination/Addition (Select appropriate option)	EXISTING LANGUAGE*				
	EDITS				
	FINAL CHANGES**				

* Do not insert anything in this row if it is a new fee.

** Do not insert anything in this row if is an elimination of a fee

DEPARTMENT: Development Services					
Addition					
	Minor Off-site Improvement Plan Package	$1500.00	Per Application	Includes review of roadway improvement plans and landscape plans within the Town right-of-way for up to 3 submittals, $450 for each additional submittal. Revision to accepted plans are charged 30% of original fee.	We are proposing to create a Major and Minor Off-site Improvement plan package. The fee for a construction plan and landscape plan is $1900. This is the basis of our fee with a discount to encourage package submittals. The combined review will be easier for staff to review, permit, track and locate for future reference of these Town assets.
	Minor Off-site Improvement Plan Package	$1500.00	Per Application	Includes review of roadway improvement plans and landscape plans within the Town right-of-way for up to 3 submittals, $450 for each additional submittal. Revision to accepted plans are charged 30% of original fee.	
Addition					

	Major Off-site Improvement Package	$2000.00	Per Application	Includes review of roadway improvement plans, landscape plans, and intersection or traffic signal plans within the Town right-of-way for up to 3 submittals, $600 for each additional submittal. Revision to accepted plans are charged 30% of original fee.	We are proposing to create a Major and Minor Off-site Improvement plan package. The fee for a construction plan, landscape plan and traffic signal totals $2200. This is the basis of our fee with a discount to encourage package submittals. The combined review will be easier for staff to review, permit, track and locate for future reference of these Town assets.
	Major Off-site Improvement Package	$2000.00	Per Application	Includes review of roadway improvement plans, landscape plans, and intersection or traffic signal plans within the Town right-of-way for up to 3 submittals, $600 for each additional submittal. Revision to accepted plans are charged 30% of original fee.	
Elimination	Wall Engineering Model Plan Review	$200.00	Per application		Pre-approved model for structural engineering will not be accepted in new CityView software. We will phase out the existing models

					and once expired, will no longer accept them. Wall structural engineering still requires a review of the structural components and how they apply to the specific site at permit application so there is not a time savings to staff. We currently only have 1 active model to phase out.
	~~Wall Engineering Model Plan Review~~	~~$200.00~~	~~Per application~~		
Modification	Traffic Signal Plans	$300.00	Per Application	Fee is in addition to the construction plan review. Revisions to accepted plans are 30% of original fee.	Clarification of notes. This plan set is a stand-alone submittal and the stating in additional to construction plan review fee is misleading that they can be combined into one plan set.
	Traffic Signal Plans	$300.00	Per Application	~~Fee is in addition to the construction plan review.~~ Revisions to accepted plans are 30% of original fee.	
	Traffic Signal Plans	$300.00	Per Application	Revisions to accepted plans are 30% of original fee.	

DEPARTMENT: Legal					
Addition					
	Surface Mining Resource Extraction Fee	$0.05	Per ton of material extracted	Paid on a quarterly basis	To offset the impacts associated with resource extraction; the Town has expired and soon-to-be-expired development agreements that require the payment of this fee, but the fee shouldn't be dependent upon agreements.
	Surface Mining Resource Extraction Fee	$0.05	Per ton of material extracted	Paid on a quarterly basis	

DEPARTMENT: Police					
Modification	Video Review/Redaction Fee	$ 46.00	Per video hour reviewed	Minutes reviewed in excess of video-hour reviewed shall be rounded down to the nearest hour. For victim requests, the fee shall be waived as required by A.R.S. §39-127.	To clarify language and more clearly align with A.R.S. §39-129
	Video Recording Fee ~~Review/Redaction Fee~~	$ 46.00	Per video recording hour ~~reviewed~~	This fee is per copy of video recording produced in response to a public records request. Minutes ~~reviewed~~ in excess of video recording-hour ~~reviewed~~ shall be rounded down to the nearest hour. For victim requests, the fee shall be waived as required by A.R.S. §39-127	
	Video Recording Fee	$ 46.00	Per video recording hour	This fee is per copy of video recording produced in response to a public records request. Minutes in excess of video recording-hour shall be rounded down to the nearest hour. For victim requests, the fee shall be waived as required by A.R.S. §39-127	
Modification	Extra-duty Police Services; Lieutenant; Hourly Rate	$65.00	Per Hour	Per extra-duty police services agreement. Applies to police services hired for private events	This proposed change will bring the Marana Police Department Extra Duty hourly rate in line with the current market rate for Police Extra Duty Services.
		$80.00			

	Extra-duty Police Services; Lieutenant; Hourly Rate	$80.00	Per Hour	Per extra-duty police services agreement. Applies to police services hired for private events	
Modification	Extra Duty Rate for Sergeant/Supervisors	$60.00	Per Hour	Per extra-duty police services agreement. Applies to police services hired for private events.	This proposed change will bring the Marana Police Department Extra Duty hourly rate in line with the current market rate for Police Extra Duty Services.
		$75.00			
	Extra Duty Rate for Sergeant/Supervisors	$75.00	Per Hour	Per extra-duty police services agreement. Applies to police services hired for private events.	
Modification	Extra Duty Rate for Police Officer	$55.00	Per Hour	Per extra-duty police services agreement. Applies to police services hired for private events.	This proposed change will bring the Marana Police Department Extra Duty hourly rate in line with the current market rate for Police Extra Duty Services.
		$70.00			
	Extra Duty Rate for Police Officer	$70.00	Per Hour	Per extra-duty police services agreement. Applies to police services hired for private events.	

Modification	Extra Duty Rate for Dispatcher	45.00	Per Hour	Per extra-duty police services agreement. Applies to police services hired for private events.	This proposed change will bring the Marana Police Department Extra Duty hourly rate in line with the current market rate for Police Extra Duty Services.
		$60.00			
	Extra Duty Rate for Dispatcher	$60.00	Per Hour	Per extra-duty police services agreement. Applies to police services hired for private events	
Modification	Extra-duty Police Services; Lieutenant; Hourly Holiday Rate	$97.50	Per hour	Applies to the following dates: New Year's Eve, New Year's Day, Civil Rights Day, President's Day, Easter Sunday, Memorial Day, Independence Day, Labor Day, Veteran's Day, Thanksgiving Day, Day After Thanksgiving, Christmas Eve, Christmas Day. Overnight shifts starting or ending on one of these dates would be billed at the holiday rate.	Per extra-duty police services agreement. Applies to police services hired for private events. This proposed change will bring the Marana Police Department Extra Duty hourly rate in line with the current market rate for Police Extra Duty Services.
		$120.00			
	Extra-duty Police Services; Lieutenant; Hourly Holiday Rate	$120.00	Per Hour	Applies to the following dates: New Year's Eve, New Year's Day, Civil Rights Day, President's Day, Easter Sunday, Memorial Day, Independence Day, Labor Day, Veteran's Day,	

				Thanksgiving Day, Day After Thanksgiving, Christmas Eve, Christmas Day. Overnight shifts starting or ending on one of these dates would be billed at the holiday rate.	
Modification	Extra-duty Police Services; Sergeant; Hourly Holiday Rate	$90.00	Per Hour	Applies to the following dates: New Year's Eve, New Year's Day, Civil Rights Day, President's Day, Easter Sunday, Memorial Day, Independence Day, Labor Day, Veteran's Day, Thanksgiving Day, Day After Thanksgiving, Christmas Eve, Christmas Day. Overnight shifts starting or ending on one of these dates would be billed at the holiday rate.	Per extra-duty police services agreement. Applies to police services hired for private events. This proposed change will bring the Marana Police Department Extra Duty hourly rate in line with the current market rate for Police Extra Duty Services
		$112.00			
	Extra-duty Police Services; Sergeant; Hourly Holiday Rate	$112.00		Applies to the following dates: New Year's Eve, New Year's Day, Civil Rights Day, President's Day, Easter Sunday, Memorial Day, Independence Day, Labor Day, Veteran's Day, Thanksgiving Day, Day After Thanksgiving, Christmas Eve, Christmas Day. Overnight shifts starting or ending on one of these dates would be billed at the holiday rate.	
Modification	Extra-duty Police Services; Officer; Hourly Holiday Rate	$82.50	Per Hour	Applies to the following dates: New Year's Eve, New Year's Day, Civil Rights Day, President's Day, Easter Sunday,	Per extra-duty police services agreement. Applies to police

				Memorial Day, Independence Day, Labor Day, Veteran's Day, Thanksgiving Day, Day After Thanksgiving, Christmas Eve, Christmas Day. Overnight shifts starting or ending on one of these dates would be billed at the holiday rate.	services hired for private events. This proposed change will bring the Marana Police Department Extra Duty hourly rate in line with the current market rate for Police Extra Duty Services
		$105.00			
	Extra-duty Police Services; Officer; Hourly Holiday Rate	$105.00	Per Hour	Applies to the following dates: New Year's Eve, New Year's Day, Civil Rights Day, President's Day, Easter Sunday, Memorial Day, Independence Day, Labor Day, Veteran's Day, Thanksgiving Day, Day After Thanksgiving, Christmas Eve, Christmas Day. Overnight shifts starting or ending on one of these dates would be billed at the holiday rate.	
Modification	Extra-duty Police Services; Dispatcher; Hourly Holiday Rate	$67.50	Per Hour	Applies to the following dates: New Year's Eve, New Year's Day, Civil Rights Day, President's Day, Easter Sunday, Memorial Day, Independence Day, Labor Day, Veteran's Day, Thanksgiving Day, Day After Thanksgiving, Christmas Eve, Christmas Day. Overnight shifts starting or ending on one of these dates would be billed at the holiday rate.	Per extra-duty police services agreement. Applies to police services hired for private events. This proposed change will bring the Marana Police Department Extra Duty hourly rate in line with the current

					market rate for Police Extra Duty Services
		$90.00			
	Extra-duty Police Services; Dispatcher; Hourly Holiday Rate	$90.00	Per Hour	Applies to the following dates: New Year's Eve, New Year's Day, Civil Rights Day, President's Day, Easter Sunday, Memorial Day, Independence Day, Labor Day, Veteran's Day, Thanksgiving Day, Day After Thanksgiving, Christmas Eve, Christmas Day. Overnight shifts starting or ending on one of these dates would be billed at the holiday rate.	

DEPARTMENT: Parks & Recreation					
Addition					Park Minor and Major fees were converted to application fees. Adding this fee so we can charge for park rental bundles.
	Special Event Park Package	$500.00 plus Special Event Application Fee (Parks Major or Parks Minor)	Per park/per day	Reservation of designated rentable park spaces, utilities, Beer and Wine Permit. Additional fees apply for public events in Parks.	
	Special Event Park Package	$500.00 plus Special Event Application Fee (Parks Major or Parks Minor)	Per park/per day	Reservation of designated rentable park spaces, utilities, Beer and Wine Permit. Additional fees apply for public events in Parks.	
Addition					Add for consistency with Development Services Minor Event application fee.
	Special Event Permit – Parks Minor less than 1000 attending	$50.00 plus Special Event Park Package Fee	Per application	Event application can be submitted up to 6 months in advance. Special Event Park Package fee applies per park/per day.	
	Special Event Permit – Parks Minor less than 1000 attending	$50.00 plus Special Event Park Package Fee	Per application	Event application can be submitted up to 6 months in advance. Special Event Park Package fee applies per park/per day.	
Elimination	Activity Registration Late Fee	25% of original fee	Per registration if an activity has a late registration.	If an activity has space available, a late (last minute) registration may be offered. The fee is determined based on the cost of the activity offered.	Participant pays full price for late registration.

	~~Activity Registration Late Fee~~	~~25% of original fee~~	~~Per registration if an activity has a late registration.~~	~~If an activity has space available, a late (last minute) registration may be offered. The fee is determined based on the cost of the activity offered.~~	
Elimination	Vendor Electrical Fee	$25	Per application	Applies to events with park permit	Food trucks must be self-contained.
	~~Vendor Electrical Fee~~	~~$25~~	~~Per application~~	~~Applies to events with park permit~~	~~Food trucks must be self-contained.~~
Modification	Senior Program Membership Fee	$40.00	Per year		Provide clarity to avoid confusion with MARC Memberships
	Senior Program Membership Fee	~~$~~40.00	Per year	Excludes MARC Passes & Memberships.	
	Senior Program Membership Fee	~~$~~40.00	Per year	Excludes MARC Passes & Memberships.	
Modification	Senior Program 4 Month Membership Fee	$20.00	4 consecutive months	Seasonal rate for part-time visitors	Provide clarity to avoid confusion with MARC Memberships
	Senior Program 4 Month Membership Fee	$20.00	4 consecutive months	Seasonal rate for part-time visitors. Excludes MARC Passes & Memberships.	
	Senior Program 4 Month Membership Fee	$20.00	4 consecutive months	Seasonal rate for part-time visitors. Excludes MARC Passes & Memberships.	
Modification	Senior Membership Trial	Free	Per Trial Period	Valid for 5 single days of attendance to the Marana Senior Program. Expires 30 days from date of activation. Certain activities are subject to additional fees. Excludes MARC Passes & Memberships.	Provide clarity to avoid confusion with MARC Memberships
	Senior Membership Trial	Free	Per Trial Period	Valid for 5 single days of attendance to the Marana Senior Program. Expires 30	

				days from date of activation. Certain activities are subject to additional fees. Excludes MARC Passes & Memberships.	
	Senior Membership Trial	Free	Per Trial Period	Valid for 5 single days of attendance to the Marana Senior Program. Expires 30 days from date of activation. Certain activities are subject to additional fees. Excludes MARC Passes & Memberships.	
Modification	Lost Membership Card Fee	$5.00	Per lost card		Provide clarity to avoid confusion with MARC Memberships
	Lost Membership Card Fee	$5.00	Per lost card	Excludes MARC membership cards	
	Lost Membership Card Fee	$5.00	Per lost card	Excludes MARC membership cards	
Modification	Parks and Recreation Activity Registration or Refund Administration Fee	10% of Program Amount	Per cancellation or refund	Fee is applied for all customer-requested cancellations. Fee is not applied for Town-initiated cancellations. Online processing (convenience) fees are non-refundable and are not included in calculating the amount of the Facility Cancelation Fee. Refund requests must be submitted in writing at least four days in advance of reservation date and can be emailed to marana.parks@maranaaz.gov	The language in the notes is the language for facility reservation refunds and needs to be amended to be consistent with our refund language for programs.
	Parks and Recreation Activity Registration or Refund Administration Fee	10% of Program Amount	Per cancellation or refund	Fee is applied for all customer-requested cancellations. Fee is not applied for Town-initiated cancellations. Online processing (convenience) fees are non-refundable and are not included	

				in calculating the amount of the ~~Facility~~ Activity Cancellation Fee. Refund requests must be submitted in writing ~~at least four days in advance of reservation date~~ prior to the start of the program and can be emailed to marana.parks@maranaaz.gov	
	Parks and Recreation Activity Registration or Refund Administration Fee	10% of Program Amount	Per cancellation or refund	Fee is applied for all customer-requested cancellations. Fee is not applied for Town-initiated cancellations. Online processing (convenience) fees are non-refundable and are not included in calculating the amount of the Activity Cancellation Fee. Refund requests must be submitted in writing prior to the start of the program and can be emailed to marana.parks@maranaaz.gov.	
Modification	Non-Resident Fee	25% of established cost	Per class/program/lesson/facility rental	The additional charge is applied to classes/lessons/programs where there is a limited number of participants.	Language in notes does not include facility rental. Edit for clarity.
	Non-Resident Fee	25% of established cost	Per class/program/lesson/facility rentals	The additional charge is applied to classes/lessons/programs/ ~~where there is a limited number of participants.~~ facility rentals	
	Non-Resident Fee	25% of established cost	Per class/program/lesson/facility rentals	The additional charge is applied to classes/lessons/programs/facility rentals	
Modification	Town Parks Personnel Labor Rate	$30	Per hour	Generic use, if needed for support of private events in Town facilities	Change to add Recreation to cover labor at the MARC-Recommend placing under a new "Administrative Fee"

					category that covers Parks, Recreation and MARC
	Town Parks and Recreation personnel	~~$30~~ $60	Per hour	Generic use, if needed for support of private events in Town facilities	
	Town Parks and Recreation personnel	$60	Per hour	Generic use, if needed for support of private events in Town facilities	
Modification	Event Ramada Rental	$30	Per hour		Edit for clarity, distinction from MARC facilities
	Group~~Event~~ Ramada - Parks Rental	$30	Per hour		
	Group Ramada – Parks Rental	$30	Per hour		
Modification	Event Ramada Rental including Beer/Wine Permit	$35	Per hour	(Additional fees for liquor license may apply for public events).	Edit for clarity, distinction from MARC facilities
	Group ~~Event~~ Ramada – Parks Rental including Beer/Wine Permit	$35	Per hour	~~(~~Additional fees for liquor license may apply for public events.~~)~~	
	Group Ramada – Parks Rental including Beer/Wine Permit	$35	Per hour	Additional fees for liquor license may apply for public events.	
Modification	Facility Cancellation Fee for: Park Facility Rental: Multi-Purpose, Baseball, Softball Field, Basketball Court, Tennis Court or Volleyball Court, available turf areas; Standard Ramada	10 % of Reservation Amount	Per Reservation Cancelation	Fee is applied for all customer-requested cancellations. Fee is not applied for Town initiated cancellations. Online processing (convenience) fees are non-refundable and are not included in calculating the amount of the Facility Cancellation Fee. Refund requests must be submitted in writing at least four	Edit for consistency

	Rental; Event Ramada Rental; Youth Non-Profit Contract User Groups; Park Facility Rental; Multi-Purpose, Baseball, Softball Field, Basketball Court, Tennis Court or Volleyball Court (Premium Hour Fee)			days in advance of reservation date and can be emailed to marana.parks@maranaaz .gov. Does not apply to Park Rental Package.	
	Facility Cancellation Fee applies to any reservable Park space~~for: Park Facility Rental: Multi-Purpose, Baseball, Softball Field, Basketball Court, Tennis Court or Volleyball Court, available turf areas; Standard Ramada Rental; Event Ramada Rental; Youth Non-Profit Contract User Groups; Park Facility Rental; Multi-Purpose, Baseball, Softball Field, Basketball Court, Tennis Court or Volleyball Court (Premium Hour Fee)~~	10 % of Reservation Amount	Per Reservation Cancelation	Fee is applied for all customer-requested cancellations. Fee is not applied for Town initiated cancellations. Online processing (convenience) fees are non-refundable and are not included in calculating the amount of the Facility Cancellation Fee. Refund requests must be submitted in writing at least four days in advance of reservation date and can be emailed to marana.parks@maranaaz .gov. Does not apply to ~~Park Rental Package~~ Special Event Park Package.	

	Facility Cancellation Fee applies to any reservable Park space	10 % of Reservation Amount	Per Reservation Cancelation	Fee is applied for all customer-requested cancellations. Fee is not applied for Town initiated cancellations. Online processing (convenience) fees are non-refundable and are not included in calculating the amount of the Facility Cancellation Fee. Refund requests must be submitted in writing at least four days in advance of reservation date and can be emailed to marana.parks@maranaaz .gov. Does not apply to Special Event Park Package.	
Modification	Special Event Park Package- Major 1000 or more attending	$1500.00	Per park/Per date	Reservation of designated rentable park spaces, utilities, Event Application Fee, Beer & Wine Permit. (Additional fees may apply for public events). Event application can be submitted up to 6 months in advance.	Edit for consistency with the Development Services Major Event application fee.
	Special Event ~~Park Package~~ Application- Parks Major 1000 or more attending	~~$1500.00~~$1,000.00 plus Special Event Park Package Fee	~~Per park/Per date~~ Per application	~~Reservation of designated rentable park spaces, utilities, Event Application Fee, Beer & Wine Permit. (Additional fees may apply for public events).~~ Event application can be submitted up to 6 months in advance. Special Event Park Package fee applies per park/per day.	
	Special Event Application – Parks Major 1000 or more attending	$1,000.00 plus Special Event Park Package Fee	Per application	Event application can be submitted up to 6 months in advance. Special Event Park Package fee applies per park/per day.	

DEPARTMENT: Parks & Recreation MARC					
Addition					Add to MARC fees for clarity between MARC and Park rental refund fees. (Not a part of separate MARC fees going to council already)
	Facility Cancellation Fee applies to any reservable MARC Space	10% of Reservation Amount	Per Reservation Cancellation	Fee is applied for all customer-requested cancellations. Fee is not applied for Town initiated cancellations. Refund requests must be submitted in writing at least four days in advance of reservation date and can be emailed to marana.parks@maranaaz.gov. Does not apply to Special Event Package.	
	Facility Cancellation Fee applies to any reservable MARC Space	10% of Reservation Amount	Per Reservation Cancellation	Fee is applied for all customer-requested cancellations. Fee is not applied for Town initiated cancellations. Refund requests must be submitted in writing at least four days in advance of reservation date and can be emailed to marana.parks@maranaaz.gov. Does not apply to Special Event Package.	

Comprehensive Fee Schedule Update

Yiannis Kalaitzidis, CPA
Finance Director

March 4, 2025

BACKGROUND & FY 2026 GOALS

- First comprehensive schedule in 2009
- Commitment to maintaining the schedule
- Goals in comprehensive fee schedule update
  - Standardize fees across departments
  - Ensure fees are fair, equitable and reflect the value of services provided to customers
  - Eliminate errors, inconsistencies and unused items within the existing comprehensive fee schedule
  - Identify opportunities to streamline, consolidate and modernize to encourage/facilitate development

FY 2026 CHANGE SUMMARY

- Total of 30 Requested Changes for FY 2026 Update
  - Added Fees: 6
  - Eliminated Fees: 3
  - Total Modification to Existing Fees: 21
    - Clarifications: 11
    - Increases: 9
    - Decreases: 1

FY 2026 TIMELINE

Fiscal Year 2025-26	
Dates:	**Task Description:**
December 2, 2024	Comprehensive Fee Schedule kick-off (email distribution)
January 3, 2025	Comprehensive Fee Schedule proposed changes to Finance
January 8, 2025	Comprehensive Fee Schedule proposed changes to committee members
January 21, 2025	Comprehensive Fee Schedule committee meeting #1
February 18, 2025	Review & discussion proposed changes with Manager's Office
February 18, 2025	Outreach to MPA/SABA/ other relevant stakeholders
March 4, 2025	Council study session
March 11, 2025	Comprehensive Fee Schedule Notice of Proposed Changes
May 20, 20245	Possible adoption date of new fee structure

Notice of intent to consider changes posted at least 60 days prior to meeting (ARS §9-499.15)

Outreach to possible stakeholders

DEVELOPMENT SERVICES PROPOSED CHANGES

Proposed Additions:

- Minor Off-site Improvement Plan Package
- Major Off-site Improvement Package

Proposed Eliminations:

- Wall Engineering Model Plan Review

Proposed Modification:

- Traffic Signal Plans

LEGAL DEPARTMENT PROPOSED CHANGES

Proposed Addition:

- Surface Mining Resource Extraction Fee

POLICE DEPARTMENT: PROPOSED CHANGES

Proposed Fee Modifications:

- Video Review/Redaction Fee

- Extra-Duty Police Service Lieutenant; Hourly Rate
- Extra-Duty Police Service Sergeant/Supervisor; Hourly Rate
- Extra-Duty Police Service Officer; Hourly Rate
- Extra-Duty Police Service Dispatcher; Hourly Rate

- Extra-Duty Police Service Lieutenant; Hourly Holiday Rate
- Extra-Duty Police Service Sergeant; Hourly Holiday Rate
- Extra-Duty Police Service Officer; Hourly Holiday Rate
- Extra-Duty Police Service Dispatcher; Hourly Holiday Rate

PARKS & RECREATION: PROPOSED CHANGES

Proposed Fee Additions:

- Special Event Park Package
- Special Event Permit – Parks Minor less than 1000 attending

Proposed Fee Elimination:

- Activity Registration Late Fee
- Vendor Electrical Fee

PARKS & RECREATION: PROPOSED CHANGES

Proposed Fee Modifications:

- Senior Program Membership Fee
- Senior Program 4 Month Membership Fee
- Senior Membership Trial
- Lost Membership Card Fee
- Parks and Recreation Activity Registration or Refund Administration Fee
- Non-Resident Fee
- Town Parks and Recreation personnel
- Group Ramada – Parks Rental
- Group Ramada – Parks Rental including Beer/Wine Permit
- Facility Cancellation Fee applies to any reservable Park space
- Special Event Application – Parks Major 1000 or more attending

PARKS & RECREATION MARC: PROPOSED CHANGES

Proposed Fee Addition:

- Facility Cancellation Fee applies to any reservable MARC Space

DISCUSSION

Council-Regular Meeting **P2**

Meeting Date: 03/04/2025

To: Mayor and Council

From: Yiannis Kalaitzidis, Finance Director

Date: March 4, 2025

Strategic Plan Focus Area:
Proactive Public Services

Strategic Plan Focus Area Additional Info:
Goal: Elevate the Town's Public Service Quality Through Efficient Procedures.
Strategy: Maintain a transparent financial environment by providing accurate and accessible financial information.

Subject: Relating to Budget; presentation of independent auditor's report and final results for the 2023-2024 fiscal year (Yiannis Kalaitzidis)

Discussion:

On September 17, 2024, staff provided Council with preliminary financial results for the Town's General Fund and certain other funds for fiscal year 2023-2024. The results presented were preliminary, unaudited, and subject to change.

Baker Tilly, LLP, the Town's independent financial statement audit firm, conducted its audit field work in October 2024 and released its opinion to the Town in February 2025. The Town received a clean opinion and the financial results are now final.

The purpose of this presentation is to formally present the financial results of the audit and to provide Council with a brief summary of the audit.

Copies of the Annual Comprehensive Financial Report (ACFR) and Annual Expenditure Limitation Report (AELR) are attached to this item. The Town expended more than $750,000 in federal award funding during fiscal year 2023-2024, as such a Single Audit Report is also attached to this item. The Town expended $1,989,588 in federal funding.

The 2024 ACFR has been submitted to the Government Finance Officers Association (GFOA) Certificate of Achievement for Excellence in Financial Reporting award program. The Town believes the current ACFR continues to meet the program requirements for another year.

Staff Recommendation:

Presentation only.

Suggested Motion:

Presentation only.

Attachments

Presentation
Town of Marana ACFR Final FY2024
FY2024 Expenditure Limitation Report
FY2024 Single Audit Report

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bakertilly

MARANA AZ

Reporting and insights from 2024 audit:

Town of Marana, Arizona

June 30, 2024

This communication is intended solely for the information and use of those charged with governance, and, if appropriate, management, and is not intended to be and should not be used by anyone other than these specified parties.

Baker Tilly Advisory Group, LP and Baker Tilly US, LLP, trading as Baker Tilly, are members of the global network of Baker Tilly International Ltd., the members of which are separate and independent legal entities. Baker Tilly US, LLP is a licensed CPA firm that provides assurance services to its clients. Baker Tilly Advisory Group, LP and its subsidiary entities provide tax and consulting services to their clients and are not licensed CPA firms.

Executive summary

We have completed our audit of the financial statements of the Town of Marana for the year ended June 30, 2024 and have issued our report thereon dated February 14, 2025.

- Financial Statement Audit Report
  - Unqualified opinion
- *Government Auditing Standards* Compliance Report
  - No instances of noncompliance or other matters
  - No identified material weaknesses
- Federal Grants Single Audit Report
  - Major Programs – Homeland Security Grant Program and Capitalization Grants for Drinking Water State Revolving Fund Program
    - No Findings

This presentation supplements our letter to governance dated February 14, 2025 as required by our professional standards.

Our responsibilities

MARANA AZ

As your independent auditor, our responsibilities include:

- Planning and performing the audit to obtain reasonable assurance about whether the basic financial statements are free from material misstatement. Reasonable assurance is a high level of assurance, but not an absolute level of assurance.
- Assessing the risks of material misstatement of the basic financial statements whether due to fraud or error. Included in that assessment is a consideration of the Town's internal control over financial reporting
- Performing appropriate procedures based upon our risk assessment
- Evaluating the appropriateness of the accounting policies used and the reasonableness of significant accounting estimates made by management
- Forming and expressing an opinion based on our audit about whether the basic financial statements prepared by management, with the oversight of those charged with governance:
    - Are free from material misstatement
    - Present fairly in all material respects and in accordance with accounting principles generally accepted in the United States of America
    - -Performing tests related to compliance with certain provisions of laws, regulations, contracts and grants, as required by Government Auditing Standards
    - -Considering internal control over compliance with requirements that could have a direct and material effect on major federal programs to design tests of both controls and compliance with identified requirements
    - -Forming and expressing an opinion based on our audit in accordance with *OMB's Uniform Administrative Requirements, Cost Principles and Audit Requirements for Federal Awards* (Uniform Guidance) about the entity's compliance with requirements described in the *OMB Compliance Supplement* that could have a direct and material effect on each of its major federal programs.

- Our audit of the basic financial statements does not relieve management or those charged with governance of their responsibilities.

Our responsibilities

We are also required to communicate significant matters related to our audit that are relevant to the responsibilities of those charged with governance including:

- Internal control matters – Various controls have been tested with no reportable findings.
- Qualitative aspects of the Town's accounting practice including policies, accounting estimates and financial statement disclosures – This can be found on Note 1 of the financial statements
- Significant unusual transactions – All significant and unusual transactions have been audited with no reportable issues.
- Significant difficulties encountered – No difficulties to report
- Disagreements with management – No disagreements to report
- Circumstances that affect the form and content of the auditors' report
- -Audit consultations outside the engagement team – None noted
- Corrected and uncorrected misstatements – No uncorrected misstatements identified
- Other audit findings or issues – No audit findings or issues identified

Required communications

MARANA AZ

Management's consultations with other accountants

- In some cases, management may decide to consult with other accountants about auditing and accounting matters.
  - Management informed us that and to our knowledge, there were no consultations with other accountants regarding auditing or accounting matters.

Compliance with laws and regulations

We did not identify any non-compliance with laws and regulations during our audit.

Fraud

We did not identify any instances of known or suspected fraud during our audit.

Going concern

Pursuant to professional standards, we are required to communicate to you, when applicable, certain matters relating to our evaluation of the Town's ability to continue as a going concern for a reasonable period of time but no less than 12 months from the date of the basic financial statements including the effects on the basic financial statements and the adequacy of the related disclosures and the effects on the auditor's report. No such matters or conditions have come to our attention during our engagement.

Related parties

We did not have any significant findings or issues arise during the audit in connection with the Town's related parties.

Nonattest services

The following nonattest services were provided by Baker Tilly:

- Financial statement preparation
- Adjusting journal entries
- Preparation of Part II of the Data Collection Form

In addition, we prepared GASB No. 34 conversion entries which are summarized in the, “Reconciliation of the Balance Sheet of Governmental Funds to the Statement of Net Position” and the, “Reconciliation of the Statement of Revenues, Expenditures, and Changes in Fund Balances of Governmental Funds to the Statement of Activities” in the financial statements.

None of these nonattest services constitute an audit under generally accepted auditing standards, including Government Auditing Standards.

*Non-attest services are provided by Baker Tilly Advisory Group, LP

Communications with Town Council and Management

MARANA AZ

- Expenditure Limitation Report
  - Town was $184.1 million dollars under the Home Rule Expenditure Limitation
  - Issued to the Arizona State Auditor General timely

Voter-Approved Expenditure Limitation	$336,261,198
Town Expenditures Subject to Limitation	152,072,904
Amount under the expenditure Limitation	$184,188,294

- Single Audit
  - Town expended $1,989,588 of federal funds in Fiscal Year 2024
  - Major programs were:
    - Homeland Security Grant Program
    - Capitalization Grants for Drinking Water State Revolving Fund Program
  - Town received an unmodified opinion on the federal single audit.

Communications with Town Council and Management

MARANA AZ

- General Fund
  - Fund balance increased by $30.7 million mainly as a result of an increase in intergovernmental revenue, investment income, and licenses, fees and permits
  - Actual revenues were $24.4 million more than budget
  - Actual expenditures were $16.7 million less than budget

- Highway User Revenue Fund
  - Fund balance increased by $1.4 million mainly due to an increase in licenses, fees, and permits and interest earnings.
  - Actual revenues were $292K more than budget
  - Actual expenditures were $2.5 million less than budget

Communications with Town Council and Management

- Enterprise Funds
  - Water fund – Development fees of $7.8 million and capital contributions of $4.3 million led to an increase in net position
  - Wastewater fund – Transfers out of $14.4 million led to a decrease in net position
  - Airport fund – Capital contributions of $2.3 million and transfers in of $213K led to an increase in net position

Questions?

Brian Hemmerle, CPA, CFE
Partner

E: Brian.Hemmerle@bakertilly.com

MARANA AZ

ANNUAL COMPREHENSIVE FINANCIAL REPORT

For the fiscal year ended June 30, 2024

FISCAL YEAR

23

24

TWENTY THREE / TWENTY FOUR

MARANA AZ

Town of Marana, Arizona

Annual Comprehensive Financial Report

For the Fiscal Year Ended June 30, 2024

MARANA AZ

Prepared by the Finance Department

MARANA AZ

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MARANA AZ

Introductory Section

MARANA AZ

February 14, 2025

The Honorable Mayor and Town Council, and Citizens of the Town of Marana, Arizona:

State statutes require that cities and towns publish a complete set of financial statements presented in conformity with accounting principles generally accepted in the United States of America and audited in accordance with auditing standards generally accepted in the United States by a certified public accounting firm licensed in the State of Arizona. Pursuant to that requirement, we hereby issue the annual financial report of the Town of Marana, Arizona (Town) for the fiscal year ended June 30, 2024.

This report consists of senior management's representations concerning the finances of the Town. Consequently, senior management assumes full responsibility for the completeness and reliability of all of the information presented in this report. To provide a reasonable basis for making these representations, management of the Town has established a comprehensive internal control framework that is designed to protect both the Town's assets from loss, theft, or misuse and to compile sufficient reliable information for the preparation of the Town's financial statements in conformity with accounting principles generally accepted in the United States of America. Because the cost of internal controls should not outweigh their benefits, the Town's comprehensive framework of internal controls has been designed to provide reasonable rather than absolute assurance that the financial statements will be free from material misstatement. As management, we assert that, to the best of our knowledge and belief, this financial report is complete and reliable in all material respects.

The Town's financial statements have been audited by Baker Tilly US, LLP, a certified public accounting firm. The goal of the independent audit was to provide reasonable assurance that the financial statements of the Town for the fiscal year ended June 30, 2024, are free of material misstatement. The independent audit involved examining, on a test basis, evidence supporting the amounts and disclosures in the financial statements; assessing the accounting principles used and significant estimates made by management; and evaluating the overall financial statement presentation. The independent auditor concluded, based upon the audit, that there was a reasonable basis for rendering an unmodified opinion that the Town's financial statements for the fiscal year ended June 30, 2024, are fairly presented in conformity with accounting principles generally accepted in the United States of America. The independent auditors' report is presented as the first component of the financial section of this report.

The independent audit of the financial statements of the Town was part of a broader, federally mandated Single Audit as required by the provisions of the Single Audit Act Amendments of 1996 and the audit requirements of Title 2 U.S. *Code of Federal Regulations* (CFR) Part 200, *Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards* (Uniform Guidance) to meet the special needs of federal grantor agencies. The standards governing Single Audit engagements require the independent auditor to report not only on the fair presentation of the financial statements, but also on the audited Town's internal controls and compliance with legal requirements, with special emphasis on internal controls and legal requirements involving the administration of federal awards. These reports are available in a separately issued Single Audit Reporting Package.

Accounting principles generally accepted in the United States of America require that management provide a narrative introduction, overview, and analysis to accompany the basic financial statements in the form of Management's Discussion and Analysis (MD&A). This letter of transmittal is designed to complement the MD&A and should be read in conjunction with it. The Town's MD&A can be found immediately following the report of the independent auditors.

Profile of the Town

The Town of Marana, incorporated in 1977, is located in northwestern part of the Tucson metropolitan area of Pima County and has historically been one of the fastest growing communities in Arizona. Straddling Interstate 10, Marana is only 10 miles north of downtown Tucson and 88 miles southeast of downtown Phoenix. Marana's original incorporation covered approximately ten square miles. Today, the Town's boundaries encompass 122.4 square miles and serves a population of 60,366 according to the Arizona Office of Economic Opportunity.

In its infancy, the Town was primarily a rural, agricultural community. However, through annexations and planned growth, the Town is now home to multiple residential, commercial and industrial developments, including Continental Ranch, Continental Reserve, Gladden Farms, Crossroads at Gladden Farms, Rancho Marana, Tangerine Commerce Park, Dove Mountain, Lazy K, Saguaro Ranch, Sky Ranch, Saguaro Bloom, Continental Ranch Business Park, Arizona Pavilions, and the Marana Center.

Legislative authority for the Town of Marana is vested in a seven-member Mayor and Council. Voters of the Town directly elect the Mayor. Council-members serve four-year staggered terms.

The Council fixes the duties and compensation of Town officials and employees, and enacts ordinances and resolutions relating to Town services, taxes, appropriating and borrowing monies, licensing and regulating businesses and trades and other municipal purposes. The Town Council appoints the Town Manager who has full responsibility for executing Council polices and administering Town operations. Town employees are hired under personnel rules approved by the Council. A staff of approximately 476 full-time equivalent positions is responsible for the functions and operations of the Town government.

Economic Condition and Outlook

Current Condition

In fiscal year 2024, the Town has seen higher than anticipated collections for key revenue streams that fund essential services, as well as significant gains in investment income due to higher interest rates and targeted investments. Revenues in the General Fund grew by approximately 16.8 percent overall with growth in transaction privilege taxes of $1.4 million or 3.2 percent overall, which demonstrates continued growth and improvement in the economy. The Town was able to provide team based merit increases to employees while maintaining costs in commodities and services received in order to stay within budget. The General Fund expenditures were approximately $16.7 million under budget.

The Town established and maintains an investment plan as a way to guide decisions made during future year's budgetary processes. Even, as revenues grow in future years, the investment plan will serve as a guide in the allocation of resources as they become available. Both the current and future programs are measured for alignment with the Strategic Plan as well as the investment plan. Those programs that are more precisely aligned with those plans and those that are sustainable are more likely to receive funding. The financial performance of the Town as a whole is reflected in its governmental funds.

As of June 30, 2024, the Town's governmental funds reported a combined fund balance of $272.7 million, of which $126.7 million is unassigned and available for spending at the Town's discretion.

The Town, like most municipalities, is significantly dependent upon transaction privilege tax revenues, which are subject to economic fluctuations. Transaction privilege tax revenues comprised 47.5 percent of general fund revenues. Of those revenues, retail comprised 53.4%. Restaurants and bars, construction, and utilities comprised 33.8% of total transaction privilege tax revenues. Sales taxes and other revenues continued to show improvement compared to the prior fiscal year.

Future Economic Outlook

The Town's goal in managing budgets is to structurally balance on-going revenues with on-going expenses and one-time revenues with one-time expenses. In addition to our sound budgeting practices developed over the years, the Town has used the following assumptions to develop the fiscal year 2024-2025 budget.

- Continued trend of slow growth as inflation, high interest rates and economic uncertainty persist.
- Inflation rates are retreating, but still impacted by high interest rates which in turn will slow down economic activity and moderate growth.
- State shared revenues and sales tax will continue to increase at a slow rate as the Town continues to grow, while urban revenue sharing will decrease due to legislative changes.

Accomplishments and Initiatives

During fiscal year 2024, the Town had several significant accomplishments and initiatives across the five Focus Areas of our Strategic Plan.

Cherished Heritage Focus Area
In fiscal year 2024, the Town implemented a new public art policy to further embed heritage in policy and planning initiatives. Through the new Marana Public Art Fund, the Town is dedicated to funding high-quality public art installations and maintenance throughout the Marana community and providing residents with places to learn about Marana's history and the natural environment.

This year, we also paid tribute to our heritage at the Marana State of the Town event by highlighting 100 years of calling Marana home and featuring several founding families in a four-minute video, "Home is Here".

Improving recognition and awareness of Marana's unique and rich heritage is a top priority. To increase awareness and provide educational opportunities about Marana's heritage, the Town launched a heritage specific webpage: http://www.maranaaz.gov/heritage. The webpage contains heritage-related photos, resources, videos, and events.

Vibrant Community Focus Area
Several public projects were completed within the Town's infrastructure. Projects include completion of the Tangerine Road 16-inch Transmission Main Phase One, which was required to help complete the Loop from the Twin Peaks Corridor and into North Marana. This project will help provide adequate water supply and fire flow capacity to this region. The Town also completed the Lon Adams Road Reconstruction project which consisted of replacing the existing paving section from Grier Road to Barnett Road (approximately 0.5 miles) and the Avra Valley Road Overlay project.

The Town of Marana is committed to providing a safe and connected multi-modal transportation system to support the mobility needs of present and future residents. This year, the Town completed the Transportation Master Plan. This plan is an action-oriented roadmap that will guide transportation investments for the next 25 years.

Thriving Commerce Focus Area
In fiscal year 2024, the Town's economic development initiatives continued to yield positive results for the community, with each of Marana's commercial areas seeing significant growth. The Town has not only seen higher-than-anticipated projections and collections for key revenue streams that fund essential services, but also significant wins in commercial and retail development around the community.

North Marana is currently booming with commercial activity along the Tangerine Corridor. Southern Arizona Logistics Center completed construction of two logistics buildings, 512,000 and 435,812 square feet, located between Interstate 10 and Clark Farms Boulevard. North Marana welcomed CTI Trucking, the Maverick Gas Station, and after several years of waiting, the Fry's Superstore located at the Gladden Farms Commercial Center broke ground.

This year, we have also seen an increase in single-family residential projects and impressive gains in multifamily housing projects throughout the community. Currently, four projects are under construction, totaling 1,050 units. Growth in multifamily is mostly led by the increase in commercial and retail development, and we anticipate a similar pace going into Fiscal Year 2025.

Healthy Lifestyles Focus Area

A new community center has been a topic of conversation for the last few years, and we are getting closer to making this facility a reality for our community. This year, the Town completed the design of the new Marana Aquatic and Recreation Center (MARC), and construction officially began in October 2023. This 60,000-square-foot community center and 48,000-square-foot outdoor aquatic center will offer an array of programs, events, and activities to satisfy the needs and interests of all ages. We are excited to announce that the new center will open during Spring 2025.

The Town also completed the Tortolita Preserve Trailhead project. This outdoor facility is popular with hikers, trail runners, mountain bikers, and horseback riders. Improvements included a new parking lot that is more accessible for horse owners to park trucks and trailers and enclosed the entire preserve with wildlife friendly barbed wire fence in an effort to keep the preserve free of cattle and off-road vehicles.

Other major Parks and Recreation projects that were completed during Fiscal Year 2024 included a new dog park and ball field improvements at Gladden Farms Community Park.

Proactive Public Services Focus Area

A thriving community demands exceptional governance. Marana is committed to the highest level of service for our residents, businesses, customers, and employees. From providing quality infrastructure to addressing concerns, our dedicated workforce is prepared to deliver the most efficient and transparent service possible. As a water service provider, the Town is always thinking of ways to not only provide the best quality drinking water to our customers, but to ensure continuous water resources far into the future. In Fiscal Year 2024, the Town successfully purchased 12,000 acre-feet of long-term storage credits from the Tohono O'odham Nation. This acquisition will allow the Town to meet its 8 goals of maximizing the use of renewable water supplies and helping to attain the aquifer management goal of safe yield.

After a lengthy process, the Arizona Department of Water Resources granted the Town's Designation of Assured Water Supply (DAWS) modification application, affirming that at least 100 years of water is physically, legally, and continuously available to serve the Town's existing customers and additional growth. Marana is also taking steps to reduce water use through the adoption of the Water Conservation Plan which encourages general water conservation.

Expenditure Limitation

On June 30, 1980 Arizona voters approved general propositions amending the Arizona Constitution to establish expenditure and revenue limitations for local governments. The purpose of the expenditure limitation is to control expenditures and to limit future increases in spending to adjust for inflation, deflation and population growth of the Town.

On November 8, 2022, the voters of the Town approved an alternative expenditure limitation, the effect of which is that the total budgeted expenditures of each yearly budget becomes the expenditure limitation for that year on a total budget basis. This alternative expenditure limitation is effective for four years beginning with the fiscal year ended June 30, 2022 and encompasses fiscal year ending June 30, 2024.

Single Audit

As a recipient of Federal, State and County financial assistance, the Town is responsible for ensuring that adequate internal controls are in place to ensure compliance with applicable laws, regulations, contracts and grants related to those programs. Internal control is subject to periodic evaluation by management.

As part of the Town's single audit described earlier, tests are made to determine the adequacy of the internal controls, including that portion related to Federal financial assistance programs, as well as to determine that the Town has complied with applicable laws and regulations.

Certificate of Achievement

The Government Finance Officers Association of the United States (GFOA) awarded a Certificate of Achievement for Excellence in Financial Reporting to the Town of Marana for its Annual Comprehensive Financial Report (ACFR) for the year ended June 30, 2023. This was the 16th consecutive year that the Town has achieved this prestigious award. In order to be awarded the Certificate of Achievement, a governmental unit must publish an easily readable and efficiently organized ACFR, whose contents conform to program standards. Such reports must satisfy both generally accepted accounting principles and applicable legal requirements.

A Certificate of Achievement is valid for a one-year period only. We believe our current report conforms to the Certificate of Achievement program requirements, and we are submitting it to GFOA for consideration.

Acknowledgments

The preparation of this report would not have been possible without the efficient, effective and dedicated services of the entire staff of the Finance Department and the assistance of personnel in the various departments. We would like to express our appreciation to all members who assisted and contributed to the preparation of this report.

We would also wish to express our sincere appreciation to the Mayor and Council for unfailing support in maintaining the highest standards of professionalism in the management of the Town of Marana's finances.

This year's financial report is dedicated to the memory of Mayor Ed Honea, whose 39 years of leadership and unwavering dedication to Marana helped shape the thriving community we are today. His vision for responsible growth and fiscal stewardship ensured a strong foundation for our town's future. We honor his legacy and the lasting impact he made on Marana.

Respectfully submitted,

Terry Rozema
Town Manager

Yiannis Kalaitzidis
Finance Director

Government Finance Officers Association

Certificate of Achievement for Excellence in Financial Reporting

Presented to

Town of Marana
Arizona

For its Annual Comprehensive
Financial Report
For the Fiscal Year Ended

June 30, 2023

Christopher P. Morrill

Executive Director/CEO

TOWN OF MARANA, ARIZONA
PRINCIPAL OFFICIALS OF THE TOWN OF MARANA
FISCAL YEAR 2024

MAYOR AND COUNCIL

Ed Honea, Mayor

Jon Post, Vice Mayor

Herb Kai, Councilmember

John Officer, Councilmember

Roxanne Ziegler, Councilmember

Jackie Craig, Councilmember

Patti Comerford, Councilmember

MANAGEMENT STAFF

Terry Rozema, Town Manager

Erik Montague, Deputy Town Manager

DEPARTMENT HEADS

Lisa Shafer, Community and Neighborhood Services Director

Jason Angell, Development Services Director

Curt Woody, Economic Development Director

Yiannis Kalaitzidis, Finance Director

Curry C. Hale, Human Resources Director

Ricardo Carlos, Information Technology Director

Jim Conroy, Parks and Recreation Director

Jeffrey Pridgett, Police Chief

Fausto Burruel, Public Works Director

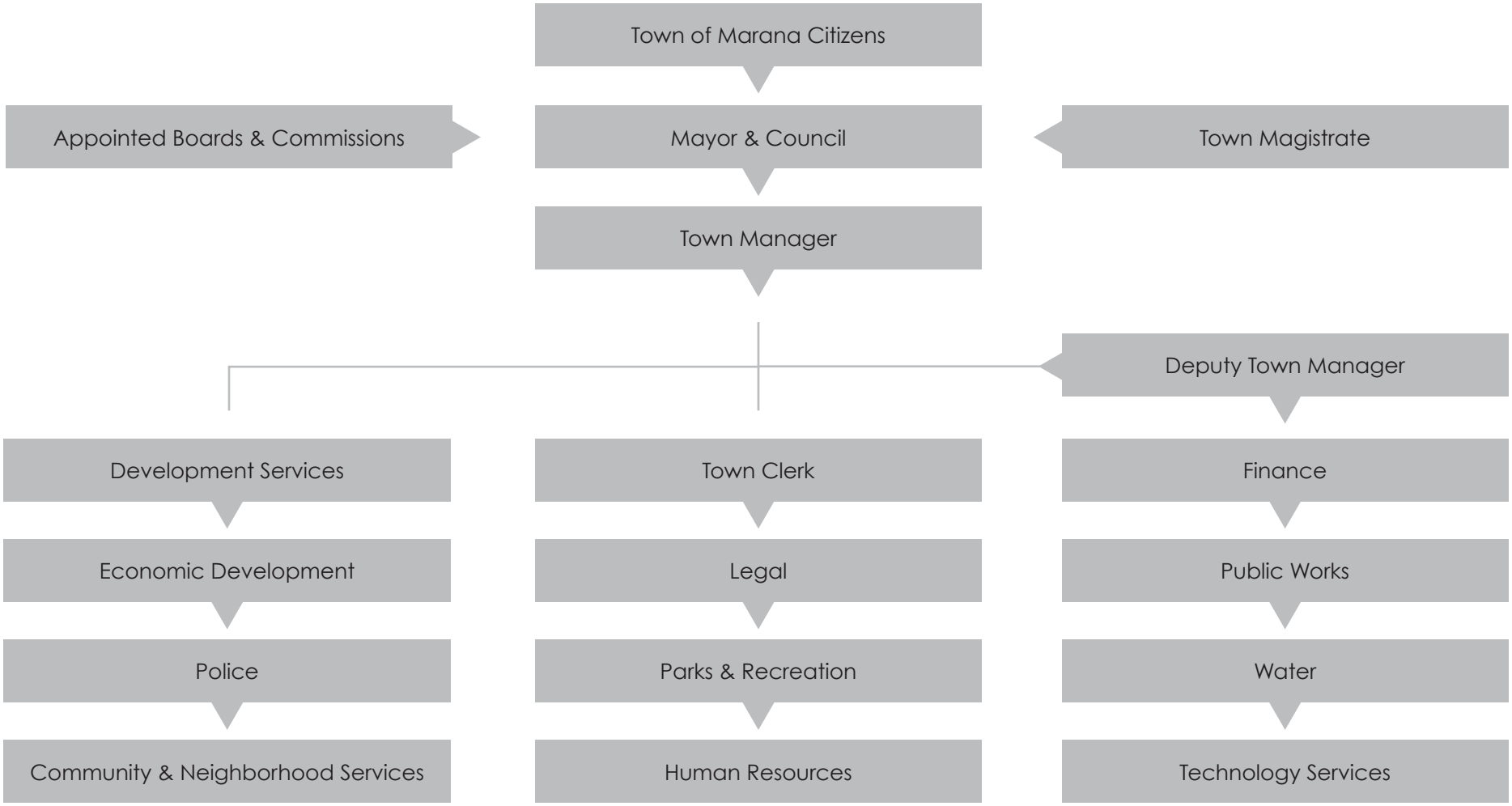
Jane Fairall, Town Attorney

David Udall, Town Clerk

Laine McDonald, Town Magistrate

Heidi Lasham, Water Director

ORGANIZATIONAL CHART



Financial Section

MARANA AZ

Independent Auditors' Report

To the Town Council of
Town of Marana, Arizona

Report on the Audit of the Financial Statements

Opinions

We have audited the accompanying financial statements of the governmental activities, the business-type activities, each major fund and the aggregate remaining fund information of the Town of Marana, Arizona (the Town), as of and for the year ended June 30, 2024, and the related notes to the financial statements, which collectively comprise the Town's basic financial statements as listed in the table of contents.

In our opinion, the accompanying financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities, the business-type activities, each major fund and the aggregate remaining fund information of the Town as of June 30, 2024 and the respective changes in financial position and, where applicable, cash flows thereof for the year then ended in accordance with accounting principles generally accepted in the United States of America.

Basis for Opinions

We conducted our audit in accordance with auditing standards generally accepted in the United States of America (GAAS) and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States (*Government Auditing Standards)*. Our responsibilities under those standards are further described in the Auditors' Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of the Town and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

Emphasis of Matter

As discussed in Note 1, the Town adopted the provisions of GASB Statement No. 100, *Accounting Changes and Error Corrections - an Amendment of GASB Statement No. 62* and GASB Statement No. 101, *Compensated Absences*, effective July 1, 2023. Our opinions are not modified with respect to these matters.

Emphasis of Matter

Other Matters

Compliance Over Use of Highway User Revenue Fund and Other Dedicated State Transportation Revenue Monies

In connection with our audit, nothing came to our attention that caused us to believe that the Town failed to use highway user revenue fund monies received by the Town pursuant to Arizona Revised Statues Title 28, Chapter 18, Article 2, and any other dedicated state transportation revenues received by the Town solely for the authorized transportation purposes, insofar as they relate to accounting matters. However, our audit was not directed primarily toward obtaining knowledge of such noncompliance. Accordingly, had we performed additional procedures, other matters may have come to our attention regarding the Town noncompliance with the use of highway user revenue fund monies and other dedicated state transportation revenues, insofar as they relate to accounting matters.

The communication related to compliance over the use of Highway User Revenue Fund and other dedicated State transportation revenue monies in the preceding paragraph is intended solely for the information and use of the members of the Arizona State Legislature, (the Arizona Auditor General,) the Town's Council and management, and other responsible parties within the Town and is not intended to be and should not be used by anyone other than these specified parties.

Responsibilities of Management for the Financial Statements

Management is responsible for the preparation and fair presentation of the financial statements in accordance with accounting principles generally accepted in the United States of America; and for the design, implementation and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the Town's ability to continue as a going concern for twelve months beyond the financial statement date, including any currently known information that may raise substantial doubt shortly thereafter.

Auditors' Responsibilities for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditors' report that includes our opinions. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with GAAS and *Government Auditing Standards* will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements.

In performing an audit in accordance with GAAS and *Government Auditing Standards*, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the financial statements.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the Town's internal control. Accordingly, no such opinion is expressed.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.
- Conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about the Town's ability to continue as a going concern for a reasonable period of time.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit, significant audit findings and certain internal control-related matters that we identified during the audit.

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that the required supplementary information, as listed in the table of contents and Management's Discussion and Analysis, be presented to supplement the basic financial statements. Such information is the responsibility of management and, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic or historical context. 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.

Supplementary Information

Our audit was conducted for the purpose of forming opinions on the financial statements that collectively comprise the Town's basic financial statements. The supplementary information such as combining and individual fund financial statements,as listed in the table of contents is presented for purposes of additional analysis and is not a required part of the basic financial statements. Such information is the responsibility of management and was derived from and relates directly to the underlying accounting and other records used to prepare the basic financial statements. The information has been subjected to the auditing procedures applied in the audit of the basic financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the basic financial statements or to the basic financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America. In our opinion, the supplementary information is fairly stated in all material respects, in relation to the basic financial statements as a whole.

Other Information

Management is responsible for the other information included in the annual comprehensive financial report. The other information comprises the introductory section and statistical sections but does not include the basic financial statements and our auditors' report thereon. Our opinions on the basic financial statements do not cover the other information, and we do not express an opinion or any form of assurance thereon.

In connection with our audit of the basic financial statements, our responsibility is to read the other information and consider whether a material inconsistency exists between the other information and the basic financial statements, or the other information otherwise appears to be materially misstated. If, based on the work performed, we conclude that an uncorrected material misstatement of the other information exists, we are required to describe it in our report.

Other Reporting Required by *Government Auditing Standards*

In accordance with *Government Auditing Standards*, we have also issued our report dated February 14, 2025 on our consideration of the Town's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts and grant agreements and other matters. The purpose of that report is solely to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the Town's internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the Town's internal control over financial reporting and compliance.

Baker Tilly US, LLP

Tempe, Arizona
February 14, 2025

Management's Discussion and Analysis

MARANA AZ

As management of the Town of Marana, Arizona (the Town), we offer readers of the Town's financial statements this narrative overview and analysis of the financial activities of the Town for the fiscal year ended June 30, 2024. We encourage readers to consider the information presented here in conjunction with additional information that we have furnished in our letter of transmittal, which can be found in the introductory section of this report.

Financial Highlights

The Town's total net position increased by $89.6 million or 17.3% from the previous fiscal year.

At the close of fiscal year 2023-24, assets and deferred outflows of resources exceeded liabilities and deferred inflows of resources by $608.6 million. Overall, cash and cash equivalents held the largest increase at $52.8 million or 23.8% due to higher than anticipated sales tax and state shared revenues as the economy remained resilient, increased investment income due to higher than anticipated interest rates, and conservative spending as a result of cautious budgeting. The unrestricted net position, which represents the amounts available to meet the Town's ongoing obligations to citizens and creditors, was a surplus of $198.1 million.

General revenues from governmental activities, excluding transfers, accounted for $113.8 million in revenue, or 70.7% of all revenues from governmental activities. Program specific revenues in the form of charges for services and grants and contributions accounted for $47.2 million or 29.3% of total revenues from governmental activities. The Town had $35.6 million of program revenues related to business-type activities. Overall revenues have increased by 24.9%. Revenue categories that saw the largest increases for fiscal year 2023-24 were sales taxes, state shared revenues, and investment income. These categories increased by $1 million, $4.7 million and $7.3 million, respectively.

The General Fund had $94.2 million in revenue for fiscal year 2023-24, which primarily consisted of sales taxes, intergovernmental revenue, investment income, and licenses, fees and permits. This was an increase of $13.5 million compared to the prior fiscal year. The largest increases were in investment income at 81.8% and state shared revenues at 22.1%. The increase in investment income was due to higher than anticipated returns while state shared revenues were higher due to high income taxes collected by the State of Arizona. The General fund had $59.8 million of expenditures and $3.7 million in required transfers out during the year. Expenditures decreased $.7 million compared to the prior fiscal year. The decrease in expenditures is largely due to the prior year including a $6.0 million payment to pay down the PSPRS unfunded pension liability, offset by increases to salaries and new positions in several departments. Transfers out decreased 81.5% due to the prior year including $16.4 million of American Rescue Plan Act (ARPA) funding transferred to Water and Wastewater for the design and construction of the Northwest Recharge, Recovery, and Delivery System and the North Marana Sewer Interceptor. As a result of these changes, along with cautious use of Town Funds for departmental expenditures, fund balance for the General Fund increased $30.7 million or 30.9%.

Highway User Revenue Fund revenues increased by 7.5%. This increase was due to an increase of 277.0% in licenses, fees and permits related to third party payments for the maintenance of road infrastructure in addition to an increase of 80.4% in investment income due to higher than anticipated returns. Total expenditures increased by 21.0% due to an increase in capital outlay related to vehicle and equipment purchases, and ADA compliance and irrigation projects. Operating costs decreased by 17.8% due to a delay in work associated with the Pavement Preservation program, a portion of which will be performed in the future.

Tangerine Farms Road Improvement District Debt Service Fund, which accounts for special assessments, had a $0.5 million fund balance attributable to the accumulation of prepaid assessments and resources required for debt service payment. This is a 14.5% decrease over the prior fiscal year. In fiscal year 2023-24, special assessments decreased by 32.6%. This decrease is due to developer prepayments in Gladden Farms Phase II in the prior year as construction is proceeding at a fast pace in that development and payoff of assessments in this fund will happen in the next two to three years.

The Town established the Sales Tax Capital Projects Fund to collect the additional 0.5% sales tax to collect funds for the construction and financing of the Marana Aquatic and Recreation Center. The Town of Marana issued a $49.5 million bond in February of 2024 to pay for the construction of the project.

The Transportation Fund revenues increased by $41,001 or 0.3% in fiscal year 2023-24. Revenues in this fund, resulting from construction sales tax, continued to exceed expectations due to higher than anticipated residential and commercial activity, along with higher than anticipated investment returns. Expenditures increased by $0.4 million or 8.4% due to small increase in work completed on construction projects compared the prior year. Construction projects in process and/or completed in fiscal year 2023-24 include Tangerine Road Widening Phase 2A, Twin Peaks and Rattlesnake Pass and the Lon Adams Road reconstruction.

Overview of Financial Statements

This discussion and analysis are intended to serve as an introduction to the Town's basic financial statements. The Town's basic financial statements comprise three components: (1) government-wide financial statements, (2) fund financial statements, and (3) notes to the financial statements. This report also contains other supplementary information in addition to the basic financial statements themselves.

Government-Wide Financial Statements - The government-wide financial statements are designed to provide readers with a broad overview of the Town's finances, in a manner similar to a private-sector business. All of the activities of the Town, except those of a fiduciary nature, are included in these statements.

The Town's activities are presented in two columns on these statements; governmental activities and business-type activities. A total column for these activities is also provided.

The governmental activities include basic services of the Town including general government (administration), public safety (police and building safety), highways and streets, health and welfare, economic and community development, and culture and recreation. These activities are primarily supported by general taxes and revenues.

The business-type activities include the private sector-type activities such as water utility, wastewater utility, and airport operations. These activities are supported primarily through user charges and fees.

The statement of net position presents information on all of the Town's assets, deferred outflows of resources, liabilities, and deferred inflows of resources with the difference reported as net position. The focus on net position is important because increases and decreases in net position may serve as a useful indicator of how the financial position of the Town may be changing. Increases may indicate an improved financial position. However, decreases in net position may not necessarily indicate the Town's financial position is deteriorating. Instead, it may reflect a situation where the Town may have used previously accumulated funds (i.e., cash collected over time to fund capital projects). As a result, other financial and nonfinancial indicators must also be considered to effectively assess the Town's overall financial health.

The statement of activities presents information showing how the Town's net position changed during the most recent fiscal year. Since economic resources measurement focus and accrual basis of accounting are used for the government-wide financial statements, all changes in net position are reported as soon as the underlying event giving rise to the change occurs, regardless of the timing of 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 (e.g., uncollected taxes and long-term debt that has not matured). This statement also focuses on both the gross and net costs of various Town functions, based only on direct functional revenues and expenses. This is designed to show the extent to which the various functions are dependent on general taxes and revenues for support.

In addition to the Town itself (primary government), the government-wide financial statements include the Gladden Farms Community Facilities District, Gladden Farms Community Facilities District II, and Saguaro Springs Community Facilities District as blended component units.

The government-wide financial statements can be found on pages 27-28 of this report.

Fund Financial Statements - Also presented are the financial statements for governmental funds and proprietary funds. A fund is a grouping of related accounts that is used to maintain control over resources that have been segregated for specific activities or objectives. The Town uses fund accounting to ensure and demonstrate compliance with finance-related legal requirements. All of the funds of the Town can be divided into two categories: governmental funds and proprietary funds.

Governmental Funds - Governmental funds are used to account for essentially the same functions reported as governmental activities in the government-wide financial statements. However, unlike the government-wide financial statements, governmental fund financial statements focus on near-term inflows and outflows of spendable resources, as well as on balances of spendable resources available at the end of the fiscal year. Such information may be useful in evaluating the Town's near-term financing requirements and determining what financial resources are available in the near future to fund Town programs.

Because the focus of governmental funds is narrower than that of the government-wide financial statements, it may be useful to compare the information presented for governmental funds with similar information presented for governmental activities in the government-wide financial statements. By doing so, readers may better understand the long-term impact of the Town's near-term financing decision. To facilitate this comparison, reconciliations of the differences between the governmental fund balance sheet and statement of revenues, expenditures and changes in fund balances and government-wide statement of net position and statement of activities are provided immediately following the respective governmental fund statements.

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 the General Fund, Highway User Revenue, Tangerine Farms Road Improvement District Debt Service, Sales Tax Capital Fund, and Transportation Capital Fund all of which are considered to be major funds. Data from the other governmental funds are combined into a single, aggregated presentation. Individual fund data for each of these nonmajor governmental funds is provided in the form of combining statements and schedules. These statements are included as supplementary information after the basic financial statements starting on page 111.

The Town adopts an annual budget and legally allocates (or appropriates) available monies for the General, Highway User Revenue, Tangerine Farms Road Improvement District Debt Service, Sales Tax Capital, Transportation Capital and other nonmajor governmental funds. Budgetary comparison statements are provided for the General Fund and Highway User Revenue Fund on pages 91-92. Budgetary comparison schedules have been presented for the Town's major debt and capital funds on pages 105-107, and budgetary comparison schedules have been presented for the Town's nonmajor funds to demonstrate compliance with the annual budget.

The basic governmental fund financial statements can be found on pages 31-34 of this report.

Proprietary Funds - The Town maintains two different types of proprietary funds. Enterprise funds are used to report the same functions presented as business-type activities in the government-wide financial statements. The Town uses enterprise funds to account for its water, wastewater and airport services, which are primarily supported by user charges and fees. Internal service funds are an accounting device used to accumulate and allocate costs internally among the Town's various functions. The Town uses an internal service fund to account for the employee health and dental benefits. Because the services of internal service funds predominantly benefits governmental rather than business-type functions, they have been included within governmental activities in the government-wide financial statements. Proprietary funds provide the same type of information as the government-wide financial statements, only in more detail.

The proprietary fund financial statements can be found on pages 37-40.

Notes to the financial statements - The notes provide additional information that is essential to a full understanding of the data provided in the government-wide and fund financial statements. The notes to the financial statements can be found immediately following the basic financial statements.

Required supplementary information other than MD&A - In addition to the basic financial statements and accompanying notes, this report also presents certain required supplementary information concerning the Town's progress in funding its obligation to provide pension benefits to its employees. Governments are required to disclose certain information about employee pension funds. These disclosures are included within Note 10 Employee Retirement Systems beginning on page 68, in addition to the information on pages 97-102 reported as required supplementary information.

Government-Wide Financial Analysis

As noted earlier, net position may serve over time as a useful indicator of a government's financial position. In the case of the Town, assets and deferred outflows of resources exceeded liabilities and deferred inflows by $608.6 million as of June 30, 2024. Noncurrent assets increased by $78.5 million or 17.6% due to the increase of capital assets and noncurrent restricted cash and investments. The increase in capital assets is primarily due to development of the Marana Aquatic and Recreation Center, including unspent proceeds for the same project, and continued work on the Tangerine Road Widening 2A project. Current assets increased by $54.6 million or 22.5% primarily due to an increase in cash and interest receivable. The increase in cash and interest receivable is due to relatively conservative spending, higher than expected revenue collections from a resilient economy, and higher than expected investment income due to high interest rates. Current liabilities increased $11.0 million or 46.2%. This is largely due to an increase in accounts payable, retainage payable, and the current portion of revenue bonds, all of which are related to the Marana Aquatic and Recreation Center project. Long-term liabilities increased by $36.9 million or 25.1% primarily due to an increase in revenue bonds. For fiscal year 2023-24, the Town issued $20.4 million in refunding revenue bonds and $49.5 million in new revenue bonds for the Marana Aquatic and Recreation Center.

Net position - The majority of the Town's net position reflects its investment in capital assets (land, building and improvements, infrastructure, vehicles and equipment and construction in progress) net of accumulated depreciation and any related outstanding debt used to acquire or construct those assets. The Town uses these capital assets to provide services to its citizens; consequently, these assets are not available for future spending. Although the Town's investment in its capital assets is reported net of related debt, it should be noted that the resources needed to repay this debt must be provided from other sources, since the capital assets themselves cannot be used to liquidate these liabilities. In addition, a portion of the Town's net position represents resources that are subject to external restrictions on how they may be used.

The Town's financial position is the product of several financial transactions including the net results of activities, the acquisition and payment of debt, the acquisition and disposal of capital assets, and the depreciation of capital assets.

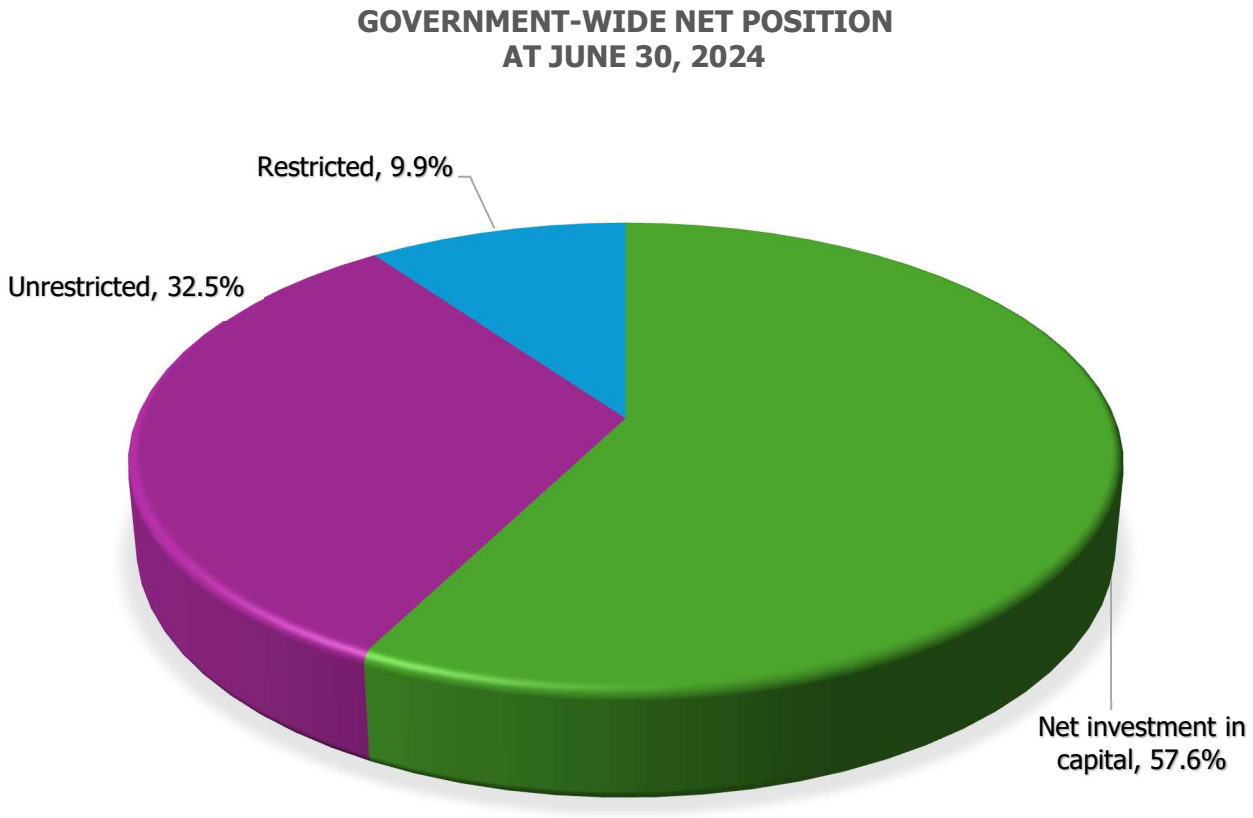
The following table presents a summary of the Town's net position for the at June 30, 2024 and 2023:

	Governmental Activities		Business-Type Activities		Total	
	2024	2023	2024	2023	2024	2023
Current and other assets	$ 295,485,031	$ 205,116,695	$ 52,687,231	$ 49,525,982	$ 348,172,262	$ 254,642,677
Capital assets, net	310,571,201	286,689,818	162,631,323	146,860,841	473,202,524	433,550,659
Total assets, net	606,056,232	491,806,513	215,318,554	196,386,823	821,374,786	688,193,336
Deferred outflows related to refunding	863,926	1,011,822	-	-	863,926	1,011,822
Deferred outflows related to pension	13,008,816	8,697,872	478,663	430,760	13,487,479	9,128,632
Total deferred outflows of resources	13,872,742	9,709,694	478,663	430,760	14,351,405	10,140,454
Current and other liabilities	27,223,130	18,114,982	7,533,116	5,656,265	34,756,246	23,771,247
Long-term liabilities	133,743,952	109,093,096	50,057,863	37,781,240	183,801,815	146,874,336
Total liabilities	160,967,082	127,208,078	57,590,979	43,437,505	218,558,061	170,645,583
Deferred inflows related to pension	1,412,423	1,202,615	64,677	59,913	1,477,100	1,262,528
Deferred inflows related to leases	2,743,203	2,894,510	4,317,477	4,511,278	7,060,680	7,405,788
Total deferred inflows of resources	4,155,626	4,097,125	4,382,154	4,571,191	8,537,780	8,668,316
Net position:						
Net investment in capital assets	237,738,055	227,108,692	112,764,228	110,636,403	350,502,283	337,745,095
Restricted	57,212,358	44,737,572	2,846,285	812,300	60,058,643	45,549,872
Unrestricted	159,855,853	98,364,740	38,213,571	37,360,184	198,069,424	135,724,924
Total net position	$ 454,806,266	$ 370,211,004	$ 153,824,084	$ 148,808,887	$ 608,630,350	$ 519,019,891

Net investment in capital assets, which reflects the Town's investment in capital assets net of accumulated depreciation and any related outstanding debt issued to acquire or construct those assets, was $350.5 million or 57.7%, which represents the largest portion of net position. This portion of net position increased by $12.8 million as of June 30, 2024 largely associated with the construction of the Marana Aquatic and Recreation Center.

The second portion of net position of $59.2 million or 9.7% represents resources that are subject to external restrictions on how they may be utilized. This category increased $13.7 million as of June 30, 2024 primarily due to increases in sales taxes and bond proceeds restricted for capital projects.

The third portion consists of unrestricted net position of $198.1 million or 32.6% of net position. The unrestricted balance has increased by $62.3 million. The increase in governmental activities accounts for $61.5 million of the overall increase, which is primarily attributable to an increase in the General Fund unrestricted balance. As mentioned earlier, this is related to stronger than anticipated sales tax and investment income revenues. The business-type activities increase in unrestricted net position was $0.9 million. The increase in business-type activities was due to an overall increase in cash as a result of increased charges for services and development fees.



Changes In Net Position

The Town's total revenues for the fiscal year ended June 30, 2024, were $197.3 million, which was an overall increase of $39.3 million or 24.9%. The increases were primarily related to capital grants and contributions, state shared revenues, and investment income. Capital grants and contribution revenues increased by 88.7%, state shared revenues increased by 22.1%, and investment income increased by 102.9%. Program revenues increased overall by 45.9%, with the largest increases in capital grants and contributions while charges for services increased by 18.5%.

The total cost of all programs and services was $107.7 million. This is a decrease of $10.3 million or 8.7% and is primarily attributable to decreased spending in General Government and Public Safety. Decreases in Public Safety was primarily due to the prior year including a $6.0 million payment to pay down the PSPRS unfunded pension liability.

The following table presents a summary of the Town's revenues and expenses and changes in net position for the fiscal years ended June 30, 2024 and 2023:

	Governmental Activities		Business-Type Activities		Total	
	2024	2023	2024	2023	2024	2023
Revenues:						
Program revenues:						
Charges for services	$ 17,677,460	$ 14,784,777	$ 13,637,318	$ 11,642,266	$ 31,314,778	$ 26,427,043
Operating grants and contributions	6,980,861	6,649,353	316,149	258,408	7,297,010	6,907,761
Capital grants and contributions	22,581,052	11,543,047	21,680,740	11,917,723	44,261,792	23,460,770
General revenue:						
Sales taxes	70,228,595	69,267,334	-	-	70,228,595	69,267,334
Property taxes	2,438,184	2,081,218	-	-	2,438,184	2,081,218
Franchise taxes	558,174	607,138	-	-	558,174	607,138
State shared revenues	26,007,441	21,304,677	-	-	26,007,441	21,304,677
Investment income	13,822,386	6,777,982	496,954	277,729	14,319,340	7,055,711
Gain on sale of capital assets	-	31,350	-	-	-	31,350
Miscellaneous revenues	762,529	735,265	123,301	116,493	885,830	851,758
Contributions	-	-	-	-	-	-
Total revenues	161,056,682	133,782,141	36,254,462	24,212,619	197,311,144	157,994,760
Expenses:						
General government	27,944,658	30,094,018	-	-	27,944,658	30,094,018
Public safety	18,167,495	27,499,364	-	-	18,167,495	27,499,364
Highways and streets	26,385,188	25,897,485	-	-	26,385,188	25,897,485
Health and welfare	436,714	419,995	-	-	436,714	419,995
Economic and community	5,894,604	5,360,580	-	-	5,894,604	5,360,580
Culture and recreation	8,896,100	8,396,785	-	-	8,896,100	8,396,785
Interest on long-term debt	2,055,798	2,703,753	-	-	2,055,798	2,703,753
Water	-	-	11,163,812	10,751,400	11,163,812	10,751,400
Wastewater	-	-	5,022,285	5,156,015	5,022,285	5,156,015
Airport	-	-	1,734,031	1,740,057	1,734,031	1,740,057
Total expenses	89,780,557	100,371,980	17,920,128	17,647,472	107,700,685	118,019,452
Increase (decrease) in net position before transfers	71,276,125	33,410,161	18,334,334	6,565,147	89,610,459	39,975,308
Transfers	13,319,137	(15,579,848)	(13,319,137)	15,579,848	-	-
Increase (decrease) in net position	84,595,262	17,830,313	5,015,197	22,144,995	89,610,459	39,975,308
Net position, beginning	370,211,004	352,380,691	148,808,887	126,663,892	519,019,891	479,044,583
Net position, Ending	$ 454,806,266	$ 370,211,004	$ 153,824,084	$ 148,808,887	$ 608,630,350	$ 519,019,891

Governmental Activities - Governmental activities increased net position by $84.6 million for fiscal year ended June 30, 2024. This increase is primarily attributable to a conservative budget combined with higher than anticipated revenues, and unspent bond proceeds.

The following table presents the cost of the nine major Town functional activities. The table also shows each function's net cost (total cost less charges for services generated by the activities and intergovernmental aid provided for specific programs). The net cost shows the financial burden that was placed on the State and Town's taxpayers by each of these functions.

	Year Ended June 30, 2024		Year Ended June 30, 2023	
	Total Expenses	Net (Expense) Revenue	Total Expenses	Net (Expense) Revenue
Governmental Activities:				
General government	$ 27,944,658	$ (20,288,909)	$ 30,094,018	$ (22,936,728)
Public safety	18,167,495	(8,604,943)	27,499,364	(20,204,256)
Highways and streets	26,385,188	(2,433,789)	25,897,485	(13,104,169)
Health and welfare	436,714	(345,833)	419,995	(329,379)
Economic and community development	5,894,604	(2,892,330)	5,360,580	(1,526,263)
Culture and recreation	8,896,100	(5,919,582)	8,396,785	(6,590,255)
Interest on long-term debt	2,055,798	(2,055,798)	2,703,753	(2,703,753)
Total	$ 89,780,557	$ (42,541,184)	$ 100,371,980	$ (67,394,803)
Business-Type Activities:				
Water	$ 11,163,812	$ 11,109,434	$ 10,751,400	$ 5,230,309
Wastewater	5,022,285	5,704,607	5,156,015	1,153,479
Airport	1,734,031	900,038	1,740,057	(212,863)
Total	$ 17,920,128	$ 17,714,079	$ 17,647,472	$ 6,170,925

The cost of all governmental activities this year was $89.8 million. This represents a 10.6% decrease in governmental activities expenses. While operating costs increased across most functional activities, Public Safety and General Governmental experienced the decreases at 7.1% and 33.9% respectively.

The net cost of governmental activities of $42.5 million was largely financed by general revenues, which are made up of primarily sales tax revenue of $70.2 million, state shared revenues of $26.0 million and investment income of $13.8 million.

Public Safety net cost decreased by $11.6 million. This is due to an overall $9.4 million decrease in expenses due to a $6 million payment of unfunded liability for the PSPRS pension and a $2.2 million decrease in charges for services.

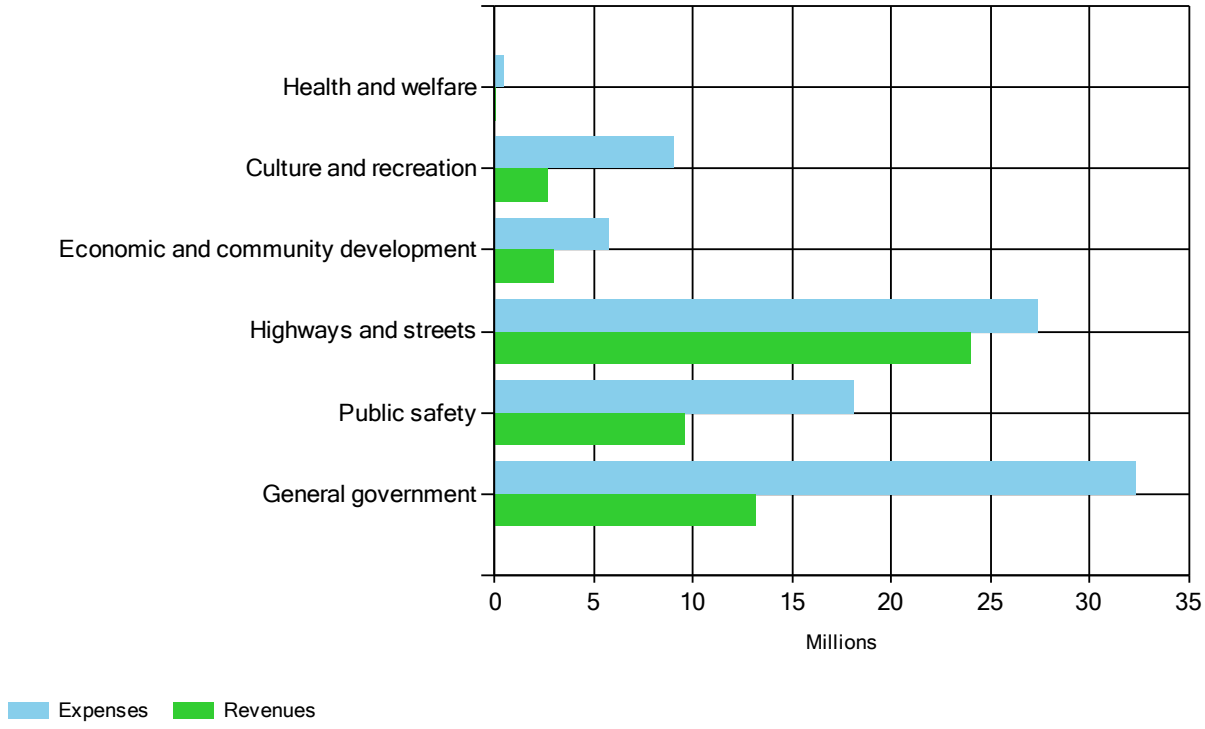
The Water fund net revenue increased by $5.9 million. This is primarily due to a $1.5 million increase in charges for services and an increase of $4.6 in capital contributions.

The Wastewater fund net revenue increased by $4.6 million. This is primarily due to a $3.4 million increase in capital contributions.

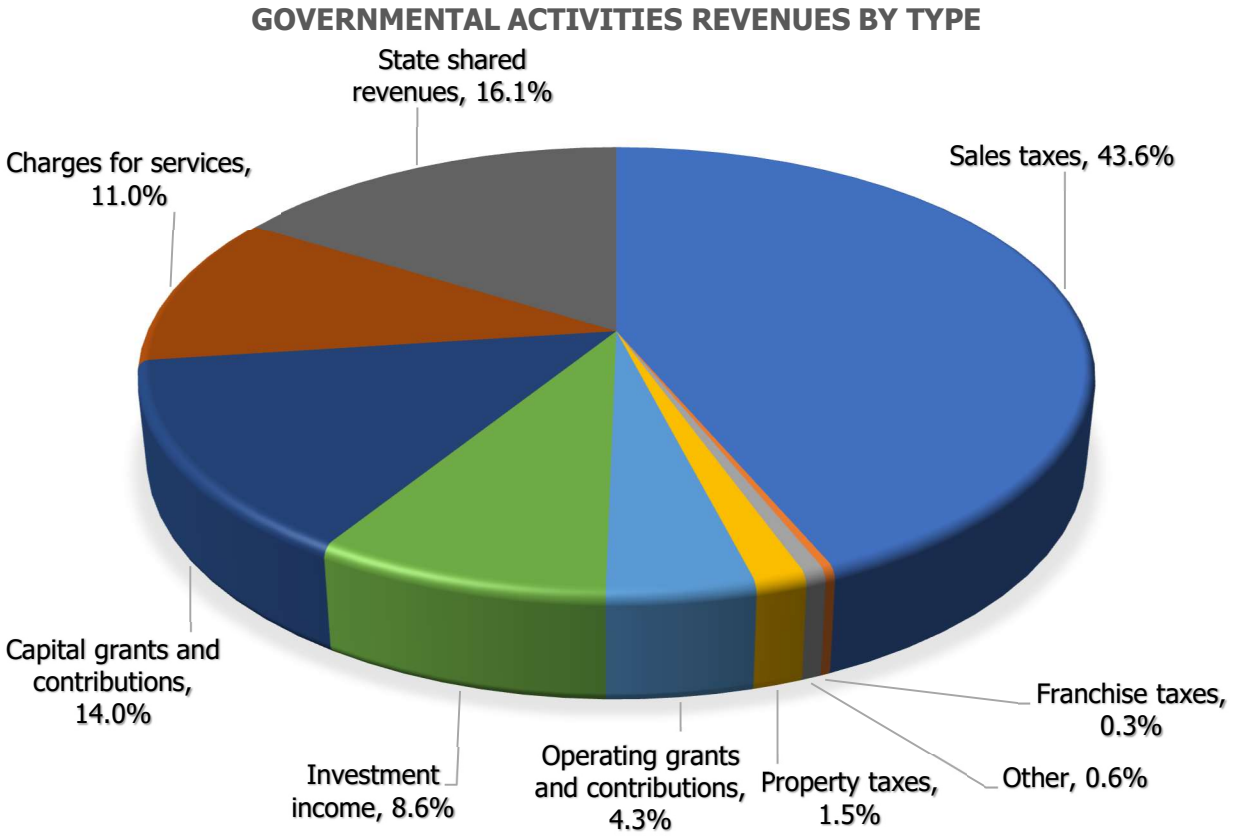
The Airport fund net revenue increased by $1.1 million. This increase is primarily due to an increase in capital contributions.

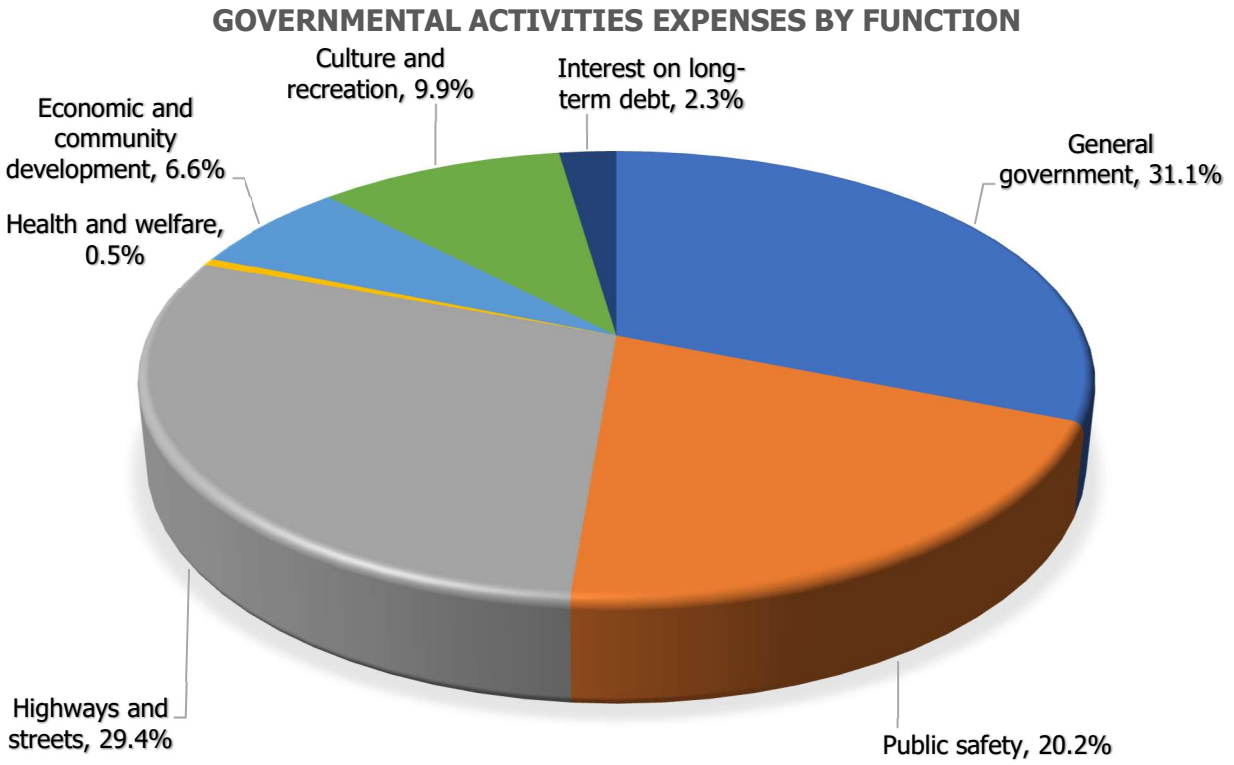
The following graph shows the functional revenues and expenses of the governmental activities in order to demonstrate the extent to which the governmental functions produce direct revenues to offset related program costs. It should be noted that this graph is not intended to represent a full allocation to these functions. As described above, expenses not covered by direct program revenues are covered by the Town's general revenues which consist primarily of taxes and unrestricted State shared revenues. In governmental activities, the functional revenues of $47.2 million are 52.6% of expenses for fiscal year 2024, up from 32.9% a year earlier. This change is largely due to higher program revenues combined with lower expenses as described previously.

Governmental Activities Expenses and Program Revenues



As seen on the following graphs, the largest revenue source for the Town's governmental activities is sales tax revenues at 43.6%, followed by state shared revenues at 16.1%, and Capital Grants and Contributions at 14.0%. The Town's largest expense category is general government at 31.1%, followed by highways and streets at 29.4%. and public safety at 20.2%.

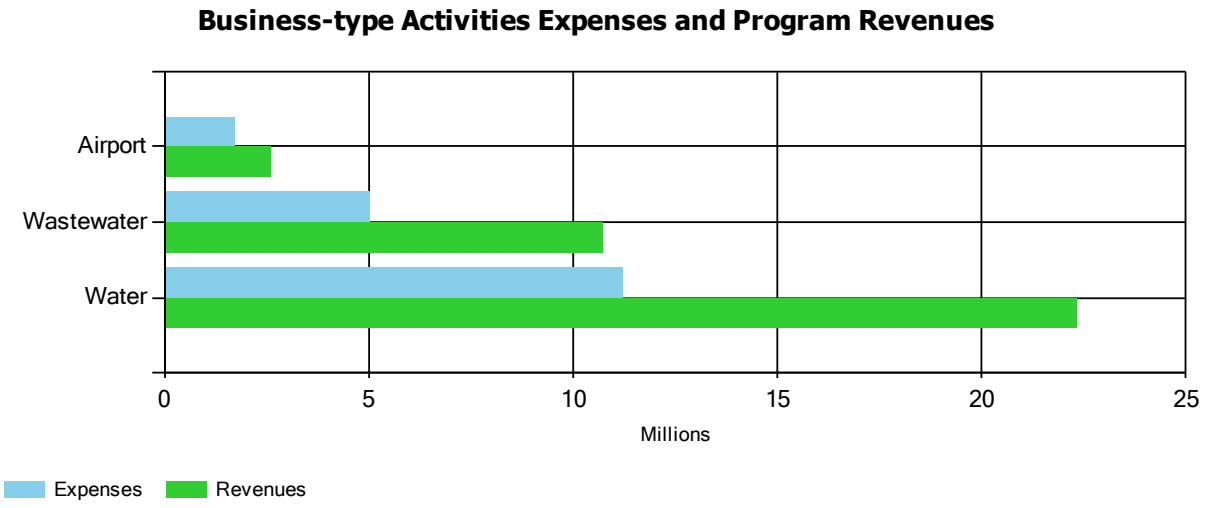

GOVERNMENTAL ACTIVITIES REVENUES BY TYPE
State shared revenues, 16.1%
Charges for services, 11.0%
Sales taxes, 43.6%
Capital grants and contributions, 14.0%
Franchise taxes, 0.3%
Investment income, 8.6%
Operating grants and contributions, 4.3%
Property taxes, 1.5%
Other, 0.6%


GOVERNMENTAL ACTIVITIES EXPENSES BY FUNCTION
Culture and recreation, 9.9%
Interest on long-term debt, 2.3%
Economic and community development, 6.6%
General government, 31.1%
Health and welfare, 0.5%
Highways and streets, 29.4%
Public safety, 20.2%

Business-Type Activities

Business-type activities' net position increased by $5.0 million for fiscal year ended June 30, 2024.

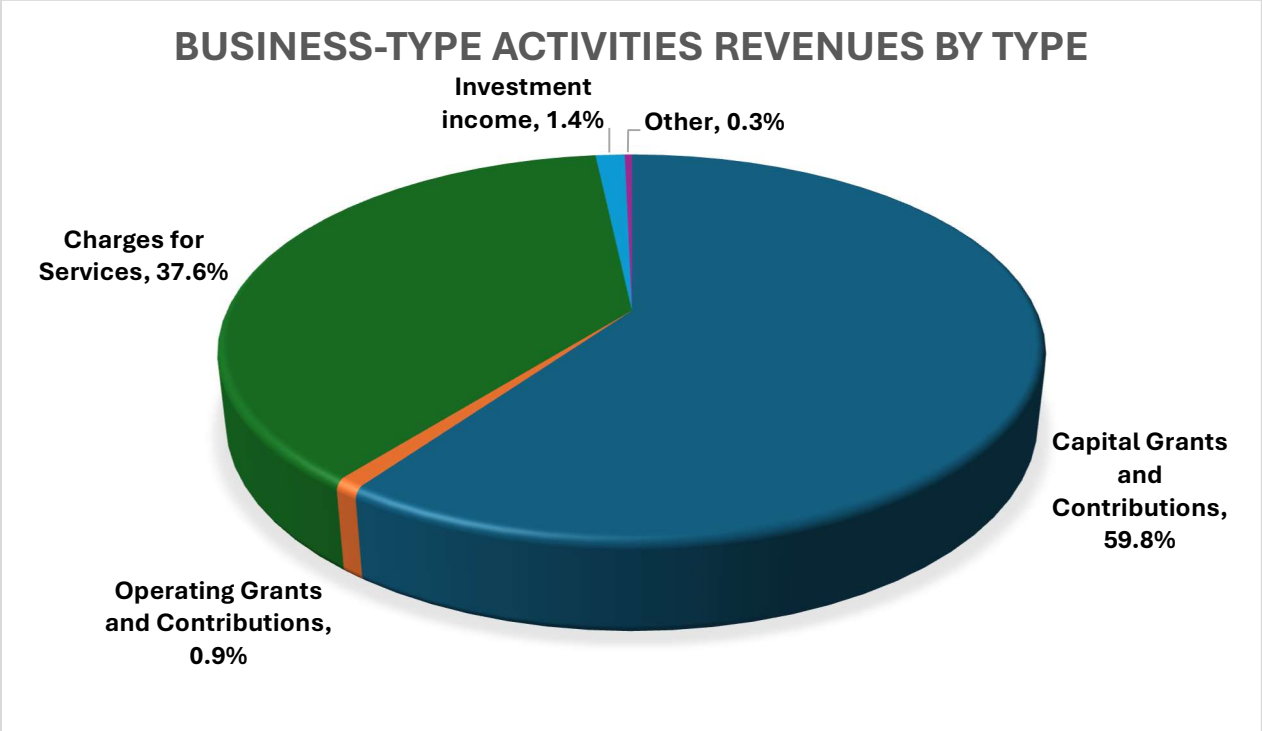
Total revenues for business-type activities increased by $12.0 million or 50.0%. This increase is primarily related to increased user revenues and an increase to capital grants and contributions.



Overall, business-type activity expenses increased by $0.3 million or 1.5% from the prior fiscal year. Increases were mostly driven by personnel and operating expenses. Water expenses increased by $0.4 million, while Wastewater and Airport costs remained largely consistent with the prior year.

The Town's largest overall business-type activity is the Water Utility with $11.1 million in expenses and $22.3 million in program revenues during the year. The second largest activity is the Wastewater Utility with $5.0 million in expenses and $10.7 million in program revenues, followed by the Airport with $1.7 million in expenses and $2.6 million in program revenues.

As seen on the following graph, the largest revenue source for the Town's business-type activities is capital grants and contributions at 59.8% followed by charges for services revenues at 37.6%. Operating grants and contributions, investment income, and other miscellaneous revenues make up the remaining portion at 2.6%.



Financial Analysis of the Town's Funds

As noted earlier, the Town uses fund accounting to ensure and demonstrate compliance with finance related legal requirements.

Governmental Funds. The focus of the Town's governmental funds is to provide information on near-term inflows, outflows, and balances of spendable resources. Such information is useful in assessing the Town's financing requirements. In particular, unrestricted fund balance may serve as a useful measure of the Town's net resources available for spending at the end of the fiscal year.

The financial performance of the Town as a whole is reflected in its governmental funds. As of June 30, 2024, the Town's governmental funds reported a combined fund balance of $272.7 million, of which $126.7 million is unassigned and therefore available for spending at the Town's discretion.

The General Fund, which is the principal operating fund of the Town, had a fund balance of $129.9 million. Revenues increased by 16.8% and expenditures were stable, decreasing slightly by 1.2% compared to the prior fiscal year. The primary increases in revenues were related to sales taxes and investment income.

The Transportation Fund had a fund balance of $39.6 million which reflected an increase of 34.6% from the prior year. This is attributable to continued higher than normal construction sales tax revenues due to resilient commercial and residential activity.

Proprietary funds. The proprietary funds in the financial statements are prepared on the same measurement focus and accounting basis as the government-wide financial statements, but they provide more detail since each major enterprise fund is presented discretely. The total net position of Business-type activities proprietary funds is $153.8 million. Of this amount, $112.8 million comprised the funds' net investment in capital assets, $0.8 million is restricted for capital projects, $2.0 million is restricted for debt service, and unrestricted net position is $38.2 million. The factors concerning the finances of these funds, as well as the changes in net position, have been addressed previously in the discussion of the Town's business-type activities.

The governmental activities net position related to Internal Service funds increased by $0.7 million with a total net position of $3.4 million. This balance remains unrestricted for dental and medical benefits.

Budgetary Highlights

The Town's annual adopted budget established the legal level of expenditure control. Budgetary comparison statements are required for the General Fund and all major special revenue funds. These statements compare the original budget, the budget as amended throughout the year, and the actual revenues and expenditures. Budgetary schedules for other governmental funds are also presented in this report as other supplementary information.

Every year the Town closely reviews adopted initiatives and goals tied to the Strategic Plan, which serves as the comprehensive, guiding blueprint for the organization. These goals are utilized to ensure that allocations are aligned with need, and that strategies are resulting in the appropriate outcomes.

General Fund revenues significantly exceeded budget projections in sales taxes and investment income. At the same time, departments maintained their prudent use of available resources. The judicious use of funds as well as higher than expected revenues resulted in $30.7 million in additional fund balance. The General Fund budget and actual variances are shown on page 91.

Amendments to the adopted budget may occur throughout the year between departments within the General Fund and between funds in all other funds in a legally permissible manner (see Note 1 - Budgetary Control). Budget adjustments between departments in the General Fund did occur. A budget amendment of note was a transfer of $150,000 of budget authority from general government within the General Fund to the town council for a contribution to the local food bank.

Capital Assets and Debt Administration

Capital Assets. As of June 30, 2024 the Town had invested $473.2 million in governmental and business-type capital assets (net of accumulated depreciation). Total depreciation expense for the year was $28.1 million, with $22.6 million attributed to governmental activities and $5.5 million to business-type activities, respectively.

The following schedule presents capital asset balances for the fiscal years ended June 30, 2024 and 2023.

	Governmental Activities		Business-Type Activities		Total	
	2024	2023	2024	2023	2024	2023
Land	$ 16,837,176	$ 15,350,692	$ 4,314,866	$ 4,315,366	$ 21,152,042	$ 19,666,058
Water rights	-	-	8,992,081	4,357,277	8,992,081	4,357,277
Construction in progress	45,481,509	12,718,470	12,506,978	5,883,571	57,988,487	18,602,041
Right-of-use subscription assets	414,265	414,265	-	-	414,265	414,265
Right-of-use, land	368,153	368,153	-	-	368,153	368,153
Buildings and improvements	66,847,048	66,365,167	188,487,259	178,795,640	255,334,307	245,160,807
Machinery and equipment	30,130,471	29,381,720	4,735,661	4,467,475	34,866,132	33,849,195
Infrastructure	476,748,188	467,002,596	-	-	476,748,188	467,002,596
Less accumulated depreciation and amortization	(326,255,609)	(304,911,245)	(56,405,522)	(50,958,488)	(382,661,131)	(355,869,733)
Total	$ 310,571,201	$ 286,689,818	$ 162,631,323	$ 146,860,841	$ 473,202,524	$ 433,550,659

Additional information on the Town's capital assets can be found in Note 5.

Major capital asset events during the current fiscal year included the following:

Tangerine Road Widening, Phase 2A - In process, $3.0 million spent in fiscal year 2023-24. $4.8 million spent inception through fiscal year ended June 30, 2024. Estimated completion is fiscal year 2025-26.

Pines Subdivision Asphalt Repair - Completed, $0.2 million spent in fiscal year 2023-24. $0.9 million spent inception through fiscal year ended June 30, 2024.

Twin Peaks Road and Rattlesnake Pass Widening - In process, $0.3 million spent in fiscal year 2023-24. $1.8 million spent through June 30, 2024. Estimated completion is fall of 2026.

Marana Aquatics and Recreation Center - In process, $28.0 million spent in fiscal year 2023-24. $31.5 million spent inception through fiscal year ended June 30, 2024. Estimated completion is fiscal year 2024-25.

East Tangerine , Segment 1 Pipeline Upsizing – Completed, $1.2 million spent in fiscal year 2023-24. $2.7 million spent inception through fiscal year ended June 30, 2024.

North Marana Sewer Interceptor - $0.4 million spent in fiscal year 2023-24. $0.9 million spent inception through June 30, 2024. Estimated completion is fiscal year 2025-26.

Debt Administration

At year-end, the Town had $153.2 million in long-term debt obligations outstanding with $10.7 million due within one year.

The Town had new debt, including refunding of existing debt, adding $69.9 million. The Town also had reductions of $31.9 million during the current fiscal year due to regularly scheduled principal payments, retirement of debt through refunding, and premium amortizations. This resulted in an overall increase to debt of $42.5 million.

The following table presents a summary of the Town's outstanding debt for the fiscal years ended June 30, 2024 and 2023. Additional information on the Town's long-term obligations can be found in Note 7.

	Governmental Activities		Business-Type Activities		Total	
	2024	2023	2024	2023	2024	2023
General obligation bonds	$ 28,605,000	$ 29,355,000	$ -	$ -	$ 28,605,000	$ 29,355,000
Revenue bonds	66,250,000	35,020,000	32,375,000	19,780,000	98,625,000	54,800,000
Revenue bonds, direct placements	1,272,000	1,881,000	-	-	1,272,000	1,881,000
Special assessment bonds	2,245,000	3,771,000	-	-	2,245,000	3,771,000
Loan payable	-	-	15,172,540	15,938,139	15,172,540	15,938,139
Deferred bond premium	5,402,513	4,633,878	1,863,457	272,119	7,265,970	4,905,997
Total	$ 103,774,513	$ 74,660,878	$ 49,410,997	$ 35,990,258	$ 153,185,510	$ 110,651,136

Economic Factors and Next Year's Budget

The Town and the economy has recovered from the initial disruption caused by the pandemic. The economy continued to grow throughout the year, and future year forecasts call for a stable, but still growing economy as the Town continues to attract interest from residential, commercial, and retail development. The Town experienced record revenues in some areas including construction related sales tax due to higher than anticipated commercial activity, but also due to a resilient economy, which is expected to temper during fiscal year 2024-25.

Inflation is projected to retreat to more reasonable levels from highs seen during prior years, which combined with a tight labor market may yet allow for a soft landing of the economy in fiscal year 2024-25. Such economic conditions should allow the Town adequate funding capacity to accomplish goals and initiatives in the Town's Strategic Plan.

The 2024-25 budget increased by $137.5 million or 40.9%. This large increase is primarily due to the programming of a variety of capital projects as the Town continues to experience high growth. These projects, which include the Community and Aquatics Center projected for completion in 2024-25, and a variety of streets, parks and utility projects, will continue to allow the Town to provide the amenities and services desired by our residents. Revenues and other financing sources for the fiscal year 2024-2025 budget are $326.2 million, while expenditures total $473.7 million. The financial plan assumes a combination of fund balance/equity and debt financing will be used to complete previously funded projects and other onetime expenditures approved by Council. The budget is structurally balanced with ongoing revenues supporting ongoing program expenditures.

The budget document is the comprehensive decision-making tool resulting from the annual budget process and provides detail for the upcoming fiscal year. The budget is a long-range plan by which financial policy is implemented and controlled and serves as a funding plan for policies, goals and service-levels provided to the citizens of Marana.

Contacting the Town's Financial Management

This financial report is designed to provide our citizens, taxpayers, and investors and creditors with a general overview of the Town's finances and to demonstrate the Town's accountability for the resources it receives. If you have questions about this report or need additional information, contact the Finance Department, Town of Marana, Arizona at 11555 West Civic Center Drive, Marana, Arizona 85653, or visit www.MaranaAZ.gov.

Basic Financial Statements

MARANA AZ

Government-Wide Financial Statements

MARANA AZ

Town of Marana, Arizona
Statement of Net Position
June 30, 2024

	Governmental Activities	Business-Type Activities	Total
Assets			
Current Assets			
Cash and cash equivalents	$ 226,146,553	$ 48,059,289	$ 274,205,842
Property taxes receivable	12,034	-	12,034
Accounts receivable	636,650	1,624,257	2,260,907
Interest receivable	1,516,218	25,882	1,542,100
Leases receivable	3,001,671	4,594,097	7,595,768
Due from other governments	11,133,119	236,192	11,369,311
Internal balances	801,010	(801,010)	-
Inventories	90,957	-	90,957
Prepaid items	609,091	137,745	746,836
Total current assets	243,947,303	53,876,452	297,823,755
Noncurrent Assets			
Special assessments receivable	2,025,093	-	2,025,093
Restricted cash and investments	45,477,129	2,846,285	48,323,414
Advances	4,035,506	(4,035,506)	-
Capital assets not being depreciated/amortized	62,318,685	25,813,925	88,132,610
Capital assets, being depreciated/amortized, net	248,252,516	136,817,398	385,069,914
Total noncurrent assets	362,108,929	161,442,102	523,551,031
Total assets	606,056,232	215,318,554	821,374,786
Deferred Outflows of Resources			
Deferred outflows related to pensions	13,008,816	478,663	13,487,479
Deferred charge on refunding	863,926	-	863,926
Total deferred outflows of resources	13,872,742	478,663	14,351,405
Liabilities			
Current Liabilities			
Accounts payable	8,333,043	2,420,973	10,754,016
Retainage payable	2,713,473	456,098	3,169,571
Accrued payroll and employee benefits	1,888,369	153,443	2,041,812
Unearned revenue	525,944	-	525,944
Deposits held for others	397,752	1,252,461	1,650,213
Due to other government	59,896	255,015	314,911
Claims payable	397,800	-	397,800
Accrued interest payable	1,836,754	527,905	2,364,659
Compensated absences	2,396,713	162,917	2,559,630
Leases payable	7,042	-	7,042
Subscription technology arrangements payable	115,344	-	115,344
Water agreement payable	-	202,035	202,035
Loans payable	-	1,017,269	1,017,269
General obligation bonds, CFD	1,055,000	-	1,055,000
Special assessment bonds, TFRID	1,112,000	-	1,112,000
Revenue bonds	6,384,000	1,085,000	7,469,000
Total current liabilities	27,223,130	7,533,116	34,756,246
Noncurrent Liabilities			
Compensated absences	266,302	18,102	284,404
Leases payable	344,098	-	344,098
Subscription technology arrangements payable	84,685	-	84,685
Net pension liability	37,825,354	2,537,382	40,362,736
Water agreement payable	-	193,651	193,651
Loans payable	-	14,155,271	14,155,271
General obligation bonds, CFD	29,134,001	-	29,134,001
Special assessment bonds, TFRID	1,133,000	-	1,133,000
Revenue bonds	64,956,512	33,153,457	98,109,969
Total noncurrent liabilities	133,743,952	50,057,863	183,801,815
Total liabilities	160,967,082	57,590,979	218,558,061
Deferred Inflows of Resources			
Deferred inflows related to pensions	1,412,423	64,677	1,477,100
Deferred inflows related to leases	2,743,203	4,317,477	7,060,680
Total deferred inflows of resources	4,155,626	4,382,154	8,537,780
Net Position			
Net investment in capital assets	237,738,055	112,764,228	350,502,283
Restricted for:			
Capital projects	29,866,365	811,384	30,677,749
Debt service	12,471,065	2,034,901	14,505,966
General government	5,235,563	-	5,235,563
Public safety	1,562,345	-	1,562,345
Highways and streets	7,950,486	-	7,950,486
Economic and community development	126,534	-	126,534
Unrestricted	159,855,853	38,213,571	198,069,424
Total net position	$ 454,806,266	$ 153,824,084	$ 608,630,350

See notes to financial statements

Town of Marana, Arizona

Statement of Activities
Year Ended June 30, 2024

Functions/Programs	Expenses	Program Revenues: Charges for Services	Program Revenues: Operating Grants and Contributions	Program Revenues: Capital Grants and Contributions	Net (Expense) Revenue and Changes in Net Position: Governmental Activities	Net (Expense) Revenue and Changes in Net Position: Business-Type Activities	Net (Expense) Revenue and Changes in Net Position: Totals
Primary Government							
Governmental activities:							
General government	$ 27,944,658	$ 7,281,424	$ 21,571	$ 352,754	$ (20,288,909)	$ -	$ (20,288,909)
Public safety	18,167,495	7,740,035	1,822,517	-	(8,604,943)	-	(8,604,943)
Highways and streets	26,385,188	901,114	5,001,281	18,049,004	(2,433,789)	-	(2,433,789)
Health and welfare	436,714	77,585	13,296	-	(345,833)	-	(345,833)
Economic and community development	5,894,604	1,287,920	72,238	1,642,116	(2,892,330)	-	(2,892,330)
Culture and recreation	8,896,100	389,382	49,958	2,537,178	(5,919,582)	-	(5,919,582)
Interest on long-term debt	2,055,798	-	-	-	(2,055,798)	-	(2,055,798)
Total governmental activities	89,780,557	17,677,460	6,980,861	22,581,052	(42,541,184)	-	(42,541,184)
Business-type activities:							
Water	11,163,812	9,864,562	316,149	12,092,535	-	11,109,434	11,109,434
Wastewater	5,022,285	3,478,251	-	7,248,641	-	5,704,607	5,704,607
Airport	1,734,031	294,505	-	2,339,564	-	900,038	900,038
Total business-type activities	17,920,128	13,637,318	316,149	21,680,740	-	17,714,079	17,714,079
Total primary government	$ 107,700,685	$ 31,314,778	$ 7,297,010	$ 44,261,792	(42,541,184)	17,714,079	(24,827,105)
		General Revenues					
		Taxes:					
		Sales taxes			70,228,595	-	70,228,595
		Property taxes			2,438,184	-	2,438,184
		Franchise taxes			558,174	-	558,174
		State shared revenues, unrestricted			26,007,441	-	26,007,441
		Investment income			13,822,386	496,954	14,319,340
		Miscellaneous			762,529	123,301	885,830
		Transfers			13,319,137	(13,319,137)	-
		Total general revenues and transfers			127,136,446	(12,698,882)	114,437,564
		Changes in net position			84,595,262	5,015,197	89,610,459
		Net Position, Beginning			370,211,004	148,808,887	519,019,891
		Net Position, Ending			$ 454,806,266	$ 153,824,084	$ 608,630,350

See notes to financial statements

Governmental Fund Financial Statements

MARANA AZ

Town of Marana, Arizona

Balance Sheet - Governmental Funds
June 30, 2024

	General Fund	Highway User Revenue Fund	Tangerine Farms Improvement District Debt Service	Transportation Capital Fund	Formerly Nonmajor Fund Sales Tax Capital Fund	Nonmajor Governmental Funds	Total Governmental Funds
Assets							
Cash and cash equivalents	$ 122,845,516	$ 7,999,005	$ 103,381	$ 35,293,350	$ 5,618,808	$ 50,462,448	$ 222,322,508
Property taxes receivable	-	-	-	-	-	12,034	12,034
Accounts receivable	296,572	-	-	-	-	98,515	395,087
Leases receivable	3,001,671	-	-	-	-	-	3,001,671
Special assessments receivable	-	-	2,025,093	-	-	-	2,025,093
Interest receivable	1,017,987	12,038	-	132,193	247,822	106,178	1,516,218
Due from other funds	1,364,596	-	-	300,000	-	-	1,664,596
Due from other governments	6,452,010	469,679	-	2,490,049	1,000,465	720,916	11,133,119
Inventories	90,957	-	-	-	-	-	90,957
Prepaid items	210,206	-	398,000	-	-	885	609,091
Advances	1,935,506	-	-	2,100,000	-	-	4,035,506
Restricted cash and investments	-	-	-	364,522	35,178,837	9,933,770	45,477,129
Total assets	$ 137,215,021	$ 8,480,722	$ 2,526,474	$ 40,680,114	$ 42,045,932	$ 61,334,746	$ 292,283,009
Liabilities, Deferred Inflows of Resources and Fund Balances (Deficits)							
Liabilities							
Accounts payable	$ 1,978,591	$ 530,236	$ -	$ 1,031,974	$ 3,614,915	$ 928,591	$ 8,084,307
Retainage payable	-	-	-	-	2,433,011	280,462	2,713,473
Accrued payroll and employee benefits	1,814,035	-	-	-	-	74,334	1,888,369
Due to other funds	-	-	-	-	-	863,586	863,586
Due to other governments	59,590	-	-	-	-	306	59,896
Deposits held for others	185,454	-	-	37,464	-	174,834	397,752
Unearned revenue	525,944	-	-	-	-	-	525,944
Total liabilities	4,563,614	530,236	-	1,069,438	6,047,926	2,322,113	14,533,327
Deferred Inflows of Resources							
Unavailable revenue	10,319	-	2,025,093	-	-	284,011	2,319,423
Deferred inflows of resources related to leases	2,743,203	-	-	-	-	-	2,743,203
Total deferred inflows of resources	2,753,522	-	2,025,093	-	-	284,011	5,062,626
Fund Balances (Deficits)							
Nonspendable	2,236,669	-	398,000	-	-	885	2,635,554
Restricted	-	7,950,486	103,381	364,522	35,998,006	57,284,010	101,700,405
Committed	-	-	-	39,246,154	-	2,444,959	41,691,113
Unassigned	127,661,216	-	-	-	-	(1,001,232)	126,659,984
Total fund balances (deficits)	129,897,885	7,950,486	501,381	39,610,676	35,998,006	58,728,622	272,687,056
Total liabilities, deferred inflow of resources and fund balances (deficits)	$ 137,215,021	$ 8,480,722	$ 2,526,474	$ 40,680,114	$ 42,045,932	$ 61,334,746	$ 292,283,009

See notes to financial statements

Reconciliation of the Balance Sheet - Governmental Funds to the Statement of Net Position
June 30, 2024

Total Governmental Fund Balances		$ 272,687,056
Amounts reported for governmental activities in the statement of net position are different because:		
Capital assets used in governmental activities are not financial resources, and therefore, are not reported in the governmental funds:		
Governmental capital assets	$ 636,044,392	
Governmental right of use assets	782,418	
Less accumulated depreciation/amortization	(326,255,609)	310,571,201
Long-term liabilities, such as net pension liabilities, leases and bonds payable, are not due and payable in the current period, and therefore, are not reported in the governmental funds:		
Compensated absences	(2,663,015)	
Leases payable	(351,140)	
Subscription technology arrangements payable	(200,029)	
Revenue bonds payable	(67,522,000)	
General obligation bonds payable	(28,605,000)	
Special assessment bonds	(2,245,000)	
Net pension liability	(37,825,354)	
Accrued interest payable	(1,836,754)	(141,248,292)
Internal service funds are used by management to charge the costs of health and dental services. the assets and liabilities of the internal Service fund are included in governmental activities in the statement of net position.		3,419,072
Deferred items related to the issuance of bonds and resources related to pensions are applicable to future reporting periods and, therefore, are not reported in the funds.		
Bond premium	(5,402,513)	
Deferred charge on refunding	863,926	
Deferred inflows related to pensions	(1,412,423)	
Deferred outflows related to pensions	13,008,816	7,057,806
Other long-term assets are not available to pay for current period expenditures and, therefore, are reported as unavailable revenue in the funds.		
Intergovernmental revenue	294,330	
Special assessments revenue	2,025,093	2,319,423
Net Position of Governmental Activities		$ 454,806,266

See notes to financial statements

Town of Marana, Arizona

Statement of Revenues, Expenditures and Changes in Fund Balances - Governmental Funds
Year Ended June 30, 2024

	General Fund	Highway User Revenue Fund	Tangerine Farms Improvement District Debt Service	Transportation Capital Fund	Formerly Nonmajor Fund Sales Tax Capital Fund	Nonmajor Governmental Funds	Total Governmental Funds
Revenues							
Sales taxes	$ 44,763,592	$ -	$ -	$ 15,524,326	$ 7,686,261	$ 2,254,416	$ 70,228,595
Property taxes	-	-	-	-	-	2,438,184	2,438,184
Intergovernmental	26,020,737	4,654,046	-	-	-	12,790,898	43,465,681
Licenses, fees and permits	10,017,930	482,883	-	-	-	6,468,633	16,969,446
Fines, forfeitures and penalties	410,716	-	-	-	-	51,523	462,239
Charges for services	812,584	-	-	-	-	20,423	833,007
Lease income	170,302	-	-	-	-	-	170,302
Contributions	-	-	1,535,663	-	12,660	342,435	1,890,758
Investment income	10,938,076	231,593	-	609,938	742,123	1,199,902	13,721,632
Miscellaneous	1,019,162	3,576	-	-	-	2,254	1,024,992
Total revenues	94,153,099	5,372,098	1,535,663	16,134,264	8,441,044	25,568,668	151,204,836
Expenditures							
Current:							
General government	18,580,854	-	20,836	895,165	-	843,256	20,340,111
Public safety	21,797,377	-	-	-	-	1,605,257	23,402,634
Highways and streets	3,347,517	3,322,499	-	-	-	57,204	6,727,220
Health and welfare	416,217	-	-	-	-	-	416,217
Economic and community development	4,943,778	-	-	-	-	627,977	5,571,755
Culture and recreation	7,031,232	-	-	-	-	19,175	7,050,407
Capital outlay	3,563,464	706,712	-	4,204,426	27,965,556	6,120,020	42,560,178
Debt service:							
Principal retirement	113,876	-	1,526,000	-	-	5,329,000	6,968,876
Interest and fiscal charges	27,355	-	73,911	-	-	3,223,718	3,324,984
Bond issuance costs	-	-	-	-	559,984	63,002	622,986
Total expenditures	59,821,670	4,029,211	1,620,747	5,099,591	28,525,540	17,888,609	116,985,368
Excess (deficiency) of revenues over expenditures	34,331,429	1,342,887	(85,084)	11,034,673	(20,084,496)	7,680,059	34,219,468
Other Financing Sources (Uses)							
Issuance of debt	-	-	-	-	49,500,000	5,265,000	54,765,000
Premium on bonds issued	-	-	-	-	2,213,133	265,279	2,478,412
Payment to bond refunding escrow agent	-	-	-	-	-	(19,565,000)	(19,565,000)
Transfers in	-	24,000	-	-	-	22,895,278	22,919,278
Transfers out	(3,673,637)	-	-	(861,116)	(3,600,905)	(1,464,483)	(9,600,141)
Total other financing sources (uses)	(3,673,637)	24,000	-	(861,116)	48,112,228	7,396,074	50,997,549
Changes in fund balances	30,657,792	1,366,887	(85,084)	10,173,557	28,027,732	15,076,133	85,217,017
Fund Balances (Deficits), Beginning	99,240,093	6,583,599	586,465	29,437,119	-	51,622,763	187,470,039
Change within financial reporting entity (nonmajor to major fund)	-	-	-	-	7,970,274	(7,970,274)	-
Fund Balances (Deficits), Ending	$ 129,897,885	$ 7,950,486	$ 501,381	$ 39,610,676	$ 35,998,006	$ 58,728,622	$ 272,687,056

See notes to financial statements

Reconciliation of the Statement of Revenues, Expenditures and Changes in Fund Balances - Governmental Funds to the Statement of Activities
Year Ended June 30, 2024

Net Changes in Fund Balances - Total Governmental Funds		$ 85,217,017
Amounts reported for governmental activities in the Statement of Activities are different because		
Governmental funds report the portion of capital outlay for capitalized assets as expenditures. However, in the statement of activities, the costs of those assets are allocated over their estimated useful lives depreciation expense.		
Expenditures for capitalized assets	$ 41,652,065	
Less current year depreciation/amortization	(22,587,508)	19,064,557
Debt proceeds provide current financial resources to governmental funds, but issuing debt increases long-term liabilities in the statement of net position. Repayment of debt principal is an expenditure in the governmental funds, but the repayment reduces long-term liabilities in the statement of net position.		
Issuance of revenue bonds	(49,500,000)	
Issuance of refunding revenue bonds	(5,265,000)	
Issuance of premium on bonds	(2,478,412)	
Payment to escrow agent for refunding	19,565,000	
Lease principal	6,333	
Subscription technology arrangements principal	107,543	
Special assessment bond retirement	1,526,000	
General obligation bond retirement	750,000	
Revenue bond principal retirement	4,579,000	(30,709,536)
Contributions of infrastructure assets are not recorded as revenues in the governmental funds.		5,249,031
Some revenues and expenses reported in the statement of activities do not require the use of current financial resources and therefore are not reported as revenues or expenditures in governmental funds.		
Accrued interest	(292,695)	
Intergovernmental revenue	154,884	
Special assessments	(1,395,911)	
Compensated absences	(1,111,186)	
Loss on disposal of assets	(432,205)	
Amortization of bond premiums	1,709,777	
Amortization of deferred charges	(147,896)	(1,515,232)
Town pension contributions are reported as expenditures in the governmental funds when made. However, they are reported as deferred outflows of resources in the statement of net position because the reported net pension liability is measured a year before the Town's report date. Pension expense, which is the change in the net pension liability adjusted for changes in deferred outflows and inflows of resources related to pensions, is reported in the statement of activities.		
Town pension expense and contributions	6,492,263	
Pension revenue	72,393	6,564,656
Internal service funds are used by the Town to charge the costs of health and dental services. the net revenue (expense) is reported with governmental activities in the statement of activities.		724,769
Change in Net Position of Governmental Activities		$ 84,595,262

See notes to financial statements

Proprietary Fund Financial Statements

MARANA AZ

Town of Marana, Arizona

Statement of Net Position - Proprietary Funds
June 30, 2024

	Business-Type Activities			Total Enterprise Funds	Governmental Activities Internal Service Funds
	Water	Wastewater	Airport		
Assets					
Current assets:					
Cash and cash equivalents	$ 22,350,510	$ 25,708,679	$ 100	$ 48,059,289	$ 3,824,045
Accounts receivable	1,239,950	384,307	-	1,624,257	241,563
Interest receivable	25,882	-	-	25,882	-
Lease receivable	-	-	4,594,097	4,594,097	-
Due from governments	121,721	-	114,471	236,192	-
Prepaid items	137,745	-	-	137,745	-
Total current assets	23,875,808	26,092,986	4,708,668	54,677,462	4,065,608
Noncurrent assets:					
Restricted cash	1,132,406	1,713,879	-	2,846,285	-
Capital assets not being depreciated/amortized	20,100,292	4,013,136	1,700,497	25,813,925	-
Capital assets being depreciated/amortized, net	56,071,395	62,965,171	17,780,832	136,817,398	-
Total noncurrent assets	77,304,093	68,692,186	19,481,329	165,477,608	-
Total assets	101,179,901	94,785,172	24,189,997	220,155,070	4,065,608
Deferred Outflows of Resources					
Deferred outflows related to pensions	366,132	75,571	36,960	478,663	-
Total deferred outflows of resources	366,132	75,571	36,960	478,663	-
Liabilities					
Current liabilities:					
Accounts payable	2,036,378	315,568	69,027	2,420,973	248,736
Retainage payable	275,908	-	180,190	456,098	-
Accrued payroll and employee benefits	117,744	25,957	9,742	153,443	-
Claims payable	-	-	-	-	397,800
Compensated absences	117,323	28,123	17,471	162,917	-
Due to other funds	-	696,162	104,848	801,010	-
Deposits held for others	1,252,461	-	-	1,252,461	-
Due to other governments	255,015	-	-	255,015	-
Water agreement payable	202,035	-	-	202,035	-
Bonds payable, current	-	1,085,000	-	1,085,000	-
Loans payable, current	975,989	41,280	-	1,017,269	-
Interest payable	178,707	349,198	-	527,905	-
Total current liabilities	5,411,560	2,541,288	381,278	8,334,126	646,536
Noncurrent liabilities:					
Advances	-	4,035,506	-	4,035,506	-
Compensated absences	13,036	3,125	1,941	18,102	-
Water agreement payable	193,651	-	-	193,651	-
Bonds payable	-	33,153,457	-	33,153,457	-
Loans payable	13,446,854	708,417	-	14,155,271	-
Net pension liability	1,973,730	315,189	248,463	2,537,382	-
Total noncurrent liabilities	15,627,271	38,215,694	250,404	54,093,369	-
Total liabilities	21,038,831	40,756,982	631,682	62,427,495	646,536
Deferred Inflows of Resources					
Deferred inflows related to pensions	56,515	7,816	346	64,677	-
Deferred inflows related to leases	-	-	4,317,477	4,317,477	-
Total deferred inflows of resources	56,515	7,816	4,317,823	4,382,154	-
Net Position					
Net investment in capital assets	61,472,936	31,990,153	19,301,139	112,764,228	-
Restricted:					
Capital projects	811,384	-	-	811,384	-
Debt service	321,022	1,713,879	-	2,034,901	-
Unrestricted	17,845,345	20,391,913	(23,687)	38,213,571	3,419,072
Total net position	$ 80,450,687	$ 54,095,945	$ 19,277,452	$ 153,824,084	$ 3,419,072

See notes to financial statements

Town of Marana, Arizona

Statement of Revenues, Expenses and Changes in Fund Net Position - Proprietary Funds
Year Ended June 30, 2024

	Business-Type Activities			Total Enterprise Funds	Governmental Activities Internal Service Funds
	Water	Wastewater	Airport		
Operating Revenues					
Licenses, fees and permits	$ 217,995	$ 80,878	$ -	$ 298,873	$ -
Charges for services	9,646,567	3,397,373	88,295	13,132,235	5,934,273
Lease income	-	-	206,210	206,210	-
Miscellaneous	122,851	-	450	123,301	-
Total operating revenues	9,987,413	3,478,251	294,955	13,760,619	5,934,273
Operating Expenses					
Personnel costs	3,274,172	773,489	316,851	4,364,512	-
Contractual services	809,747	487,096	121,752	1,418,595	942,787
Commodities	3,632,812	647,213	58,885	4,338,910	-
Other	813,859	192,562	31,379	1,037,800	4,367,471
Depreciation expense	2,111,605	2,158,215	1,205,164	5,474,984	-
Total operating expenses	10,642,195	4,258,575	1,734,031	16,634,801	5,310,258
Operating income (loss)	(654,782)	(780,324)	(1,439,076)	(2,874,182)	624,015
Nonoperating Revenues (Expenses)					
Contributions	316,149	-	-	316,149	-
Investment income	281,816	76,393	138,745	496,954	100,754
Interest expense	(355,927)	(588,443)	-	(944,370)	-
Gain (loss) on disposal of capital assets	(165,690)	-	-	(165,690)	-
Bond issuance costs	-	(175,267)	-	(175,267)	-
Total nonoperating revenues (expenses)	76,348	(687,317)	138,745	(472,224)	100,754
Net income (loss) before contributions and transfers	(578,434)	(1,467,641)	(1,300,331)	(3,346,406)	724,769
Development Fees	7,803,029	3,734,418	-	11,537,447	-
Capital Contributions	4,289,506	3,514,223	2,339,564	10,143,293	-
Transfers In	991,822	1,054,515	212,565	2,258,902	-
Transfers Out	(1,223,702)	(14,354,337)	-	(15,578,039)	-
Changes in net position	11,282,221	(7,518,822)	1,251,798	5,015,197	724,769
Net Position, Beginning	69,168,466	61,614,767	18,025,654	148,808,887	2,694,303
Net Position, Ending	$ 80,450,687	$ 54,095,945	$ 19,277,452	$ 153,824,084	$ 3,419,072

See notes to financial statements

Town of Marana, Arizona

Statement of Cash Flows - Proprietary Funds
Year Ended June 30, 2024

	Business-Type Activities			Total Enterprise Funds	Governmental Activities Internal Service Funds
	Water	Wastewater	Airport		
Cash Flows From Operating Activities					
Received from customers	$ 9,170,651	$ 3,437,997	$ 233,948	$ 12,842,596	$ 5,692,710
Payments to suppliers for goods and services	(4,626,408)	(1,367,592)	(210,752)	(6,204,752)	(5,249,056)
Payments to employees for services	(3,039,795)	(727,621)	(291,869)	(4,059,285)	-
Other receipts/payments	122,851	-	450	123,301	-
Net cash provided by (used in) operating activities	1,627,299	1,342,784	(268,223)	2,701,860	443,654
Cash Flows From Noncapital Activities					
Interfund borrowing	-	(201,233)	(6,443)	(207,676)	-
Contributions	316,149	-	-	316,149	-
Transfers in	991,822	1,054,515	212,565	2,258,902	-
Transfers out	(1,223,702)	(14,354,337)	-	(15,578,039)	-
Net cash provided by (used in) noncapital activities	84,269	(13,501,055)	206,122	(13,210,664)	-
Cash Flows From Capital Activities and Related Financing Activities					
Capital grants received	1,057,038	321,936	2,327,322	3,706,296	-
Development fees received	7,803,029	3,734,418	-	11,537,447	-
Bond and loan proceeds	226,110	16,938,278	-	17,164,388	-
Bond issuance costs	-	(175,267)		(175,267)	-
Principal payments	(979,203)	(2,605,329)	-	(3,584,532)	-
Interest paid on debt	(364,112)	(839,984)	-	(1,204,096)	-
Acquisition and construction of capital assets	(10,945,175)	(838,275)	(2,403,866)	(14,187,316)	-
Net cash provided by (used in) capital activities	(3,202,313)	16,535,777	(76,544)	13,256,920	-
Cash Flows From Investing Activities:					
Interest on investments	255,934	76,393	138,745	471,072	100,754
Net cash provided by investing activities	255,934	76,393	138,745	471,072	100,754
Net increase (decrease) in cash and cash equivalents	(1,234,811)	4,453,899	100	3,219,188	544,408
Cash and Cash Equivalents, Beginning	24,717,727	22,968,659	-	47,686,386	3,279,637
Cash and Cash Equivalents, Ending	$ 23,482,916	$ 27,422,558	$ 100	$ 50,905,574	$ 3,824,045

See notes to financial statements

	Business-Type Activities			Total Enterprise Funds	Governmental Activities Internal Service Funds
	Water	Wastewater	Airport		
Reconciliation of Operating Income (Loss) to Net Cash Provided by (Used in) Operating Activities					
Operating income (loss)	$ (654,782)	$ (780,324)	$ (1,439,076)	$ (2,874,182)	$ 624,015
Adjustments to reconcile operating income (loss) to net cash provided by (used in) operating activities					
Depreciation	2,111,605	2,158,215	1,205,164	5,474,984	-
Changes in assets and liabilities:					
(Increase) decrease in accounts receivable	(307,461)	(40,254)	-	(347,715)	(241,563)
(Increase) decrease in leases receivable	-	-	133,244	133,244	-
(Increase) decrease in prepaid items	(31,229)	-	95	(31,134)	-
(Increase) in deferred outflows of resources related to pensions	(31,965)	(13,582)	(2,356)	(47,903)	-
Increase (decrease) in accounts payable	901,641	(40,721)	1,169	862,089	(10,989)
Increase (decrease) in claims payable	-	-	-	-	72,191
Increase (decrease) in accrued payroll payable	117,744	25,957	9,742	153,443	-
Increase (decrease) in compensated absences	9,640	5,885	4,542	20,067	
Increase (decrease) in water agreement payable	(210,419)	-	-	(210,419)	
Increase (decrease) in deposits held for others	(386,450)	-	-	(386,450)	-
Increase (decrease) in due to other governments	(29,983)	-	-	(29,983)	-
Increase (decrease) in net pension liability	135,272	26,876	12,708	174,856	-
Increase (decrease) in deferred inflows of resources related to pensions	3,686	732	346	4,764	-
Increase (decrease) in deferred inflows of resources related to leases	-	-	(193,801)	(193,801)	-
Net cash provided (used) by operating activities	$ 1,627,299	$ 1,342,784	$ (268,223)	$ 2,701,860	$ 443,654
Noncash Investing, Capital and Financing Activities					
Capital contributions	$ 3,809,637	$ 3,192,287	$ -	$ 7,001,924	$ -
Amortization of bond premium	-	186,940	-	-	-
Loss on disposal of capital assets	165,690	-	-	165,690	-
Reconciliation of Cash and Cash Equivalents to the Statement of Net Position					
Cash and cash equivalents	$ 22,350,510	$ 25,708,679	$ 100	$ 48,059,289	$ 3,824,045
Restricted cash	1,132,406	1,713,879	-	2,846,285	-
Total cash and cash equivalents	$ 23,482,916	$ 27,422,558	$ 100	$ 50,905,574	$ 3,824,045

See notes to financial statements

Notes to Financial Statements

MARANA AZ

1. Summary of Significant Accounting Policies

The financial statements of the Town of Marana, Arizona (the Town) have been prepared in conformity with accounting principles generally accepted in the United States of America as applied to governments. The Governmental Accounting Standards Board (GASB) is the accepted standard-setting body for establishing government accounting and financial reporting principles.

GASB Statement No. 100, *Accounting Changes and Error Corrections*

The Town adopted Governmental Accounting Standards Board (GASB) Statement No. 100, *Accounting Changes and Error Corrections,* during the fiscal year ended June 30, 2024. This statement enhances the transparency and consistency of accounting changes and error corrections by establishing a uniform framework for reporting and disclosures.

During the fiscal year ended June 30, 2024, the Town reclassified the Sales Tax Capital Fund, previously reported as a nonmajor governmental fund as a major governmental fund due to significant increases in financial activity and balances.

GASB Statement No. 101, *Compensated Absences*

For the year ended June 30, 2024, the Town implemented the provisions of GASB Statement No. 101. GASB Statement 101, *Compensated Absences,* which better meets the information needs of financial statement users by updating the recognition and measurement guidance for compensated absences. The adoption of this standard resulted in no material impact on the financial statements.

Reporting Entity

The Town of Marana, Arizona (the Town) was incorporated on March 21, 1977, under the provisions of the Constitution of Arizona and the Arizona Revised Statutes. The Town operates under a separately elected council-mayor form of government. All funds and entities related to the Town that are controlled by the Mayor and Council are included in the annual comprehensive financial report. Control is determined on the basis of budget adoption, taxing authority and the ability to significantly influence operations and accountability for fiscal matters. The Town provides a full range of services including general government, development and planning services, legal, public safety, public works and parks and recreation services.

In accordance with generally accepted accounting principles, these financial statements present the Town and its component units, the Gladden Farms Community Facilities District (GFCFD), Gladden Farms Community Facilities District II (GFCFD II), the Saguaro Springs Community Facilities District (SSCFD) and the Tangerine Farms Road Improvement District (TFRID). The GFCFD, GFCFD II, SSCFD and TFRID are blended component units with the Town in these financial statements as all four were established by the Town in order to fund the debt incurred to finance the purchase of various public infrastructure within the districts. For all four districts, the Town Council serves as the Board of Directors.

The GFCFD, GFCFD II, SSCFD and TFRID component units each have a June 30 year-end and are included in the Gladden Farms Capital Projects and Debt Service Funds, the Saguaro Springs Capital Projects and Debt Service Funds, the Tangerine Farms Improvement District Debt Service Fund and the Other Capital Projects Funds, respectively. Separate financial statements are prepared for the community facilities districts and can be obtained from the Town of Marana Finance Department at 11555 W Civic Center Drive, Marana, Arizonia 85653. Separate financial statements of the TFRID are not prepared on a stand-alone basis.

Basis of Presentation

The basic financial statements include both government-wide statements and fund-based financial statements. The government-wide statements focus on the Town as a whole, while the fund-based statements focus on major funds. Each presentation provides valuable information that can be analyzed and compared between years and between governments to enhance the usefulness of the information.

Government-Wide Financial Statements

The government-wide financial statements (i.e. the statement of net position and the statement of activities) present financial information about the Town as a whole. The reported information includes all of the activities of the Town and its component units.

These statements are to distinguish between the governmental and business-type activities of the Town. Governmental activities normally are supported by taxes and intergovernmental revenues, and are reported separately from business-type activities, which are financed in whole or part by fees charged to external parties.

The statement of activities demonstrates the degree to which the direct expenses of a given function of the Town's governmental activities or segment of its business-type activities are offset by program revenues. Direct expenses are those that are clearly identifiable with a specific function or segment. The Town does not currently have an indirect cost allocation system. However, the General Fund does allocate administrative charges to the Enterprise funds to support general services used by those funds (like purchasing, accounting, administration, etc.) These fees are included in the expense column on the Statement of Activities. Program revenues include (1) charges to customers or applicants who purchase, use or directly benefit from goods, services or privileges provided by a given function or segment and (2) grants and contributions that are restricted to meeting the operational or capital requirements of a particular function or segment. Taxes, investment income and other items not included among program revenues are reported instead as general revenues.

Proprietary funds distinguish operating revenues and expenses from nonoperating items. Operating revenues and expenses result from providing services and producing and delivering goods in connection with a proprietary fund's principal ongoing operations. The principal operating revenues of the Water Utility, Wastewater Utility and Airport funds are charges to customers for sales and services. Operating expenses for enterprise funds include the cost of sales and services, administrative expenses and depreciation of capital assets. All revenues and expenses not meeting this definition are reported as nonoperating revenues and expenses.

Generally, the effect of interfund activity has been eliminated from the government-wide financial statements to minimize the double counting of internal activities. However, charges for interfund services provided and used are not eliminated if doing so would distort the direct costs and program revenues reported by the departments concerned.

Fund Financial Statements

Fund statements provide information about the Town's funds, including blended component units. Separate statements are presented for the governmental and proprietary fund categories. The emphasis of fund financial statements is on major governmental and enterprise funds, each displayed in a separate column. All remaining governmental funds are aggregated and reported as nonmajor funds.

The Town reports the following major governmental funds:

General Fund

This fund is the general operating fund of the Town. It is used to account for all financial resources, except those required to be accounted for in another fund.

Highway User Revenue Fund

This fund accounts for excise fuel taxes which are distributed to cities and towns based on a formula. A constitutional restriction requires that these funds be used solely for street and highway purposes.

Tangerine Farms Improvement District Debt Service

This fund accounts for the accumulation of resources and payment of principal and interest on the Tangerine Farms Road Improvement District Special Assessment Bonds.

Transportation Capital Fund

This fund accounts for the financing and construction of transportation capacity improvement projects.

Sales Tax Capital Projects Fund

This fund accounts for sales tax proceeds for capital related funding and projects.

The Town reports the following major proprietary funds:

Water Fund

This fund is used to account for the financing and operation of the Water Utility.

Wastewater Fund

This fund is used to account for the financing and operation of the Wastewater Utility.

Airport Fund

This fund is used to account for the financing and operation of the Marana Airport.

Additionally, the Town reports the following fund types:

Internal Service Fund

This fund is used to account for the operating revenues and charges for health and dental benefits.

Measurement Focus and Basis of Accounting

The government-wide and proprietary fund financial statements are reported using the economic resources measurement focus and the accrual basis of accounting. Revenues are recorded when earned, including unbilled water services which are accrued, and expenses are recorded when a liability is incurred, regardless of the timing of related cash flows. Grants and similar items are recognized as revenue as soon all eligibility requirements imposed by the grantor or provider have been met.

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 both measurable and available. Revenues are considered to be available when they are collectible within the current period or soon thereafter to pay liabilities of the current period. For this purpose, the Town considers revenues to be available if they are collected within 60 days of the end of the current fiscal period.

Expenditures generally are recorded when a liability is incurred, as under accrual accounting. Debt service resources are provided during the current year for payment of long-term debt principal and interest due early in the following year. Compensated absences are recorded only when payment is due. General capital asset acquisitions are reported as expenditures in governmental funds. Issuances of general long-term debt and acquisitions under capital lease agreements and subscription-based information technology arrangements are reported as other financing sources.

Sales taxes, licenses and permits, charges for services and investment income associated with the current fiscal period are all considered to be susceptible to accrual and so have been recognized as revenues of the current fiscal period. Grants and similar awards are recognized as revenue as soon as all eligibility requirements imposed by the grantor or provider have been met. Miscellaneous revenue is not susceptible to accrual because generally they are not measurable until received in cash.

Property taxes are levied by community facility districts, which are component units of the Town and collected by the Pima County Treasurer and special assessment property taxes are levied and collected by the Town. All property taxes are levied no later than the third Monday in August and are payable in two installments due October 1 of the current year and March 1 of the subsequent year. Taxes become delinquent after the first business day of November and May, respectively. Interest attaches on installments after the delinquent date. Pursuant to ARS, a lien against assessed real and personal property attaches on the first day of January preceding assessment and levy; however according to case law, an enforceable legal claim to the asset does not arise.

Tangerine Farms Road Improvement District (a component unit) issued special assessment bonds for infrastructure improvements. These bonds will be paid through assessments made to the property owners within the Tangerine Farms Road Improvement District. The Town is responsible for the collection of the assessments and the disbursement of funds to retire the bonds. If a delinquency on an assessment occurs, the Town is required to cover the delinquency with other resources until foreclosure proceeds are received.

Cash and Cash Equivalents

For the purposes of the statement of cash flows, the Town considers all highly liquid investments (including the funds' participation in the investment pool account, and appropriate restricted assets) to be cash equivalents. Individual fund investments with a maturity of three months or less when purchased are considered as cash equivalents.

Investments

Arizona Revised Statutes authorize the Town to invest public monies in the State Treasurer's Local Government Investment Pool, interest-bearing savings accounts, certificates of deposit and repurchase agreements in eligible depositories; bonds or other obligations of the U.S. government that are guaranteed as to principal and interest by the U.S. government; and bonds of the State of Arizona counties, cities, towns, school districts and special districts as specified by statue.

The State Board of Investment provides oversight for the State Treasurer's pools. The fair value of a participant's position in the pool approximates the value of that participant's pool shares

Nonparticipating interest-earning investment contracts are stated at cost. Money market investments and participating interest contracts with a remaining maturity of one year or less at time of purchase are stated at amortized cost. All investments are stated at fair value.

Postemployment Benefits

For purposes of measuring the net pension (asset and) liability, deferred outflows of resources and deferred inflows of resources related to pensions, and pension expense, information about the pension plans' fiduciary net position and additions to/deductions from the plans' fiduciary net position have been determined on the same basis as they are reported by the plans. For this purpose, benefit payments (including refunds of employee contributions) are recognized when due and payable in accordance with the benefit terms. Investments are reported at fair value. ASRS, EORP, CORP and PSPRS net OPEB assets/liabilities or related deferrals have not been recorded, or further disclosed, at June 30, 2024 in accordance with GASB 75, due to the relative insignificance to the Town's financial statements.

Restricted Assets

The trust indentures executed for the entire bond series issued require all cash and investments for each bond series to be held on deposit by the trustee/fiscal agents. These assets are restricted for payment of interest and trustee fees associated with the bond issues, retirement of principal balances and to finance various capital projects.

In addition, the State of Arizona required that assets obtained at the completion of criminal proceedings by the Town's police department be given to Pima County for custodial purposes. These assets are restricted for expenses that will enhance the Town's ability to conduct police investigations.

Prepaid Items

Certain payments to vendors reflect costs applicable to future accounting periods and are recorded as prepaid items in both the government-wide and fund financial statements. The cost of prepaid items is recorded as expenditures/expenses when consumed rather than when purchased.

Receivables and Payables

Activity between funds that are representative of lending/borrowing arrangements outstanding at the end of the fiscal year are referred to as either "due to/from other funds" (i.e., the current portion of interfund loans) or "advances to/from other funds" (i.e., the noncurrent portion of interfund loans). All trade and other receivables are shown net of an allowance for uncollectible amounts.

Interfund Activity

Flows of cash from one fund to another without a requirement for repayment are reported as interfund transfers. Interfund transfers between governmental funds are eliminated in the Statement of Activities. Interfund transfers in the fund statements are reported as other financing sources/uses in governmental funds and after nonoperating revenues/expenses in proprietary funds.

Capital Assets

Capital assets, including public domain infrastructure such as roads, bridges, curbs and sidewalks, lighting system, water distribution system and other assets that are immovable and of value to the Town, are defined as assets with an initial individual cost of $5,000 or more and an estimated useful life of more than one year. Such assets are recorded at actual cost or historical cost (or estimated historical cost if historical records are not available). Donated capital assets are reported at acquisition value. Capital assets are reported in the applicable governmental or business-type activities columns in the government-wide financial statements. No long-term assets or depreciation/amortization are shown in the governmental funds financial statements.

The Town has chosen not to apply the modified approach to any network, system or subsystem of infrastructure assets.

The cost of normal maintenance and repairs that do not significantly add to the value of the asset or materially extend the life of the asset are not capitalized. Major improvements are capitalized and depreciated over the remaining useful life of the related capital assets.

Major outlays for capital assets and improvements are capitalized as projects are constructed.

Depreciation/amortization is provided over the estimated useful lives of such assets using the straight-line method. These estimated useful lives are as follows:

	Years
Buildings	15-40
Building improvements	10-15
Pump stations, distribution systems, equipment and improvements	20-75
Public domain infrastructure	20-50
Machinery, equipment and assets under capital lease	5-10

Intangible right-to-use lease assets are amortized over the shorter of the lease term or the useful life of the underlying asset.

Intangible right-to-use subscription assets are amortized over the shorter of the subscription term or the useful life of the underlying IT assets.

Long-Term Obligations

In the government-wide financial statements and proprietary fund types in the fund financial statements, long-term debt and other long-term obligations are reported as liabilities in the applicable business-type activities and proprietary fund type statement of net position. Bond related charges and credits, such as premium discounts and issuance costs, are deferred and amortized over the life of the bonds using the straight-line method.

In the fund financial statements, governmental fund types recognize bond premiums and discounts, as well as bond issuance costs, during the current period. The face amount of debt issued is reported as other financing sources. Premiums received on debt issuances are reported as other financing sources while discounts on debt issuances are reported as other financing uses. Issuance costs, whether or not withheld from the actual debt proceeds received, are reported as debt service expenditures in the period incurred.

Compensated Absences

The Town's employee vacation, managed time off and sick leave policies generally provide for granting vacation and sick leave with pay.

Vacation leave vests with the employee as it is earned. Employees may accumulate up to 320 hours of vacation depending on years of service. The current and long-term liabilities for accumulated vacation, including related benefits, are reported on the government-wide financial statements. A liability for these amounts is reported in governmental funds for leave that has been earned, not used but more likely than not to be used and settled after year end or leave that has been used but not yet paid at year end..

Managed time off and sick leave benefits provided for necessary rest and relaxation, attendance at commitments outside of work and ordinary sick pay are partially vested depending on years of service, number of hours accrued, and upon official retirement. Generally, resources from the General Fund are used to pay for compensated absences.

Leases and Subscription-Based Information Technology Arrangements

Leases

As lessee, the Town recognizes lease liabilities with an initial, individual value of $100,000 or more. The Town uses its estimated incremental borrowing rate to measure lease liabilities unless it can readily determine the interest rate implicit in the lease. The Town's estimated incremental borrowing rate is based on the average interest rate of other financing instruments with similar terms and risks as those currently entered into by the Town.

As lessor, the Town recognizes lease receivables with an initial, individual value of $100,000 or more. If there is no stated rate in the lease contract (or if the stated rate is not the rate the Town charges the lessee) and the implicit rate cannot be determined, the Town uses its own estimated incremental borrowing rate as the discount rate to measure lease receivables. The Town's estimated incremental borrowing rate is calculated as described above.

Subscription-Based Information Technology Arrangements

The Town recognizes subscription liabilities with an initial value of $100,000 or more. The Town uses its estimated incremental borrowing rate to measure subscription liabilities unless it can readily determine the interest rate implicit in the arrangement. The Town's estimated incremental borrowing rate is calculated as described above.

Transactions Between Funds

Transactions that would be treated as revenue or expenses if they involved organizations external to the governmental unit are accounted for as revenue or expenses in the funds involved. Transactions which constitute reimbursements of a fund for expenses initially made from that fund which are properly applicable to another fund are recorded as expenses in the reimbursing fund and as reductions of the expense in the fund that is reimbursed.

Interfund transfers between governmental funds are eliminated in the Statement of Activities. Interfund transfers in the fund statements are reported as other financing sources/uses in governmental funds and after nonoperating revenues/expenses in proprietary funds.

Use of Estimates

The preparation of financial statements in conformity with generally accepted accounting principles in the United States of America requires management to make estimates and assumptions. This will affect the reported amounts of assets and liabilities, disclosure of contingent assets and liabilities at the date of the financial statements and the reported amounts of revenues and expenses during the reporting period. Actual results could differ from these estimates.

Seized Property

The Town Police have in their custody certain assets seized in criminal proceedings. Until formal procedures have been finalized, the ownership of this property is not determinable. In addition, legal requirements dictate that such assets not be reflected on the Town's financial records in an agency capacity until Town ownership has been determined. Consequently, no such assets are recorded on these financial statements.

Deferred Outflows/Inflows of Resources

The statement of net position and balance sheet include separate sections for deferred outflows of resources and deferred inflows of resources. Deferred outflows of resources represent a consumption of net assets that applies to future periods that will be recognized as an expense or expenditure in future periods. Deferred inflows of resources represent an acquisition of net assets or fund balance that applies to future periods and will be recognized as revenue in future periods.

Flow Assumption

Sometimes the government will fund outlays for a particular purpose from both restricted and unrestricted resources (the total of committed, assigned and unassigned fund balance).

In order to calculate the amounts to report as restricted, committed, assigned and unassigned fund balance in the governmental fund financial statements a flow assumption must be made about the order in which the resources are considered to be applied. When both restricted and unrestricted resources are available for use, it is the Town's policy to use restricted resources first, then unrestricted resources as they are needed. Additionally, the Town funds certain programs by a combination of grants and general revenues. The Town applies grant resources to such programs before using general revenues.

2. Fund Balance Classifications

In the fund financial statements, fund balance is reported in classifications that comprise a hierarchy based on the extent to which the Town is bound to honor constraints on the specific purposes for which amounts in those funds can be spent. The classifications of fund balance are nonspendable, restricted, committed, assigned and unassigned. Nonspendable and restricted fund balances represent the restricted classifications and committed, assigned and unassigned represent the unrestricted classifications.

Committed fund balance can be used only for specific purposes determined by formal action of Town Council. Town Council is the highest level of decision-making authority for the town. Commitments may be established, modified or rescinded only through resolutions approved by Town Council.

Nonspendable Fund Balance - Consists of funds that are not in a spendable form, such as inventories and prepaids, or can be legally or contractually required to be maintained intact.

Restricted Fund Balance - Consists of funds that are externally imposed by creditors, grantors, contributors, law or regulations of other governments, or by law imposed through constitutional provisions or enabling legislation.

Assigned Fund Balance - Consists of funds constrained by the Town's intent to be used for specific purposes, but are neither restricted nor committed, should be reported as assigned fund balance. This classification of fund balance must be designated by the Town's highest level of decision making authority or a Town official that has been delegated the authority to assign funds.

Unassigned Fund Balance - Consists of the residual classification for the general fund. This classification represents fund balance that has not been assigned to other funds and that has not been restricted, committed or assigned to specific purposes within the general fund. The General Fund is the only fund that can report a positive unassigned fund balance and any other governmental fund can report a negative fund balance. When both restricted and unrestricted resources are available for specific expenditures, restricted resources are considered spent before unrestricted resources.

As of June 30, 2024, the fund balance details by classification are listed below:

	General Fund	Highway User Revenue	Tangerine Farms Road Improvement District Debt Service	Transportation	Sales Tax	Nonmajor Governmental Funds
Fund balances:						
Nonspendable:						
Inventories	$ 90,957	$ -	$ -	$ -	$ -	$ -
Prepaid expenditures	210,206	-	398,000	-	-	885
Advances	1,935,506	-	-	-	-	-
Restricted:						
Debt service	-	-	103,381	-	-	9,944,592
Capital projects	-	-	-	364,522	35,998,006	40,647,116
Highways and streets	-	7,950,486	-	-	-	-
Public safety	-	-	-	-	-	1,330,206
Affordable housing	-	-	-	-	-	126,533
Courts	-	-	-	-	-	718,323
Tourism promotion	-	-	-	-	-	4,517,240
Committed:						
Capital projects	-	-	-	39,246,154	-	2,444,959
Unassigned	127,661,216	-	-	-	-	(1,001,232)
Total fund balances	$ 129,897,885	$ 7,950,486	$ 501,381	$ 39,610,676	$ 35,998,006	$ 58,728,622

3. Budgetary Control

Excess Expenditures Over Budget

At June 30, 2024, the Town had expenditures in funds that exceeded the budget; however, this does not constitute a violation of any legal provisions.

The voters of the State of Arizona, on June 30, 1980, approved an expenditure limitation that is applicable to all local governments. This limitation, based on expenditures of the 1979-80 fiscal year, restricts the growth of expenditures based on a factor of increases in population and inflation. Certain expenditures are held to be excludable. The limitation is set by the State Economic Estimates Commission prior to April 1 of each year for the following fiscal year. As allowed, the voters of the Town of Marana, on August 4, 2020, approved an alternative expenditure limitation - home rule option to be applicable to the Town. This alternative expenditure limitation is free from any ties to the state-imposed limitations and is in effect for four consecutive years beginning with the fiscal year ended June 30, 2022. This limitation provides for the Town to allow the Mayor and Council to adopt an annual expenditure limitation each year with no expenditures held to be excludable. Therefore, the annual expenditure limitation equals the adopted budget.

The Town establishes its fiscal year as the 12-month period beginning July 1. The departments submit to the Town manager a budget of estimated expenditures for the ensuing fiscal year. The Town manager and each department head meet to discuss mutually acceptable changes for the estimated expenditures for that department after which the Town manager subsequently submits a budget of estimated expenditures and revenues to the Town Council.

Upon receipt of the budget estimates, the Town Council will hold a public meeting to obtain taxpayer comments. Concurrently, a copy of the budget estimates is published in a local newspaper. The Town Council is prevented from legally enacting the budget through passage of a resolution until 15 days have passed after the date of the public meeting. Prior to July 1, the budget is legally enacted.

The Town Council formally adopts the budget and legally allocates the available monies for the General Fund, the Highway User Revenue Fund, the Community Development Block Grant Fund, the Affordable Housing Revolving Fund, the Local JCEF Fund, the Local Technology Enhancement Fund, the Fill the Gap Fund, the Bed Tax Fund, the RICO Fund, the Impound Fund, the Other Grants and Contributions Fund, the Series 2013 Debt Fund, the Series 2014 Debt Fund, the 2017 Debt Fund, the Gladden Farms CFD Debt Fund, the Gladden Farms II CFD Debt Fund, the Saguaro Springs CFD Debt Fund, the Tangerine Farms Improvement District Debt Fund, the Transportation Fund, the Downtown Reinvestment Fund, the Impact Fee Funds, the Other Capital Projects Funds, the Regional Transportation Authority Fund, the Pima Association of Governments Fund, the Gladden Farms CFD Capital Fund, the Gladden Farms II CFD Capital Fund and the Saguaro Springs CFD Capital Fund. The enterprise funds, Water Utility, Wastewater Utility and Airport, are subject to flexible budgets.

The Town manager is authorized to transfer budgeted amounts within any department in the General Fund or between funds for any other fund; however, any revisions that reallocate budgeted amounts between departments within the General Fund or from the budget line items labeled "contingency" must be approved by the Town Council.

4. Cash and Investments

A.R.S. and the Town's investment policy authorize investments in the State Treasurer's Local Government Investment Pools (LGIP), the County Treasurer's investment pool, obligations issued or guaranteed by the United States or any of the senior debt of its agencies, sponsored agencies, corporations, sponsored corporations or instrumentalities; specified State and local government bonds, notes and other evidences of indebtedness; interest-earning investments such as savings accounts, certificates of deposit, and repurchase agreements in eligible depositories; specified commercial paper issued by corporations organized and doing business in the United States; specified bonds, debentures, notes, and other evidences of indebtedness that are denominated in United States dollars; and certain open-end and closed-end mutual funds, including exchange traded funds.

At June 30, 2024, the carrying amount of the Town's deposits was $5,832,718 and the bank balance was $5,715,539. The differences between the book and bank balances are due to timing of certain transactions like deposits in transit and outstanding checks.

Of the bank balance, $2,860,961 was covered by Federal depository insurance, $2,293,194 was covered by collateral held by the pledging financial institution's trust department but not in the Town's name, and $561,384 of the balance was uninsured and uncollateralized. The Town had $4,725 in petty cash funds, change drawers and other related items at year-end. Additionally, the Town had deposits of $545,160 held by Pima County in a fiduciary capacity.

At June 30, 2024, the Town's investments, categorized within the fair value hierarchy established by generally accepted accounting principles, were as follows:

		Fair Value Measurement		
	Amount	Quoted Prices in Active Markets for Identical Assets (Level 1)	Significant Other Observable Input (Level 2)	Significant Unobservable Input (Level 3)
Investments by fair value level:				
Federal Farm Credit Bank	$ 929,414	$ -	$ 929,414	$ -
Federal Home Loan Mortgage Corp	2,618,060	-	2,618,060	-
U.S. Treasuries	143,579,152	143,579,152	-	-
Corporate notes	3,896,173	-	3,896,173	-
Commercial paper	4,134,885	-	4,134,885	-
Total investments by fair value level	155,157,684	$ 143,579,152	$ 11,578,532	$ -
External investment pools measured at fair value:				
State Treasurer's Investment Pool 5	68,147,201			
State Treasurer's Investment Pool 7	2,129,271			
Total investments measured at fair value	70,276,472			
Investments measured at amortized costs:				
Money market investments	90,712,497			
Total investments measured at amortized costs	90,712,497			
Total investments	$ 316,146,653			

Investments categorized as Level 1 are valued using prices quoted in active markets for those investments. Investments categorized as Level 2 are valued using market-corroborated inputs by evaluating issues with its best-known market maker.

Investments in the State Treasurer's investment pools are valued at the pool's share price multiplied by the number of shares the Town held. The fair value of a participant's position in the pools approximates the value of that participant's pool shares. The State Board of Investment provides oversight for the State Treasurer's investment pools.

Credit Risk

The Town's investment policy limits the purchase of commercial paper to those securities rated in the highest tier (e.g. A1/P1/F1) by a NRSRO and limits the purchase of bonds, debentures, notes or other evidence of indebtedness to those securities rated a minimum of AA- or its equivalent, at the time of purchase, by at least two NRSROs, unless the indebtedness is of the State of Arizona or a county or incorporated city, town or school district within this state, which requires a rating from only one NRSRO.

At June 30, 2024, the credit risk for the Town's investments was as follows:

Investment Type	Fair Value	Standard & Poor's/Moody's Rating AAA/Aaa	AA/Aa	A1/P1
Money market mutual funds	$ 90,712,497	$ 90,712,497	$ -	$ -
Federal Farm Credit Bank	929,414	-	929,414	-
Federal Home Loan Mortgage Corp	2,618,060	-	2,618,060	-
Corporate notes	3,896,173	-	3,896,173	-
Commercial paper	4,134,885	-	-	4,134,885
State Treasurers Investment Pool 5	68,147,201	68,147,201	-	-
Total	$ 170,438,230	$ 158,859,698	$ 7,443,647	$ 4,134,885

State Treasurer's Investment Pool 7 invests only in securities backed by the U.S. Government and has an AAA weighted-average rating.

Custodial Credit Risk

To control custodial credit risk, State law and the Town's investment policy requires all securities and collateral to be held by an independent third-party custodian in the Town's name. The custodian provides the Town with monthly safekeeping statements.

The Town's investment in the State Treasurer's investment pool represents a proportionate interest in the pool's portfolio; however, the Town's portion is not identified with specific investments and is not subject to custodial credit risk.

Concentration of Credit Risk

The Town's investment policy sets diversification limits on both security types and length of maturity, except for LGIP and U.S. Treasury and other government obligations which do not have a portfolio issuer limit.

Interest Rate Risk

In order to limit interest and market rate risk, the Town's investment policy sets a maximum maturity on any investment of five years.

At June 30, 2024, the Town had the following investment in debt securities:

	Amount	Investment Maturities Less Than 1 Year	1 - 5 Years
Investment type:			
Money market investments	$ 90,712,497	$ 90,712,497	$ -
State Treasurer's Investment Pool 5	68,147,201	68,147,201	-
State Treasurer's Investment Pool 7	2,129,271	2,129,271	-
Federal Home Loan Mortgage Corp	929,414	-	929,414
Federal Home Loan Banks	2,618,060	-	2,618,060
U.S. Treasuries	143,579,152	83,575,598	60,003,554
Corporate notes	3,896,173	484,714	3,411,459
Commercial paper	4,134,885	4,134,885	-
Total investments	$ 316,146,653	$ 249,184,166	$ 66,962,487

5. Capital Assets

The following is a summary of the changes in capital assets for fiscal year ended June 30, 2024:

	Beginning Balance	Additions	Deletions	Ending Balance
Governmental activities:				
Capital assets, not being depreciated/amortized:				
Land	$ 15,350,692	$ 1,912,428	$ 425,944	$ 16,837,176
Construction in progress	12,718,470	37,792,418	5,029,379	45,481,509
Total capital assets, not being depreciated/amortized	28,069,162	39,704,846	5,455,323	62,318,685
Capital assets, being depreciated/amortized:				
Right-of-use subscription assets	414,265	-	-	414,265
Right-of-use lease assets, land	368,153	-	-	368,153
Buildings and improvements	66,365,167	481,881	-	66,847,048
Machinery, equipment and other assets	29,381,720	1,998,156	1,249,405	30,130,471
Infrastructure	467,002,596	9,745,592	-	476,748,188
Total capital assets, being depreciated/amortized	563,531,901	12,225,629	1,249,405	574,508,125
Less accumulated depreciation/amortization for:				
Right-of-use subscription assets	(106,693)	(107,543)	-	(214,236)
Right-of-use lease assets, land	(31,332)	(15,666)	-	(46,998)
Buildings and improvements	(27,842,585)	(1,690,726)	-	(29,533,311)
Machinery, equipment and other assets	(20,044,483)	(2,201,016)	(1,243,144)	(21,002,355)
Infrastructure	(256,886,152)	(18,572,557)	-	(275,458,709)
Total accumulated depreciation/amortization	(304,911,245)	(22,587,508)	(1,243,144)	(326,255,609)
Total capital assets, being depreciated/amortized, net	258,620,656	(10,361,879)	6,261	248,252,516
Governmental activities, capital assets, net	$ 286,689,818	$ 29,342,967	$ 5,461,584	$ 310,571,201

Governmental activities depreciation and amortization expense was charged to function/programs as follows for the year ended June 30, 2024:

Governmental activities:	
General government	$ 1,075,966
Public safety	1,284,219
Highways and streets	18,457,403
Economic and community development	1,582,037
Health and welfare	20,497
Culture and recreation	167,386
Total depreciation/amortization expense, governmental activities	$ 22,587,508

A summary of changes in capital assets for business-type activities is as follows for fiscal year ended June 30, 2024:

	Beginning Balance	Additions	Deletions	Ending Balance
Business-type activities:				
Capital assets, not being depreciated/amortized:				
Land	$ 4,315,366	$ -	$ 500	$ 4,314,866
Water rights	4,357,277	4,800,000	165,196	8,992,081
Construction in progress	5,883,571	9,037,610	2,414,203	12,506,978
Total capital assets, not being depreciated/amortized	14,556,214	13,837,610	2,579,899	25,813,925
Capital assets, being depreciated/amortized:				
Buildings and improvements	178,795,640	9,691,619	-	188,487,259
Machinery, equipment and other assets	4,467,475	296,136	27,950	4,735,661
Total capital assets, being depreciated/amortized	183,263,115	9,987,755	27,950	193,222,920
Less accumulated depreciation/amortization for:				
Buildings and improvements	(48,352,249)	(4,946,539)	(27,950)	(53,270,838)
Machinery, equipment and other assets	(2,606,239)	(528,445)	-	(3,134,684)
Total accumulated depreciation/amortization	(50,958,488)	(5,474,984)	(27,950)	(56,405,522)
Total capital assets, being depreciated/amortized, net	132,304,627	4,512,771	-	136,817,398
Business-type activities, capital assets, net	$ 146,860,841	$ 18,350,381	$ 2,579,899	$ 162,631,323

Business-type depreciation and amortization was charged to functions/programs as follows for fiscal year ended June 30, 2024:

Business-type activities:	
Airport	$ 1,205,164
Water	2,111,605
Wastewater	2,158,215
Total depreciation/amortization expense, business-type activities	$ 5,474,984

6. Leases and Subscription-Based Information Technology Arrangements

Leases

Lessee

Effective January 1, 2015, the Town renewed a lease for land. Based on this agreement the Town will make variable monthly payments through fiscal year 2045. The Town has acquired land as a right-to-use asset by under the provisions of a lease agreement. There is no purchase option included in the agreement for the land. The lease was measured using an interest rate of 3.0%, the Town's incremental borrowing rate used for lease measurements.

The total amount of the lease asset and the related accumulated amortization is as follows fiscal year ended June 30, 2024:

Total intangible right-to-use lease asset	$ 368,153
Less accumulated amortization	(46,998)
Carrying value	$ 321,155

The following schedule details minimum lease payments to maturity for the Town's leases payable at June 30, 2024:

	Governmental Activities		
	Principal	Interest	Total
Fiscal year:			
2025	$ 7,042	$ 10,440	$ 17,482
2026	7,788	10,218	18,006
2027	8,572	9,974	18,546
2028	9,397	9,706	19,103
2029	10,264	9,412	19,676
2030 - 2034	65,922	41,676	107,598
2035 - 2039	95,007	29,729	124,736
2040 - 2044	131,729	12,876	144,605
2045	15,419	135	15,554
Total	$ 351,140	$ 134,166	$ 485,306

Lessor

The Town has entered into various lease agreements as the Lessor. From time to time the Town's lease contracts include variable lease payments, including residual value guarantees, that are not included in the lease receivable because they are not fixed in substance. The Town recognized an insignificant amount of revenue related to these variable lease payments and they have not been further disclosed or included in the measurement of the Town's lease receivables.

As of June 30, 2024, the Town is reporting the following lease receivables, deferred inflows related to leases, lease revenue and interest revenue:

Lease	Lease Receivable	Deferred Inflows Related to Leases	Lease Revenue	Lease Interest Revenue
Governmental activities:				
Communication Tower land lease	$ 2,857,963	$ 2,611,766	$ 144,894	$ 86,874
Building lease	143,708	131,437	6,412	4,354
Total	$ 3,001,671	$ 2,743,203	$ 151,306	$ 91,228

Lease	Lease Receivable	Deferred Inflows Related to Leases	Lease Revenue	Lease Interest Revenue
Business-type activities:				
Airport land lease	$ 4,594,097	$ 4,317,477	$ 206,210	$ 138,745

The Town's leases are summarized as follows:

Communication Tower Land Leases

The Town has entered into multiple land leases for communication towers. Based on these agreement the Town will be receiving variable monthly and/or annual payments through fiscal year 2048. The lease was measured using an interest rate of 3.0%, the Town's incremental borrowing rate used for lease measurements.

Building Lease

The Town has entered into a building lease leases for a communication tower. Based on the agreement the Town will be receiving variable monthly payments through fiscal year 2045. The lease was measured using an interest rate of 3.0%, the Town's incremental borrowing rate used for lease measurements.

Other Leasing Arrangements

Land, State of Arizona

The Town has assigned and assumed a noncancelable long-term operating lease for 2,400 acres of land with the State of Arizona with an expiration of October 2099. This lease had an initial annual rent of $432,000 that requires 10% increases in the annual rent payments for each succeeding five year period. This lease does not meet the definition of a lease under GASB 87 as the lease does not provide the Town with exclusive rights to the property.

In conjunction with the Town assuming the long-term operating lease, a developer signed a noncancelable agreement to reimburse the Town the annual rental payment for either a minimum of 20 years or until the first 12 consecutive months the developer generates more than $1,000,000 in resort sales tax to the Town from the development project known as "Dove Mountain".

This threshold was reached on June 30, 2011, and therefore, the developer ceased reimbursing the Town for the annual rent payment. These leases provide for payments of minimum annual rentals as follows, excluding real estate taxes, common area charges, management fees and sales taxes:

Years ending June 30:	
2025	$ 632,491
2026	695,740
2027	695,740
2028	695,740
2029	695,740
2030 - 2034	3,756,996
2035 - 2039	4,132,694
2040 - 2044	4,545,965
2045 - 2049	5,000,562
2050 - 2054	5,500,617
2055 - 2059	6,050,680
2060 - 2064	6,655,750
2065 - 2069	7,321,325
2070 - 2074	8,053,457
2075 - 2079	8,858,803
2080 - 2084	9,744,683
2085 - 2089	10,719,152
2090 - 2094	11,791,067
2095 - 2099	12,970,172
Total	$ 108,517,374

Minimum annual rentals above excludes annual rental under the remaining renewal options as of June 30, 2024. Rent expense under the above leases for fiscal 2023-24 aggregated $632,491.

Subscription-Based Information Technology Arrangements

The Town has entered into certain subscription-based information technology arrangements that convey control of the right to use another entity's nonfinancial asset for a period of time in an exchange or exchange-like transaction. They are generally for enterprise-scale software as a service contracts.

The total amount of subscription assets and the related accumulated amortization are as follows for fiscal year ended June 30, 2024:

Total intangible right-to-use subscription assets	$ 414,265
Less accumulated amortization	(214,236)
Carrying value	$ 200,029

The following schedule details minimum payments to maturity for subscription arrangements at June 30, 2024:

	Governmental Activities		
	Principal	Interest	Total
Fiscal years ending June 30:			
2025	$ 115,344	$ 8,913	$ 124,257
2026	84,685	1,072	85,757
Total	$ 200,029	$ 9,985	$ 210,014

7. Long-Term Liabilities

Loans Payable

Business-type activities loans payable consists of six loans from the Water Infrastructure Finance Authority (WIFA), the proceeds of which were used to acquire and construct various water and wastewater related infrastructure. The loans are to be repaid in annual principal payments, plus semiannual interest payments and a semi-annual servicing fee.

During 2010, the Town obtained $5,250,000 in financing from WIFA for the acquisition and construction of a new water infrastructure. As of year-end, the Town had drawn on $4,690,128 of the loan and returned $559,872. The interest rate at June 30, 2024 on the outstanding balance is 2.968%.

During 2019, the Town obtained $15,000,000 in financing from WIFA for the design and construction of two water treatment campuses. As of year-end, the Town has drawn down the entire balance of the loan. The interest rate at June 30, 2024 on the outstanding balance is 2.44%.

During 2019, the Town also obtained $1,481,990 in financing from WIFA for the design and construction of new wastewater infrastructure for the Adonis Mobile Home Park Neighborhood. Fifty percent of the principal amount is forgivable as the Town applied on behalf of Adonis, a qualified disadvantaged community. As of year-end, the Town had drawn the entire forgivable portion plus $711,230 of the loan and returned $29,764. The interest rate at June 30, 2024 on the outstanding balance is 2.508%.

During 2020, the Town obtained $1,100,000 in additional financing from WIFA for the two water treatment campuses. $525,500 of the principal amount is forgivable. As of year-end, the Town has drawn the entire forgivable portion plus $483,534 of the loan and returned $90,966. The interest rate at June 30, 2024 on the outstanding balance is 1.87%.

During 2020, the Town obtained $475,000 in additional financing from WIFA for the Adonis Mobile Home Park wastewater infrastructure. Fifty percent of the principal amount is forgivable. As of year-end, the Town has drawn the entire forgivable portion plus $221,216 of the loan and returned $16,283. The interest rate at June 30, 2024 is 3.4%.

During 2023 the Town obtained $1,000,000 in financing from WIFA for the Marana Park Reservoir. $512,000 of the principal amount is forgivable. As of year-end, the Town has drawn the entire forgivable portion plus $387,500, leaving $100,000 available for drawdown. The interest rate at June 30, 2024 on the outstanding balance is 3.204%.

During 2023 the Town obtained $4,455,413 in financing from WIFA for the Continental Reserve 24-inch tie in and the Picture Rocks interconnect. $3,454,431 of the principal amount is forgivable. As of year-end, the Town has not drawn any funds from this loan.

During 2024, the Town obtained $7,179,899 in financing from WIFA for design and construction of a water treatment facility to remove perfluorinated compounds (PFAS). $4,500,000 of the principal amount is forgivable. As of the year-end, the Town has not drawn any funds from this loan.

Loans payable outstanding at June 30, 2024 are as follows:

$4,690,128 Water Infrastructure Finance Authority loan, due in annual installments of $201,000 to $312,000; through July 1, 2029; at 2.968% interest rate.	$ 1,740,886
$15,000,000 Water Infrastructure Finance Authority loan, 2019 Series, due in annual installments of $590,762 to $933,973; through July 1, 2038; at a 2.440% interest rate.	11,898,485
$711,231 Water Infrastructure Finance Authority loan, Adonis, due in annual installments of $28,985 to $46,405; through July 1, 2038; at a 2.508% interest rate.	556,661
$483,534 Water Infrastructure Finance Authority loan, 2020 Series, due in annual installments of $10,283 to $28,877; through July 1, 2040; at a 1.87% interest rate.	413,742
$221,216 Water Infrastructure Finance Authority loan, Adonis 2020, due in annual installments of $7,932 to $30,452; through July 1, 2040; at a 3.4% interest rate.	193,036
$487,500 Water Infrastructure Finance Authority loan, Marana Park Reservoir, due in annual installments of $17,769 to $32,352; through July 1, 2042 at 3.204% interest rate.	369,730
Total	$ 15,172,540

The following is a schedule by years of the debt service requirements for the loan as of June 30, 2024.

	Principal	Interest	Total
Fiscal years ending June 30:			
2025	$ 1,017,269	$ 365,570	$ 1,382,839
2026	1,043,495	342,692	1,386,187
2027	1,070,405	315,431	1,385,836
2028	1,098,017	287,459	1,385,476
2029	1,126,349	258,758	1,385,107
2030 - 2034	4,740,902	914,567	5,655,469
2035 - 2039	4,987,439	335,685	5,323,124
2040 - 2043	88,664	9,119	97,783
Total	$ 15,172,540	$ 2,829,281	$ 18,001,821

Community Facilities District (CFD) General Obligation Bonds

During 2016, Gladden Farms Community Facilities District (a component unit) issued general obligation bonds for infrastructure improvements and to refund prior issuances. The refunding issuance resulted in the 2004, 2006, 2007 and 2010 general obligation bond series to be considered defeased and the liability has been removed from the statement of net position. The refunding resulted in an issuance of $7,955,000 of general obligation bonds.

During 2019, Saguaro Springs Community Facilities District (a component unit) issued $3,845,000 of Series 2018 general obligation bonds for infrastructure improvements.

During 2020, Saguaro Springs Community Facilities District (a component unit) issued $1,950,000 of Series 2019 general obligation bonds for infrastructure improvements.

Gladden Farms Phase II Community Facilities District (a component unit) issued $1,245,000 of Series 2019 general obligation bonds for infrastructure improvements.

During 2021, Gladden Farms Community Facilities District (a component unit) issued $4,155,000 of Series 2020 general obligation bonds for infrastructure improvements.

During 2022, Gladden Farms Community Phase II Community Facilities District (a component unit) issued $4,080,000 of Series 2021 general obligation bonds for infrastructure improvements.

During 2022, Saguaro Springs Community Facilities District (a component unit) issued $2,720,000 of Series 2021 general obligation bonds for infrastructure improvements.

During 2023, Gladden Farms Community Phase II Community Facilities District (a component unit) issued $6,220,000 of Series 2022 general obligation bonds for infrastructure improvements.

These bonds are payable from the property tax collected by each District. The CFD general obligation bonds outstanding as reported in governmental activities as of June 30, 2024, were as follows:

$7,955,000 Gladden Farms CFD General Obligation Bonds, 2016 Series, due in annual installments of $20,000 to $640,000; through July 15, 2041; at a 2.0% to 4.0% interest rate.	$	5,575,000
$3,845,000 Saguaro Springs CFD General Obligation Bonds, 2018 Series, due in annual installments of $100,000 to $235,000; through July 15, 2043; at a 2.0% to 4.0% interest rate.		3,320,000
$1,245,000 Gladden Farms Phase II CFD General Obligation Bonds, 2019 Series, due in annual installments of $30,000 to $80,000; through July 15, 2044; at a 3.75% to 4.125% interest rate.		1,145,000
$1,950,000 Saguaro Springs CFD General Obligation Bonds, 2019 Series, due in annual installments of $55,000 to $340,000; through July 15, 2044; at a 3.0% to 4.0% interest rate.		1,750,000
$4,155,000 Gladden Farms CFD General Obligation Bonds, 2020 Series, due in annual installments of $100,000 to $405,000; through July 15, 2041; at a 2.375% to 3.0% interest rate.		4,155,000

$4,080,000 Gladden Farms Phase II CFD General Obligation Bonds, 2021 Series, due in annual installments of $110,000 to $330,000; through July 15, 2047, at a 3.0% interest	$ 4,080,000
$2,720,000 Saguaro Springs CFD General Obligation Bonds, 2021 Series, due installments of $50,000 to $460,000; through July 15, 2047; at a 3.0% interest rate.	2,360,000
$6,220,000 Gladden Farms Phase II CFD General Obligation Bonds, 2022 Series, due in installments of $140,000 to $430,000; through July 15, 2047; at a 5.0% interest rate.	6,220,000
	$ 28,605,000

Annual debt service requirements to maturity on the CFD general obligation bonds at June 30, 2024, are summarized as follows:

	Principal	Interest	Total
Fiscal years ending June 30:			
2025	$ 1,055,000	$ 1,069,725	$ 2,124,725
2026	1,095,000	1,031,900	2,126,900
2027	1,140,000	989,575	2,129,575
2028	1,175,000	945,075	2,120,075
2029	1,230,000	898,850	2,128,850
2030-2034	6,910,000	3,725,006	10,635,006
2035-2039	5,925,000	2,513,700	8,438,700
2040-2044	6,185,000	1,370,582	7,555,582
2045-2048	3,890,000	284,538	4,174,538
Total	$ 28,605,000	$ 12,828,951	$ 41,433,951

Tangerine Farms Road Improvement District Improvement Bonds

Tangerine Farms Road Improvement District (a component unit) issued special assessment bonds for infrastructure improvements and to refund prior issuances. These bonds are paid through assessments made to the property owners within the Tangerine Farms Road Improvement District. The Town is responsible for the collection of the assessments and the disbursement of funds to retire the bonds. If a delinquency on an assessment occurs, the Town is required to cover the delinquency with other resources until foreclosure proceeds are received. The TFRID special assessment bonds outstanding as reported in governmental activities as of June 30, 2024, were as follows:

$14,245,132 TFRID Refunding Bonds, Series 2017, due in annual installments of $1,618,132 to $1,907,000; through January 1, 2026; at an interest rate of 1.96%.	$ 2,245,000

Annual debt service requirements to maturity on the TFRID special assessment bonds at June 30, 2024, are summarized as follows:

	Principal	Interest	Total
Fiscal years ending June 30:			
2025	$ 1,112,000	$ 44,002	$ 1,156,002
2026	1,133,000	22,207	1,155,207
Total	$ 2,245,000	$ 66,209	$ 2,311,209

Revenue Bonds, Public Placement

In 2017, the Town issued pledged excise tax-revenue and refunding obligation bonds, series 2017 to finance the expansion of the Marana Wastewater Reclamation Facility and construction of the groundwater Recharge Facility, for acquiring water systems, wastewater systems, infrastructure upgrades, the design and construction of the new municipal complex and to refund prior issuances.

During 2024, the Town issued $49,500,000 in Pledged Excise Tax-Revenue Bonds, Series 2024 for the construction of the Marana Aquatic and Recreation Center.

During 2024, the Town issued Pledged Excise Tax-Revenue Refunding Obligations, Series 2024, in the amount of $20,425,000 for refunding previously issued Pledged Excise Tax-Revenue and Revenue Refunding Obligations, Series 2013 and Pledged Excise Tax-Revenue Obligations, Series 2017C. The refunded portion of the bonds are considered defeased and the related liability for the bonds removed from the Town's liabilities. The transaction resulted in an economic gain (difference between the present value of the debt service on the old and the new bonds) of $1,802,213.

These bonds are payable from the excise taxes collected by the Town. The revenue bonds outstanding as of June 30, 2024, were as follows:

	Governmental	Business-Type
$19,865,000 Pledged Excise Tax Revenue and Revenue Refunding Obligations, 2017 Series B, due in annual installments of $840,000 to $2,580,000; through July 1, 2028; at a 2.0% to 5.0% interest rate.	$ 11,485,000	$ -
$17,215,000 Pledged Excise Tax Revenue Bonds, 2017 Series A, due in annual installments of $1,920,000 to $2,420,000; through July 1, 2042; at a 2.0% to 5.0% interest rate.	-	17,215,000
$49,500,000 Pledged Excise Tax Revenue Bonds, 2024 Series, due in annual installments of $3,519,000 to $4,664,542; through July 1, 2044; at a 4.0% to 5.0% interest rate.	49,500,000	-
$20,425,000 Pledged Excise Tax Revenue Refunding Bonds, 2024 Series, due in annual installments of $1,952,625 to $2,907,767; through July 1, 2034; at a 5.0% interest rate.	5,265,000	15,160,000
Total	$ 66,250,000	$ 32,375,000

Annual debt service requirements to maturity on revenue bonds at June 30, 2024, are summarized as follows:

	Governmental Activities		Business-Type Activities	
	Principal	Interest	Principal	Interest
Years ending June 30:				
2025	$ 5,755,000	$ 2,669,848	$ 1,085,000	$ 1,321,155
2026	4,610,000	2,714,500	1,080,000	1,357,569
2027	4,845,000	2,478,125	1,135,000	1,302,194
2028	5,095,000	2,229,625	1,190,000	1,244,069
2029	5,405,000	1,967,125	1,245,000	1,183,194
2030 - 2034	9,575,000	8,165,025	7,520,000	4,870,844
2035 - 2039	12,175,000	5,479,125	9,975,000	2,811,609
2040 - 2043	15,340,000	2,288,450	9,145,000	749,300
2045	3,450,000	69,000	-	-
Total	$ 66,250,000	$ 28,060,823	$ 32,375,000	$ 14,839,934

Revenue Bonds, Direct Placement

The Town issued pledged excise tax-revenue and refunding obligation bonds via direct placement to acquire additional water systems, wastewater systems, infrastructure upgrades, the design and construction of the new municipal complex and to refund prior issuances.

These bonds are payable from the excise taxes collected by the Town and water utility revenue. During 2023, the Water Utility Obligation Bonds were paid in full. The remaining direct placement revenue bonds outstanding as of June 30, 2024 were as follows:

$6,493,000 Pledged Excise Tax Revenue and Revenue Refunding Obligations, 2014 Series, due in annual installments of $353,000 to $735,000; through July 1, 2025; at a 2.55% interest rate.	$ 1,272,000

Annual debt service requirements to maturity on direct placement revenue bonds at June 30, 2024, are summarized as follows:

	Governmental Activities		
	Principal	Interest	Total
Fiscal years ending June 30:			
2025	$ 629,000	$ 24,416	$ 653,416
2026	643,000	8,198	651,198
Total	$ 1,272,000	$ 32,614	$ 1,304,614

Water Agreement Payable

In September 2021, the Town entered into a repayment agreement with Central Arizona Project (CAP) whereas the Town will pay annually for the repayment of past CAP water service capital and 9(d) debt charges over a five-year period through fiscal year 2027. The agreement is calculating interest at a rate of 2.5%. For the Town, this agreement is paying for water credits for operations.

Annual debt service requirements to maturity on the water agreement payable at June 30, 2024, is summarized as follows:

	Principal	Interest	Total
Fiscal years ending June 30:			
2025	$ 202,035	$ 8,384	$ 210,419
2026	193,651	8,384	202,035
Total	$ 395,686	$ 16,768	$ 412,454

Pledged Revenues

The Town has pledged future excise tax revenues to repay $113.5 million in Excise Tax Revenue Bonds issued in 2013, 2014, 2017, and 2024. The various bonds were issued for the expansion of the Marana Wastewater Reclamation Facility, construction of the groundwater Recharge Facility, construction of the municipal complex, the acquisition of certain water systems, acquisition of the Marana Wastewater Reclamation Facility, infrastructure upgrades and to refund prior debt issuances, and construction of the Community Center. The Town has also pledged future excise tax revenues to repay $17.9 million in Water Infrastructure Financing Authority loans issued in 2019, 2020 and 2023. The loans were issued for wastewater improvements in the Adonis neighborhood, water quality treatment campuses and the park reservoir.

At year-end, $99.9 million in bonds remain outstanding and $13.4 million in loans remain outstanding to be repaid by future excise tax revenues. The net revenues available for service of this debt were $104.0 million. The debt principal, interest, including fees paid on this debt during fiscal year 2024 was $8.1 million (7.8% of available net pledged revenues).

In addition, the Town has pledged future water utility revenues to repay $4.7 million in Water Infrastructure Financing Authority loans and a $1.3 million Revenue Refunding Bond. The loan was issued for the acquisition of well sites and the construction of certain infrastructure. The bond was issued in 2014 to refund prior debt issuances. During 2023, the bond was paid in full. At year end, $2.0 million remains outstanding to be repaid by future water revenues for the outstanding loan. For the fiscal year ended June 30, 2024, the net revenues available for service of this debt were $9.6 million. The debt principal and interest paid, including fees, on this debt during fiscal year 2024 was $317,140.

Under Arizona law, the Town is subject to a debt limit when issuing general obligation bonds for general municipal purposes not to exceed 6% of the full valuation of taxable real property. Also, under Arizona law, the Town can issue additional general obligation bonds for supplying specific services, such as water, sewer, lighting, parks and recreational facilities and transportation, up to an amount not exceeding 20% of the full valuation of taxable real property. At June 30, 2024, the total legal debt limit was $226,309,024. As of June 30, 2024, the total outstanding debt applicable to the limit was zero.

Changes in Long-Term Liabilities

The following is a summary of changes in long-term liability activity for fiscal year ended June 30, 2024.

	Beginning Balance	Additions	Reductions	Ending Balance	Due Within One Year
Governmental activities:					
General obligation bonds	$ 29,355,000	$ -	$ (750,000)	$ 28,605,000	$ 1,055,000
Revenue bonds, public placements	35,020,000	54,765,000	(23,535,000)	66,250,000	5,755,000
Revenue bonds, direct placements	1,881,000	-	(609,000)	1,272,000	629,000
Compensated absences	1,551,829	1,111,186	-	2,663,015	2,396,713
Net pension liability	40,288,874	-	(2,463,520)	37,825,354	-
Special assessment bonds	3,771,000	-	(1,526,000)	2,245,000	1,112,000
Bond premium	4,633,878	2,478,413	(1,709,778)	5,402,513	-
Subscriptions liability	307,572	-	(107,543)	200,029	115,344
Leases payable	357,473	-	(6,333)	351,140	7,042
Total	$ 117,166,626	$ 58,354,599	$ (30,707,174)	$ 144,814,051	$ 11,070,099
Business-type activities:					
Loan payable	$ 15,938,139	$ 226,110	$ (991,709)	$ 15,172,540	$ 1,017,269
Net pension liability	2,362,526	174,856	-	2,537,382	-
Revenue bonds, public placement	19,780,000	15,160,000	(2,565,000)	32,375,000	1,085,000
Compensated absences	160,952	20,067	-	181,019	162,917
Bond premium	272,119	1,778,278	(186,940)	1,863,457	-
Water agreement payable	606,105	-	(210,419)	395,686	202,035
Total	$ 39,119,841	$ 17,359,311	$ (3,954,068)	$ 52,525,084	$ 2,467,221

Governmental activities: Generally, net pension liabilities are liquidated by the general fund.

8. Unavailable and Unearned Amounts

Governmental funds report deferred inflows of resources for revenue due and receivable but not considered to be available to liquidate liabilities of the current period. Governmental funds also defer revenue recognition in connection with resources that have been received, but not yet earned. At the end of the current fiscal year, the various components of deferred amounts reported in the governmental funds were as follows:

	Unavailable	Unearned
Deferred revenue:		
Program revenues (General Fund)	$ 10,319	$ 525,944
Intergovernmental (Nonmajor Governmental Funds)	284,011	-
Special assessment (Tangerine Farms Improvement District Debt Service Fund)	2,025,093	-
Total deferred amounts for governmental funds	$ 2,319,423	$ 525,944

9. Interfund Receivables, Payables and Transfers

Due to/From Other Funds

At June 30, 2024, several funds were involved in interfund borrowing arrangements with the General Fund due to insufficient resources available in the funds to cover expenditures. Through the fiscal year 2024-2025, these interfund borrowing will be eliminated as sufficient resources become available. A portion of the amount due from the Wastewater Fund, $2,100,000 to the Transportation Fund and $1,935,506 to the General Fund, is considered long-term. The long-term borrowing was due to insufficient resources in past years for capital projects in the Wastewater Fund. Listed below is a summary of the interfund borrowing transactions.

	Due From			
	Nonmajor Governmental Funds	Wastewater Fund	Airport Fund	Total
Due to:				
General Fund	$ 863,586	$ 2,331,668	$ 104,848	$ 3,300,102
Transportation Fund	-	2,400,000	-	2,400,000
Total	$ 863,586	$ 4,731,668	$ 104,848	$ 5,700,102

Interfund Transfers

Interfund transfers were made by the Town during the fiscal year to ensure that sufficient resources were available to cover expenditures in the applicable funds. These were direct transfers between funds and will not be eliminated as sufficient resources become available in the receiving funds. Specifically, the General Fund and select Nonmajor Governmental funds transferred funds to provide the resources for debt service payments.

Listed below is a summary of transfers between funds.

	Governmental Funds				Enterprise Funds		
Transfer Out	**General Fund**	**Transportation**	**Sales Tax Capital Fund**	**Nonmajor Governmental Funds**	**Water Fund**	**Wastewater Fund**	**Toal**
General Fund	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Highway User Revenue Fund	24,000	-	-	-	-	-	24,000
Nonmajor Governmental	2,445,250	861,116	3,600,905	1,464,483	169,187	14,354,337	22,895,278
Water Fund	991,822	-	-	-	-	-	991,822
Wastewater Fund	-	-	-	-	1,054,515	-	1,054,515
Airport Fund	212,565	-	-	-	-	-	212,565
Total	$ 3,673,637	$ 861,116	$ 3,600,905	$ 1,464,483	$ 1,223,702	$ 14,354,337	$ 25,178,180

10. Employee Retirement Systems

All full-time and permanent part-time employees participate in one of four different retirement plans. With the exception of public safety personnel, police dispatchers and elected officials, all other employees participate in the Arizona State Retirement System (ASRS). Certified public safety personnel participate in the Public Safety Retirement Systems (PSPRS). Police dispatch and communication staff hired before July 1, 2018 participate in the Corrections Officer Retirement Plan (CORP). The Town's Mayor and Council Members participate in the Elected Officials' Retirement Plan (EORP).

At June 30, 2024, the Town reported the following aggregate amounts related to pensions for all plans to which it contributes:

Statement of Net Position and Statement of Activities	Governmental Activities	Business-Type Activities	Total
Net pension liabilities	$ 37,825,354	$ 2,537,382	$ 40,362,736
Deferred outflows of resources	13,008,816	478,663	13,487,479
Deferred inflows of resources	1,412,423	64,677	1,477,100
Pension expense	5,873,928	496,755	6,370,683

The Town reported $6,370,683 of pension contributions as expenditures in the governmental funds related to all pension plans to which it contributes.

Arizona State Retirement System

All full-time and permanent part-time employees not in the Public Safety Retirement System, Corrections Officers Retirement System or Elected Officials Retirement System are eligible to participate in the Arizona State Retirement System (ASRS). The ASRS administers a cost sharing multiple-employer defined benefit plan. The Arizona State Retirement System Board governs the ASRS according to the provisions of A.R.S. Title 38, Chapter 5, Article 2 and 2.1. ASRS net OPEB liabilities have not been recorded, or further disclosed at June 30, 2024 in accordance with GASB Statement 75, due to the relative insignificance to the Town's financial statements. ASRS issues a publicly available financial report that includes financial statements and required supplementary information. The report may be obtained on its website at www.azasrs.gov.

Benefits Provided

The ASRS provides retirement, health insurance premium supplement, long-term disability and survivor benefits. State statute establishes benefit terms. Retirement benefits are calculated on the basis of age, average monthly compensation and service credit as follows:

	Retirement Initial Membership Date:	
ASRS	**Before July 1, 2011**	**On or After July 1, 2011**
Years of services and age required to receive benefit	Sum of years and age equals 80 10 years, age 62 5 years, aga 50* any years, age 65	30 years, age 55 25 years, age 60 10 years, age 62 5 years age 50*
Final average salary is based on	Highest 36 consecutive months of last 120 months	Highest 60 consecutive months of last 120 months
Benefit percent per year of service	2.1% to 2.3%	2.1% to 2.3%

*With actuarially reduced benefits.

Retirement benefits for members who joined the ASRS prior to September 13, 2013, are subject to automatic cost-of-living adjustments based on excess investment earning. Members with a membership date on or after September 13, 2013, are not eligible for cost-of-living adjustments. Survivor benefits are payable upon a member's death. For retired members, the retirement benefit option chosen determines the survivor benefit. For all other members, the beneficiary is entitled to the member's account balance that includes the member's contributions and employer's contributions, plus interest earned.

Contributions

In accordance with state statutes, annual actuarial valuations determine active member and employer contribution requirements. The combined active member and employer contribution rates are expected to finance the costs of benefits employees earn during the year, with an additional amount to finance any unfunded accrued liability. For the year ended June 30, 2024, statute required active ASRS members to contribute at the actuarially determined rate of 12.29% (12.14% for retirement and 0.15% for long-term disability) of the members' annual covered payroll, and statute required the Town to contribute at the actuarially determined rate of 12.29% (12.03% for retirement, 0.11% for health insurance premium benefit, and 0.15% for long-term disability) of the active members' annual covered payroll. In addition, the Town was required by statute to contribute at the actuarially determined rate of 9.99% (9.94% for retirement and 0.05% for long-term disability) of annual covered payroll of retired members who worked for the Town in positions that would typically be filled by an employee who contributes to the ASRS. The Town's contributions to the pension plan for the year ended June 30, 2024, were $2,462,981.

During fiscal year 2024, the Town paid for ASRS pension contributions as follows: 85.84% from the General Fund and 14.16% from enterprise funds.

Pension Liability

At June 30, 2024, the Town reported a liability of $24,050,482 for its proportionate share of the ASRS' net pension liability. The net pension liability was measured as of June 30, 2023. The total pension liability used to calculate the net pension liability was determined using update procedures to roll forward the total pension liability from an actuarial valuation as of June 30, 2022, to the measurement date of June 30, 2023.

The Town's proportion of the net pension liability was based on the Town's actual contributions to the plan relative to the total of all participating employers' contributions for the year ended June 30, 2023. The Town's proportion measured as of June 30, 2023, was 0.1486%, which was an increase of 0.0092% from its proportion measured as of June 30, 2022.

Pension Expense

For the year ended June 30, 2024, the Town recognized pension expense for ASRS of $3,548,249.

Pensions Deferred Outflows/Inflows of Resources

At June 30, 2024, the Town reported deferred outflows of resources and deferred inflows of resources related to pensions from the following sources:

ASRS	Deferred Outflows of Resources	Deferred Inflows of Resources
Differences between expected and actual experiences	$ 543,445	$ -
Changes of assumptions or other inputs	-	-
Net difference between projected and actual earnings on pension plan investments	-	850,927
Changes in proportion and differences between contributions and proportionate share of contributions	991,131	-
Town contributions subsequent to the measurement date	2,462,981	-
Total	$ 3,454,112	$ 850,927

The $2,462,981 reported as deferred outflows of resources related to ASRS pensions resulting from contributions subsequent to the measurement date will be recognized as a reduction of the net pension liability in the year ended June 30, 2025. Other amounts reported as deferred outflows of resources and deferred inflows of resources related to ASRS pensions will be recognized in pension expense as follows:

Years ending June 30:	
2025	$ 452,080
2026	(579,738)
2027	917,048
2028	(105,741)
2029	-
Thereafter	-

Actuarial Assumptions

The significant actuarial assumptions used to measure the total pension liability are as follows:

ASRS	
Actuarial valuation date	June 30, 2022
Actuarial roll forward date	June 30, 2023
Actuarial cost method	Entry age normal
Investment rate of return	7.0%
Projected salary increases	2.9-8.4% for pensions/not applicable for OPEB
Inflation	2.3%
Permanent benefit increase	Included for pensions/not applicable for OPEB
Mortality rates	2017 SRA Scale U-MP
Recovery rates	2012 GLDT for long-term disability
Healthcare cost trend rate	Not applicable

Actuarial assumptions used in the June 30, 2022, valuation were based on the results of an actuarial experience study for the five-year period ended June 30, 2020.

The long-term expected rate of return on ASRS pension plan investments was determined to be 7.0% using a building-block method in which best-estimate ranges of expected future real rates of return (expected returns, net of pension plan investment expense and inflation) are developed for each major asset class. These ranges are combined to produce the long-term expected rate of return by weighting the expected future real rates of return by the target asset allocation percentage. The target allocation and best estimates of geometric real rates of return for each major asset class are summarized in the following table:

Asset Class	Target Allocation	Long-Term Expected Arithmetic Real Rate of Return
Public equity	44 %	3.50 %
Credit	23	5.90
Real estate	17	5.90
Private equity	10	6.70
Interest rate sensitive	6	1.5
	100 %	

Discount Rate

At June 30, 2023, the discount rate used to measure the ASRS total pension liability was 7.0%. The projection of cash flows used to determine the discount rate assumed that contributions from participating employers will be made based on the actuarially determined rates based on the ASRS Board's funding policy, which establishes the contractually required rate under Arizona statute. Based on those assumptions, the pension plan's fiduciary net position was projected to be available to make all projected future benefit payments of current plan members. Therefore, the long-term expected rate of return on pension plan investments was applied to all periods of projected benefit payments to determine the total pension liability.

Sensitivity of the Town's Proportionate Share of the ASRS Net Pension Liability to Changes in the Discount Rate

The following table presents the Town's proportionate share of the net pension liability calculated using the discount rate of 7.0%, as well as what the Town's proportionate share of the net pension liability would be if it were calculated using a discount rate that is 1 percentage point lower (6.0%) or 1 percentage point higher (8.0%) than the current rate:

ASRS	1% Decrease (6.0%)	Current Discount Rate (7.0%)	1% Increase (8.0%)
Town's proportionate share of net pension liability	$ 36,024,089	$ 24,050,482	$ 14,066,611

Pension Plan Fiduciary Net Position

Detailed information about the pension plan's fiduciary net position is available in the separately issued ASRS financial report.

Public Safety Personnel Retirement System and Corrections Officer Retirement Plan

All of the Town's full-time police officers are covered by the Arizona Public Safety Personnel Retirement System (PSPRS), which is an agent multiple-employer defined benefit plan. PSPRS was established by Title 38, Chapter 5, Article 4 of the Arizona Revised Statutes to provide pension benefits for public safety personnel who are regularly assigned hazardous duty as employees of the State of Arizona or one of its political subdivisions. The PSPRS is jointly administered by the Board of Trustees (formerly fund manager) and participating local boards. The Board of Trustees is a nine member board appointed by the Governor and the State Legislature. The Board of Trustees is responsible for establishing contribution rates in accordance with an actuarial study. Employees who were PSPRS members before July 1, 2017, participate in the agent plans and those who became PSPRS members on or after July 1, 2017, participate in the cost-sharing plans (PSPRS Tier 3 Risk Pool) which are not further disclosed because of their relative insignificance to the Town's financial statements.

All full-time and permanent part-time employees employed as police dispatchers or communications operators hired before July 1, 2018 are eligible to participate in the Corrections Officers Retirement Plan (CORP), an agent multiple-employer defined benefit pension plan and an agent multiple-employer defined benefit health insurance premium benefit (OPEB) plan. All full-time and permanent part-time employees employed as police dispatchers or communications operators hired after July 1, 2018 are eligible to participate in the Arizona State Retirement System (ASRS), a cost sharing multiple-employer defined benefit plan. The CORP is governed by the PSPRS Board of Trustees and the local participating local boards according to the provisions of A.R.S. Title 38, Chapter 5, Article 6. PSPRS and CORP net OPEB liabilities have not been recorded, or further disclosed at June 30, 2024 in accordance with GASB Statement 75, due to the relative insignificance to the Town's financial statements.

PSPRS and CORP issue publicly available financial reports that include financial statements and required supplemental information. This report may be obtained on the PSPRS website at www.psprs.com or by writing to 3010 E Camelback Rd, Ste 200, Phoenix, Arizona 85016 or by calling (602) 255-5575.

Benefits Provided

The PSPRS and CORP provide retirement, health insurance premium supplement, disability and survivor benefits. State statute establishes benefit terms. Retirement, disability and survivor benefits are calculated on the basis of age, average monthly compensation and service credit as follows:

	Initial Membership Date:	
PSPRS	**Before January 1, 2012**	**On or After January 1, 2012 and Before July 1, 2017**
Retirement and Disability:		
Years of services and age required to receive benefit	20 years of service, any age 15 years of service, age 62	25 years of service or 15 years of credit service, age 52.5
Final average salary is based on	Highest 36 consecutive months of last 20 years	Highest 60 consecutive months of last 20 years
Benefit Percent:		
Normal retirement	50% less 2.0% for each year of credited services less than 20 years OR plus 2.0% to 2.5% for each year of credited services over 20 years, not to exceed 80%	1.5% to 2.5% per year of credited service, not to exceed 80%
Accidental disability retirement	50% or normal retirement, whichever is greater	
Catastrophic disability retirement	90% for the first 60 months than reduced to either 62.5% or normal retirement, whichever is greater	
Ordinary disability retirement	Normal retirement calculated with actual years of credited service or 20 years of credited service, whichever is greater, multiplied by years of credited service (not to exceed 20 years) dived by 20	
Survivor Benefit:		
Retirement members	80% to 100% of retired member's pension benefit	
Active members	80% to 100% of accidental disability retirement benefit or 100% of average monthly compensation if death was the result of injuries received on the job	

CORP	Initial Membership Date: Before January 1, 2012	On or After January 1, 2012 and Before July 1, 2017
Retirement and Disability:		
Years of services and age required to receive benefit	Sum of years and age equals 80 25 years of service, any age 10 years of service, age 62	25 years of service, age 52.5 10 years of service, age 62
Final average salary is based on	Highest 36 consecutive months of last 10 years	Highest 60 consecutive months of last 10 years
Benefit Percent:		
Normal retirement	2.0% to 2.5% per year of credited service, not to exceed 80%	2.5% per year of credited service, not to exceed 80%
Accidental disability retirement	50% or normal retirement if more than 20 years of credited service	50% or normal retirement if more than 28 years of credited service
Total and permanent disability retirement	50% normal retirement if more than 25 years of credited service	
Ordinary disability retirement	2.5% per year of credited service	
Survivor Benefit:		
Retirement members	80% of retired member's pension benefit	
Active members	40% of average monthly compensation or 100% of average monthly compensation if death was the result of injuries on the job. If there is no surviving spouse or eligible children, the beneficiary is entitled to two times the member's contributions.	

Retirement and survivor benefits are subject to automatic cost-of-living adjustments based on inflation. PSPRS also provides temporary disability benefits of 50% of the member's compensation for up to 12 months.

Health insurance premium benefits are available to retired or disabled members with five years of credited service. The benefits are payable only with respect to allowable health insurance premiums for which the member is responsible. Benefits range from $100 per month to $260 per month depending on the age of the member and dependents.

Employees Covered by Benefit Terms

At June 30, 2024, the following employees were covered by the agent pension plans' benefit terms:

	PSPRS Police	CORP
Inactive employees or beneficiaries currently receiving benefits	39	6
Inactive employees entitled to but not yet receiving benefits	23	2
Active employees	66	1
Total	128	9

Contributions

State statutes establish the pension contribution requirements for active PSPRS and CORP employees. In accordance with state statutes, annual actuarial valuations determine employer contribution requirements for PSPRS and CORP pension and health insurance premium benefits. The combined active member and employer contribution rates are expected to finance the costs of benefits employees earn during the year, with an additional amount to finance any unfunded accrued liability. Contributions rates for the year ended June 30, 2024, are indicated below. Rates are a percentage of active members' annual covered payroll.

	PSPRS Police	CORP Dispatches
Active members pension	7.65-11.65 %	7.96 %
Town:		
Pension	34.97	66.78
Health insurance premium benefit	0.12	-

Also, the PSPRS Board of Trustees required an additional employer contribution of 22.13% for legacy costs of Tier 1 and 2 amortization of unfunded liabilities on Tier 3 contributions. In addition, statute required the Town to contribute at the actuarially determined rate of 21.83% for the PSPRS of annual covered payroll of retired members who worked for the Town in positions that an employee who contributes to the PSPRS would typically fill.

The Town's contributions to the pension plan for the year ended June 30, 2024, were:

	PSPRS Police	CORP
Pension contribution made	$ 2,960,238	$ 1,218,495

During fiscal year 2024, the Town paid for PSPRS and CORP pension contributions with 93.5% from the General Fund and 6.5% from nonmajor governmental funds.

Pension Liability

At June 30, 2024, the Town reported the following net pension liabilities:

	Net Pension Liability
PSRS	$ 14,362,275
CORP dispatchers	1,431,159
Total	$ 15,793,434

The net pension liabilities were measured as of June 30, 2023, and the total pension liability used to calculate the net pension liability was determined by an actuarial valuation as of that date.

Pension Actuarial Assumptions

The significant actuarial assumptions used to measure the total pension liability are as follows:

PSPRS and CORP Pension	
Actuarial valuation date	June 30, 2023
Actuarial cost method	Entry age normal
Investment rate of return	7.2%
Wage inflation	3.05 - 6.25% for pensions
Price inflation	2.5% for pensions
Cost-of-living adjustment	1.85% for pensions
Mortality rates	PubS-2010 table
Healthcare cost trend rate	Not applicable

Actuarial assumptions used in the June 30, 2023 valuation were based on the results of an actuarial experience study for the five-year period ended June 30, 2021.

The long-term expected rate of return on PSPRS and CORP pension plan investments was determined to be 7.2% using a building-block method in which best-estimate ranges of expected future real rates of return (expected returns, net of pension plan investment expenses and inflation) are developed for each major asset class.

The target allocation and best estimates of geometric real rates of return for each major asset class are summarized in the following table:

PSPRS and CORP, Asset Class	Target Allocation	Long-Term Expected Arithmetic Real Rate of Return
U.S. public equity	24 %	3.98 %
International public equity	16	4.49
Global private equity	20	7.28
Other assets (capital appreciation)	7	4.49
Core bonds	6	1.90
Private credit	20	6.19
Diversifying strategies	5	3.68
Cash, Mellon	2	0.69
	100 %	

Pension Discount Rates

At June 30, 2024, the discount rate used to measure the PSPRS and CORP total pension liabilities was 7.2%. The projection of cash flows used to determine the PSPRS and CORP discount rates assumed that plan member contributions will be made at the current contribution rate and that employer contributions will be made at rates equal to the difference between the actuarially determined contribution rate and the member rate. Based on those assumptions, the pension plans' fiduciary net position was projected to be available to make all projected future benefit payments of current plan members. Therefore, the long-term expected rate of return on pension plan investments was applied to all periods of projected benefit payments to determine the total pension liability.

Changes in Net Pension Liability (Asset) PSPRS - Police	Increase (Decrease) Total Pension Liability (a)	Plan Fiduciary Net Pension (b)	Net Pension Liability (Asset) (a) - (b)
Balance, June 30, 2023	$ 48,698,915	$ 31,080,297	$ 17,618,618
Adjustments to beginning of year	-	-	-
Changes for the year:			
Service cost	1,225,947	-	1,225,947
Interest on the total pension liability	3,522,215	-	3,522,215
Changes of benefit terms	-	-	-
Differences between expected and actual experience in the measurement of the pension liability	4,661,889	-	4,661,889
Changes of assumptions or other inputs	-	-	-
Contributions, employer	-	9,007,347	(9,007,347)
Contributions, employee	-	631,876	(631,876)
Net investment income	-	3,052,245	(3,052,245)
Benefit payments, including refunds of employee contributions	(2,010,432)	(2,010,432)	-
Administrative expense	-	(25,074)	25,074
Other changes	-	-	-
Net changes	7,399,619	10,655,962	(3,256,343)
Balance, June 30, 2024	$ 56,098,534	$ 41,736,259	$ 14,362,275

Changes in Net Pension Liability (Asset) CORP	Increase (Decrease) Total Pension Liability (a)	Plan Fiduciary Net Pension (b)	Net Pension Liability (Asset) (a) - (b)
Balance, June 30, 2023	$ 3,384,537	$ 2,148,902	$ 1,235,635
Adjustments to beginning of year	-	-	-
Changes for the year:			
Service cost	18,156	-	18,156
Interest on the total pension liability	237,795	-	237,795
Changes of benefit terms	-	-	-
Differences between expected and actual experience in the measurement of the pension liability	129,784	-	129,784
Changes of assumptions or other inputs	-	-	-
Contributions, employer	-	27,619	(27,619)
Contributions, employee	-	7,887	(7,887)
Net investment income	-	160,679	(160,679)
Benefit payments, including refunds of employee contributions	(199,962)	(199,962)	-
Administrative expense		(1,912)	1,912
Tier 1 and 2 adjustments	-	(4,062)	4,062
Net changes	185,773	(9,751)	195,524
Balance, June 30, 2024	$ 3,570,310	$ 2,139,151	$ 1,431,159

Sensitivity of the Town's Net Pension Liability to Changes in the Discount Rate

The following table presents the Town's net pension liabilities calculated using the discount rates noted above, as well as what the Town's net pension liability would be if it were calculated using a discount rate that is 1 percentage point lower or 1 percentage point higher than the current rate:

Pension Plan Fiduciary Net Position

Detailed information about the pension plans' fiduciary net position is available in the separately issued PSPRS and CORP financial reports.

PSPRS - Police	1% Decrease (6.20%)	Current Discount Rate (7.20%)	1% Increase (8.20%)
Total pension liability	$ 22,997,575	$ 14,362,275	$ 7,401,795

CORP - Police	1% Decrease (6.20%)	Current Discount Rate (7.20%)	1% Increase (8.20%)
Total pension liability	$ 1,890,300	$ 1,431,159	$ 1,053,066

Pension Expense (Income)

For the year ended June 30, 2024, the Town recognized the following pension expense (income):

	Penson Expense (Income)
PSRS	$ 2,694,756
CORP dispatchers	235,662
Total	$ 2,930,418

Pension Deferred Outflows/Inflows of Resources

At June 30, 2024, the Town reported deferred outflows of resources and deferred inflows of resources related to pensions from the following sources:

PSPRS - Police	Deferred Outflows of Resources	Deferred Inflows of Resources
Differences between expected and actual experiences	$ 4,580,320	$ 307,805
Changes of assumptions or other inputs	527,734	-
Net difference between projected and actual earnings on pension plan investments	-	77,374
Town contributions subsequent to the measurement date	2,960,238	-
Total	$ 8,068,292	$ 385,179

CORP	Deferred Outflows of Resources	Deferred Inflows of Resources
Differences between expected and actual experiences	$ 91,728	$ 635
Changes of assumptions or other inputs	16,513	-
Net difference between projected and actual earnings on pension plan investments	16,817	-
Town contributions subsequent to the measurement date	1,218,495	-
Total	$ 1,343,553	$ 635

The amounts reported as deferred outflows of resources related to pensions resulting from town contributions subsequent to the measurement date will be recognized as a reduction of the net pension liability (or an increase in the net pension asset) in the year ended June 30, 2025. Other amounts reported as deferred outflows of resources and deferred inflows of resources related to pensions will be recognized in pension expense as follows:

	PSPRS - Police	CORP
Years ending June 30:		
2025	$ 939,087	$ 101,189
2026	721,905	(21,666)
2027	1,598,736	47,289
2028	686,165	(2,389)
2029	776,982	-
Thereafter	-	-

PSPDCRP Plan

Town police officers who are not members of PSPRS or CORP participate in the PSPDCRP. The PSPDCRP is a defined contribution pension plan. The PSPRS Board of Trustees governs the PSPDCRP according to the provisions of A.R.S. Title 38, Chapter 5, Article 4.1. Benefit terms, including contribution requirements, are established by State statute.

For the year ended June 30, 2024, active PSPDCRP members were required by statute to contribute at least 9% of the members' annual covered payroll, and the Town was required by statute to contribute 9% of active members' annual covered payroll to an individual employee account. Employees are immediately vested in their own contributions and the earnings on those contributions. Employees vest in a portion of the Town's contributions each year as set forth in statute. The plan retains nonvested Town contributions when forfeited because of employment terminations. For the year ended June 30, 2024, the Town recognized pension expense of $22,262.

Elected Officials' Retirement Plan

The Town's Mayor and Council Members are eligible to participate in the Elected Officials' Retirement Plan (EORP), a multiple employer cost-sharing defined benefit plan. The EORP pension plan was closed to new members as of January 1, 2014. The EORP is governed by the Public Safety Retirement System Board of Trustees according to the provisions of A.R.S. Title 38, Chapter 5, Article 3. EORP issues a publicly available financial report that includes financial statements and required supplementary information. At the time of issuance, the most recent report for EORP was unavailable. The report may be obtained on PSPRS' website at www.psprs.com or by writing to EORP, 3010 E Camelback Rd, Ste 200, Phoenix, Arizona 85016 or by calling (602) 255-5575.

Benefits Provided

The EORP provides retirement, health insurance premium supplement, disability and survivor benefits. State statute establishes benefit terms. Retirement, disability and survivor benefits are calculated on the basis of age, average yearly compensation and service credit as follows:

	Initial Membership Date:	
	Before January 1, 2012	**On or After January 1, 2012**
Retirement and Disability:		
Years of services and age required to receive benefit	20 years, any age 10 years, age 62 5 years, age 65 5 years, any age* any years and age if disabled	10 years of service, age 62 5 years, age 65 any years and age if disabled
Final average salary is based on	Highest 36 months of last 10 years	Highest 60 months of last 10 years
Benefit Percent:		
Normal retirement	4% per year of service, not to exceed 80%	3% per year of service, not to exceed 75%
Disability retirement	80% with 10 or more years of service 40% with 5-10 years of service 20% with less than 5 years of service	75% with 10 or more years of service 37.5% with 5-10 years of service 18.75% with less than 5 years of service
Survivor Benefit:		
Retirement members	75% of retired member's benefit	50% of retired member's benefit
Active members and other inactive members	75% of retired member's benefit	50% of disability retirement benefit

*With reduced benefits of 0.25% for each month early retirement precedes the member's normal retirement age, with a maximum reduction of 30%.

Retirement and survivor benefits are subject to automatic cost-of-living adjustments based on inflation. In addition, the Legislature may enact permanent one-time benefit increases after a Joint Legislative Budget Committee analysis of the increase's effects on the plan.

Health insurance premium benefits are available to retired or disabled members with five years of credited service. The benefits are payable only with respect to allowable health insurance premiums for which the member is responsible. For members with eight or more years of service, benefits range from $100 per month to $260 per month depending on the age of the member and dependents. For members with 5 to 7 years of service, the benefits are the same dollar amounts as above multiplied by a vesting fraction based on completed years of service.

Contributions

State statutes establish active member and employer contribution requirements. Statute also appropriates $5 million annually through fiscal year 2043 for the EORP from the State of Arizona to supplement the normal cost plus an amount to amortize the unfunded accrued liability.
For the year ended June 30, 2024, statute required active EORP members to contribute 7% of the members' annual covered payroll and the Town to contribute at the actuarially determined rate of 76.51% of all active EORP members' annual covered payroll. In addition, statue required the Town to contribute 58.57% of annual covered payroll of retired members who worked for the Town in positions that an employee who contributes to the EORP would typically fill. The Town's contributions to the pension plan for the year ended June 30, 2024 was $75,902.

During fiscal year 2024, the Town paid for EORP pension contributions 100% from the General Fund.

Pension Liability

At June 30, 2024, Town reported a liability for its proportionate share of the EORP's net pension liability that reflected a reduction for the Town's proportionate share of the State's appropriation for EORP. The amount the Town recognized as its proportionate share of the net pension liability, the related state support and the total portion of the net pension liability that was associated with the Town were as follows:

Town's proportionate share of the EORP net pension liability	$ 518,816
State's proportionate share of the EORP net pension liability associate with the Town	580,065
Total	$ 1,098,881

The net pension liability was measured as of June 30, 2023, and the total pension liability used to calculate the net pension liability was determined by an actuarial valuation as of that date.

The Town's proportion of the net pension liability was based on the Town's required contributions to the pension plan relative to the total of all participating employers' required contributions for the year ended June 30, 2023. The Town's proportion measured as of June 30, 2023, was 0.0828%, which was an increase of 0.0719% from its proportion measured as of June 30, 2022.

Pension Expense/Income and Deferred Outflows/Inflows of Resources

For the year ended June 30, 2024, the Town recognized total pension income of $199,719.

At June 30, 2024, the Town reported deferred outflows of resources and deferred inflows of resources related to pensions from the following sources:

EORP	Deferred Outflows of Resources	Deferred Inflows of Resources
Differences between expected and actual experiences	$ -	$ -
Difference between projected and actual investment earnings	2,176	-
Changes in proportion and differences between employer and contributions and proportionate share of contributions	-	240,360
Town contributions subsequent to the measurement date	75,902	-
Total	$ 78,078	$ 240,360

The amounts reported as deferred outflows of resources related to EORP pensions resulting from Town contributions subsequent to the measurement date will be recognized as a reduction of the net pension liability in the year ending June 30, 2025. Other amounts reported as deferred outflows of resources and deferred inflows of resources related to EORP pensions will be recognized in pension expense as follows:

	EORP
Years ending June 30:	
2025	$ (240,775)
2026	(2,842)
2027	5,897
2028	(464)
2029	-
Thereafter	-

Actuarial Assumptions

The significant actuarial assumptions used to measure the total pension liability are as follows:

EORP	
Actuarial valuation date	June 30, 2023
Actuarial cost method	Entry age normal
Investment rate of return	7.2%
Wage inflation	3.25% for pensions
Price inflation	2.5% for pensions
Cost-of-living adjustment	1.85% for pensions
Mortality rates	PubS-2010 table
Healthcare cost trend rate	Not applicable

Actuarial assumptions used in the June 30, 2023, valuation were based on the results of an actuarial experience study for the five-year period ended June 30, 2021.

The long-term expected rate of return on EORP pension plan investments was determined to be 7.2% using a building-block method in which best-estimate ranges of expected future real rates of return (expected returns, net of pension plan investment expenses and inflation) are developed for each major asset class. The target allocation and best estimates of geometric real rates of return for each major asset class are summarized in the following table:

Asset Class	Target Allocation	Long-Term Expected Geometric Real Rate of Return
U.S. public equity	24 %	3.98 %
International public equity	16	4.49
Global private equity	20	7.28
Other assets (capital appreciation)	7	4.49
Core bonds	6	1.90
Private credit	20	6.19
Diversifying strategies	5	3.68
Cash, Mellon	2	0.69
Total	100 %	

Discount Rate

At June 30, 2023, the discount rate used to measure the EORP total pension liability was 7.2%. The projection of cash flows used to determine the discount rate assumed that plan member contributions will be made at the current contribution rate, employer contributions will be made at the actuarially determined rates, and State contributions will be made as currently required by statute. Based on those assumptions, the pension plan's fiduciary net position was projected to be available to make all projected future benefit payments of current plan members. Therefore, the long-term expected rate of return on pension plan investments was applied to all periods of projected benefit payments to determine the total pension liability.

Sensitivity of the Town's Proportionate Share of the EORP Net Pension Liability to Changes in the Discount Rate

The following table presents the Town's proportionate share of the net pension liability calculated using the discount rate of 7.2%, as well as what the Town's proportionate share of the net pension liability would be if it were calculated using a discount rate that is 1 percentage point lower or 1 percentage point higher than the current rate:

EORP	1% Decrease (6.2%)	Current Discount Rate (7.2%)	1% Increase (8.2%)
Town's proportionate share of the net pension liability	$ 599,370	$ 518,816	$ 449,749

Pension Plan Fiduciary Net Position

Detailed information about the pension plan's fiduciary net position is available in the separately issued EORP financial report.

EODCRS Plan

Elected officials who are not members of EORP or ASRS participate in the EODCRS and the Elected Officials Defined Contribution Retirement System Disability Program (EODCDP). The EODCRS is a defined contribution pension plan. The EODCDP is a cost-sharing multiple-employer defined benefit disability (OPEB) plan for the EODCRS members. The PSPRS Board of Trustees governs the EODCRS and EODCDP according to the provisions of A.R.S. Title 38, Chapter 5, Articles 3.1 and 3.2. Benefit terms, including contribution requirements, are established by State statute. The EODCDP is not further disclosed because of its relative insignificance to the Town's financial statements.

For the year ended June 30, 2024, active EODCRS members were required by statute to contribute 8% of the members' annual covered payroll, and the Town was required by statute to contribute 6% of active members' annual covered payroll to an individual employee account. Employees are immediately vested in their own contributions and the Town's contributions to the individual employee account and the earnings on those contributions. For the year ended June 30, 2024, the Town recognized pension expense of $984.

11. Net Investment in Capital Assets

The net investment in capital assets on the statement of net position are calculated as follows:

	Governmental Activities	Business-Type Activities
Net investment in capital asset:		
Nondepreciable capital assets	$ 62,318,685	$ 25,813,925
Other capital and right-of-use, net of accumulated depreciation/amortization	248,252,516	136,817,398
Plus unspent bond proceeds	35,178,837	-
Plus deferred amounts on refunding	863,926	-
Less capital related accounts payable	1,836,754	-
Less retainages payable	2,713,473	456,098
Less loans payable outstanding	-	15,172,540
Less long-term debt outstanding	98,372,000	32,375,000
Less premiums on long-term debt	5,402,513	1,863,457
Less lease liability outstanding	351,140	-
Less subscription liability outstanding	200,029	-
Total	$ 237,738,055	$ 112,764,228

12. Risk Management

The Town is exposed to various risks of loss related to torts; theft of, damage to and destruction of assets; errors and omissions; injuries to employees; and natural disasters.

Most of the Town's insurance protection is provided by the Arizona Municipal Risk Retention Pool, of which the Town is a participating member. Insurance that is not available through the Pool is purchase commercially. The Town carries insurance for Liability, Property, Excess Liability, Inland Marine, Cyber, Workers' Compensation and Miscellaneous Insurances (bonds, special event, airport owner and operator, drone). The Town carries Employee Health and Accident Insurance as part of its Employee Benefits program.

The Arizona Municipal Risk Retention Pool is structured such that member premiums are based on an actuarial review that will provide adequate reserves to allow the pool to meet its expected financial obligations. The pool has the authority to assess its member's additional premiums should reserves and annual premiums be insufficient to meet the pool's obligations.

Settled claims resulting from these risks have not exceeded the Commercial or the Pool insurance coverage in any of the past three fiscal years.

The Town retains all of the risk not covered by insurance or transferred by contract and manages risk through various employee safety education and prevention programs.

13. Commitments and Contingencies

The Town is subject to a number of lawsuits, investigations and other claims (some of which involve substantial amounts) that are incidental to the ordinary course of its operations, including those related to wrongful death and personal injury matters. Although the Town Attorney does not currently possess sufficient information to reasonably estimate the amounts of the liabilities to be recorded upon the settlement of such claims and lawsuits, some claims could be significant to the Town's operations. While the ultimate resolution of such lawsuits, investigations and claims cannot be determined at this time, in the opinion of Town management, based on the advice of the Town Attorney, the resolution of these matters will not have a material adverse effect on the Town's financial position.

Significant Contractual Commitments

At the end of fiscal year 2024, the Town was obligated to $26.1 million in significant contractual commitments for vehicles, airport, transportation, park, street and water and wastewater facility related construction projects. The Marana Community & Aquatic Center project accounted for $17.3 million, the Tangerine Road Widening project accounted for $3.4 million, the North Marana Sewer Interceptor project accounted for $582 thousand, the Marana Park Reservoir project accounted for $816 thousand and the remaining $3.9 million is related to airport, parks, water, wastewater and facility related projects.

14. Subsequent Events

Gladden Farms Community Phase II Facilities District, Debt Issuance

In December 2024, the District issued the Series 2024 General Obligation Bonds (Bonds) in the amount of $3,070,000, maturing in 2049, with an interest rate ranging from 4.0% to 5.0%. The Bonds were issued to finance the costs to acquire and construct certain public infrastructure benefiting the District and to pay costs of issuance related to the Bonds.

MARANA AZ

Required Supplementary Information

MARANA AZ

Financial Section

Supplementary Information

Budgetary Comparison Schedules

General Fund

Highway User Revenue Fund

MARANA AZ

Town of Marana, Arizona

Schedule of Revenues, Expenditures and Changes in Fund Balances - Budget and Actual -
General Fund
Year Ended June 30, 2024

	Budgeted Amounts			Variance - Positive
	Original	Final	Actual	(Negative)
Revenues				
Sales taxes	$ 35,123,831	$ 35,123,831	$ 44,763,592	$ 9,639,761
Intergovernmental	25,956,120	25,956,120	26,020,737	64,617
Licenses, fees and permits	4,637,500	4,637,500	10,017,930	5,380,430
Fines, forfeitures and penalties	389,500	389,500	410,716	21,216
Charges for services	796,100	796,100	812,584	16,484
Lease income	145,000	145,000	170,302	25,302
Investment income	2,000,000	2,000,000	10,938,076	8,938,076
Miscellaneous	738,445	738,445	1,019,162	280,717
Total revenues	69,786,496	69,786,496	94,153,099	24,366,603
Expenditures				
General government:				
General government	8,935,801	8,151,684	3,696,087	4,455,597
Town council	387,745	537,745	513,993	23,752
Town clerk	570,215	570,215	410,184	160,031
Town manager	1,600,517	1,642,554	1,449,888	192,666
Human resources	1,772,626	1,772,626	1,628,104	144,522
Facilities	2,723,878	2,845,471	2,153,132	692,339
Finance	1,888,127	1,888,127	1,753,630	134,497
Legal	1,244,565	1,244,565	1,139,435	105,130
Information technology	5,889,155	5,889,155	4,546,684	1,342,471
Municipal courts	1,326,710	1,326,710	1,289,717	36,993
Total general government	26,339,339	25,868,852	18,580,854	7,287,998
Public safety:				
Police	21,631,429	21,631,429	20,685,358	946,071
Building safety	1,261,236	1,262,236	1,096,140	166,096
Code Enforcement	24,615	24,615	15,879	8,736
Total public safety	22,917,280	22,918,280	21,797,377	1,120,903
Highways and streets	4,087,946	4,116,146	3,347,517	768,629
Health and welfare	424,152	424,152	416,217	7,935
Economic and community development:				
Development services	4,840,729	4,839,329	3,788,082	1,051,247
Economic development and tourism	326,774	326,774	325,413	1,361
Community development	870,719	870,719	830,283	40,436
Total economic and community development	6,038,222	6,036,822	4,943,778	1,093,044
Culture and recreation				
Parks and recreation	7,593,941	7,593,941	7,031,232	562,709
Capital outlay	9,625,675	9,434,245	3,563,464	5,870,781
Debt service:				
Principal retirement	-	113,876	113,876	-
Interest and fiscal charges	-	-	27,355	(27,355)
Total debt service	-	113,876	141,231	(27,355)
Total expenditures	77,026,555	76,506,314	59,821,670	16,684,644
Excess (deficiency) of revenues over expenditures	(7,240,059)	(6,719,818)	34,331,429	41,051,247
Other Financing Sources (Uses)				
Transfers out	(4,516,981)	(4,516,981)	(3,673,637)	843,344
Total other financing sources (uses)	(4,516,981)	(4,516,981)	(3,673,637)	843,344
Changes in fund balances	(11,757,040)	(11,236,799)	30,657,792	41,894,591
Fund Balances, Beginning	-	-	99,240,093	99,240,093
Fund Balances, Ending	$ (11,757,040)	$ (11,236,799)	$ 129,897,885	$ 141,134,684

See notes to budgetary comparison schedules

Town of Marana, Arizona

Schedule of Revenues, Expenditures and Changes in Fund Balances - Budget and Actual -
Highway User Revenue Fund
Year Ended June 30, 2024

	Budgeted Amounts			Variance - Positive
	Original	Final	Actual	(Negative)
Revenues				
Intergovernmental	$ 4,969,784	$ 4,969,784	$ 4,654,046	$ (315,738)
Licenses, fees and permits	-	-	482,883	482,883
Interest earnings	110,000	110,000	231,593	121,593
Miscellaneous	-	-	3,576	3,576
Total revenues	5,079,784	5,079,784	5,372,098	292,314
Expenditures				
Current:				
Highways and streets	5,712,984	5,712,984	3,322,499	2,390,485
Capital outlay	852,044	851,992	706,712	145,280
Total expenditures	6,565,028	6,564,976	4,029,211	2,535,765
Excess (deficiency) of revenues over expenditures	(1,485,244)	(1,485,192)	1,342,887	2,828,079
Other Financing Sources (Uses)				
Transfers in	-	-	24,000	24,000
Change in fund balance	(1,485,244)	(1,485,192)	1,366,887	2,852,079
Fund Balances, Beginning	-	-	6,583,599	6,583,599
Fund Balances, Ending	$ (1,485,244)	$ (1,485,192)	$ 7,950,486	$ 9,435,678

See notes to budgetary comparison schedules

1. Budgeting and Budgetary Control

A.R.S. Requires the Town to prepare and adopt a balanced budget annually for each governmental fund. The Town Council must approve such operating budgets on or before the third Monday in July to allow sufficient time for the legal announcements and hearings required for the adoption of the property tax levy on the third Monday in August. A.R.S. prohibits expenditures or liabilities in excess of the amounts budgeted.

Expenditures may not legally exceed appropriations at the department level. In certain instances, transfers of appropriations between departments or from the contingency account to a department may be made upon the Town Council's approval. With the exception of the General Fund, each fund includes only one department.

2. Budgetary Basis of Accounting

The Town's budget is prepared on the basis consistent with generally accepted accounting principles, except for the present value of net minimum payments on leases and subscription technology arrangements, which are not budgeted.

MARANA AZ

Financial Section

Supplementary Information

Pension Plan Schedules

MARANA AZ

Town of Marana, Arizona

Required Supplementary Information
Schedule of the Town's Proportionate Share of the Net Pension Liability Cost-Sharing Pension Plan
Year Ended June 30, 2024

	Reporting Fiscal Year (Measurement Date)									
	2024 (2023)	2023 (2022)	2022 (2021)	2021 (2020)	2020 (2019)	2019 (2018)	2018 (2017)	2017 (2016)	2016 (2015)	2015 (2014)
Arizona Retirement System										
Town's proportion of the net pension liability	0.14863%	0.13940%	0.13825%	0.14273%	0.14004%	0.14221%	0.14286%	0.140584%	0.136510%	0.129998%
Town's proportionate share of the net pension liability	$ 24,050,482	$ 22,753,176	$ 18,165,436	$ 24,730,142	$ 20,377,449	$ 19,833,290	$ 22,254,803	$ 22,691,024	$ 21,263,376	$ 19,235,271
Town's covered payroll	19,423,425	16,591,724	15,163,886	15,605,818	14,773,437	14,143,225	13,881,636	13,150,962	12,565,464	11,714,615
Town's proportionate share of the net pension liability as a percentage of its covered payroll	123.82%	137.14%	119.79%	158.47%	137.93%	140.23%	160.32%	172.54%	169.22%	164.20%
Plan fiduciary net position as a percentage of the total pension liability	75.47%	74.26%	78.58%	69.33%	73.24%	73.40%	69.92%	67.06%	68.35%	69.49%
Elected Officials Retirement System										
Town's proportion of the net pension liability	0.08278%	0.15463%	0.15610%	0.15323%	0.14837%	0.15555%	0.15048%	0.148768%	0.13340%	0.16589%
Town's proportionate share of the net pension liability	$ 518,816	$ 1,043,970	$ 949,986	$ 1,034,238	$ 983,931	$ 980,148	$ 1,833,747	$ 1,405,489	$ 1,042,465	$ 1,112,385
State's proportionate share of the net pension liability associated with the Town	273,867	92,630	95,489	89,765	88,985	167,942	380,586	290,197	324,997	341,068
Total	$ 792,683	$ 1,136,600	$ 1,045,475	$ 1,124,003	$ 1,072,916	$ 1,148,090	$ 2,214,333	$ 1,695,686	$ 1,367,462	$ 1,453,453
Town's Covered Payroll	$ 106,982	$ 75,557	$ 119,423	$ 119,423	$ 119,423	$ 116,021	$ 119,424	$ 119,424	$ 119,423	$ 119,423
Town's Proportionate Share of the Net Pension Liability as a Percentage of its Covered Payroll	484.96%	1381.70%	795.48%	866.03%	823.90%	844.80%	1535.49%	1176.89%	872.92%	931.47%
Plan Fiduciary Net Position as a Percentage of the Total Pension Liability	38.63%	32.01%	36.28%	29.80%	30.14%	30.36%	19.66%	23.42%	28.32%	31.91%

See notes to pension plan schedules

Town of Marana, Arizona

Required Supplementary Information
Schedule of Changes in the Town's Net Pension Liability (Asset) and Related Ratios - Agent Pension Plans
Year Ended June 30, 2024

	Reporting Fiscal Year (Measurement Date)									
	2024 (2023)	2023 (2022)	2022 (2021)	2021 (2020)	2020 (2019)	2019 (2018)	2018 (2017)	2017 (2016)	2016 (2015)	2015 (2014)
PSPRS										
Total Pension Liability										
Service cost	$ 1,225,947	$ 1,270,768	$ 1,124,761	$ 1,130,556	$ 1,116,409	$ 1,100,133	$ 1,213,757	$ 994,058	$ 891,324	$ 876,619
Interest on the total pension liability	3,522,215	3,378,745	3,180,634	2,922,105	2,689,703	2,538,335	2,322,987	2,005,255	1,844,654	1,551,602
Changes on benefit terms	-	-	-	-	-	-	367,673	1,837,430	-	308,515
Differences between expected and actual experience in the measurement of the pension liability	4,661,889	(311,006)	128,853	1,261,412	284,100	(566,255)	340,373	536,692	333,269	148,583
Changes of assumptions or other inputs	-	304,527	-	-	1,136,498	-	725,862	1,226,081	-	1,933,583
Benefit payments, including refunds of employee contributions	(2,010,432)	(1,915,053)	(1,817,754)	(1,715,812)	(1,402,911)	(1,783,172)	(1,387,192)	(1,174,525)	(974,950)	(1,211,258)
Net change in total pension liability	7,399,619	2,727,981	2,616,494	3,598,261	3,823,799	1,289,041	3,583,460	5,424,991	2,094,297	3,607,644
Total pension liability, beginning	48,698,915	45,970,934	43,354,440	39,756,179	35,932,380	34,643,339	31,059,879	25,634,888	23,540,591	19,932,947
Total pension liability, ending (a)	$ 56,098,534	$ 48,698,915	$ 45,970,934	$ 43,354,440	$ 39,756,179	$ 35,932,380	$ 34,643,339	$ 31,059,879	$ 25,634,888	$ 23,540,591
Plan Fiduciary Net Position										
Contributions, employer	$ 9,007,347	$ 2,433,571	$ 2,216,029	$ 2,024,395	$ 2,011,933	$ 1,904,911	$ 1,284,924	$ 1,323,677	$ 1,006,859	$ 797,871
Contributions, employee	631,876	521,696	503,893	467,180	406,546	488,777	621,583	672,181	579,390	578,596
Net investment income	3,052,245	(1,332,780)	7,031,611	305,606	1,190,198	1,355,793	2,081,790	95,438	533,938	1,698,902
Benefit payments, including refunds of employee contributions	(2,010,432)	(1,915,053)	(1,817,754)	(1,715,812)	(1,402,911)	(1,783,172)	(1,387,192)	(1,174,525)	(974,950)	(1,211,258)
Hall/Parker settlement	-	-	-	-	-	(780,563)	-	-	-	-
Administrative expense	(25,074)	(24,020)	(32,716)	(24,918)	(21,675)	(21,335)	(18,820)	(14,134)	(13,410)	-
Other changes	-	-	-	-	-	227	2,417	223,597	46,032	(543,969)
Net change in plan fiduciary net position	10,655,962	(316,586)	7,901,063	1,056,451	2,184,091	1,164,638	2,584,702	1,126,234	1,177,859	1,320,142
Plan Fiduciary Net Position, Beginning	31,080,297	31,396,883	23,495,820	22,557,297	20,384,543	19,219,905	16,535,203	15,408,969	14,231,110	12,910,968
Adjustment to beginning of year	-	-	-	(117,928)	(11,337)	-	-	-	-	-
Plan Fiduciary Net Position, Ending (b)	$ 41,736,259	$ 31,080,297	$ 31,396,883	$ 23,495,820	$ 22,557,297	$ 20,384,543	$ 19,119,905	$ 16,535,203	$ 15,408,969	$ 14,231,110
Town's Net Pension Liability (Asset) - Ending (a) - (b)	$ 14,362,275	$ 17,618,618	$ 14,574,051	$ 19,858,620	$ 17,198,882	$ 15,547,837	$ 15,523,434	$ 14,524,676	$ 10,225,919	$ 9,309,481
Plan Fiduciary Net Position as a Percentage of the Total Pension Liability	74.40%	63.82%	68.30%	54.19%	56.74%	56.73%	55.19%	53.24%	60.11%	60.45%
Covered Payroll	$ 6,688,782	$ 5,612,745	$ 5,617,205	$ 5,207,363	$ 5,272,202	$ 5,121,661	$ 5,318,831	$ 5,182,784	$ 4,900,569	$ 4,638,415
Town's Net Pension Liability Asset) as a Percentage of Covered Payroll	214.72%	313.90%	259.45%	381.36%	326.22%	303.57%	291.86%	280.25%	208.67%	200.70%

See notes to pension plan schedules

Town of Marana, Arizona

Required Supplementary Information
Schedule of Changes in the Town's Net Pension Liability (Assets) and Related Ratios - Agent Pension Plans
Year Endued June 30, 2024

	Reporting Fiscal Year (Measurement Date)									
	2024 (2023)	2023 (2022)	2022 (2021)	2021 (2020)	2020 (2019)	2019 (2018)	2018 (2017)	2017 (2016)	2016 (2015)	2015 (2014)
CORP - Dispatchers										
Total Pension Liability										
Service cost	$ 18,156	$ 40,337	$ 40,973	$ 41,671	$ 60,952	$ 62,894	$ 59,139	$ 57,866	$ 64,307	$ 63,474
Interest on the total pension liability	237,795	225,121	211,853	189,052	157,366	150,833	118,108	113,075	105,144	94,360
Changes on benefit terms	-	-	-	-	-	(111,265)	312,169	15,002	-	-
Differences between expected and actual experience in the measurement of the pension liability	129,784	80,509	(2,539)	108,881	224,526	(40,404)	(18,913)	(25,358)	(18,303)	(16,512)
Changes of assumptions or other inputs	-	49,539	-	-	56,044	-	(5,967)	(136)	-	18,699
Benefit payments, including refunds of employee contributions	(199,962)	(108,962)	(26,829)	(26,303)	(6,543)	-	(5,825)	(47,673)	(46,131)	-
Net change in total pension liability	185,773	286,544	223,458	313,301	492,345	62,058	458,711	112,776	105,017	160,021
Total pension liability, beginning	3,384,537	3,097,993	2,874,535	2,561,234	2,068,889	2,006,831	1,548,120	1,435,344	1,330,327	1,170,306
Total pension liability, ending (a)	$ 3,570,310	$ 3,384,537	$ 3,097,993	$ 2,874,535	$ 2,561,234	$ 2,068,889	$ 2,006,831	$ 1,548,120	$ 1,435,344	$ 1,330,327
Plan Fiduciary Net Position										
Contributions, employer	$ 27,619	$ 66,152	$ 91,440	$ 70,986	$ 83,517	$ 57,269	$ 51,162	$ 48,648	$ 49,045	$ 48,667
Contributions, employee	7,887	19,267	29,136	29,446	31,930	32,445	32,199	32,623	35,981	36,306
Net investment income	160,679	(84,442)	471,853	41,793	79,174	90,441	124,809	6,034	34,230	102,910
Benefit payments, including refunds of employee contributions	(199,962)	(108,962)	(26,829)	(26,303)	(6,543)	-	(5,825)	(47,673)	(46,131)	-
Administrative expense	(1,912)	(1,549)	(2,166)	(1,618)	(2,113)	(2,068)	(1,491)	(1,253)	(1,233)	-
Tier 1 & 2 adjustment	(4,062)	-	-	-	-	-	-	-	-	-
Other changes	-	-	-	-	-	(22)	(6)	(5)	(635)	(24,446)
Net change in plan fiduciary net position	(9,751)	(109,534)	563,434	114,304	185,965	178,065	200,848	38,374	71,257	163,437
Plan Fiduciary Net Position, Beginning	2,148,902	2,258,436	1,695,002	1,580,698	1,394,733	1,216,668	1,015,820	977,446	906,189	742,752
Plan Fiduciary Net Position, Ending (b)	$ 2,139,151	$ 2,148,902	$ 2,258,436	$ 1,695,002	$ 1,580,698	$ 1,394,733	$ 1,216,668	$ 1,015,820	$ 977,446	$ 906,189
Town's Net Pension Liability (Asset) - Ending (a) - (b)	$ 1,431,159	$ 1,235,635	$ 839,557	$ 1,179,533	$ 980,536	$ 674,156	$ 790,163	$ 532,300	$ 457,898	$ 424,138
Plan Fiduciary Net Position as a Percentage of the Total Pension Liability	59.91%	63.49%	72.90%	58.97%	61.72%	67.41%	60.63%	65.62%	68.10%	68.12%
Covered Payroll	$ 67,587	$ 177,296	$ 358,783	$ 369,922	$ 401,139	$ 407,607	$ 404,506	$ 397,428	$ 430,892	$ 456,107
Town's Net Pension Liability Asset) as a Percentage of Covered Payroll	2117.51%	696.93%	234.00%	318.86%	244.44%	165.39%	195.34%	133.94%	106.27%	92.99%

See notes to pension plan schedules

Town of Marana, Arizona

Required Supplementary Information
Schedule of Town's Pension Contributions
Year Ended June 30, 2024

	Reporting Fiscal Year									
	2024	2023	2022	2021	2020	2019	2018	2017	2016	2015
Arizona Retirement System										
Statutorily required contribution	$ 2,462,981	$ 2,312,893	$ 1,992,666	$ 1,856,449	$ 1,786,018	$ 1,645,597	$ 1,536,196	$ 1,496,440	$ 1,426,879	$ 1,367,122
Town's contributions in relation to the statutorily required contribution	2,462,981	2,312,893	1,992,666	1,856,449	1,786,018	1,645,597	1,536,196	1,496,440	1,426,879	1,367,122
Town's contribution deficiency (excess)	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Town's Covered Payroll	$ 20,473,658	$ 19,423,425	$ 16,591,724	$ 15,548,339	$ 15,695,818	$ 14,773,437	$ 14,143,225	$ 13,881,636	$ 13,150,962	$ 12,565,464
Town's Contributions as a Percentage of Covered Payroll	12.03%	11.91%	12.01%	11.94%	11.38%	11.14%	10.86%	10.78%	10.85%	10.88%
Elected Officials Retirement Plan										
Statutorily required contribution	$ 75,902	$ 101,932	$ 87,138	$ 69,196	$ 69,800	$ 63,358	$ 27,266	$ 28,065	$ 28,065	$ 28,065
Town's contributions in relation to the statutorily required contribution	75,902	101,932	87,138	69,196	69,800	63,358	27,266	28,065	28,065	28,065
Town's contribution deficiency (excess)	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Town's Covered Payroll	$ 99,205	$ 106,982	$ 75,557	$ 119,423	$ 119,423	$ 119,423	$ 116,021	$ 119,424	$ 119,424	$ 119,424
Town's Contributions as a Percentage of Covered Payroll	76.51%	69.49%	70.42%	57.94%	58.45%	53.05%	23.50%	23.50%	23.50%	23.50%
PSPRS										
Actuarially determined contribution	$ 2,960,238	$ 3,021,179	$ 2,442,651	$ 2,228,298	$ 2,110,954	$ 2,003,419	$ 1,782,576	$ 1,381,861	$ 1,322,941	$ 1,006,859
Town's contributions in relation to the actuarially required contribution	2,960,238	9,021,179	2,442,651	2,228,298	2,110,954	2,003,419	1,782,576	1,381,861	1,322,941	1,006,859
Town's contribution deficiency (excess)	$ -	$ (6,000,000)	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Town's Covered Payroll	$ 8,465,079	$ 6,688,782	$ 5,612,745	$ 5,617,205	$ 5,207,363	$ 5,272,202	$ 5,121,661	$ 5,318,831	$ 5,182,784	$ 4,900,569
Town's Contributions as a Percentage of Covered Payroll	34.97%	36.70%	36.71%	33.02%	32.97%	31.95%	32.16%	24.61%	24.89%	20.55%
CORP - Dispatchers										
Actuarially determined contribution	$ 45,861	$ 27,625	$ 66,152	$ 91,436	$ 70,988	$ 83,517	$ 57,269	$ 51,210	$ 48,648	$ 49,045
Town's contributions in relation to the actuarially required contribution	1,218,495	27,625	66,152	91,436	70,988	83,517	57,269	51,210	48,648	49,045
Town's contribution deficiency (excess)	$ (1,172,634)	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Town's Covered Payroll	$ 68,675	$ 67,587	$ 177,296	$ 358,783	$ 369,922	$ 401,139	$ 407,607	$ 404,507	$ 409,843	$ 430,892
Town's Contributions as a Percentage of Covered Payroll	66.78%	27.88%	27.33%	24.98%	19.19%	20.82%	14.05%	12.66%	11.87%	11.38%

See notes to pension plan schedules

1. Actuarially Determined Contribution Rates

Actuarial determined contribution rates for PSPRS and CORP are calculated as of June 30 two years prior to the end of the fiscal year in which contributions are made. The actuarial methods and assumptions used to establish the contribution requirements are as follows:

Actuarial cost method	Entry age normal
Amortization method	Level percent-of-pay, closed
Remaining amortization period as of the 2022 actuarial valuation	15 years
Assets valuation method	Seven-year smoothed market value; 80%/120% market corridor
Actuarial assumptions:	
Investment rate of return	In the 2022 actuarial valuation, the investment rate of return was decreased from 7.3% to 7.2%. In the 2019 actuarial valuation, the investment rate of return was decreased from 7.4% to 7.3%. In the 2017 actuarial valuation, the investment rate of return was decreased from 7.5% to 7.4%. In the 2016 actuarial valuation, the investment rate of return was decreased from 7.85% to 7.5%. In the 2013 actuarial valuation, the investment rate of return was decreased from 8.0% to 7.85%.
Projected salary increases	In the 2017 actuarial valuation, projected salary increases were decreased from 4.0%-8.0% to 3.5%-7.5% for PSPRS. In the 2014 actuarial valuation, projected salary increases were decreased from 4.5%-8.5% to 4.0%-8.0% for PSPRS. In the 2013 actuarial valuation, projected salary increases were decreased from 5.0% - 9.0% to 4.5% - 8.5% for PSPRS
Wage growth	In the 2022 actuarial valuation, wage growth was changed from 3.5% to a range of 3.0% - 6.25% for PSPRS and CORP. In the 2017 actuarial valuation, wage growth was decreased from 4% to 3.5% for PSPRS. In the 2014 actuarial valuation, wage growth was decreased from 4.5% to 4.0% for PSPRS. In the 2013 actuarial valuation, wage growth was decreased from 5.0% to 4.5% for PSPRS.
Retirement age	Experience-based table of rates that is specific to the type of eligibility condition. Last updated for the 2012 valuation pursuant to an experience study of the period July 1, 2006 - June 30, 2011.
Mortality	In the 2019 actuarial valuation, changed to PubS-2010 tables. In the 2017 actuarial valuation, change RP-2014 tables, with 75% of MP-2016 fully generational projection scales. RP-2000 mortality table (adjusted by 105% for both males and females).

2. Factors That Affect Trends

Arizona courts have ruled that provisions of a 2011 law that changed the mechanism for funding permanent pension benefit increases and increased employee pension contribution rates were unconstitutional or a breach of contract because those provisions apply to individuals who were members as of the law's effective date. As a result, the PSPRS, CORP and EORP changed benefit terms to reflect the prior mechanism for funding permanent benefit increases for those members and revised actuarial assumptions to explicitly value future permanent benefit increases. PSPRS and EORP also reduced those members' employee contribution rates. These changes are reflected in the plans' pension liabilities for fiscal year 2015 (measurement date 2014) for members who were retired as of the law's effective date and fiscal year 2018 (measurement date 2017) for members who retired or will retire after the law's effective date. These changes also increased the PSPRS and CORP required pension contributions beginning in fiscal year 2016 for members who were retired as of the law's effective date. These changes increased the PSPRS and CORP required contributions beginning in fiscal year 2019 for members who retired or will retire after the law's effective date. EORP required contributions are not based on actuarial valuations, and therefore, these changes did not affect them.

The fiscal year 2019 (measurement date 2018) pension liabilities for EORP and CORP reflect the replacement of the permanent benefit increase (PBI) for retirees based on investment returns with a cost of living adjustment based on inflation. Also, the EORP liability and required pension contributions for fiscal year 2019 reflect a statutory change that requires the employer contribution rate to be actuarially determined. This change increased the discount rate used to calculate the liability thereby reducing the total pension liability.

Financial Section

Supplementary Information

Budgetary Comparison Schedules
Major Governmental Funds

Tangerine Farms Improvement District Debt Services

Transportation Capital Fund

Sales Tax Capital Projects

MARANA AZ

Town of Marana, Arizona

Schedule of Revenues, Expenditures and Changes in Fund Balances - Budget and Actual -
Tangerine Farms Improvement District Debt Service
Year Ended June 30, 2024

	Budgeted Amounts			Variance - Positive
	Original	Final	Actual	(Negative)
Revenues				
Contributions	$ 2,020,059	$ 2,020,059	$ 1,535,663	$ (484,396)
Expenditures				
Current:				
General government	38,000	38,000	20,836	17,164
Debt service:				
Principal retirement	2,234,000	2,234,000	1,526,000	708,000
Interest and fiscal charges	61,819	61,819	73,911	(12,092)
Total expenditures	2,333,819	2,333,819	1,620,747	713,072
Excess (deficiency) of revenues over expenditures	(313,760)	(313,760)	(85,084)	228,676
Changes in fund balances	(313,760)	(313,760)	(85,084)	228,676
Fund Balances, Beginning	-	-	586,465	586,465
Fund Balances, Ending	$ (313,760)	$ (313,760)	$ 501,381	$ 815,141

Town of Marana, Arizona

Schedule of Revenues, Expenditures and Changes in Fund Balances - Budget and Actual -
Transportation Capital Fund
Year Ended June 30, 2024

	Budgeted Amounts			Variance - Positive
	Original	Final	Actual	(Negative)
Revenues				
Sales taxes	$ 4,150,000	$ 4,150,000	$ 15,524,326	$ 11,374,326
Investment income	50,000	50,000	609,938	559,938
Total revenues	4,200,000	4,200,000	16,134,264	11,934,264
Expenditures				
Current:				
General government	1,060,000	1,962,588	895,165	1,067,423
Highways and streets	-	-	-	-
Capital outlay	27,733,914	26,831,326	4,204,426	22,626,900
Total expenditures	28,793,914	28,793,914	5,099,591	23,694,323
Excess (deficiency) of revenues over expenditures	(24,593,914)	(24,593,914)	11,034,673	35,628,587
Other Financing Sources (Uses)				
Transfers in	100,000	100,000	-	(100,000)
Transfers out	(860,419)	(860,419)	(861,116)	(697)
Total other financing sources (uses)	(760,419)	(760,419)	(861,116)	(100,697)
Changes in fund balances	(25,354,333)	(25,354,333)	10,173,557	35,527,890
Fund Balances, Beginning	-	-	29,437,119	29,437,119
Fund Balances, Ending	$ (25,354,333)	$ (25,354,333)	$ 39,610,676	$ 64,965,009

Town of Marana, Arizona

Schedule of Revenues, Expenditures and Changes in Fund Balances - Budget and Actual -
Sales Tax Capital Projects Fund
Year Ended June 30, 2024

	Budgeted Amounts			Variance - Positive
	Original	Final	Actual	(Negative)
Revenues				
Sales taxes	$ 6,561,367	$ 6,561,367	$ 7,686,261	$ 1,124,894
Contributions	-	-	12,660	12,660
Investment income	-	-	742,123	742,123
Total revenues	6,561,367	6,561,367	8,441,044	1,879,677
Expenditures				
Capital outlay	60,670,697	60,670,697	27,965,556	32,705,141
Debt service:				
Bond issuance costs	2,500,000	2,500,000	559,984	1,940,016
Total expenditures	63,170,697	63,170,697	28,525,540	34,645,157
Excess (deficiency) of revenues over expenditures	(56,609,330)	(56,609,330)	(20,084,496)	36,524,834
Other Financing Sources (Uses)				
Issuance of debt	53,000,000	53,000,000	49,500,000	(3,500,000)
Premium on bonds issued	-	-	2,213,133	2,213,133
Transfers out	-	-	(3,600,905)	(3,600,905)
Total other financing sources (uses)	53,000,000	53,000,000	48,112,228	(4,887,772)
Changes in fund balances	(3,609,330)	(3,609,330)	28,027,732	31,637,062
Fund Balances, Beginning	-	-	7,970,274	7,970,274
Fund Balances, Ending	$ (3,609,330)	$ (3,609,330)	$ 35,998,006	$ 39,607,336

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Financial Section

Supplementary Information

Combining and Individual Fund Financial Statements and Schedules

MARANA AZ

Town of Marana, Arizona

Combining Balance Sheet - All Nonmajor Governmental Funds - By Fund Type
June 30, 2024

	Special Revenue	Capital Projects	Debt Service	Total Nonmajor Governmental Funds
Assets				
Cash and cash equivalents	$ 6,519,034	$ 43,943,414	$ -	$ 50,462,448
Property taxes receivable	-	1,216	10,818	12,034
Accounts receivable	816	97,699	-	98,515
Interest receivable	-	106,174	4	106,178
Due from other governments	573,634	147,282	-	720,916
Prepaid items	885	-	-	885
Restricted cash and investments	-	-	9,933,770	9,933,770
Total assets	$ 7,094,369	$ 44,295,785	$ 9,944,592	$ 61,334,746
Liabilities				
Accounts payable	$ 89,454	$ 839,137	$ -	$ 928,591
Retainage payable	-	280,462	-	280,462
Accrued payroll and employee benefits	74,334	-	-	74,334
Due to other government	306	-	-	306
Due to other funds	4,950	858,636	-	863,586
Deposits held for others	-	174,834	-	174,834
Total liabilities	169,044	2,153,069	-	2,322,113
Deferred Inflows of Resources				
Unavailable revenue	232,138	51,873	-	284,011
Total deferred inflows of resources	232,138	51,873	-	284,011
Fund Balances (Deficits)				
Fund balances:				
Nonspendable	885	-	-	885
Restricted	6,692,302	40,647,116	9,944,592	57,284,010
Committed	-	2,444,959	-	2,444,959
Unassigned	-	(1,001,232)	-	(1,001,232)
Total fund balances	6,693,187	42,090,843	9,944,592	58,728,622
Total liabilities, deferred inflows of resources and and fund balances	$ 7,094,369	$ 44,295,785	$ 9,944,592	$ 61,334,746

Town of Marana, Arizona

Combining Statement of Revenues, Expenditures and Changes in Fund Balances
All Nonmajor Governmental Funds - by Fund Type
Year Ended June 30, 2024

	Special Revenue	Capital Projects	Debt Service	Total Nonmajor Governmental Funds
Revenues				
Sales tax	$ 1,732,071	$ 522,345	$ -	$ 2,254,416
Property tax	-	261,044	2,177,140	2,438,184
Intergovernmental	1,755,781	11,035,117	-	12,790,898
Licenses, fees and permits	-	6,468,633	-	6,468,633
Fines, forfeitures and penalties	51,523		-	51,523
Charges for services	20,423		-	20,423
Contributions	-	-	342,435	342,435
Investment income	25,234	874,420	300,248	1,199,902
Miscellaneous	2,254		-	2,254
Total revenues	3,587,286	19,161,559	2,819,823	25,568,668
Expenditures				
Current:				
General government	838,277	4,979	-	843,256
Public safety	1,605,257	-	-	1,605,257
Highways and streets	-	57,204	-	57,204
Economic and community development	627,977	-	-	627,977
Culture and recreation	19,175	-	-	19,175
Capital outlay	108,566	6,011,454	-	6,120,020
Debt service:				
Principal retirement	-	-	5,329,000	5,329,000
Interest and fiscal charges	-	-	3,223,718	3,223,718
Bond issuance costs	-	-	63,002	63,002
Total expenditures	3,199,252	6,073,637	8,615,720	17,888,609
Excess (deficiency) of revenues over expenditures	388,034	13,087,922	(5,795,897)	7,680,059
Other Financing Sources (Uses)				
Issuance of debt	-	-	5,265,000	5,265,000
Premium on bonds issued	-	-	265,279	265,279
Payment to bond refunding escrow agent	-	-	(19,565,000)	(19,565,000)
Transfers in	21,179	246,248	22,627,851	22,895,278
Transfers out	-	(1,464,483)	-	(1,464,483)
Total other financing sources (uses)	21,179	(1,218,235)	8,593,130	7,396,074
Change in fund balances	409,213	11,869,687	2,797,233	15,076,133
Fund Balances, Beginning	6,283,974	38,191,430	7,147,359	51,622,763
Change within financial reporting entity (nonmajor to major fund)	-	(7,970,274)		(7,970,274)
Fund Balances, Ending	$ 6,693,187	$ 42,090,843	$ 9,944,592	$ 58,728,622

Nonmajor Special Revenue Funds

Community Development Block Grant Fund (CDBG) - This fund accounts for the CDBG program which provides resources to address community development needs

Affordable Housing Fund - This revolving fund accounts for resources utilized on affordable housing projects and programs.

Bed Tax Fund - This fund accounts for the collection of the discriminatory portion of bed tax revenues which funds economic development and tourism initiatives.

Judicial Collection Enhancement Fund - This fund accounts for resources required to improve, maintain and enhance the ability to collect and manage monies assessed or received by the courts including restitution, child support, fines and civil penalties; and to improve court automation projects likely to improve case processing or the administration of justice.

Fill-the-Gap Fund - This fund accounts for local Fill-the-Gap resources which shall be used to improve, maintain and enhance the ability to collect and manage monies assessed or received by the courts, to improve court automation and to improve case processing or the administration of justice.

Local Technology Fund - This fund accounts for resources required to fund local or collaborative technology improvement projects and programs.

Other Special Revenue Fund - This fund includes all other grant related programs and projects.

MARANA AZ

Town of Marana, Arizona

Combining Balance Sheet - Nonmajor Special Revenue Funds
June 30, 2024

	Community Development Block Grant	Affordable Housing	Bed Tax	Judicial Collection Enhancement	Fill-the-Gap	Local Technology	Other Special Revenue Fund	Totals
Assets								
Cash and cash equivalents	$ -	$ 126,533	$ 4,364,993	$ 136,319	$ 113,133	$ 470,233	$ 1,307,823	$ 6,519,034
Accounts receivable	-	-	-	-	816	-	-	816
Due from governments	14,450	-	196,889	-	-	-	362,295	573,634
Prepaid	-	-	-	-	-	-	885	885
Total assets	$ 14,450	$ 126,533	$ 4,561,882	$ 136,319	$ 113,949	$ 470,233	$ 1,671,003	$ 7,094,369
Liabilities								
Accounts payable	$ 9,500	$ -	$ 38,216	$ -	$ -	$ 2,178	$ 39,560	$ 89,454
Accrued payroll and employee benefits	-	-	6,356	-	-	-	67,978	74,334
Due to other government	-	-	70	-	-	-	236	306
Due to other funds	4,950	-	-	-	-	-	-	4,950
Total liabilities	14,450	-	44,642	-	-	2,178	107,774	169,044
Deferred Inflows of Resources								
Unavailable revenue	-	-	-	-	-	-	232,138	232,138
Total deferred inflows of resources	-	-	-	-	-	-	232,138	232,138
Fund Balances (Deficits)								
Nonspendable	-	-	-	-	-	-	885	885
Restricted	-	126,533	4,517,240	136,319	113,949	468,055	1,330,206	6,692,302
Total fund balances	-	126,533	4,517,240	136,319	113,949	468,055	1,331,091	6,693,187
Total liabilities, deferred inflows of resources and fund balances	$ 14,450	$ 126,533	$ 4,561,882	$ 136,319	$ 113,949	$ 470,233	$ 1,671,003	$ 7,094,369

Town of Marana, Arizona

Combining Statement of Revenues, Expenditures and Changes in Fund Balances - Nonmajor Special Revenue Funds
Year Ended June 30, 2024

	Community Development Block Grant	Affordable Housing	Bed Tax	Judicial Collection Enhancement	Fill-the-Gap	Local Technology	Other Special Revenue Fund	Totals
Revenues								
Sales taxes	$ -	$ -	$ 1,732,071	$ -	$ -	$ -	$ -	$ 1,732,071
Intergovernmental	72,238	-	-	-	-	-	1,683,543	1,755,781
Fines, forfeitures and penalties	-	-	-	5,594	2,712	32,417	10,800	51,523
Charges for services	-	20,423	-	-	-	-	-	20,423
Investment income	-	-	-	-	-	-	25,234	25,234
Miscellaneous	-	-	-	-	-	-	2,254	2,254
Total revenues	72,238	20,423	1,732,071	5,594	2,712	32,417	1,721,831	3,587,286
Expenditures								
Current:								
General government	-	-	808,908	-	-	25,680	3,689	838,277
Public safety	-	-	-	-	-	-	1,605,257	1,605,257
Economic and community development	72,238	-	522,864	-	-	-	32,875	627,977
Culture and recreation	-	-	-	-	-	-	19,175	19,175
Capital outlay	-	-	-	-	-	-	108,566	108,566
Total expenditures	72,238	-	1,331,772	-	-	25,680	1,769,562	3,199,252
Excess (deficiency) of revenues over expenses	-	20,423	400,299	5,594	2,712	6,737	(47,731)	388,034
Other Financing Sources (Uses)								
Transfers in	-	-	-	-	-	-	21,179	21,179
Total other financing sources (uses)	-	-	-	-	-	-	21,179	21,179
Change in fund balances	-	20,423	400,299	5,594	2,712	6,737	(26,552)	409,213
Fund Balances (Deficits), Beginning	-	106,110	4,116,941	130,725	111,237	461,318	1,357,643	6,283,974
Fund Balances (Deficits), Ending	$ -	$ 126,533	$ 4,517,240	$ 136,319	$ 113,949	$ 468,055	$ 1,331,091	$ 6,693,187

Town of Marana, Arizona

Schedule of Revenues, Expenditures and Changes in Fund Balances - Budget and Actual
Nonmajor Special Revenue Funds
Community Development Block Grant Fund
Year Ended June 30, 2024

	Budgeted Amounts		Actual Amounts	Variance With Final Budget - Positive (Negative)
	Original	Final		
Revenues				
Intergovernmental	$ 260,000	$ 260,000	$ 72,238	$ (187,762)
Total revenues	260,000	260,000	72,238	(187,762)
Expenditures				
Current:				
Economic and community development	260,000	260,000	72,238	187,762
Total expenditures	260,000	260,000	72,238	187,762
Change in fund balances	-	-	-	-
Fund Balances (Deficits), Beginning	-	-	-	-
Fund Balances (Deficits), Ending	$ -	$ -	$ -	$ -

Town of Marana, Arizona

Schedule of Revenues, Expenditures and Changes in Fund Balances - Budget and Actual
Nonmajor Special Revenue Funds
Affordable Housing Revolving Fund
Year Ended June 30, 2024

	Budgeted Amounts		Actual Amounts	Variance With Final Budget - Positive (Negative)
	Original	Final		
Revenues				
Charges for services	$ 2,000	$ 2,000	$ 20,423	$ 18,423
Total revenues	2,000	2,000	20,423	18,423
Expenditures				
Current:				
Economic and community development	105,000	105,000	-	105,000
Total expenditures	105,000	105,000	-	105,000
Change in fund balances	(103,000)	(103,000)	20,423	123,423
Fund Balances (Deficits), Beginning	-	-	106,110	(106,110)
Fund Balances (Deficits), Ending	$ (103,000)	$ (103,000)	$ 126,533	$ 17,313

Town of Marana, Arizona

Schedule of Revenues, Expenditures and Changes in Fund Balances - Budget and Actual
Nonmajor Special Revenue Funds
Bed Tax Fund
Year Ended June 30, 2024

	Budgeted Amounts		Actual	Variance With Final Budget - Positive
	Original	Final	Amounts	(Negative)
Revenues				
Sales taxes	$ 1,450,000	$ 1,450,000	$ 1,732,071	$ 282,071
Total revenues	1,450,000	1,450,000	1,732,071	282,071
Expenditures				
Current:				
General government	1,395,772	1,340,772	808,908	531,864
Economic and community development	554,228	609,228	522,864	86,364
Total expenditures	1,950,000	1,950,000	1,331,772	618,228
Change in fund balances	(500,000)	(500,000)	400,299	900,299
Fund Balances (Deficits), Beginning	-	-	4,116,941	4,116,941
Fund Balances (Deficits), Ending	$ (500,000)	$ (500,000)	$ 4,517,240	$ 5,017,240

Town of Marana, Arizona

Schedule of Revenues, Expenditures and Changes in Fund Balances - Budget and Actual
Nonmajor Special Revenue Funds
Judicial Collection Enhancement Fund
Year Ended June 30, 2024

	Budgeted Amounts		Actual Amounts	Variance With Final Budget - Positive (Negative)
	Original	Final		
Revenues				
Fines, forfeitures and penalties	$ 8,000	$ 8,000	$ 5,594	$ (2,406)
Total revenues	8,000	8,000	5,594	(2,406)
Expenditures				
Current:				
General government	131,805	131,805	-	131,805
Total expenditures	131,805	131,805	-	131,805
Change in fund balances	(123,805)	(123,805)	5,594	129,399
Fund Balances (Deficits), Beginning	-	-	130,725	130,725
Fund Balances (Deficits), Ending	$ (123,805)	$ (123,805)	$ 136,319	$ 260,124

Town of Marana, Arizona

Schedule of Revenues, Expenditures and Changes in Fund Balances - Budget and Actual
Nonmajor Special Revenue Funds
Fill-the-Gap Fund
Year Ended June 30, 2024

	Budgeted Amounts		Actual Amounts	Variance With Final Budget - Positive (Negative)
	Original	Final		
Revenues				
Fines, forfeitures and penalties	$ 4,500	$ 4,500	$ 2,712	$ (1,788)
Total revenues	4,500	4,500	2,712	(1,788)
Expenditures				
Current:				
General government	34,500	34,500	-	34,500
Total expenditures	34,500	34,500	-	34,500
Change in fund balances	(30,000)	(30,000)	2,712	32,712
Fund Balances (Deficits), Beginning	-	-	111,237	111,237
Fund Balances (Deficits), Ending	$ (30,000)	$ (30,000)	$ 113,949	$ 143,949

Town of Marana, Arizona

Schedule of Revenues, Expenditures and Changes in Fund Balances - Budget and Actual
Nonmajor Special Revenue Funds
Local Technology
Year Ended June 30, 2024

	Budgeted Amounts		Actual Amounts	Variance With Final Budget - Positive (Negative)
	Original	Final		
Revenues				
Fines, forfeitures and penalties	$ 50,000	$ 50,000	$ 32,417	$ (17,583)
Total revenues	50,000	50,000	32,417	(17,583)
Expenditures				
Current:				
General government	78,000	78,000	25,680	52,320
Total expenditures	78,000	78,000	25,680	52,320
Change in fund balances	(28,000)	(28,000)	6,737	34,737
Fund Balances (Deficits), Beginning	-	-	461,318	461,318
Fund Balances (Deficits), Ending	$ (28,000)	$ (28,000)	$ 468,055	$ 496,055

Town of Marana, Arizona

Schedule of Revenues, Expenditures and Changes in Fund Balances - Budget and Actual
Nonmajor Special Revenue Funds
Other Special Revenue Fund
Year Ended June 30, 2024

	Budgeted Amounts		Actual	Variance With Final Budget - Positive
	Original	Final	Amounts	(Negative)
Revenues				
Intergovernmental	$ 3,062,149	$ 3,062,149	$ 1,683,543	$ (1,378,606)
Fines, forfeitures and penalties	11,600	11,600	10,800	(800)
Investment income	2,500	2,500	25,234	22,734
Miscellaneous	10,000	10,000	2,254	(7,746)
Total revenues	3,086,249	3,086,249	1,721,831	(1,364,418)
Expenditures				
Current:				
General government	2,390,000	711,449	3,689	707,760
Public safety	1,334,636	2,602,062	1,605,257	996,805
Economic and community development	-	-	32,875	(32,875)
Culture and recreation	-	174,574	19,175	155,399
Capital outlay	-	236,551	108,566	127,985
Total expenditures	3,724,636	3,724,636	1,769,562	1,955,074
Excess (deficiency) of revenues over expenditures	(638,387)	(638,387)	(47,731)	(3,319,492)
Other Financing Sources (Uses)				
Transfers in	100,000	100,000	21,179	78,821
Total other financing sources (uses)	100,000	100,000	21,179	78,821
Change in fund balances	(538,387)	(538,387)	(26,552)	511,835
Fund Balances (Deficits), Beginning	-	-	1,357,643	1,357,643
Fund Balances (Deficits), Ending	$ (538,387)	$ (538,387)	$ 1,331,091	$ 1,869,478

MARANA AZ

Nonmajor Capital Projects Fund

Capital Projects Funds are created to account for the purchase or construction of major capital facilities which are not financed by the general, enterprise or special revenue funds.

Northwest (Benefit Area) Transportation Impact Fees - This fund accounts for the financing and construction of transportation projects that are defined within the northwest benefit area.

Northeast (Benefit Area) Transportation Impact Fees - This fund accounts for the financing and construction of transportation projects that are defined within the northeast benefit area.

South (Benefit Area) Transportation Impact Fees - This fund accounts for the financing and construction of transportation projects that are defined within the south benefit area.

Park Impact Fees Fund - This fund accounts for park impact fees collected by the Town and utilized for authorized capital improvements.

PAG/RTA Capital Fund - This fund accounts for proceeds from Pima Association of Governments and Regional Transportation Authority which are used for road improvement projects.

Downtown Reinvestment Fund - This fund accounts for sales tax proceeds which are used for authorized capital improvements in the Downtown area.

Other Capital Projects Fund - Includes all other capital related funding and projects.

Gladden Farms Capital Fund - This fund accounts for the proceeds from the sale of general obligation bonds which are used for authorized capital improvements.

Saguaro Springs Capital Fund - This fund accounts for the financing and construction of authorized capital improvements.

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Town of Marana, Arizona

Combining Balance Sheet - Nonmajor Capital Projects Funds
June 30, 2024

	Northwest Transportation Impact Fees	Northeast Transportation Impact Fees	South Transportation Impact Fees	Park Impact Fees	PAG/RTA Capital	Downtown Reinvestment	Formerly Nonmajor Fund Sales Tax Capital Projects Fund	Other Capital Projects	Gladden Farms Capital	Saguaro Springs Capital	Totals
Assets											
Cash and cash equivalents	$ 1,782,069	$ -	$ 16,019,637	$ 8,310,550	$ -	$ 2,367,432	$ -	$ 13,749,612	$ 1,249,714	$ 464,400	$ 43,943,414
Property taxes receivable	-	-	-	-	-	-	-	-	820	396	1,216
Accounts receivable	-	-	-	-	-	-	-	97,699	-	-	97,699
Interest receivable	-	-	100,847	-	-	-	-	5,327	-	-	106,174
Due from other governments	-	-	-	-	69,755	77,527	-	-	-	-	147,282
Total assets	$ 1,782,069	$ -	$ 16,120,484	$ 8,310,550	$ 69,755	$ 2,444,959	$ -	$ 13,852,638	$ 1,250,534	$ 464,796	$ 44,295,785
Liabilities											
Accounts payable	$ 41,758	$ 9,534	$ 2,786	$ 718,679	$ -	$ -	$ -	$ 66,212	$ 168	$ -	$ 839,137
Retainage payable	-	-	-	228,341	-	-	-	52,121	-	-	280,462
Due to other funds	-	788,881	-	-	69,755	-	-	-	-	-	858,636
Deposits held for others	-	150,944	-	-	-	-	-	23,890	-	-	174,834
Total liabilities	41,758	949,359	2,786	947,020	69,755	-	-	142,223	168	-	2,153,069
Deferred Inflows of Resources											
Unavailable revenue	-	-	-	-	51,873	-	-	-	-	-	51,873
Total deferred inflows of resources	-	-	-	-	51,873	-	-	-	-	-	51,873
Fund Balances (Deficits)											
Restricted	1,740,311	-	16,117,698	7,363,530	-	-	-	13,710,415	1,250,366	464,796	40,647,116
Committed	-	-	-	-	-	2,444,959	-	-	-	-	2,444,959
Unassigned	-	(949,359)	-	-	(51,873)	-	-	-	-	-	(1,001,232)
Total fund balances (deficits)	1,740,311	(949,359)	16,117,698	7,363,530	(51,873)	2,444,959	-	13,710,415	1,250,366	464,796	42,090,843
Total liabilities, deferred inflows of resources and fund balances (deficits)	$ 1,782,069	$ -	$ 16,120,484	$ 8,310,550	$ 69,755	$ 2,444,959	$ -	$ 13,852,638	$ 1,250,534	$ 464,796	$ 44,295,785

Town of Marana, Arizona

Combining Statement of Revenues, Expenses and Changes in Fund Balances - Nonmajor Capital Project Funds
Year Ended June 30, 2024

	Northwest Transportation Impact Fees	Northeast Transportation Impact Fees	South Transportation Impact Fees	Park Impact Fees	PAG/RTA Capital	Downtown Reinvestment	Formerly Nonmajor Fund Sales Tax Capital Projects Fund	Other Capital Projects	Gladden Farms Capital	Saguaro Springs Capital	Totals
Revenues											
Sales tax	$ -	$ -	$ -	$ -	$ -	$ 522,345	$ -	$ -	$ -	$ -	$ 522,345
Property tax	-	-	-	-	-	-	-	-	163,100	97,944	261,044
Intergovernmental	-	-	-	-	365,117	-	-	10,670,000	-	-	11,035,117
Licenses, fees and permits	402,222	539,522	2,584,140	2,524,518	-	-	-	418,231	-	-	6,468,633
Investment income	10,903	-	398,837	153,005	-	-	-	311,675	-	-	874,420
Total revenues	413,125	539,522	2,982,977	2,677,523	365,117	522,345	-	11,399,906	163,100	97,944	19,161,559
Expenditures											
Current:											
General government	-	-	-	-	-	-	-	-	3,486	1,493	4,979
Highways and streets	-	57,204	-	-	-	-	-	-	-	-	57,204
Capital outlay	57,773	-	260,467	2,623,112	416,990	-	-	2,653,112	-	-	6,011,454
Total expenditures	57,773	57,204	260,467	2,623,112	416,990	-	-	2,653,112	3,486	1,493	6,073,637
Excess (deficiency) of revenues over expenditures	355,352	482,318	2,722,510	54,411	(51,873)	522,345	-	8,746,794	159,614	96,451	13,087,922
Other Financing Sources (Uses)											
Transfers in	-	-	94,590	147,292	1,351	-	-	3,015	-	-	246,248
Transfers out	-	(696,688)	(620,503)	-	-	-	-	(147,292)	-	-	(1,464,483)
Total other financing sources (uses)	-	(696,688)	(525,913)	147,292	1,351	-	-	(144,277)	-	-	(1,218,235)
Change in fund balances	355,352	(214,370)	2,196,597	201,703	(50,522)	522,345	-	8,602,517	159,614	96,451	11,869,687
Fund Balances (Deficits), Beginning	1,384,959	(734,989)	13,921,101	7,161,827	(1,351)	1,922,614	7,970,274	5,107,898	1,090,752	368,345	38,191,430
Change within financial reporting entity (nonmajor to major fund)	-	-	-	-	-	-	(7,970,274)	-	-	-	(7,970,274)
Fund Balances (Deficits), Ending	$ 1,740,311	$ (949,359)	$ 16,117,698	$ 7,363,530	$ (51,873)	$ 2,444,959	$ -	$ 13,710,415	$ 1,250,366	$ 464,796	$ 42,090,843

Town of Marana, Arizona

Schedule of Revenues, Expenditures and Changes in Fund Balances - Budget to Actual
Nonmajor Capital Projects Funds
Northwest Transportation Impact Fees
Year Ended June 30, 2024

	Budgeted Amounts		Actual	Variance With Final Budget - Positive
	Original	Final	Amounts	(Negative)
Revenues				
Licenses, fees and permits	$ 288,767	$ 288,767	$ 402,222	$ 113,455
Investment income	-	-	10,903	10,903
Total revenues	288,767	288,767	413,125	124,358
Expenditures				
Current:				
General government	100,000	100,000	-	100,000
Capital outlay	1,291,472	1,291,472	57,773	1,233,699
Total expenditures	1,391,472	1,391,472	57,773	1,333,699
Excess (deficiency) of revenues over expenditures	(1,102,705)	(1,102,705)	355,352	1,458,057
Fund Balances (Deficits), Beginning	-	-	1,384,959	1,384,959
Fund Balances (Deficits), Ending	$ (1,102,705)	$ (1,102,705)	$ 1,740,311	$ 2,843,016

Town of Marana, Arizona

Schedule of Revenues, Expenditures and Changes in Fund Balances - Budget to Actual
Nonmajor Capital Projects Funds
Northeast Transportation Impact Fees
Year Ended June 30, 2024

	Budgeted Amounts		Actual Amounts	Variance With Final Budget - Positive (Negative)
	Original	Final		
Revenues				
Licenses, fees and permits	$ 132,210	$ 132,210	$ 539,522	$ 407,312
Total revenues	132,210	132,210	539,522	407,312
Expenditures				
Current:				
Highways and streets	77,238	77,238	57,204	20,034
Total expenditures	77,238	77,238	57,204	20,034
Excess (deficiency) of revenues over expenditures	54,972	54,972	482,318	427,346
Other Financing Sources (Uses)				
Transfers out	(602,556)	(602,556)	(696,688)	(94,132)
Total other financing sources (uses)	(602,556)	(602,556)	(696,688)	(94,132)
Change in fund balances	(547,584)	(547,584)	(214,370)	333,214
Fund Balances (Deficits), Beginning	-	-	(734,989)	(734,989)
Fund Balances (Deficits), Ending	$ (547,584)	$ (547,584)	$ (949,359)	$ (401,775)

Town of Marana, Arizona

Schedule of Revenues, Expenditures and Changes in Fund Balances - Budget to Actual
Nonmajor Capital Projects Funds
South Transportation Impact Fees
Year Ended June 30, 2024

	Budgeted Amounts		Actual Amounts	Variance With Final Budget - Positive (Negative)
	Original	Final		
Revenues				
Licenses, fees and permits	$ 649,050	$ 649,050	$ 2,584,140	$ 1,935,090
Investment income	-	-	398,837	398,837
Total revenues	649,050	649,050	2,982,977	2,333,927
Expenditures				
Capital outlay	6,702,393	6,596,873	260,467	6,336,406
Total expenditures	6,702,393	6,596,873	260,467	6,336,406
Excess (deficiency) of revenues over expenditures	(6,053,343)	(5,947,823)	2,722,510	8,670,333
Other Financing Sources (uses)				
Transfers in	-	-	94,590	94,590
Transfers out	(620,975)	(620,975)	(620,503)	472
Total other financing sources (uses)	(620,975)	(620,975)	(525,913)	95,062
Change in fund balances	(6,674,318)	(6,568,798)	2,196,597	8,765,395
Fund Balances (Deficits), Beginning	-	-	13,921,101	13,921,101
Fund Balances (Deficits), Ending	$ (6,674,318)	$ (6,568,798)	$ 16,117,698	$ 22,686,496

Town of Marana, Arizona

Schedule of Revenues, Expenditures and Changes in Fund Balances - Budget to Actual
Nonmajor Capital Projects Funds
Park Impact Fees
Year Ended June 30, 2024

	Budgeted Amounts		Actual	Variance With Final Budget - Positive
	Original	Final	Amounts	(Negative)
Revenues				
Licenses, fees and permits	$ 475,657	$ 475,657	$ 2,524,518	$ 2,048,861
Investment income	-	-	153,005	153,005
Total revenues	475,657	475,657	2,677,523	2,201,866
Expenditures				
Capital outlay	5,188,573	5,188,573	2,623,112	2,565,461
Total expenditures	5,188,573	5,188,573	2,623,112	2,565,461
Excess (deficiency) of revenues over expenditures	(4,712,916)	(4,712,916)	54,411	4,767,327
Other Financing Sources (uses)				
Transfers in	-	-	147,292	147,292
Total other financing sources (uses)	-	-	147,292	147,292
Change in fund balances	(4,712,916)	(4,712,916)	201,703	4,914,619
Fund Balances (Deficits), Beginning	-	-	7,161,827	7,161,827
Fund Balances (Deficits), Ending	$ (4,712,916)	$ (4,712,916)	$ 7,363,530	$ 12,076,446

Town of Marana, Arizona

Schedule of Revenues, Expenditures and Changes in Fund Balances - Budget to Actual
Nonmajor Capital Projects Funds
PAG/RTA Capital
Year Ended June 30, 2024

	Budgeted Amounts		Actual Amounts	Variance With Final Budget - Positive (Negative)
	Original	Final		
Revenues				
Intergovernmental	$ 23,204,153	$ 23,204,153	$ 365,117	$ (22,839,036)
Total revenues	23,204,153	23,204,153	365,117	(22,839,036)
Expenditures				
Capital outlay	23,204,153	23,279,153	416,990	22,862,163
Total expenditures	23,204,153	23,279,153	416,990	22,862,163
Excess (deficiency) of revenues over expenditures	-	(75,000)	(51,873)	23,127
Other Financing Sources (uses)				
Transfers in	-	-	1,351	1,351
Total other financing sources (uses)	-	-	1,351	1,351
Change in fund balances	-	(75,000)	(50,522)	24,478
Fund Balances (Deficits), Beginning	-	-	(1,351)	(1,351)
Fund Balances (Deficits), Ending	$ -	$ (75,000)	$ (51,873)	$ 23,127

Town of Marana, Arizona

Schedule of Revenues, Expenditures and Changes in Fund Balances - Budget to Actual
Nonmajor Capital Projects Funds
Downtown Reinvestment
Year Ended June 30, 2024

	Budgeted Amounts		Actual Amounts	Variance With Final Budget - Positive (Negative)
	Original	Final		
Revenues				
Sales tax	$ 456,500	$ 456,500	$ 522,345	$ 65,845
Total revenues	456,500	456,500	522,345	65,845
Expenditures				
Current:				
Economic and community development	425,000	425,000	-	425,000
Total expenditures	425,000	425,000	-	425,000
Excess (deficiency) of revenues over expenditures	31,500	31,500	522,345	490,845
Fund Balances (Deficits), Beginning	-	-	1,922,614	(1,922,614)
Fund Balances (Deficits), Ending	$ 31,500	$ 31,500	$ 2,444,959	$ (1,431,769)

Town of Marana, Arizona

Schedule of Revenues, Expenditures and Changes in Fund Balances - Budget to Actual
Nonmajor Capital Projects Funds
Other Capital Projects
Year Ended June 30, 2024

	Budgeted Amounts		Actual Amounts	Variance With Final Budget - Positive (Negative)
	Original	Final		
Revenues				
Intergovernmental	$ 23,628,438	$ 23,628,438	$ 10,670,000	$ (12,958,438)
Licenses, fees and permits	250,000	250,000	418,231	168,231
Investment income	-	-	311,675	311,675
Total revenues	23,878,438	23,878,438	11,399,906	(12,478,532)
Expenditures				
Capital outlay	25,144,227	25,024,186	2,653,112	22,371,074
Total expenditures	25,144,227	25,024,186	2,653,112	22,371,074
Excess (deficiency) of revenues over expenditures	(1,265,789)	(1,145,748)	8,746,794	9,892,542
Other Financing Sources (Uses)				
Transfers in	-	-	3,015	3,015
Transfers out	-	-	(147,292)	(147,292)
Total other financing sources (uses)	-	-	(144,277)	(144,277)
Changes in fund balances	(1,265,789)	(1,145,748)	8,602,517	9,748,265
Fund Balances (Deficits), Beginning	-	-	5,107,898	5,107,898
Fund Balances (Deficits), Ending	$ (1,265,789)	$ (1,145,748)	$ 13,710,415	$ 14,856,163

Town of Marana, Arizona

Schedule of Revenues, Expenditures and Changes in Fund Balances - Budget to Actual
Nonmajor Capital Projects Funds
Gladden Farms Community Facilities District Capital
Year Ended June 30, 2024

	Budgeted Amounts		Actual Amounts	Variance With Final Budget - Positive (Negative)
	Original	Final		
Revenues				
Property tax	$ 162,676	$ 162,676	$ 163,100	$ 424
Total revenues	162,676	162,676	163,100	424
Expenditures				
Current:				
General government	1,177,250	1,177,250	3,486	1,173,764
Debt service:				
Interest and fiscal charges	4,000	4,000	-	4,000
Total expenditures	1,181,250	1,181,250	3,486	1,177,764
Excess (deficiency) of revenues over expenditures	(1,018,574)	(1,018,574)	159,614	1,178,188
Change in fund balances	(1,018,574)	(1,018,574)	159,614	1,178,188
Fund Balances (Deficits), Beginning	-	-	1,090,752	1,090,752
Fund Balances (Deficits), Ending	$ (1,018,574)	$ (1,018,574)	$ 1,250,366	$ 2,268,940

Town of Marana, Arizona

Schedule of Revenues, Expenditures and Changes in Fund Balances - Budget to Actual
Nonmajor Capital Projects Funds
Saguaro Springs Community Facilities District Capital
Year Ended June 30, 2024

	Budgeted Amounts		Actual Amounts	Variance With Final Budget - Positive (Negative)
	Original	Final		
Revenues				
Property tax	$ 97,949	$ 97,949	$ 97,944	$ (5)
Total revenues	97,949	97,949	97,944	(5)
Expenditures				
Current:				
General government	462,500	462,500	1,493	461,007
Capital outlay	-	-	-	-
Debt service:				
Interest and fiscal charges	2,000	2,000	-	2,000
Total expenditures	464,500	464,500	1,493	463,007
Excess (deficiency) of revenues over expenditures	(366,551)	(366,551)	96,451	463,002
Change in fund balances	(366,551)	(366,551)	96,451	463,002
Fund Balances (Deficits), Beginning	-	-	368,345	368,345
Fund Balances (Deficits), Ending	$ (366,551)	$ (366,551)	$ 464,796	$ 831,347

MARANA AZ

Nonmajor Debt Service Funds

Debt Service Funds are created to account for the accumulation of resources for, and the payment of, general long-term debt principal and interest.

2013 Bond Debt Service Fund - This fund accounts for the accumulation of resources and payment of principal and interest on the series 2013 revenue bonds. The Town has pledged Town sales tax revenue and state shared revenues to make the required payments for this series.

2014 Bond Debt Service Fund - This fund accounts for the accumulation of resources and payment of principal and interest on the series 2014 revenue bonds. The Town has pledged Town sales tax revenue and state shared revenues to make the required payments for this series.

2017 Bond Debt Service Fund - This fund accounts for the accumulation of resources and payment of principal and interest on the series 2017 revenue bonds. The Town has pledged Town sales tax revenue and state shared revenues to make the required payments for this series.

2024 Bond Debt Service Fund - This fund accounts for the accumulation of resources and payment of principal and interest on the series 2024 revenue bonds. The Town has pledged Town sales tax revenue and state shared revenues to make the required payments for this series.

Gladden Farms Debt Service Fund - This fund accounts for the accumulation of resources and payment of principal and interest on the Gladden Farms general obligation bonds.

Saguaro Springs Debt Service Fund - This fund accounts for the accumulation of resources and payment of principal and interest on the Saguaro Springs general obligation bonds.

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Town of Marana, Arizona

Combining Balance Sheet - Nonmajor Debt Service Funds
June 30, 2024

	2013 Bond Debt Service	2014 Bond Debt Service	2017 Bond Debt Service	2024 Bond Debt Service	Gladden Farms Debt Service	Saguaro Springs Debt Service	Totals
Assets							
Cash and cash equivalents	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Property taxes receivable	-	-	-	-	7,519	3,299	10,818
Interest receivable	4	-	-	-	-	-	4
Restricted cash and investments	924	645,234	2,342,125	4,676,086	1,398,470	870,931	9,933,770
Total assets	$ 928	$ 645,234	$ 2,342,125	$ 4,676,086	$ 1,405,989	$ 874,230	$ 9,944,592
Liabilities							
Liabilities	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Fund Balances							
Restricted	928	645,234	2,342,125	4,676,086	1,405,989	874,230	9,944,592
Total fund balances	928	645,234	2,342,125	4,676,086	1,405,989	874,230	9,944,592
Total liabilities and fund balances	$ 928	$ 645,234	$ 2,342,125	$ 4,676,086	$ 1,405,989	$ 874,230	$ 9,944,592

Town of Marana, Arizona

Combining Statement of Revenues, Expenditures and Changes in Fund Balances
Nonmajor Debt Service Funds
Year Ended June 30, 2024

	2013 Bond Debt Service	2014 Bond Debt Service	2017 Bond Debt Service	2024 Bond Debt Service	Gladden Farms Debt Service	Saguaro Springs Debt Service	Totals
Revenues							
Property taxes	$ -	$ -	$ -	$ -	$ 1,360,938	$ 816,202	$ 2,177,140
Contributions	-	-	-	-	342,435	-	342,435
Investment income	1,658	362	-	294,611	3,617	-	300,248
Total revenues	1,658	362	-	294,611	1,706,990	816,202	2,819,823
Expenditures							
Debt service:							
Principal retirement	2,015,000	609,000	1,955,000	-	475,000	275,000	5,329,000
Interest and fiscal charges	1,001,125	42,201	625,325	382,039	909,603	263,425	3,223,718
Bond issuance costs	-	-	-	63,002	-	-	63,002
Total expenditures	3,016,125	651,201	2,580,325	445,041	1,384,603	538,425	8,615,720
Excess (deficiency) of revenues over expenditures	(3,014,467)	(650,839)	(2,580,325)	(150,430)	322,387	277,777	(5,795,897)
Other Financing Sources (Uses)							
Issuance of debt	-	-	-	5,265,000	-	-	5,265,000
Premium on bonds issued	-	-	-	265,279	-	-	265,279
Payment to bond refunding escrow agent	-	-	-	(19,565,000)	-	-	(19,565,000)
Transfers in	472,075	663,089	2,631,450	18,861,237	-	-	22,627,851
Total other financing sources (uses)	472,075	663,089	2,631,450	4,826,516	-	-	8,593,130
Change in fund balances	(2,542,392)	12,250	51,125	4,676,086	322,387	277,777	2,797,233
Fund Balances, Beginning	2,543,320	632,984	2,291,000	-	1,083,602	596,453	7,147,359
Fund Balances, Ending	$ 928	$ 645,234	$ 2,342,125	$ 4,676,086	$ 1,405,989	$ 874,230	$ 9,944,592

Town of Marana, Arizona

Schedule of Revenues, Expenditures and Changes in Fund Balances - Budget and Actual
Nonmajor Debt Service Funds
2013 Bond Debt Service
Year Ended June 30, 2024

	Budgeted Amounts		Actual Amounts	Variance - Positive (Negative)
	Original	Final		
Revenues				
Investment income	$ -	$ -	$ 1,658	$ 1,658
Total revenues	-	-	1,658	1,658
Expenditures				
Debt service:				
Principal retirement	2,015,000	2,015,000	2,015,000	-
Interest and fiscal charges	1,001,125	1,001,125	1,001,125	-
Total expenditures	3,016,125	3,016,125	3,016,125	-
Excess (deficiency) of revenues over expenditures	(3,016,125)	(3,016,125)	(3,014,467)	1,658
Other Financing Sources (Uses)				
Transfers in	3,065,750	3,065,750	472,075	2,593,675
Total other financing sources (uses)	3,065,750	3,065,750	472,075	2,593,675
Change in fund balances	49,625	49,625	(2,542,392)	(2,592,017)
Fund Balances (Deficits), Beginning	-	-	2,543,320	2,543,320
Fund Balances (Deficits), Ending	$ 49,625	$ 49,625	$ 928	$ (48,697)

Town of Marana, Arizona

Schedule of Revenues, Expenditures and Changes in Fund Balances - Budget and Actual
Nonmajor Debt Service Funds
2014 Bond Debt Service
Year Ended June 30, 2024

	Budgeted Amounts		Actual Amounts	Variance - Positive (Negative)
	Original	Final		
Revenues				
Investment income	$ -	$ -	$ 362	$ 362
Total revenues	-	-	362	362
Expenditures				
Debt service:				
Principal retirement	609,000	609,000	609,000	-
Interest and fiscal charges	42,201	42,201	42,201	-
Total expenditures	651,201	651,201	651,201	-
Excess (deficiency) of revenues over expenditures	(651,201)	(651,201)	(650,839)	362
Other Financing Sources (Uses)				
Transfers in	663,436	663,436	663,089	347
Total other financing sources (uses)	663,436	663,436	663,089	347
Change in fund balances	12,235	12,235	12,250	15
Fund Balances (Deficits), Beginning	-	-	632,984	632,984
Fund Balances (Deficits), Ending	$ 12,235	$ 12,235	$ 645,234	$ 632,999

Town of Marana, Arizona

Schedule of Revenues, Expenditures and Changes in Fund Balances - Budget and Actual
Nonmajor Debt Service Funds
2017 Bond Debt Service
Year Ended June 30, 2024

	Budgeted Amounts		Actual	Variance -
	Original	Final	Amounts	Positive (Negative)
Expenditures				
Debt service:				
Principal retirement	$ 1,955,000	$ 1,955,000	$ 1,955,000	$ -
Interest and fiscal charges	625,125	625,325	625,325	-
Total expenditures	2,580,125	2,580,325	2,580,325	-
Excess (deficiency) of revenues over expenditures	(2,580,125)	(2,580,325)	(2,580,325)	-
Other Financing Sources (Uses)				
Transfers in	2,631,250	2,631,250	2,631,450	(200)
Total other financing sources (uses)	2,631,250	2,631,250	2,631,450	(200)
Change in fund balances	51,125	50,925	51,125	200
Fund Balances (Deficits), Beginning	-	-	2,291,000	2,291,000
Fund Balances (Deficits), Ending	$ 51,125	$ 50,925	$ 2,342,125	$ 2,291,200

Town of Marana, Arizona

Schedule of Revenues, Expenditures and Changes in Fund Balances - Budget and Actual
Nonmajor Debt Service Funds
2024 Bond Debt Service
Year Ended June 30, 2024

	Budgeted Amounts		Actual	Variance -
	Original	Final	Amounts	Positive (Negative)
Revenues				
Investment income	$ -	$ -	$ 294,611	294,611
Total revenues	-	-	294,611	294,611
Expenditures				
Debt service:				
Interest and fiscal charges	-	382,039	382,039	-
Bond issuance costs	-	63,002	63,002	-
Total expenditures	-	445,041	445,041	-
Excess (deficiency) of revenues over expenditures	-	(445,041)	(150,430)	294,611
Other Financing Sources (Uses)				
Issuance of debt	-	-	5,265,000	(5,265,000)
Premium on bonds issued	-	-	265,279	(265,279)
Payment to bond refunding escrow agent	-	-	(19,565,000)	19,565,000
Transfers in	-	-	18,861,237	(18,861,237)
Total other financing sources (uses)	-	-	4,826,516	(4,826,516)
Change in fund balances	-	(445,041)	4,676,086	5,121,127
Fund Balances (Deficits), Beginning	-	-	-	-
Fund Balances (Deficits), Ending	$ -	$ (445,041)	$ 4,676,086	$ 5,121,127

Town of Marana, Arizona

Schedule of Revenues, Expenditures and Changes in Fund Balances - Budget and Actual
Nonmajor Debt Service Funds
Gladden Farms Debt Service
Year Ended June 30, 2024

	Budgeted Amounts		Actual	Variance -
	Original	Final	Amounts	Positive (Negative)
Revenues				
Property taxes	$ 1,355,630	$ 1,355,630	$ 1,360,938	$ 5,308
Contributions	187,000	187,000	342,435	155,435
Investment income	-	-	3,617	3,617
Total revenues	1,542,630	1,542,630	1,706,990	164,360
Expenditures				
Debt service:				
Principal retirement	475,000	475,000	475,000	-
Interest and fiscal charges	911,034	911,034	909,603	1,431
Total expenditures	1,386,034	1,386,034	1,384,603	1,431
Excess (deficiency) of revenues over expenditures	156,596	156,596	322,387	165,791
Change in fund balances	156,596	156,596	322,387	165,791
Fund Balances (Deficits), Beginning	-	-	1,083,602	1,083,602
Fund Balances (Deficits), Ending	$ 156,596	$ 156,596	$ 1,405,989	$ 1,249,393

Town of Marana, Arizona

Schedule of Revenues, Expenditures and Changes in Fund Balances - Budget and Actual
Nonmajor Debt Service Funds
Saguaro Springs Debt Service
Year Ended June 30, 2024

	Budgeted Amounts		Actual Amounts	Variance - Positive (Negative)
	Original	Final		
Revenues				
Property taxes	$ 819,239	$ 819,239	$ 816,202	$ (3,037)
Total revenues	819,239	819,239	816,202	(3,037)
Expenditures				
Capital outlay	4,500,000	4,500,000	-	4,500,000
Debt service:				
Principal retirement	275,000	275,000	275,000	-
Interest and fiscal charges	264,650	264,650	263,425	1,225
Bond issuance costs	350,000	350,000	-	350,000
Total expenditures	5,389,650	5,389,650	538,425	4,851,225
Excess (deficiency) of revenues over expenditures	(4,570,411)	(4,570,411)	277,777	4,848,188
Other Financing Sources (Uses)				
Issuance of debt	4,850,000	4,850,000	-	4,850,000
Change in fund balances	279,589	279,589	277,777	(1,812)
Fund Balances (Deficits), Beginning	-	-	596,453	596,453
Fund Balances (Deficits), Ending	$ 279,589	$ 279,589	$ 874,230	$ 594,641

Statistical Section

Financial presentations included in the Statistical Section provide data and information on the financial, physical and economic characteristics of the Town of Marana. The following schedules cover multiple fiscal years and provide users with a broader and more complete understanding of the Town and its financial affairs and economic condition. They also present detailed information as a context for understanding this year's financial statements, note disclosures and required supplementary information.

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Financial Trends		
These schedules contain trend information to help the reader understand how the Town's financial performance and well-being have changed over time:		
Net Position by Component - Last Ten Fiscal Years	1	151
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MARANA AZ

Town of Marana, Arizona

Schedule 1
Net Position by Component
Last Ten Fiscal Years
(Accrual Basis of Accounting)
(Amounts Expressed in Thousands)

	2015 (as Restated)	2016	2017 (as Restated)	2018	2019 (as Restated)	2020	2021	2022	2023	2024
Governmental Activities										
Net investment in capital assets	$ 190,297	$ 193,845	$ 210,137	$ 236,208	$ 243,685	$ 244,996	$ 243,692	$ 229,747	$ 227,109	$ 237,738
Restricted	36,418	43,127	31,163	17,242	19,985	21,837	21,675	34,402	44,738	57,212
Unrestricted	(4,283)	(6,492)	5,119	16,272	16,827	27,323	48,120	88,232	98,365	159,856
Total governmental activities net position	222,432	230,480	246,419	269,722	280,497	294,156	313,487	352,381	370,212	454,806
Business-Type Activities										
Net investment in capital assets	109,649	112,357	101,524	95,777	97,435	102,911	106,166	110,452	110,636	112,764
Restricted	365	365	365	365	366	770	1,128	818	812	2,846
Unrestricted	984	1,313	16,319	(4,285)	(2,176)	2,332	7,673	15,360	37,360	38,214
Total business-type activities net position	110,998	114,035	118,208	91,857	95,625	106,013	114,967	126,630	148,808	153,824
Primary Government										
Net investment in capital assets	299,946	306,202	311,661	331,985	341,120	347,907	349,858	340,199	337,745	350,502
Restricted	36,783	43,492	31,528	17,607	20,351	22,607	22,803	35,220	45,550	60,058
Unrestricted	(3,299)	(5,179)	21,439	11,987	14,651	29,655	55,793	103,592	135,725	198,070
Total primary government net position	$ 333,430	$ 344,515	$ 364,628	$ 361,579	$ 376,122	$ 400,169	$ 428,454	$ 479,011	$ 519,020	$ 608,630

Source: Statement of Net Position

Town of Marana, Arizona

Schedule 2
Changes in Net Position
Last Ten Fiscal Years
(Accrual Basis of Accounting)
(Amounts Expressed in Thousands)

	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024
Expenses										
Governmental activities:										
General government	$ 14,707	$ 17,531	$ 19,393	$ 18,492	$ 23,846	$ 21,040	$ 22,578	$ 28,539	$ 30,094	$ 27,945
Public safety	14,324	14,423	16,736	16,114	16,059	19,981	19,223	17,852	27,499	18,167
Highways and streets	18,522	22,659	40,172	27,893	21,629	25,004	25,729	25,481	25,897	26,385
Health and Welfare	-	-	278	236	453	442	461	489	420	437
Culture and recreation	4,433	3,422	6,006	5,147	5,294	6,122	5,861	6,950	8,397	8,896
Economic and community development	4,796	4,779	4,902	4,328	4,076	4,174	4,159	4,113	5,361	5,895
Interest on long-term debt	4,106	3,962	2,335	3,077	1,858	2,485	2,346	2,258	2,704	2,056
Total governmental activities expenses	60,888	66,776	89,822	75,287	73,215	79,248	80,357	85,682	100,372	89,781
Business-type activities:										
Charges for services:										
Airport	1,289	1,829	1,772	1,816	1,395	1,393	1,645	1,803	1,740	1,734
Wastewater	3,431	3,662	3,983	4,598	5,276	4,136	5,346	5,104	5,156	5,022
Water	4,150	4,405	5,368	5,979	6,178	6,750	7,796	9,752	10,751	11,164
Total business-type activities expenses	8,870	9,896	11,123	12,393	12,849	12,279	14,787	16,659	17,647	17,920
Total primary government expenses	69,758	76,672	100,945	87,680	86,064	91,527	95,144	102,341	118,019	107,701
Program Revenues										
Governmental activities:										
Charges for services:										
General government	4,490	4,787	4,909	5,073	4,819	5,247	5,651	5,580	6,995	7,281
Public safety	-	-	-	-	23	70	91	-	5,503	7,740
Highways and streets	-	-	-	-	69	47	34	-	459	901
Health and welfare	-		-	-	96	88	86	83	80	78
Culture and recreation	305	265	287	324	317	197	179	277	333	389
Economic and community development	4,585	4,027	4,355	4,993	5,260	5,396	6,626	10,935	1,416	1,288
Operating grants and contributions	4,360	4,507	4,619	4,665	2,259	8,470	14,465	14,711	6,649	6,981
Capital grants and contributions	11,281	17,157	44,371	25,856	13,679	15,047	10,840	20,877	11,543	22,581
Total government activities program revenues	25,021	30,743	58,541	40,911	26,522	34,562	37,972	52,463	32,978	47,239
Business-type activities:										
Charges for services:										
Airport	239	247	251	294	329	373	420	436	327	294
Wastewater	933	1,016	1,065	1,502	1,626	1,873	2,365	2,839	2,993	3,478
Water	4,146	4,243	5,064	5,609	5,750	6,260	7,373	8,022	8,323	9,865
Operating grants and contributions	-	-	-	-	-	-	-	-	258	316
Capital grants and contributions	4,015	5,214	5,941	9,890	8,977	13,604	13,462	17,046	11,918	21,681
Total business-type activity program revenues	9,333	10,720	12,321	17,295	16,682	22,110	23,620	28,343	23,819	35,634
Total primary government program revenues	34,354	41,463	70,862	58,206	43,204	56,672	61,592	80,806	56,797	82,873
Net (expense) revenue governmental activities	(35,867)	(36,033)	(31,281)	(34,376)	(46,693)	(44,686)	(42,385)	(33,219)	(67,394)	(42,542)
Business-type activities	463	824	1,198	4,902	3,833	9,831	8,833	11,684	6,172	17,714
Total primary government net expense	$ (35,404)	$ (35,209)	$ (30,083)	$ (29,474)	$ (42,860)	$ (34,855)	$ (33,552)	$ (21,535)	$ (61,222)	$ (24,828)

Town of Marana, Arizona

Schedule 2
Changes in Net Position
Last Ten Fiscal Years
(Accrual Basis of Accounting)
(Amounts Expressed in Thousands)

	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024
General Revenues and Other Changes in Net Position										
Governmental activities:										
General revenues:										
City sales taxes	$ 28,059	$ 35,442	$ 37,500	$ 41,689	$ 41,680	$ 40,705	$ 42,847	$ 52,112	$ 69,267	$ 70,229
Property taxes	442	482	509	553	834	1,161	1,420	1,698	2,081	2,438
Franchise fees	401	447	488	507	513	549	585	608	607	558
State shared revenues	8,820	9,039	10,619	11,506	12,013	13,098	15,372	16,513	21,305	26,007
Investment income (loss)	149	173	238	663	1,954	1,965	484	(218)	6,778	13,822
Miscellaneous	813	676	744	885	1,163	1,001	1,002	1,033	735	763
Gain on sale of assets	116	-	-	-	-	-	-	-	31	-
Transfers	(404)	(2,177)	(2,878)	1,875	(688)	(136)	5	367	(15,580)	13,319
Total governmental activities	38,396	44,082	47,220	57,678	57,469	58,343	61,715	72,113	85,224	127,136
Business-type activities:										
General revenues										
Investment income	9	16	43	187	77	57	4	9	278	497
Miscellaneous	19	19	54	30	21	364	123	370	116	123
Transfers	404	2,177	2,878	(1,875)	688	136	(5)	(367)	15,580	(13,319)
Total business-type activities	432	2,212	2,975	(1,658)	786	557	122	12	15,974	(12,699)
Total primary government	38,828	46,294	50,195	56,020	58,255	58,900	61,837	72,125	101,198	114,437
Change in Net Position										
Governmental activities	2,529	8,049	15,939	23,302	10,776	13,657	19,330	38,894	17,830	84,594
Business-type activities	895	3,036	4,173	3,244	4,619	10,388	8,955	11,696	22,146	5,015
Total primary government	$ 3,424	$ 11,085	$ 20,112	$ 26,546	$ 15,395	$ 24,045	$ 28,285	$ 50,590	$ 39,976	$ 89,609

Source: Statement of Activities

Town of Marana, Arizona

Schedule 3
Fund Balances of Governmental Funds
Last Ten Fiscal Years
(Modified Accrual Basis of Accounting)
(Amounts Expressed in Thousands)

	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024
General Fund										
Nonspendable	$ 2,282	$ 2,418	$ 2,367	$ 4,853	$ 4,513	$ 4,103	$ 3,029	$ 5,237	$ 3,079	$ 2,237
Unassigned	22,309	20,425	22,640	24,735	32043	42,008	68,327	93,338	96161	127,661
Total general fund	24,591	22,843	25,007	29,588	36556	46,111	71,356	98,575	99,240	129,898
All Other Governmental Funds										
Nonspendable	-	3	1	261	1	4	13	6	3	399
Restricted	40,771	48,486	49,960	44,989	42,068	31,001	29,108	47,569	57,979	101,700
Committed	-	-	-	-	-	14,862	13,970	20,802	31,014	41,691
Unassigned	(863)	(525)	(1,908)	(2,405)	(562)	(873)	(968)	(632)	(736)	(1,001)
Total all other governmental funds	39,908	47,964	48,053	42,845	41507	44,994	42,123	67,745	88,260	142,789
Total fund balance of governmental funds	$ 64,499	$ 70,807	$ 73,060	$ 72,433	$ 78,063	$ 91,105	$ 113,479	$ 166,320	$ 187,500	$ 272,687

Source: Governmental Fund Statements

Town of Marana, Arizona

Schedule 4
Changes in Fund Balances of Governmental Funds
Last Ten Fiscal Years
(Modified Accrual Basis of Accounting)
(Amounts Expressed in Thousands)

	Fiscal Year									
	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024
Revenues										
Sales taxes	$ 28,058	$ 35,442	$ 37,500	$ 41,689	$ 41,680	$ 40,705	$ 42,847	$ 52,112	$ 69,267	$ 70,229
Property taxes	447	489	521	572	834	1,161	1,420	1,698	2,081	2,438
Intergovernmental revenues	14,927	20,537	43,261	30,919	20,040	22,967	31,527	35,870	27,909	43,466
Licenses, fees and permits	7,048	6,243	7,078	8,617	10,034	9,092	10,749	20,949	13,886	16,969
Fines, forfeitures and penalties	889	750	728	750	637	591	496	428	419	462
Charges for services	692	500	563	684	718	535	541	989	836	833
Lease income	96	90	113	136	148	157	159	264	171	170
Special assessments	2,050	2,129	2,340	989	2,869	2,091	2,298	1,801	2,267	1,528
Contributions	583	1,216	214	87	49	65	66	1,231	293	363
Investment earnings	149	173	238	663	1,954	1,965	484	(218)	6,765	13,722
Miscellaneous	853	376	460	512	757	667	643	795	703	1,025
Total revenues	55,792	67,945	93,016	85,618	79,720	79,996	91,230	115,919	124,597	151,205
Expenditures										
General government	9,652	12,017	13,347	12,949	14,021	14,927	14,416	16,219	17,934	20,340
Public safety	13,886	14,068	14,477	14,774	15,502	18,352	16,967	17,848	26,614	23,403
Highways and streets	5,441	5,796	6,037	4,893	5,031	6,821	6,222	6,006	5,988	6,727
Health and welfare	-	-	365	229	290	284	350	318	418	416
Economic and community development	4,351	4,146	4,642	4,452	4,744	4,605	4,540	4,497	4,838	5,572
Culture and recreation	3,598	3,710	4,266	4,903	4,613	4,207	4,225	5,715	6,353	7,050
Capital outlay	9,885	11,840	34,275	40,960	24,478	11,094	17,097	10,649	21,554	42,560
Debt service:										
Principal	3,412	3,992	5,083	2,260	5,463	6,563	6,319	6,304	7,436	6,969
Interest	4,491	4,212	3,882	2,745	3,105	2,984	2,910	2,876	3,191	3,325
Other charges	-	-	1,023	-	314	385	216	511	334	623
Total expenditures	54,716	59,781	87,397	88,165	77,561	70,222	73,262	70,943	94,660	116,985
Excess of revenues over (under) expenditures	1,076	8,164	5,619	(2,547)	2,159	9,774	17,968	44,976	29,937	34,220

Town of Marana, Arizona

Schedule 4
Changes in Fund Balances of Governmental Funds
Last Ten Fiscal Years
(Modified Accrual Basis of Accounting)
(Amounts Expressed in Thousands)

	Fiscal Year									
	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024
Other Financing Sources (Uses)										
Transfers in	6,380	6,498	7,680	12,607	6,082	11,401	8,471	6,577	6,983	22,919
Transfers out	(6,955)	(8,675)	(10,558)	(10,732)	(6,770)	(11,532)	(8,467)	(6,210)	(22,563)	(9,600)
Proceeds from sale of capital assets	-	321	45	46	226	135	132	-	-	-
Capitalized interest	-	-	178	-	-	-	-	-	-	-
Issuance of debt	-	-	42,065	-	3,845	3,195	4,155	6,800	6,220	54,765
Premium on bonds issued	-	-	4,089	-	88	69	115	698	158	2,478
Discount on bonds issued	-	-	-	-	-	-	-	-	414	-
Payments to refunded bond escrow agent	-	-	(46,865)	-	-	-	-	-	-	(19,565)
Total other financing sources (uses)	(575)	(1,856)	(3,366)	1,921	3,471	3,268	4,406	7,865	(8,788)	50,997
Net change in fund balances	$ 501	$ 6,308	$ 2,253	$ (626)	$ 5,630	$ 13,042	$ 22,374	$ 52,841	$ 21,149	$ 85,217
Debt Service as a Percentage of Noncapital Expenditures	18.1%	16.5%	12.6%	9.4%	15.3%	15.7%	15.5%	13.8%	13.2%	13.7%

Source: Governmental Fund Statements

Town of Marana, Arizona

Schedule 5
Governmental Activities Tax Revenues by Source
Last Ten Fiscal Years
(Accrual Basis of Accounting)
(Amounts Expressed in Thousands)

Fiscal Year	Sales Tax	Highway User Revenue Taxes	Total
2024	$ 70,229	$ 4,654	$ 74,883
2023	69,267	4,718	73,985
2022	52,112	4,271	56,383
2021	42,846	3,956	46,802
2020	40,705	3,826	44,531
2019	41,681	3,608	45,289
2018	41,672	3,316	44,988
2017	37,418	3,099	40,517
2016	35,374	2,623	37,997
2015	27,974	2,484	30,458

Town of Marana, Arizona

Schedule 6
Assessed Value, Estimated Actual Value and Assessment Ratios of Taxable Property
Last Ten Fiscal Years
(Amounts Expressed in Thousands)

Fiscal Year Ended June 30	Tax Year	Residential Property	Commercial Property	Less Tax Exempt Real Property	Net Assessed Value	Total Direct Tax Rate	Limited Full Cash Value	Ratio of Net Assessed to Full Cash Value
2024	2024	$ 642,611	$ 278,242	$ 50,434	870,419	8.4000	8,170,944	10.7%
2023	2023	566,803	255,616	45,751	776,668	8.4000	7,245,185	10.7%
2022	2022	517,595	246,095	44,801	718,889	8.4000	6,665,336	10.8%
2021	2021	480,657	233,235	42,820	671,072	8.4000	6,187,303	10.8%
2020	2020	438,390	224,390	42,530	620,250	8.4000	5,715,806	10.9%
2019	2019	399,814	222,348	42,749	579,413	8.7000	5,319,890	10.9%
2018	2018	362,265	214,295	41,518	535,042	5.8400	4,898,582	10.9%
2017	2017	333,217	217,618	45,746	505,089	3.7000	4,641,025	10.9%
2016	2016	310,243	210,060	46,818	473,485	3.7000	4,360,394	10.9%
2015	2015	238,994	251,902	45,889	445,007	3.7000	4,036,488	11.0%

Source: Pima County Assessor's Office *Abstract of the Assessment Roll*

Town of Marana, Arizona

Schedule 7
Property Tax Rates - Direct and Overlapping Governments
Last Ten Fiscal Years

Fiscal Year	Tax Year	Prima County (General Fund)	Road Tax	County Library District	Debt Service	Flood Control District	State Education Equalization Assistance Tax	Flowing Wells School District	Community College District	Northwest Fire District	Fire District Assistance
2024/25	2024	4.0990	-	0.5537	0.12500	0.3271	-	6.4924	1.2530	3.2042	0.0365
2023/24	2023	4.0102	-	0.5493	0.22000	0.3253	-	6.2262	1.2802	3.1642	0.0376
2022/23	2022	3.8764	-	0.5453	0.32000	0.3235	0.4263	6.5638	1.2878	3.1695	0.0384
2021/22	2021	3.8764	-	0.5353	0.45000	0.3335	0.4263	6.4855	1.2733	3.0495	0.0394
2020/21	2020	3.9220	-	0.5353	0.52000	0.3335	0.4426	6.6839	1.3359	2.9995	0.0416
2019/20	2019	3.9996	-	0.5353	0.69000	0.3335	0.4566	6.8539	1.3758	3.0049	0.0430
2018/19	2018	4.0696	-	0.5153	0.69000	0.3335	0.4741	6.8860	1.3983	3.0501	0.0441
2017/18	2017	4.2096	0.2500	0.5053	0.70000	0.3135	0.4875	6.7539	1.3890	3.0734	0.0459
2016/17	2016	4.2896	-	0.5153	0.70000	0.3335	0.5010	6.8971	1.3733	2.9920	0.0468
2015/16	2015	4.3877	-	0.5153	0.70000	0.3135	0.5054	6.6292	1.3689	2.9138	0.0467
2014/15	2014	4.2779	-	0.4353	0.70000	0.3035	0.5089	6.6135	1.3344	2.9272	0.0472
2012/13	2012	3.4178	-	0.3460	0.78000	0.2635	0.4717	5.9778	1.1741	2.8339	0.0447

Fiscal Year	Tax Year	Central Arizona Water Conservation District	Marana School District	Total Overlapping Rates	Town of Marana	Gladden Farms Community Facilities District	Gladden Farms II Community Facilities District	Vanderbilt Farms Community Facilities District	Saguaro Springs Community Facilities District	Total Direct Rates	Total Direct and Overlapping Rates
2024/25	2024	0.1400	5.5504	21.7813	-	2.8000	2.8000	-	2.8000	8.4000	30.1813
2023/24	2023	0.1400	5.6906	21.6436	-	2.8000	2.8000	-	2.8000	8.4000	30.0436
2022/23	2022	0.1400	5.4689	22.1599	-	2.8000	2.8000	-	2.8000	8.4000	30.5599
2021/22	2021	0.1400	5.9491	22.5583	-	2.8000	2.8000	-	2.8000	8.4000	30.9583
2020/21	2020	0.1400	5.7594	22.7137	-	2.8000	2.8000	-	2.8000	8.4000	31.1137
2019/20	2019	0.1400	5.8650	23.2976	-	2.8000	2.8000	0.3000	2.8000	8.7000	31.9976
2018/19	2018	0.1400	6.0840	23.6850	-	2.4400	0.3000	0.3000	2.8000	5.8400	29.5250
2017/18	2017	0.1400	6.2334	24.1015	-	2.8000	0.3000	0.3000	0.3000	3.7000	27.8015
2016/17	2016	0.1400	6.3871	24.1757	-	2.8000	0.3000	0.3000	0.3000	3.7000	27.8757
2015/16	2015	0.1400	6.3370	23.8575	-	2.8000	0.3000	0.3000	0.3000	3.7000	27.5575
2014/15	2014	0.1400	6.2288	23.5167	-	2.8000	0.3000	0.3000	0.3000	3.7000	27.2167
2012/13	2012	0.1000	5.5863	20.9958	-	2.8000	0.3000	0.3000	0.3000	3.7000	24.6958

Notes:
1) The Flowing Wells School District (a school district of approximately 13 miles) intersects approximately one mile of the Town's boundaries. Marana School District covers the remaining approximate 69 miles of the Town's boundaries
2) The Town intersects several fire districts. Prior to fiscal year 1999, the Town contracted for fire service for the Town until fire districts could be established.
3) The Pima County Flood Control District tax levy applies only to real property.
4) Primary and secondary tax rates are assessed per $100 of the net assessed value and are set by the County Board of Supervisors or governing board of taxing jurisdiction.

Source: Pima County

Town of Marana, Arizona

Schedule 8
Principal Property Taxpayers
Current Year and Nine Years Ago
(Amounts Expressed in Thousands)

	2024			2015		
Taxpayer	Full Cash Value	Rank	Percentage of Total Taxable Assessed Value	Full Cash Value	Rank	Percentage of Total Taxable Assessed Value
HSL PROPERTIES	19,353,338	1	25.0%	$ 3,351,976	5	8.0%
UNISOURCE ENERGY CORPORATION	14,321,923	2	18.5%	9,117,697	1	21.6%
SOUTHERN ARIZONA LOGISTICS CENTER LLC	12,523,826	3	16.2%	-	-	-
TUCSON PREMIUM OUTLETS LLC	7,034,212	4	9.1%	-	-	-
TRICO ELECTRIC COOP INC	5,447,597	5	7.0%	2,735,086	7	6.5%
SOUTHWEST GAS CORPORATION	4,331,930	6	5.6%	-	-	-
AMAZON.COM SERVICES LLC	4,224,331	7	5.5%	-	-	-
FRYS FOOD STORE OF ARIZONA	3,987,267	8	5.1%	4,116,598	4	9.8%
WAL-MART STORES INC	3,120,318	9	4.0%	3,259,364	6	7.7%
AM2-4115 LLC	3,095,024	10	4.0%	-	-	-
DOVE MOUNTAIN HOTEL CO LLC				7,889,104	2	18.7%
MARANA MARKETPLACE PARTNERS LLC				4,237,245	3	10.1%
FLSMIDTH USA INC TUCSON OPERATIONS				2,685,384	8	6.4%
UNION PACIFIC RAILROAD				2,395,642	9	5.7%
REALTY INCOME PROPERTIES 18 LLC				2,338,818	10	5.6%
Totals	$ 77,439,766			$ 42,126,914		

Notes:
1) The Town of Marana does not impose a property tax.

Source: Pima County Assessor's Office - IS Dept
(Information System's Coordinator)

Town of Marana, Arizona

Schedule 9
Property Tax Levies and Collections
Last Ten Fiscal Years
(Amounts Expressed in Thousands)

Fiscal Year Ended June 30	Total Tax Levy for Fiscal Year	Collected Within the Fiscal Year of the Levy		Total Collections to Date	
		Amount	Percentage of Levy	Amount	Percentage of Levy
2024	$ 2,434	$ 2,421	99.47%	$ 2,421	99.47%
2023	2,083	2,070	99.38%	2,070	99.38%
2022	1,702	1,695	99.59%	1,695	99.59%
2021	1,426	1,420	99.58%	1,420	99.58%
2020	1,163	1,158	99.57%	1,163	100.00%
2019	834	830	99.52%	832	99.76%
2018	571	569	99.65%	570	99.82%
2017	521	517	99.23%	521	100.00%
2016	489	485	99.18%	488	99.80%
2015	448	444	99.11%	448	100.00%
2014	423	419	99.05%	422	99.76%

Notes:
1) The Town does not impose a property tax; levies directly related to the Gladden Farms Community Facilities District I and II, and Saguaro Springs.

Source: Pima County Treasurer's Office

Town of Marana, Arizona

Schedule 10
Tangerine Farms Road Improvement District All Active Assessments
June 30, 2024

District Assessment Number	Tax Assessor's Parcel Number	Owner	Original Assessment Amount (1)	Remaining Assessment Amount (2)	2024 Full Cash Value (3)	Nonresidential Square Footage (4)	Expected Future Use
242-B3-2	215-01-003W	International Center Tucson LLC & Secundus Tucson LLC	$ 49,379.55	$ 13,096.12	$ 1,919,669.00	73,738	Commercial
242-B3-1	215-01-0100	International Center Tucson LC & Secundus Tucson LLC	52,594.14	13,948.67	3,530,196.00	89,310	Commercial
242-11	215-01-011A	Tangerine/I-10, LLC	164,906.77	43,735.48	5,600.00	242,954	Residential and Commercial
242-01	215-01-0130	Norman Properties	134,077.64	35,559.19	6,191,407.00	200,818	Residential and Commercial
242-02	215-01-0140	Southwest Gas Corporation	727,102.17	192,837.23	4,356,036.00	1,089,009	Commercial
242-06	215-01-0180	Tangerine/I-10, LLC	341,156.34	90,479.24	2,125,728.00	510,994	Residential and Commercial
242-07	215-01-0190	U-Haul International Inc.	344,646.43	91,404.85	3,355,332.00	516,205	Commercial
242-08	215-01-0200	Tangerine/I-10, LLC	378,674.81	100,429.64	8,910.00	567,141	Residential and Commercial
242-09	215-01-0210	Tangerine/I-10, LLC	80,562.92	21,366.36	1,496.00	120,700	Residential and Commercial
242-10	215-01-0220	Tangerine/I-10, LLC	28,793.25	7,636.35	540.00	43,192	Residential and Commercial
242-12	215-01-0230	VM Building Two Corporation	38,681.84	10,258.94	81,422.00	58,054	Residential and Commercial
1730	215-01-0300	O Reilly Auto Enterprises LLC	33,301.08	8,831.89	860,496.00	53,781	Commercial
1731	215-01-0320	Tangerine/I-10, LLC	107,911.34	28,619.54	1,045,666.00	174,276	Commercial
1732	215-01-0330	Tangerine/I-10, LLC	37,865.81	10,042.52	366,922.00	61,153	Commercial
1735	215-01-0350	Tangerinesbux LLC	24,986.77	6,626.83	230,924.00	38,487	Commercial
1736	215-01-0360	Papago Trading Post, Inc	39,306.10	10,424.51	363,262.00	60,543	Commercial
1737	215-01-0370	R11 Tangerine Corporation	125,013.68	33,155.30	2,278,524.00	192,558	Commercial
237	217-53-040A	TOWN OF MARANA	71,959.10	19,084.52	89,000.00	1,019,740	Park
238/239-2	217-53-8090	Rio West Development & Construction	20,407.15	5,412.25	129,323.00	57,477	Residential and Commercial
238/239-3	217-53-8100	Rio West Development & Construction	21,784.14	5,777.45	138,042.00	61,352	Residential and Commercial
238/239-4	217-53-8110	Rio West Development & Construction	20,979.61	5,564.07	132,860.00	59,049	Residential and Commercial
238/239-5	217-53-8120	Rio West Development & Construction	18,999.25	5,038.85	120,382.00	53,503	Residential and Commercial
238/239-6	217-53-8130	Rio West Development & Construction	20,144.14	5,342.50	127,613.00	56,717	Residential and Commercial
238/239-7	217-53-8140	Rio West Development & Construction	15,456.22	4,099.19	97,929.00	43,524	Residential and Commercial
238/239-8	217-53-8150	Rio West Development & Construction	35,461.12	9,404.76	224,687.00	99,861	Residential and Commercial
238/239-9	217-53-8160	Rio West Development & Construction	32,830.94	8,707.20	184,870.00	92,435	Residential and Commercial
238/239-10	217-53-8170	Rio West Development & Construction	30,974.33	8,214.81	174,390.00	87,195	Residential and Commercial
230-4	217-54-0140	HSL Properties Inc.	684,379.91	181,506.73	31,212.00	2,517,768	Residential and Commercial
446	217-54-026B	MC Gladden Farms LLC	268,326.10	71,163.67	77,000.00	675,616	Residential and Commercial
1585	217-54-344B	HSL Properties Inc.	202,752.92	53,772.79	3,332,340.00	741,827	Residential and Commercial
1586	217-55-0170	Flint Development	347,856.32	92,256.16	8,453,708.00	2,601,141	Residential and Commercial
1587	217-55-0180	Flint Development	400,579.47	106,239.05	87,000,000.00	2,995,236	Residential and Commercial
1588	217-55-0190	HSL Properties Inc	130,846.64	34,702.29	3,913,260.00	978,315	Residential and Commercial
1589	217-55-0200	Tangerine 2021, LLC	60,995.74	16,176.89	1,823,780.00	455,945	Residential and Commercial
1590	217-55-0210	Tangerine 2021, LLC	8,913.42	2,363.96	333,875.00	66,775	Residential and Commercial
1591	217-55-0220	CKD Flagstaff, LLC	473,459.77	125,567.88	43,886.00	3,540,012	Residential and Commercial
1592	217-55-0230	Tangerine 2021, LLC	16,952.97	4,496.16	507,124.00	126,781	Residential and Commercial
1593	217-55-0240	Tangerine 2021, LLC	146,984.00	38,982.12	4,396,912.00	1,099,228	Residential and Commercial
1252	217-61-0010	Richmond American Homes	3,439.32	912.16	36,998.00	-	Residential
1253	217-61-0020	Richmond American Homes	3,439.32	912.16	366,966.00	-	Residential
1254	217-61-0030	Richmond American Homes	3,439.32	912.16	368,606.00	-	Residential
1255	217-61-0040	Richmond American Homes	3,439.32	912.16	387,792.00	-	Residential
1256	217-61-0050	Richmond American Homes	3,439.32	912.16	36,998.00	-	Residential
1257	217-61-0060	Richmond American Homes	3,439.32	912.16	36,998.00	-	Residential
1258	217-61-0070	Richmond American Homes	3,439.32	912.16	36,998.00	-	Residential
1259	217-61-0080	Richmond American Homes	3,439.32	912.16	36,998.00	-	Residential
1260	217-61-0090	Richmond American Homes	3,439.32	912.16	36,998.00	-	Residential

Town of Marana, Arizona

Schedule 10
Tangerine Farms Road Improvement District All Active Assessments
June 30, 2024

District Assessment Number	Tax Assessor's Parcel Number	Owner	Original Assessment Amount (1)	Remaining Assessment Amount (2)	2024 Full Cash Value (3)	Nonresidential Square Footage (4)	Expected Future Use
1261	217-61-0100	Richmond American Homes	$ 3,439.32	$ 912.16	$ 36,998.00	-	Residential
1262	217-61-0110	Richmond American Homes	3,439.32	912.16	36,998.00	-	Residential
1263	217-61-0120	Richmond American Homes	3,439.32	912.16	36,998.00	-	Residential
1264	217-61-0130	Richmond American Homes	3,439.32	912.16	36,998.00	-	Residential
1265	217-61-0140	Richmond American Homes	3,439.32	912.16	36,998.00	-	Residential
1266	217-61-0150	Richmond American Homes	3,439.32	912.16	36,998.00	-	Residential
1267	217-61-0160	Richmond American Homes	3,439.32	912.16	36,998.00	-	Residential
1268	217-61-0170	Richmond American Homes	3,439.32	912.16	36,998.00	-	Residential
1269	217-61-0180	Richmond American Homes	3,439.32	912.16	36,998.00	-	Residential
1270	217-61-0190	Richmond American Homes	3,439.32	912.16	36,998.00	-	Residential
1271	217-61-0200	Richmond American Homes	3,439.32	912.16	36,998.00	-	Residential
1272	217-61-0210	Richmond American Homes	3,439.32	912.16	36,998.00	-	Residential
1273	217-61-0220	Richmond American Homes	3,439.32	912.16	36,998.00	-	Residential
1274	217-61-0230	Richmond American Homes	3,439.32	912.16	36,998.00	-	Residential
1275	217-61-0240	Richmond American Homes	3,439.32	912.16	36,998.00	-	Residential
1276	217-61-0250	Richmond American Homes	3,439.32	912.16	36,998.00	-	Residential
1277	217-61-0260	Richmond American Homes	3,439.32	912.16	36,998.00	-	Residential
1278	217-61-0270	Richmond American Homes	3,439.32	912.16	36,998.00	-	Residential
1279	217-61-0280	Richmond American Homes	3,439.32	912.16	36,998.00	-	Residential
1280	217-61-0290	Richmond American Homes	3,439.32	912.16	36,998.00	-	Residential
1281	217-61-0300	Richmond American Homes	3,439.32	912.16	36,998.00	-	Residential
1282	217-61-0310	Richmond American Homes	3,439.32	912.16	36,998.00	-	Residential
1283	217-61-0320	Richmond American Homes	3,439.32	912.16	36,998.00	-	Residential
1284	217-61-0330	Richmond American Homes	3,439.32	912.16	36,998.00	-	Residential
1285	217-61-0340	Richmond American Homes	3,439.32	912.16	36,998.00	-	Residential
1286	217-61-0350	Richmond American Homes	3,439.32	912.16	36,998.00	-	Residential
1287	217-61-0360	Richmond American Homes	3,439.32	912.16	36,998.00	-	Residential
1288	217-61-0370	Richmond American Homes	3,439.32	912.16	36,998.00	-	Residential
1289	217-61-0380	Richmond American Homes	3,439.32	912.16	36,998.00	-	Residential
1290	217-61-0390	Richmond American Homes	3,439.32	912.16	36,998.00	-	Residential
1291	217-61-0400	Richmond American Homes	3,439.32	912.16	36,998.00	-	Residential
1292	217-61-0410	Richmond American Homes	3,439.32	912.16	36,998.00	-	Residential
1293	217-61-0420	Richmond American Homes	3,439.32	912.16	36,998.00	-	Residential
1294	217-61-0430	Richmond American Homes	3,439.32	912.16	36,998.00	-	Residential
1295	217-61-0440	Richmond American Homes	3,439.32	912.16	36,998.00	-	Residential
1296	217-61-0450	Richmond American Homes	3,439.32	912.16	36,998.00	-	Residential
1297	217-61-0460	Richmond American Homes	3,439.32	912.16	36,998.00	-	Residential
1298	217-61-0470	Richmond American Homes	3,439.32	912.16	36,998.00	-	Residential
1299	217-61-0480	Richmond American Homes	3,439.32	912.16	36,998.00	-	Residential
1304	217-61-0530	Richmond American Homes	3,439.32	912.16	36,998.00	-	Residential
1305	217-61-0540	Richmond American Homes	3,439.32	912.16	36,998.00	-	Residential
1306	217-61-0550	Richmond American Homes	3,439.32	912.16	36,998.00	-	Residential
1307	217-61-0560	Richmond American Homes	3,439.32	912.16	36,998.00	-	Residential
1308	217-61-0570	Richmond American Homes	3,439.32	912.16	36,998.00	-	Residential
1309	217-61-0580	Richmond American Homes	3,439.32	912.16	36,998.00	-	Residential
1310	217-61-0590	Richmond American Homes	3,439.32	912.16	36,998.00	-	Residential
1311	217-61-0600	Richmond American Homes	3,439.32	912.16	36,998.00	-	Residential

Town of Marana, Arizona

Schedule 10
Tangerine Farms Road Improvement District All Active Assessments
June 30, 2024

District Assessment Number	Tax Assessor's Parcel Number	Owner	Original Assessment Amount (1)	Remaining Assessment Amount (2)	2024 Full Cash Value (3)	Nonresidential Square Footage (4)	Expected Future Use
1312	217-61-0610	Richmond American Homes	$ 3,439.32	$ 912.16	$ 36,998.00	-	Residential
1313	217-61-0620	Richmond American Homes	3,439.32	912.16	36,998.00	-	Residential
1314	217-61-0630	Richmond American Homes	3,439.32	912.16	36,998.00	-	Residential
1315	217-61-0640	Richmond American Homes	3,439.32	912.16	36,998.00	-	Residential
1317	217-61-0660	Richmond American Homes	3,439.32	912.16	36,998.00	-	Residential
1319	217-61-0680	Richmond American Homes	3,439.32	912.16	36,998.00	-	Residential
1320	217-61-0690	Richmond American Homes	3,439.32	912.16	36,998.00	-	Residential
1351	217-61-1000	Richmond American Homes	3,439.32	912.16	36,998.00	-	Residential
1352	217-61-1010	Richmond American Homes	3,439.32	912.16	36,998.00	-	Residential
1353	217-61-1020	Richmond American Homes	3,439.32	912.16	36,998.00	-	Residential
1354	217-61-1030	Richmond American Homes	3,439.32	912.16	36,998.00	-	Residential
1355	217-61-1040	Richmond American Homes	3,439.32	912.16	36,998.00	-	Residential
1356	217-61-1050	Richmond American Homes	3,439.32	912.16	36,998.00	-	Residential
1357	217-61-1060	Richmond American Homes	3,439.32	912.16	36,998.00	-	Residential
1358	217-61-1070	Richmond American Homes	3,439.32	912.16	36,998.00	-	Residential
1359	217-61-1080	Richmond American Homes	3,439.32	912.16	36,998.00	-	Residential
1360	217-61-1090	Richmond American Homes	3,439.32	912.16	36,998.00	-	Residential
1362	217-61-1110	Richmond American Homes	3,439.32	912.16	36,998.00	-	Residential
1363	217-61-1120	Richmond American Homes	3,439.32	912.16	36,998.00	-	Residential
1364	217-61-1130	Richmond American Homes	3,439.32	912.16	36,998.00	-	Residential
1365	217-61-1140	Richmond American Homes	3,439.32	912.16	36,998.00	-	Residential
1366	217-61-1150	Richmond American Homes	3,439.32	912.16	36,998.00	-	Residential
1367	217-61-1160	Richmond American Homes	3,439.32	912.16	36,998.00	-	Residential
1368	217-61-1170	Richmond American Homes	3,439.32	912.16	36,998.00	-	Residential
1369	217-61-1180	Richmond American Homes	3,439.32	912.16	36,998.00	-	Residential
1370	217-61-1190	Richmond American Homes	3,439.32	912.16	36,998.00	-	Residential
1371	217-62-0010	Lennar Arizona, LLC	3,886.64	1,030.79	38,500.00	-	Residential
1372	217-62-0020	Lennar Arizona, LLC	3,886.64	1,030.79	38,500.00	-	Residential
1373	217-62-0030	Lennar Arizona, LLC	3,886.63	1,030.78	38,500.00	-	Residential
1374	217-62-0040	Lennar Arizona, LLC	3,886.63	1,030.78	38,500.00	-	Residential
1375	217-62-0050	Lennar Arizona, LLC	3,886.63	1,030.78	38,500.00	-	Residential
1376	217-62-0060	Lennar Arizona, LLC	3,886.63	1,030.78	38,500.00	-	Residential
1377	217-62-0070	Lennar Arizona, LLC	3,886.63	1,030.78	38,500.00	-	Residential
1378	217-62-0080	Lennar Arizona, LLC	3,886.63	1,030.78	38,500.00	-	Residential
1379	217-62-0090	Lennar Arizona, LLC	3,886.63	1,030.78	38,500.00	-	Residential
1380	217-62-0100	Lennar Arizona, LLC	3,886.63	1,030.78	38,500.00	-	Residential
1381	217-62-0110	Lennar Arizona, LLC	3,886.63	1,030.78	38,500.00	-	Residential
1382	217-62-0120	Lennar Arizona, LLC	3,886.63	1,030.78	38,500.00	-	Residential
1383	217-62-0130	Lennar Arizona, LLC	3,886.63	1,030.78	38,500.00	-	Residential
1384	217-62-0140	Lennar Arizona, LLC	3,886.63	1,030.78	38,500.00	-	Residential
1385	217-62-0150	Lennar Arizona, LLC	3,886.63	1,030.78	38,500.00	-	Residential
1386	217-62-0160	Lennar Arizona, LLC	3,886.63	1,030.78	385,806.00	-	Residential
1387	217-62-0170	Lennar Arizona, LLC	3,886.63	1,030.78	351,853.00	-	Residential
1388	217-62-0180	Lennar Arizona, LLC	3,886.63	1,030.78	343,607.00	-	Residential
1389	217-62-0190	Lennar Arizona, LLC	3,886.63	1,030.78	264,821.00	-	Residential
1390	217-62-0200	Lennar Arizona, LLC	3,886.63	1,030.78	38,500.00	-	Residential
1391	217-62-0210	Lennar Arizona, LLC	3,886.63	1,030.78	38,500.00	-	Residential

Town of Marana, Arizona

Schedule 10
Tangerine Farms Road Improvement District All Active Assessments
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District Assessment Number	Tax Assessor's Parcel Number	Owner	Original Assessment Amount (1)	Remaining Assessment Amount (2)	2024 Full Cash Value (3)	Nonresidential Square Footage (4)	Expected Future Use
1392	217-62-0220	Lennar Arizona, LLC	$ 3,886.63	$ 1,030.78	$ 38,500.00	-	Residential
1393	217-62-0230	Lennar Arizona, LLC	3,886.63	1,030.78	38,500.00	-	Residential
1394	217-62-0240	Lennar Arizona, LLC	3,886.63	1,030.78	38,500.00	-	Residential
1395	217-62-0250	Lennar Arizona, LLC	3,886.63	1,030.78	38,500.00	-	Residential
1396	217-62-0260	Lennar Arizona, LLC	3,886.63	1,030.78	38,500.00	-	Residential
1397	217-62-0270	Lennar Arizona, LLC	3,886.63	1,030.78	38,500.00	-	Residential
1398	217-62-0280	Lennar Arizona, LLC	3,886.63	1,030.78	38,500.00	-	Residential
1399	217-62-0290	Lennar Arizona, LLC	3,886.63	1,030.78	38,500.00	-	Residential
1400	217-62-0300	Lennar Arizona, LLC	3,886.63	1,030.78	38,500.00	-	Residential
1401	217-62-0310	Lennar Arizona, LLC	3,886.63	1,030.78	38,500.00	-	Residential
1402	217-62-0320	Lennar Arizona, LLC	3,886.63	1,030.78	38,500.00	-	Residential
1453	217-62-0830	Lennar Arizona, LLC	3,886.63	1,030.78	38,500.00	-	Residential
1454	217-62-0840	Lennar Arizona, LLC	3,886.63	1,030.78	38,500.00	-	Residential
1455	217-62-0850	Lennar Arizona, LLC	3,886.63	1,030.78	38,500.00	-	Residential
1456	217-62-0860	Lennar Arizona, LLC	3,886.63	1,030.78	38,500.00	-	Residential
1457	217-62-0870	Lennar Arizona, LLC	3,886.63	1,030.78	38,500.00	-	Residential
1458	217-62-0880	Lennar Arizona, LLC	3,886.63	1,030.78	38,500.00	-	Residential
1459	217-62-0890	Lennar Arizona, LLC	3,886.63	1,030.78	38,500.00	-	Residential
1460	217-62-0900	Lennar Arizona, LLC	3,886.63	1,030.78	38,500.00	-	Residential
1461	217-62-0910	Lennar Arizona, LLC	3,886.63	1,030.78	38,500.00	-	Residential
1462	217-62-0920	Lennar Arizona, LLC	3,886.63	1,030.78	38,500.00	-	Residential
1463	217-62-0930	Lennar Arizona, LLC	3,886.63	1,030.78	38,500.00	-	Residential
1464	217-62-0940	Lennar Arizona, LLC	3,886.63	1,030.78	38,500.00	-	Residential
1465	217-62-0950	Lennar Arizona, LLC	3,886.63	1,030.78	38,500.00	-	Residential
1484	217-62-1140	Lennar Arizona, LLC	3,886.63	1,030.78	38,500.00	-	Residential
1485	217-62-1150	Lennar Arizona, LLC	3,886.63	1,030.78	38,500.00	-	Residential
1486	217-62-1160	Lennar Arizona, LLC	3,886.63	1,030.78	38,500.00	-	Residential
1487	217-62-1170	Lennar Arizona, LLC	3,886.63	1,030.78	38,500.00	-	Residential
1488	217-62-1180	Lennar Arizona, LLC	3,886.63	1,030.78	38,500.00	-	Residential
1489	217-62-1190	Lennar Arizona, LLC	3,886.63	1,030.78	38,500.00	-	Residential
1490	217-62-1200	Lennar Arizona, LLC	3,886.63	1,030.78	38,500.00	-	Residential
1491	217-62-1210	Lennar Arizona, LLC	3,886.63	1,030.78	38,500.00	-	Residential
1492	217-62-1220	Lennar Arizona, LLC	3,886.63	1,030.78	38,500.00	-	Residential
1493	217-62-1230	Lennar Arizona, LLC	3,886.63	1,030.78	38,500.00	-	Residential
1494	217-62-1240	Lennar Arizona, LLC	3,886.63	1,030.78	38,500.00	-	Residential
1495	217-62-1250	Lennar Arizona, LLC	3,886.63	1,030.78	38,500.00	-	Residential
1496	217-62-1260	Lennar Arizona, LLC	3,886.63	1,030.78	38,500.00	-	Residential
1497	217-62-1270	Lennar Arizona, LLC	3,886.63	1,030.78	38,500.00	-	Residential
1498	217-62-1280	Lennar Arizona, LLC	3,886.63	1,030.78	38,500.00	-	Residential
1499	217-62-1290	Lennar Arizona, LLC	3,886.63	1,030.78	38,500.00	-	Residential
1500	217-62-1300	Lennar Arizona, LLC	3,886.63	1,030.78	38,500.00	-	Residential
1501	217-62-1310	Lennar Arizona, LLC	3,886.63	1,030.78	38,500.00	-	Residential
1502	217-62-1320	Lennar Arizona, LLC	3,886.63	1,030.78	38,500.00	-	Residential
1503	217-62-1330	Lennar Arizona, LLC	3,886.63	1,030.78	38,500.00	-	Residential
1504	217-62-1340	Lennar Arizona, LLC	3,886.63	1,030.78	38,500.00	-	Residential
1505	217-62-1350	Lennar Arizona, LLC	3,886.63	1,030.78	38,500.00	-	Residential
1506	217-62-1360	Lennar Arizona, LLC	3,886.63	1,030.78	38,500.00	-	Residential

Town of Marana, Arizona

Schedule 10
Tangerine Farms Road Improvement District All Active Assessments
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District Assessment Number	Tax Assessor's Parcel Number	Owner	Original Assessment Amount (1)	Remaining Assessment Amount (2)	2024 Full Cash Value (3)	Nonresidential Square Footage (4)	Expected Future Use
1507	217-62-1370	Lennar Arizona, LLC	$ 3,886.63	$ 1,030.78	$ 38,500.00	-	Residential
1508	217-62-1380	Lennar Arizona, LLC	3,886.63	1,030.78	38,500.00	-	Residential
1509	217-62-1390	Lennar Arizona, LLC	3,886.63	1,030.78	38,500.00	-	Residential
1510	217-62-1400	Lennar Arizona, LLC	3,886.63	1,030.78	38,500.00	-	Residential
1511	217-62-1410	Lennar Arizona, LLC	3,886.63	1,030.78	38,500.00	-	Residential
1512	217-62-1420	Lennar Arizona, LLC	3,886.63	1,030.78	38,500.00	-	Residential
1513	217-62-1430	Lennar Arizona, LLC	3,886.63	1,030.78	38,500.00	-	Residential
1514	217-62-1440	Lennar Arizona, LLC	3,886.63	1,030.78	38,500.00	-	Residential
1515	217-62-1450	Lennar Arizona, LLC	3,886.63	1,030.78	38,500.00	-	Residential
1516	217-62-1460	Lennar Arizona, LLC	3,886.63	1,030.78	38,500.00	-	Residential
1518	217-62-1480	Lennar Arizona, LLC	3,886.63	1,030.78	38,500.00	-	Residential
1519	217-62-1490	Lennar Arizona, LLC	3,886.63	1,030.78	38,500.00	-	Residential
1521	217-62-1510	Lennar Arizona, LLC	3,886.63	1,030.78	38,500.00	-	Residential
1522	217-62-1520	Lennar Arizona, LLC	3,886.63	1,030.78	38,500.00	-	Residential
1523	217-62-1530	Lennar Arizona, LLC	3,886.63	1,030.78	38,500.00	-	Residential
1524	217-62-1540	Lennar Arizona, LLC	3,886.63	1,030.78	38,500.00	-	Residential
1525	217-62-1550	Lennar Arizona, LLC	3,886.63	1,030.78	38,500.00	-	Residential
1526	217-62-1560	Lennar Arizona, LLC	3,886.63	1,030.78	38,500.00	-	Residential
1527	217-62-1570	Lennar Arizona, LLC	3,886.63	1,030.78	38,500.00	-	Residential
1528	217-62-1580	Lennar Arizona, LLC	3,886.63	1,030.78	38,500.00	-	Residential
1529	217-62-1590	Lennar Arizona, LLC	3,886.63	1,030.78	38,500.00	-	Residential
1530	217-62-1600	Lennar Arizona, LLC	3,886.63	1,030.78	38,500.00	-	Residential
1531	217-62-1610	Lennar Arizona, LLC	3,886.63	1,030.78	38,500.00	-	Residential
1532	217-62-1620	Lennar Arizona, LLC	3,886.63	1,030.78	38,500.00	-	Residential
1533	217-62-1630	Lennar Arizona, LLC	3,886.63	1,030.78	38,500.00	-	Residential
1534	217-62-1640	Lennar Arizona, LLC	3,886.63	1,030.78	38,500.00	-	Residential
1535	217-62-1650	Lennar Arizona, LLC	3,886.63	1,030.78	38,500.00	-	Residential
1536	217-62-1660	Lennar Arizona, LLC	3,886.63	1,030.78	38,500.00	-	Residential
1537	217-62-1670	Lennar Arizona, LLC	3,886.63	1,030.78	38,500.00	-	Residential
1538	217-62-1680	Lennar Arizona, LLC	3,886.63	1,030.78	38,500.00	-	Residential
1539	217-62-1690	Lennar Arizona, LLC	3,886.63	1,030.78	38,500.00	-	Residential
1540	217-62-1700	Lennar Arizona, LLC	3,886.63	1,030.78	38,500.00	-	Residential
1541	217-62-1710	Lennar Arizona, LLC	3,886.63	1,030.78	38,500.00	-	Residential
1542	217-62-1720	Lennar Arizona, LLC	3,886.63	1,030.78	38,500.00	-	Residential
1543	217-62-1730	Lennar Arizona, LLC	3,886.63	1,030.78	38,500.00	-	Residential
1544	217-62-1740	Lennar Arizona, LLC	3,886.63	1,030.78	38,500.00	-	Residential
1545	217-62-1750	Lennar Arizona, LLC	3,886.63	1,030.78	38,500.00	-	Residential
1546	217-62-1760	Lennar Arizona, LLC	3,886.63	1,030.78	38,500.00	-	Residential
1547	217-62-1770	Lennar Arizona, LLC	3,886.63	1,030.78	38,500.00	-	Residential
1548	217-62-1780	Lennar Arizona, LLC	3,886.63	1,030.78	38,500.00	-	Residential
1549	217-62-1790	Lennar Arizona, LLC	3,886.63	1,030.78	38,500.00	-	Residential
1550	217-62-1800	Lennar Arizona, LLC	3,886.63	1,030.78	38,500.00	-	Residential
1551	217-62-1810	Lennar Arizona, LLC	3,886.63	1,030.78	38,500.00	-	Residential
1552	217-62-1820	Lennar Arizona, LLC	3,886.63	1,030.78	38,500.00	-	Residential
1553	217-62-1830	Lennar Arizona, LLC	3,886.63	1,030.78	38,500.00	-	Residential
1554	217-62-1840	Lennar Arizona, LLC	3,886.63	1,030.78	38,500.00	-	Residential
1555	217-62-1850	Lennar Arizona, LLC	3,886.63	1,030.78	38,500.00	-	Residential

Town of Marana, Arizona

Schedule 10
Tangerine Farms Road Improvement District All Active Assessments
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District Assessment Number	Tax Assessor's Parcel Number	Owner	Original Assessment Amount (1)	Remaining Assessment Amount (2)	2024 Full Cash Value (3)	Nonresidential Square Footage (4)	Expected Future Use
1556	217-62-1860	Lennar Arizona, LLC	$ 3,886.63	$ 1,030.78	$ 38,500.00	-	Residential
1557	217-62-1870	Lennar Arizona, LLC	3,886.63	1,030.78	38,500.00	-	Residential
1558	217-62-1880	Lennar Arizona, LLC	3,886.63	1,030.78	38,500.00	-	Residential
1559	217-62-1890	Lennar Arizona, LLC	3,886.63	1,030.78	38,500.00	-	Residential
1560	217-62-1900	Lennar Arizona, LLC	3,886.63	1,030.78	38,500.00	-	Residential
1561	217-62-1910	Lennar Arizona, LLC	3,886.63	1,030.78	38,500.00	-	Residential
1562	217-62-1920	Lennar Arizona, LLC	3,886.63	1,030.78	38,500.00	-	Residential
1563	217-62-1930	Lennar Arizona, LLC	3,886.63	1,030.78	38,500.00	-	Residential
1564	217-62-1940	Lennar Arizona, LLC	3,886.63	1,030.78	38,500.00	-	Residential
1565	217-62-1950	Lennar Arizona, LLC	3,886.63	1,030.78	38,500.00	-	Residential
1566	217-62-1960	Lennar Arizona, LLC	3,886.63	1,030.78	38,500.00	-	Residential
1567	217-62-1970	Lennar Arizona, LLC	3,886.63	1,030.78	38,500.00	-	Residential
1568	217-62-1980	Lennar Arizona, LLC	3,886.63	1,030.78	38,500.00	-	Residential
1569	217-62-1990	Lennar Arizona, LLC	3,886.63	1,030.78	38,500.00	-	Residential
1738	217-62-2140	DR Horton Inc	2,685.11	712.13	8,501.00	-	Residential
1739	217-62-2150	DR Horton Inc	2,685.11	712.13	8,501.00	-	Residential
1740	217-62-2160	DR Horton Inc	2,685.11	712.13	8,501.00	-	Residential
1741	217-62-2170	DR Horton Inc	2,685.11	712.13	8,501.00	-	Residential
1742	217-62-2180	DR Horton Inc	2,685.11	712.13	8,501.00	-	Residential
1743	217-62-2190	DR Horton Inc	2,685.11	712.13	8,501.00	-	Residential
1744	217-62-2200	DR Horton Inc	2,685.11	712.13	8,501.00	-	Residential
1745	217-62-2210	DR Horton Inc	2,685.11	712.13	8,501.00	-	Residential
1746	217-62-2220	DR Horton Inc	2,685.11	712.13	8,501.00	-	Residential
1747	217-62-2230	DR Horton Inc	2,685.11	712.13	8,501.00	-	Residential
1748	217-62-2240	DR Horton Inc	2,685.11	712.13	8,501.00	-	Residential
1749	217-62-2250	DR Horton Inc	2,685.11	712.13	8,501.00	-	Residential
1750	217-62-2260	DR Horton Inc	2,685.10	712.12	8,501.00	-	Residential
1751	217-62-2270	DR Horton Inc	2,685.10	712.12	8,501.00	-	Residential
1752	217-62-2280	DR Horton Inc	2,685.10	712.12	8,501.00	-	Residential
1753	217-62-2290	DR Horton Inc	2,685.10	712.12	8,501.00	-	Residential
1754	217-62-2300	DR Horton Inc	2,685.10	712.12	8,501.00	-	Residential
1755	217-62-2310	DR Horton Inc	2,685.10	712.12	8,501.00	-	Residential
1756	217-62-2320	DR Horton Inc	2,685.10	712.12	8,501.00	-	Residential
1757	217-62-2330	DR Horton Inc	2,685.10	712.12	8,501.00	-	Residential
1758	217-62-2340	DR Horton Inc	2,685.10	712.12	8,501.00	-	Residential
1759	217-62-2350	DR Horton Inc	2,685.10	712.12	8,501.00	-	Residential
1760	217-62-2360	DR Horton Inc	2,685.10	712.12	8,501.00	-	Residential
1761	217-62-2370	DR Horton Inc	2,685.10	712.12	8,501.00	-	Residential
1762	217-62-2380	DR Horton Inc	2,685.10	712.12	8,501.00	-	Residential
1763	217-62-2390	DR Horton Inc	2,685.10	712.12	8,501.00	-	Residential
1764	217-62-2400	DR Horton Inc	2,685.10	712.12	8,501.00	-	Residential
1765	217-62-2410	DR Horton Inc	2,685.10	712.12	8,501.00	-	Residential
1766	217-62-2420	DR Horton Inc	2,685.10	712.12	8,501.00	-	Residential
1767	217-62-2430	DR Horton Inc	2,685.10	712.12	8,501.00	-	Residential
1768	217-62-2440	DR Horton Inc	2,685.10	712.12	8,501.00	-	Residential
1769	217-62-2450	DR Horton Inc	2,685.10	712.12	8,501.00	-	Residential
1770	217-62-2460	DR Horton Inc	2,685.10	712.12	8,501.00	-	Residential

Town of Marana, Arizona

Schedule 10
Tangerine Farms Road Improvement District All Active Assessments
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District Assessment Number	Tax Assessor's Parcel Number	Owner	Original Assessment Amount (1)	Remaining Assessment Amount (2)	2024 Full Cash Value (3)	Nonresidential Square Footage (4)	Expected Future Use
1771	217-62-2470	DR Horton Inc	$ 2,685.10	$ 712.12	$ 8,501.00	-	Residential
1772	217-62-2480	DR Horton Inc	2,685.10	712.12	8,501.00	-	Residential
1773	217-62-2490	DR Horton Inc	2,685.10	712.12	8,501.00	-	Residential
1774	217-62-2500	DR Horton Inc	2,685.10	712.12	8,501.00	-	Residential
1775	217-62-2510	DR Horton Inc	2,685.10	712.12	8,501.00	-	Residential
1776	217-62-2520	DR Horton Inc	2,685.10	712.12	8,501.00	-	Residential
1777	217-62-2530	DR Horton Inc	2,685.10	712.12	8,501.00	-	Residential
1778	217-62-2540	DR Horton Inc	2,685.10	712.12	8,501.00	-	Residential
1779	217-62-2550	DR Horton Inc	2,685.10	712.12	8,501.00	-	Residential
1780	217-62-2560	DR Horton Inc	2,685.10	712.12	8,501.00	-	Residential
1781	217-62-2570	DR Horton Inc	2,685.10	712.12	8,501.00	-	Residential
1782	217-62-2580	DR Horton Inc	2,685.10	712.12	8,501.00	-	Residential
1783	217-62-2590	DR Horton Inc	2,685.10	712.12	8,501.00	-	Residential
1784	217-62-2600	DR Horton Inc	2,685.10	712.12	8,501.00	-	Residential
1785	217-62-2610	DR Horton Inc	2,685.10	712.12	8,501.00	-	Residential
1786	217-62-2620	DR Horton Inc	2,685.10	712.12	8,501.00	-	Residential
1787	217-62-2630	DR Horton Inc	2,685.10	712.12	8,501.00	-	Residential
1788	217-62-2640	DR Horton Inc	2,685.10	712.12	8,501.00	-	Residential
1789	217-62-2650	DR Horton Inc	2,685.10	712.12	8,501.00	-	Residential
1790	217-62-2660	DR Horton Inc	2,685.10	712.12	8,501.00	-	Residential
1791	217-62-2670	DR Horton Inc	2,685.10	712.12	8,501.00	-	Residential
1792	217-62-2680	DR Horton Inc	2,685.10	712.12	8,501.00	-	Residential
1793	217-62-2690	DR Horton Inc	2,685.10	712.12	8,501.00	-	Residential
1794	217-62-2700	DR Horton Inc	2,685.10	712.12	8,501.00	-	Residential
1795	217-62-2710	DR Horton Inc	2,685.10	712.12	8,501.00	-	Residential
1796	217-62-2720	DR Horton Inc	2,685.10	712.12	8,501.00	-	Residential
1797	217-62-2730	DR Horton Inc	2,685.10	712.12	8,501.00	-	Residential
1798	217-62-2740	DR Horton Inc	2,685.10	712.12	8,501.00	-	Residential
1799	217-62-2750	DR Horton Inc	2,685.10	712.12	8,501.00	-	Residential
1800	217-62-2760	DR Horton Inc	2,685.10	712.12	8,501.00	-	Residential
1801	217-62-2770	DR Horton Inc	2,685.10	712.12	8,501.00	-	Residential
1802	217-62-2780	DR Horton Inc	2,685.10	712.12	8,501.00	-	Residential
1803	217-62-2790	DR Horton Inc	2,685.10	712.12	8,501.00	-	Residential
1804	217-62-2800	DR Horton Inc	2,685.10	712.12	8,501.00	-	Residential
1805	217-62-2810	DR Horton Inc	2,685.10	712.12	8,501.00	-	Residential
1806	217-62-2820	DR Horton Inc	2,685.10	712.12	8,501.00	-	Residential
1807	217-62-2830	DR Horton Inc	2,685.10	712.12	8,501.00	-	Residential
1808	217-62-2840	DR Horton Inc	2,685.10	712.12	8,501.00	-	Residential
1809	217-62-2850	DR Horton Inc	2,685.10	712.12	8,501.00	-	Residential
1810	217-62-2860	DR Horton Inc	2,685.10	712.12	8,501.00	-	Residential
1811	217-62-2870	DR Horton Inc	2,685.10	712.12	8,501.00	-	Residential
1812	217-62-2880	DR Horton Inc	2,685.10	712.12	8,501.00	-	Residential
1813	217-62-2890	DR Horton Inc	2,685.10	712.12	8,501.00	-	Residential
1814	217-62-2900	DR Horton Inc	2,685.10	712.12	8,501.00	-	Residential
1815	217-62-2910	DR Horton Inc	2,685.10	712.12	8,501.00	-	Residential
1816	217-62-2920	DR Horton Inc	2,685.10	712.12	8,501.00	-	Residential
1817	217-62-2930	DR Horton Inc	2,685.10	712.12	8,501.00	-	Residential

Town of Marana, Arizona

Schedule 10
Tangerine Farms Road Improvement District All Active Assessments
June 30, 2024

District Assessment Number	Tax Assessor's Parcel Number	Owner	Original Assessment Amount (1)	Remaining Assessment Amount (2)	2024 Full Cash Value (3)	Nonresidential Square Footage (4)	Expected Future Use
1818	217-62-2940	DR Horton Inc	$ 2,685.10	$ 712.12	$ 8,501.00	-	Residential
1819	217-62-2950	DR Horton Inc	2,685.10	712.12	8,501.00	-	Residential
1820	217-62-2960	DR Horton Inc	2,685.10	712.12	8,501.00	-	Residential
1821	217-62-2970	DR Horton Inc	2,685.10	712.12	8,501.00	-	Residential
1822	217-62-2980	DR Horton Inc	2,685.10	712.12	8,501.00	-	Residential
1823	217-62-2990	DR Horton Inc	2,685.10	712.12	8,501.00	-	Residential
1824	217-62-3000	DR Horton Inc	2,685.10	712.12	8,501.00	-	Residential
1825	217-62-3010	DR Horton Inc	2,685.10	712.12	8,501.00	-	Residential
1826	217-62-3020	DR Horton Inc	2,685.10	712.12	8,501.00	-	Residential
1827	217-62-3030	DR Horton Inc	2,685.10	712.12	8,501.00	-	Residential
1828	217-62-3040	DR Horton Inc	2,685.10	712.12	8,501.00	-	Residential
1829	217-62-3050	DR Horton Inc	2,685.10	712.12	8,501.00	-	Residential
1830	217-62-3060	DR Horton Inc	2,685.10	712.12	8,501.00	-	Residential
1831	217-62-3070	DR Horton Inc	2,685.10	712.12	8,501.00	-	Residential
1832	217-62-3080	DR Horton Inc	2,685.10	712.12	8,501.00	-	Residential
1833	217-62-3090	DR Horton Inc	2,685.10	712.12	8,501.00	-	Residential
1834	217-62-3100	DR Horton Inc	2,685.10	712.12	8,501.00	-	Residential
1835	217-62-3110	DR Horton Inc	2,685.10	712.12	8,501.00	-	Residential
1836	217-62-3120	DR Horton Inc	2,685.10	712.12	8,501.00	-	Residential
1837	217-62-3130	DR Horton Inc	2,685.10	712.12	8,501.00	-	Residential
1838	217-62-3140	DR Horton Inc	2,685.10	712.12	8,501.00	-	Residential
1839	217-62-3150	DR Horton Inc	2,685.10	712.12	8,501.00	-	Residential
1840	217-62-3160	DR Horton Inc	2,685.10	712.12	8,501.00	-	Residential
1841	217-62-3170	DR Horton Inc	2,685.10	712.12	8,501.00	-	Residential
1842	217-62-3180	DR Horton Inc	2,685.10	712.12	8,501.00	-	Residential
1843	217-62-3190	DR Horton Inc	2,685.10	712.12	8,501.00	-	Residential
1844	217-62-3200	DR Horton Inc	2,685.10	712.12	8,501.00	-	Residential
1845	217-62-3210	DR Horton Inc	2,685.10	712.12	8,501.00	-	Residential
1846	217-62-3220	DR Horton Inc	2,685.10	712.12	8,501.00	-	Residential
1847	217-62-3230	DR Horton Inc	2,685.10	712.12	8,501.00	-	Residential
1848	217-62-3240	DR Horton Inc	2,685.10	712.12	8,501.00	-	Residential
1849	217-62-3250	DR Horton Inc	2,685.10	712.12	8,501.00	-	Residential
1850	217-62-3260	DR Horton Inc	2,685.10	712.12	8,501.00	-	Residential
1851	217-62-3270	DR Horton Inc	2,685.10	712.12	8,501.00	-	Residential
1852	217-62-3280	DR Horton Inc	2,685.10	712.12	8,501.00	-	Residential
1853	217-62-3290	DR Horton Inc	2,685.10	712.12	8,501.00	-	Residential
1854	217-62-3300	DR Horton Inc	2,685.10	712.12	8,501.00	-	Residential
1855	217-62-3310	DR Horton Inc	2,685.10	712.12	8,501.00	-	Residential
1856	217-62-3320	DR Horton Inc	2,685.10	712.12	8,501.00	-	Residential
1857	217-62-3330	DR Horton Inc	2,685.10	712.12	8,501.00	-	Residential
1858	217-62-3340	DR Horton Inc	2,685.10	712.12	8,501.00	-	Residential
1859	217-62-3350	DR Horton Inc	2,685.10	712.12	8,501.00	-	Residential
1860	217-62-3360	DR Horton Inc	2,685.10	712.12	8,501.00	-	Residential
1861	217-62-3370	DR Horton Inc	2,685.10	712.12	8,501.00	-	Residential
1862	217-62-3380	DR Horton Inc	2,685.10	712.12	8,501.00	-	Residential
1863	217-62-3390	DR Horton Inc	2,685.10	712.12	8,501.00	-	Residential
1864	217-62-3400	DR Horton Inc	2,685.10	712.12	8,501.00	-	Residential

Town of Marana, Arizona

Schedule 10
Tangerine Farms Road Improvement District All Active Assessments
June 30, 2024

District Assessment Number	Tax Assessor's Parcel Number	Owner	Original Assessment Amount (1)	Remaining Assessment Amount (2)	2024 Full Cash Value (3)	Nonresidential Square Footage (4)	Expected Future Use
1865	217-62-3410	DR Horton Inc	$ 2,685.10	$ 712.12	$ 8,501.00	-	Residential
1866	217-62-3420	DR Horton Inc	2,685.10	712.12	8,501.00	-	Residential
1867	217-62-3430	DR Horton Inc	2,685.10	712.12	8,501.00	-	Residential
1868	217-62-3440	DR Horton Inc	2,685.10	712.12	8,501.00	-	Residential
1869	217-62-3450	DR Horton Inc	2,685.10	712.12	8,501.00	-	Residential
1870	217-62-3460	DR Horton Inc	2,685.10	712.12	8,501.00	-	Residential
1871	217-62-3470	DR Horton Inc	2,685.10	712.12	8,501.00	-	Residential
1872	217-62-3480	DR Horton Inc	2,685.10	712.12	8,501.00	-	Residential
1873	217-62-3490	DR Horton Inc	2,685.10	712.12	8,501.00	-	Residential
1874	217-62-3500	DR Horton Inc	2,685.10	712.12	8,501.00	-	Residential
1875	217-62-3510	DR Horton Inc	2,685.10	712.12	8,501.00	-	Residential
1876	217-62-3520	DR Horton Inc	2,685.10	712.12	8,501.00	-	Residential
1877	217-62-3530	DR Horton Inc	2,685.10	712.12	8,501.00	-	Residential
1878	217-62-3540	DR Horton Inc	2,685.10	712.12	8,501.00	-	Residential
1879	217-62-3550	DR Horton Inc	2,685.10	712.12	8,501.00	-	Residential
1880	217-62-3560	DR Horton Inc	2,685.10	712.12	8,501.00	-	Residential
1881	217-62-3570	DR Horton Inc	2,685.10	712.12	8,501.00	-	Residential
1882	217-62-3580	DR Horton Inc	2,685.10	712.12	8,501.00	-	Residential
1883	217-62-3590	DR Horton Inc	2,685.10	712.12	8,501.00	-	Residential
1884	217-62-3600	DR Horton Inc	2,685.10	712.12	8,501.00	-	Residential
1885	217-62-3610	DR Horton Inc	2,685.10	712.12	8,501.00	-	Residential
1886	217-62-3620	DR Horton Inc	2,685.10	712.12	8,501.00	-	Residential
1887	217-62-3630	DR Horton Inc	2,685.10	712.12	8,501.00	-	Residential
1888	217-62-3640	DR Horton Inc	2,685.10	712.12	8,501.00	-	Residential
1889	217-62-3650	DR Horton Inc	2,685.10	712.12	8,501.00	-	Residential
1890	217-62-3660	DR Horton Inc	2,685.10	712.12	8,501.00	-	Residential
1891	217-62-3670	DR Horton Inc	2,685.10	712.12	8,501.00	-	Residential
1892	217-62-3680	DR Horton Inc	2,685.10	712.12	8,501.00	-	Residential
1893	217-62-3690	DR Horton Inc	2,685.10	712.12	8,501.00	-	Residential
1894	217-62-3700	DR Horton Inc	2,685.10	712.12	8,501.00	-	Residential
1570	217-62-2000	Lennar Arizona, LLC	3,886.63	1,030.78	38,500.00	-	Residential
1571	217-62-2010	Lennar Arizona, LLC	3,886.63	1,030.78	38,500.00	-	Residential
1572	217-62-2020	Lennar Arizona, LLC	3,886.63	1,030.78	38,500.00	-	Residential
1573	217-62-2030	Lennar Arizona, LLC	3,886.63	1,030.78	38,500.00	-	Residential
1738	217-62-5440	Lennar Arizona, LLC	2,330.28	618.02	10,800.00	-	Residential
1739	217-62-5450	Lennar Arizona, LLC	2,330.28	618.02	10,800.00	-	Residential
1740	217-62-5460	Lennar Arizona, LLC	2,330.28	618.02	10,800.00	-	Residential
1741	217-62-5470	Lennar Arizona, LLC	2,330.28	618.02	10,800.00	-	Residential
1742	217-62-5480	Lennar Arizona, LLC	2,330.28	618.02	10,800.00	-	Residential
1743	217-62-5490	Lennar Arizona, LLC	2,330.28	618.02	10,800.00	-	Residential
1744	217-62-5500	Lennar Arizona, LLC	2,330.28	618.02	10,800.00	-	Residential
1745	217-62-5510	Lennar Arizona, LLC	2,330.28	618.02	10,800.00	-	Residential
1746	217-62-5520	Lennar Arizona, LLC	2,330.28	618.02	10,800.00	-	Residential
1747	217-62-5530	Lennar Arizona, LLC	2,330.28	618.02	10,800.00	-	Residential
1748	217-62-5540	Lennar Arizona, LLC	2,330.28	618.02	10,800.00	-	Residential
1749	217-62-5550	Lennar Arizona, LLC	2,330.28	618.02	10,800.00	-	Residential
1750	217-62-5560	Lennar Arizona, LLC	2,330.28	618.02	10,800.00	-	Residential

Town of Marana, Arizona

Schedule 10
Tangerine Farms Road Improvement District All Active Assessments
June 30, 2024

District Assessment Number	Tax Assessor's Parcel Number	Owner	Original Assessment Amount (1)	Remaining Assessment Amount (2)	2024 Full Cash Value (3)	Nonresidential Square Footage (4)	Expected Future Use
1751	217-62-5570	Lennar Arizona, LLC	$ 2,330.28	$ 618.02	$ 10,800.00	-	Residential
1752	217-62-5580	Lennar Arizona, LLC	2,330.28	618.02	10,800.00	-	Residential
1753	217-62-5590	Lennar Arizona, LLC	2,330.28	618.02	10,800.00	-	Residential
1754	217-62-5600	Lennar Arizona, LLC	2,330.28	618.02	10,800.00	-	Residential
1755	217-62-5610	Lennar Arizona, LLC	2,330.28	618.02	10,800.00	-	Residential
1756	217-62-5620	Lennar Arizona, LLC	2,330.28	618.02	10,800.00	-	Residential
1757	217-62-5630	Lennar Arizona, LLC	2,330.28	618.02	10,800.00	-	Residential
1758	217-62-5640	Lennar Arizona, LLC	2,330.28	618.02	10,800.00	-	Residential
1759	217-62-5650	Lennar Arizona, LLC	2,330.28	618.02	10,800.00	-	Residential
1760	217-62-5660	Lennar Arizona, LLC	2,330.28	618.02	10,800.00	-	Residential
1761	217-62-5670	Lennar Arizona, LLC	2,330.28	618.02	10,800.00	-	Residential
1762	217-62-5680	Lennar Arizona, LLC	2,330.28	618.02	10,800.00	-	Residential
1763	217-62-5690	Lennar Arizona, LLC	2,330.28	618.02	10,800.00	-	Residential
1764	217-62-5700	Lennar Arizona, LLC	2,330.28	618.02	10,800.00	-	Residential
1765	217-62-5710	Lennar Arizona, LLC	2,330.28	618.02	10,800.00	-	Residential
1766	217-62-5720	Lennar Arizona, LLC	2,330.28	618.02	10,800.00	-	Residential
1767	217-62-5730	Lennar Arizona, LLC	2,330.28	618.02	10,800.00	-	Residential
1768	217-62-5740	Lennar Arizona, LLC	2,330.28	618.02	10,800.00	-	Residential
1769	217-62-5750	Lennar Arizona, LLC	2,330.28	618.02	10,800.00	-	Residential
1770	217-62-5760	Lennar Arizona, LLC	2,330.28	618.02	10,800.00	-	Residential
1771	217-62-5770	Lennar Arizona, LLC	2,330.28	618.02	10,800.00	-	Residential
1772	217-62-5780	Lennar Arizona, LLC	2,330.28	618.02	10,800.00	-	Residential
1773	217-62-5790	Lennar Arizona, LLC	2,330.28	618.02	10,800.00	-	Residential
1774	217-62-5800	Lennar Arizona, LLC	2,330.28	618.02	10,800.00	-	Residential
1775	217-62-5810	Lennar Arizona, LLC	2,330.28	618.02	10,800.00	-	Residential
1776	217-62-5820	Lennar Arizona, LLC	2,330.28	618.02	10,800.00	-	Residential
1777	217-62-5830	Lennar Arizona, LLC	2,330.28	618.02	10,800.00	-	Residential
1778	217-62-5840	Lennar Arizona, LLC	2,330.28	618.02	10,800.00	-	Residential
1779	217-62-5850	Lennar Arizona, LLC	2,330.28	618.02	10,800.00	-	Residential
1780	217-62-5860	Lennar Arizona, LLC	2,330.28	618.02	10,800.00	-	Residential
1781	217-62-5870	Lennar Arizona, LLC	2,330.28	618.02	10,800.00	-	Residential
1782	217-62-5880	Lennar Arizona, LLC	2,330.28	618.02	10,800.00	-	Residential
1783	217-62-5890	Lennar Arizona, LLC	2,330.28	618.02	10,800.00	-	Residential
1784	217-62-5900	Lennar Arizona, LLC	2,330.28	618.02	10,800.00	-	Residential
1785	217-62-5910	Lennar Arizona, LLC	2,330.28	618.02	10,800.00	-	Residential
1786	217-62-5920	Lennar Arizona, LLC	2,330.28	618.02	10,800.00	-	Residential
1787	217-62-5930	Lennar Arizona, LLC	2,330.28	618.02	10,800.00	-	Residential
1788	217-62-5940	Lennar Arizona, LLC	2,330.28	618.02	10,800.00	-	Residential
1789	217-62-5950	Lennar Arizona, LLC	2,330.28	618.02	10,800.00	-	Residential
1790	217-62-5960	Lennar Arizona, LLC	2,330.28	618.02	10,800.00	-	Residential
1791	217-62-5970	Lennar Arizona, LLC	2,330.28	618.02	10,800.00	-	Residential
1792	217-62-5980	Lennar Arizona, LLC	2,330.28	618.02	10,800.00	-	Residential
1793	217-62-5990	Lennar Arizona, LLC	2,330.28	618.02	10,800.00	-	Residential
1794	217-62-6000	Lennar Arizona, LLC	2,330.28	618.02	10,800.00	-	Residential
1795	217-62-6010	Lennar Arizona, LLC	2,330.28	618.02	10,800.00	-	Residential
1796	217-62-6020	Lennar Arizona, LLC	2,330.28	618.02	10,800.00	-	Residential
1797	217-62-6030	Lennar Arizona, LLC	2,330.28	618.02	10,800.00	-	Residential

Town of Marana, Arizona

Schedule 10
Tangerine Farms Road Improvement District All Active Assessments
June 30, 2024

District Assessment Number	Tax Assessor's Parcel Number	Owner	Original Assessment Amount (1)	Remaining Assessment Amount (2)	2024 Full Cash Value (3)	Nonresidential Square Footage (4)	Expected Future Use
1798	217-62-6040	Lennar Arizona, LLC	$ 2,330.28	$ 618.02	$ 10,800.00	-	Residential
1799	217-62-6050	Lennar Arizona, LLC	2,330.28	618.02	10,800.00	-	Residential
1800	217-62-6060	Lennar Arizona, LLC	2,330.28	618.02	10,800.00	-	Residential
1801	217-62-6070	Lennar Arizona, LLC	2,330.28	618.02	10,800.00	-	Residential
1802	217-62-6080	Lennar Arizona, LLC	2,330.28	618.02	10,800.00	-	Residential
1803	217-62-6090	Lennar Arizona, LLC	2,330.28	618.02	10,800.00	-	Residential
1804	217-62-6100	Lennar Arizona, LLC	2,330.28	618.02	10,800.00	-	Residential
1805	217-62-6110	Lennar Arizona, LLC	2,330.28	618.02	10,800.00	-	Residential
1806	217-62-6120	Lennar Arizona, LLC	2,330.28	618.02	10,800.00	-	Residential
1807	217-62-6130	Lennar Arizona, LLC	2,330.28	618.02	10,800.00	-	Residential
1808	217-62-6140	Lennar Arizona, LLC	2,330.28	618.02	10,800.00	-	Residential
1809	217-62-6150	Lennar Arizona, LLC	2,330.28	618.02	10,800.00	-	Residential
1810	217-62-6160	Lennar Arizona, LLC	2,330.28	618.02	10,800.00	-	Residential
1811	217-62-6170	Lennar Arizona, LLC	2,330.28	618.02	10,800.00	-	Residential
1812	217-62-6180	Lennar Arizona, LLC	2,330.28	618.02	10,800.00	-	Residential
1813	217-62-6190	Lennar Arizona, LLC	2,330.28	618.02	10,800.00	-	Residential
1814	217-62-6200	Lennar Arizona, LLC	2,330.28	618.02	10,800.00	-	Residential
1815	217-62-6210	Lennar Arizona, LLC	2,330.28	618.02	10,800.00	-	Residential
1816	217-62-6220	Lennar Arizona, LLC	2,330.28	618.02	10,800.00	-	Residential
1817	217-62-6230	Lennar Arizona, LLC	2,330.28	618.02	10,800.00	-	Residential
1818	217-62-6240	Lennar Arizona, LLC	2,330.28	618.02	10,800.00	-	Residential
1819	217-62-6250	Lennar Arizona, LLC	2,330.28	618.02	10,800.00	-	Residential
1820	217-62-6260	Lennar Arizona, LLC	2,330.28	618.02	10,800.00	-	Residential
1821	217-62-6270	Lennar Arizona, LLC	2,330.28	618.02	10,800.00	-	Residential
1822	217-62-6280	Lennar Arizona, LLC	2,330.28	618.02	10,800.00	-	Residential
1823	217-62-6290	Lennar Arizona, LLC	2,330.28	618.02	10,800.00	-	Residential
1824	217-62-6300	Lennar Arizona, LLC	2,330.28	618.02	10,800.00	-	Residential
1825	217-62-6310	Lennar Arizona, LLC	2,330.28	618.02	10,800.00	-	Residential
1826	217-62-6320	Lennar Arizona, LLC	2,330.28	618.02	10,800.00	-	Residential
1827	217-62-6330	Lennar Arizona, LLC	2,330.28	618.02	10,800.00	-	Residential
1828	217-62-6340	Lennar Arizona, LLC	2,330.28	618.02	10,800.00	-	Residential
1829	217-62-6350	Lennar Arizona, LLC	2,330.28	618.02	10,800.00	-	Residential
1830	217-62-6360	Lennar Arizona, LLC	2,330.28	618.02	10,800.00	-	Residential
1831	217-62-6370	Lennar Arizona, LLC	2,330.28	618.02	10,800.00	-	Residential
1832	217-62-6380	Lennar Arizona, LLC	2,330.28	618.02	10,800.00	-	Residential
1833	217-62-6390	Lennar Arizona, LLC	2,330.28	618.02	10,800.00	-	Residential
1834	217-62-6400	Lennar Arizona, LLC	2,330.28	618.02	10,800.00	-	Residential
1835	217-62-6410	Lennar Arizona, LLC	2,330.28	618.02	10,800.00	-	Residential
1836	217-62-6420	Lennar Arizona, LLC	2,330.28	618.02	10,800.00	-	Residential
1837	217-62-6430	Lennar Arizona, LLC	2,330.28	618.02	10,800.00	-	Residential
1838	217-62-6440	Lennar Arizona, LLC	2,330.28	618.02	10,800.00	-	Residential
1839	217-62-6450	Lennar Arizona, LLC	2,330.28	618.02	10,800.00	-	Residential
1840	217-62-6460	Lennar Arizona, LLC	2,330.28	618.02	10,800.00	-	Residential
1841	217-62-6470	Lennar Arizona, LLC	2,330.28	618.02	10,800.00	-	Residential
1842	217-62-6480	Lennar Arizona, LLC	2,330.28	618.02	10,800.00	-	Residential
1843	217-62-6490	Lennar Arizona, LLC	2,330.28	618.02	10,800.00	-	Residential
1844	217-62-6500	Lennar Arizona, LLC	2,330.28	618.02	10,800.00	-	Residential

Town of Marana, Arizona

Schedule 10
Tangerine Farms Road Improvement District All Active Assessments
June 30, 2024

District Assessment Number	Tax Assessor's Parcel Number	Owner	Original Assessment Amount (1)	Remaining Assessment Amount (2)	2024 Full Cash Value (3)	Nonresidential Square Footage (4)	Expected Future Use
1845	217-62-6510	Lennar Arizona, LLC	$ 2,330.28	$ 618.02	$ 10,800.00	-	Residential
1846	217-62-6520	Lennar Arizona, LLC	2,330.28	618.02	10,800.00	-	Residential
1847	217-62-6530	Lennar Arizona, LLC	2,330.28	618.02	10,800.00	-	Residential
1848	217-62-6540	Lennar Arizona, LLC	2,330.28	618.02	10,800.00	-	Residential
1849	217-62-6550	Lennar Arizona, LLC	2,330.28	618.02	10,800.00	-	Residential
1850	217-62-6560	Lennar Arizona, LLC	2,330.28	618.02	10,800.00	-	Residential
1851	217-62-6570	Lennar Arizona, LLC	2,330.28	618.02	10,800.00	-	Residential
1852	217-62-6580	Lennar Arizona, LLC	2,330.28	618.02	10,800.00	-	Residential
1853	217-62-6590	Lennar Arizona, LLC	2,330.28	618.02	10,800.00	-	Residential
1854	217-62-6600	Lennar Arizona, LLC	2,330.28	618.02	10,800.00	-	Residential
1855	217-62-6610	Lennar Arizona, LLC	2,330.28	618.02	10,800.00	-	Residential
1856	217-62-6620	Lennar Arizona, LLC	2,330.28	618.02	10,800.00	-	Residential
1857	217-62-6630	Lennar Arizona, LLC	2,330.28	618.02	10,800.00	-	Residential
1858	217-62-6640	Lennar Arizona, LLC	2,330.28	618.02	10,800.00	-	Residential
1859	217-62-6650	Lennar Arizona, LLC	2,330.28	618.02	10,800.00	-	Residential
1860	217-62-6660	Lennar Arizona, LLC	2,330.28	618.02	10,800.00	-	Residential
1861	217-62-6670	Lennar Arizona, LLC	2,330.28	618.02	10,800.00	-	Residential
1862	217-62-6680	Lennar Arizona, LLC	2,330.28	618.02	10,800.00	-	Residential
1863	217-62-6690	Lennar Arizona, LLC	2,330.28	618.02	10,800.00	-	Residential
1864	217-62-6700	Lennar Arizona, LLC	2,330.28	618.02	10,800.00	-	Residential
1865	217-62-6710	Lennar Arizona, LLC	2,330.28	618.02	10,800.00	-	Residential
1866	217-62-6720	Lennar Arizona, LLC	2,330.28	618.02	10,800.00	-	Residential
1867	217-62-6730	Lennar Arizona, LLC	2,330.28	618.02	10,800.00	-	Residential
1868	217-62-6740	Lennar Arizona, LLC	2,330.28	618.02	10,800.00	-	Residential
1869	217-62-6750	Lennar Arizona, LLC	2,330.28	618.02	10,800.00	-	Residential
1870	217-62-6760	Lennar Arizona, LLC	2,330.28	618.02	10,800.00	-	Residential
1871	217-62-6770	Lennar Arizona, LLC	2,330.28	618.02	10,800.00	-	Residential
1872	217-62-6780	Lennar Arizona, LLC	2,330.28	618.02	10,800.00	-	Residential
1873	217-62-6790	Lennar Arizona, LLC	2,330.28	618.02	10,800.00	-	Residential
1874	217-62-6800	Lennar Arizona, LLC	2,330.28	618.02	10,800.00	-	Residential
1875	217-62-6810	Lennar Arizona, LLC	2,330.28	618.02	10,800.00	-	Residential
1876	217-62-6820	Lennar Arizona, LLC	2,330.28	618.02	10,800.00	-	Residential
1877	217-62-6830	Lennar Arizona, LLC	2,330.27	618.02	10,800.00	-	Residential
1878	217-62-6840	Lennar Arizona, LLC	2,330.27	618.02	10,800.00	-	Residential
1879	217-62-6850	Lennar Arizona, LLC	2,330.27	618.02	10,800.00	-	Residential
1880	217-62-6860	Lennar Arizona, LLC	2,330.27	618.02	10,800.00	-	Residential
1881	217-62-6870	Lennar Arizona, LLC	2,330.27	618.02	10,800.00	-	Residential
1882	217-62-6880	Lennar Arizona, LLC	2,330.27	618.02	10,800.00	-	Residential
1883	217-62-6890	Lennar Arizona, LLC	2,330.27	618.02	10,800.00	-	Residential
1884	217-62-6900	Lennar Arizona, LLC	2,330.27	618.02	10,800.00	-	Residential
1885	217-62-6910	Lennar Arizona, LLC	2,330.27	618.02	10,800.00	-	Residential
1594	217-63-0010	KB Home Tucson Inc.	2,428.85	644.16	38,500.00	-	Residential
1595	217-63-0020	KB Home Tucson Inc.	2,428.85	644.16	38,500.00	-	Residential
1596	217-63-0030	KB Home Tucson Inc.	2,428.85	644.16	38,500.00	-	Residential
1597	217-63-0040	KB Home Tucson Inc.	2,428.85	644.16	257,547.00	-	Residential
1598	217-63-0050	KB Home Tucson Inc.	2,428.85	644.16	38,500.00	-	Residential
1599	217-63-0060	KB Home Tucson Inc.	2,428.85	644.16	38,500.00	-	Residential

Town of Marana, Arizona

Schedule 10
Tangerine Farms Road Improvement District All Active Assessments
June 30, 2024

District Assessment Number	Tax Assessor's Parcel Number	Owner	Original Assessment Amount (1)	Remaining Assessment Amount (2)	2024 Full Cash Value (3)	Nonresidential Square Footage (4)	Expected Future Use
1600	217-63-0070	KB Home Tucson Inc.	$ 2,428.85	$ 644.16	$ 38,500.00	-	Residential
1601	217-63-0080	KB Home Tucson Inc.	2,428.85	644.16	38,500.00	-	Residential
1602	217-63-0090	KB Home Tucson Inc.	2,428.85	644.16	38,500.00	-	Residential
1603	217-63-0100	KB Home Tucson Inc.	2,428.85	644.16	38,500.00	-	Residential
1604	217-63-0110	KB Home Tucson Inc.	2,428.85	644.16	38,500.00	-	Residential
1605	217-63-0120	KB Home Tucson Inc.	2,428.85	644.16	38,500.00	-	Residential
1606	217-63-0130	KB Home Tucson Inc.	2,428.85	644.16	38,500.00	-	Residential
1607	217-63-0140	KB Home Tucson Inc.	2,428.85	644.16	38,500.00	-	Residential
1608	217-63-0150	KB Home Tucson Inc.	2,428.85	644.16	38,500.00	-	Residential
1609	217-63-0160	KB Home Tucson Inc.	2,428.85	644.16	38,500.00	-	Residential
1610	217-63-0170	KB Home Tucson Inc.	2,428.85	644.16	38,500.00	-	Residential
1611	217-63-0180	KB Home Tucson Inc.	2,428.85	644.16	38,500.00	-	Residential
1612	217-63-0190	KB Home Tucson Inc.	2,428.85	644.16	38,500.00	-	Residential
1613	217-63-0200	KB Home Tucson Inc.	2,428.85	644.16	38,500.00	-	Residential
1614	217-63-0210	KB Home Tucson Inc.	2,428.85	644.16	38,500.00	-	Residential
1615	217-63-0220	KB Home Tucson Inc.	2,428.85	644.16	38,500.00	-	Residential
1616	217-63-0230	KB Home Tucson Inc.	2,428.85	644.16	38,500.00	-	Residential
1617	217-63-0240	KB Home Tucson Inc.	2,428.85	644.16	38,500.00	-	Residential
1618	217-63-0250	KB Home Tucson Inc.	2,428.85	644.16	38,500.00	-	Residential
1619	217-63-0260	KB Home Tucson Inc.	2,428.85	644.16	38,500.00	-	Residential
1620	217-63-0270	KB Home Tucson Inc.	2,428.85	644.16	38,500.00	-	Residential
1621	217-63-0280	KB Home Tucson Inc.	2,428.85	644.16	304,554.00	-	Residential
1622	217-63-0290	KB Home Tucson Inc.	2,428.85	644.16	38,500.00	-	Residential
1623	217-63-0300	KB Home Tucson Inc.	2,428.85	644.16	339,838.00	-	Residential
1624	217-63-0310	KB Home Tucson Inc.	2,428.85	644.16	362,930.00	-	Residential
1625	217-63-0320	KB Home Tucson Inc.	2,428.85	644.16	300,161.00	-	Residential
1626	217-63-0330	KB Home Tucson Inc.	2,428.85	644.16	283,773.00	-	Residential
1627	217-63-0340	KB Home Tucson Inc.	2,428.85	644.16	313,193.00	-	Residential
1628	217-63-0350	KB Home Tucson Inc.	2,428.85	644.16	313,193.00	-	Residential
1629	217-63-0360	KB Home Tucson Inc.	2,428.85	644.16	283,753.00	-	Residential
1630	217-63-0370	KB Home Tucson Inc.	2,428.85	644.16	261,862.00	-	Residential
1631	217-63-0380	KB Home Tucson Inc.	2,428.85	644.16	261,862.00	-	Residential
1632	217-63-0390	KB Home Tucson Inc.	2,428.85	644.16	313,171.00	-	Residential
1633	217-63-0400	KB Home Tucson Inc.	2,428.85	644.16	313,193.00	-	Residential
1634	217-63-0410	KB Home Tucson Inc.	2,428.85	644.16	362,930.00	-	Residential
1635	217-63-0420	KB Home Tucson Inc.	2,428.85	644.16	38,500.00	-	Residential
1636	217-63-0430	KB Home Tucson Inc.	2,428.85	644.16	38,500.00	-	Residential
1637	217-63-0440	KB Home Tucson Inc.	2,428.85	644.16	38,500.00	-	Residential
1638	217-63-0450	KB Home Tucson Inc.	2,428.85	644.16	38,500.00	-	Residential
1639	217-63-0460	KB Home Tucson Inc.	2,428.85	644.16	38,500.00	-	Residential
1640	217-63-0470	KB Home Tucson Inc.	2,428.85	644.16	38,500.00	-	Residential
1641	217-63-0480	KB Home Tucson Inc.	2,428.85	644.16	38,500.00	-	Residential
1642	217-63-0490	KB Home Tucson Inc.	2,428.85	644.16	38,500.00	-	Residential
1643	217-63-0500	KB Home Tucson Inc.	2,428.85	644.16	38,500.00	-	Residential
1644	217-63-0510	KB Home Tucson Inc.	2,428.85	644.16	38,500.00	-	Residential
1645	217-63-0520	KB Home Tucson Inc.	2,428.85	644.16	38,500.00	-	Residential
1646	217-63-0530	KB Home Tucson Inc.	2,428.85	644.16	38,500.00	-	Residential

Town of Marana, Arizona

Schedule 10
Tangerine Farms Road Improvement District All Active Assessments
June 30, 2024

District Assessment Number	Tax Assessor's Parcel Number	Owner	Original Assessment Amount (1)	Remaining Assessment Amount (2)	2024 Full Cash Value (3)	Nonresidential Square Footage (4)	Expected Future Use
1647	217-63-0540	KB Home Tucson Inc.	$ 2,428.85	$ 644.16	$ 38,500.00	-	Residential
1648	217-63-0550	KB Home Tucson Inc.	2,428.85	644.16	38,500.00	-	Residential
1649	217-63-0560	KB Home Tucson Inc.	2,428.85	644.16	38,500.00	-	Residential
1650	217-63-0570	KB Home Tucson Inc.	2,428.85	644.16	38,500.00	-	Residential
1651	217-63-0580	KB Home Tucson Inc.	2,428.85	644.16	38,500.00	-	Residential
1652	217-63-0590	KB Home Tucson Inc.	2,428.85	644.16	38,500.00	-	Residential
1653	217-63-0600	KB Home Tucson Inc.	2,428.85	644.16	38,500.00	-	Residential
1654	217-63-0610	KB Home Tucson Inc.	2,428.85	644.16	38,500.00	-	Residential
1655	217-63-0620	KB Home Tucson Inc.	2,428.85	644.16	38,500.00	-	Residential
1656	217-63-0630	KB Home Tucson Inc.	2,428.85	644.16	38,500.00	-	Residential
1657	217-63-0640	KB Home Tucson Inc.	2,428.85	644.16	38,500.00	-	Residential
1658	217-63-0650	KB Home Tucson Inc.	2,428.85	644.16	38,500.00	-	Residential
1659	217-63-0660	KB Home Tucson Inc.	2,428.85	644.16	38,500.00	-	Residential
1660	217-63-0670	KB Home Tucson Inc.	2,428.85	644.16	38,500.00	-	Residential
1661	217-63-0680	KB Home Tucson Inc.	2,428.85	644.16	38,500.00	-	Residential
1662	217-63-0690	KB Home Tucson Inc.	2,428.85	644.16	38,500.00	-	Residential
1663	217-63-0700	KB Home Tucson Inc.	2,428.85	644.16	38,500.00	-	Residential
1664	217-63-0710	KB Home Tucson Inc.	2,428.85	644.16	38,500.00	-	Residential
1665	217-63-0720	KB Home Tucson Inc.	2,428.85	644.16	38,500.00	-	Residential
1666	217-63-0730	KB Home Tucson Inc.	2,428.85	644.16	38,500.00	-	Residential
1667	217-63-0740	KB Home Tucson Inc.	2,428.85	644.16	38,500.00	-	Residential
1668	217-63-0750	KB Home Tucson Inc.	2,428.84	644.16	38,500.00	-	Residential
1669	217-63-0760	KB Home Tucson Inc.	2,428.84	644.16	38,500.00	-	Residential
1670	217-63-0770	KB Home Tucson Inc.	2,428.84	644.16	38,500.00	-	Residential
1671	217-63-0780	KB Home Tucson Inc.	2,428.84	644.16	38,500.00	-	Residential
1672	217-63-0790	KB Home Tucson Inc.	2,428.84	644.16	38,500.00	-	Residential
1673	217-63-0800	KB Home Tucson Inc.	2,428.84	644.16	38,500.00	-	Residential
1674	217-63-0810	KB Home Tucson Inc.	2,428.84	644.16	38,500.00	-	Residential
1675	217-63-0820	KB Home Tucson Inc.	2,428.84	644.16	38,500.00	-	Residential
1676	217-63-0830	KB Home Tucson Inc.	2,428.84	644.16	38,500.00	-	Residential
1677	217-63-0840	KB Home Tucson Inc.	2,428.84	644.16	38,500.00	-	Residential
1678	217-63-0850	KB Home Tucson Inc.	2,428.84	644.16	38,500.00	-	Residential
1679	217-63-0860	KB Home Tucson Inc.	2,428.84	644.16	38,500.00	-	Residential
1680	217-63-0870	KB Home Tucson Inc.	2,428.84	644.16	38,500.00	-	Residential
1681	217-63-0880	KB Home Tucson Inc.	2,428.84	644.16	38,500.00	-	Residential
1682	217-63-0890	KB Home Tucson Inc.	2,428.84	644.16	38,500.00	-	Residential
1683	217-63-0900	KB Home Tucson Inc.	2,428.84	644.16	38,500.00	-	Residential
1684	217-63-0910	KB Home Tucson Inc.	2,428.84	644.16	38,500.00	-	Residential
1685	217-63-0920	KB Home Tucson Inc.	2,428.84	644.16	38,500.00	-	Residential
1686	217-63-0930	KB Home Tucson Inc.	2,428.84	644.16	38,500.00	-	Residential
1687	217-63-0940	KB Home Tucson Inc.	2,428.84	644.16	38,500.00	-	Residential
1688	217-63-0950	KB Home Tucson Inc.	2,428.84	644.16	38,500.00	-	Residential
1689	217-63-0960	KB Home Tucson Inc.	2,428.84	644.16	38,500.00	-	Residential
1690	217-63-0970	KB Home Tucson Inc.	2,428.84	644.16	38,500.00	-	Residential
1691	217-63-0980	KB Home Tucson Inc.	2,428.84	644.16	38,500.00	-	Residential
1692	217-63-0990	KB Home Tucson Inc.	2,428.84	644.16	38,500.00	-	Residential
1693	217-63-1000	KB Home Tucson Inc.	2,428.84	644.16	38,500.00	-	Residential

Town of Marana, Arizona

Schedule 10
Tangerine Farms Road Improvement District All Active Assessments
June 30, 2024

District Assessment Number	Tax Assessor's Parcel Number	Owner	Original Assessment Amount (1)	Remaining Assessment Amount (2)	2024 Full Cash Value (3)	Nonresidential Square Footage (4)	Expected Future Use
1694	217-63-1010	KB Home Tucson Inc.	$ 2,428.84	$ 644.16	$ 38,500.00	-	Residential
1695	217-63-1020	KB Home Tucson Inc.	2,428.84	644.16	283,753.00	-	Residential
1696	217-63-1030	KB Home Tucson Inc.	2,428.84	644.16	38,500.00	-	Residential
1697	217-63-1040	KB Home Tucson Inc.	2,428.84	644.16	38,500.00	-	Residential
1698	217-63-1050	KB Home Tucson Inc.	2,428.84	644.16	257,490.00	-	Residential
1699	217-63-1060	KB Home Tucson Inc.	2,428.84	644.16	38,500.00	-	Residential
1700	217-63-1070	KB Home Tucson Inc.	2,428.84	644.16	300,139.00	-	Residential
1701	217-63-1080	KB Home Tucson Inc.	2,428.84	644.16	38,500.00	-	Residential
1702	217-63-1090	KB Home Tucson Inc.	2,428.84	644.16	38,500.00	-	Residential
1703	217-63-1100	KB Home Tucson Inc.	2,428.84	644.16	38,500.00	-	Residential
1704	217-63-1110	KB Home Tucson Inc.	2,428.84	644.16	38,500.00	-	Residential
1705	217-63-1120	KB Home Tucson Inc.	2,428.84	644.16	38,500.00	-	Residential
1706	217-63-1130	KB Home Tucson Inc.	2,428.84	644.16	38,500.00	-	Residential
1707	217-63-1140	KB Home Tucson Inc.	2,428.84	644.16	38,500.00	-	Residential
1708	217-63-1150	KB Home Tucson Inc.	2,428.84	644.16	38,500.00	-	Residential
1709	217-63-1160	KB Home Tucson Inc.	2,428.84	644.16	38,500.00	-	Residential
1710	217-63-1170	KB Home Tucson Inc.	2,428.84	644.16	38,500.00	-	Residential
1711	217-63-1180	KB Home Tucson Inc.	2,428.84	644.16	38,500.00	-	Residential
1712	217-63-1190	KB Home Tucson Inc.	2,428.84	644.16	38,500.00	-	Residential
1713	217-63-1200	KB Home Tucson Inc.	2,428.84	644.16	38,500.00	-	Residential
1714	217-63-1210	KB Home Tucson Inc.	2,428.84	644.16	38,500.00	-	Residential
1715	217-63-1220	KB Home Tucson Inc.	2,428.84	644.16	38,500.00	-	Residential
1716	217-63-1230	KB Home Tucson Inc.	2,428.84	644.16	38,500.00	-	Residential
1717	217-63-1240	KB Home Tucson Inc.	2,428.84	644.16	38,500.00	-	Residential
1718	217-63-1250	KB Home Tucson Inc.	2,428.84	644.16	38,500.00	-	Residential
1719	217-63-1260	KB Home Tucson Inc.	2,428.84	644.16	38,500.00	-	Residential
1720	217-63-1270	KB Home Tucson Inc.	2,428.84	644.16	38,500.00	-	Residential
1721	217-63-1280	KB Home Tucson Inc.	2,428.84	644.16	38,500.00	-	Residential
1722	217-63-1290	KB Home Tucson Inc.	2,428.84	644.16	38,500.00	-	Residential
1723	217-63-1300	KB Home Tucson Inc.	2,428.84	644.16	38,500.00	-	Residential
1724	217-63-1310	KB Home Tucson Inc.	2,428.84	644.16	38,500.00	-	Residential
1725	217-63-1320	KB Home Tucson Inc.	2,428.84	644.16	38,500.00	-	Residential
1726	217-63-1330	KB Home Tucson Inc.	2,428.84	644.16	38,500.00	-	Residential
1727	217-63-1340	KB Home Tucson Inc.	2,428.84	644.16	38,500.00	-	Residential
1728	217-63-1350	KB Home Tucson Inc.	2,428.84	644.16	38,500.00	-	Residential
1729	217-63-1360	KB Home Tucson Inc.	2,428.84	644.16	38,500.00	-	Residential
Residential Totals:	656	Active Assessments	$ 1,895,711.20	$ 502,766.56	$ 22,986,692.00	-	
Non-Residential Totals:	38	Active Assessments	$ 5,740,003.90	$ 1,522,325.96	$ 138,054,323.00	21,522,409	
Totals:	694	Active Assessments	$ 7,635,715.10	$ 2,025,092.52	$ 161,041,015.00	21,522,409 (4)	

(1) Includes capitalized interest on the Bonds as sold.
(2) Amount remaining after billing for the 6/1/2024 assessment installment.
(3) As current Full Cash Value data is not available from Pima County for certain parcels that have changed during Fiscal Year 2023/24, prior year Full Cash Value data has been supplemented where applicable.
(4) The Pima County Assessor does not provide the square footage for most residential properties.

Town of Marana, Arizona

Schedule 11
Sales Tax by Industry
Last Ten Fiscal Years

Industry Group	FY 2015	%	FY 2016 *	%	2017	%	2018	%	2019	%
Construction	$ 6,838,195	24.37%	$ 6,883,116	19.42%	$ 7,557,292	20.15%	$ 9,825,265	23.57%	$ 10,817,479	25.95%
Manufacturing	100,329	0.36%	-	-	-	0.00%	-	-		-
Transportation, communications and utilities	3,318,976	11.83%	3,919,633	11.06%	3,809,315	10.16%	4,234,220	10.16%	3,987,389	9.57%
Wholesale trade	305,012	1.09%	-	-	-	-	-	-		-
Retail trade	10,133,523	36.12%	16,305,878	46.01%	17,120,561	45.65%	17,757,284	42.59%	16,403,992	39.36%
Restaurant and bars	2,038,788	7.27%	3,076,737	8.68%	3,295,734	8.79%	3,616,110	8.67%	3,514,494	8.43%
Fire, insurance and real estate	1,240,196	4.42%	1,339,496	3.78%	1,540,358	4.11%	1,661,010	3.98%	1,648,738	3.96%
Hotels and other lodging	2,481,304	8.84%	2,292,705	6.47%	2,558,312	6.82%	2,827,338	6.78%	2,913,545	6.99%
Services	1,046,669	3.73%	-	-	-	-	-	-		-
All others	555,522	1.98%	1,624,023	4.58%	1,618,648	4.32%	1,768,256	4.24%	2,394,706	5.75%
	$ 28,058,514	100.00%	$ 35,441,588	100.00%	$ 37,500,220	100.00%	$ 41,689,483	100.00%	$ 41,680,343	100.00%

Industry Group	2020	%	2021	%	2022	%	2023	%	2024	%
Construction	$ 11,599,116	28.50%	$ 9,869,708	23.03%	$ 11,299,816	21.68%	$ 21,154,863	30.54%	$ 20,947,739	29.83%
Transportation, communications and utilities	3,835,802	9.42%	4,071,000	9.50%	4,373,856	8.39%	4,804,649	6.94%	5,394,398	7.68%
Retail trade	16,210,073	39.82%	19,308,702	45.06%	23,737,350	45.55%	28,705,644	41.44%	29,424,449	41.90%
Restaurant and Bars	3,146,078	7.73%	3,489,065	8.14%	4,819,803	9.25%	5,809,785	8.39%	5,920,068	8.43%
Fire, insurance and real estate	1,436,817	3.53%	1,515,124	3.54%	1,711,996	3.29%	1,867,183	2.70%	1,917,938	2.73%
Hotels and other lodging	2,566,127	6.30%	2,496,865	5.83%	3,957,813	7.59%	4,090,229	5.90%	3,752,505	5.34%
All others	1,910,780	4.69%	2,096,172	4.89%	2,210,898	4.24%	2,834,981	4.09%	2,871,498	4.09%
	$ 40,704,792	100.00%	$ 42,846,635	100.00%	$ 52,111,532	100.00%	$ 69,267,334	100.00%	$ 70,228,595	100.00%

Note:
* In fiscal year 2016, the Arizona Department of Revenue began using a new form and and payment journal, which affected the classification of certain tax revenues within the industry groups.

Source: Town of Marana Finance Department, Arizona Department of Revenue

Town of Marana, Arizona

Schedule 12
Excise Tax Collections
Last Ten Fiscal Years

Industry Classification	2014/15	2015/2016	2016/2017	2017/2018	2018/2019
Town Sales Tax	$ 28,058,823	$ 35,441,585	$ 37,500,219	$ 41,689,483	$ 41,680,343
State-shared Sales Taxes	3,195,042	3,344,679	3,798,503	4,186,856	4,524,009
State-shared Income Taxes	4,232,245	4,209,300	5,054,592	5,384,669	5,424,305
Licenses and permits	4,813,378	4,468,910	4,848,237	5,573,620	5,774,930
Fines and forfeitures and penalties	664,955	579,369	574,884	612,638	527,447
Total	$ 40,964,443	$ 48,043,843	$ 51,776,435	$ 57,447,266	$ 57,931,034

Industry Classification	2019/2020	2020/2021	2021/2022	2022/2023	2023/2024	Budgeted 2024/2025
Town Sales Tax	$ 41,629,398	$ 42,846,635	$ 52,111,532	$ 69,267,334	$ 70,228,594	$ 62,601,231
State-shared Sales Taxes	4,872,825	5,816,852	7,324,638	8,114,630	8,487,989	8,445,646
State-shared Income Taxes	6,078,686	7,007,072	6,771,044	10,413,667	14,829,456	12,215,403
Licenses and permits	6,021,017	7,248,432	11,190,222	7,776,633	10,017,930	7,039,000
Fines and forfeitures and penalties	515,514	436,491	383,241	364,942	410,716	389,500
Total	$ 59,117,440	$ 63,355,482	$ 77,780,677	$ 95,937,206	$ 103,974,685	$ 90,690,780

Source: Statement of Revenues, Expenditures and changes in Fund Balances

Town of Marana, Arizona

Schedule 13
Ratios of Outstanding Debt by Type
Last Ten Fiscal Years
(Amounts Expressed in Thousands, Except Per Capita Amount)

	Governmental Activities				Business-Type Activities				
Fiscal Year	Revenue Bonds (1)	General Obligation Bonds (2)	Special Assessment Bonds (3)	Leases and Subscriptions Payable	Revenue Bonds	Loans Payable	Total Primary Government	Percentage of Personal Income (4)	Per Capita
2024	$ 71,341	$ 30,189	$ 2,245	$ 551	$ 34,238	$ 15,173	$ 153,737	240.7%	2,547
2023	39,873	31,017	3,771	665	20,052	15,938	111,316	186.2%	1,873
2022	44,828	25,581	5,695	363	20,269	16,730	113,466	203.9%	2,090
2021	49,112	18,756	7,529	-	20,481	16,777	112,655	200.6%	2,170
2020	53,258	15,100	9,552	-	20,687	9,561	108,159	216.5%	2,193
2019	57,301	12,242	12,126	-	20,891	3,504	106,064	220.1%	2,256
2018	60,842	8,551	14,200	-	21,090	3,202	107,885	276.2%	2,409
2017	63,254	8,794	14,245	-	21,248	3,421	110,962	292.6%	2,552
2016	66,715	7,835	15,927	-	1,214	3,634	95,325	258.9%	2,307
2015	69,299	8,085	17,246	-	1,343	3,841	99,814	279.2%	2,475

Notes:
(1) Presented net of original issuance discounts and premiums
(2) Bonds issued for Gladden Farms Facilities District, Gladden Farms Facilities District II, and Saguaro Springs Community Facilities District , component units of the Town.
(3) Bonds issued for Tangerine Farms Road Improvement District FY 2008, a component unit of the Town.
(4) Individual statistics not available for Marana, included in figures Tucson Metropolitan Service Area.

Source: US Census Bureau, Economic and Business Research Center, The University of Arizona

Town of Marana, Arizona

Schedule 14
Ratios of General Bonded Debt Outstanding
Last Ten Fiscal Years
(Amounts Expressed in Thousands, Except Per Capita Amount)

Fiscal Year	General Obligation Bonds (1)	Less Amounts Available in Debt Service Fund (2)	Net Bonded Debt	Percentage of Estimated Actual Taxable Value of Property (3)	Net Bonded Debt Per Capita
2024	$ 30,189	$ 2,280	$ 27,909	0.34%	43.26%
2023	31,017	1,680	29,337	0.40%	49.36%
2022	25,581	1,359	24,222	0.36%	44.12%
2021	18,756	876	17,880	0.29%	34.44%
2020	15,100	872	14,228	0.25%	28.85%
2019	12,242	584	11,658	0.22%	24.80%
2018	8,551	393	8,158	0.17%	18.21%
2017	8,794	387	8,407	0.18%	19.34%
2016	7,835	392	7,443	0.17%	18.02%
2015	8,085	254	7,831	0.19%	19.42%
2014	8,325	247	8,078	0.21%	21.10%

Notes:
(1) Represents face value of general obligation debt outstanding plus deferred bond premiums.

(2) Fund balance of GO Bond Debt Service Fund per the fund financial statements. Cash and investments in Debt Service Funds are restricted as to usage. These assets are restricted for payment of interest and trustee fees, retirement of principal, and to finance various capital projects.

(3) The Town of Marana does not impose a property tax; any property taxes presented in this report are directly related to the Gladden Farms Community Facilities District (formed in fiscal year 2005), Gladden Farms Community Facilities District II (formed in fiscal year 2007), and the Saguaro Springs Community Facilities District (formed in fiscal year 2007).

Source: General Obligation Bonds

Town of Marana, Arizona

Schedule 15
Direct and Overlapping Governmental Activities Debt
June 30, 2024
(Amounts expressed in Thousands)

Governmental Unit	Debt Outstanding (1)	Estimated Percentage Applicable (2)	Estimated Share of Overlapping Debt
Pima County *	$ 48,445	6.90%	$ 3,343
Pima County Community College District	1,041	7.11%	74
Northwest Fire District	27,778	49.93%	13,868
Flowing Wells Unified School District No. 8	24,550	100.00%	24,550
Marana Unified School District No. 6	201,880	65.00%	131,212
Total overlapping debt			173,048
Gladden Farms Community Facilities District	10,428	100.00%	10,428
Saguaro Springs Community Facilities District	7,685	100.00%	7,685
Gladden Farms Phase II Community Facilities District	12,076	100.00%	12,076
Tangerine Farms Road Improvement District	2,245	100.00%	2,245
Town of Marana	71,892	100.00%	71,892
Total direct debt			104,326
Total direct and overlapping debt			$ 277,373

Notes:
(1) Presented net of original issuance discounts and premiums

(2) The estimated percentage of debt applicable to the Town is calculated based on the Town's secondary assessed valuation as a percentage of the secondary assessed valuation of the overlapping jurisdiction.

* Excludes improvement districts

Sources: The various entities

Town of Marana, Arizona

Schedule 16
Legal Debt Margin Information
June 30, 2024

Legal Debt Margin Calculation for Fiscal Year 2024	
Limited assessed value	$ 870,419,324
Debt limit:	-
6% of assessed value	52,225,159
20% of assessed value	174,083,865
Total debt limit:	226,309,024
Debt applicable to limit:	
General obligation bonds	-
Less amount set aside for the repayment of general obligation debt	-
Total net debt applicable to limit	-
Legal debt margin	$ 226,309,024

	Fiscal Year				
	2015	2016	2017	2018	2019
Debt limit equal to 6% of assessed valuation	$ 29,446,070	$ 31,218,157	$ 32,138,944	$ 34,553,958	$ 34,749,542
Debt limit equal to 20% of assessed valuation	98,153,568	104,060,525	107,129,981	115,179,860	115,831,808
Total net debt applicable to limit	-	-	-	-	-
Legal debt margin	$ 127,599,639	$ 135,278,682	$ 139,268,925	$ 149,733,818	$ 150,581,351
Total net debt applicable to the limit as a percentage of debt limit	0%	0%	0%	0%	0%

	Fiscal Year				
	2020	2021	2022	2023	2024
Debt limit equal to 6% of assessed valuation	$ 37,383,083	$ 40,264,323	$ 43,133,339	$ 46,600,068	$ 52,225,159
Debt limit equal to 20% of assessed valuation	124,610,278	134,214,411	143,777,798	155,333,558	174,083,865
	-	-	-	-	-
Total net debt applicable to limit	-	-	-	-	-
Legal debt margin	$ 161,993,362	$ 174,478,734	$ 186,911,137	$ 201,933,626	$ 226,309,024
Total net debt applicable to the limit as a percentage of debt limit	0%	0%	0%	0%	0%

Notes:
* The Gladden Farms Community Facilities District and Saguaro Springs Community Facilities District, legally separate entities, are special taxing districts whose debt was approved by voters of the District. The District's general obligation debt does not count towards the Town's legal debt limit.

Sources: Financial Statements; Pima County

Town of Marana, Arizona

Schedule 17
Pledged-Revenue Coverage
Last Ten Fiscal Years
(Amounts Expressed in Thousands)

	Gladden Farms Community Facilities District General Obligation Bonds*			
	Property Tax	Debt Service		
Fiscal Year	Collections	Principal	Interest	Coverage
2024	$ 1,361	$ 475	$ 903	98.8%
2023	1,173	465	548	115.8%
2022	956	450	453	105.9%
2021	798	410	331	107.7%
2020	667	265	282	121.9%
2019	479	210	271	99.6%
2018	492	210	271	102.3%
2017	452	265	295	80.7%
2016	427	250	445	61.4%
2015	393	240	458	56.3%
2014	373	225	470	53.7%

	Saguaro Springs Community Facilities District General Obligation Bonds **			
	Property Tax	Debt Service		
Fiscal Year	Collections	Principal	Interest	Coverage
2024	$ 816	$ 275	$ 263	151.7%
2023	686	400	274	101.8%
2022	560	150	223	150.1%
2021	470	160	203	129.5%
2020	364	100	161	139.5%
2019	254	-	73	347.9%
2018	N/A	-	-	N/A
2017	N/A	-	-	N/A
2016	N/A	-	-	N/A
2015	N/A	-	-	N/A
2014	N/A	-	-	N/A

	Tangerine Road Farms Improvement District Special Assessment Bonds ***			
	Property Tax	Debt Service		
Fiscal Year	Collections	Principal	Interest	Coverage
2024	$ 1,528	$ 1,526	$ 74	95.5%
2023	2,280	1,924	109	112.1%
2022	1,801	1,834	145	91.0%
2021	2,298	2,023	185	104.1%
2020	2,091	2,574	228	74.6%
2019	2,869	2,074	357	118.0%
2018	989	45	254	330.8%
2017	2,351	1,328	732	114.1%
2016	2,141	1,319	792	101.4%
2015	2,065	1,242	849	98.8%
2014	2,210	1,438	913	94.0%

Notes:

* Bonds issued for Gladden Farms Community Facilities District and Gladden Farms II Community Facilities District, component units of the Town.

** Bonds issued for Sagauro Springs Community Facilitates District, a component unit of the Town.

***Special assessment amounts issued for Tangerine Road Farms Improvement District, a governmental fund of the Town. Principal debt payoff begins fiscal year 2009. Collection fees related to special assessment to begin fiscal year 2009.

Source: Financial statements and Notes to the Financial Statements

Town of Marana, Arizona

Schedule 18
Demographic and Economic Statistics
Last Ten Fiscal Years

Fiscal Year	Population	Personal Income	Per Capita Personal Income	Median Age	School Enrollment	Unemployment Rate
2024	60,366	$ 63,871,000	$ 50,327	42	12,839	3.9%
2023	59,433	59,768,400	41,273	41.2	12,933	3.3%
2022	54,895	55,643,600	39,007	39.6	12,627	4.0%
2021	51,908	56,168,200	36,182	39.4	12,567	4.9%
2020	49,323	49,961,000	36,282	39	12,202	7.7%
2019	47,007	48,185,000	33,488	37.6	12,782	2.8%
2018	44,792	39,063,898	33,111	37.9	12,290	2.8%
2017	43,474	37,926,114	32,646	48.1	12,152	4.3%
2016	41,315	36,821,470	37,107	29.7	12,227	4.7%
2015	40,324	35,749,000	34,026	39.6	12,625	5.9%

Sources: U.S. Census Bureau, Population Division; Arizona Department of Commerce; Pima Association of Governments; Arizona's Economy; The University of Arizona; and Marana Unified School District.

Town of Marana, Arizona

Schedule 19
Principal Employers
Current Year and Nine Years Ago

	2024		2015	
Employer	Employees	Percentage of Total City Employment	Employees	Percentage of Total City Employment
Marana Unified School District	2,120	7.2%	1,706	11.8%
Town of Marana	456	1.6%	319	2.1%
Wal-Mart	343	1.2%	450	2.9%
The Ritz-Carlton Dove Mountain	350	1.2%	350	2.3%
Fry's Food & Drug	1,400	4.8%	240	1.6%
Sargeant Aerospace & Defense	313	1.1%	315	1.7%
Northwest Fire District	162	0.6%	235	1.5%
Marana Main Health Center	250	0.9%	365	2.3%
Costco	300	1.0%	130	0.8%
FLSmidth Krebs	239	0.8%	293	1.6%
Hunter Contracting			200	1.3%

Source: Town of Marana Economic Development Department, MUSD, Northwest Fire District, Sargeant Aerospace, Costco

Town of Marana, Arizona

Schedule 20
Principal Retail and Contracting Sales Taxpayers
Current Year and Nine Years Ago

	Fiscal Year 2024			Fiscal Year 2015		
	Sales Tax Payments	Rank	Percentage of Total Sales Tax Payments	Sales Tax Payments	Rank	Percentage of Total Sales Tax Payments
Retail						
Taxpayer A	$ 3,267,316	1	4.6%	$ 1,674,147	1	6.0%
Taxpayer B	2,188,291	2	3.1%			
Taxpayer C	1,729,585	3	2.4%	1,127,383	2	4.0%
Taxpayer D	1,428,244	4	2.0%	683,766	3	2.4%
Taxpayer E	1,309,728	5	1.8%			
Taxpayer F	1,060,966	6	1.5%	616,745	4	2.2%
Taxpayer G	1,052,273	7	1.5%	543,699	5	1.9%
Taxpayer H	936,505	8	1.3%	455,623	6	1.6%
Taxpayer I	487,206	9	0.7%			
Taxpayer J	417,891	10	0.6%			
Taxpayer K				431,110	7	1.5%
Taxpayer L				291,740	8	1.0%
Taxpayer M				287,286	9	1.0%
Taxpayer N				259,716	10	0.9%
	$ 13,878,005		19.6%	$ 6,371,215		22.5%
Contracting						
Taxpayer A	$ 2,560,172	1	3.6%	$ 862,128	2	3.1%
Taxpayer B	1,794,038	2	2.5%	313,021	7	1.1%
Taxpayer C	1,662,443	3	2.3%	807,879	3	2.9%
Taxpayer D	1,057,622	4	1.5%			
Taxpayer E	894,348	5	1.3%			
Taxpayer F	863,620	6	1.2%			
Taxpayer G	856,396	7	1.2%			
Taxpayer H	699,974	8	1.0%			
Taxpayer I	646,257	9	0.9%			
Taxpayer J	603,751	10	0.9%			
Taxpayer K				868,983	1	3.1%
Taxpayer L				638,282	4	2.3%
Taxpayer M				422,762	5	1.5%
Taxpayer N				417,286	6	1.5%
Taxpayer O				221,520	8	0.8%
Taxpayer P				218,568	9	0.8%
Taxpayer Q				157,319	10	0.6%
	$ 11,638,622		16.4%	$ 4,927,748		16.3%

Source: Town of Marana Finance Department, Arizona Department of Revenue

Town of Marana, Arizona

Schedule 21
Full-Time Equivalent Town Government Employees by Function
Last Ten Fiscal Years

	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024
Function										
General government	67.5	70.9	72.9	73.3	73.3	75.3	75.3	78.3	85.5	88.0
Development and planning services										
Public safety										
Police										
Officers	81.0	83.0	85.0	87.0	87.0	90.0	90.0	96.0	102.0	107.0
Civilians	28.0	28.0	28.0	28.0	31.0	31.0	31.0	31.0	31.0	32.0
Building safety	13.0	13.0	12.0	12.0	13.0	13.0	13.0	14.0	13.0	14.0
Highways and streets	35.0	35.0	34.0	36.0	39.0	44.0	44.0	46.0	47.0	49.0
Health and safety	-	-	-	2.0	3.0	3.0	3.0	3.0	3.6	3.6
Culture and recreation	36.5	38.5	41.8	41.0	40.0	42.0	42.0	53.0	55.0	55.0
Economic and community development	40.4	39.4	43.0	44.5	42.5	39.5	39.5	40.5	46.5	45.5
Water utilities	22.0	23.0	23.0	24.0	25.2	27.6	29.6	31.6	34.0	35.0
Wastewater utilities	4.0	4.0	4.0	5.0	7.0	7.0	7.0	7.0	8.0	8.0
Municipal airport	1.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	4.0	4.0
Total	328.3	337.8	346.7	355.8	364.0	375.4	377.4	403.4	429.6	441.1

Source: Town of Marana; Annual Budget; Authorized position schedule.

Town of Marana, Arizona

Schedule 22
Single Family Residential Permits Issued
Last Ten Fiscal Years

Month	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024
January	42	39	54	82	42	76	99	198	27	118
February	51	58	73	65	43	80	100	102	36	129
March	57	59	76	58	61	88	77	146	60	121
April	55	54	52	60	88	37	100	81	67	110
May	87	37	85	79	71	57	82	59	98	167
June	67	50	63	80	97	111	143	63	80	133
July	59	36	73	79	83	103	99	37	74	108
August	35	47	75	67	62	82	86	36	91	53
September	51	37	40	58	65	73	159	38	91	67
October	62	57	62	63	79	82	128	39	94	83
November	22	51	75	74	67	62	86	35	83	48
December	33	56	45	59	50	64	96	57	83	
Calendar total	621	581	773	824	808	915	1255	891	884	1137
Fiscal total	668	559	687	794	802	855	1067	1303	610	1294

Source: Town of Marana Finance Department, Town of Marana Building Services

Town of Marana, Arizona

Schedule 23
Capital Asset Statistics by Function
June 30, 2024

Function	Fiscal Year 2015	2016	2017	2018	2019	2020	2021	2022	2023	2024
Public Safety										
Police:										
Stations	1	1	1	1	1	1	1	1	1	1
Substations	1	1	1	1	1	1	1	1	1	1
Police vehicles	129	128	129	129	131	132	131	135	139	132
Highways and Streets										
Street (miles)	511	518	520	524	540	570	591	618	638	660
Culture and Recreation										
Parks	8	9	9	11	13	14	14	14	14	14
Parks Acreage	139	146	146	158	182	182	182	182	182	182
Trails in miles - hiking	37	38	39	39	41	41	41	51	51	51
Trails in miles - paved	18	19	21	21	21	24	27	27	27	29
Splash pads	-	-	1	1	2	2	2	2	2	2
Swimming pools	1	1	1	1	1	1	1	1	1	1
Tennis courts	6	6	6	6	6	5	4	5	5	5
Pickleball courts	-	-	-	-	-	-	3	7	7	7
Senior/community center	1	1	1	1	1	1	1	1	1	1
Water Systems										
Miles of water mains	135	138	146	149	157	162	169	189	210	223
Service connections	6,429	6,745	7,205	7,850	8,533	9,166	9,528	10,292	11,046	12,365
Water treatment campus	-	-	-	-	-	-	-	2	2	2
Wastewater										
Number of manholes	891	909	978	1,066	1,235	1,313	1,379	1,990	2,081	2186
Sewer mains (miles)	48.3	49.2	53.6	58.5	62.9	66.0	69.0	89.0	93.0	107
Avg Daily Sewage Treated (MGD)	0.348	0.360	0.425	0.480	0.520	0.600	0.659	0.739	0.807	0.984

Source: This information is provided from the Town's facility records.

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MARANA AZ

Town of Marana

Annual Expenditure Limitation Report

June 30, 2024

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June 30, 2024

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Independent Accountants' Report

The Auditor General of the State of Arizona and
The Honorable Mayor and Town Council
of the Town of Marana, Arizona

We have examined the accompanying Annual Expenditure Limitation Report of the Town of Marana, Arizona for the year ended June 30, 2024. The Town's management is responsible for presenting this report in accordance with the Uniform Expenditure Reporting System as described in Note 1. Our responsibility is to express an opinion on this report based on our examination. We have presented the results of our examination in the accompanying schedules.

Our examination was conducted in accordance with the attestation standards for a direct examination engagement established by the American Institute of Certified Public Accountants (AICPA). Those standards require that we plan and perform the examination to obtain reasonable assurance about whether this report is presented in accordance with the Uniform Expenditure Reporting System. An examination involves performing procedures to obtain evidence about the amounts and disclosures in the report. The nature, timing, and extent of the procedures selected depend on our judgment, including an assessment of the risks of material misstatement of the report, whether due to fraud or error. We believe that the evidence we obtained is sufficient and appropriate to provide a reasonable basis for our opinion.

We are required to be independent of the Town of Marana and to meet our other ethical responsibilities, in accordance with relevant ethical requirements relating to our examination engagement.

In our opinion, the Annual Expenditure Limitation Report of the Town of Marana, Arizona is fairly presented in accordance with the Uniform Expenditure Reporting System as described in Note 1, in all material respects.

Baker Tilly US, LLP

Tempe, Arizona
February 14, 2025

Baker Tilly Advisory Group, LP and Baker Tilly US, LLP, trading as Baker Tilly, are members of the global network of Baker Tilly International Ltd., the members of which are separate and independent legal entities. Baker Tilly US, LLP is a licensed CPA firm that provides assurance services to its clients. Baker Tilly Advisory Group, LP and its subsidiary entities provide tax and consulting services to their clients and are not licensed CPA firms.

Town of Marana, Arizona

Annual Expenditure Limitation Report - Part I
Year Ended June 30, 2024

1.	Economic Estimates Commission expenditure limitation	$ 283,292,471		
2.	Voter-approved alternative expenditure limitation (approved August 4, 2020)	336,261,198		
3.	Enter applicable amount from line 1 or line 2		$	336,261,198
4.	Amount subject to the expenditure limitation (total amount from Part II, line C)	$ 152,072,904		
5.	Board-authorized expenditures necessitated by a disaster the Governor declared	- -		
6.	Board-authorized expenditures necessitated by a disaster the Governor did not declare	- -		
7.	Prior-year, voter-approved expenditures to exceed the expenditure limitation for the reporting fiscal year	- -		
8.	Subtotal		$	152,072,904
9.	Board-authorized excess expenditures for the previous fiscal year necessitated by a disaster the Governor did not declare and the voters did not approve	+ -		
10.	Total adjusted amount subject to the expenditure limitation		$	152,072,904
11.	Amount under (in excess of) the expenditure limitation		$	184,188,294

I hereby certify, to the best of my knowledge and belief, that the information contained in this report is accurate and in accordance with the requirements of the Uniform Expenditure Reporting System.

Signature of chief financial officer: Yiannis Kalaitzidis

Name and title: Yiannis Kalaitzidis, Finance Director

Telephone number: (520) 382-3493 Date:

Town of Marana, Arizona

Annual Expenditure Limitation Report - Part II
Year Ended June 30, 2024

Description	Governmental funds	Enterprise funds	Internal service funds	Total
A. Amounts reported on the Reconciliation, line D	$ 116,843,061	$ 29,919,585	$ 5,310,258	$ 152,072,904
B. Less exclusions claimed:				
1. Debt proceeds	-	-	-	-
2. Debt service requirements	-	-	-	-
3. Dividends, interest, and gains on the sale or redemption of investment securities	-	-	-	-
4. Trustee or custodian	-	-	-	-
5. Grants and aid from the federal government	-	-	-	-
6. Grants, aid, contributions, or gifts from a private agency, organization, or individual, except amounts received in lieu of taxes	-	-	-	-
7. Amounts received from the State of Arizona	-	-	-	-
8. Quasi-external interfund transactions	-	-	-	-
9. Voter-approved amounts accumulated for the purchase of land, and the purchase or construction of buildings or improvements	-	-	-	-
10 Highway user revenues in excess of those received in fiscal year 1979-80	-	-	-	-
11 Contracts with other political subdivisions	-	-	-	-
12 Refunds, reimbursements, and other recoveries	-	-	-	-
13 Voter-approved exclusions not identified above	-	-	-	-
14 Prior years carryforward	-	-	-	-
15 Qualifying capital improvement expenditures repaid in accordance with A.R.S. §41-1279.07	-	-	-	-
16 Total exclusions claimed	-	-	-	-
C. Amounts subject to the expenditure limitation	$ 116,843,061	$ 29,919,585	$ 5,310,258	$ 152,072,904

Town of Marana, Arizona

Annual Expenditure Limitation Report - Reconciliation
Year Ended June 30, 2024

Description	Governmental funds	Enterprise funds	Internal service funds	Total
A. Total expenditures/expenses/deductions and applicable other financing uses, special items, and extraordinary items reported within the fund financial statements	$ 116,985,368	$ 17,920,128	$ 5,310,258	$ 140,215,754
B. Subtractions:				
1. Items not requiring use of current financial resources:				
a. Depreciation	-	5,474,984	-	5,474,984
b. Loss on disposal of capital assets	-	165,690	-	165,690
c. Bad debt expense	-	-	-	-
d. Pension and other postemployment benefits (OPEB) expense	-	478,265	-	478,265
e. Claims incurred but not reported (IBNR)	-	-	-	-
f. Landfill closure and postclosure care costs and pollution remediation	-	-	-	-
2. Expenditures of separate legal entities established under Arizona Revised Statutes	-	-	-	-
3. Required fees paid to the Industrial Commission of Arizona	142,307	-	-	142,307
4. Present value of net minimum lease, financed purchase, and subscription-based information technology arrangement (SBITA) contract payments recorded as expenditures at the agreements' inception	-	-	-	-
5. Involuntary court judgments	-	-	-	-
6. Total subtractions	142,307	6,118,939	-	6,261,246
C. Additions:				
1. Principal payments on long-term debt	-	3,584,532	-	3,584,532
2. Capital asset acquisitions	-	14,187,316	-	14,187,316
3. Amounts paid in the current year but reported as expenses in previous years:				
a Claims previously recognized as IBNR	-	-	-	-
b Landfill closure and postclosure care costs and pollution remediation	-	-	-	-
4. Pension and OPEB contributions paid in the current year	-	346,548	-	346,548
5. Transfers to separate legal entities	-	-	-	-
6. Total additions	-	18,118,396	-	18,118,396
D. Amounts reported on Part II, line A	$ 116,843,061	$ 29,919,585	$ 5,310,258	$ 152,072,904

1. Summary of Significant Accounting Policies

The Annual Expenditure Limitation Report (AELR) is presented as prescribed by the Uniform Expenditure Reporting System (UERS), as required by Arizona Revised Statutes §41-1279.07, and in accordance with the voter-approved alternative expenditure limitation adopted August 4, 2020 as authorized by the Arizona Constitution, Article IX, §20 (9).

In accordance with the UERS requirements, a note to the AELR is presented below for any exclusion claimed on part II and each subtraction or addition in the Reconciliation that cannot be traced directly to an amount reported in the fund financial statements. All references to financial statement amounts in the following notes refer to the Statement of Revenues, Expenditures, and Changes in Fund Balances for the Governmental Funds, Statement of Revenues, Expenses, and Changes in Fund Net Position for the Proprietary Funds, Statement of Cash Flows for the Proprietary Funds, and the Employee Retirement Systems disclosure.

2. Reconciliation Deductions and Additions

The addition of $3,584,532 for principal payments on long-term debt in the Enterprise Funds consists of $991,709 paid on loans payable and $2,565,000 paid on bonds payable, during the current fiscal year. The addition for the acquisition of capital assets consists of $14,187,316 paid for various capital assets in the Enterprise Funds.

3. Pension Expense and Contributions

The $478,265 subtraction for pension expense consists of changes in the net pension assets and liabilities, and changes in deferred inflows and outflows related to pensions recognized in the current year in the enterprise and internal service funds. The $346,547 addition for pension contributions paid in the current year consists of the required pension contributions made to the Arizona State Retirement System from the enterprise and internal service funds. The schedule below reconciles the net effect the subtraction and addition have on the expenditures subject to the limitation to the amounts reported on the statement of cash flows' net effect on cash.

	Enterprise Funds
Statement of cash flows:	
Change in net pension and OPEB asset	$ -
Change in deferred inflows related to pensions and OPEB	4,764
Change in deferred outflows related to pensions and OPEB	(47,903)
Change in net pension and OPEB liability	174,856
Total	$ 131,717
AELR, reconciliation:	
Pension/OPEB contributions, addition	$ 346,548
Pension/OPEB expense (income), subtraction	478,265
Total	$ 131,717

4. Fees Paid to Industrial Commission of Arizona

The subtraction for required fees State law required the Town to pay that are excluded from the town expenditure limitation consists of payments to the Industrial Commission of Arizona pursuant to A.R.S §23-1703 for the Municipal Firefighter Cancer Reimbursement Fund, which were recorded as a $142,307 expenditure.

Town of Marana, Arizona

Report on Federal Awards

June 30, 2024

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Report on Internal Control Over Financial Reporting and on Compliance and Other Matters Based on an Audit of Financial Statements Performed in Accordance With *Government Auditing Standards*

Independent Auditors' Report

To the Town Council of
Town of Marana, Arizona

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States (*Government Auditing Standards*), the financial statements of the governmental activities, the business-type activities, each major fund, and the aggregate remaining fund information of the Town of Marana, Arizona (the Town), as of and for the year ended June 30, 2024, and the related notes to the financial statements, which collectively comprise the Town's basic financial statements, and have issued our report thereon February 14, 2025.

Report on Internal Control Over Financial Reporting

In planning and performing our audit of the financial statements, we considered the Town's internal control over financial reporting (internal control) as a basis for designing audit procedures that are appropriate in the circumstances for the purpose of expressing our opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of the Town's internal control. Accordingly, we do not express an opinion on the effectiveness of the Town's internal control.

A deficiency in internal control exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct, misstatements on a timely basis. A *material weakness* is a deficiency, or a combination of deficiencies, in internal control, such that there is a reasonable possibility that a material misstatement of the entity's financial statements will not be prevented, or detected and corrected, on a timely basis. A *significant deficiency* is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

Our consideration of internal control was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or significant deficiencies. Given these limitations, during our audit we did not identify any deficiencies in internal control that we consider to be material weaknesses. However, material weaknesses or significant deficiencies may exist that were not identified.

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Report on Compliance and Other Matters

As part of obtaining reasonable assurance about whether the Town's financial statements are free from material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a direct and material effect on the financial statements. However, providing an opinion on compliance with those provisions was not an objective of our audit, and accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards*.

Purpose of This Report

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the entity's internal control or on compliance. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the entity's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

Baker Tilly US, LLP

Tempe, Arizona
February 14, 2025

Report on Compliance for Each Major Federal Program; Report on Internal Control Over Compliance; and Report on the Schedule of Expenditures of Federal Awards Required by the Uniform Guidance

Independent Auditors' Report

To the Town Council of
Town of Marana, Arizona

Report on Compliance for Each Major Federal Program

Opinion on Each Major Federal Program

We have audited the Town of Marana, Arizona'S (the Town) compliance with the types of compliance requirements identified as subject to audit in the OMB *Compliance Supplement* that could have a direct and material effect on each of the Town's major federal programs for the year ended June 30, 2024. The Town's major federal programs are identified in the summary of auditors' results section of the accompanying schedule of findings and questioned costs.

In our opinion, the Town complied, in all material respects, with the compliance requirements referred to above that could have a direct and material effect on each of its major federal programs for the year ended June 30, 2024.

Basis for Opinion on Each Major Federal Program

We conducted our audit of compliance in accordance with auditing standards generally accepted in the United States of America (GAAS); the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States (*Government Auditing Standards*); and the audit requirements of Title 2 U.S. *Code of Federal Regulations* Part 200, *Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards* (Uniform Guidance). Our responsibilities under those standards and the Uniform Guidance are further described in the Auditors' Responsibilities for the Audit of Compliance section of our report.

We are required to be independent of the Town and to meet our other ethical responsibilities, in accordance with relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion on compliance for each major federal program. Our audit does not provide a legal determination of the Town's compliance with the compliance requirements referred to above.

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Responsibilities of Management for Compliance

Management is responsible for compliance with the requirements referred to above and for the design, implementation, and maintenance of effective internal control over compliance with the requirements of laws, statutes, regulations, rules and provisions of contracts or grant agreements applicable to the Town's federal programs.

Auditors' Responsibilities for the Audit of Compliance

Our objectives are to obtain reasonable assurance about whether material noncompliance with the compliance requirements referred to above occurred, whether due to fraud or error, and express an opinion on the Town's compliance based on our audit. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with GAAS, *Government Auditing Standards*, and the Uniform Guidance will always detect material noncompliance when it exists. The risk of not detecting material noncompliance resulting from fraud is higher than for that resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Noncompliance with the compliance requirements referred to above is considered material, if there is a substantial likelihood that, individually or in the aggregate, it would influence the judgment made by a reasonable user of the report on compliance about the Town's compliance with the requirements of each major federal program as a whole.

In performing an audit in accordance with GAAS, *Government Auditing Standards*, and the Uniform Guidance, we

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material noncompliance, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the Town's compliance with the compliance requirements referred to above and performing such other procedures as we considered necessary in the circumstances.
- Obtain an understanding of the Town's internal control over compliance relevant to the audit in order to design audit procedures that are appropriate in the circumstances and to test and report on internal control over compliance in accordance with the Uniform Guidance, but not for the purpose of expressing an opinion on the effectiveness of the Town's internal control over compliance. Accordingly, no such opinion is expressed.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit and any significant deficiencies and material weaknesses in internal control over compliance that we identified during the audit.

Report on Internal Control Over Compliance

A *deficiency in internal control over compliance* exists when the design or operation of a control over compliance does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct, noncompliance with a type of compliance requirement of a federal program on a timely basis. A *material weakness in internal control over compliance* is a deficiency, or a combination of deficiencies, in internal control over compliance, such that there is a reasonable possibility that material noncompliance with a type of compliance requirement of a federal program will not be prevented, or detected and corrected, on a timely basis. A *significant deficiency in internal control over compliance* is a deficiency, or a combination of deficiencies, in internal control over compliance with a type of compliance requirement of a federal program that is less severe than a material weakness in internal control over compliance, yet important enough to merit attention by those charged with governance.

Our consideration of internal control over compliance was for the limited purpose described in the Auditors' Responsibilities for the Audit of Compliance section above and was not designed to identify all deficiencies in internal control over compliance that might be material weaknesses or significant deficiencies in internal control over compliance. Given these limitations, during our audit we did not identify any deficiencies in internal control over compliance that we consider to be material weaknesses, as defined above. However, material weaknesses or significant deficiencies in internal control over compliance may exist that were not identified.

Our audit was not designed for the purpose of expressing an opinion on the effectiveness of internal control over compliance. Accordingly, no such opinion is expressed.

The purpose of this report on internal control over compliance is solely to describe the scope of our testing of internal control over compliance and the results of that testing based on the requirements of the Uniform Guidance. Accordingly, this report is not suitable for any other purpose.

Report on Schedule of Expenditures of Federal Awards Required by the Uniform Guidance

We have audited the financial statements of the governmental activities, the business-type activities, each major fund, and the aggregate remaining fund information of the Town as of and for the year ended June 30, 2024, and the related notes to the financial statements, which collectively comprise the Town's basic financial statements. We issued our report thereon dated February 14, 2025, which contained unmodified opinions on those financial statements. Our audit was conducted for the purpose of forming opinions on the basic financial statements that collectively comprise the basic financial statements. The accompanying schedule of expenditures of federal awards is presented for purposes of additional analysis as required by the Uniform Guidance and is not a required part of the basic financial statements. Such information is the responsibility of management and was derived from and relates directly to the underlying accounting and other records used to prepare the basic financial statements. The 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 schedule of expenditures of federal awards is fairly stated in all material respects in relation to the basic financial statements as a whole.

Baker Tilly US, LLP

Tempe, Arizona
February 14, 2025

Town of Marana, Arizona
Schedule of Expenditures of Federal Awards
Year Ended June 30, 2024

Federal Grantor/ Program Title	Cluster Name	Assistance Listing Number	Pass-Through Agency	Pass-Through Agency Grant Number	Federal Expenditures
Federal Programs					
U.S. Department of Housing and Urban Development					
CDBG - Entitlement/Special Purpose Grants Cluster:					
Community Development Block Grant 2022-2023	CDBG - Entitlement/Special Purpose Grants Cluster	14.218	Pima County	CT-CR-23-184	$ 18,249
Community Development Block Grant 2023-2024	CDBG - Entitlement/Special Purpose Grants Cluster	14.218	Pima County	B-23-MC-04-0519	53,989
Total U.S. Department of Housing and Urban Development - Community Development Block Grants Cluster					72,238
U.S. Department of Justice					
Drug Enforcement Administration		16.001	Direct	Resolution 2022-105	20,327
Bulletproof Vests		16.607	Direct	N/A	16,144
Counter Narcotics Alliance (Bryne)		16.738	ACJC to City of Tucson	DC-20-013	38,322
Total U.S. Department of Justice					74,793
Federal Aviation Administration					
Airport Improvement Program - Siting Study		20.106	Direct	3-04-0058-024-2021	10,951
Airport Improvement Program - ATCT Environmental Assessment		20.106	Direct	3-04-0058-029-2023	208,333
Airport Improvement Program - Airport Infrastructure Grant Project Install Weather Reporting Equip		20.106	Direct	3-04-0058-031-2024	80,209
Total Federal Aviation Administration					299,493
U.S. Department of Transportation					
Highway Safety Cluster:					
State and Community Highway Safety Grant	Highway Safety Cluster	20.600	Governor's Office of Highway Safety	2023-PTS-034, 2024-PTS-032	73,517
State and Community Highway Safety Grant	Highway Safety Cluster	20.600	Governor's Office of Highway Safety	2023-AL-016, 2024-AL-017	66,609
Total U.S. Department of Transportation - Highway Safety Cluster					140,126
U.S. Department of Treasury					
Exchange of Federal Tax Information with State Tax Agencies - Secret Service		21.004	Direct	N/A	1,937
COVID-19 - Coronavirus State and Local Fiscal Recovery		21.027	VIA Marketing grant (Arizona Office of Tourism)	GR-ARPA-11112021-02-022	12,125
COVID-19 - Coronavirus State and Local Fiscal Recovery		21.027	Arizona Water Infrastructure Finance Authority (WIFA)	WC1-021-2023	4,492
Total U.S. Department of Treasury					18,554
Environmental Protection Agency					
Drinking Water State Revolving Fund		66.468	Arizona Water Infrastructure Finance Authority (WIFA)	Loan 920352-23	900,000 *
Total Environmental Protection Agency					900,000
Executive Office of the President, Office of National Drug Control Policy					
High Intensity Drug Trafficking Program		95.001	Pima County	HT-22-2930, HT-23-2930, HT-24-2930	140,016
Total Executive Office of the President, Office of National Drug Control Policy					140,016
U.S. Department of Homeland Security					
Homeland Security Grant Program		97.067	Arizona Department of Emergency and Military Affairs	GR038, GR039, GR043, AD013	344,368 *
Total U.S. Department of Homeland Security					344,368
Total federal programs					$ 1,989,588

* Denoted as a major program

See notes to schedule of expenditures of federal awards

1. Basis of Presentation

The accompanying schedule of expenditures of federal awards (the Schedule) includes the federal award activity of the Town of Marana, Arizona under programs of the federal government for the year ended June 30, 2024. The information in this Schedule is presented in accordance with the requirements of Title 2 U.S. *Code of Federal Regulations* Part 200, *Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards* (Uniform Guidance). Because the Schedule presents only a selected portion of the operations of the Town of Marana, Arizona, it is not intended to and does not present the financial position, changes in net position or cash flows of the Town of Marana, Arizona.

2. Summary of Significant Accounting Policies

Expenditures reported on the Schedule are reported on the accrual or modified accrual basis of accounting. Such expenditures are recognized following the cost principles contained in the Uniform Guidance, wherein certain types of expenditures are not allowable or are limited as to reimbursement. Pass-through entity identifying numbers are presented where available.

The underlying accounting records for some grant programs are maintained on the modified accrual basis of accounting. Under the modified accrual basis, revenues are recorded when susceptible to accrual, i.e., both measurable and available. Available means collectible within the current period or soon enough thereafter to be used to pay liabilities of the current period. Expenditures are recorded when the liability is incurred. The accounting records for other grant programs are maintained on the accrual basis, i.e., when the revenue has been earned and the liability is incurred.

3. Indirect Cost Rate

The Town of Marana, Arizona has not elected to use the 10% de minimis indirect cost rate.

Section I - Summary of Auditors' Results

Financial Statements

Type of report the auditor issued on whether the financial statements audited were prepared in accordance with GAAP:			Unmodified	
Internal control over financial reporting:				
Material weakness(es) identified?	_____	yes	X	no
Significant deficiency(ies) identified?	_____	yes	X	none reported
Noncompliance material to financial statements noted?	_____	yes	X	no

Federal Awards

Internal control over major programs:				
Material weakness(es) identified?	_____	yes	X	no
Significant deficiency(ies) identified?	_____	yes	X	none reported
Type of auditor's report issued on compliance for major programs:			Unmodified	
Any audit findings disclosed that are required to be reported in accordance with Section 2 CFR 200.516(a) of the Uniform Guidance?	_____	yes	X	no
Auditee qualified as low-risk auditee?	X	yes	_____	no
Dollar threshold used to distinguish between Type A and Type B programs:	$750,000			

Identification of major federal programs:

Assistance Listing Number(s)	Name of Federal Program or Cluster
66.468	Capitalization Grants for Drinking Water State Revolving Fund
97.067	Homeland Security Grant Program - Operation Stonegarden

Section II - Financial Statement Findings

None noted.

Section III - Federal Awards Findings and Questioned Costs

None noted.

Council-Regular Meeting **C1**

Meeting Date: 03/04/2025

To: Mayor and Council

From: Curry C. Hale, Human Resources Director

Date: March 4, 2025

Strategic Plan Focus Area:
Not Applicable

Subject: Resolution No. 2025-017: Relating to Administration; demonstrating the Town's compliance with A.R.S. § 41-1494 (Curry C. Hale)

Discussion:

The Town is in compliance with A.R.S. § 41-1494. The Town does not use public moneys for or require employees to participate in training, orientations, or therapies that present any form of blame or judgment on the basis of race, ethnicity, or sex. In addition to town-wide training presented by the Human Resources Department, department-specific training, developed and delivered by the Police Department, also does not include training that violates the prohibition as defined by A.R.S. § 41-1494.

Staff Recommendation:

Staff recommends adoption of Resolution No 2025-017 demonstrating compliance with A.R.S. § 41-1494.

Suggested Motion:

I move to adopt Resolution No 2025-017 demonstrating the Town's compliance with A.R.S. § 41-1494.

Attachments

Resolution No. 2025-017

Memo

MARANA RESOLUTION NO. 2025-017

RELATING TO ADMINISTRATION; DEMONSTRATING THE TOWN'S COMPLIANCE WITH A.R.S. § 41-1494

WHEREAS A.R.S. § 41-1494 prohibits the Town from using public monies for or requiring employee participation in training, orientation or therapy that presents any form of blame or judgment on the basis of race, ethnicity or sex; and

WHEREAS A.R.S. § 9-481(H) requires the Town Council to demonstrate compliance with A.R.S. § 41-1494 when audit results are presented to the Town Council; and

WHEREAS the Human Resources Director has verified that the Town has not required any employee to participate in training, orientation or therapy that presents any form of blame or judgment on the basis of race, ethnicity or sex as defined in A.R.S. § 41-1494; and

WHEREAS because there has not been training, orientation or therapy that presents any form of blame or judgment on the basis of race, ethnicity or sex, no public monies have been expended for this purpose; and

WHEREAS the Town Council has determined that the Town is in compliance with A.R.S. § 41-1494.

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND COUNCIL OF THE TOWN OF MARANA, ARIZONA, that the Town demonstrates compliance with A.R.S. § 41-1494.

IT IS FURTHER RESOLVED that the Town's Manager and staff are hereby directed and authorized to undertake all other and further tasks required or beneficial to carry out the terms, obligations, and objectives of this resolution.

PASSED AND ADOPTED BY THE MAYOR AND COUNCIL OF THE TOWN OF MARANA, ARIZONA, this 4th day of March, 2025.

_____
Mayor Jon Post

ATTEST:

_____
David L. Udall, Town Clerk

APPROVED AS TO FORM:

_____
Jane Fairall, Town Attorney

MARANA AZ
HUMAN RESOURCES

MEMORANDUM

TO: Mayor and Town Council

FROM: Curry C. Hale, Human Resources Director

SUBJECT: Acknowledgement of Compliance with ARS 41-1494

DATE: March 4, 2025

CC: Terry Rozema, Town Manager

The Town of Marana offers a variety of training programs in support of town policy and compliance with state and federal law. As the Human Resources Director for the Town of Marana, I am familiar with mandated townwide training. In compliance with ARS 41-1494, the Town does not require employees to engage in trainings, orientations, or therapies that present any form of blame or judgment on the basis of race, ethnicity, or sex. In addition to townwide training presented by the Human Resources Department, I have confirmed that department specific trainings, developed and delivered by the Police Department, does not include training that violates the prohibition as defined by ARS 41-1494.

Council-Regular Meeting **C2**

Meeting Date: 03/04/2025

To: Mayor and Council

From: Brian Varney, Senior Planner

Date: March 4, 2025

Strategic Plan Focus Area:
Not Applicable

Subject: Resolution No. 2025-018: Relating to Development; approving the Final Plat for Stonegate Blocks 8-10, 15-17, and Parcels E and F located approximately one and one-half miles north of Tangerine Road and east of Adonis Road within a portion of Section 25, Township 11 South, and Range 11 East (Brian D. Varney)

Discussion:

Request

Bowman, representing the property owner, CLB Real Property Holding Company, LLC, is requesting approval of the Final Plat for Stonegate Blocks 8-10, 15-17, and Parcels E and F on approximately 224.75 acres located approximately one and one-half miles north of Tangerine Road and east of Adonis Road. The plat proposes to create six blocks and two parcels.

Zoning and Land Use

The zoning of the property is SP (Tortolita Shadows Specific Plan) with land use designations of S (Suburban), U (Urban), AC (Activity Center), and OS/D (Open Space / Drainage), as well as the Town's standard R-5 (Single-family Residential) zoning. It is anticipated that the blocks within the proposed plat will be further subdivided in the future except Block 17, which is designated for recreational use and will be developed as a 5-acre community park, as required by zoning, most likely concurrent with the development of the adjacent blocks. Parcel E will be subject to further subdivision, and Parcel F will be dedicated and conveyed to the Town by this plat for the purposes of drainage and public utilities.

Access and Traffic Circulation
Access to the proposed blocks shall be provided by Adonis Road, Red Core Loop, and eventually Moore Road once constructed. As the blocks and Parcel E within the plat are subdivided, additional access will be provided to the interior lots by either public or private local streets.

Public right-of-way dedication will occur with this proposed plat. Right-of-way for the east half of Adonis Road, at a width of 75 feet, will be dedicated along the west boundary of the plat. The south portion of the right-of-way for Red Core Loop will be dedicated at a width of 90 feet with this plat. The remaining portion (north) of the Loop will be dedicated with the future subdivision of Parcel E. The remaining right-of-way for Moore Road will be dedicated, at a width of 180 feet, when Parcel E is subdivided.

Infrastructure and Utilities
Water and wastewater service will be provided to this subdivision by Marana Water.

Staff Recommendation:
Staff has reviewed the proposed final plat against all applicable requirements. The proposed plat is in substantial conformance with all required development regulations, and staff recommends approval.

Suggested Motion:
I move to adopt Resolution No. 2025-018, approving the Final Plat for Stonegate Blocks 8-10, 15-17 and Parcels E and F.

Attachments

Resolution No. 2025-018
PRV2206-004 Final Plat for Stonegate Blks 8-10, 15-17
PRV2206-004 Final Plat for Stonegate Blks 8-10, 15-17 Map
PRV2206-004 Final Plat for Stonegate Blks 8-10, 15-17 App

MARANA RESOLUTION NO. 2025-018

RELATING TO DEVELOPMENT; APPROVING THE FINAL PLAT FOR STONEGATE BLOCKS 8-10, 15-17, AND PARCELS E AND F LOCATED APPROXIMATELY ONE AND ONE-HALF MILES NORTH OF TANGERINE ROAD AND EAST OF ADONIS ROAD WITHIN A PORTION OF SECTION 25, TOWNSHIP 11 SOUTH, RANGE 11 EAST

WHEREAS, on February 6, 1990, the Mayor and Council adopted Ordinance No. 90.04 approving a rezoning creating the Rancho Marana Specific Plan; and

WHEREAS, on May 18, 1999, the Mayor and Council adopted Ordinance No. 99.13, amending the Rancho Marana Specific Plan by dividing Master Developer duties between Rancho Marana East (east of the I-10 freeway) and Rancho Marana West (west of the I-10 freeway); and

WHEREAS on July 17, 2012, the Mayor and Council adopted Ordinance No. 2012.05 approving a rezoning creating the Tortolita Shadows Specific Plan; and

WHEREAS, on February 21, 2023, the Mayor and Council adopted Ordinance No. 2023.004, rezoning approximately 165 acres of land located east of Interstate 10 and east and west of Adonis Road, known as "Stonegate East"; and

WHEREAS together the property located within the Rancho Marana East Specific Plan, the Tortolita Shadows Specific Plan, and the Stonegate East rezoning comprise the project known as the "Stonegate Development Project"; and

WHEREAS on November 29, 2023, the Marana Development Services Department, Planning Division approved an Administrative Amendment to the Rancho Marana East Specific Plan and an amendment to the western portion of the Tortolita Shadows Specific Plan to adjust internal boundaries of land use designations within both plans in order to create a more cohesive master plan area for the planned Stonegate Development Project; and

WHEREAS BOWMAN, representing the property owner, has applied for approval of the Final Plat for Stonegate Blocks 8-10, 15-17 and Parcels E and F consisting of 224.75 acres located partially within the Tortolita Shadows Specific Plan area and partially within the Stonegate East rezoning area; and

WHEREAS the Mayor and Council, at its March 4, 2025 meeting, determined that the Final Plat for Stonegate Blocks 8-10, 15-17 and Parcels E and F should be approved.

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND COUNCIL OF THE TOWN OF MARANA, ARIZONA that the Final Plat for Stonegate Blocks 8-10, 15-17 and Parcels E and F is hereby approved.

PASSED AND ADOPTED by the Mayor and Council of the Town of Marana, Arizona, this 4th day of March 2025.

_____
Mayor Jon Post

ATTEST:

_____
David L. Udall, Town Clerk

APPROVED AS TO FORM:

_____
Jane Fairall, Town Attorney

FINAL PLAT FOR STONEGATE, BLOCKS 8-10, 15-17 AND PARCELS E & F

BEING A PORTION OF LAND LOCATED WITHIN SECTION 25, TOWNSHIP 11 SOUTH, RANGE 11 EAST, GILA & SALT RIVER MERIDIAN, TOWN OF MARANA, PIMA COUNTY, ARIZONA

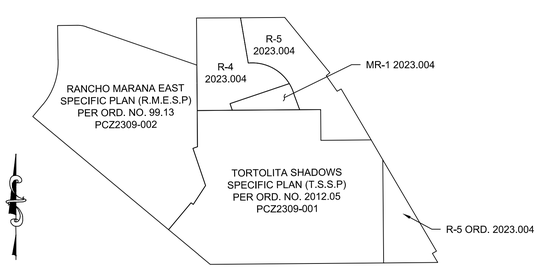
GENERAL NOTES

1. THE GROSS AREA OF THE SUBDIVISION IS 224.75 AC (9,790,165 SF). MORE OR LESS
2. THERE ARE 6 BLOCKS AND 2 PARCELS. BLOCK 17 SHALL BE COMMON AREA "A" (ACTIVE OPEN SPACE, RECREATIONAL AREA, AND DRAINAGE) FOR THE PURPOSE OF A NEIGHBORHOOD PARK.
3. TOTAL MILES OF NEW PUBLIC STREET IS 1.02 AND WILL BE DEDICATED BY THIS BLOCK PLAT.
   TOTAL MILES OF NEW PRIVATE STREETS IS 0.0.
   TOTAL AREA OF PUBLIC STREET IS 16.67 AC (726,251.89 SF).
   TOTAL AREA OF NEW PUBLIC STREET IS 10.70 AC (466,046.01 SF).
   TOTAL AREA OF PRIVATE STREET IS 0.0 AC (0 SF).
4. THE EXISTING ZONING IS:
   "SP" TORTOLITA SHADOWS SPECIFIC PLAN (T.S.S.P) PER ORDINANCE NO. 2012.05 AND PCZ2309-001 WITH LAND USES: S, U, AC, OS/D
   "R-5" PER ORDINANCE NO. 2023.004 WITH LAND USES: RESIDENTIAL
5. DEVELOPMENT STANDARDS:

SPECIFIC PLAN	LAND USE/ *ZONING*	MIN. LOT SIZE (SF)	MAX. BLDG HEIGHT	BUILDING SETBACKS (2) FRONT (STREET)	SIDE	REAR	MAX. LOT COVERAGE
TSSP	AC	-	75'	15'	-	15'	65%
TSSP	AC (Non-res) (1)	-	75'	20'	-	20'	65%
TSSP	U (SFR)	3500	40'	10' (20' GARAGE)	0' (2)	10'	-
TSSP	U (MFR)	-	75'	15' (3)	-	15' (3)	65%
TSSP	U (Non-res) (1)	-	75'	20'	-	20'	65%
TSSP	S	4500	30'	10' (20' GARAGE)	0' (2)	10'	65%
-	*R-5*	5000	30'	10' (20' GARAGE)	0' (2)	10'	75%

(1) REFER TO SECTION 3.B.4 OF THE T.S.S.P.
(2) 0' SETBACKS ARE SUBJECT TO BUILDING CODE REQUIREMENTS.
(3) MFR SETBACKS ARE SITE SETBACKS

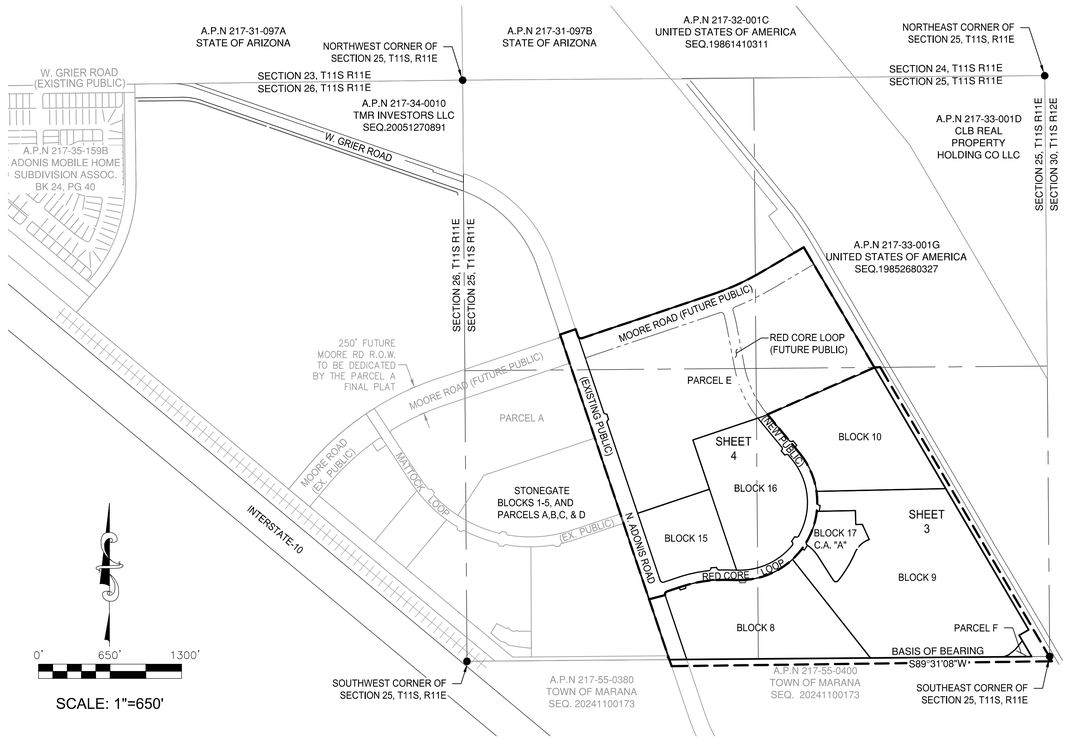
6. THE BASIS OF BEARING IS THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 25, TOWNSHIP 11 SOUTH, RANGE 11 EAST , GILA AND SALT RIVER MERIDIAN, AS MONUMENTED BY U.S. DEPARTMENT OF INTERIOR CAP AT THE SOUTHEAST CORNER OF SAID SECTION AND BY A 2 INCH ALUMINUM CAP AT THE SOUTH QUARTER CORNER OF SAID SECTION: SAID BEARING BEING S89°31'08"W.
7. UPON COMPLETION OF ALL PHASES OF DEVELOPMENT, THE 100-YEAR FREQUENCY FLOOD WILL BE ENTIRELY CONTAINED WITHIN THE RIGHT-OF-WAY OF PAVED STREETS AND WITHIN DRAINAGE EASEMENTS.
8. ALL DRAINAGE IMPROVEMENTS ON OR ADJACENT TO THIS PROJECT WHICH ARE TO BE CONSTRUCTED IN CONJUNCTION WITH THE DEVELOPMENT OF THIS PROJECT, SHALL BE CONSTRUCTED ACCORDING TO PLANS AS REVIEWED AND APPROVED BY THE TOWN OF MARANA.
9. THE DEVELOPER HOLDS THE TOWN OF MARANA , ITS SUCCESSORS AND ASSIGNEES HARMLESS IN THE EVENT OF FLOODING.
10. DRAINAGE WILL NOT BE ALTERED , DISTURBED, OR OBSTRUCTED WITHOUT THE APPROVAL OF THE TOWN OF MARANA COUNCIL.
11. THIS SUBDIVISION IS LOCATED WITHIN THE TOWN OF MARANA WATER SERVICE AREA, WHICH HAS BEEN DESIGNATED AS HAVING AN ASSURED WATER SUPPLY UNDER A.R.S. 45-576.
12. THE RELOCATION OF ANY UTILITIES SHALL BE AT NO EXPENSE TO THE PUBLIC OR THE TOWN OF MARANA.
13. NO FURTHER LOT SPLITTING OF SUBDIVIDING SHALL BE DONE WITHOUT THE WRITTEN APPROVAL OF THE TOWN OF MARANA.
14. FIRE HYDRANTS AT 500-FOOT MAXIMUM INTERVALS SHALL BE INSTALLED WITHIN PUBLIC STREETS. THE MINIMUM FIRE FLOW REQUIREMENT IS 1,000 GALLONS/MINUTE. ALL HYDRANTS MUST BE INSTALLED AND OPERATIONAL PRIOR TO BEGINNING COMBUSTIBLE CONSTRUCTION MATERIALS ON SITE.
15. AFFECTED PARCELS: ASSESSORS PARCEL NO. 217-33-001B; 217-33-001E; 217-33-001F; 217-33-001H; 217-33-002T; 217-33-002V; 217-33-006D; 217-33-007A.
16. APPROVAL OF THIS PLAT DOES NOT AFFIRM , CERTIFY, OR APPROVE ANY LAND DIVISION THAT MAY BE CONTRARY TO STATE LAW, NOR DOES IT CERTIFY THE EXISTENCE OF, OR COMPLIANCE WITH, ANY DEED RESTRICTIONS OR EASEMENTS.
17. ALL NEW AND EXISTING UTILITIES WITHIN OR CONTIGUOUS TO THE SITE SHALL BE PLACED UNDERGROUND EXCEPT ELECTRICAL TRANSMISSION LINES CARRYING 48KV OR GREATER, AND THOSE LINES WHICH CAN BE SHOWN TO EXIST IN CURRENT OR FUTURE ELECTRICAL TRANSMISSION CORRIDORS
18. THERE IS THE POTENTIAL FOR OFF-SITE FLOWS TO AFFECT THIS SITE. FINAL ANALYSIS OF THESE FLOWS WILL BE ANALYZED AT THE TIME OF RESUBDIVISION /DEVELOPMENT OF EACH INDIVIDUAL BLOCK. OFF-SITE FLOWS AFFECTING EACH BLOCK WILL BE ACCEPTED BY AND INCORPORATED INTO THE DRAINAGE DESIGN OF EACH INDIVIDUAL BLOCK.
19. NOT USED
20. NOT USED
21. INTERIOR PROPERTY CORNERS SHALL BE MONUMENTED AS SOON AS COMPLETION OF THE INFRASTRUCTURE AND IMPROVEMENTS MAKE IT PRACTICAL TO DO SO. IF SUCH MONUMENTS SHOULD DIFFER FROM THE TYPE DESCRIBED ON THIS FINAL PLAT, A RECORD OF SURVEY SHALL BE FILLED SHOWING THOSE DIFFERENCES . ALL MONUMENTS SET SHALL BE BE UNDER THE DIRECT SUPERVISION OF THE SURVEYOR OF RECORD. IF FOR ANY REASON THE SURVEYOR OF RECORD IS NOT AVAILABLE TO SUPERVISE THE SETTING OF THE INTERIOR CORNER MONUMENTS, SUBSEQUENT TO THE RECORDING OF THE FINAL PLAT , THE REPLACEMENT SURVEYOR SHALL SET MONUMENTS WITH HIS/HER IDENTIFYING NUMBER AND A RECORD OF SURVEY SHALL BE RECORDED IN ACCORDANCE WITH ARIZONA STATE STATUES.
22. OBJECTS AND MATERIALS WITHIN SIGHT VISIBILITY TRIANGLES SHALL BE PLACED SO AS NOT TO INTERFERE WITH A VISIBILITY PLANE DESCRIBED BY TWO HORIZONTAL LINES LOCATED 30" AND 72" ABOVE FINISHED GRADE OF THE ROADWAY SURFACE, AND SHALL CONFORM TO THE TOWN OF MARANA SUBDIVISION STREET STANDARDS.
23. THE AREA BETWEEN 100-YEAR FLOOD LIMITS REPRESENTS AN AREA THAT MAY BE SUBJECT TO FLOODING FROM A 100-YEAR FREQUENCY FLOOD AND ALL LAND IN THIS AREA WILL BE RESTRICTED TO USES THAT ARE COMPATIBLE WITH FLOODPLAIN MANAGEMENT AS APPROVED BY THE FLOODPLAIN ADMINISTRATOR.
24. THE PROFESSIONAL ENGINEER OF RECORD SHALL CERTIFY AS TO THE FORM, LINE, AND FUNCTION OF ALL PUBLIC AND PRIVATE ROADWAYS AND DRAINAGE STRUCTURES BEFORE THE RELEASE OF ASSURANCES.
25. INSTALLATION OF ITEMS SUCH AS LANDSCAPING, IRRIGATION, SIGNAGE, MONUMENTS, WALLS AND DRAINAGE IMPROVEMENTS IN THE PUBLIC RIGHTS-OFWAY SHALL REQUIRE A PERPETUAL LICENSE AGREEMENT FOR INSTALLATION, MAINTENANCE AND INDEMNIFICATION. THE LICENSE AGREEMENT SHALL BE EXECUTED AND APPROVED BY THE TOWN OF MARANA PRIOR TO APPROVAL OF THE CLOSEOUT PACKAGE FOR THIS PROJECT.



EXISTING ZONING MAP
NOT TO SCALE

PROJECT LAYOUT

SCALE: 1"=650'



SCALE: 1"=650'

LEGEND

- SUBDIVISION BOUNDARY
- PARCEL LINE
- SECTION LINE
- EASEMENT LINE - AS DESCRIBED ON PLAT
- MATCH LINE
- PROPOSED R.O.W. LINE
- CENTERLINE
- FOUND MONUMENT

TOWN OF MARANA APPROVALS

BY _____ P.E. _____
MARANA TOWN ENGINEER/DEVELOPMENT ENGINEER — DATE

BY _____ _____
MARANA PLANNING MANAGER — DATE

BY _____ _____
MARANA WATER DIRECTOR — DATE

CERTIFICATION

I, _____, CLERK OF THE TOWN OF MARANA HEREBY CERTIFY THAT THIS PLAT WAS APPROVED BY THE TOWN COUNCIL OF THE TOWN OF MARANA ON THE _____ DAY OF_____ , 20_____.

BY _____ _____
CLERK OF THE TOWN OF MARANA — DATE

ASSURANCES

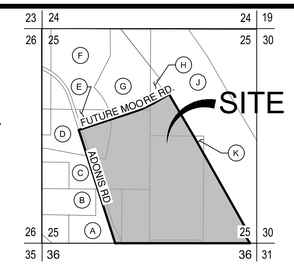
ASSURANCES IN THE FORM OF A THIRD PARTY TRUST FROM FIDELITY NATIONAL TITLE AGENCY, INC. AS RECORDED IN SEQUENCE NUMBER _____ IN THE OFFICE OF THE RECORDER OF PIMA COUNTY, ARIZONA HAVE BEEN PROVIDED TO GUARANTEE INSTALLATION OF REQUIRED STREET, SEWER, ELECTRIC, GAS AND WATER UTILITIES, DRAINAGE, FLOOD CONTROL AND OTHER SUBDIVISION IMPROVEMENTS MEETING ESTABLISHED MINIMUM STANDARDS OF DESIGN AND CONSTRUCTION.

BY _____ _____
TOWN OF MARANA — DATE

SHEET INDEX

SHEET	DESCRIPTION
1	COVER SHEET AND NOTES
2	OVERALL
3-4	BLOCK COMPOSITE MAP
5	DETAILS

ASDF



BEING A PORTION OF SECTION 25, TOWNSHIP 11 SOUTH, RANGE 11 EAST, G&SRM TOWN OF MARANA, PIMA COUNTY, ARIZONA

LOCATION MAP

SCALE: 3" = 1 MILE

ADJACENT CONDITIONS

- (A) A.P.N. 217-33-006C • CLB REAL PROPERTY HOLDING CO LLC
- (B) A.P.N. 217-33-0040 • CLB REAL PROPERTY HOLDING CO LLC
- (C) A.P.N. 217-33-002U • CLB REAL PROPERTY HOLDING CO LLC
- (D) A.P.N. 217-33-002S • CLB REAL PROPERTY HOLDING CO LLC
- (E) A.P.N. 217-33-002T • CLB REAL PROPERTY HOLDING CO LLC
- (F) A.P.N. 217-33-002N • TANGERINE PBS LLC
- (G) A.P.N. 217-33-002K • TANGERINE PBS LLC
- (H) A.P.N. 217-33-001E • CLB REAL PROPERTY HOLDING CO LLC
- (J) A.P.N. 217-33-001G • UNITED STATES OF AMERICA
- (K) A.P.N. 217-33-001J • UNITED STATES OF AMERICA

DEDICATION

WE, THE UNDERSIGNED, HEREBY WARRANT THAT WE ARE ALL AND THE ONLY PARTIES HAVING ANY FEE TITLE INTEREST IN THE LAND SHOWN ON THIS PLAT, AND WE CONSENT TO THE SUBDIVISION OF THIS LAND IN THE MANNER SHOWN ON THIS PLAT.

WE HEREBY DEDICATE TO THE TOWN OF MARANA ALL RIGHTS-OF-WAY SHOWN ON THIS PLAT, INCLUDING ALL STREETS, ALLEYS, AND DRAINAGEWAYS, AND EASEMENTS, INCLUDING NO ACCESS EASEMENTS. UTILITY EASEMENTS AS SHOWN ON THIS PLAT, ARE DEDICATED TO THE TOWN OF MARANA, PIMA COUNTY, AND ALL PUBLIC AND PRIVATE UTILITY COMPANIES FOR THE PURPOSE OF INSTALLATION AND MAINTENANCE OF, AND ACCESS TO, PUBLIC AND PRIVATE UTILITIES AND PUBLIC SEWERS. NO ACCESS EASEMENTS SHOWN ON THIS PLAT ARE DEDICATED TO THE TOWN OF MARANA FOR THE PURPOSE OF ACCESS CONTROL TO ADJACENT RIGHTS-OF-WAY. OTHER EASEMENTS SHOWN ON THIS PLAT ARE DEDICATED TO THE TOWN OF MARANA FOR THE PURPOSE OR PURPOSES NOTED ON THIS PLAT.

WE HEREBY DEDICATE AND CONVEY TO THE TOWN OF MARANA PARCEL F SHOWN ON THIS PLAT.

WE, THE UNDERSIGNED, OUR SUCCESSORS AND ASSIGNS, DO HEREBY HOLD THE TOWN OF MARANA, ITS EMPLOYEES, OFFICERS, AND AGENTS HARMLESS FROM AND AGAINST ANY AND ALL CLAIMS FOR DAMAGES RELATED TO THE USE OF THESE LANDS NOW AND IN THE FUTURE BY REASON OF FLOODING, FLOWAGE, EROSION, OR DAMAGE CAUSED BY WATER, WHETHER SURFACE, FLOOD, OR RAINFALL. NATURAL DRAINAGE SHALL NOT BE ALTERED, DISTURBED, OR OBSTRUCTED WITHOUT THE APPROVAL OF THE TOWN OF MARANA.

COMMON AREA AS SHOWN ON THIS PLAT ARE RESERVED FOR THE PRIVATE USE AND CONVENIENCE OF ALL OWNERS OF PROPERTY WITHIN THIS SUBDIVISION AND THEIR GUESTS AND INVITEES. COMMON AREA ARE GRANTED AS EASEMENTS TO THE TOWN OF MARANA, PIMA COUNTY, AND ALL PUBLIC AND PRIVATE UTILITY COMPANIES FOR THE PURPOSE OF INSTALLATION AND MAINTENANCE OF, AND ACCESS TO, UNDERGROUND PUBLIC AND PRIVATE UTILITIES AND SEWERS. TITLE TO ALL COMMON AREA SHALL BE VESTED IN AN ASSOCIATION OF INDIVIDUAL LOT OWNERS AS ESTABLISHED BY COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED IN SEQUENCE NUMBER _____ IN THE OFFICE OF THE RECORDER OF PIMA COUNTY, ARIZONA. EACH AND EVERY LOT OWNER WITHIN THE SUBDIVISION SHALL BE A MEMBER OF THE ASSOCIATION, WHICH IS RESPONSIBLE FOR THE CONTROL, MAINTENANCE, SAFETY, AND LIABILITY OF THE COMMON AREA WITHIN THIS SUBDIVISION.

FIDELITY NATIONAL TITLE AGENCY INC, AN ARIZONA CORPORATION, AS TRUSTEE UNDER TRUST NO. 60,562 AS TRUSTEE ONLY AND NOT OTHERWISE

BY: _____ DATE:_____
TRUST OFFICER, RACHEL TURNIPSEED

ACKNOWLEDGMENT

STATE OF ARIZONA } SS
COUNTY OF PIMA

ON THIS _____ DAY OF _____, 20 _____, BEFORE ME PERSONALLY APPEARED _____, WHO ACKNOWLEDGED TO BE THE TRUST OFFICER OF **FIDELITY NATIONAL TITLE AGENCY, INC., AS TRUSTEE UNDER TRUST NO. 60,562 AND NOT OTHERWISE** AND BEING AUTHORIZED SO TO DO, EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSE THEREIN.

_____ _____
NOTARY PUBLIC — MY COMMISSION EXPIRES

RECORDING

STATE OF ARIZONA } SS — FEE _____
COUNTY OF PIMA — NO. _____

THIS PLAT WAS FILED FOR RECORD AT THE REQUEST OF _____, ON THIS _____DAY OF _____, 2025 AT _____ ___.M. IN SEQUENCE NUMBER _____.

_____
GABRIELLA CAZARES-KELLY

BY: _____
DEPUTY

ASSURED WATER SUPPLY

A CERTIFICATE OF ASSURED WATER SUPPLY HAS BEEN RECEIVED FROM THE DIRECTOR OF WATER RESOURCES.

BY_____ _____
MARANA WATER DIRECTOR — DATE

CERTIFICATION

REGISTERED PROFESSIONAL ENGINEER (CIVIL) CERTIFICATE NO. 40221 CRAIG A. HUNT Date Signed 02/12/25 ARIZONA U.S.A.

I HEREBY CERTIFY THAT THE FLOODPLAIN LIMITS AND EROSION HAZARD SETBACKS AS SHOWN ON THIS PLAT WERE PREPARED UNDER MY DIRECTION.

BY _____
CRAIG A. HUNT, PE NO., 40221

CERTIFICATION

I HEREBY CERTIFY THAT THE BOUNDARY SURVEY AS SHOWN ON THIS PLAT WAS PERFORMED UNDER MY DIRECTION AND THAT ALL EXISTING AND PROPOSED SURVEY MONUMENTS AND MARKERS SHOWN ARE CORRECTLY DESCRIBED. I FURTHER CERTIFY THAT THIS PLAT WAS PREPARED UNDER MY DIRECTION.

_____
KEVIN D. RILEY, RLS 42285

BENEFICIARY OF TRUST

THE BENEFICIARY OF TRUST OF **FIDELITY NATIONAL TITLE AGENCY, INC., AS TRUSTEE UNDER TRUST NO. 60,562**

CLB REAL PROPERTY HOLDING CO LLC, AN ARIZONA LIMITED LIABILITY COMPANY
15420 E SILVER CREEK CT
GILBERT AZ 85298
ATTENTION: CARSON BROWN
PHONE: (480) 822 - 9111
EMAIL:CARSON@WHOLDINGS.COM

PRV2206-004
GPA9902-001
REF CASE NO: PCZ1004-001

Administration Address 13106 N. Patton Rd. Marana, AZ 85658

REGISTERED LAND SURVEYOR CERTIFICATE NO. 42285 KEVIN D. RILEY Date Signed 02/12/25 ARIZONA U.S.A.

FINAL PLAT FOR
STONEGATE, BLOCKS 8-10, 15-17 AND PARCELS E & F
BEING A PORTION OF LAND LOCATED WITHIN SECTION 25, TOWNSHIP 11 SOUTH, RANGE 11 EAST, GILA & SALT RIVER MERIDIAN, TOWN OF MARANA, PIMA COUNTY, ARIZONA

Bowman
3275 W. Ina Road, Suite 220, Tucson, Az 85741 Phone: (520) 463-3200 www.bowman.com © Bowman Consulting Group, Ltd.

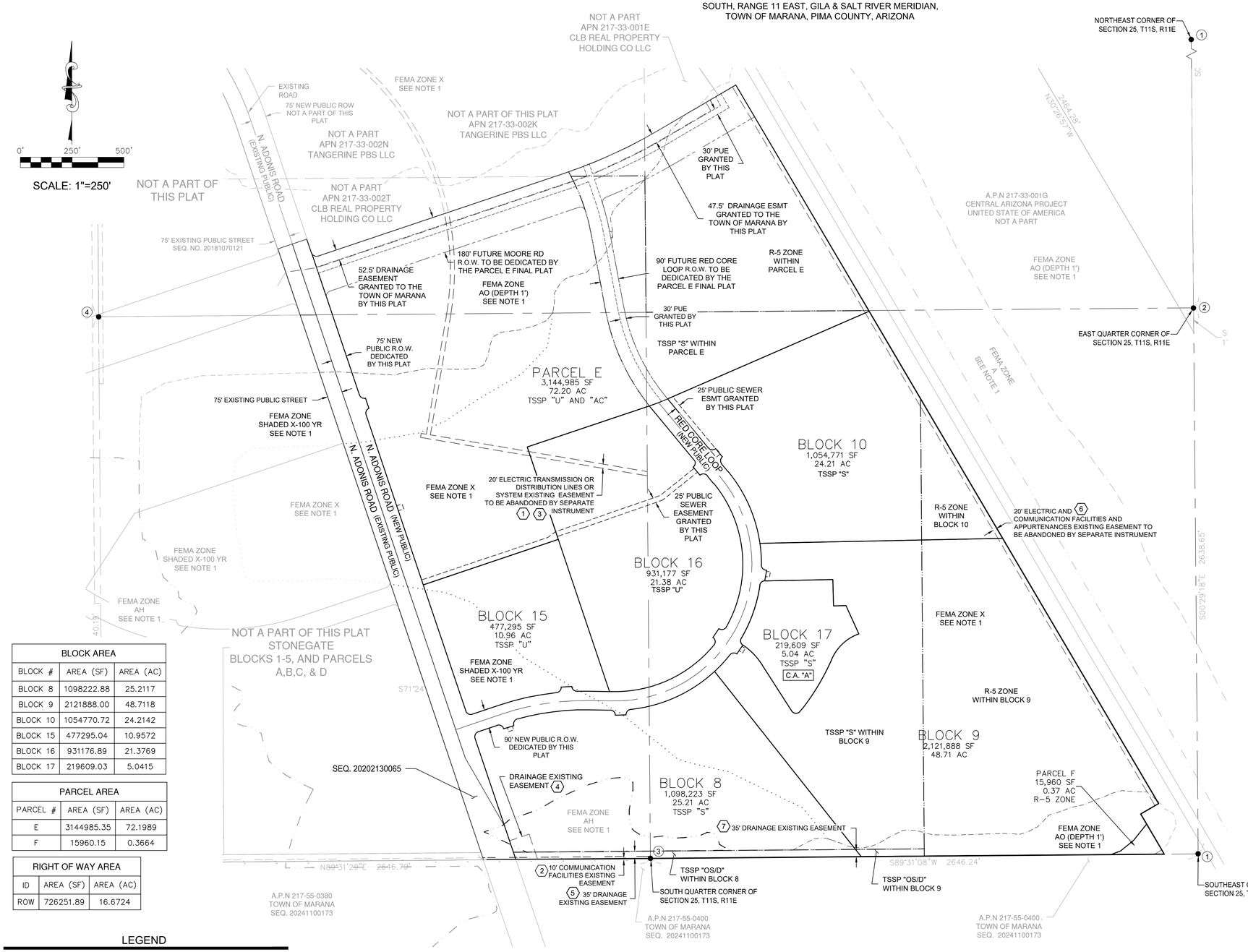
SCALE H: 1"=150' V: C.I.:	DRAWN:CYV	DATE : 02/12/25	JOB No. 050985-01-001	SHEET
	DESIGN:	REV. DATE:06/22/22		1 OF 5
	CHKD: KDR	REV. DATE:01/29/25		

SEQUENCE NO:

SEQUENCE NO:

FINAL PLAT FOR STONEGATE, BLOCKS 8-10, 15-17 AND PARCELS E & F

BEING A PORTION OF LAND LOCATED WITHIN SECTION 25, TOWNSHIP 11
SOUTH, RANGE 11 EAST, GILA & SALT RIVER MERIDIAN,
TOWN OF MARANA, PIMA COUNTY, ARIZONA



EASEMENTS

1. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT:

   PURPOSE: ELECTRIC TRANSMISSION OR DISTRIBUTION LINES OR SYSTEM
   RECORDING DATE: MARCH 02, 1972
   RECORDING NO: DOCKET 4199, PAGE 502; AND QUIT-CLAIM DEED THE WEST 45 FEET OF SAID EASEMENT
   RECORDING DATE: JANUARY 19,1989
   RECORDING NO: DOCKET 8457, PAGE 1182; AND RELEASE, QUIT-CLAIM DEED AND EASEMENT AGREEMENT
   RECORDING DATE: JANUARY 09, 1992
   RECORDING NO: DOCKET 9202, PAGE 247

2. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT:
   PURPOSE: COMMUNICATION FACILITIES
   RECORDING NO: DOCKET 5799, PAGE 894

3. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT:
   PURPOSE: COMMUNICATION FACILITIES
   RECORDING NO: DOCKET 8360, PAGE 1774
   THEREAFTER AMENDMENT:
   RECORDING NO. DOCKET 9202, PAGE 247

4. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:
   GRANTED TO: TOWN OF MARANA, AN ARIZONA MUNICIPAL CORPORATION
   PURPOSE: DRAINAGE
   RECORDING DATE: NOVEMBER 06, 2020
   RECORDING NO: SEQ NO. 20203110045

5. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:
   GRANTED TO: TOWN OF MARANA, AN ARIZONA MUNICIPAL CORPORATION
   PURPOSE: DRAINAGE
   RECORDING DATE: NOVEMBER 06, 2020
   RECORDING NO: SEQ NO. 20203110046

6. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT:

   PURPOSE: ELECTRIC AND COMMUNICATION FACILITIES AND APPURTENANCES
   RECORDING DATE: JULY 11, 1988
   RECORDING NO: DOCKET 8325, PAGE 1644

7. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:
   GRANTED TO: TOWN OF MARANA, AN ARIZONA MUNICIPAL CORPORATION
   PURPOSE: DRAINAGE
   RECORDING DATE: MARCH 19, 2021
   RECORDING NO: SEQ NO. 20210780187

SEQUENCE NO:

BLOCK AREA		
BLOCK #	AREA (SF)	AREA (AC)
BLOCK 8	1098222.88	25.2117
BLOCK 9	2121888.00	48.7118
BLOCK 10	1054770.72	24.2142
BLOCK 15	477295.04	10.9572
BLOCK 16	931176.89	21.3769
BLOCK 17	219609.03	5.0415

PARCEL AREA		
PARCEL #	AREA (SF)	AREA (AC)
E	3144985.35	72.1989
F	15960.15	0.3664

RIGHT OF WAY AREA		
ID	AREA (SF)	AREA (AC)
ROW	726251.89	16.6724

LEGEND

- FEMA ZONE AH
- FEMA ZONE AO
- FEMA ZONE SHADED X-100 YR (AVG. DEPTHS < 1 FT)
- EASEMENT
- ZONING

FOUND MONUMENTS

1. US DEPARTMENT OF INTERIOR CAP
2. LEAD CAP STAMPED "1/4"
3. 2" ALUMINUM CAP
4. ALUMINUM CAP "RLS 29873

NOTES;
1. PARCELS ARE LOCATED IN FLOOD ZONES "X", "SHADED X-100 YR", "AH" AND "AO (DEPTH 1)", AS PER FEMA FIRM MAP #04019C1030L, DATED 06/16/2011 AND FEMA FIRM MAP #04019C1035L, DATED 06/16/2011.

REGISTERED LAND SURVEYOR CERTIFICATE NO. 42285 KEVIN D. RILEY Date Signed 02/12/25 ARIZONA, U.S.A.

FINAL PLAT FOR
STONEGATE, BLOCKS 8-10, 15-17 AND PARCELS E & F
BEING A PORTION OF LAND LOCATED WITHIN SECTION 25, TOWNSHIP 11
SOUTH, RANGE 11 EAST, GILA & SALT RIVER MERIDIAN,
TOWN OF MARANA, PIMA COUNTY, ARIZONA

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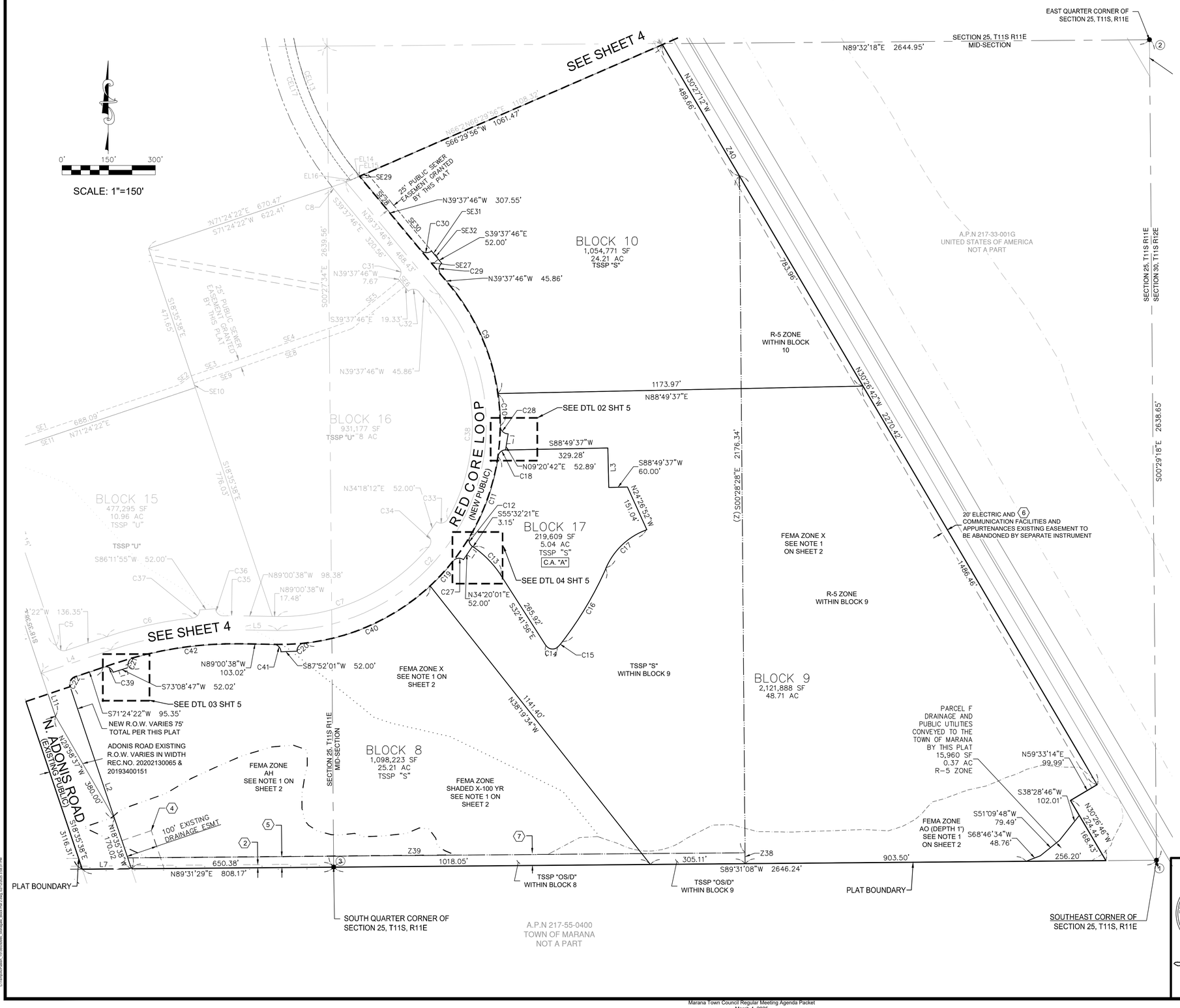
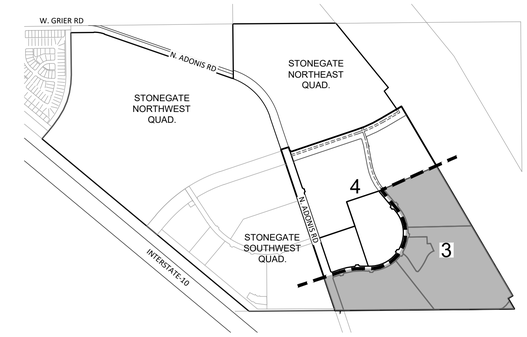
SCALE H: 1"=250' V:	DRAWN: CYV	DATE : 02/12/25	JOB No. 050985-01-001	SHEET
	DESIGN:	REV. DATE: 09/05/23		2 OF 5
	CHKD: NLG	REV. DATE: 02/13/23		

SEQUENCE NO:

FINAL PLAT FOR STONEGATE, BLOCKS 8-10, 15-17 AND PARCELS E & F

BEING A PORTION OF LAND LOCATED WITHIN SECTION 25, TOWNSHIP 11
SOUTH, RANGE 11 EAST, GILA & SALT RIVER MERIDIAN,
TOWN OF MARANA, PIMA COUNTY, ARIZONA





SEQUENCE NO:

CURVE DATA

CURVE #	LENGTH	RADIUS	DELTA	CHORD	CHORD LENGTH
C9	385.58'	705.00'	31°20'12"	N23°57'40"W	380.80'
C10	104.62'	705.00'	8°30'10"	N04°02'29"W	104.53'
C11	272.32'	705.00'	22°07'55"	S19°19'27"W	270.63'
C12	37.49'	25.00'	85°55'44"	S12°34'28"E	34.08'
C13	129.96'	326.00'	22°50'25"	N44°07'08"W	129.10'
C14	44.80'	25.00'	102°40'59"	S84°02'25"E	39.04'
C15	21.23'	174.00'	6°59'27"	N41°07'21"E	21.22'
C16	277.38'	1142.00'	13°55'00"	N30°40'08"E	276.70'
C17	183.64'	226.00'	46°33'28"	S46°59'21"W	178.63'
C18	35.15'	25.00'	80°34'08"	S48°32'33"W	32.33'
C19	107.58'	705.00'	8°44'36"	N42°46'26"E	107.48'
C20	37.52'	25.00'	85°59'38"	S40°59'19"W	34.10'
C21	40.56'	25.00'	92°57'56"	S27°53'13"W	36.26'
C22	39.27'	25.00'	90°00'00"	S26°24'22"W	35.36'
C27	37.55'	25.00'	86°03'32"	N81°25'54"E	34.12'
C28	39.87'	25.00'	91°22'59"	N45°28'54"W	35.78'
C29	39.27'	25.00'	90°00'00"	S05°22'14"W	35.36'
C30	39.27'	25.00'	90°00'00"	S84°37'46"E	35.36'
C39	39.27'	25.00'	89°59'52"	N63°35'42"W	35.35'
C40	453.30'	705.00'	36°50'24"	S65°33'56"W	445.53'
C41	37.96'	25.00'	87°00'08"	N45°30'34"W	34.42'
C42	349.54'	1205.00'	16°37'12"	S82°40'47"W	348.31'

LINE DATA

LINE #	BEARING	DISTANCE
L2	S18°35'38"E	617.68'
L3	N1°10'23"W	127.00'
L7	N89°31'29"E	157.78'
L11	S18°36'29"E	145.14'

ZONING LINE DATA

LINE #	BEARING	DISTANCE
Z38	S0°30'35"E	35.00'
Z39	N89°31'22"E	1984.96'
Z40	S30°27'12"E	489.66'

REGISTERED LAND SURVEYOR
CERTIFICATE NO.
42285
KEVIN D.
RILEY
Date Signed 02/12/25
ARIZONA, U.S.A.

FINAL PLAT FOR
STONEGATE, BLOCKS 8-10, 15-17 AND PARCELS E & F
BEING A PORTION OF LAND LOCATED WITHIN SECTION 25, TOWNSHIP 11
SOUTH, RANGE 11 EAST, GILA & SALT RIVER MERIDIAN,
TOWN OF MARANA, PIMA COUNTY, ARIZONA

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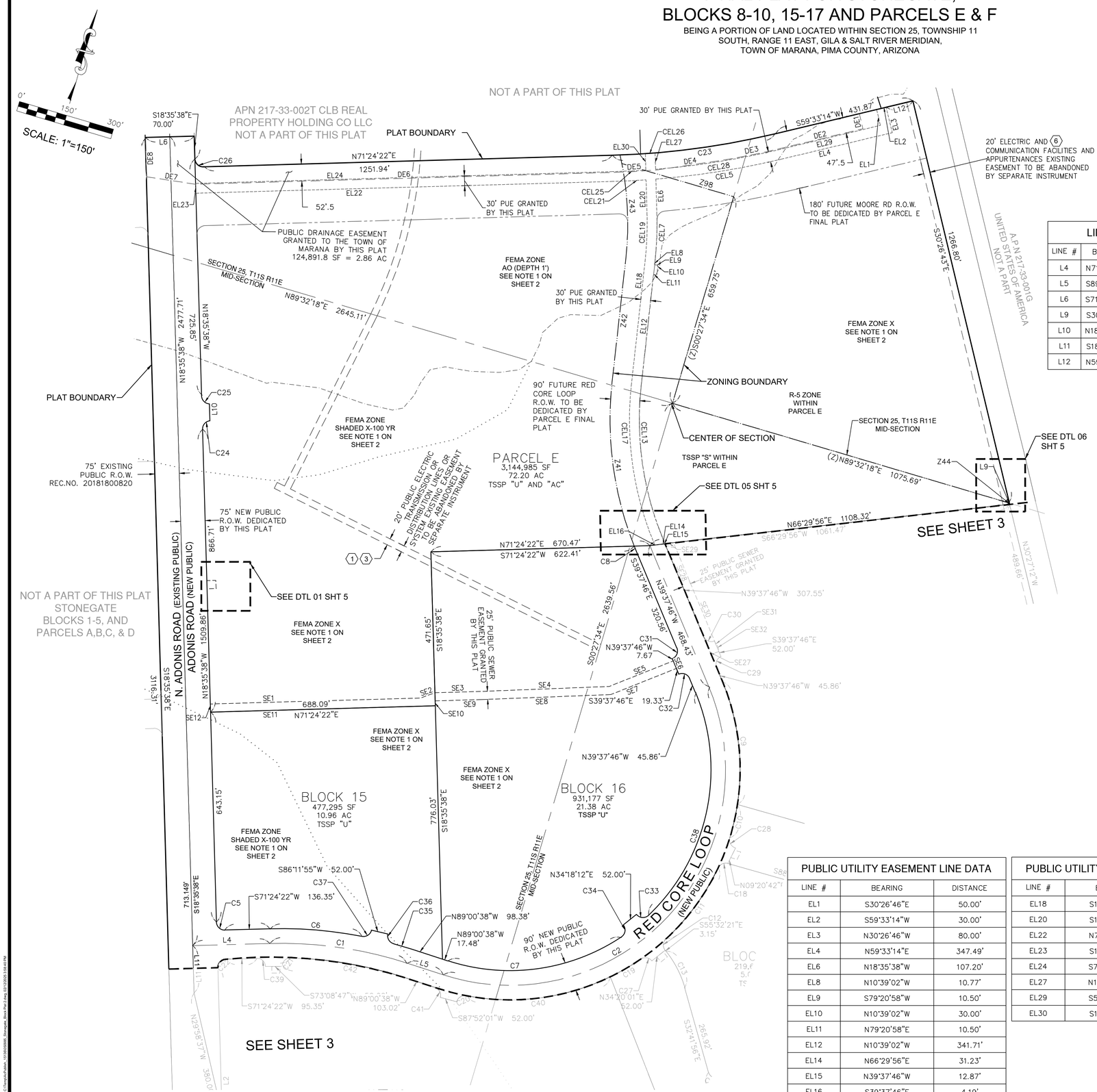
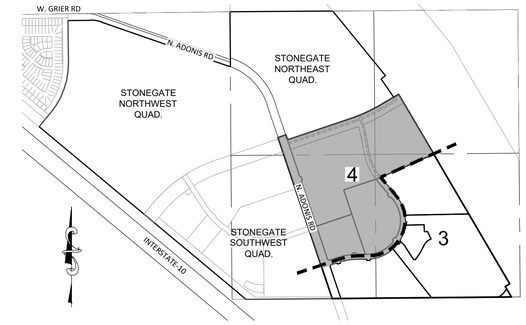
SCALE H: 1"=150' V:	DRAWN:	DATE : 02/12/25	JOB No. 050985-01-001	SHEET
	DESIGN:	REV. DATE:		3 OF 5
	CHKD:	REV. DATE:		

SEQUENCE NO:

FINAL PLAT FOR STONEGATE, BLOCKS 8-10, 15-17 AND PARCELS E & F

BEING A PORTION OF LAND LOCATED WITHIN SECTION 25, TOWNSHIP 11 SOUTH, RANGE 11 EAST, GILA & SALT RIVER MERIDIAN, TOWN OF MARANA, PIMA COUNTY, ARIZONA





SEQUENCE NO:

LINE DATA		
LINE #	BEARING	DISTANCE
L4	N71°24'22"E	236.35'
L5	S89°00'38"E	115.86'
L6	S71°24'22"W	150.00'
L9	S30°27'12"E	4.23'
L10	N18°35'40"W	52.16'
L11	S18°36'29"E	145.14'
L12	N59°33'14"E	84.38'

ZONING LINE DATA		
LINE #	BEARING	DISTANCE
Z42	S10°39'02"E	382.48'
Z44	S30°27'12"E	4.23'
Z98	N89°32'39"E	356.89'

CURVE DATA					
CURVE #	LENGTH	RADIUS	DELTA	CHORD	CHORD LENGTH
C1	427.24'	1250.00'	19°35'00"	N81°11'52"E	425.17'
C2	1504.62'	660.00'	130°37'09"	N25°40'48"E	1199.32'
C5	39.27'	25.00'	90°00'00"	N63°35'38"W	35.36'
C6	284.30'	1295.00'	12°34'42"	S77°41'43"W	283.73'
C7	554.40'	615.00'	51°39'00"	N65°09'52"E	535.82'
C8	17.25'	1045.00'	0°56'45"	S39°09'24"E	17.25'
C23	505.77'	2445.00'	11°51'08"	N65°28'48"E	504.87'
C24	37.27'	25.00'	85°25'12"	N24°06'58"E	33.91'
C25	37.27'	25.00'	85°25'07"	N61°18'12"W	33.91'
C26	39.27'	25.00'	90°00'00"	S63°35'38"E	35.36'
C31	39.27'	25.00'	90°00'00"	N05°22'14"E	35.36'
C32	39.27'	25.00'	90°00'00"	N84°37'46"W	35.36'
C33	41.47'	25.00'	95°02'21"	N76°56'29"E	36.88'
C34	41.40'	25.00'	94°52'43"	N08°05'59"W	36.83'
C35	58.24'	1295.00'	2°34'36"	S89°42'04"W	58.23'
C36	38.30'	25.00'	87°47'09"	N47°41'39"W	34.67'
C37	38.30'	25.00'	87°47'09"	S40°05'30"W	34.67'
C38	741.18'	615.00'	69°03'04"	N05°06'14"W	697.13'

SEWER EASEMENT LINE DATA		
LINE #	BEARING	DISTANCE
SE1	N71°24'22"E	643.09'
SE2	N52°58'16"E	47.43'
SE3	N71°24'22"E	139.93'
SE4	N70°48'22"E	393.80'
SE5	N51°15'52"E	211.13'
SE6	S39°37'46"E	25.00'
SE7	S51°15'52"W	215.82'
SE8	S70°48'22"W	398.24'
SE9	S71°24'22"W	140.07'
SE10	S18°35'38"E	15.00'
SE11	S71°24'22"W	688.09'
SE12	N18°35'38"W	25.00'

DRAINAGE EASEMENT CURVE DATA					
CURVE #	LENGTH	RADIUS	DELTA	CHORD	CHORD LENGTH
DE3	167.55'	2492.50'	3°51'05"	N61°28'47"E	167.52'
DE5	133.33'	2497.50'	3°03'31"	N69°52'36"E	133.31'

ZONING CURVE DATA					
CURVE #	LENGTH	RADIUS	DELTA	CHORD	CHORD LENGTH
Z41	511.29'	1045.00'	28°01'59"	S24°40'01"E	506.20'
Z43	317.44'	955.00'	19°02'42"	S20°10'23"E	315.98'

DRAINAGE EASEMENT LINE DATA		
LINE #	BEARING	DISTANCE
DE1	N30°26'46"W	47.50'
DE2	N59°33'14"E	263.06'
DE4	N64°32'47"E	215.20'
DE6	N71°24'22"E	1276.94'
DE7	N81°36'36"E	152.41'
DE8	S18°35'45"E	120.50'

PUBLIC UTILITY EASEMENT CURVE DATA					
CURVE #	LENGTH	RADIUS	DELTA	CHORD	CHORD LENGTH
CEL5	390.73'	2525.00'	8°51'58"	N63°59'13"E	390.34'
CEL7	144.81'	1044.50'	7°56'36"	N14°37'20"W	144.69'
CEL13	483.27'	955.50'	28°58'44"	N25°08'24"W	478.14'
CEL17	498.45'	985.50'	28°58'44"	S25°08'24"E	493.15'
CEL19	140.65'	1014.50'	7°56'36"	S14°37'20"E	140.54'
CEL21	101.56'	2525.00'	2°18'16"	N70°15'14"E	101.55'
CEL25	101.56'	2495.00'	2°19'56"	S70°14'24"W	101.55'
CEL26	30.03'	2445.00'	0°42'14"	S68°40'27"W	30.03'
CEL28	384.52'	2495.00'	8°49'49"	S63°58'09"W	384.14'

PUBLIC UTILITY EASEMENT LINE DATA		
LINE #	BEARING	DISTANCE
EL1	S30°26'46"E	50.00'
EL2	S59°33'14"W	30.00'
EL3	N30°26'46"W	80.00'
EL4	N59°33'14"E	347.49'
EL6	N18°35'38"W	107.20'
EL8	N10°39'02"W	10.77'
EL9	S79°20'58"W	10.50'
EL10	N10°39'02"W	30.00'
EL11	N79°20'58"E	10.50'
EL12	N10°39'02"W	341.71'
EL14	N66°29'56"E	31.23'
EL15	N39°37'46"W	12.87'
EL16	S39°37'46"E	4.19'

PUBLIC UTILITY EASEMENT LINE DATA		
LINE #	BEARING	DISTANCE
EL18	S10°39'02"E	382.48'
EL20	S18°35'38"E	105.81'
EL22	N71°24'22"E	1276.94'
EL23	S18°35'38"E	30.00'
EL24	S71°24'22"W	1276.94'
EL27	N18°35'38"W	50.07'
EL29	S59°33'14"W	317.49'
EL30	S18°35'38"E	50.04'

REGISTERED LAND SURVEYOR CERTIFICATE NO. 42285 KEVIN D. RILEY Date Signed 02/12/25 ARIZONA, U.S.A.

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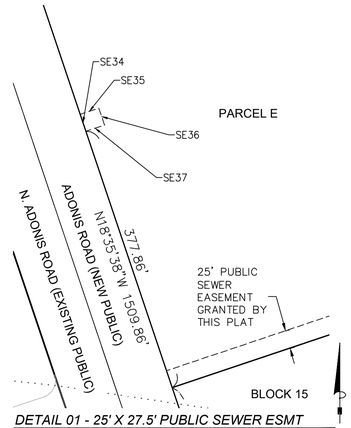
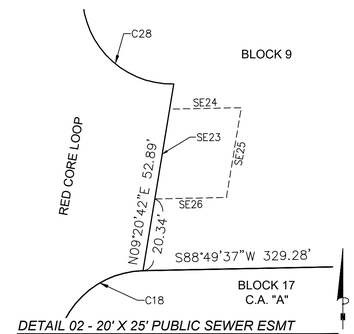
BEING A PORTION OF LAND LOCATED WITHIN SECTION 25, TOWNSHIP 11
SOUTH, RANGE 11 EAST, GILA & SALT RIVER MERIDIAN,
TOWN OF MARANA, PIMA COUNTY, ARIZONA

SEQUENCE NO:

DETAIL 01 SEWER EASEMENT		
LINE #	BEARING	DISTANCE
SE34	S18°35'38"E	25.00'
SE35	S71°24'22"W	27.50'
SE36	N18°35'38"W	25.00'
SE37	N71°24'22"E	27.50'



DETAIL 01 - 25' X 27.5' PUBLIC SEWER ESMT
(IN PARCEL E & NORTHWEST OF BLOCK 15) *1"=100'*



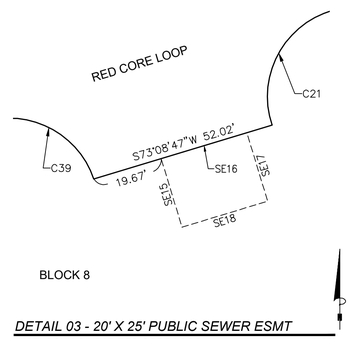
DETAIL 02 - 20' X 25' PUBLIC SEWER ESMT
(IN BLOCK 9 & NORTH OF BLOCK 17, C.A. "A") *1"=20'*

DETAIL 02 SEWER EASEMENT		
LINE #	BEARING	DISTANCE
SE23	S9°20'42"W	25.43'
SE24	S88°49'37"W	20.00'
SE25	N9°20'42"E	25.43'
SE26	N88°49'37"E	20.00'

DETAIL 02 CURVE DATA					
CURVE #	LENGTH	RADIUS	DELTA	CHORD	CHORD LENGTH
C18	35.15'	25.00'	80°34'08"	S48°32'33"W	32.33'
C28	39.87'	25.00'	91°22'59"	N45°28'54"W	35.78'

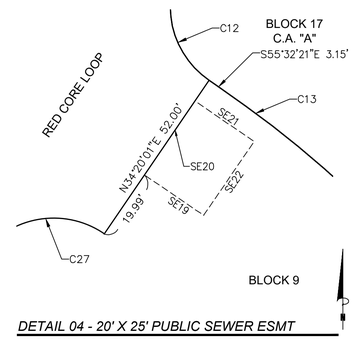
DETAIL 03 SEWER EASEMENT		
LINE #	BEARING	DISTANCE
SE15	S16°51'13"E	20.00'
SE16	S73°08'47"W	25.00'
SE17	N16°51'13"W	20.00'
SE18	N73°08'47"E	25.00'

DETAIL 03 CURVE DATA					
CURVE #	LENGTH	RADIUS	DELTA	CHORD	CHORD LENGTH
C21	40.56'	25.00'	92°57'56"	S27°53'13"W	36.26'
C39	39.27'	25.00'	89°59'52"	N63°35'42"W	35.35'



DETAIL 03 - 20' X 25' PUBLIC SEWER ESMT
(IN BLOCK 8 & NEAR RED CORE LOOP *1"=20'*

NOTE: PUBLIC SEWER EASEMENTS ARE GRANTED TO MARANA WATER BY THIS PLAT



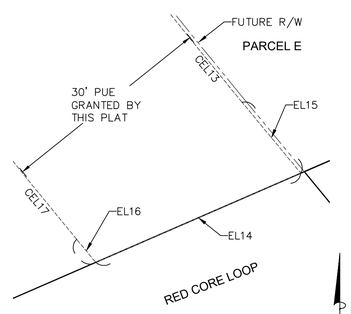
DETAIL 04 - 20' X 25' PUBLIC SEWER ESMT
(IN BLOCK 9 & SOUTHWEST OF BLOCK 17, C.A. "A") *1"=20'*

DETAIL 04 SEWER EASEMENT		
LINE #	BEARING	DISTANCE
SE19	S55°39'59"E	20.00'
SE20	S34°20'01"W	25.00'
SE21	N55°39'59"W	20.00'
SE22	N34°20'01"E	25.00'

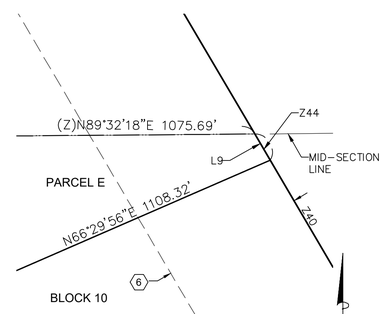
DETAIL 04 CURVE DATA					
CURVE #	LENGTH	RADIUS	DELTA	CHORD	CHORD LENGTH
C12	37.49'	25.00'	85°55'44"	S12°34'28"E	34.08'
C13	129.96'	326.00'	22°50'25"	N44°07'08"W	129.10'
C27	37.55'	25.00'	86°03'32"	N81°25'54"E	34.12'

PUBLIC UTILITY EASEMENT LINE DATA		
LINE #	BEARING	DISTANCE
EL14	N66°29'56"E	31.23'
EL15	N39°37'46"W	12.87'
EL16	S39°37'46"E	4.19'

PUBLIC UTILITY EASEMENT CURVE DATA					
CURVE #	LENGTH	RADIUS	DELTA	CHORD	CHORD LENGTH
CEL13	483.27'	955.50'	28°58'44"	N25°08'24"W	478.14'
CEL17	498.45'	985.50'	28°58'44"	S25°08'24"E	493.15'



DETAIL 05 - ELECTRIC ESMT
(IN PARCEL E & NEAR RED CORE LOOP) *1"=10'*



DETAIL 06
(IN PARCEL E & NORTH OF BLOCK 10) *1"=10'*

ZONING LINE DATA		
LINE #	BEARING	DISTANCE
Z40	S30°27'12"E	489.66'
Z44	S30°27'12"E	4.23'

LINE DATA		
LINE #	BEARING	DISTANCE
L9	S30°27'12"E	4.23'

EASEMENTS

6. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT:

PURPOSE: ELECTRIC AND COMMUNICATION FACILITIES AND APPURTENANCES
RECORDING DATE: JULY 11, 1988
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REGISTERED LAND SURVEYOR
CERTIFICATE NO.
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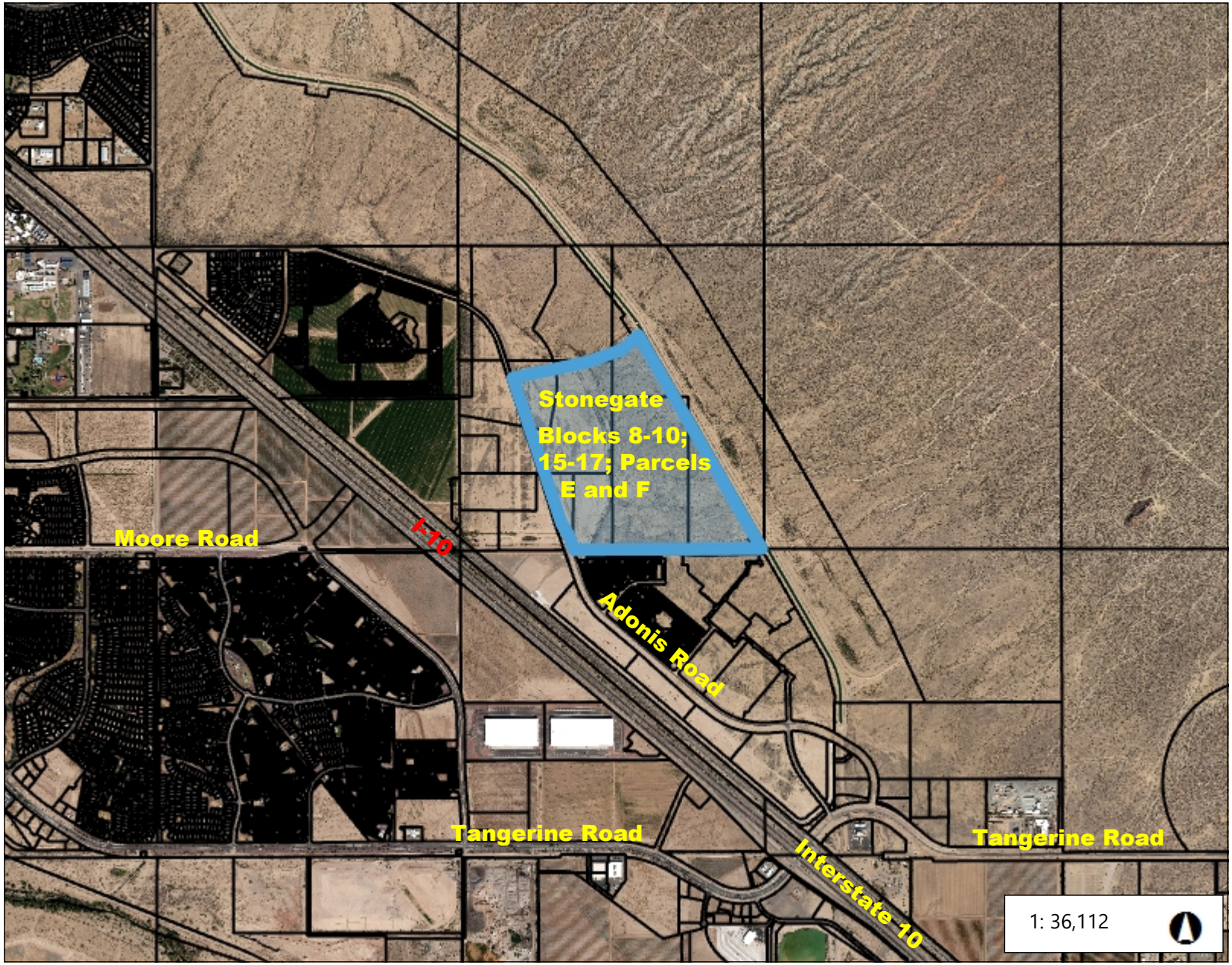
	DESIGN:	REV. DATE:		5 OF 5
	CHKD:	REV. DATE:		

SEQUENCE NO:

Town of Marana Planning **PRV2206-004: Final Plat for Stonegate Blocks 8-10; 15-17; E and F**



Legend

- Marana Town Limits
- Parcel Labels
- Parcels (Black)

Notes

1.1 0 0.57 1.1 Miles

WGS_1984_Web_Mercator_Auxiliary_Sphere

© Latitude Geographics Group Ltd.

This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

THIS MAP IS NOT TO BE USED FOR NAVIGATION

Development Services / maranaplanning@maranaAZ.gov
11555 West Civic Center Drive / Marana, AZ 85653
Ph (520) 382-2600 / Fax (520) 382-2641 / maranaAZ.gov

PROJECT APPLICATION

APPLICATION TYPE

❑ Annexation	❑ Development Plan	❑ Development Plan Package	❑ General Plan Amendment
❑ Rezone	❑ Minor Land Division	❑ Significant Land Use Change	❑ Conditional Use Permit
❑ Specific Plan	❑ Landscape Plan	❑ Native Plant Plan/Exception	❑ SWPP
❑ Variance	❑ Hydraulic Model	❑ Sewer Capacity Assurance	❑ Sign Program
☒ Plat	❑ Improvement Plan	❑ Report (Type): _____	❑ Other: _____

PROJECT INFORMATION

Project Name: Stonegate	
Description of Project: Block Plat 2 (Blocks 8-17)	Number of Lots: N/A
Parcel No.(s):	Gross Area (Acres): 860 +/-
Project Address: North of Mandarina, South of Adonis Trailer Park between I-10 & CAP Canel	
Ref. Project No.: Bowman #050985-01-001 PRV2206-004	

CONTACT INFORMATION

Owner: CLB Real Estate Property Holdings Co., LLC	Contact Name: Carson Brown		
Address: 15420 E Silver Creek Court	City: Gilbert	State: AZ	Zip: 85298
Email: carson@wholdings.com	Phone No.: (480) 831-2000		
Applicant: Bowman	Contact Name: Kim Lucas		
Address: 7464 N La Cholla Blvd.	City: Tucson	State: AZ	Zip: 85741
Email: klucas@bowman.com	Phone No.: (520) 329-8882		
Consultant/Engineer: Bowman	Contact Name: Rob Schlicher, P.E.		
Address: 7464 N La Cholla Blvd.	City: Tucson	State: AZ	Zip: 85741
Email: rschlicher@bowman.com	Phone No.: (520) 463-3200		

OWNER/APPLICANT AUTHORIZATION

I hereby certify that the information set forth in this application are true and correct to the best of my knowledge and that I am either the owner of the property or that I have been authorized in writing by the owner to file this application. (If applicant is not the owner, attach written authorization from the owner.)

Kim Lucas	Kim Lucas Digitally signed by Kim Lucas DN: C=US, E=klucas@bowman.com, O=Bowman, OU=Project Coordinator, CN=Kim Lucas Date: 2022.08.08 11:01:00-07'00'	8/8/2022
Applicant Name (PRINT)	Signature	Date

FOR OFFICIAL USE ONLY

Project No._____ **Date Received**_____

Revision Date 03/29/2019

Council-Regular Meeting **C3**

Meeting Date: 03/04/2025

To: Mayor and Council

Submitted For: George Cardieri, Real Property Manager

From: George Cardieri, Real Property Manager

Date: March 4, 2025

Strategic Plan Focus Area:
Not Applicable

Subject: Resolution No. 2025-019: Relating to Real Estate; approving and authorizing the Mayor to sign the Town of Marana Lease Extension with SG Farms L.L.C., for extension of the lease of approximately 22.88 acres of Town owned property abutting the north boundary of the Marana Wastewater Reclamation Facility (George Cardieri)

Discussion:

The Town of Marana owns about 22.88 acres of land north of the Marana Wastewater Reclamation Facility (MWRF). In February 2015, the Town entered into a lease with Christopher & Stacy Sullivan, doing business as C&S Calves, whereby C&S Calves leased the property for farming. The 2015 lease had an original term of 5 years. In March 2016, the parties entered into a Lease Assignment with Landlord Consent, assigning the lease to SG Farms L.L.C. In February 2020, the parties extended the lease for 5 additional years, through February 11, 2025. SG Farms L.L.C. has requested a second five-year extension. The rent for the extension period is proposed to be increased from its current rate of $2,288 per year to $3,080 per year (an increase of approximately $135 per acre per year). If approved, this lease extension will also authorize the parties to mutually agree to another five-year extension, if they so desire, at the 2030 conclusion of the extended lease. All other terms of the original lease remain the same. It is worth noting, that the terms of the lease allow the Town to terminate the lease without cause with 30 days' written notice to the tenant; thus, if the Town needs to use the property for expansion of the MWRF in the future, the lease may be terminated at that time.

The backup materials include the 2015 lease, the 2016 assignment of the lease to SG Farms, and the 2020 first lease extension.

Financial Impact:

The current budget reflects the current lease rate of $2,288, which will increase to $3,080 if the Council extends the lease as proposed.

Staff Recommendation:

Staff recommends adoption of Resolution No. 2025-019, approving and authorizing the Mayor to sign a lease extension with SG Farms for the approximately 22.88 acres of Town-owned land north of the Marana Wastewater Reclamation Facility.

Suggested Motion:

I move to adopt Resolution No. 2025-019, approving and authorizing the Mayor to sign a lease extension with SG Farms for the approximately 22.88 acres of Town-owned land north of the Marana Wastewater Reclamation Facility.

Attachments

Resolution No. 2025-019

Second Lease Extension

Original Lease, Assignment and First Lease Extension

MARANA RESOLUTION NO. 2025-019

RELATING TO REAL ESTATE; APPROVING AND AUTHORIZING THE MAYOR TO SIGN THE TOWN OF MARANA LEASE EXTENSION WITH SG FARMS L.L.C., FOR EXTENSION OF THE LEASE OF APPROXIMATELY 22.88 ACRES OF TOWN OWNED PROPERTY ABUTTING THE NORTH BOUNDARY OF THE MARANA WASTEWATER RECLAMATION FACILITY

WHEREAS Christopher and Stacy Sullivan entered into a lease of approximately 22.88 acres of Town-owned property abutting the north boundary of the Marana Wastewater Reclamation Facility, approved by Marana Resolution No. 2015-015 adopted on February 3, 2015; and

WHEREAS the lease was assigned to SG Farms L.L.C. by an assignment authorized by Marana Resolution No. 2016-026 on March 15, 2016; and

WHEREAS the Town of Marana and SG Farms L.L.C. entered into a first five-year lease extension authorized by Marana Resolution No. 2020-009 on February 4, 2020; and

WHEREAS SG Farms has requested a second five-year lease extension and has agreed to increase the rent payable during the lease extension period to $3,080 per year; and

WHEREAS the Mayor and Council of the Town of Marana find that the public interests are served by approving this resolution.

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND COUNCIL OF THE TOWN OF MARANA, that the Town of Marana Lease Extension with SG Farms is hereby approved in substantially the form set forth in the agenda materials accompanying this resolution, and the Mayor is authorized to sign it for and on behalf of the Town of Marana.

PASSED AND ADOPTED BY THE MAYOR AND COUNCIL OF THE TOWN OF MARANA, ARIZONA, this 4th day of March 2025.

_____
Mayor Jon Post

ATTEST:

_____
David Udall, Town Clerk

APPROVED AS TO FORM:

_____
Jane Fairall, Town Attorney

TOWN OF MARANA SECOND LEASE EXTENSION

(SG FARMS L.L.C.)

This Second Lease Extension (this **"Second Extension")** is made and entered into by and between the TOWN OF MARANA, an Arizona municipal corporation (the **"Landlord"**), and SG FARMS L.L.C., an Arizona limited liability company (the **"Tenant").** The Landlord and the Tenant are sometimes collectively referred to as the **"Parties,"** either of which is sometimes individually referred to as a **"Party."**

1. **The Lease.** The Landlord and the Tenant's predecessors in interest entered into a lease with a five-year term beginning February 12, 2015, recorded in the office of the Recorder of Pima County, Arizona, on February 20, 2015, at Sequence 20150510197 (the **"Lease"),** which was assigned to the Tenant by instrument recorded on March 18, 2016, at Sequence 20160780437 (the **"Assignment").** The Parties entered into a Lease Extension with a five-year term beginning February 12, 2020, recorded in the office of the Recorder of Pima County, Arizona, on February 14, 2020, at Sequence 20200450777.

2. **Term Extension.** The Parties hereby agree to extend the Lease, as previously extended, for another five year term ending February 2030, unless terminated earlier pursuant to Paragraph 19 or Paragraph 24 of the Lease. The Lease as extended by this Second Extension shall be reviewed 90 days before the end of the five years, at which time the Parties will agree whether to terminate or continue the Lease for an additional term of five years. Renewal shall be by written amendment, signed by both Parties.

3. **Rent Modification.** For the Second Extension term, the Tenant shall pay Landlord rent of $3,080 per year. Tenant's first rent payment at this rate is due on February 12, 2025, and rent is due annually on February 12 during this Second Extension.

4. **No Other Lease Modifications.** Except for the lease term and the rent as modified by this Second Extension, the remaining terms of the Lease as assigned by the Assignment and as previously extended shall remain in full force and effect throughout the Second Extension term.

5. **Cancellation for Conflict of Interest.** This Second Extension may be cancelled under certain circumstances for conflict of interest pursuant to A.RS. § 38-511.

IN WITNESS WHEREOF, the Parties have signed this Second Extension as of the last date set forth below their respective signatures.

"Landlord":
TOWN OF MARANA, an Arizona municipal corporation

By: _____
Jon Post, Mayor

Date: _____

ATTEST:

_____
David L. Udall, Town Clerk

APPROVED AS TO FORM:

_____
Jane Fairall, Town Attorney

"Tenant":
SG FARMS L.L.C., an Arizona limited liability company

By: _____
Christopher R. Sullivan, Sole Member

Date: _____

STATE OF ARIZONA)
) ss.
County of Pima)

The foregoing instrument was acknowledged before me this ____ day of _____, 2025, by Christopher R. Sullivan, Sole Member of SG FARMS L.L.C., an Arizona limited liability company, on behalf of the LLC.

(Seal)

_____
Notary Public

F. ANN RODRIGUEZ, RECORDER
Recorded By: KMS
DEPUTY RECORDER
4935

SMARA
TOWN OF MARANA
PICKUP

SEQUENCE: 20150510197
NO. PAGES: 7
LEASE 02/20/2015
11:42
PICK UP
AMOUNT PAID: $8.00

WHEN RECORDED, RETURN TO:

Pick Up—Town Clerk
TOWN OF MARANA
fbo Frank Cassidy, Town Attorney

TOWN OF MARANA LEASE AGREEMENT

(CHRISTOPHER & STACY SULLIVAN DBA C&S CALVES)

This Lease Agreement (this "**Lease**") is made and entered into by and between the Town of Marana, an Arizona municipal corporation ("**Landlord**") and Christopher & Stacy Sullivan, husband and wife, doing business as C&S Calves ("**Tenant**"). Landlord and Tenant are sometimes collectively referred to as the "**Parties**," either of which is sometimes individually referred to as a "**Party**."

1. **Premises**. Landlord is the owner of the property located in Pima County, Arizona, as depicted in Exhibit "A" attached (the "Premises").

2. **Successor**. Tenant is the successor in interest to Dennis L. Taylor and Marilyn L. Taylor, husband and wife, doing business as Taylor's Holsteins (the "Taylors").

3. **Existing Lease**. Landlord and the Taylors have an existing lease for the Premises that expires on February 11, 2015. The purpose of this Lease is to establish a new lease between the Parties, beginning upon the expiration of the existing lease. Nothing in this Lease modifies or affects the existing lease or the rights of the Parties under it.

4. **Lease**. Landlord hereby leases the Premises to Tenant, and Tenant hereby leases the Premises from Landlord, under the terms and conditions and for the purposes set forth in this Lease.

5. **Term**. The term of this Lease shall be for five years commencing February 12, 2015, unless terminated pursuant to Paragraph 24 of this Lease. This Lease shall be reviewed 90 days before the end of the five years, at which time the Parties will agree whether to terminate or continue this Lease for one additional term of five years. Renewal shall be by written amendment, signed by both Parties.

6. **Rent**. Tenant shall pay Landlord rent of $1,591 per year. Tenant's first rent payment is due on February 12, 2015, and rent is due annually on February 12 during the term and any extension of this Lease. If rent is not paid within 15 days of the due date, a $250 late charge shall be assessed and due and payable with rent.

7. **Tenant's Use of the Premises**. Tenant may use and occupy the Premises for agricultural use (the "Permitted Activities").

(A) Expense of Tenant. Tenant shall conduct all of its operations at the Premises at its own expense and without contribution from Landlord. Tenant shall not suggest, state or imply that Landlord will participate, guarantee or otherwise assist in any financial obligation undertaken by Tenant with respect to its operations on the Premises.

(B) Hours of Operation. Tenant may conduct Permitted Activities on the Premises 24 hours a day.

(C) Compliance with Laws. Tenant shall comply with all applicable federal, state, and local laws, statutes, ordinances, rules, regulations, standards, policies, and executive orders with respect to its operations on the Premises.

(D) Alcohol Prohibited. Possession, consumption, or sale of alcoholic beverages shall not be permitted on the Premises. *No exceptions shall be permitted.*

8. **Improvements to Premises**. All improvements, made to the Premises by Tenant must receive the prior written approval of Landlord, to whom Tenant shall submit detailed plans and specifications. Improvements shall be constructed in a good and workmanlike manner using new materials, in compliance with the approved plans and specifications and with all applicable laws, rules, and regulations, including all applicable building, electrical and other codes.

9. **Concessions.** With the exception of one or more vending machines, Tenant may not operate concessions or food services on the Premises.

10. **Condition of Premises/Maintenance & Repairs**. Tenant accepts the Premises in an "as is" condition. Tenant shall maintain the Premises at all times hereunder in a good, clean, safe and sanitary condition, at its sole cost and expense, including making any necessary repairs or replacements of improvements thereon, and shall leave the Premises, upon the expiration or earlier termination of this Lease, in a condition at least as good as upon the Effective Date, reasonable wear and tear excepted.

11. **Utilities**. Tenant shall pay the cost of all utilities used in connection with its operation of the Premises.

12. **Signs**. Tenant may affix and maintain upon the Premises such signs relating to the services provided on the Premises as Tenant deems appropriate; provided, however, if such signs are visible outside of the Premises, such signs must have first received the written approval of Landlord as to type, size, color, location, copy nature and display qualities; provided further, however, that all signs utilized by Tenant on or about the Premises, whether visible outside the Premises or not, shall at all times comply with the Marana Land Development Code, and shall be installed and maintained at Tenant's sole cost.

13. **Environmental.** Tenant shall not cause or permit any hazardous or toxic substance or material to be brought upon, kept, or used in or about the Premises by Tenant, its agents, employees, contractors or invitees. Tenant shall fully comply with all

environmental rules and regulations with respect to its operations on the Premises and shall remediate and clean up any contamination of the Premises occurring during the term of this Lease.

14. **Entry by Landlord.** Landlord may enter the Premises at reasonable times to inspect the Premises and Tenant's operations on the Premises.

15. **Security.** Tenant shall be responsible for the securing the Premises and preventing any unlawful or unauthorized use of the Premises. When the Premises are not open to the Public, they shall be secured in order to prevent unsupervised use or entry into the Premises. Tenant shall contact law enforcement authorities when it appears necessary to protect the Premises and any persons or property on the Premises, and it shall assist in any resulting prosecution.

16. **Insurance.**

(A) Types of Insurance Required. Tenant shall procure, prior to the Effective Date, and maintain throughout the term of this Lease, the following insurance from an insurance company or companies approved by Landlord:

(1) Commercial General Liability insurance with coverage at least as broad as ISO form CG 00 01 in an amount not less than $1,000,000, covering the Premises, endorsed to include the Town of Marana as an additional insured with coverage at least as broad as ISO form CG 20 10.

(2) Automobile liability insurance covering all vehicles used on the Premises, with limits not less than $1,000,000 combined single limit.

(B) Certificates. Tenant shall provide Landlord with copies of certificates of insurance showing the current status of all insurance policies and with copies of all additional insured endorsements. In addition, Tenant shall provide full, certified copies of all required insurance policies when requested by Landlord in writing. Tenant shall give Landlord written notice of cancellation, non-renewal, or material change of any insurance policy not later than five calendar days after Tenant becomes aware of same. Landlord shall be an "additional insured" on all liability insurance policies.

(C) Changes to Insurance Requirements. Landlord may review the coverage, form, and amount of insurance required under this Lease at any time. Landlord shall notify Tenant in writing of any changes to the aforesaid insurance requirements, and Tenant shall have 60 days to comply with the requirements as changed.

17. **Indemnification.** To the fullest extent permitted by law, Tenant shall defend, indemnify, and hold harmless Landlord, its officers, agents, and employees, from and against any and all claims, liabilities, losses, damage, cost and expense, including but not limited to reasonable attorneys' fees and/or litigation expenses, arising out of or resulting from the conduct or management of the Premises, or any accident, injury, damage, or violation of law whatsoever occurring in or at the Premises allegedly caused

in whole or in part by any act or omission of Tenant or anyone directly or indirectly employed by it, its agents, representatives, contractors, subcontractors, licensees, or anyone for whose acts it may be liable, regardless of whether it is caused in part by the negligent act or omission of Landlord or any of its officers, agents, or employees. To the fullest extent permitted by law, Tenant shall also indemnify Landlord against any claim, liability, damage, cost, or expense arising out of the disposal, or release of any hazardous substance, hazardous waste, hazardous materials, or petroleum products or by products on, from or under the Premises during the term of this Lease.

18. **Tenant not an Agent of Landlord**. Tenant is not an agent of Landlord for any purpose under this Lease or otherwise. Tenant shall control activities on the Premises, and Landlord shall not control those activities. Tenant's employees and servants shall not be under the control of Landlord.

19. **Default/Termination**.

(A) Immediate Termination of Lease. This Lease may be terminated immediately by Landlord for any of the following:

(i) Tenant at any time is without the required insurance;

(ii) Tenant violates any law, or permits any unlawful activities to be carried out on the Premises;

(iii) Tenant takes or fails to take any action and this action or non-action, in Landlord's sole judgment, causes or exacerbates a threat to the health or safety of the general public or the users of the facility;

(iv) Tenant creates or permits any waste or nuisance on the Premises;

(v) Tenant permits the consumption of alcohol on the Premises.

(B) Other Defaults. For any other default, the non-breaching Party may terminate this Lease only if the breaching party fails to cure the default within 30 days of receiving written notice from the non-breaching Party describing the default, except that a Party may terminate this Lease if the other Party is guilty of four such defaults in a 12-month period, even if each default was cured in a timely manner. Either Party may pursue any other remedies provided by law for the breach of this Lease. No right or remedy conferred or reserved is intended to be exclusive of any other right or remedy, and each shall be cumulative and in addition to any other right or remedy conferred or reserved in this Lease.

20. **Notices.** Any notices required under this Lease shall be delivered personally or by certified mail, directed as follows:

If to Tenant: C&S Calves 30703 ~~P.O. Box 68~~ ~~30703~~ E. Goodman Ranch Pl.
Marana, AZ ~~85653-0068~~ 85658

CS

If to Landlord: Marana Town Clerk
11555 West Civic Center Drive
Marana, AZ 85653

With a copy to: Marana Legal Department
11555 West Civic Center Drive
Marana, AZ 85653

21. **Cancellation for Conflict of Interest.** This Lease may be cancelled under certain circumstances for conflict of interest pursuant to A.R.S. § 38-511.

22. **Non-Discrimination.** Tenant shall comply with applicable state and federal rules concerning equal employment opportunity and non-discrimination. Tenant shall further comply with the Americans with Disabilities Act, to the extent applicable to Tenant's operation and the Premises.

23. **Choice of Law.** The laws of the State of Arizona shall apply to any action relating to this Lease and any court action shall be brought in a court in Pima County, Arizona.

24. **Termination.** Landlord may terminate this Lease without cause with 30 days written notice. Tenant may terminate this Lease for any reason with a 30-day written notice to Landlord. Upon the termination or expiration of this Lease, or any extension of it, Tenant shall leave the Premises in a good and clean condition. Tenant shall remove any Tenant-built or installed improvements prior to vacating the Premises if requested by Landlord or unless requested to be left in place by Landlord.

25. **Personal Property.** Tenant shall maintain a current inventory of all items of personal property owned by Tenant and placed or kept on the Premises by Tenant. Any items of personal property left on the Premises upon expiration or earlier termination of this Lease shall become the property of Landlord and may be sold or otherwise disposed of by Landlord without liability to Tenant.

26. **Liens.** Tenant shall timely pay all contractors, subcontractors, mechanics, laborers, or materialmen providing materials or services with respect to the Premises, and shall not permit any lien to attach to the Premises or any interest in the Premises, and shall indemnify and defend Landlord against all legal costs and charges resulting from any such lien.

27. **Non-Waiver.** The failure of either Party to insist in any one or more instances upon the full and complete performance of any of the terms and provisions of this Lease to be performed by the other Party, or to take my action permitted as a result thereof, shall not be construed as a waiver or relinquishment of the right to insist upon full and complete performance of the same or my other covenant or condition either in the past or in the future. The acceptance by either Party of sums less than may be due and owing to it at my time shall not be construed as an accord and satisfaction.

28. **Assignment/Subletting.** Any attempted assignment of this Lease by either Party without prior written consent from the other Party shall be void. This Lease shall be

binding on my and all successors and assigns of Landlord and Tenant. Tenant shall not sublet any portion of the Premises without the prior written consent of Landlord, which consent may be given conditionally.

29. **Entire Agreement**. This Lease shall constitute the entire contract between Landlord and Tenant with respect to the Premises and no modification of this Lease shall be binding unless in writing and signed by both Parties.

IN WITNESS WHEREOF, the Parties have executed this Lease as of the last date set forth below their respective signatures.

"LANDLORD":
Town of Marana, an Arizona municipal corporation

By: _____
Ed Honea, Mayor

Date: 2/13/2015

ATTEST:

_____
Jocelyn C. Bronson, Town Clerk

APPROVED AS TO FORM:

_____
Frank Cassidy, Town Attorney

"TENANT":
Christopher & Stacy Sullivan, husband and wife, doing business as C&S Calves

_____
Christopher Sullivan

Date: 02/12/2015

_____
Stacy Sullivan

Date: 2/12/2015

State of Arizona)
ss
County of Pima)

The foregoing instrument was acknowledged before me on 2/12/2015 by Christopher & Stacy Sullivan, husband and wife, doing business as C&S Calves.

(Seal)

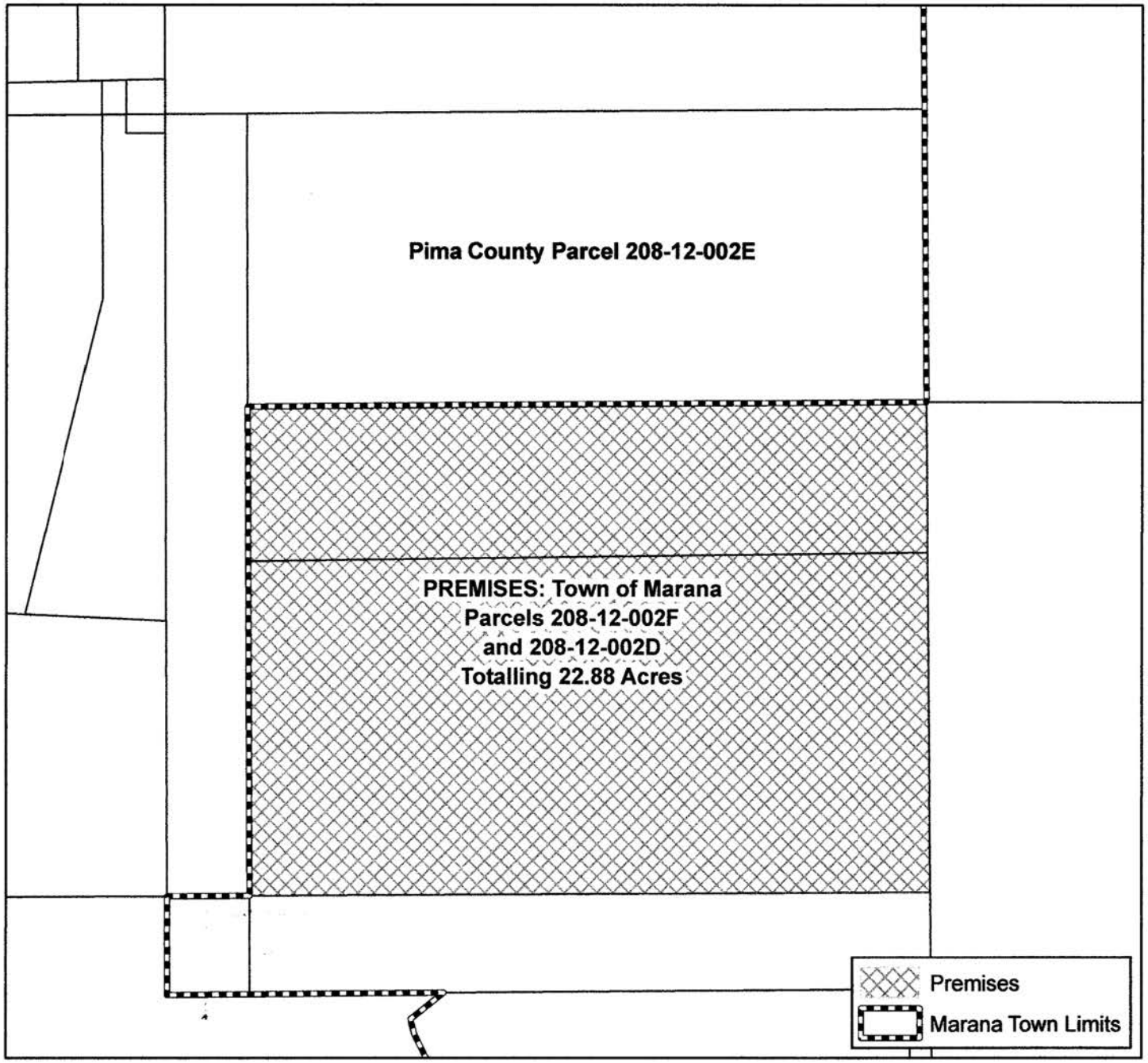
Barbra L. Bourne
Notary Public - Arizona
Pima County
My Commission Expires
January 19th, 2019

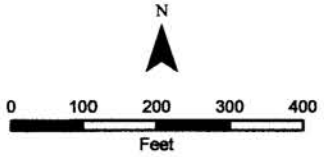
_____
Notary Public

EXHIBIT "A"

SECTION 14
TOWNSHIP 11 SOUTH
RANGE 10 EAST

That portion of the property conveyed to the Town of Marana in that certain Special Warranty Deed recorded in the office of the Recorder of Pima County, Arizona, on June 27, 2013, at Sequence No. 20131780459, generally described as the South 835.36 feet of the East 1192.75 feet of the Northeast Quarter of the Southeast Quarter of Section 14, Township 11 South, Range 10 East.





Town of Marana
Utilities Department

DATE: September 25, 2014

Path: U:\Town_Attorney\UtilitiesDept_Exhibit_A.mxd © Town of Marana 10/2/2014

F. ANN RODRIGUEZ, RECORDER
Recorded By: LW
DEPUTY RECORDER
41

SMARA
TOWN OF MARANA
PICKUP

SEQUENCE: 20160780437
NO. PAGES: 3
AS 03/18/2016
14:15:32
PICK UP
AMOUNT PAID: $7.00

WHEN RECORDED, RETURN TO:

Pick Up—Town Clerk
TOWN OF MARANA
fbo Frank Cassidy, Town Attorney

TOWN OF MARANA LEASE ASSIGNMENT WITH LANDLORD CONSENT

(CHRISTOPHER & STACY SULLIVAN TO SG FARMS L.L.C)

This Lease Assignment (this "**Assignment**") is made and entered into by and between Christopher & Stacy Sullivan, husband and wife, doing business as C&S Calves (collectively the "**Tenant**") and SG Farms L.L.C, an Arizona limited liability company (the "**Assignee**"), with the consent of the Town of Marana, an Arizona municipal corporation (the "**Landlord**")

1. **The Lease**. The Landlord and the Tenant entered into a lease with a term beginning February 12, 2015, recorded in the office of the Recorder of Pima County, Arizona, on February 20, 2015 at Sequence 20150510197 (the "**Lease**").

2. **Assignment**. The Tenant hereby assigns its rights and responsibilities under the Lease to the Assignee, and the Landlord hereby expressly consents to the assignment.

3. **Assignee's Representations**. The Assignee represents that it has reviewed the terms of the Lease and is ready, willing, and able to comply fully with its terms.

4. **Notices.** After the effective date of this Assignment, any notices required under the Lease shall be delivered personally or by certified mail, directed as follows:

If to Assignee:	SG Farms L.L.C 30703 East Goodman Ranch Place Marana, AZ 85658
If to Landlord:	Marana Town Clerk 11555 West Civic Center Drive Marana, AZ 85653
With a copy to:	Marana Legal Department 11555 West Civic Center Drive Marana, AZ 85653

IN WITNESS WHEREOF, the Tenant, the Assignee, and the Landlord have executed this Assignment as of the last date set forth below their respective signatures.

"TENANT":
Christopher & Stacy Sullivan, husband and wife, doing business as C&S Calves

Christopher Sullivan

Christopher Sullivan

Date: 2/26/16

Stacy Sullivan

Stacy Sullivan

Date: 2/26/16

CONSENT TO ASSIGNMENT:

"LANDLORD":
Town of Marana, an Arizona municipal corporation

By: Ed Honea

Ed Honea, Mayor

Date: 3-16-16

ATTEST:

Jocelyn C. Bronson

Jocelyn C. Bronson, Town Clerk

APPROVED AS TO FORM:

Frank Cassidy

Frank Cassidy, Town Attorney

"ASSIGNEE":
SG Farms L.L.C, an Arizona limited liability company

Christopher R Sullivan

Christopher R. Sullivan, Member

Date: 2/26/16

Stacy P Sullivan

Stacy P. Sullivan, Member

Date: 2/26/16

State of Arizona)
Pinal ss
County of ~~Pima~~)

The foregoing instrument was acknowledged before me on 2-26-2016, 2016, by Christopher & Stacy Sullivan, husband and wife, doing business as C&S Calves.

(Seal)

SETH NICHOLS
Notary Public, State of Arizona
Pinal County
My Commission Expires
July 22, 2017

Notary Public

State of Arizona)
Pinal ss
County of ~~Pima~~)

The foregoing instrument was acknowledged before me on 2-26-2016, 2016, by Christopher R. Sullivan, Member of SG Farms L.L.C, an Arizona limited liability company, on behalf of the LLC.

(Seal)

Notary Public

SETH NICHOLS
Notary Public, State of Arizona
Pinal County
My Commission Expires
July 22, 2017

State of Arizona)
Pinal ss
County of ~~Pima~~)

The foregoing instrument was acknowledged before me on 2-26-2016, 2016, by Stacy P. Sullivan, Member of SG Farms L.L.C, an Arizona limited liability company, on behalf of the LLC.

(Seal)

Notary Public

SETH NICHOLS
Notary Public, State of Arizona
Pinal County
My Commission Expires
July 22, 2017

F. ANN RODRIGUEZ, RECORDER
Recorded By: VJG
DEPUTY RECORDER
4967

SMARA
TOWN OF MARANA
PICKUP

SEQUENCE: 20200450777
NO. PAGES: 2
02/14/2020
15:47:26

TOWN OF MARANA LEASE EXTENSION

(SG FARMS L.L.C)

This Lease Extension (this "**Extension**") is made and entered into by and between the TOWN OF MARANA (the "**Landlord**"), an Arizona municipal corporation, and SG FARMS L.L.C, an Arizona limited liability company (the "**Tenant**"). The Landlord and the Tenant are sometimes collectively referred to as the "**Parties**," either of which is sometimes individually referred to as a "**Party**."

1. **The Lease.** The Landlord and the Tenant's predecessors in interest entered into a lease with a five-year term beginning February 12, 2015, recorded in the office of the Recorder of Pima County, Arizona, on February 20, 2015 at Sequence 20150510197 (the "**Lease**"), which was assigned to the Tenant by instrument recorded on March 18, 2016, at Sequence 20160780437 (the "**Assignment**").

2. **Term Extension.** The Parties hereby agree to extend the Lease for five years ending February 2025, unless terminated earlier pursuant to Paragraph 19 or Paragraph 24 of the Lease. The Lease as extended by this Extension shall be reviewed 90 days before the end of the five years, at which time the Parties will agree whether to terminate or continue the Lease for an additional term of five years. Renewal shall be by written amendment, signed by both Parties.

3. **Rent Modification.** For the five-year lease extension period, the Tenant shall pay Landlord rent of $2,288 per year. Tenant's first rent payment at this rate is due on February 12, 2020, and rent is due annually on February 12 during this Extension.

4. **No Other Lease Modifications.** Except for the lease term and the rent as modified by this Extension, the remaining terms of the Lease as assigned by the Assignment shall remain in full force and effect throughout the extended lease term.

5. **Cancellation for Conflict of Interest.** This Extension may be cancelled under certain circumstances for conflict of interest pursuant to A.R.S. § 38-511.

IN WITNESS WHEREOF, the Parties have signed this Extension as of the last date set forth below their respective signatures.

"**LANDLORD**":
TOWN OF MARANA, an Arizona municipal corporation

By: _____
Ed Honea, Mayor

Date: 2/4/2020

"**TENANT**":
SG FARMS L.L.C, an Arizona limited liability company

By: _____
Christopher R. Sullivan, Sole Member

Date: 1/15/2020

ATTEST:

_____
Cherry L. Lawson, Town Clerk

APPROVED AS TO FORM:

_____
Frank Cassidy, Town Attorney

State of Arizona)
ss
County of pima)

The foregoing instrument was acknowledged before me on January 15th, 2020, by Christopher R. Sullivan, Sole Member of SG Farms L.L.C, an Arizona limited liability company, on behalf of the LLC.

(Seal)

BRITTNEY ILEEN DANLEY
Notary Public - State of Arizona
PIMA COUNTY
My Commission Expires
May 24, 2021

_____
Notary Public 5/24/21

Council-Regular Meeting **C4**

Meeting Date: 03/04/2025

To: Mayor and Council

Submitted For: George Cardieri, Real Property Manager

From: George Cardieri, Real Property Manager

Date: March 4, 2025

Strategic Plan Focus Area:
Not Applicable

Subject: Resolution No. 2025-020: Relating to Real Estate; approving and authorizing the Town Engineer to execute a License Agreement with the United States of America, Department of Energy, Western Area Power Administration, specifying consent for new public roadway and drainage improvements to be constructed for the Twin Peaks Rattlesnake Pass Widening Project, located within WAPA's existing transmission line easement (George Cardieri)

Discussion:

The United States of America, Department of Energy, Western Area Power Administration ("WAPA") has an existing overhead electric transmission line known as Rattlesnake to Tucson 115-kV Transmission Line, with associated perpetual easements #161R-864 and 161R-839, obtained from private landowners in 1947. The Town of Marana has recently acquired new public rights-of-way for the Twin Peaks Rattlesnake Pass Widening Project, and will be constructing new public roadway and drainage improvements within WAPA's existing easements at four separate crossings. WAPA has requested that the Town enter into a License Agreement specifying WAPA's consent for the new public roadway and drainage improvements to be constructed by the Town within WAPA's existing easements. The proposed resolution will authorize the Town Engineer to sign the License Agreement requested by WAPA.

Staff Recommendation:

Staff recommends adoption of Resolution No. 2025-020, authorizing the Town Engineer, on behalf of the Town, to execute the License Agreement in substantially the form attached to and incorporated in this resolution as Exhibit A, as requested by Western Area Power Administration.

Suggested Motion:

I move to adopt Resolution No. 2025-020, authorizing the Town Engineer to execute the License Agreement as requested by Western Area Power Administration for the Twin Peaks Rattlesnake Pass Widening Project.

Attachments

Resolution No. 2025-020

Exhibit A to Resolution

MARANA RESOLUTION NO. 2025-020

RELATING TO REAL ESTATE; APPROVING AND AUTHORIZING THE TOWN ENGINEER TO EXECUTE A LICENSE AGREEMENT WITH THE UNITED STATES OF AMERICA, DEPARTMENT OF ENERGY, WESTERN AREA POWER ADMINISTRATION, SPECIFYING CONSENT FOR NEW PUBLIC ROADWAY AND DRAINAGE IMPROVEMENTS TO BE CONSTRUCTED FOR THE TWIN PEAKS RATTLESNAKE PASS WIDENING PROJECT, LOCATED WITHIN WAPA'S EXISTING TRANSMISSION LINE EASEMENT

WHEREAS the Town of Marana has recently acquired new public rights-of-way for the Twin Peaks Rattlesnake Pass Widening Project; and

WHEREAS the United States of America, Department of Energy, Western Area Power Administration ("WAPA") has an existing overhead electric transmission line known as the Rattlesnake to Tucson 115-kV Transmission Line, with associated perpetual easements #161R-864 and 161R-839, obtained from private landowners in 1947; and

WHEREAS the Town has commenced construction activities for the Twin Peaks Rattlesnake Pass Widening Project, and will be constructing new public roadway and drainage improvements within WAPA's existing easements at four separate crossings; and

WHEREAS WAPA has requested from the Town a License Agreement specifying WAPA's consent for the new public roadway and drainage improvements to be constructed by the Town for the Twin Peaks Rattlesnake Pass Widening Project; and

WHEREAS the Mayor and Council of the Town of Marana find that the public interests are served by approving this resolution.

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND COUNCIL OF THE TOWN OF MARANA, ARIZONA, AS FOLLOWS:

SECTION 1. The Town Engineer, on behalf of the Town, is hereby authorized to execute the License Agreement in substantially the form attached to and incorporated in this resolution as Exhibit A.

SECTION 2. The Town's Manager and staff are hereby directed and authorized to undertake all other and further tasks required or beneficial to carry out the terms, obligations, and objectives of this resolution.

PASSED AND ADOPTED BY THE MAYOR AND COUNCIL OF THE TOWN OF MARANA, ARIZONA, this 4th day of March 2025.

_____
Mayor Jon Post

ATTEST:

_____
David Udall, Town Clerk

APPROVED AS TO FORM:

_____
Jane Fairall, Town Attorney

DSW-LI-2024-017

THE UNITED STATES OF AMERICA
DEPARTMENT OF ENERGY
WESTERN AREA POWER ADMINISTRATION

Rattlesnake to Tucson 115-kV Transmission Line

SE ¼ SE¼, Section 13, Township 12 South, Range 11 East,
Gila & Salt River Meridian, Pima County, State of Arizona

NE ¼ NE¼, Section 24, Township 12 South, Range 11 East,
Gila & Salt River Meridian, Pima County, State of Arizona

Vicinity of Structure(s): 21-2 to 21-3
Station Number: 1130+45 to 1140+69
(Crossing 1)

SE ¼ NW¼, Section 20, Township 12 South, Range 12 East,
Gila & Salt River Meridian, Pima County, State of Arizona

Vicinity of Structure(s): 22-4 to 22-5
Station Number: 1197+73 to 1207+81
(Crossing 2)

SE ¼ NW¼, Section 20, Township 12 South, Range 12 East,
Gila & Salt River Meridian, Pima County, State of Arizona

Vicinity of Structure(s): 22-5 to 22-6
Station Number: 1207+81 to 1215+74
(Crossing 3)

NW ¼ SE¼, Section 20, Township 12 South, Range 12 East,
Gila & Salt River Meridian, Pima County, State of Arizona

Vicinity of Structure(s): 22-7 to 23-1
Station Number: 1215+74 to 1221+23
(Crossing 4)

DSW-LI-2024-017

LICENSE AGREEMENT

THIS LICENSE AGREEMENT is made this _____ day of _____, 2025, between the TOWN OF MARANA, 11555 West Civic Center Drive, Marana, AZ 85653 (LICENSEE), whether one or more, and the UNITED STATES OF AMERICA, Department of Energy, Western Area Power Administration (WAPA), represented by the officer executing this License Agreement, pursuant to the Reclamation Act, Act of June 17, 1902, 32 Stat. 388, and acts amendatory thereof and supplementary thereto, and the Department of Energy Organization Act, Act of August 4, 1977, 91 Stat. 565.

WITNESSETH:

WAPA concurs and grants to the LICENSEE, upon the terms hereafter provided, a License for a period of 50 years from the date hereof, for the construction of street widening and drainage improvements (FACILITY) (*as described within the application*). This FACILITY crosses under or over WAPA's Rattlesnake to Tucson 115-kV Transmission Line(s) and will not interfere with the operation and maintenance of said Transmission Line(s), if constructed in the manner and at the locations shown on Exhibits 1 to 34, attached hereto and made a part hereof. This License is renewable.

In consideration of WAPA's concurrence, the LICENSEE agrees to the following:

a) This License Agreement does not grant any right, privilege, or interest in the land. The LICENSEE is responsible for obtaining any necessary land rights from the underlying landowner.

b) This License Agreement is only valid provided the FACILITY is constructed, operated, and maintained in conformance with the attached drawings and/or exhibits. Any relocations, changes, or upgrades require additional concurrence by WAPA. LICENSEE agrees to alter or relocate its FACILITY, at no cost to WAPA, to accommodate future modifications of WAPA's facilities, including but not limited to, upgrades of the transmission line.

c) LICENSEE shall notify WAPA at least forty-five (45) business days prior to commencing maintenance or installation of the FACILITY to permit inspection by WAPA. WAPA's Point of Contact: Terry Kugler, Foreman III at 602-605-2716 or email at kugler@wapa.gov.

d) To abide by and comply with all applicable Federal, State, and local laws as well as building and safety codes including the latest edition of the National Electric Safety Code (NESC) and Occupational Safety and Health Administration standards (OSHA) applicable to the design and construction of the aforesaid FACILITY.

e) In accordance with the National Electric Safety Code (NESC), a clearance of 25.4 feet from transmission line conductors to the top of the roadway must be always maintained. Additionally, all equipment used within the easement area shall maintain a minimum clearance of 15 feet, from the transmission line conductors, including backhoes, front-end loaders, cranes, or other equipment.

f) Induced voltages and currents may occur on the FACILITY constructed or placed under or near high voltage transmission lines. The LICENSEE shall be responsible for the protection of personnel and equipment in their design, construction, operation, and maintenance of the FACILITY described in this License Agreement. If heavy equipment is used during construction, signs shall be posted saying, "Caution – Overhead High Voltage Transmission Lines".

g) Indemnify and hold harmless WAPA, its employees, or agents, from any loss or damage and from any liability on account of personal injury, death, or property damage arising out of LICENSEE's, its agents, contractors, or subcontractors use of the land covered by this License Agreement.

h) WAPA always requires unimpeded access to its right-of-way. WAPA uses vehicles that have a 42-kip (42,000 pounds) axle load and is not liable for any damage caused to the FACILITY when patrolling, performing maintenance, or reconstructing the transmission line.

i) No appreciable change shall be made to the character of the existing topography. Safe conductor phase-to-ground clearance must be always maintained. Steep sloping which will impede heavy line equipment and vehicles from traversing the lands within the transmission line right-of-way shall not be allowed. The gradient must not be steeper than 6:1 run to rise.

j) Upon completion of the project, the Licensee will submit a copy of the as-builts and/or photographs of the FACILITY to WAPA Lands (P.O. Box 6457, Phoenix, AZ 85005-6457).

The remainder of this page intentionally left blank.

k) This License Agreement shall be binding on the successors or assigns of the LICENSEE and WAPA.

TOWN OF MARANA

11555 West Civic Center Drive
Marana, AZ 85653

Phone: _____

Email: _____

_____
Signature

_____
Print Name

_____
Title

THE UNITED STATES OF AMERICA
Western Area Power Administration
Desert Southwest Region | P.O. Box 6457
Phoenix, AZ 85005-6457

_____
Richard M. Duarte
Natural Resources Manager

Exhibit 1 - Crossing 1

Exhibit A to Marana Resolution No. 2025-020

Western Area Power Administration
Desert Southwest Region
ATTN: Lands G5600 - Lands & Realty
P.O. Box 6457
Phoenix, AZ 85005-6457

LICENSE AGREEMENT APPLICATION

Date: May 3, 2024 WAPA Transmission Line: 115-KV, Rattlesnake to Tucson

Description of Proposal (Narrative): Widening of existing public roadway with Drainage Improvements
Twin Peaks Road Improvement Project, Project No. ST073

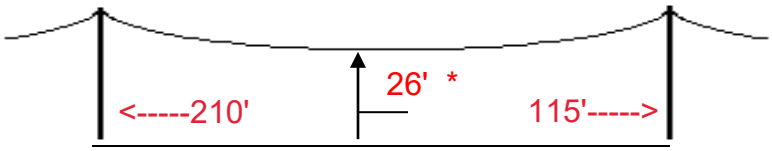
Location: Section: 13, 24, Township: 12S, Range: 11E, Meridian: Gila and Salt River

County: Pima State: AZ, Longitude: -111.16639 Latitude: 32.38094

PROFILE: Show the location, height (feet), and distance (feet) from the nearest transmission line structure.

WAPA Structure # 21.2 ----->

Ground Surface



WAPA Structure <----- # 21.3

Ground Surface

** Conductor at maximum operating temperature*

PLAN VIEW:
Show the location and dimensions (in feet) of the proposed facility in relation to the center conductor of the transmission line.

< ..... **ROW Width** 100' ..... >

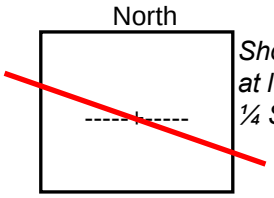
WAPA Structure 21.2 v

Edge of ROW

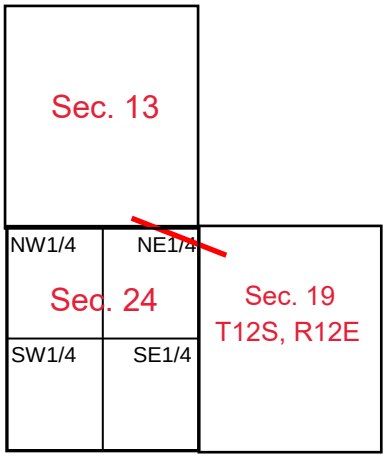
See plan sheet attached

Edge of ROW

WAPA Structure 21.3 ^



Show NORTH by arrow at (+) in block at left And show approximate location in ¼ Section at right.



Attach other drawings and information as appropriate.

NOTE: Induced voltages and currents may occur on facilities constructed or placed under or near high voltage transmission lines, therefore, the Licensee shall be responsible for the protection of personnel and equipment in their design, construction, operation and maintenance of the facilities described in this application.

George Cardieri, Real Property Manager
Name: (Please Print) *Can be engineer or representative*

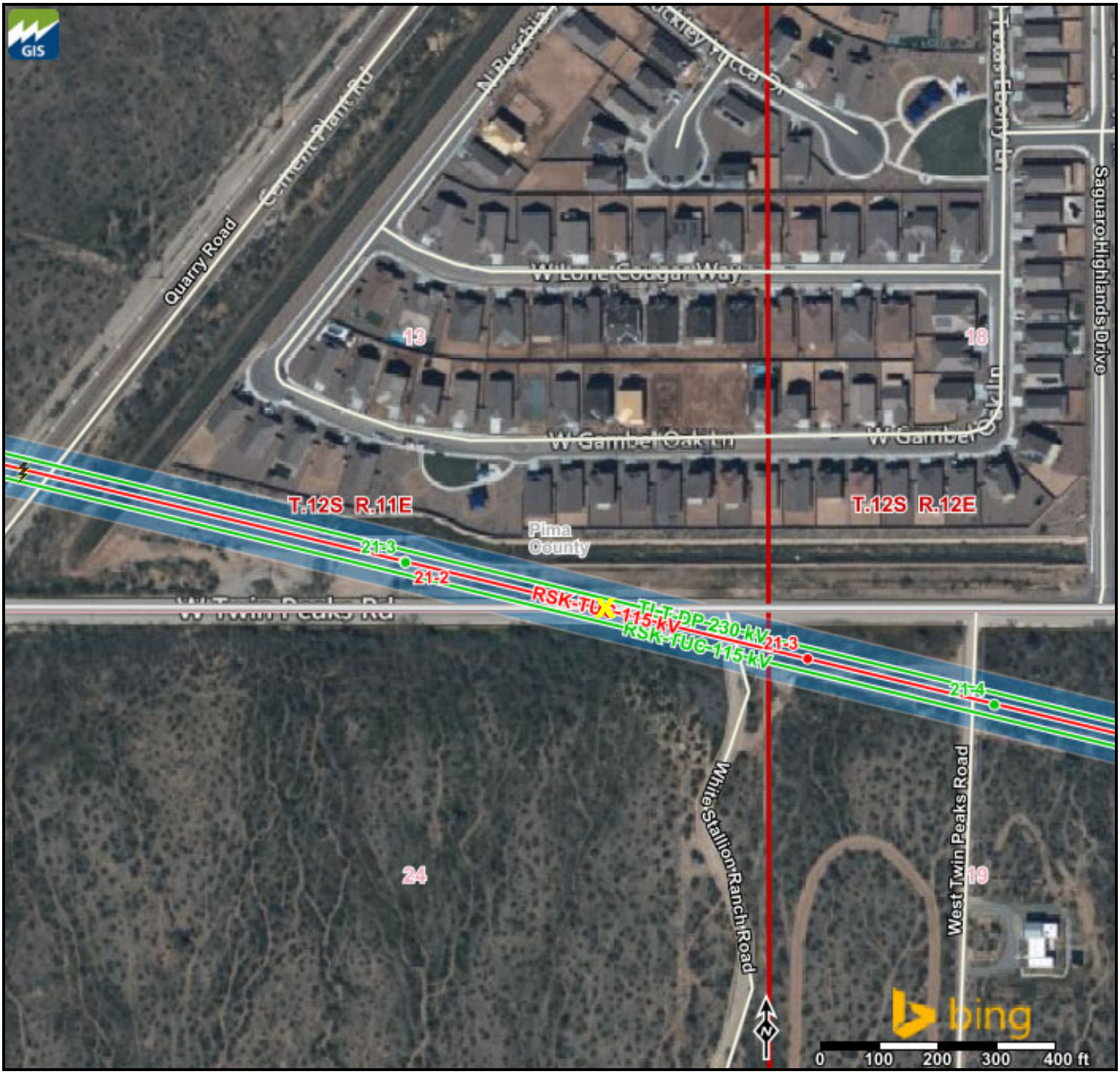
Signature

Company or Party Owning the Facility

APPLICANT:
Town of Marana
Address: 11555 W. Civic Center Dr.
Marana, AZ 85653
Phone: 520-382-2611
Email: GCardieri@maranaaz.gov

Exhibit 2

Desert Southwest Region



Legend

Scale 1:3,085
7/3/2024 11:10 A.M.

Western Area Power Administration
An agency of the U.S. Department of Energy

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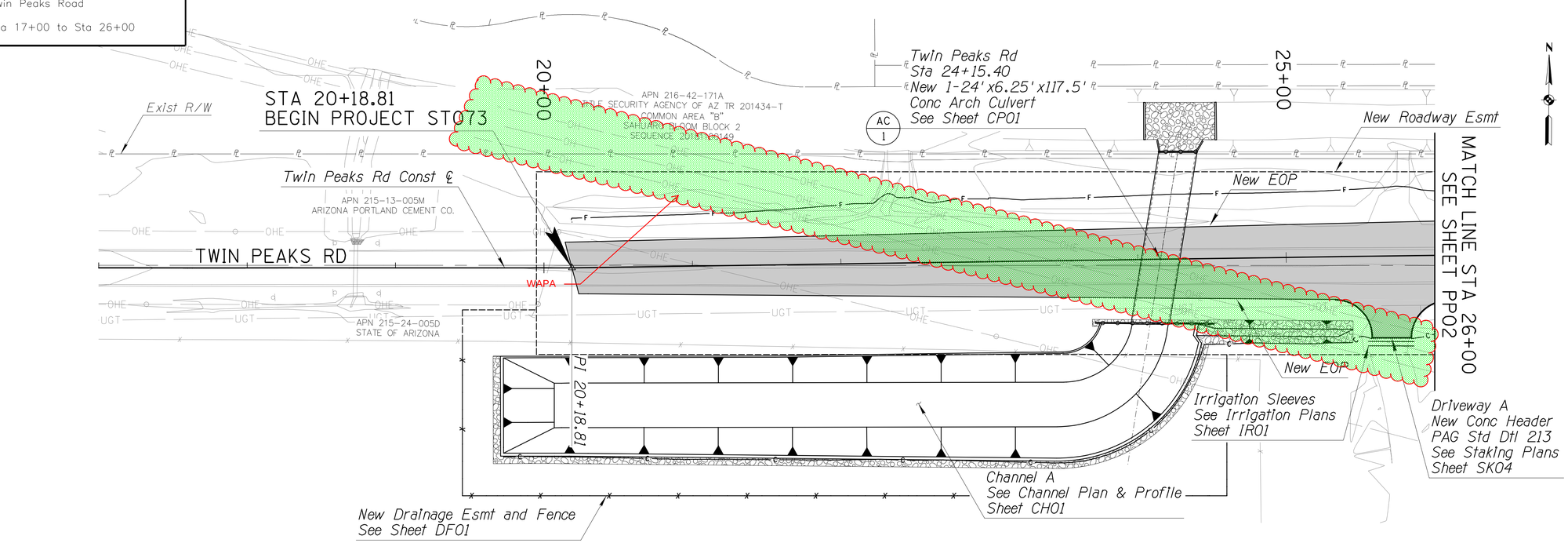
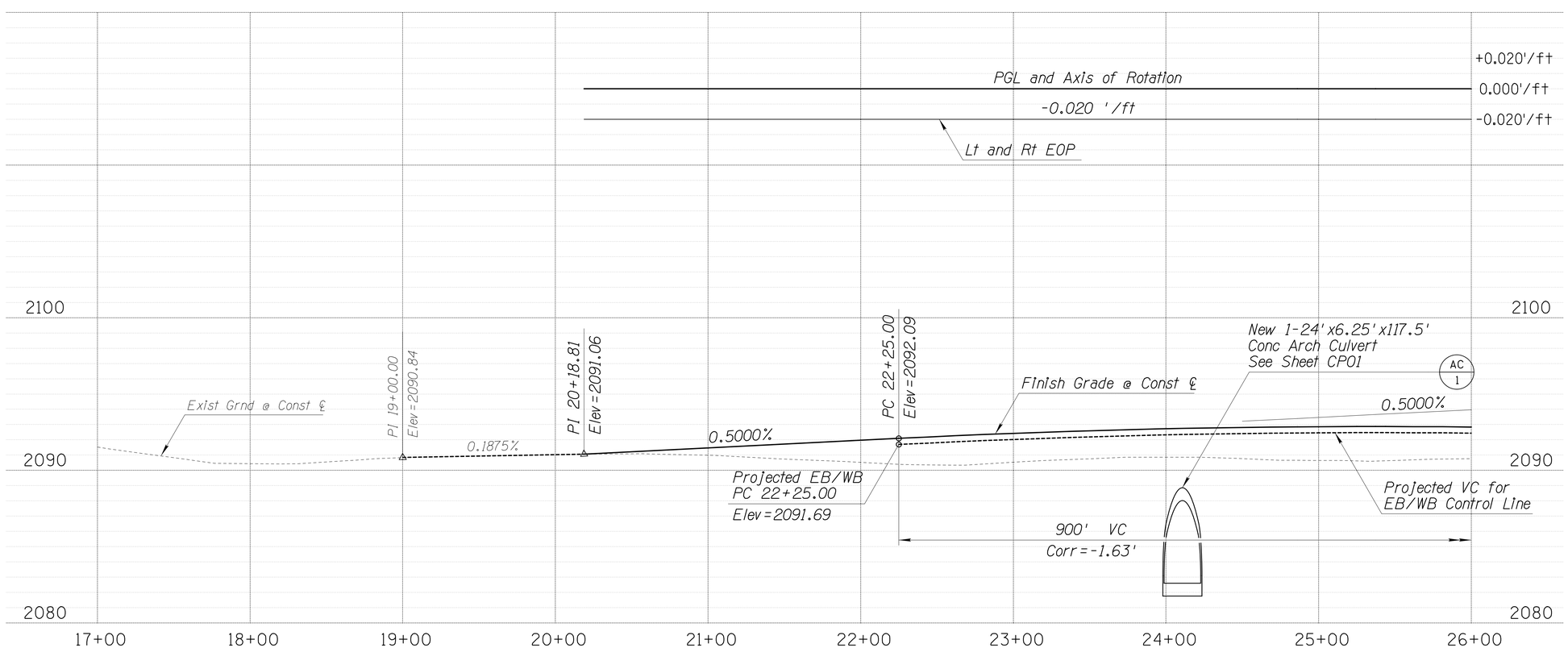
Twin Peaks Road

Sta 17+00 to Sta 26+00





REVISION BY TOWN OF MARANA

NO.	DESCRIPTION	REV BY	CKD BY	DATE

REVISION BY TOWN OF MARANA

NO.	DESCRIPTION	REV BY	CKD BY	DATE

REVISION BY TOWN OF MARANA

NO.	DESCRIPTION	REV BY	CKD BY	DATE

Registered Professional Engineer (Civil)
CERTIFICATE NO. 18164
WILLIAM D. SCHLESINGER
Date Signed 12/22/23
ARIZONA U.S.A.
Expires 06/30/25

Call at least two full working days before you being excavation.
ARIZONA 811
Arizona Blue Stake, Inc.
Dial 8-1-1 or 1-800- STAKE-IT (782-5348)
In Maricopa County: (602)263-1100

40' 0 40' 80'

SCE ENGINEERING
510 E 4TH STREET
TUCSON, AZ 85705
520-405-7353

PLAN AND PROFILE

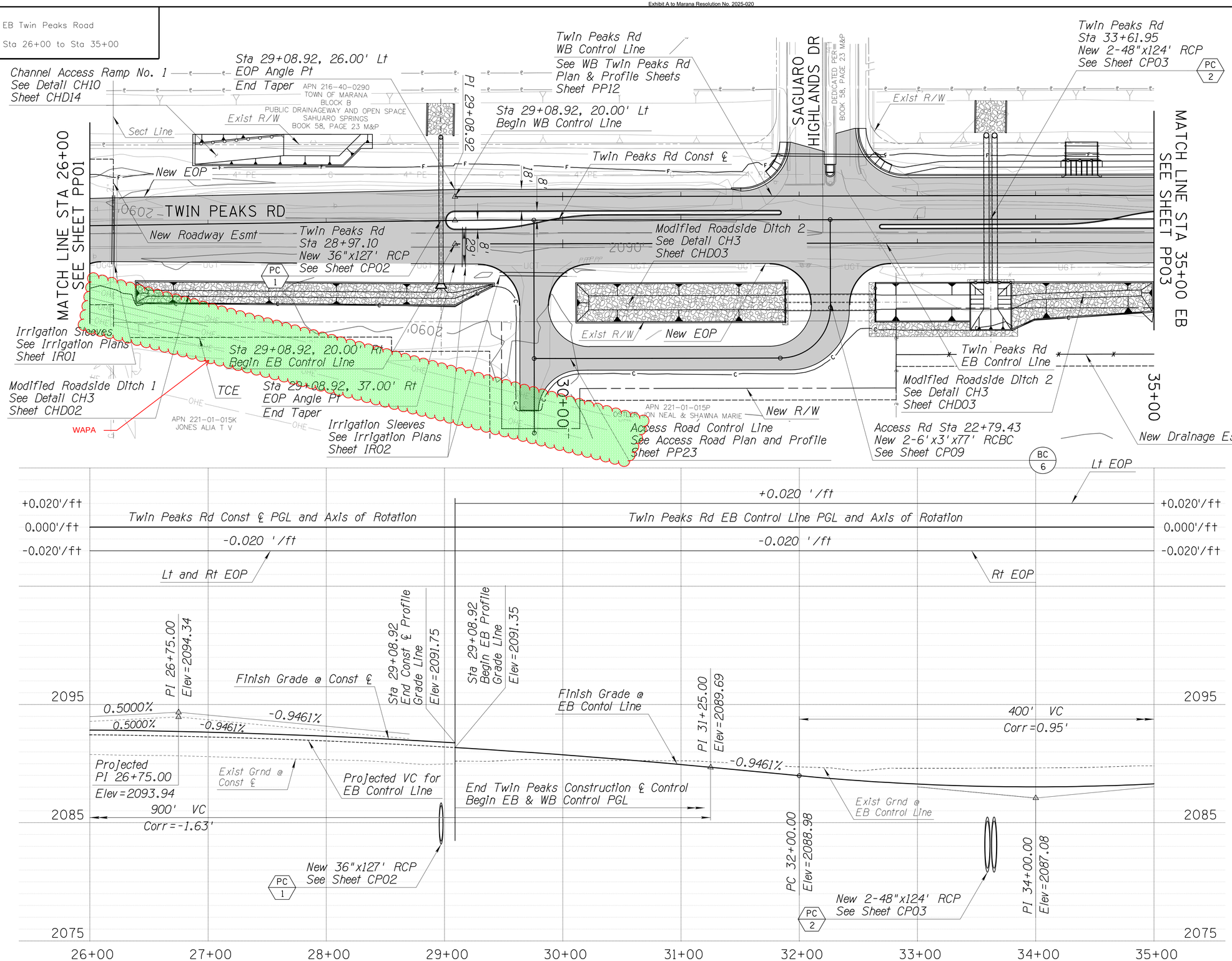
TWIN PEAKS RD

TWIN PEAKS ROADWAY IMPROVEMENTS

DR: EGM	DES: EGM	CK: WDS	PAGE NO:	TOTAL PAGES
DATE: 12/23	DATE: 12/23	DATE: 12/23	26	243
SCALE: 1"=40' H; 1"=4' V				

FILE: ...t02 Civil9011pp01.dgn
TIME: 2:08:28 PM
DATE: 12/22/2023

EB Twin Peaks Road
Sta 26+00 to Sta 35+00



REVISION BY TOWN OF MARANA

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PLAN AND PROFILE

EB TWIN PEAKS RD

TWIN PEAKS ROADWAY IMPROVEMENTS

DR: EGM	DES: EGM	CK: WDS	PAGE NO:	TOTAL PAGES
DATE: 12/23	DATE: 12/23	DATE: 12/23	27	243
SCALE: 1"=40' H; 1"=4' V				

FILE: ...\02 Civil\01pp02.dgn
TIME: 2:08:28 PM
DATE: 12/22/2023

Exhibit 5 - Crossing 2

Exhibit A to Marana Resolution No. 2025-020

Western Area Power Administration
Desert Southwest Region
ATTN: Lands G5600 - Lands & Realty
P.O. Box 6457
Phoenix, AZ 85005-6457

LICENSE AGREEMENT APPLICATION

Date: May 3, 2024 WAPA Transmission Line: 115-KV, Rattlesnake to Tucson

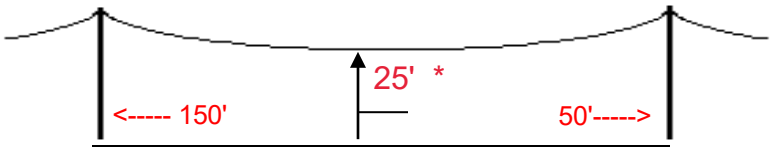
Description of Proposal (Narrative): Widening of existing public roadway with Drainage Improvements
Twin Peaks Road Improvement Project, Project No. ST073

Location: Section: 20, Township: 12S, Range: 12E, Meridian: Gila and Salt River

County: Pima State: AZ, Longitude: -111.14345 Latitude: 32.37628

PROFILE: Show the location, height (feet), and distance (feet) from the nearest transmission line structure.

WAPA Structure # 22.4 -----> **Ground Surface**



WAPA Structure <----- # 22.5 **Ground Surface**

** Conductor at maximum operating temperature*

PLAN VIEW:
Show the location and dimensions (in feet) of the proposed facility in relation to the center conductor of the transmission line.

< ..... **ROW Width** 100' ..... >
WAPA Structure 22.4 ∨

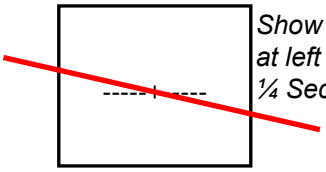
Edge of ROW

See plan sheet attached

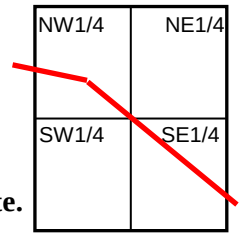
Edge of ROW

WAPA Structure 22.5 ∧

North



Show NORTH by arrow at (+) in block at left And show approximate location in ¼ Section at right.



Attach other drawings and information as appropriate.

NOTE: Induced voltages and currents may occur on facilities constructed or placed under or near high voltage transmission lines, therefore, the Licensee shall be responsible for the protection of personnel and equipment in their design, construction, operation and maintenance of the facilities described in this application.

George Cardieri, Real Property Manager
Name: (Please Print) *Can be engineer or representative*

Signature

Company or Party Owning the Facility

APPLICANT: Town of Marana
Address: 11555 W. Civic Center Dr.
Marana, AZ 85653
Phone: 520-382-2611
Email: GCardieri@maranaaz.gov

Exhibit 6

Desert Southwest Region

Legend

Scale 1:2,356
7/3/2024 11:54 A.M.

Western Area Power Administration
An agency of the U.S. Department of Energy

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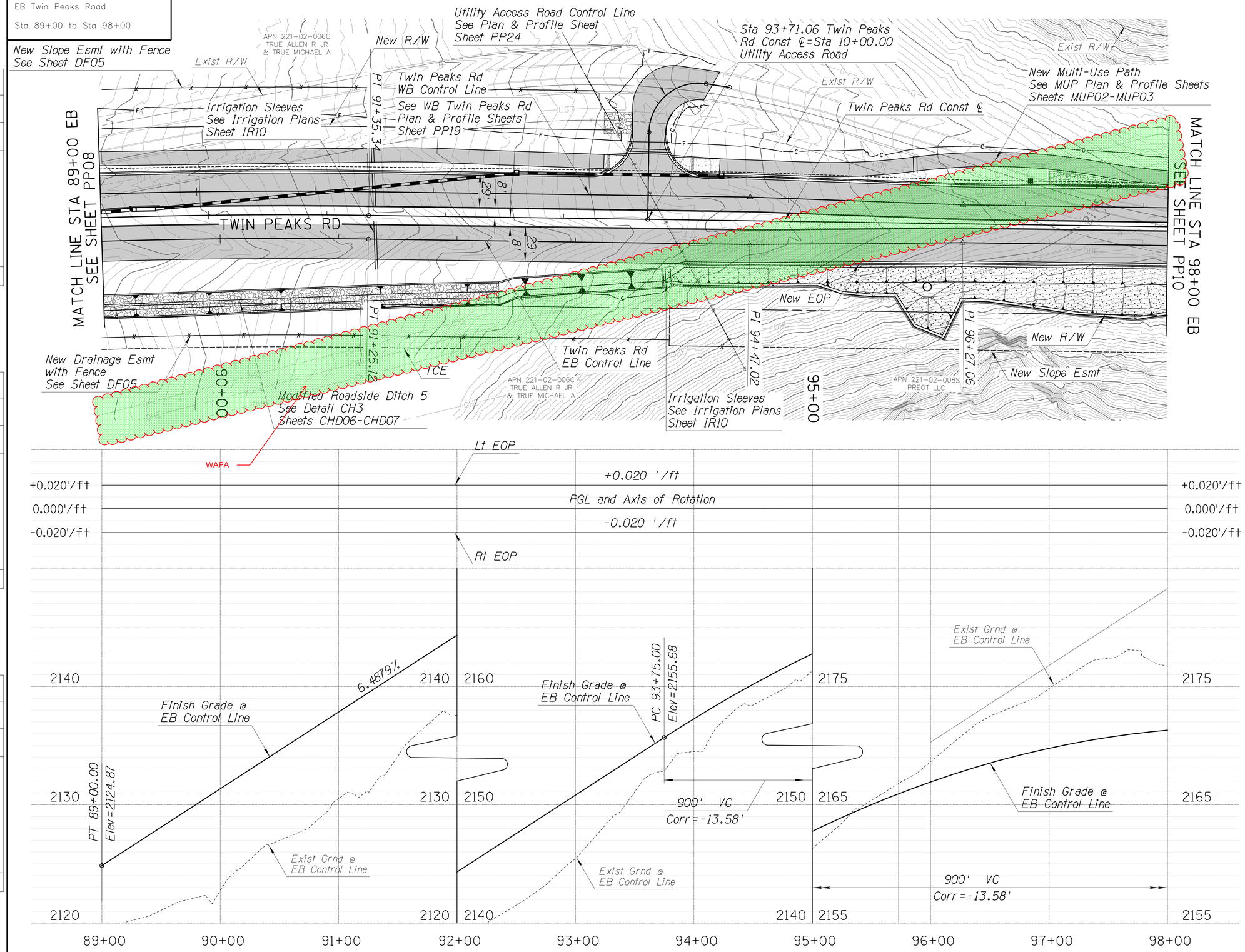
EB Twin Peaks Road

Sta 89+00 to Sta 98+00



Note:

See Sheet SD09 for Storm Drain Plan & Profile.

Call at least two full working days before you being excavation.
ARIZONA 811
Arizona Blue Stake, Inc.
Dial 8-1-1 or 1-800- STAKE-IT (782-5348)
In Maricopa County: (602)263-1100

40' 0 40' 80'

SCE ENGINEERING
510 E 4TH STREET
TUCSON, AZ 85705
520-405-7353

PLAN AND PROFILE

EB TWIN PEAKS RD

TWIN PEAKS ROADWAY IMPROVEMENTS

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DATE: 12/23	DATE: 12/23	DATE: 12/23	34	243
SCALE: 1"=40' H; 1"=4' V				

REVISION BY TOWN OF MARANA

NO.	DESCRIPTION	REV BY	CKD BY	DATE

REVISION BY TOWN OF MARANA

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REVISION BY TOWN OF MARANA

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TIME: 2:08:33 PM
DATE: 12/22/2023

Exhibit 8 - Crossing 3

Exhibit A to Marana Resolution No. 2025-020

Western Area Power Administration
Desert Southwest Region
ATTN: Lands G5600 - Lands & Realty
P.O. Box 6457
Phoenix, AZ 85005-6457

LICENSE AGREEMENT APPLICATION

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County: Pima State: AZ, Longitude: -111.14224 Latitude: 32.37562

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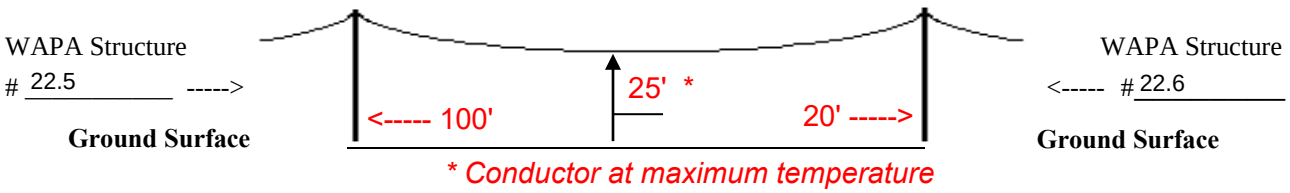


PLAN VIEW:
Show the location and dimensions (in feet) of the proposed facility in relation to the center conductor of the transmission line.

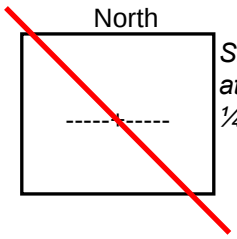
< ..... **ROW Width** 100' ..... >
WAPA Structure 22.5 ∨

Edge of ROW

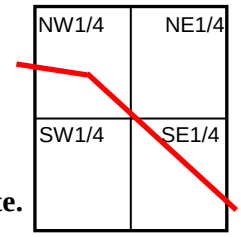
See plan sheet attached

Edge of ROW

WAPA Structure 22.6 ∧



Show NORTH by arrow at (+) in block at left And show approximate location in ¼ Section at right.



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NOTE: Induced voltages and currents may occur on facilities constructed or placed under or near high voltage transmission lines, therefore, the Licensee shall be responsible for the protection of personnel and equipment in their design, construction, operation and maintenance of the facilities described in this application.

George Cardieri, Real Property Manager
Name: (Please Print) *Can be engineer or representative*

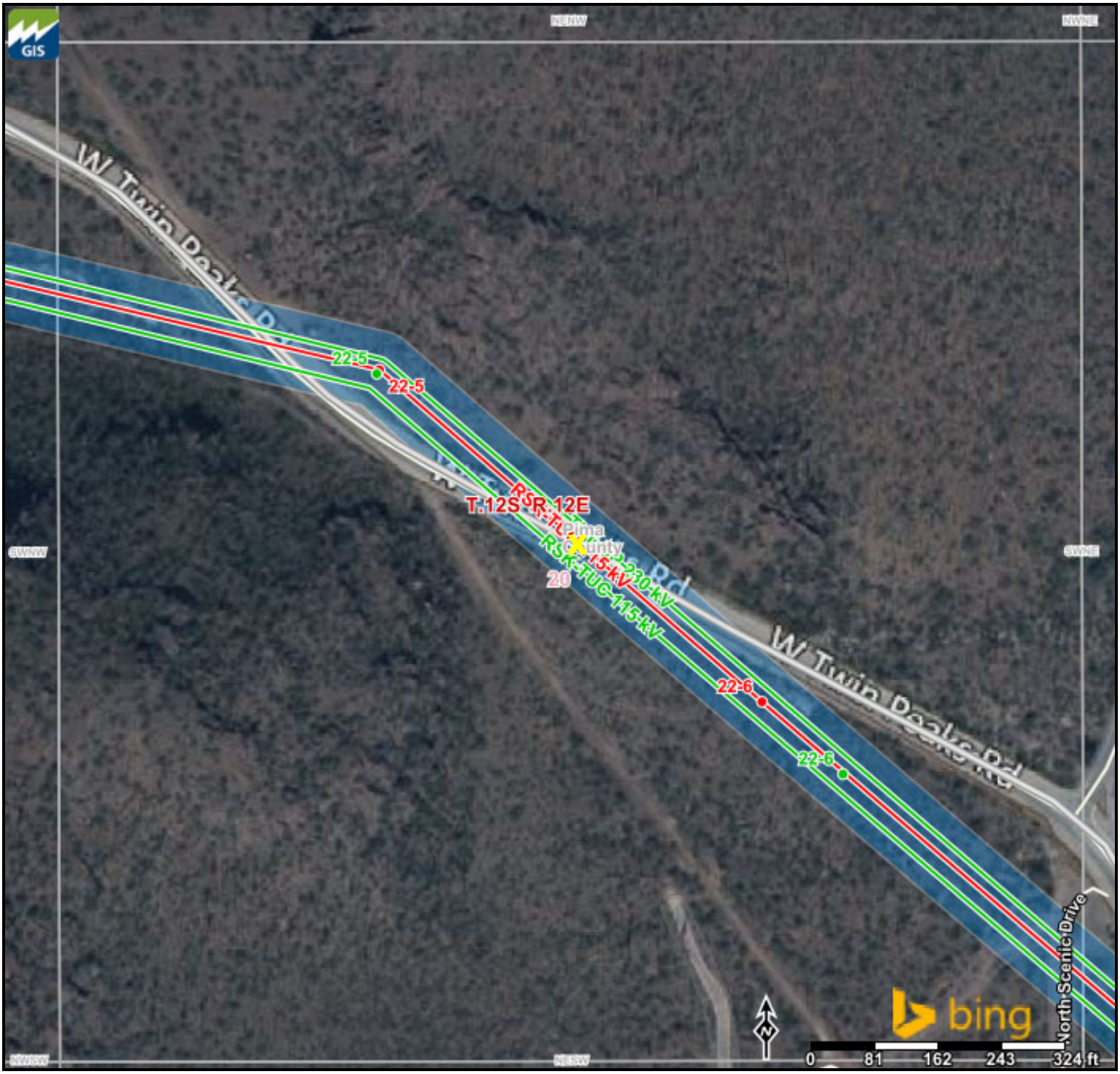
Signature

Company or Party Owning the Facility

APPLICANT: Town of Marana
Address: 11555 W. Civic Center Dr.
Marana, AZ 85653
Phone: 520-382-2611
Email: GCardieri@maranaaz.gov

Exhibit 9

Desert Southwest Region



Legend

Scale 1:2,356
7/3/2024 12:00 P.M.

Western Area Power Administration
An agency of the U.S. Department of Energy

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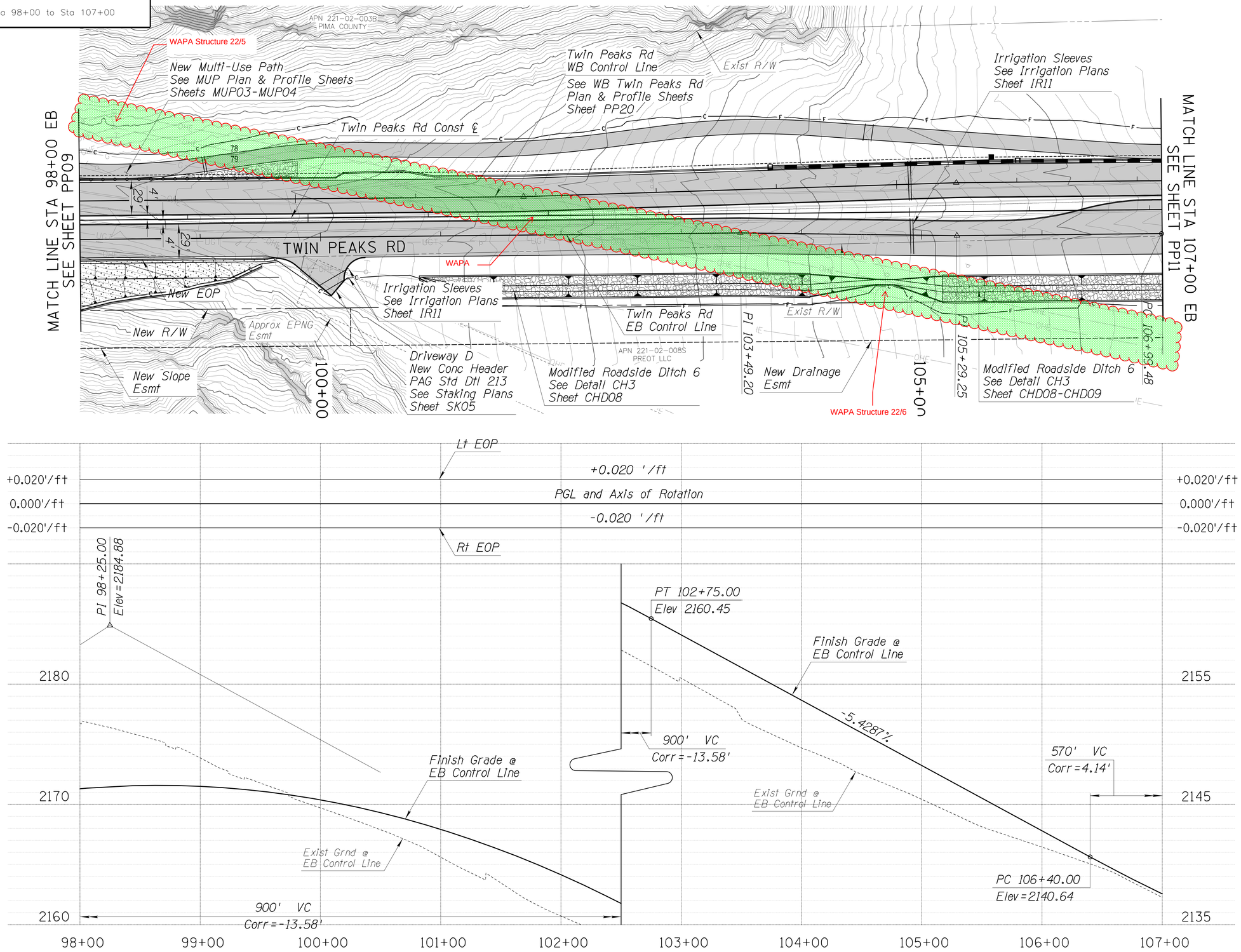
EB Twin Peaks Road

Sta 98+00 to Sta 107+00



Note:

See Sheet SD10 for Storm Drain Plan & Profile.

Registered Professional Engineer (Civil)
CERTIFICATE NO. 18164
WILLIAM D. SCHLESINGER
Date Signed 12/22/23
ARIZONA U.S.A.
Expires 06/30/25

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In Maricopa County: (602)263-1100

40' 0 40' 80'

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510 E 4TH STREET
TUCSON, AZ 85705
520-405-7353

PLAN AND PROFILE

EB TWIN PEAKS RD

TWIN PEAKS ROADWAY IMPROVEMENTS

DR: EGM	DES: EGM	CK: WDS	PAGE NO:	TOTAL PAGES
DATE: 12/23	DATE: 12/23	DATE: 12/23	35	243
SCALE: 1"=40' H; 1"=4' V				

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NO.	DESCRIPTION	REV BY	CKD BY	DATE

FILE: ...\02 Civ\19011pp10.dgn
TIME: 2:08:34 PM
DATE: 12/22/2023

Exhibit 11 - Crossing 4

Exhibit A to Marana Resolution No. 2025-020

Western Area Power Administration
Desert Southwest Region
ATTN: Lands G5600 - Lands & Realty
P.O. Box 6457
Phoenix, AZ 85005-6457

LICENSE AGREEMENT APPLICATION

Date: May 3, 2024 WAPA Transmission Line: 115-KV, Rattlesnake to Tucson

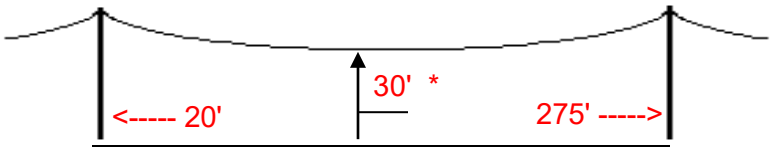
Description of Proposal (Narrative): Widening of existing public roadway with Drainage Improvements
Twin Peaks Road Improvement Project, Project No. ST073

Location: Section: 20, Township: 12S, Range: 12E, Meridian: Gila and Salt River

County: Pima State: AZ, Longitude: -111.13926 Latitude: 32.37346

PROFILE: Show the location, height (feet), and distance (feet) from the nearest transmission line structure.

WAPA Structure # 22.7 -----> **Ground Surface**



WAPA Structure <----- # 23.1 **Ground Surface**

PLAN VIEW:
Show the location and dimensions (in feet) of the proposed facility in relation to the center conductor of the transmission line.

< ..... **ROW Width** 100' ..... >
WAPA Structure 22.7 v

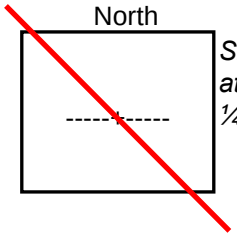
Edge of ROW

See plan sheet attached

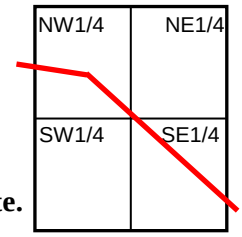
Edge of ROW

WAPA Structure 23.1 ^

North



Show NORTH by arrow at (+) in block at left And show approximate location in ¼ Section at right.



Attach other drawings and information as appropriate.

NOTE: Induced voltages and currents may occur on facilities constructed or placed under or near high voltage transmission lines, therefore, the Licensee shall be responsible for the protection of personnel and equipment in their design, construction, operation and maintenance of the facilities described in this application.

George Cardieri, Real Property Manager
Name: (Please Print) *Can be engineer or representative*

Signature

Company or Party Owning the Facility

APPLICANT:
Town of Marana
Address: 11555 W. Civic Center Dr.
Marana, AZ 85653
Phone: 520-382-2611
Email: GCardieri@maranaaz.gov

Exhibit 12

Desert Southwest Region

Legend

Scale 1:2,000
7/8/2024 1:49 P.M.

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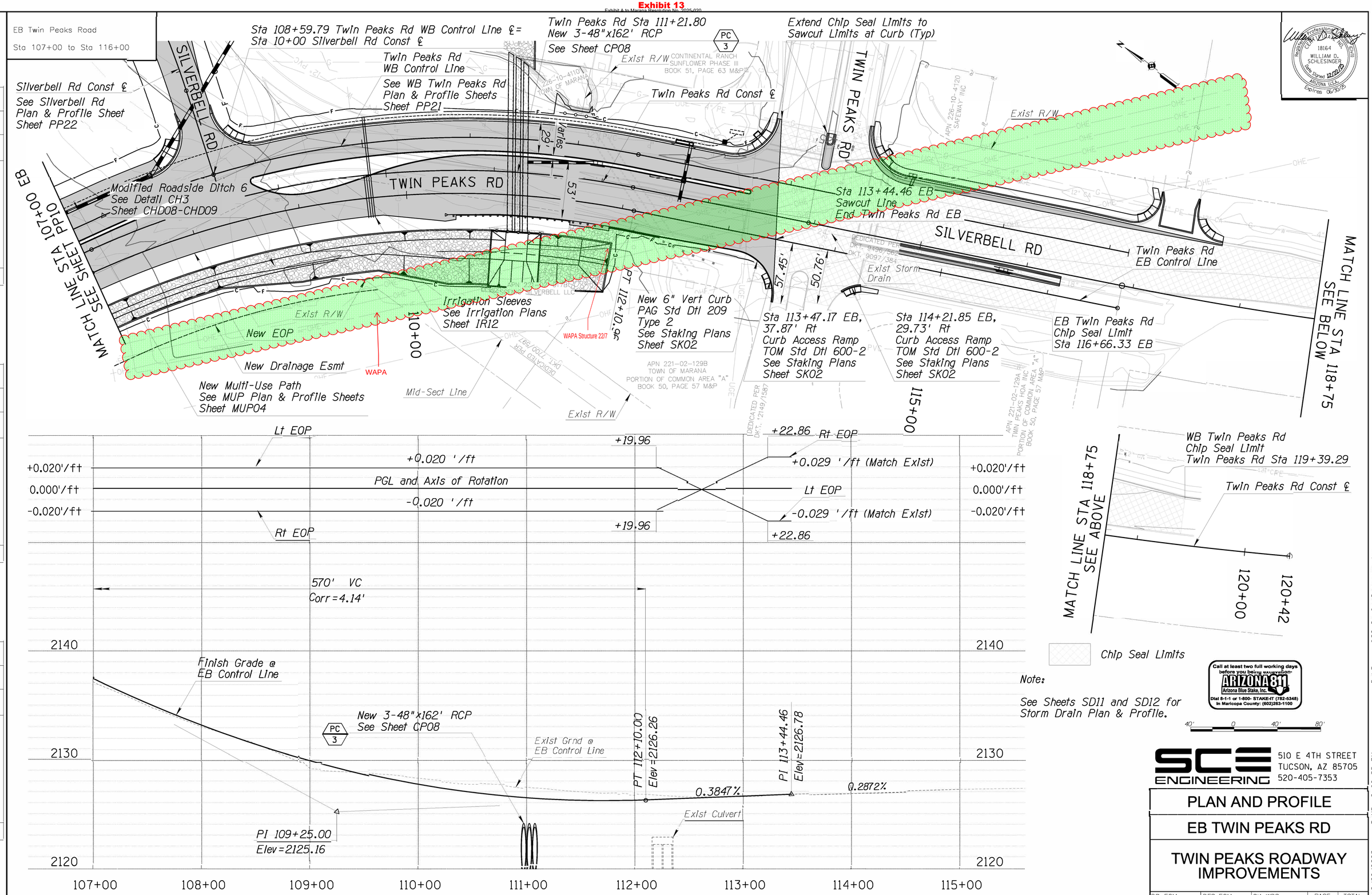
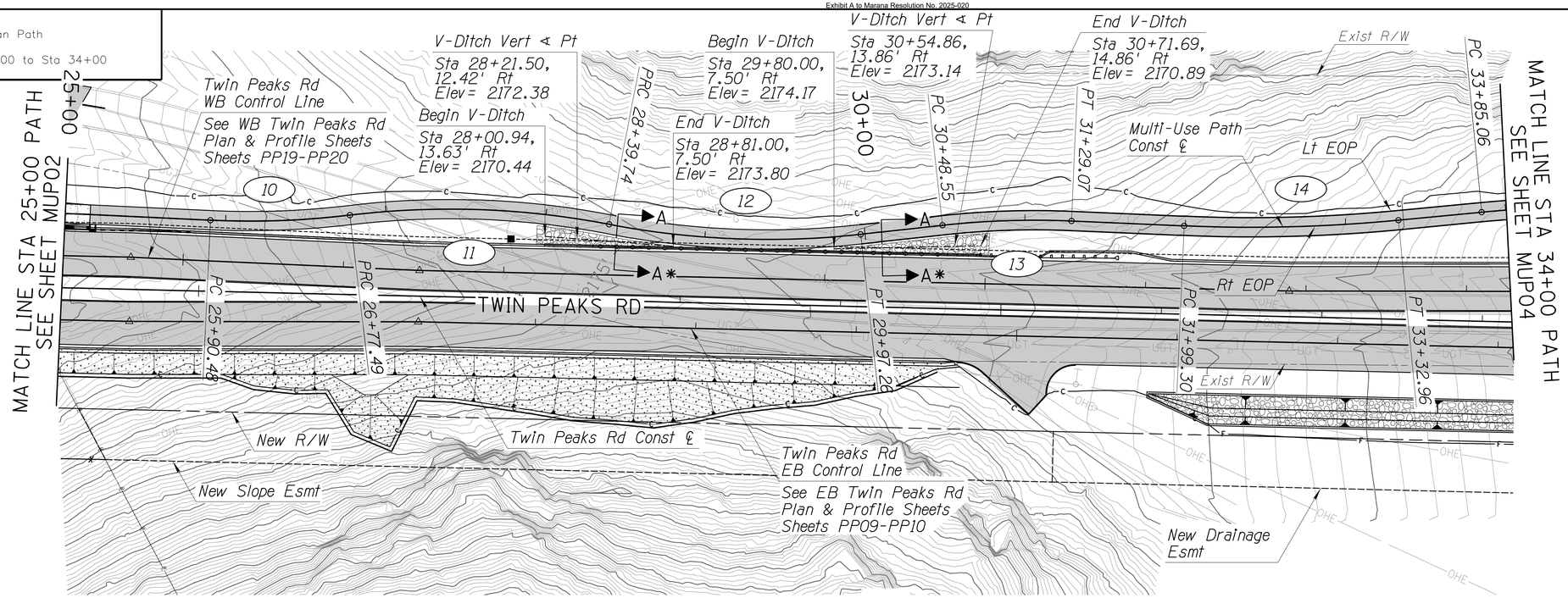
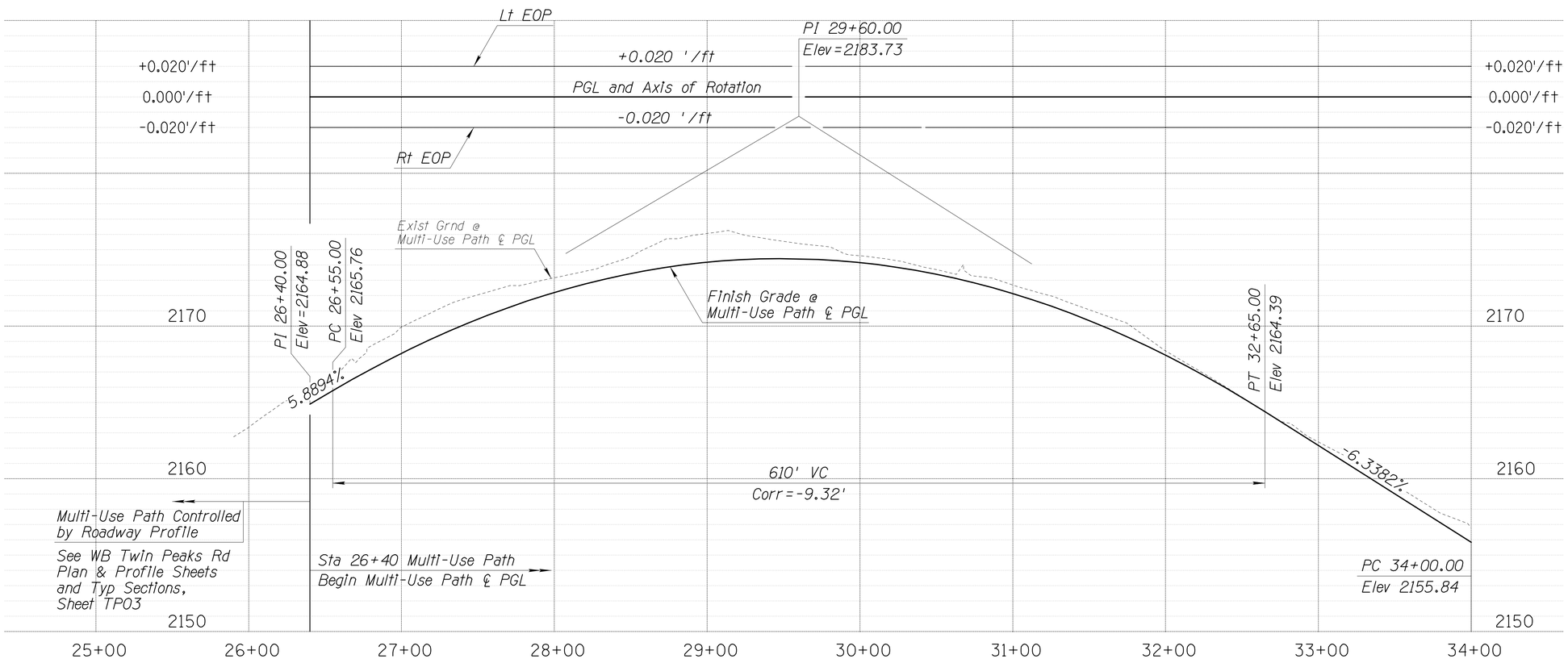
EB Twin Peaks Road
Sta 107+00 to Sta 116+00



Pedestrian Path
Sta 25+00 to Sta 34+00





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Tangent =43.61'
Delta =09°29'46"

(11) Radius =525.00'
Length =162.25'
Tangent =81.77'
Delta =17°42'24"

(12) Radius =525.00'
Length =157.52'
Tangent =79.35'
Delta =17°11'26"

(13) Radius =525.00'
Length =80.52'
Tangent =40.34'
Delta =08°47'15"

(14) Radius =960.00'
Length =133.66'
Tangent =66.94'
Delta =07°58'39"

* See Sheet MUP04
for V-Ditch Section A-A

Registered Professional Engineer (Civil)
CERTIFICATE NO. 18164
WILLIAM D. SCHLESINGER
Date Signed 12/22/23
ARIZONA U.S.A.
Expires 06/30/25

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40' 0 40' 80'

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TUCSON, AZ 85705
520-405-7353

PLAN AND PROFILE

MULTI-USE PATH

TWIN PEAKS ROADWAY IMPROVEMENTS

DR: KW	DES: KW	CK: WDS	PAGE NO:	TOTAL PAGES
DATE: 12/23	DATE: 12/23	DATE: 12/23	52	243
SCALE: 1"=40' H; 1"=4' V				

REVISION BY TOWN OF MARANA

NO.	DESCRIPTION	REV BY	CKD BY	DATE

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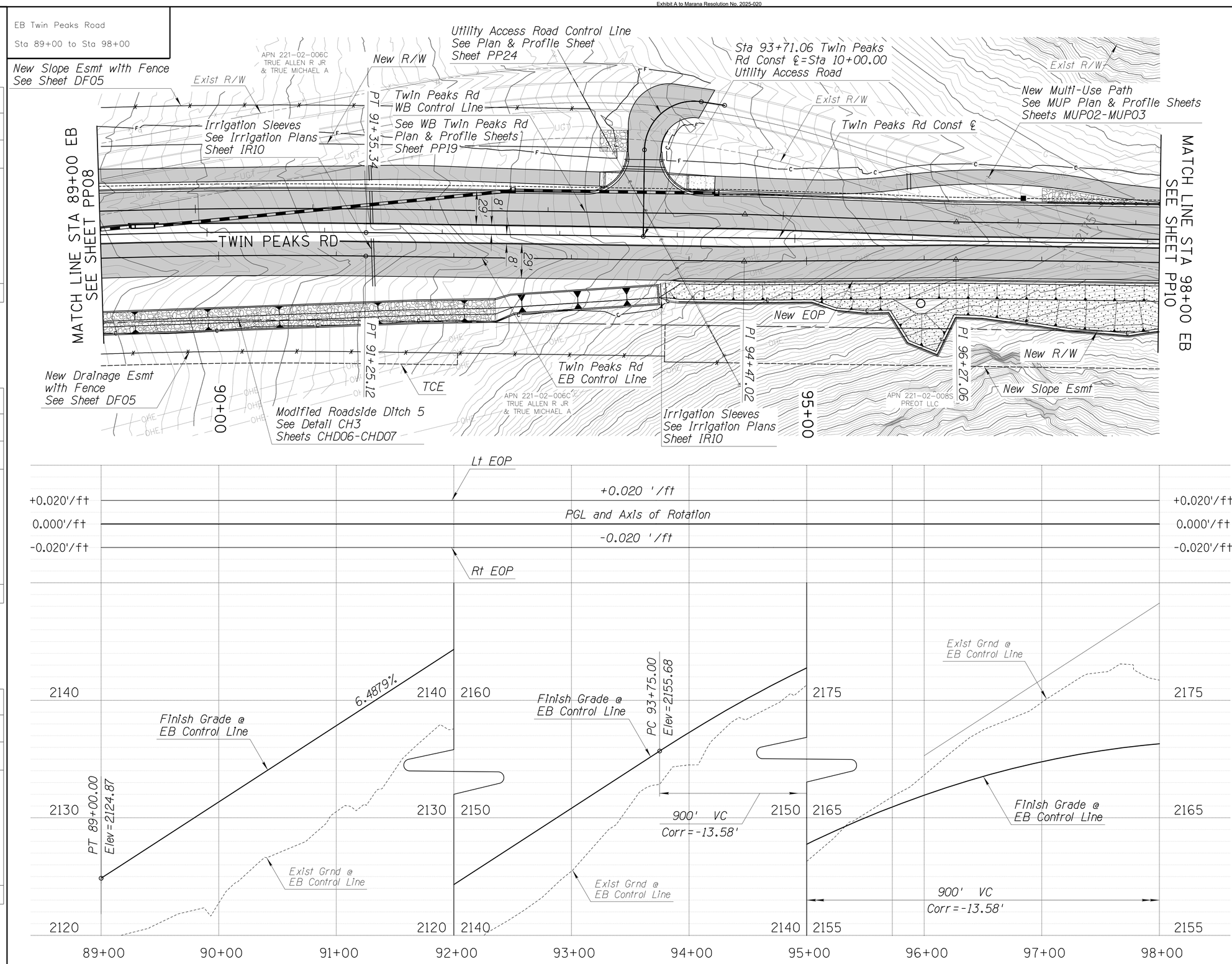
DATE: 12/22/2023

EB Twin Peaks Road

Sta 89+00 to Sta 98+00



Note:

See Sheet SD09 for Storm Drain Plan & Profile.

REVISION BY TOWN OF MARANA

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PLAN AND PROFILE

EB TWIN PEAKS RD

TWIN PEAKS ROADWAY IMPROVEMENTS

DR: EGM	DES: EGM	CK: WDS	PAGE NO:	TOTAL PAGES
DATE: 12/23	DATE: 12/23	DATE: 12/23	34	243
SCALE: 1"=40' H; 1"=4' V				

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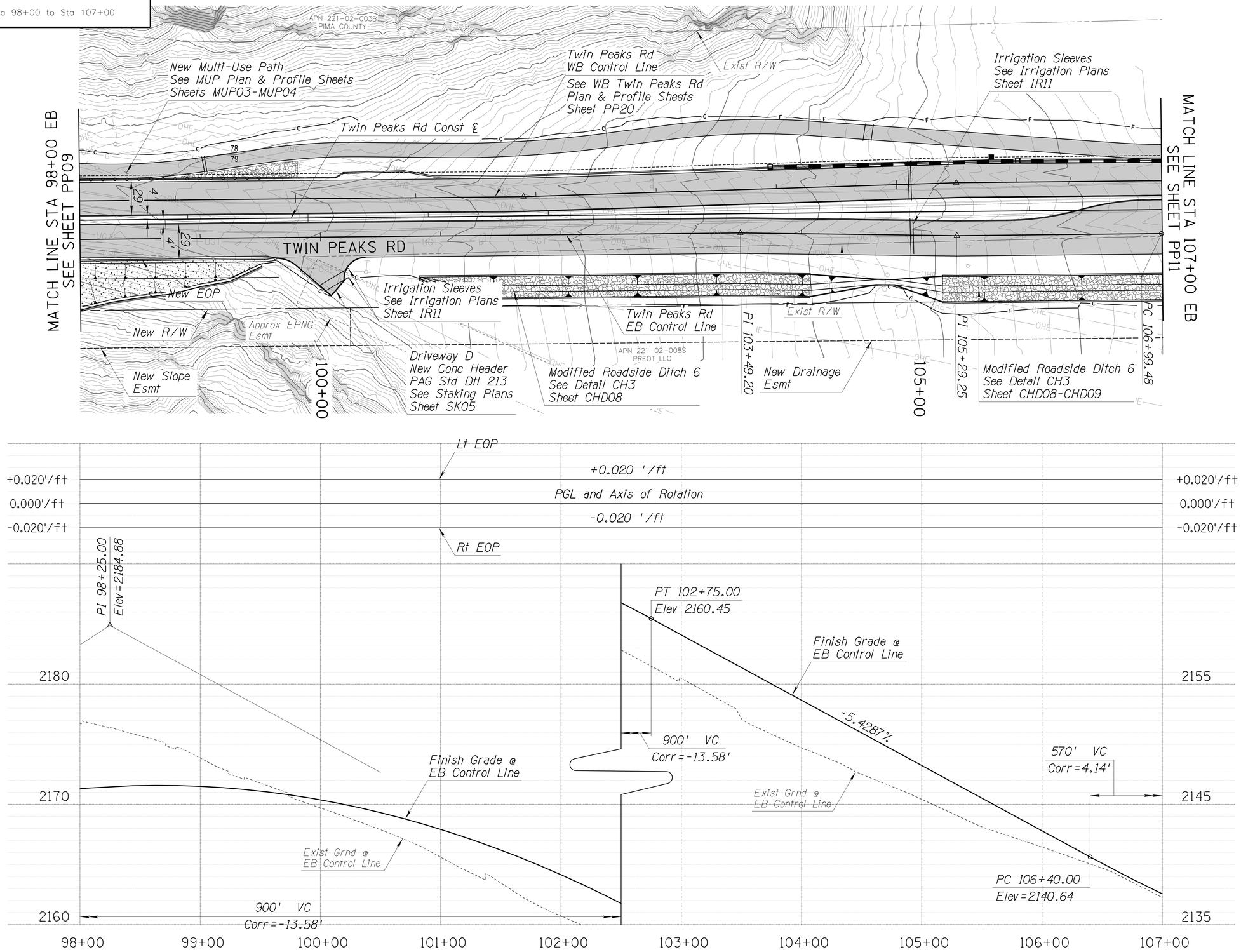
DATE: 12/22/2023

EB Twin Peaks Road

Sta 98+00 to Sta 107+00



Note:

See Sheet SD10 for Storm Drain Plan & Profile.

Registered Professional Engineer (Civil)
CERTIFICATE NO. 18164
WILLIAM D. SCHLESINGER
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ARIZONA U.S.A.
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PLAN AND PROFILE

EB TWIN PEAKS RD

TWIN PEAKS ROADWAY IMPROVEMENTS

DR: EGM	DES: EGM	CK: WDS	PAGE NO:	TOTAL PAGES
DATE: 12/23	DATE: 12/23	DATE: 12/23	35	243
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NO.	DESCRIPTION	REV BY	CKD BY	DATE

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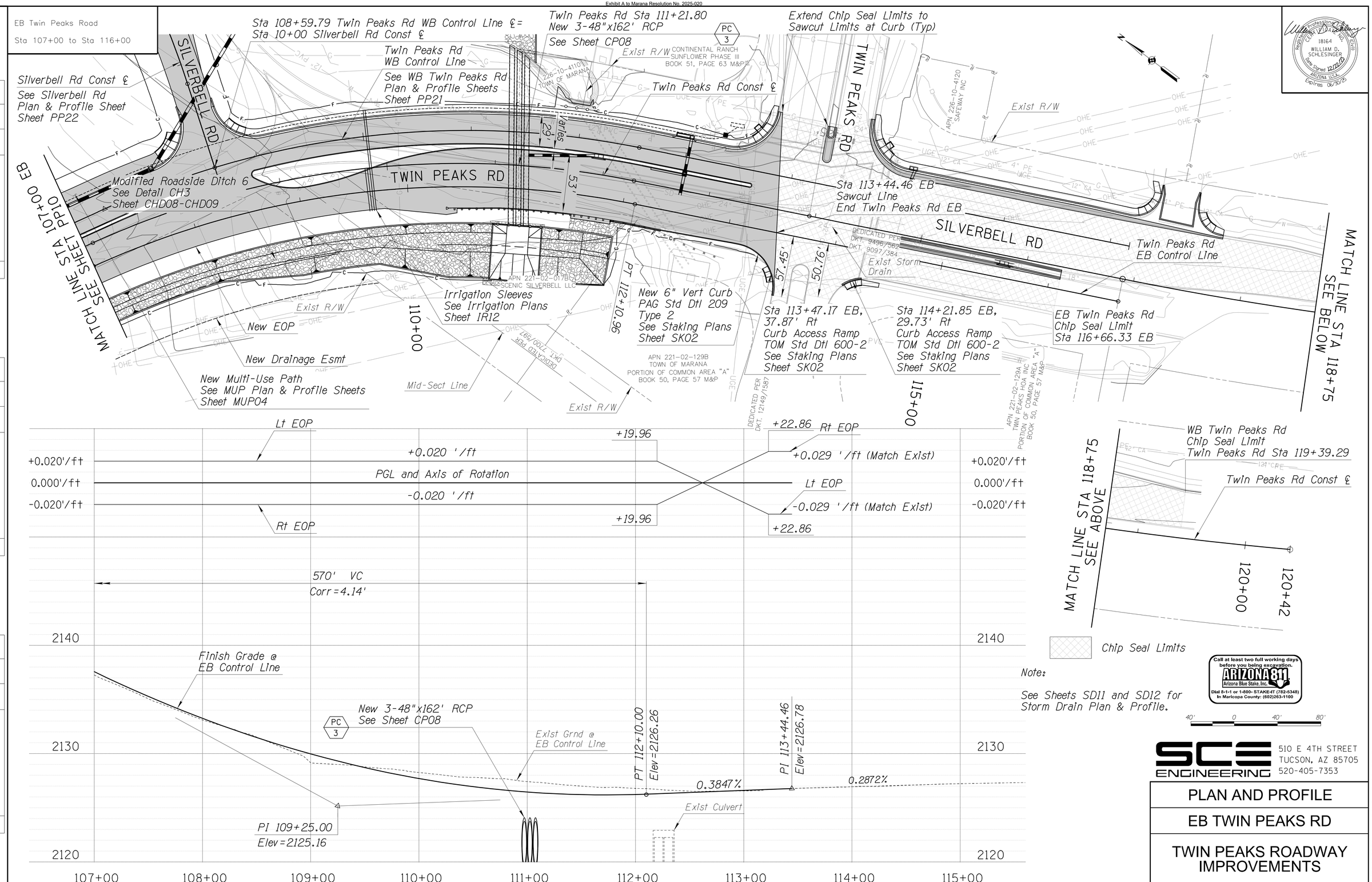
DATE: 12/22/2023

EB Twin Peaks Road
Sta 107+00 to Sta 116+00



Note:

See Sheets SD11 and SD12 for Storm Drain Plan & Profile.

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PLAN AND PROFILE

EB TWIN PEAKS RD

TWIN PEAKS ROADWAY IMPROVEMENTS

DR: EGM	DES: EGM	CK: WDS	PAGE NO:	TOTAL PAGES
DATE: 12/23	DATE: 12/23	DATE: 12/23	36	243
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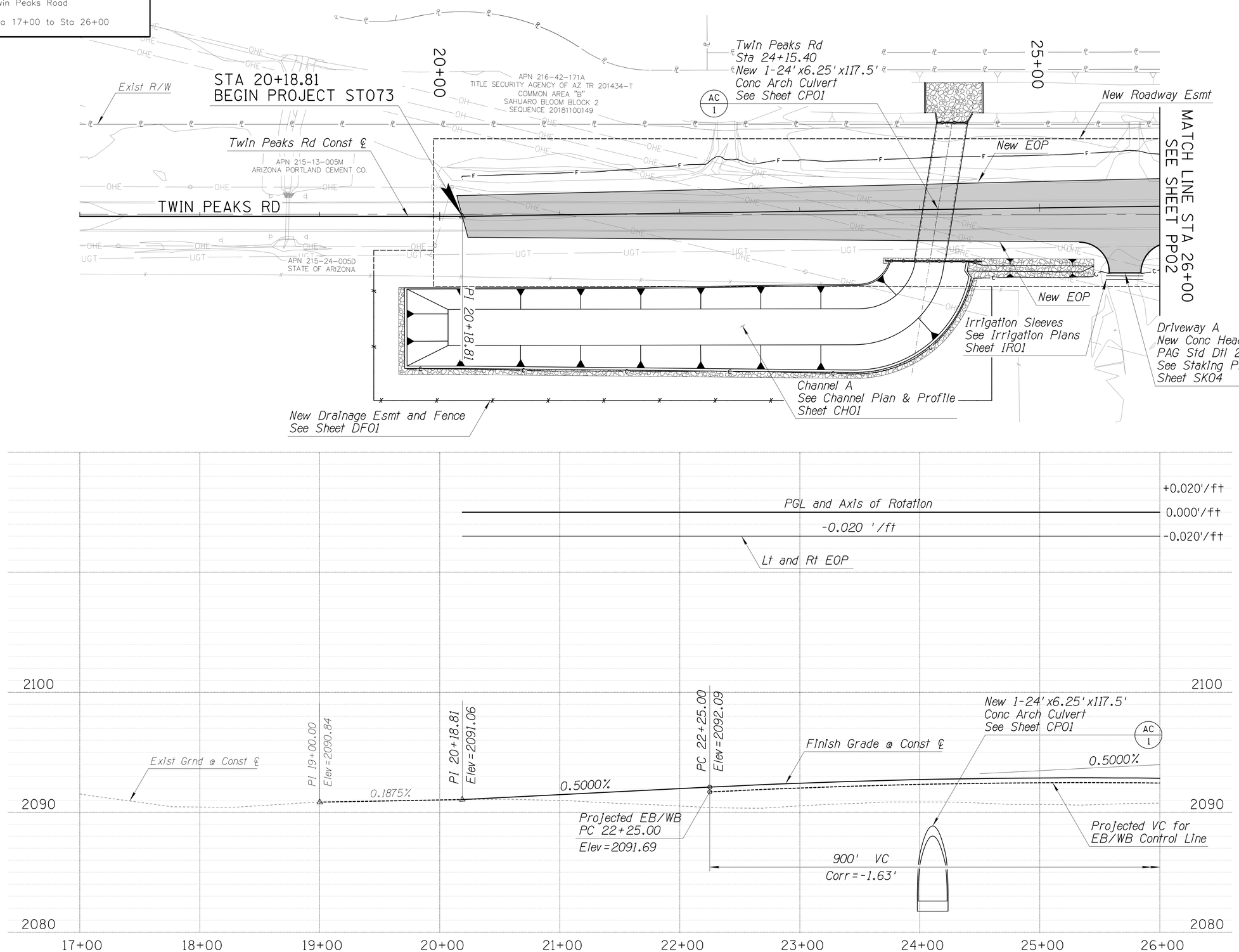
DATE: 12/22/2023

Twin Peaks Road
Sta 17+00 to Sta 26+00



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PLAN AND PROFILE

TWIN PEAKS RD

TWIN PEAKS ROADWAY IMPROVEMENTS

DR: EGM	DES: EGM	CK: WDS	PAGE NO:	TOTAL PAGES
DATE: 12/23	DATE: 12/23	DATE: 12/23	26	243
SCALE: 1"=40' H; 1"=4' V				

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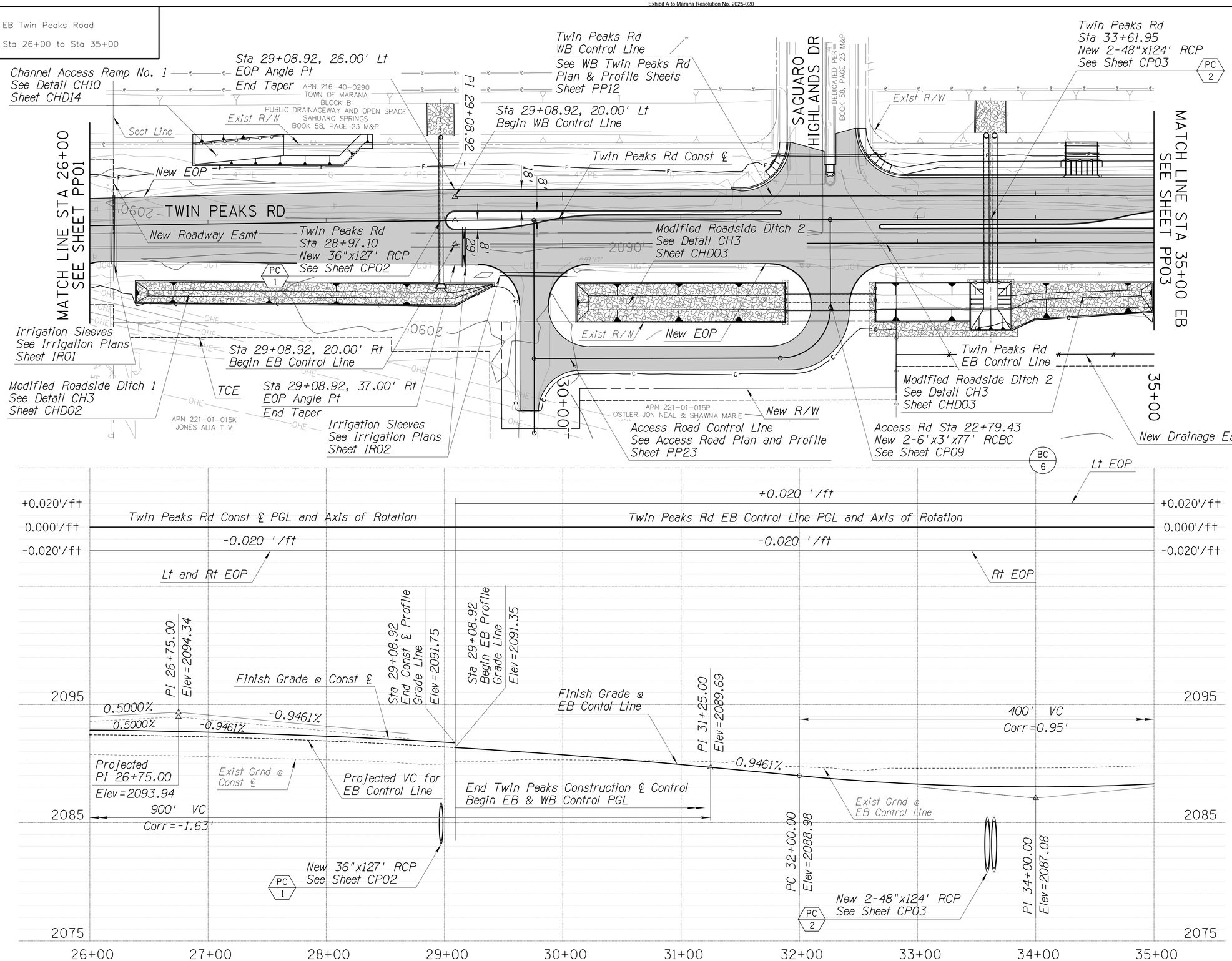
DATE: 12/22/2023

EB Twin Peaks Road
Sta 26+00 to Sta 35+00



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PLAN AND PROFILE

EB TWIN PEAKS RD

TWIN PEAKS ROADWAY IMPROVEMENTS

DR: EGM	DES: EGM	CK: WDS	PAGE NO:	TOTAL PAGES
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SCALE: 1"=40' H; 1"=4' V				

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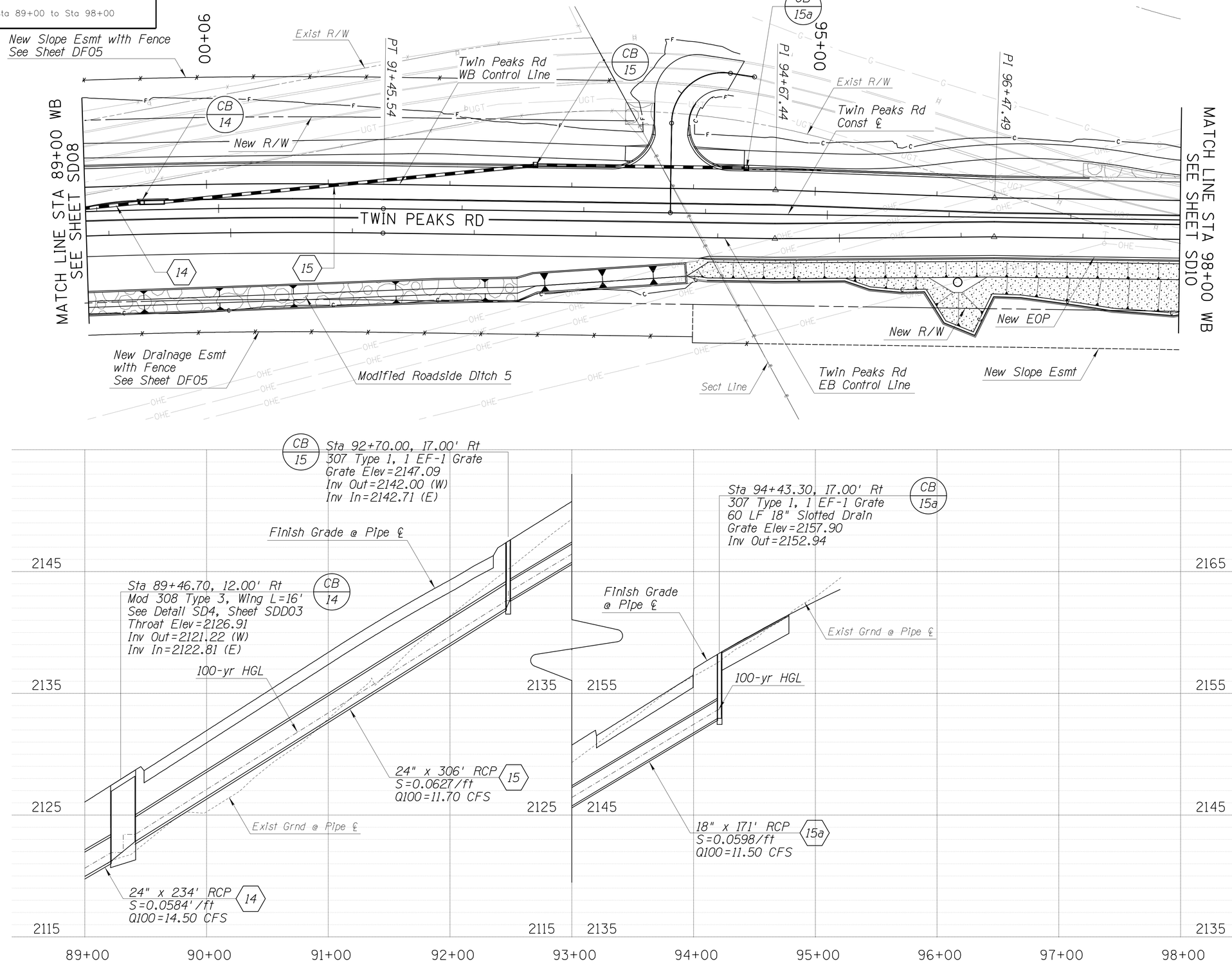
DATE: 12/22/2023

WB Twin Peaks Road Storm Drain

Sta 89+00 to Sta 98+00



Note:

All Stations and Offsets are from the Twin Peaks Rd WB Control Line.

REVISION BY TOWN OF MARANA

NO.	DESCRIPTION	REV BY	CKD BY	DATE

REVISION BY TOWN OF MARANA

NO.	DESCRIPTION	REV BY	CKD BY	DATE

REVISION BY TOWN OF MARANA

NO.	DESCRIPTION	REV BY	CKD BY	DATE

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In Maricopa County: (602)263-1100

40 0 40 80'

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TUCSON, AZ 85705
520-405-7353

STORM DRAIN PLAN AND PROFILE

WB TWIN PEAKS RD

TWIN PEAKS ROADWAY IMPROVEMENTS

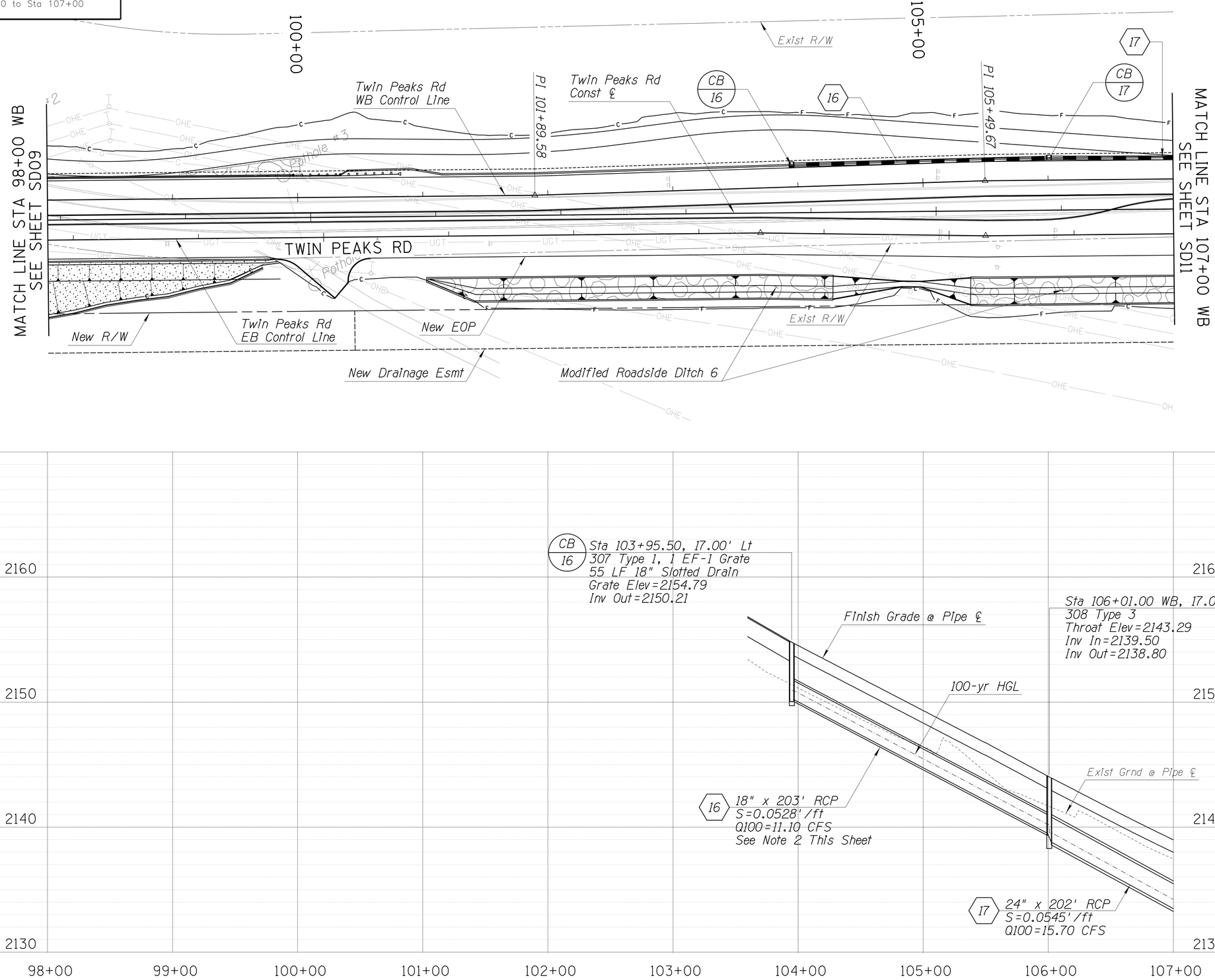
DR: EGM	DES: EGM	CK: WDS	PAGE NO:	TOTAL PAGES
DATE: 12/23	DATE: 12/23	DATE: 12/23	78	243
SCALE: 1"=40' H; 1"=4' V				

FILE: ...ℓ02 Civℓ19011sd09.dgn

TIME: 2:13:38 PM

DATE: 12/22/2023

WB Twin Peaks Road Storm Drain
Sta 98+00 to Sta 107+00



Notes:

1. All Stations and Offsets are from the Twin Peaks Rd WB Control Line.
2. Locate Pipe 16 Under Gutter to Avoid Conflict with Guardrail Posts.

Registered Professional Engineer (Civil) CERTIFICATE NO. 18164 WILLIAM D. SCHLESINGER Date Signed 12/22/23 ARIZONA U.S.A. Expires 06/30/25

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40 0 40 80'

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TUCSON, AZ 85705
520-405-7353

STORM DRAIN PLAN AND PROFILE

WB TWIN PEAKS RD

TWIN PEAKS ROADWAY IMPROVEMENTS

DR: EGM	DES: EGM	CK: WDS	PAGE NO:	TOTAL PAGES
DATE: 12/23	DATE: 12/23	DATE: 12/23	79	243
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REVISION BY TOWN OF MARANA

NO.	DESCRIPTION	REV BY	CKD BY	DATE

REVISION BY TOWN OF MARANA

NO.	DESCRIPTION	REV BY	CKD BY	DATE

REVISION BY TOWN OF MARANA

NO.	DESCRIPTION	REV BY	CKD BY	DATE

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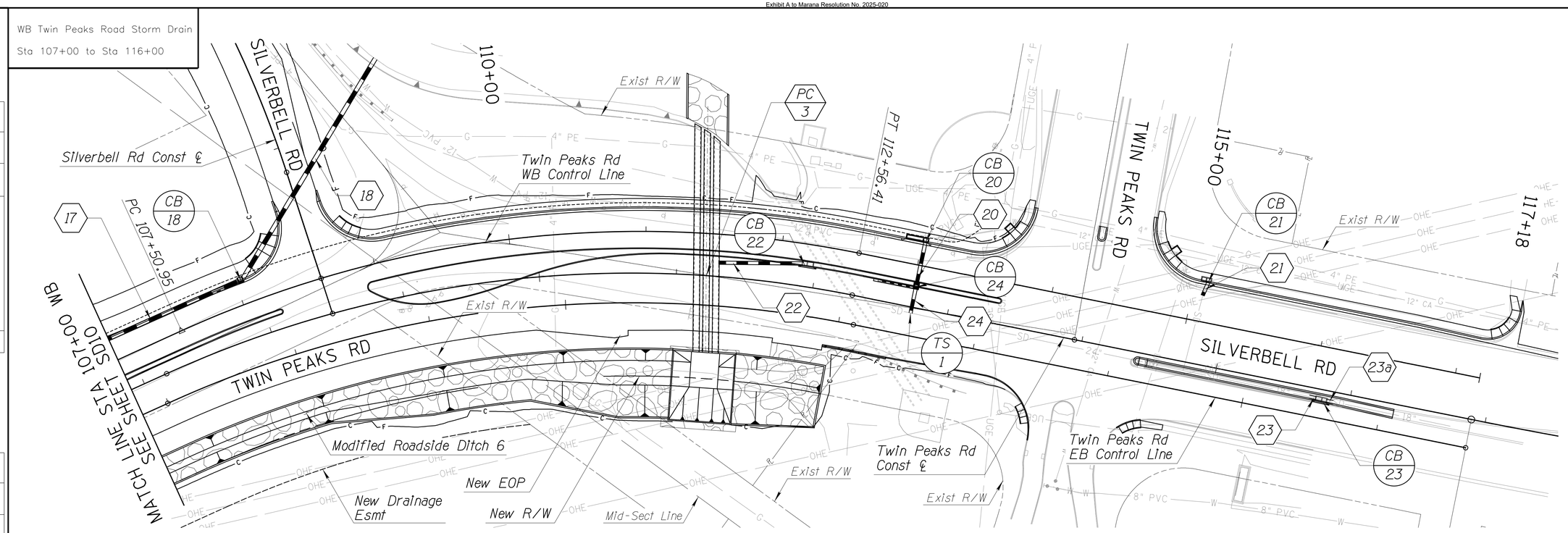
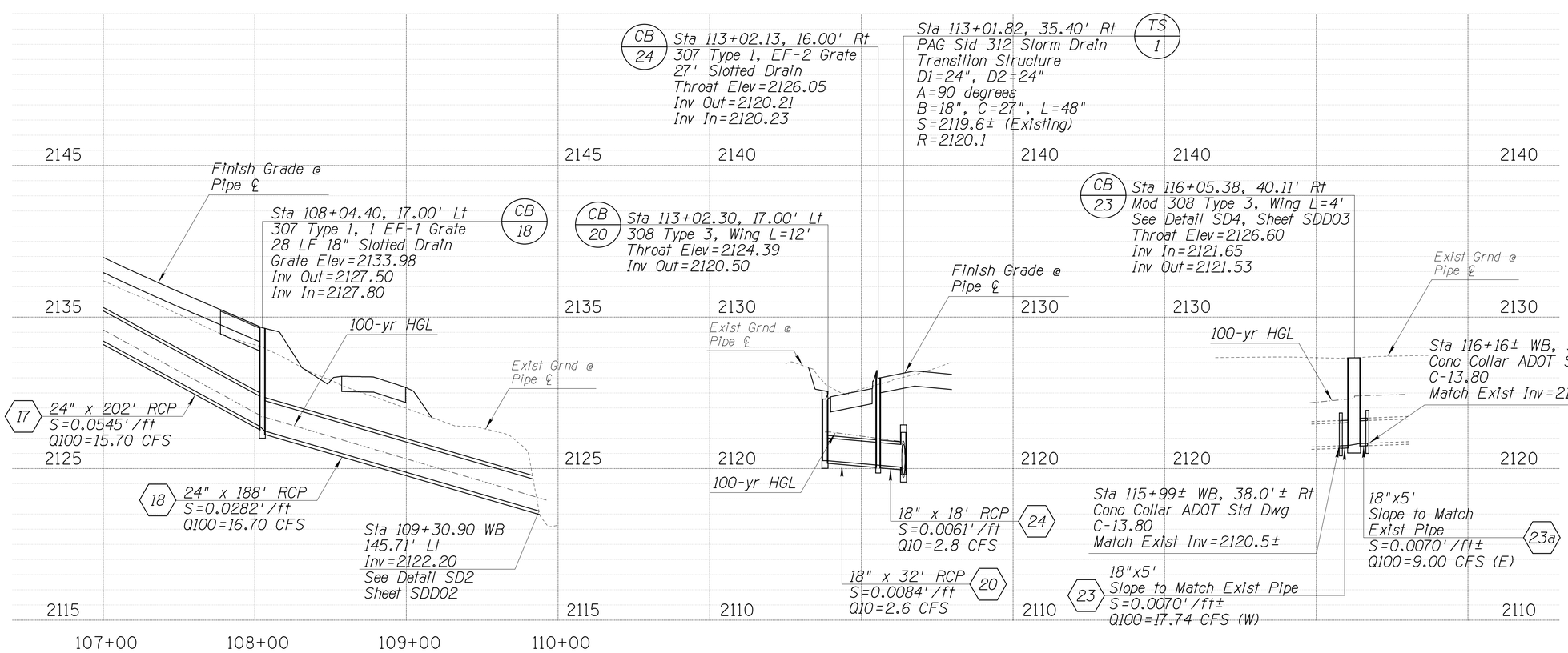
DATE: 12/22/2023

WB Twin Peaks Road Storm Drain
Sta 107+00 to Sta 116+00





Note:

All Stations and Offsets are from the Twin Peaks Rd WB Control Line.

CB 21 — See Sheet SD12 for CB 21 Profile

CB 22 — See Sheet SD12 for CB 22 Profile

PC 3 — Culvert Crossing See Sheet CP08

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40 0 40 80'

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520-405-7353

Registered Professional Engineer (Civil)
CERTIFICATE NO. 18164
WILLIAM D. SCHLESINGER
Date Signed 12/22/23
ARIZONA U.S.A.
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STORM DRAIN PLAN AND PROFILE

WB TWIN PEAKS RD

TWIN PEAKS ROADWAY IMPROVEMENTS

DR: EGM	DES: EGM	CK: WDS	PAGE NO:	TOTAL PAGES
DATE: 12/23	DATE: 12/23	DATE: 12/23	80	243
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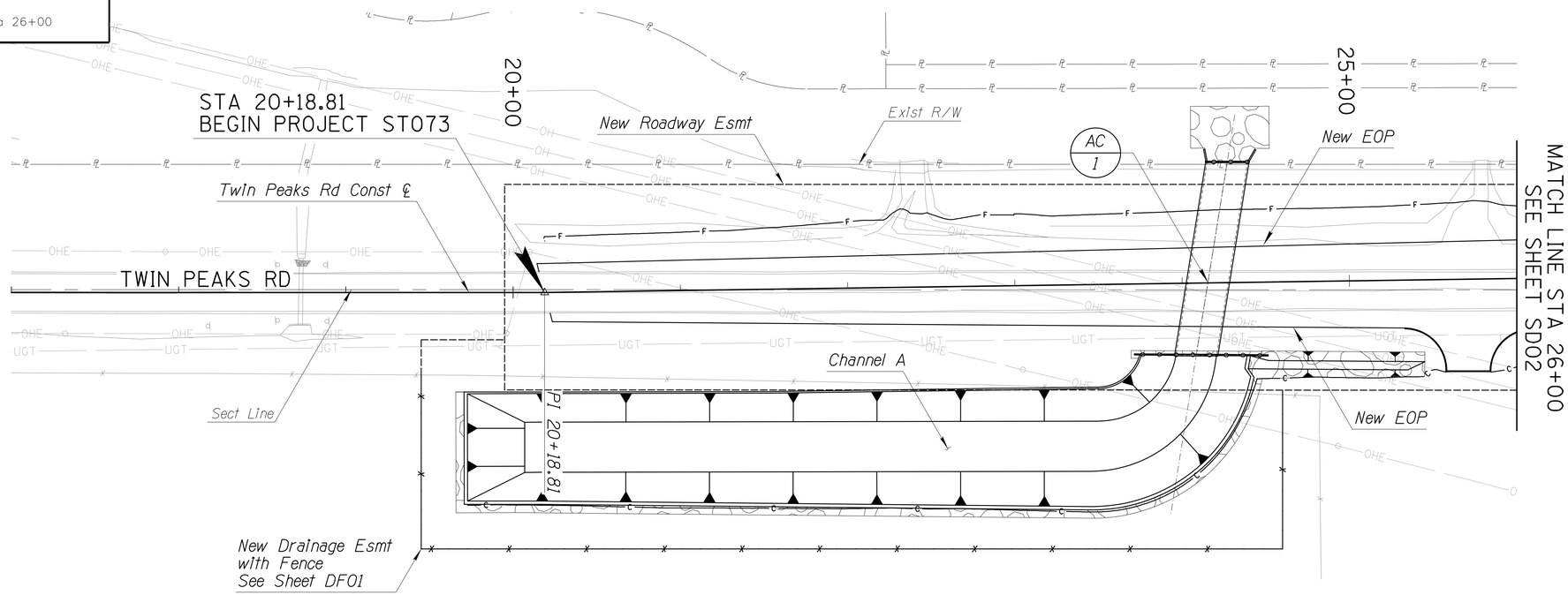
REVISION BY TOWN OF MARANA

NO.	DESCRIPTION	REV BY	CKD BY	DATE

FILE: ...\02 Civil\19011sdll.dgn
TIME: 2:13:38 PM
DATE: 12/22/2023

Twin Peaks Road Storm Drain

Sta 17+00 to Sta 26+00



AC / 1 — Culvert Crossing See Sheet CP01

NO STORM DRAIN THIS SHEET

2100 2090 2080

17+00 18+00 19+00 20+00 21+00 22+00 23+00 24+00 25+00 26+00

REVISION BY TOWN OF MARANA

NO.	DESCRIPTION	REV BY	CKD BY	DATE

REVISION BY TOWN OF MARANA

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Registered Professional Engineer (Civil) CERTIFICATE NO. 18164 WILLIAM D. SCHLESINGER Date Signed 12/22/23 ARIZONA U.S.A. Expires 06/30/25

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40 0 40 80'

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520-405-7353

STORM DRAIN PLAN AND PROFILE

TWIN PEAKS RD

TWIN PEAKS ROADWAY IMPROVEMENTS

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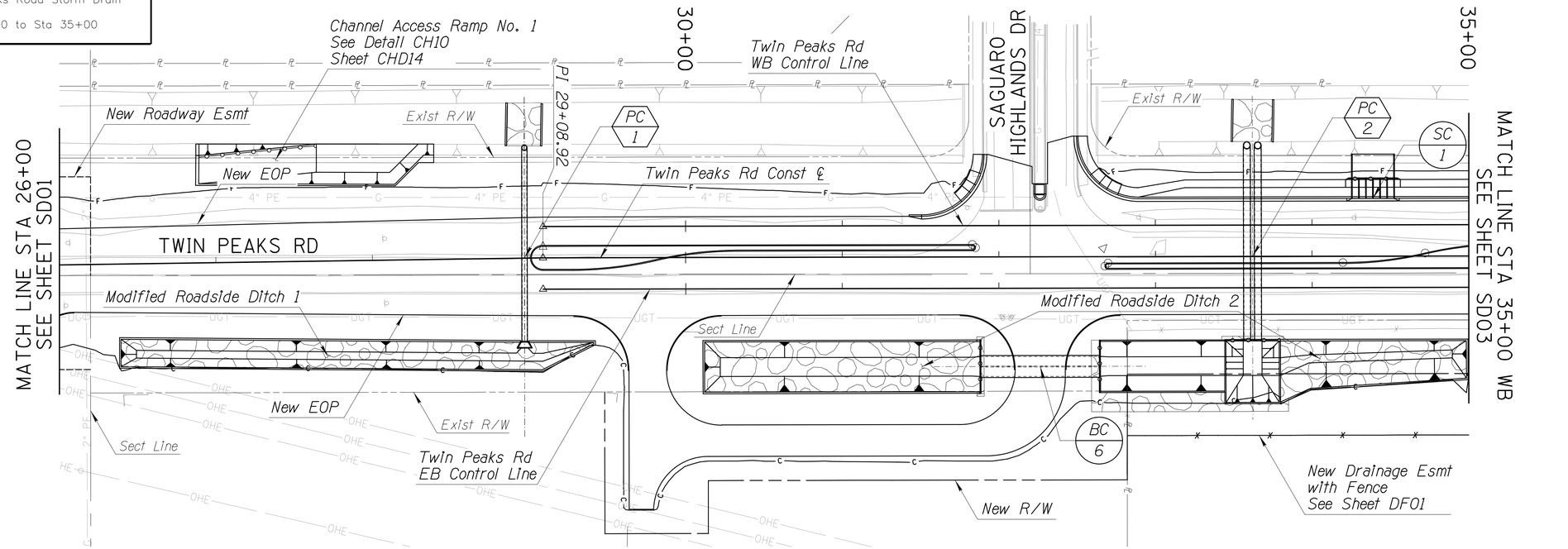
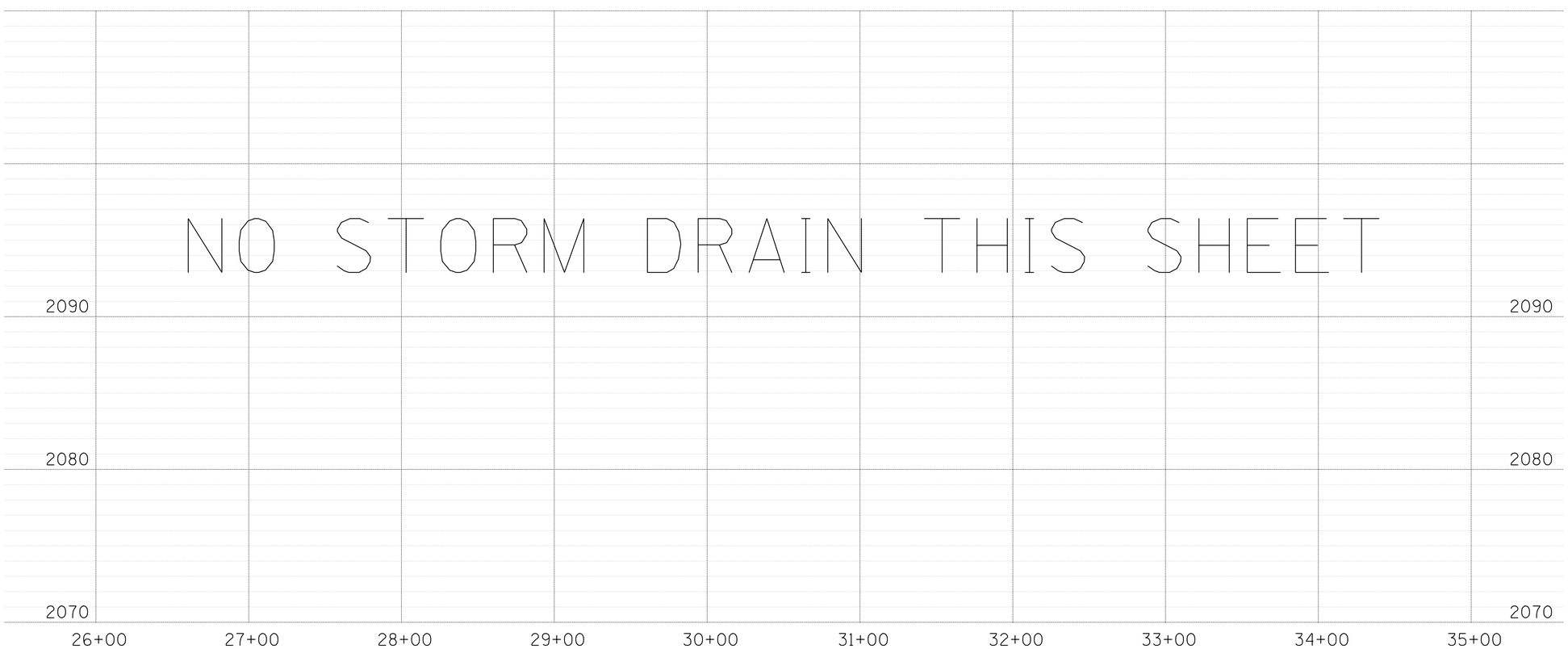
TIME: 2:13:34 PM

DATE: 12/22/2023

Twin Peaks Road Storm Drain

Sta 26+00 to Sta 35+00





SC 1 — See Detail SD1 Sheet SDD01

PC 1 — Culvert Crossing See Sheet CP02

PC 2 — Culvert Crossing See Sheet CP03

BC 6 — Culvert Crossing See Sheet CP09

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STORM DRAIN PLAN AND PROFILE

TWIN PEAKS RD

TWIN PEAKS ROADWAY IMPROVEMENTS

DR: EGM	DES: EGM	CK: WDS	PAGE NO:	TOTAL PAGES
DATE: 12/23	DATE: 12/23	DATE: 12/23	71	243
SCALE: 1"=40' H; 1"=4' V				

Sheet SD02 of SD12

REVISION BY TOWN OF MARANA

NO.	DESCRIPTION	REV BY	CKD BY	DATE

REVISION BY TOWN OF MARANA

NO.	DESCRIPTION	REV BY	CKD BY	DATE

REVISION BY TOWN OF MARANA

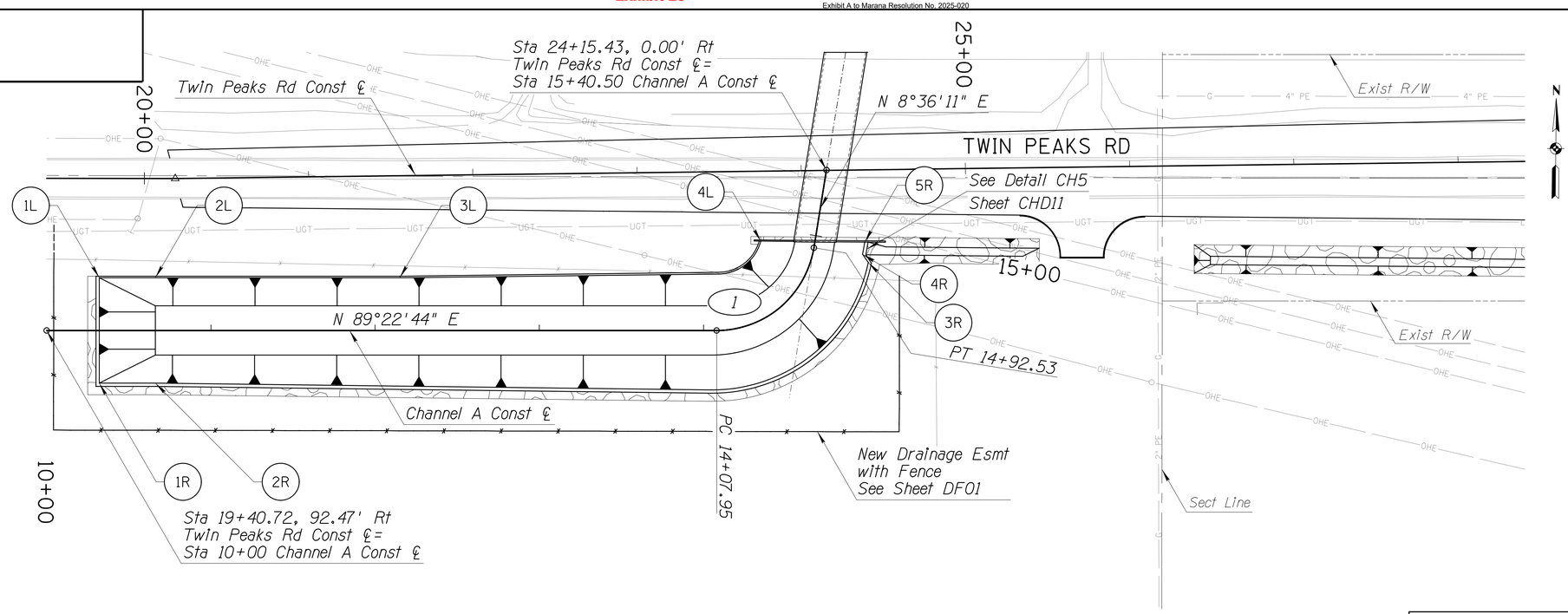
NO.	DESCRIPTION	REV BY	CKD BY	DATE

FILE: ...℄02 Civ℄190111sd02.dgn

TIME: 2:13:34 PM

DATE: 12/22/2023

Channel A



Notes:

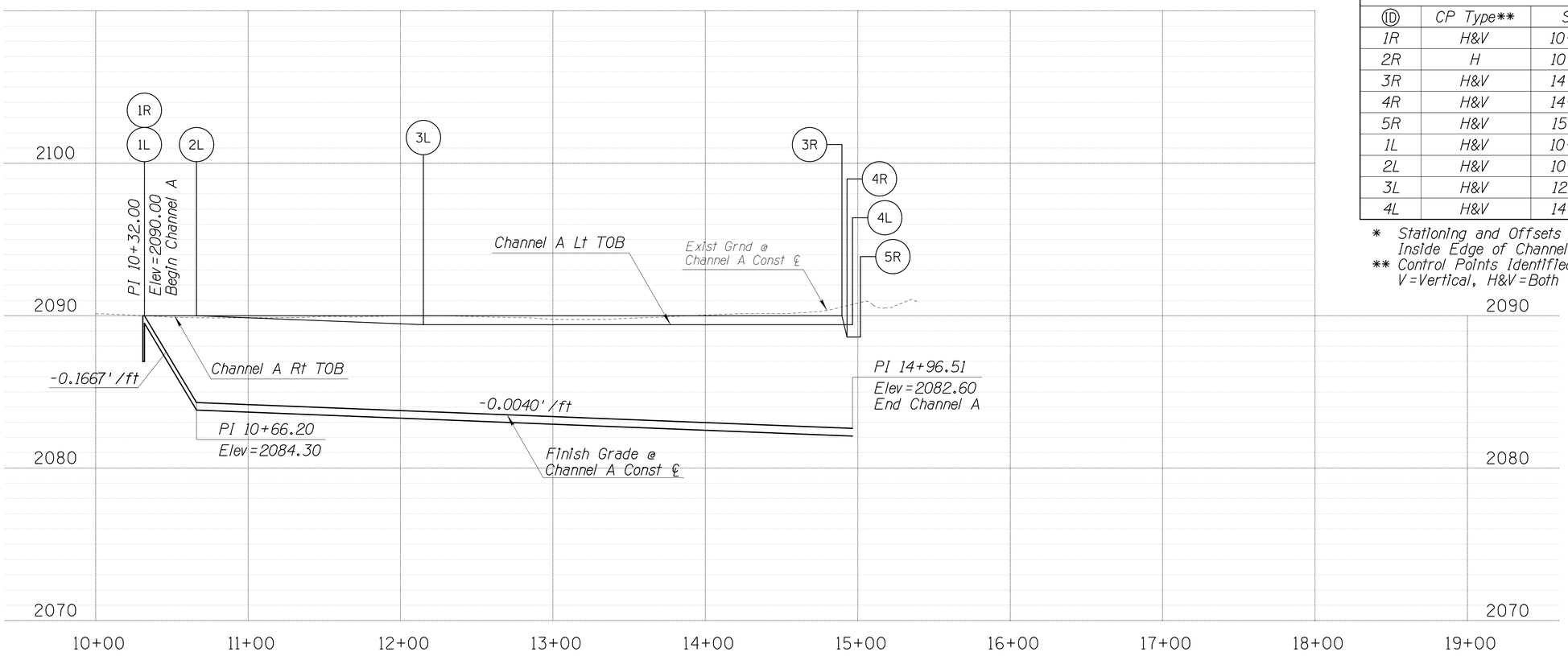
1. See Detail CH5, Sheet CHD11 for additional Channel A top of bank geometry at culvert entrance.
2. See Detail D1, Sheet CD01 for channel connection details to culvert headwall and wingwalls.

CURVE DATA

(1) Radius =60.00'
Length =84.59'
Tangent =51.04'
Delta =80°46'33"

CHANNEL A TOP OF BANK GEOMETRY*				
(ID)	CP Type**	Station	Offset	Elev
1R	H&V	10+32.00	32.10' Rt	2090.00
2R	H	10+66.20	32.10' Rt	2090.00
3R	H&V	14+90.28	34.15' Rt	2090.00
4R	H&V	14+93.29	29.96' Rt	2088.60
5R	H&V	15+00.91	30.00' Rt	2088.60
1L	H&V	10+32.00	32.10' Lt	2090.00
2L	H&V	10+66.20	32.10' Lt	2090.00
3L	H&V	12+15.07	32.10' Lt	2089.41
4L	H&V	14+89.94	32.50' Lt	2089.41

* Stationing and Offsets are from Channel Const ℄ to Inside Edge of Channel Top of Bank
** Control Points Identified as: H=Horizontal, V=Vertical, H&V=Both



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40' 0 40' 80'

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CHANNEL PLAN AND PROFILE

CHANNEL A

TWIN PEAKS ROADWAY IMPROVEMENTS

DR: EGM	DES: EGM	CK: WDS	PAGE NO:	TOTAL PAGES
DATE: 12/23	DATE: 12/23	DATE: 12/23	119	243
SCALE: 1"=40' H; 1"=4' V				

REVISION BY TOWN OF MARANA

NO.	DESCRIPTION	REV BY	CKD BY	DATE

REVISION BY TOWN OF MARANA

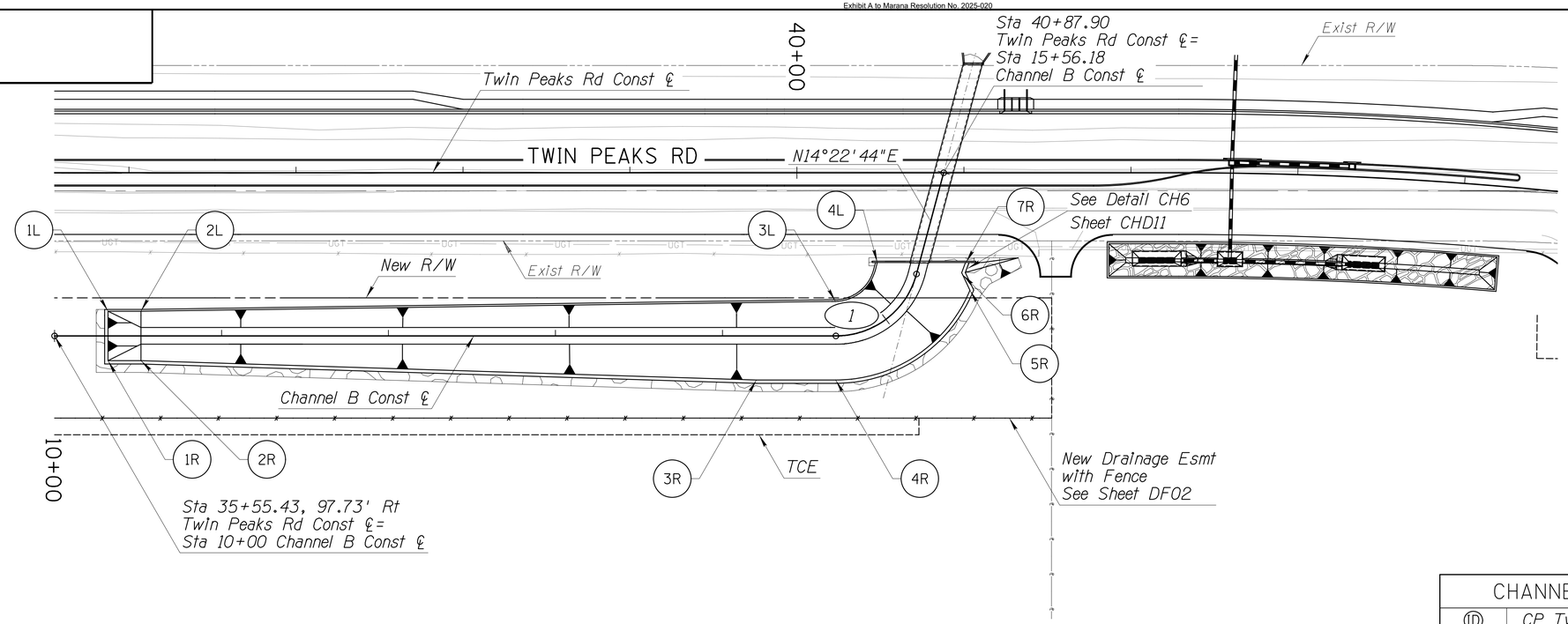
NO.	DESCRIPTION	REV BY	CKD BY	DATE

REVISION BY TOWN OF MARANA

NO.	DESCRIPTION	REV BY	CKD BY	DATE

FILE: ...t03 Drnt19011ch01.dgn
TIME: 2:20:31 PM
DATE: 12/22/2023

Channel B



Notes:

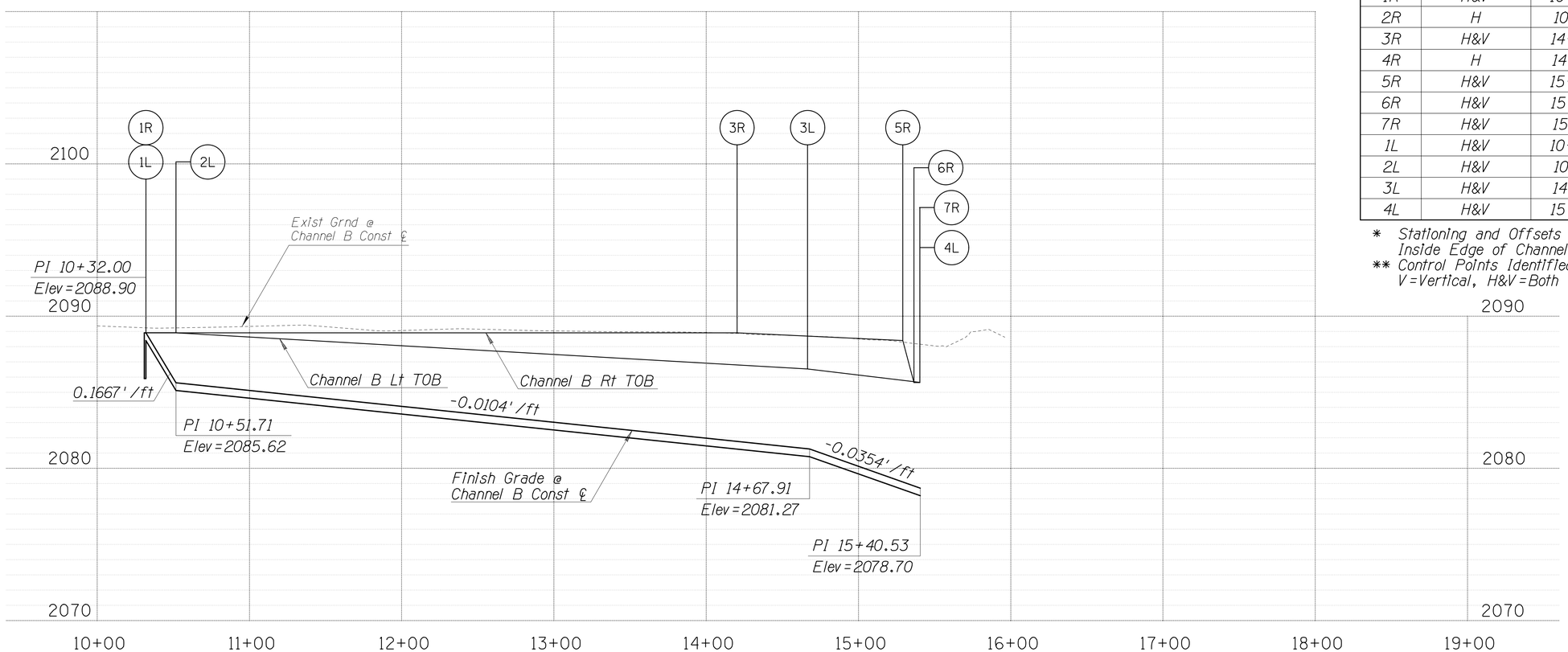
1. See Detail CH6, Sheet CHD11 for additional Channel B top of bank geometry at culvert entrance.
2. See Detail D1, Sheet CD01 for channel connection details to culvert headwall and wingwalls.

CURVE DATA

(1) Radius =50.00'
Length =65.45'
Tangent =38.37'
Delta =75°00'00"

CHANNEL B TOP OF BANK GEOMETRY*				
ID	CP Type**	Station	Offset	Elev
1R	H&V	10+32.00	14.84' Rt	2088.90
2R	H	10+51.71	14.84' Rt	2088.90
3R	H&V	14+20.27	26.39' Rt	2088.90
4R	H	14+67.79	26.39' Rt	2088.68
5R	H&V	15+32.72	33.41' Rt	2088.40
6R	H&V	15+40.08	26.79' Rt	2085.63
7R	H&V	15+47.71	26.79' Rt	2085.63
1L	H&V	10+32.00	14.84' Lt	2088.90
2L	H&V	10+51.71	14.84' Lt	2088.90
3L	H&V	14+66.61	20.43' Lt	2086.52
4L	H&V	15+33.97	24.50' Lt	2085.65

* Stationing and Offsets are from Channel Const ℄ to Inside Edge of Channel Top of Bank
** Control Points Identified as: H=Horizontal, V=Vertical, H&V=Both



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CHANNEL PLAN AND PROFILE

CHANNEL B

TWIN PEAKS ROADWAY IMPROVEMENTS

DR: EGM	DES: EGM	CK: WDS	PAGE NO:	TOTAL PAGES
DATE: 12/23	DATE: 12/23	DATE: 12/23	120	243
SCALE: 1"=40' H; 1"=4' V				

Sheet CH02 of CH07

REVISION BY TOWN OF MARANA

NO.	DESCRIPTION	REV BY	CKD BY	DATE

REVISION BY TOWN OF MARANA

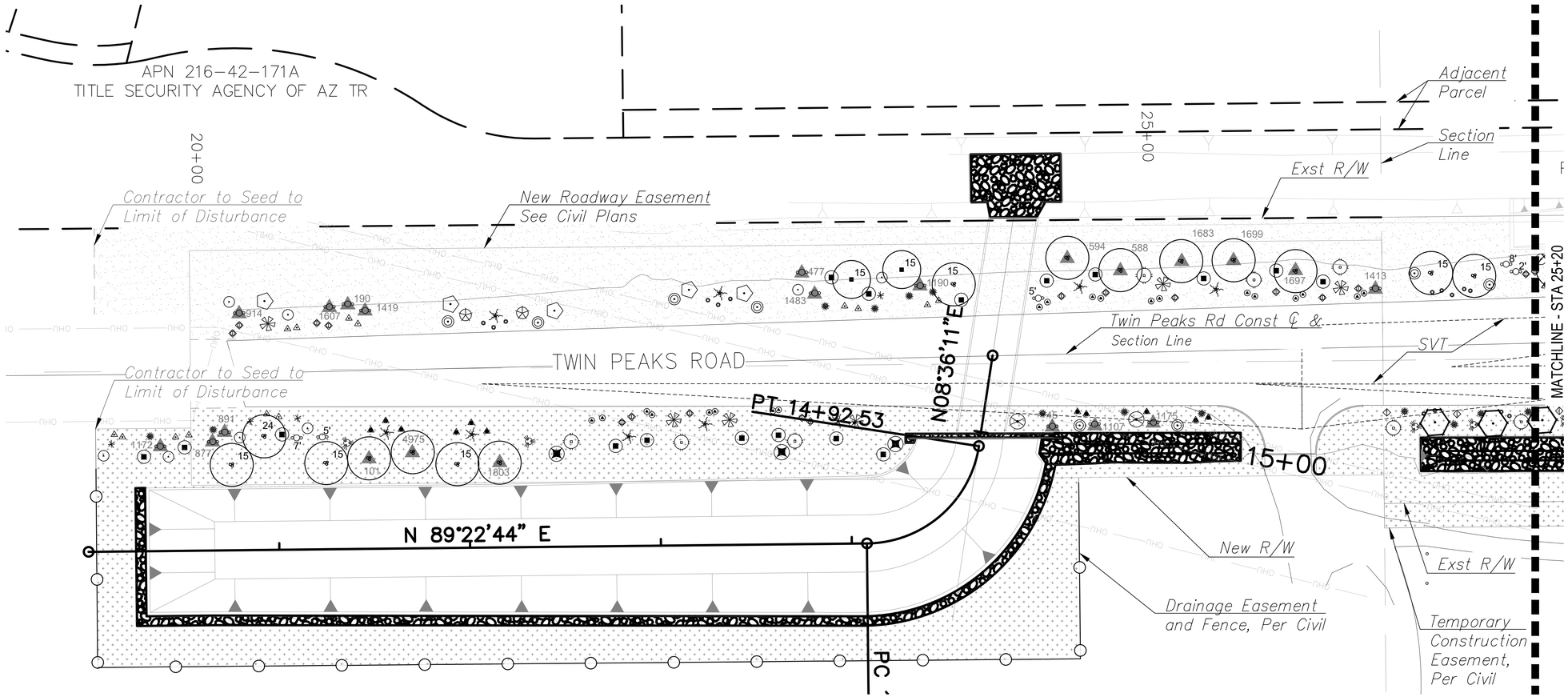
NO.	DESCRIPTION	REV BY	CKD BY	DATE

REVISION BY TOWN OF MARANA

NO.	DESCRIPTION	REV BY	CKD BY	DATE

FILE: ...\03 Drn\19011ch02.dgn
TIME: 2:20:31 PM
DATE: 12/22/2023

100% CD'S



PLANT SCHEDULE

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	QTY
TREES - SEE DETAIL 1,2,3/LD01				
	Acacia constricta	Whitethorn Acacia	15 GAL	4
	Acacia greggii	Catclaw Acacia	15 GAL	4
	Olneya tesota	Desert Ironwood	TOS 15 GAL 48" BOX	60 10 2
	Parkinsonia florida	Blue Palo Verde	15 GAL 24" BOX 36" BOX 48" BOX	25 14 3 1
	Parkinsonia microphylla	Foothills Palo Verde	15 GAL 24" BOX 36" BOX 48" BOX	76 56 7 1
	Prosopis velutina	Velvet Mesquite	TOS 15 GAL 24" BOX 36" BOX 48" BOX	100 209 55 12 4
	Transplanted tree per symbol. Refer to Native Plant Plan.			
SHRUBS - SEE DETAIL 4/LD01				
	Encelia farinosa	Brittlebush	5 GAL	218
	Simmondsia chinensis	Jojoba	5 GAL	119
	Calliandra eriophylla	Pink Fairy Duster	5 GAL	21
	Larrea tridentata	Creosote Bush	5 GAL	81
	Leucophyllum lavegatum	Chihuahuan Rain Sage	5 GAL	47
	Justicia californica	Chuparosa	5 GAL	42

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	QTY
ACCENTS - SEE DETAIL 5/LD01, 6/LD01, 7/LD01, 8/LD01, 3/LD02				
	Agave weberi	Weber's Agave	5 GAL	66
	Asclepias subulata	Desert Milkweed	5 GAL	73
	Carnigaea gigantea	Saguaro	2' 3' 5' 7' 8' TOS	10 13 13 3 26 306
	Celtis pallida	Desert Hackberry	5 GAL	28
	Cylindropuntia acanthocarpa	Staghorn Cholla	5 GAL	33
	Cylindropuntia bigelovii	Teddy Bear Cholla	5 GAL	63
	Dasylirion wheeleri	Desert Spoon	5 GAL	50
	Ferocactus wislizenii	Fishook Barrel Cactus	5 GAL	151
	Fouquieria splendens	Ocotillo	5 GAL	71
	Hesperaloe funifera	Giant Yucca	5 GAL	42
	Hesperaloe parviflora	Red Yucca	5 GAL	247
	Muhlenbergia rigens	Deer Grass	5 GAL	110
	Opuntia engelmanii	Engelmann's Prickly Pear	5 GAL	62
	Opuntia violacea 'Santa Rita'	Santa Rita Prickly Pear	5 GAL	123
	Ambrosia deltoidea	Triangleleaf Bursage	1 GAL	248
	Yucca baccata	Banana Yucca	5 GAL	6
GROUNDCOVER - SEE DETAIL 4/LD01				
	Lantana 'New Gold'	New Gold Lantana	1 GAL	232
	Ericameria larcifolia	Turpentine Bush	1 GAL	50

SURFACING SCHEDULE

SYMBOL	DESCRIPTION	DETAIL	QTY.
	HYDROSEED SEE SHEET LA02 FOR SEED MIX INFORMATION	N/A	696,681 SF
	ROCK MULCH SIZE: 3/4" SCREENED DEPTH: 2" MIN COLOR: CORONADO BROWN SUPPLIER: ARIZONA TRUCKING & MATERIALS	1/LD02	240,130 SF

NOTES:
1. CONTRACTOR TO PROVIDE SAMPLES OF ALL MATERIALS TO LANDSCAPE ARCHITECT FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION.

30' 0 30' 60'

N

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LANDSCAPE PLAN

TWIN PEAKS RD

TWIN PEAKS ROAD IMPROVEMENT PROJECT

DR: AP/BS	DES: AP/PA	CK: JRK	PAGE NO:	TOTAL PAGES
DATE: 12.18.23	DATE: 12.18.23	DATE: 12.18.23	205	243
SCALE: NTS				

Sheet LP01 of LP14

REVISION BY TOWN OF MARANA

NO.	DESCRIPTION	REV BY	CKD BY	DATE

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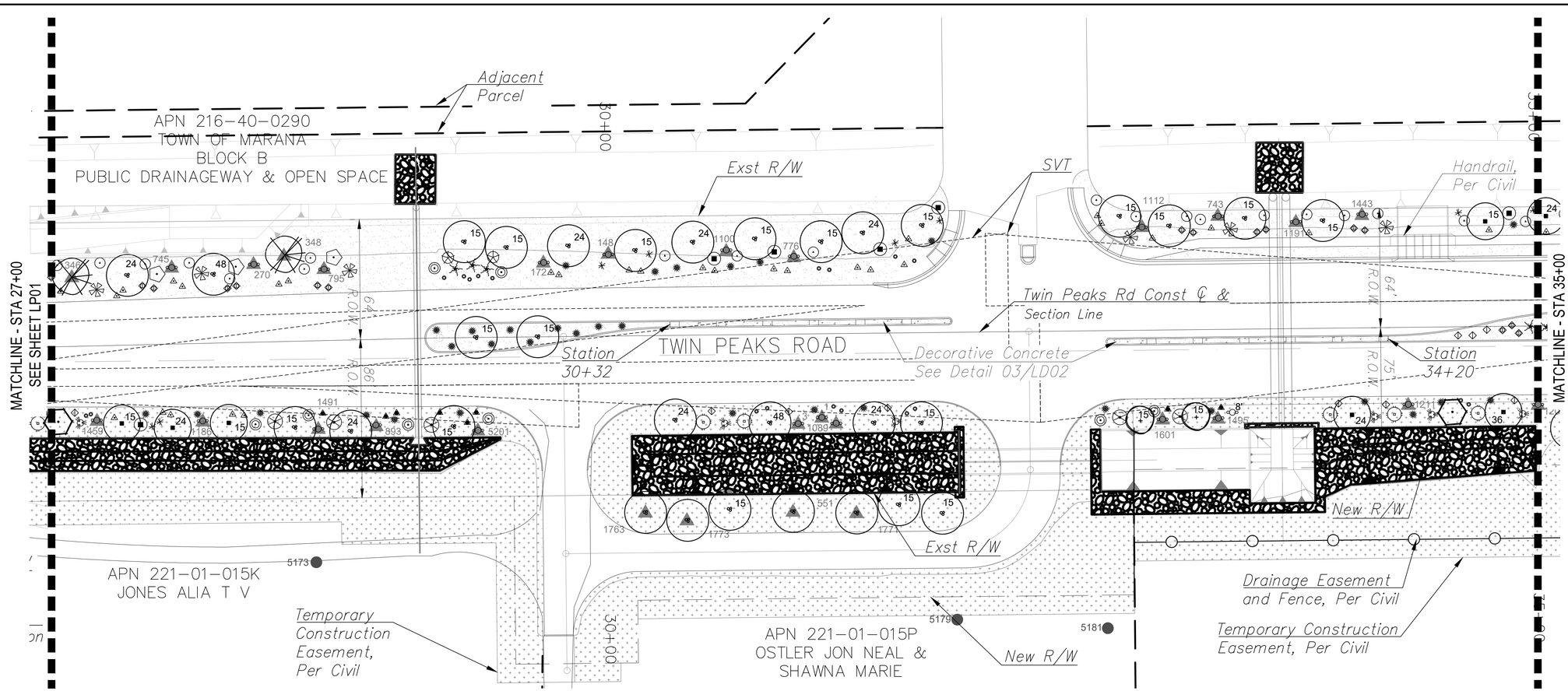

PLANT SCHEDULE

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	QTY
TREES - SEE DETAIL 1,2,3/LD01				
	Acacia constricta	Whitethorn Acacia	15 GAL	4
	Acacia greggii	Catclaw Acacia	15 GAL	4
	Olneya tesota	Desert Ironwood	TOS 15 GAL 48" BOX	60 10 2
	Parkinsonia florida	Blue Palo Verde	15 GAL 24" BOX 36" BOX 48" BOX	25 14 3 1
	Parkinsonia microphylla	Foothills Palo Verde	15 GAL 24" BOX 36" BOX 48" BOX	76 56 7 1
	Prosopis velutina	Velvet Mesquite	TOS 15 GAL 24" BOX 36" BOX 48" BOX	100 209 55 12 4
	Transplanted tree per symbol. Refer to Native Plant Plan.			
SHRUBS - SEE DETAIL 4/LD01				
	Encelia farinosa	Brittlebush	5 GAL	218
	Simmondsia chinensis	Jojoba	5 GAL	119
	Calliandra eriophylla	Pink Fairy Duster	5 GAL	21
	Larrea tridentata	Creosote Bush	5 GAL	81
	Leucophyllum lavegatum	Chihuahuan Rain Sage	5 GAL	47
	Justicia californica	Chuparosa	5 GAL	42

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	QTY
ACCENTS - SEE DETAIL 5/LD01, 6/LD01, 7/LD01, 8/LD01, 3/LD02				
	Agave weberi	Weber's Agave	5 GAL	66
	Asclepias subulata	Desert Milkweed	5 GAL	73
	Carnigaea gigantea	Saguaro	2' 3' 5' 7' 8' TOS	10 13 13 3 26 306
	Celtis pallida	Desert Hackberry	5 GAL	28
	Cylindropuntia acanthocarpa	Staghorn Cholla	5 GAL	33
	Cylindropuntia bigelovii	Teddy Bear Cholla	5 GAL	63
	Dasylirion wheeleri	Desert Spoon	5 GAL	50
	Ferocactus wislizenii	Fishook Barrel Cactus	5 GAL	151
	Fouquieria splendens	Ocotillo	5 GAL	71
	Hesperaloe funifera	Giant Yucca	5 GAL	42
	Hesperaloe parviflora	Red Yucca	5 GAL	247
	Muhlenbergia rigens	Deer Grass	5 GAL	110
	Opuntia engelmanii	Engelmann's Prickly Pear	5 GAL	62
	Opuntia violacea 'Santa Rita'	Santa Rita Prickly Pear	5 GAL	123
	Ambrosia deltoidea	Triangleleaf Bursage	1 GAL	248
	Yucca baccata	Banana Yucca	5 GAL	6
GROUNDCOVER - SEE DETAIL 4/LD01				
	Lantana 'New Gold'	New Gold Lantana	1 GAL	232
	Ericameria larcifolia	Turpentine Bush	1 GAL	50

SURFACING SCHEDULE

SYMBOL	DESCRIPTION	DETAIL	QTY.
	HYDROSEED SEE SHEET LA02 FOR SEED MIX INFORMATION	N/A	696,681 SF
	ROCK MULCH SIZE: 3/4" SCREENED DEPTH: 2" MIN COLOR: CORONADO BROWN SUPPLIER: ARIZONA TRUCKING & MATERIALS	1/LD02	240,130 SF

NOTES:

1. CONTRACTOR TO PROVIDE SAMPLES OF ALL MATERIALS TO LANDSCAPE ARCHITECT FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION.

30' 0 30' 60'

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REVISION BY TOWN OF MARANA

NO.	DESCRIPTION	REV BY	CKD BY	DATE

REVISION BY TOWN OF MARANA

NO.	DESCRIPTION	REV BY	CKD BY	DATE

REVISION BY TOWN OF MARANA

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REGISTERED LANDSCAPE ARCHITECT
CERTIFICATE NO. 50617
JASON ROBERT KUKLINSKI
Date Signed 3-31-25
ARIZONA, U.S.A.
EXPIRES 3/31/25

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LANDSCAPE PLAN

TWIN PEAKS RD

TWIN PEAKS ROAD IMPROVEMENT PROJECT

DR: AP/BS	DES: AP/PA	CK: JRK	PAGE NO:	TOTAL PAGES
DATE: 12.18.23	DATE: 12.18.23	DATE: 12.18.23	206	243
SCALE: NTS				

Sheet LP02 of LP14

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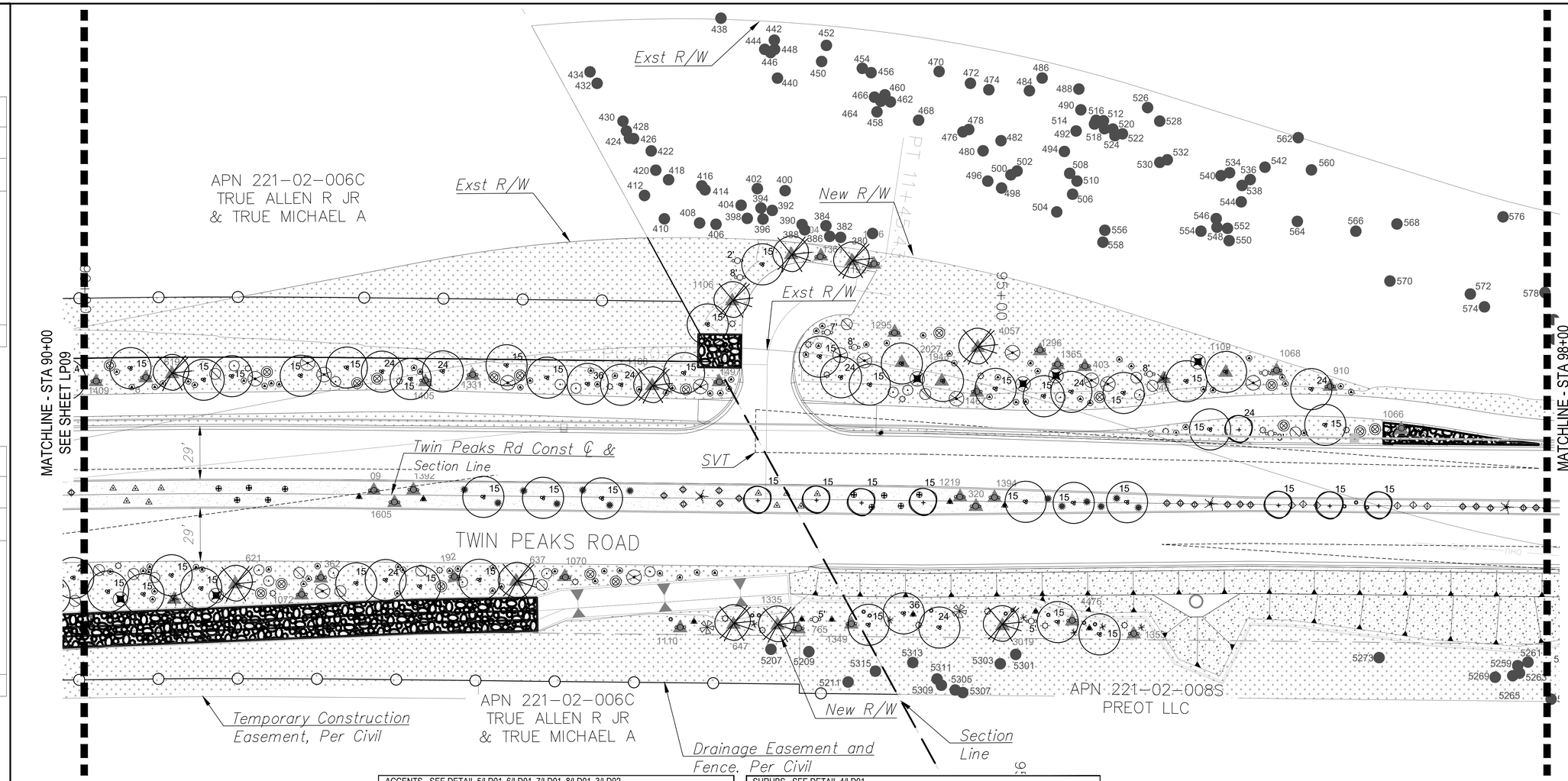

PLANT SCHEDULE

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	QTY
TREES - SEE DETAIL 1,2,3/LD01				
	Acacia constricta	Whitethorn Acacia	15 GAL	4
	Acacia greggii	Catclaw Acacia	15 GAL	4
	Olneya tesota	Desert Ironwood	TOS 15 GAL 48" BOX	60 10 2
	Parkinsonia florida	Blue Palo Verde	15 GAL 24" BOX 36" BOX 48" BOX	25 14 3 1
	Parkinsonia microphylla	Foothills Palo Verde	15 GAL 24" BOX 36" BOX 48" BOX	76 56 7 1
	Prosopis velutina	Velvet Mesquite	TOS 15 GAL 24" BOX 36" BOX 48" BOX	100 209 55 12 4
#	Transplanted tree per symbol. Refer to Native Plant Plan.			

ACCENTS - SEE DETAIL 5/LD01, 6/LD01, 7/LD01, 8/LD01, 3/LD02				
	Agave weberi	Weber's Agave	5 GAL	66
	Asclepias subulata	Desert Milkweed	5 GAL	73
X'	Carnigaea gigantea	Saguaro	2' 3' 5' 7' 8' TOS	10 13 13 3 26 306
	Celtis pallida	Desert Hackberry	5 GAL	28
	Cylindropuntia acanthocarpa	Staghorn Cholla	5 GAL	33
	Cylindropuntia bigelovii	Teddy Bear Cholla	5 GAL	63
	Dasylirion wheeleri	Desert Spoon	5 GAL	50
	Ferocactus wislizenii	Fishook Barrel Cactus	5 GAL	151
	Fouquieria splendens	Ocotillo	5 GAL	71
	Hesperaloe funifera	Giant Yucca	5 GAL	42
	Hesperaloe parviflora	Red Yucca	5 GAL	247
	Muhlenbergia rigens	Deer Grass	5 GAL	110
	Opuntia engelmanii	Engelmann's Prickly Pear	5 GAL	62
	Opuntia violacea 'Santa Rita'	Santa Rita Prickly Pear	5 GAL	123
	Ambrosia deltoidea	Triangleleaf Bursage	1 GAL	248
	Yucca baccata	Banana Yucca	5 GAL	6

SHRUBS - SEE DETAIL 4/LD01				
	Encelia farinosa	Brittlebush	5 GAL	218
	Simmondsia chinensis	Jojoba	5 GAL	119
	Calliandra eriophylla	Pink Fairy Duster	5 GAL	21
	Larrea tridentata	Creosote Bush	5 GAL	81
	Leucophyllum lavegatum	Chihuahuan Rain Sage	5 GAL	47
	Justicia californica	Chuparosa	5 GAL	42

GROUNDCOVER - SEE DETAIL 4/LD01				
	Lantana 'New Gold'	New Gold Lantana	1 GAL	232
	Ericameria larcifolia	Turpentine Bush	1 GAL	50

SURFACING SCHEDULE

SYMBOL	DESCRIPTION	DETAIL	QTY.
	HYDROSEED SEE SHEET LA02 FOR SEED MIX INFORMATION	N/A	696,681 SF
	ROCK MULCH SIZE: 3/4" SCREENED DEPTH: 2" MIN COLOR: CORONADO BROWN SUPPLIER: ARIZONA TRUCKING & MATERIALS	1/LD02	240,130 SF

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LANDSCAPE PLAN

TWIN PEAKS RD

TWIN PEAKS ROAD IMPROVEMENT PROJECT

DR: AP/BS	DES: AP/PA	CK: JRK	PAGE NO:	TOTAL PAGES
DATE: 12.18.23	DATE: 12.18.23	DATE: 12.18.23	214	243
SCALE: NTS				

Sheet LP10 of LP14

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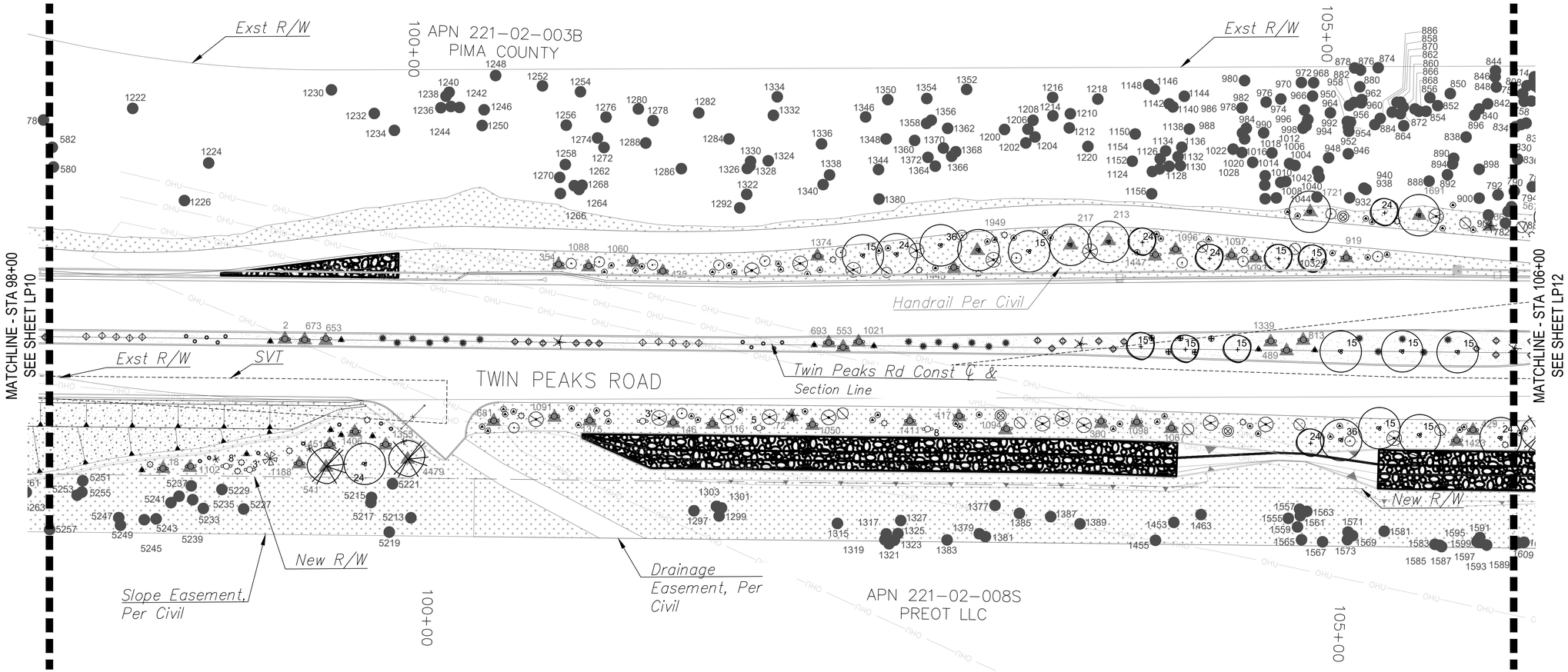

PLANT SCHEDULE

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	QTY
TREES - SEE DETAIL 1,2,3/LD01				
	Acacia constricta	Whitethorn Acacia	15 GAL	4
	Acacia greggii	Catclaw Acacia	15 GAL	4
	Olneya tesota	Desert Ironwood	TOS 15 GAL 48" BOX	60 10 2
	Parkinsonia florida	Blue Palo Verde	15 GAL 24" BOX 36" BOX 48" BOX	25 14 3 1
	Parkinsonia microphylla	Foothills Palo Verde	15 GAL 24" BOX 36" BOX 48" BOX	76 56 7 1
	Prosopis velutina	Velvet Mesquite	TOS 15 GAL 24" BOX 36" BOX 48" BOX	100 209 55 12 4
	Transplanted tree per symbol. Refer to Native Plant Plan.			
SHRUBS - SEE DETAIL 4/LD01				
	Encelia farinosa	Brittlebush	5 GAL	218
	Simmondsia chinensis	Jojoba	5 GAL	119
	Calliandra eriophylla	Pink Fairy Duster	5 GAL	21
	Larrea tridentata	Creosote Bush	5 GAL	81
	Leucophyllum lavegatum	Chihuahuan Rain Sage	5 GAL	47
	Justicia californica	Chuparosa	5 GAL	42

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	QTY
ACCENTS - SEE DETAIL 5/LD01, 6/LD01, 7/LD01, 8/LD01, 3/LD02				
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	Asclepias subulata	Desert Milkweed	5 GAL	73
X'	Carnigaea gigantea	Saguaro	2' 3' 5' 7' 8' TOS	10 13 13 3 26 306
	Celtis pallida	Desert Hackberry	5 GAL	28
	Cylindropuntia acanthocarpa	Staghorn Cholla	5 GAL	33
	Cylindropuntia bigelovii	Teddy Bear Cholla	5 GAL	63
	Dasylirion wheeleri	Desert Spoon	5 GAL	50
	Ferocactus wislizenii	Fishook Barrel Cactus	5 GAL	151
	Fouquieria splendens	Ocotillo	5 GAL	71
	Hesperaloe funifera	Giant Yucca	5 GAL	42
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	Muhlenbergia rigens	Deer Grass	5 GAL	110
	Opuntia engelmanii	Engelmann's Prickly Pear	5 GAL	62
	Opuntia violacea 'Santa Rita'	Santa Rita Prickly Pear	5 GAL	123
	Ambrosia deltoidea	Triangleleaf Bursage	1 GAL	248
	Yucca baccata	Banana Yucca	5 GAL	6
GROUNDCOVER - SEE DETAIL 4/LD01				
	Lantana 'New Gold'	New Gold Lantana	1 GAL	232
	Ericameria larcifolia	Turpentine Bush	1 GAL	50

SURFACING SCHEDULE

SYMBOL	DESCRIPTION	DETAIL	QTY.
	HYDROSEED SEE SHEET LA02 FOR SEED MIX INFORMATION	N/A	696,681 SF
	ROCK MULCH SIZE: 3/4" SCREENED DEPTH: 2" MIN COLOR: CORONADO BROWN SUPPLIER: ARIZONA TRUCKING & MATERIALS	1/LD02	240,130 SF

NOTES:

1. CONTRACTOR TO PROVIDE SAMPLES OF ALL MATERIALS TO LANDSCAPE ARCHITECT FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION.

30' 0 30' 60'

418 NORTH TOOLE AVENUE
TUCSON, AZ 85701
P 520.622.9565
NORRIS-DESIGN.COM
NORRIS DESIGN
PEOPLE + PLACEMAKING

REGISTERED LANDSCAPE ARCHITECT
CERTIFICATE NO. 50617
JASON ROBERT KUKLINSKI
Date Signed 8-8-23
ARIZONA, U.S.A.
EXPIRES 3/31/25

Call at least two full working days before you begin excavation.
ARIZONA811
Arizona Blue Stake, Inc.
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In Maricopa County: (602)263-1100

LANDSCAPE PLAN

TWIN PEAKS RD

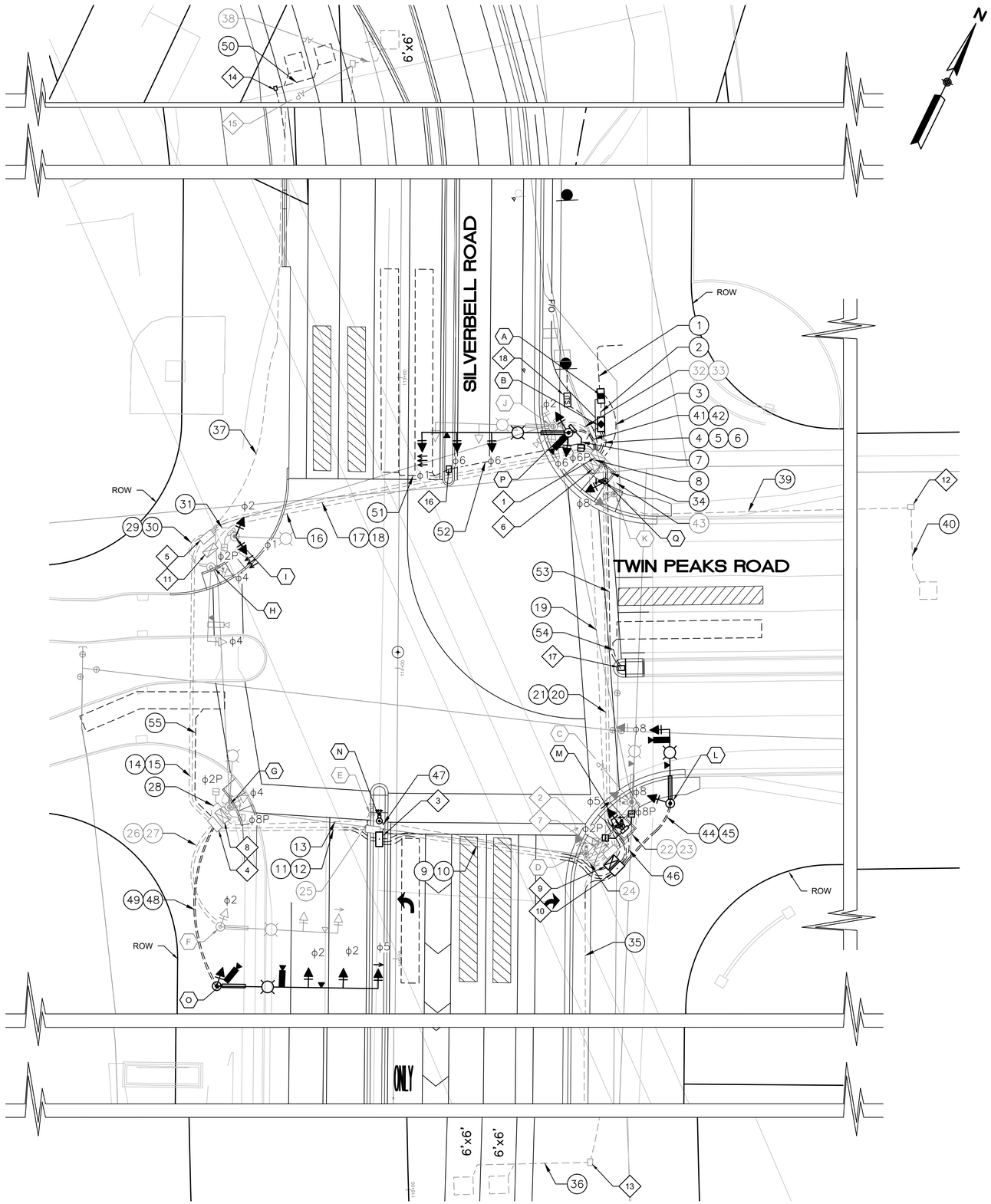
TWIN PEAKS ROAD IMPROVEMENT PROJECT

DR: AP/BS	DES: AP/PA	CK: JRK	PAGE NO:	TOTAL PAGES
DATE: 12.18.23	DATE: 12.18.23	DATE: 12.18.23	215	243
SCALE: NTS				

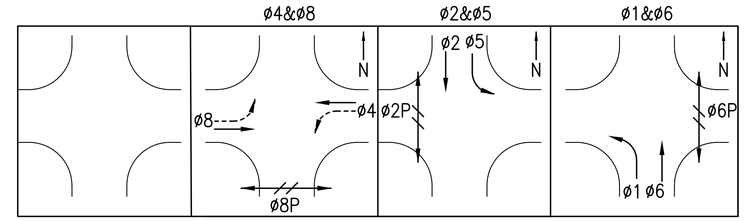
Sheet LP11 of LP14

REVISION BY TOWN OF MARANA

NO.	DESCRIPTION	REV BY	CKD BY	DATE



PHASING SEQUENCE:



NO.	TYPE	LOCATION
1	NO 7 W/EXT	STA 113+26.53 OFFSET 68.41'L
2	NO 7 (REMOVE)	STA 114+63.84 OFFSET 73.79'L
3	NO 7	STA 114+58.93 OFFSET 5.90'R
4	NO 7	STA 114+54.19 OFFSET 62.56'R
5	NO 7	STA 113+55.33 OFFSET 66.02'R
6	NO 7 W/EXT (ITS)	STA 113+29.17 OFFSET 66.23'L
7	NO 7 W/EXT (ITS) (REMOVE)	STA 114+63.17 OFFSET 70.51'L
8	NO 7 W/EXT (ITS)	STA 114+54.19 OFFSET 60.09'R
9	NO 7 W/EXT (ITS)	STA 114+66.35 OFFSET 73.99'L
10	NO 7	STA 114+68.40 OFFSET 76.06'L
11	NO 7 W/EXT (ITS)	STA 113+59.83 OFFSET 64.88'R
12	NO 3 1/2	STA 113+38.63 OFFSET 322.21'L
13	NO 3 1/2	STA 117+92.04 OFFSET 62.75'L
14	NO 3 1/2	STA 110+07.10 OFFSET 34.93'R
15	NO 3 1/2 (REMOVE)	STA 110+05.89 OFFSET 7.20'R
16	NO 3 1/2	STA 113+31.38 OFFSET 17.02'L
17	NO 3 1/2	STA 113+99.25 OFFSET 76.70'L
18	ADOT NO 9 VAULT (ITS)	STA 113+08.41 OFFSET 57.7'L

LOAD SUMMARY		
Traffic Signal and Lighting Equipment	QTY	Loads (amps)
3–Section Signal Faces (3–12')	17	4.8
4–Section Signal Faces (4–12')	–	–
Pedestrian Indications	6	1.7
Beacons	4	1.0
Video Detection System (4 Cameras, Housing)	1	1.0
Controller (Traffic Signal)	1	1.7
IISNS	4	6.0
Traffic Signal Luminaires	5	12.5
Wreath Receptacles	5	7.5
	TOTAL	36.2

CONSTRUCTION NOTES:

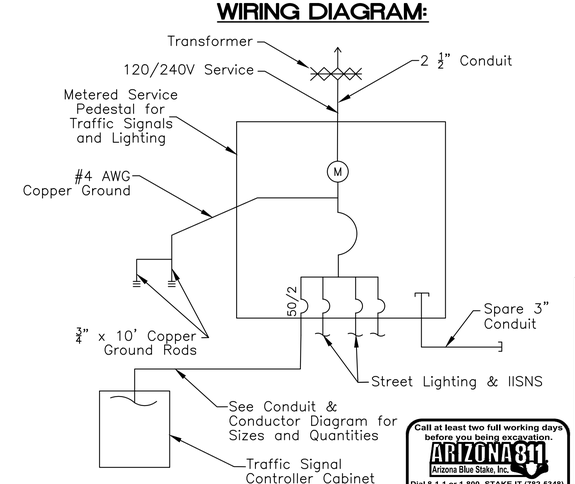
1. ALL NEW PEDESTRIAN PUSH BUTTONS AND PEDESTRIAN MAN HANDS SHALL BE ADA COMPLIANT ASSEMBLY. PEDESTRIAN MAN HANDS SHALL BE COUNTDOWN ASSEMBLY.
2. THE CONTRACTOR SHALL POTHOLE OR HAND DIG ALL FOUNDATIONS PRIOR TO THE PLACEMENT OF ALL CABINETS AND TRAFFIC SIGNAL AND/OR STREET LIGHT POLES.
3. WHERE PULL BOXES ARE RELOCATED, CONTRACTOR SHALL PULL NEW CONDUCTORS IN EXISTING CONDUITS IF SLACK OF EXISTING CONDUCTORS IS NOT SUFFICIENT.

INTERSECTION LIGHTING ANALYSIS RESULTS:

ILLUMINANCE IN FOOTCANDLES

AVERAGE = 1.5 Fc
MINIMUM = 0.7 Fc
AVG/MIN = 2.4

WIRING DIAGRAM:



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TRAFFIC SIGNAL PLANS

TRAFFIC PLAN

TWIN PEAKS ROAD IMPROVEMENT PROJECT

DR: TJR	DES: KEK	CK: CBW	SHEET NO:	TOTAL SHEETS
DATE: 12/23	DATE: 12/23	DATE: 12/23	151	243
SCALE: 1"=20'				

REVISION BY TOWN OF MARANA

NO.	DESCRIPTION	REV BY	CKD BY	DATE

REVISION BY TOWN OF MARANA

NO.	DESCRIPTION	REV BY	CKD BY	DATE

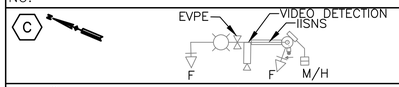
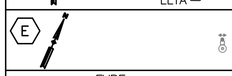
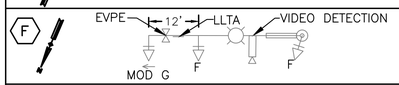
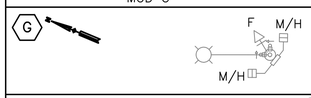
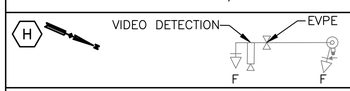
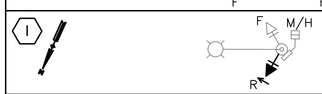
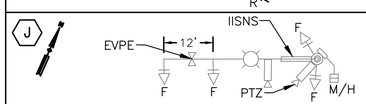
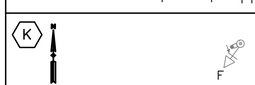
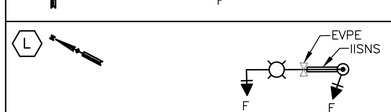
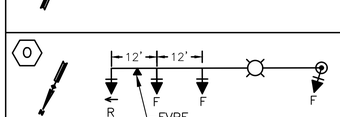
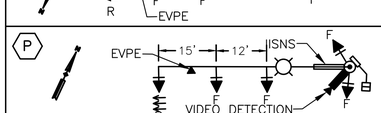
REVISION BY TOWN OF MARANA

NO.	DESCRIPTION	REV BY	CKD BY	DATE

CABINET SCHEDULE

CABINETS					REMARKS	STATION, OFFSET
CABINET	TYPE	CONTROLLER	AUX CONTROLLER	FOUNDATION		
A	UPS/METERED SERVICE	MYERS UPS (MEUG35–UPS–M200–AZ)	CONTACTOR FOR STREET LIGHTING	TOM 730–1810		Sta. 113+05.84 Offset 69.20' Lt
B	CONTROLLER CABINET ECONOLITE TS2 TYPE 1	ECONOLITE COBALT T1	PHOTOCELL AND CONTACTOR FOR HOLIDAY LIGHT RECEPTICALS	TOM 730–210 12" EXTENDED BASE		Sta. 113+15.51 Offset 69.30' Lt

POLE SCHEDULE

POLES		MAST ARMS		SIGNALS		PED. P.B. TYPE/SIGN	LUMINAIRE	REMARKS	STATION, OFFSET
NO.	TYPE	SIG.	LUM.	MTG.	FACE				
C 	Q	25'	20'	1–II 1–V 1–V	1–F 1–F 1–M/H	R10–3e (L)	ATBM See Note 10	Remove Existing. Salvage and Re–Use. Fill abandoned/exposed pedestrian push button and ped holes on pole.	Sta. 114+45.45 Offset 80.79' Lt
D	A (10')	–	–	1–IV 1–V	1–G 1–M/H	R10–3e (R)		Remove Existing. Salvage and Re–Use. Fill abandoned/exposed pedestrian push button and ped holes on pole.	Sta. 114+63.32 Offset 65.17' Lt
E 	PPB POST	–	–	–	–	R10–3e (B)		Remove Existing.	Sta. 114+50.41 Offset 8.62' Rt
F 	Q	40'	20'	1–II 1–II 1–V	1–G 1–F 1–F	––	ATBM See Note 10	Remove Existing.	Sta. 114+89.47 Offset 60.39' Rt
G 	TYPE 2–B	–	INCL.	1–V 1–VII	1–F 2–M/H	R10–3e (L)&(R)	ATBM See Note 10	Existing to remain.	Sta. 114+48.04 Offset 57.58' Rt
H 	E	20'	–	1–II 1–V	1–F 1–F	R10–3e (L)		Existing to remain.	Sta. 113+65.71 Offset 64.59' Rt
I 	TYPE 2–B	–	INCL.	2–V 1–IV	1–F 1–R 1–M/H	––	ATBM See Note 10	Existing to remain.	Sta. 113+55.09 Offset 56.40' Rt
J 	Q	40'	20'	2–II 2–V 1–VII	2–F 2–F 1–M/H	––	ATBM See Note 10	Remove Existing.	Sta. 113+16.48 Offset 52.85' Lt
K 	A (10')	–	–	1–IV	1–F	R10–3e (R)		Remove Existing. Salvage and Re–Use. Fill abandoned/exposed pedestrian push button and ped holes on pole.	Sta. 113+39.50 Offset 74.03' Lt
L 	Q	25'	20'	1–II 1–V	2–F	––	ATBM See Note 10		Sta. 114+45.85 Offset 94.11' Lt
M	A (10')	–	–	1–IV 1–VII	1–R 2–M/H	R10–3e (L)&(R) See Note 14			Sta. 114+53.83 Offset 77.48' Lt
N	PPB POST	–	–	–	–	R10–3e (B)			Sta. 114+52.65 Offset 5.91' Rt
O 	R	55'	20'	3–II 1–V	1–R 1–F 1–F	––	ATBM See Note 10	MIOVISION CAMERA. SEE NOTE 13.	Sta. 115+09.93 Offset 61.46' Rt
P 	R	50'	20'	3–II 1–VII 1–V	1–R 1–F 2–F 1–M/H	––	ATBM See Note 10	MIOVISION CAMERA. SEE NOTE 13.	Sta. 113+18.54 Offset 58.16' Lt
Q	A (10')	–	–	1–IV	1–F	R10–3e (R)			Sta. 113+35.06 Offset 70.82' Lt

CABINET AND POLE SCHEDULE NOTES:

1. All new pedestrian push buttons shall be Polara Bulldog with 9"x12" Placard.
2. Centers of pedestrian pushbuttons shall be at a height of 42 inches above finish grade adjacent that are accessible per ADA standards.
3. Pushbutton signs shall be type R10–3e, as shown in Figure 2B–26 on page 93 of the 2009 MUTCD. Arrows shall point left (L), right (R), or both ways (B), as indicated in cabinet and pole schedule.
4. All pushbutton signs shall fit the pushbutton housing without overhangs or overlaps. All pushbutton signs shall be R10–3e (baked enamel finish).
5. All pedestrian signal faces shall be LED countdown signals.
6. All vehicular indications shall be LED.
7. Mount EVP sensor between the two outermost signal head on the arm. Mount EVP beacon on outermost signal head.
8. The Contractor shall provide all signal arm poles with "Wreath Receptacles" for Holiday Lights. See Town of Marana Standard Detail 730–1912.
9. A photocell shall be installed on the socket on top of the luminaire on pole C. All other luminaires shall have shoring caps installed.
10. See General Traffic Signal Note #44 for luminaire specifications.
11. Internally Illuminated Street Name Signs (IISNS) shall be mounted on pole, above signal arm. See sheet TSD01 for IISNS formats, specifications, and locations.
12. The Contractor shall provide the following: a) Fiber optics communication modem – one (1) Moxa 12–port Full Gigabit Managed Ethernet Switch (EDS–G512E–4GSFP–T), b) Optical transceiver – Two (2) Moxa SFP–1GLXLC–T 1000base SFP port with LC Connector, c) Hirschmann MIPP–AD–IS9P Single fiber module.
13. Install MioVision Camera near top of pole. Camera locations may be changed in field based on field conditions.
14. Push buttons on Pole M to be audible with street name word message.

DETECTOR LOCATIONS				
DIRECTION	ITEMS	CENTERLINE	STATION*	OFFSET**
Westbound Twin Peaks Road	Advanced Detectors	Twin Peaks Rd	113+67	325.4' LT
	Advanced Detectors	Twin Peaks Rd	–	–
	Presence Detectors	Twin Peaks Rd	113+86	75.3' LT
Eastbound Twin Peaks Road	Advanced Detectors	Twin Peaks Rd	–	–
	Advanced Detectors	Twin Peaks Rd	–	–
	Presence Detectors	Twin Peaks Rd	114+12	59.5' RT
Southbound Silverbell Road	Advanced Detectors	Silverbell Road	110+03	15.6' RT
	Advanced Detectors	Silverbell Road	110+03	27.1' RT
	Presence Detectors	Silverbell Road	113+33	8.5' LT
	Presence Detectors	Silverbell Road	113+33	3.0' RT
Northbound Silverbell Road	Advanced Detectors	Silverbell Road	117+96	18.9' LT
	Advanced Detectors	Silverbell Road	117+96	30.9' LT
	Presence Detectors	Silverbell Road	114+59	4.9' LT

*Stations and offsets of presence loop detectors are at the end closer to the intersection.

**New loop detectors shall be centered in the traffic lanes.

Modified Type F Signal Head
- Steady Red Arrow
- Steady Yellow Arrow
- Steady Green Arrow

Modified Type G Signal Head
- Steady Red Arrow
- Steady Yellow Arrow
- Flashing Yellow Arrow
- Steady Green Arrow

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510 E 4TH STREET
TUCSON, AZ 85705
520–405–7353

TRAFFIC SIGNAL PLANS

POLE SCHEDULE

TWIN PEAKS ROAD IMPROVEMENT PROJECT

DR: TJR	DES: KEK	CK: CBW	SHEET NO:	TOTAL SHEETS
DATE: 12/23	DATE: 12/23	DATE: 12/23	152	243

Call at least two full working days before you being excavation. ARIZONA 811 Arizona Blue Stake, Inc. Dial 8-1-1 or 1-800- STAKE-IT (782-5348) In Maricopa County: (602)263-1100

REGISTERED PROFESSIONAL ENGINEER (CIVIL) 42636 CHRISTOPHER B. WILLIAMS Date Signed 12/15/23 ARIZONA, U.S.A.

REVISION BY TOWN OF MARANA

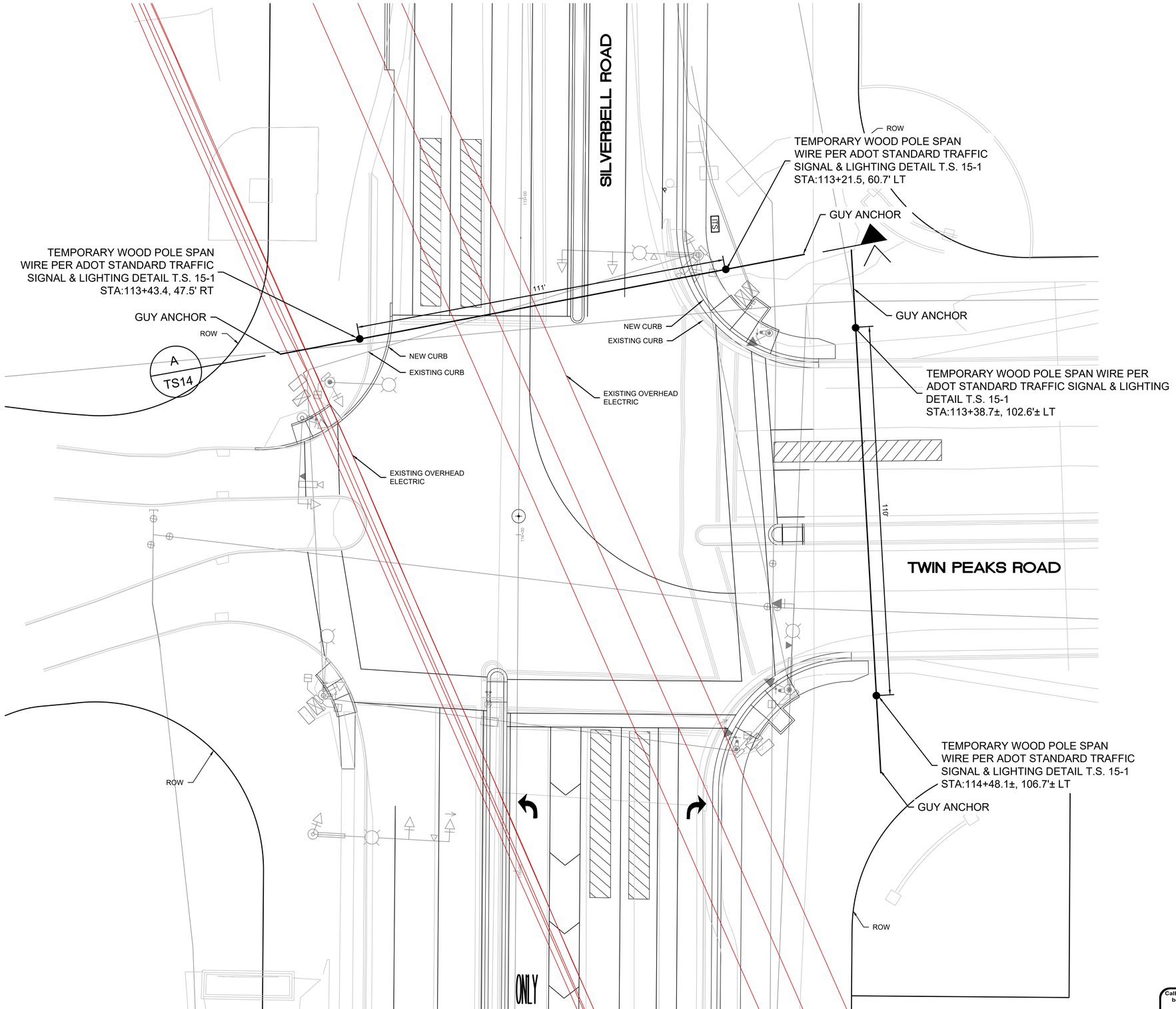
NO.	DESCRIPTION	REV BY	CKD BY	DATE

REVISION BY TOWN OF MARANA

NO.	DESCRIPTION	REV BY	CKD BY	DATE

REVISION BY TOWN OF MARANA

NO.	DESCRIPTION	REV BY	CKD BY	DATE



N

0 15' 30'

SCALE: 1" = 15'

REGISTERED PROFESSIONAL ENGINEER (CIVIL) 42636 CHRISTOPHER B. WILLIAMS 12/15/23 Date Signed ARIZONA, U.S.A.

REVISION BY TOWN OF MARANA

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REVISION BY TOWN OF MARANA

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520-405-7353

TRAFFIC SIGNAL PLANS

TEMPORARY SIGNAL PLAN

TWIN PEAKS ROAD IMPROVEMENT PROJECT

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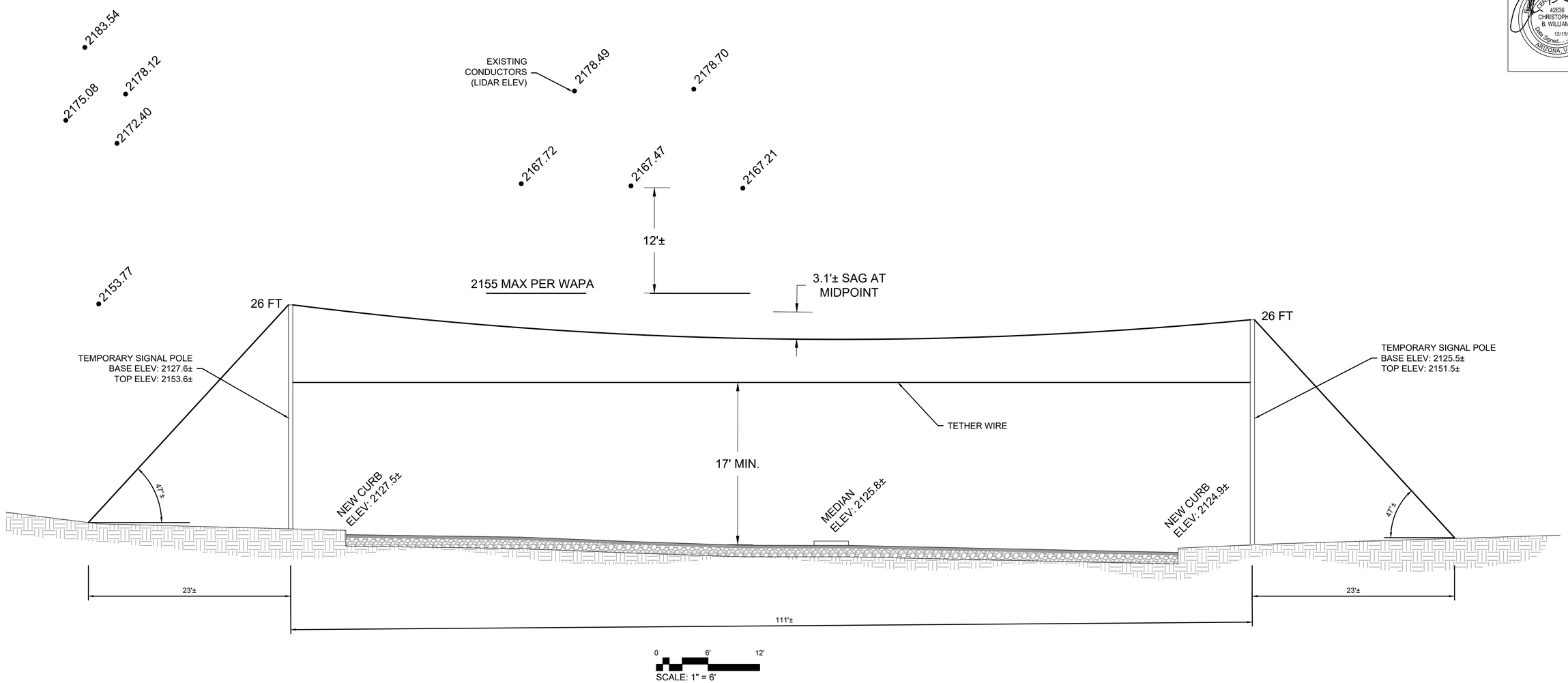
DR: TJR	DES: KEK	CK: CBW	SHEET NO:	TOTAL SHEETS
DATE: 12/23	DATE: 12/23	DATE: 12/23	160	243
SCALE: 1"=10'				

REVISION BY TOWN OF MARANA					
NO.	DESCRIPTION	REV BY	CKD BY	DATE	

REVISION BY TOWN OF MARANA					
NO.	DESCRIPTION	REV BY	CKD BY	DATE	

REVISION BY TOWN OF MARANA					
NO.	DESCRIPTION	REV BY	CKD BY	DATE	



SECTION A - TEMPORARY SIGNAL

FACING NORTHWEST

Y2K ENGINEERING

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TUCSON, AZ 85705
520-405-7353

TRAFFIC SIGNAL PLANS

TEMPORARY SIGNAL PLAN

TWIN PEAKS ROAD IMPROVEMENT PROJECT

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DR: TJR	DES: KEK	CK: CBW	SHEET NO:	TOTAL SHEETS
DATE: 12/23	DATE: 12/23	DATE: 12/23	161	243
SCALE: 1"=6'				

Council-Regular Meeting **A1**

Meeting Date: 03/04/2025

To: Mayor and Council

From: Jane Fairall, Town Attorney

Date: March 4, 2025

Strategic Plan Focus Area:
Not Applicable

Subject: Resolution No. 2025-021: Relating to Development; approving and authorizing the Mayor to execute the Settlement Agreement between the Southern Arizona Home Builders Association (SAHBA) and the Town of Marana in settlement of the litigation captioned *Southern Arizona Home Builders Association v. Town of Marana*, No. C20184411 (Pima County Superior Court) (Jane Fairall)

Discussion:

In 2012, the Town acquired an existing Wastewater Reclamation Facility from Pima County (the "WRF"). On December 19, 2017, the Town enacted Ordinance No. 2017.029, which, among other things, assessed development impact fees against future residential construction related to the cost of acquiring the WRF and the costs associated with constructing certain improvements at the WRF. The fees were divided between the "Water Resources Development Impact Fees" and "Wastewater Facilities Development Impact Fees" (together, the "2017 Impact Fees"). In 2018, the Southern Arizona Home Builders Association (SAHBA) filed suit against the Town, challenging the lawfulness of the 2017 Impact Fees. The lawsuit is captioned *Southern Arizona Home Builders Association v. Town of Marana*, No. C20184411 (Pima County Superior Court) (the "Litigation"). On January 17, 2023, the Arizona Supreme Court issued its decision in the Litigation, *Southern Ariz. Home Builders Ass'n v. Town of Marana*, 522 P.3d 671 (Ariz. 2023), and remanded for further proceedings. Since that time, the Town and SAHBA have been negotiating to resolve the Litigation.

On November 6, 2024, the Town Council met in executive session with the Town's attorneys and representatives to discuss a proposal to settle the Litigation. At the

conclusion of the executive session, in the public portion of the meeting, the Council voted to direct Town staff to proceed as discussed in the executive session. Pursuant to that direction, Town staff now brings forward the attached Settlement Agreement between the Town and SAHBA, settling the Litigation.

In summary, the Settlement Agreement provides as follows:

- The Town will adjust its current Water Resources and Waterwater Facilities development impact fees, adopted in December 2022, downward as set forth in the ordinance attached as Exhibit A to the Settlement Agreement.
- The revised fees will not be increased for 3 years or until the Town approves new impact fees pursuant to state law, whichever is later.
- The Agreement will be prospective only; the Town will not be required to refund any previously-collected fees.
- The parties agreed that future Town fees will not include any costs attributable to certain elements of the WRF, namely the secondary treatment system, the secondary clarifiers, the solids handling facility and tertiary treatment, all components of a previous Town CIP project at the WRF.
- The Town will pay SAHBA $450,000 in attorneys' fees.

The ordinance reducing the impact fees as described in the first bullet point above is included as a separate item on tonight's agenda, immediately following this agenda item.

Financial Impact:

Based on FY24 impact fee revenues, the Town estimates that the reduction in the development impact fees as set forth in the Settlement Agreement will result in the loss of $7.5M in impact fee revenues over the 3-year period during which the Town may not increase the fees. That dollar amount will be higher or lower based on: 1) the actual number of permits issued over the 3-year period; and 2) the size of each meter requested. In addition, although the Town will not be able to include any costs attributable to certain elements of the WRF in future fees, namely the secondary treatment system, the secondary clarifiers, the solids handling facility and tertiary treatment, the Town will still need to pay any outstanding balances attributable to those elements, though a funding source other than development impact fees.

Staff Recommendation:

Staff recommends approval of the Settlement Agreement.

Suggested Motion:

I move to adopt Resolution No. 2025-021, approving and authorizing the Mayor to execute the Settlement Agreement between the Southern Arizona Home Builders Association (SAHBA) and the Town of Marana in settlement of the litigation captioned *Southern Arizona Home Builders Association v. Town of Marana,* No. C20184411 (Pima County Superior Court).

Attachments

Resolution No. 2025-021
Exhibit A to Resolution

MARANA RESOLUTION NO. 2025-021

RELATING TO DEVELOPMENT; APPROVING AND AUTHORIZING THE MAYOR TO EXECUTE THE SETTLEMENT AGREEMENT BETWEEN THE SOUTHERN ARIZONA HOME BUILDERS ASSOCIATION (SAHBA) AND THE TOWN OF MARANA IN SETTLEMENT OF THE LITIGATION CAPTIONED *SOUTHERN ARIZONA HOME BUILDERS ASSOCIATION V. TOWN OF MARANA*, NO. C20184411 (PIMA COUNTY SUPERIOR COURT)

WHEREAS in 2012, the Town acquired an existing Wastewater Reclamation Facility from Pima County (the "WRF"); and

WHEREAS, on December 19, 2017, the Town enacted Ordinance No. 2017.029, which, among other things, assessed development impact fees against future residential construction related to the cost of acquiring the WRF and the costs associated with certain improvements; and

WHEREAS the fees were divided between the "Water Resources Development Impact Fees" and "Wastewater Facilities Development Impact Fees" (together, the "2017 Impact Fees"); and

WHEREAS in 2018, the Southern Arizona Homes Builders Association (SAHBA) filed suit against the Town, challenging the lawfulness of the 2017 Impact Fees, captioned *Southern Arizona Home Builders Association v. Town of Marana*, No. C20184411 (Pima County Superior Court) (the "Litigation"); and

WHEREAS, on January 17, 2023, the Arizona Supreme Court issued its decision in the Litigation, *Southern Ariz. Home Builders Ass'n v. Town of Marana*, 522 P.3d 671 (Ariz. 2023), and remanded for further proceedings; and

WHEREAS the parties have agreed to enter into a Settlement Agreement to resolve the Litigation; and

WHEREAS the Mayor and Council of the Town of Marana find that the best interests of Marana and its citizens are served by entering into a Settlement Agreement with SAHBA.

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND COUNCIL OF THE TOWN OF MARANA, that the Settlement Agreement with SAHBA, attached to and incorporated within this Resolution as Exhibit A, is hereby approved, the Mayor is authorized and directed to sign it for and on behalf of the Town of Marana, and the Town's Manager and staff are hereby directed and authorized to undertake all other and further tasks required or beneficial to carry out its terms, obligations, and objectives.

PASSED AND ADOPTED by the Mayor and Council of the Town of Marana, Arizona, this 4th day of March, 2025.

_____
Mayor Jon Post

ATTEST:

_____
David L. Udall, Town Clerk

APPROVED AS TO FORM:

_____
Jane Fairall, Town Attorney

SETTLEMENT AGREEMENT

PARTIES

The parties to this Settlement Agreement (the "Agreement") are Southern Arizona Home Builders Association ("SAHBA"), a trade association representing residential homebuilders in southern Arizona, and the Town of Marana (the "Town"), an Arizona municipal corporation (together, the "Parties").

RECITALS

In 2012, the Town acquired an existing Wastewater Reclamation Facility from Pima County (the "WRF").

The Town later completed Phase One of a capital improvement project related to the WRF ("CIP Phase One"). The improvements in CIP Phase One included, among other things, replacement of the secondary treatment system, addition of new secondary clarifiers, addition of tertiary treatment, and construction of a new solids handling facility.

On December 19, 2017, the Town enacted Ordinance No. 2017.029, which, among other things, assessed development impact fees against future residential construction related to the cost of acquiring the WRF (the "Acquisition Cost") and the costs associated with CIP Phase One (the "Improvement Costs"). The fees were divided between what the Town denominated as "Water Resources Development Impact Fees" and "Wastewater Facilities Development Impact Fees" (together, the "2017 Impact Fees").

In 2018, SAHBA filed suit against the Town, challenging the lawfulness of the 2017 Impact Fees, captioned *Southern Arizona Homes Builders Association v. Town of Marana*, No. C20184411 (Pima County Superior Court) (the "Litigation").

On December 20, 2022, the Town enacted Ordinance No. 2022.029, which, among other things, amended the 2017 Impact Fees, effective in March 2023 (the "2023 Fees").

On January 17, 2023, the Arizona Supreme Court issued its decision in the Litigation, *Southern Ariz. Home Builders Ass'n v. Town of Marana*, 522 P.3d 671 (Ariz. 2023), and remanded for further proceedings.

The Parties now wish to resolve, compromise, and settle all claims, obligations or disputes of any kind between them, on the terms and conditions set forth below.

AGREEMENT

In consideration of the mutual promises below, the Parties agree as follows:

1. Incorporation of Recitals. This Agreement incorporates the Recitals above by reference.

2. Adjustment of the 2023 Fees. The Town shall amend the 2023 Fees as follows: the current Water Resources Development Impact Fee for a 5/8 inch meter size shall be reduced from $5,358 to $3,483, and the current Wastewater Facilities Development Impact Fee for a 5/8 inch meter size shall be reduced from $4,995 to $3,746, with corresponding proportionate reductions to the same fees for all other meter sizes, all as shown on Exhibit A.

3. Prospective Effect. This Agreement shall be prospective only, and shall not operate to compel the Town to refund Water Resources Development Impact Fees and Wastewater Facilities Development Impact Fees previously assessed and collected.

4. Revised Fees. The 2023 Fees, adjusted as described in section 2 (the "Revised Fees"), will not be increased for three (3) years, or until the Town approves new fees pursuant to A.R.S. § 9-463.05(D)(3) & (4), whichever is later.

5. Future Fees. The Town will not include any costs, including financing costs, attributable to certain elements of the CIP Phase One, namely the secondary treatment system, the secondary clarifiers, the solids handling facility and tertiary treatment (the "Removed Costs), in any future fees or charges assessed against residential development. Other than as incorporated into the Revised Fees, no costs associated with acquisition of the WRF, or any completed projects relating to the WRF, including costs associated with CIP Phase One, shall be assessed against residential development in the future. This Agreement shall not, however, preclude the Town from establishing a fund from general revenues to make up any portion of the Removed Costs.

6. Reimbursement of Attorneys' Fees. Within fifteen (15) business days following the Effective Date, the Town will pay SAHBA four hundred and fifty thousand dollars ($450,000) as reimbursement of attorneys' fees incurred by SAHBA in connection with the Litigation.

7. Dismissal of the Litigation. Within three (3) business days following the Effective Date, the Parties will file a Stipulation and Order to dismiss the Litigation with prejudice, in the form attached as Exhibit B.

8. Releases. Upon the Effective Date, the Parties mutually release each other and their respective officers, employees, and agents from any and all past, present, or future claims, causes of action, demands, obligations, actions, rights, damages, costs, expenses, compensation, and remuneration of any kind or nature, known or unknown, vested or contingent, which the Parties had, now have, or may have in the future against each other relating to the Litigation or to the claims asserted in the Litigation, provided, however, that this Release shall not bar or otherwise affect a Party's right to enforce this Agreement.

9. Binding Effect. The terms of this Agreement and its Exhibits shall extend to, shall be binding upon, and shall inure to the benefit of the Parties and their respective officers, directors, members, managers, partners, agents, employees, attorneys, servants, predecessors, successors, assigns, affiliates, insurers, heirs, beneficiaries, personal representatives, and all other persons claiming through any of them.

10. Entire Agreement. This Agreement, including its Exhibits, is a fully integrated document, containing the entire understanding among the Parties, and supersedes and integrates any prior understandings or written or oral agreements among the Parties regarding the matters within its scope. This Agreement and its Exhibits cannot be altered, modified or amended except by written agreement signed by all Parties or their counsel.

11. Authority. Each Party represents and warrants that the person(s) signing this Agreement on the Party's behalf is/are duly authorized and empowered to enter into and sign this Agreement.

12. Construction. This Agreement and its Exhibits were drafted by legal counsel for both Parties, and shall not be construed for or against any Party.

13. Governing Law. This Agreement and its Exhibits shall be governed by and construed in accordance with the laws of the State of Arizona without regard to choice of law rules. Jurisdiction and venue shall lie exclusively in the Pima County Superior Court for any action involving the validity, interpretation, or enforcement of this Agreement or its Exhibits, or for any other relief sought under this Agreement or its Exhibits.

14. Cooperation. The Parties agree to cooperate fully and to execute any and all supplementary documents of any kind and to take all additional actions that may be necessary or appropriate to give full force and effect to the terms and intent of this Agreement and its Exhibits.

15. Counterparts. This Agreement may be executed in any number of counterparts, each of which shall be deemed to be an original, and all of which shall together constitute one and the same instrument. Signatures transmitted by email shall be valid and effective to bind the signing Party.

16. Attorneys' Fees, Costs, and Expenses**.** Other than as provided in paragraph 6 above, the Parties are responsible for bearing their attorneys' fees, costs, and expenses of any kind incurred in the Litigation or any other matters or events up to and including this Agreement and its implementation.

IN WITNESS WHEREOF, the Parties, intending to be legally bound, have signed this Agreement on the date(s) set forth below.

THE "TOWN":

TOWN OF MARANA, an Arizona municipal corporation

By:_____
Jon Post, Mayor

Date: _____

"SAHBA":

SOUTHERN ARIZONA HOME BUILDERS ASSOCIATION

By: _____
David Godlewski, President & CEO

Date: _____

ATTEST:

_____
David L. Udall, Town Clerk

APPROVED AS TO FORM:

_____
Jane Fairall, Town Attorney

EXHIBIT A

MARANA ORDINANCE NO. 2025.XXX

RELATING TO DEVELOPMENT; AMENDING DEVELOPMENT IMPACT FEES FOR WATER RESOURCES AND WASTEWATER FACILITIES; AND PROVIDING AN EFFECTIVE DATE

WHEREAS Marana Ordinance No. 2022.029, adopted on December 20, 2022, adopted various development impact fees; and

WHEREAS Marana's development impact fees for water resources and wastewater facilities are the subject of a lawsuit filed by Southern Arizona Homebuilders Association (SAHBA), currently pending Pima County Superior Court case number C20184411 (the "SAHBA Lawsuit"); and

WHEREAS, by the Council's concurrent formal approval of a settlement agreement settling the SAHBA Lawsuit, the Town has agreed to reduce Marana's development impact fees for water resources and wastewater facilities as set forth in this Ordinance; and

WHEREAS the Town Council finds this Ordinance to be in the best interests of the Town and its citizens.

NOW, THEREFORE, BE IT ORDAINED by the Mayor and Council of the Town of Marana, Arizona, as follows:

SECTION 1. Ordinance No. 2022.029 is amended by reducing the Water Resources Development Impact Fees as set forth in the table in Section 9 paragraph A to the following fees (with meter sizes larger than 8" calculated using standard industry ratios):

Water Resources Development Fee	**Water Meter Size**								
	5/8"	**3/4"**	**1"**	**1.5"**	**2"**	**3"**	**4"**	**6"**	**8"**
	$3,483	$5,223	$8,706	$17,412	$27,858	$52,234	$87,056	$174,112	$278,580

SECTION 2. Ordinance No. 2022.029 is amended by reducing the Wastewater Facilities Development Impact Fees as set forth in the table in Section 10 paragraph B to the following fees (with meter sizes larger than 8" calculated using standard industry ratios):

Wastewater Facilities Development Fee	**Water Meter Size**								
	5/8"	**3/4"**	**1"**	**1.5"**	**2"**	**3"**	**4"**	**6"**	**8"**
	$3,746	$5,620	$9,366	$18,731	$29,970	$56,194	$93,656	$187,311	$299,698

SECTION 3. This Ordinance is effective immediately on the later of (a) the date of adoption of this Ordinance or (b) the date the settlement agreement settling the SAHBA Lawsuit is signed on behalf of SAHBA.

PASSED AND ADOPTED by the Mayor and Council of the Town of Marana, Arizona, this ____ day of February, 2025.

_____
Mayor Jon Post

ATTEST:

_____
David L. Udall, Town Clerk

APPROVED AS TO FORM:

_____
Jane Fairall, Town Attorney

EXHIBIT B

Mark A. Fuller (Bar No. 012149)
Kevin E. O'Malley (Bar No. 006420)
mark.fuller@gknet.com
kevin.omalley@gknet.com
GALLAGHER & KENNEDY, P.A.
2575 East Camelback Road
Phoenix, Arizona 85016-9225
(602) 530-8000
Attorneys for Plaintiff

SUPERIOR COURT OF THE STATE OF ARIZONA

COUNTY OF PIMA

SOUTHERN ARIZONA HOME BUILDERS ASSOCIATION, Plaintiff, v. TOWN OF MARANA, Defendant.	No. C20184411 **STIPULATION FOR DISMISSAL** (Assigned to the Honorable Jeffrey T. Bergin)

Pursuant to Ariz. R. Civ. P. 41(a), and consistent with the parties' settlement agreement, Plaintiff Southern Arizona Home Builders Association and Defendant Town of Marana hereby stipulate to dismiss all claims against and between all parties.

Respectfully submitted this _____ day of _____. 2025.

GALLAGHER & KENNEDY, P.A.

By: *_/s/ Kevin E. O'Malley_*
Kevin E. O'Malley
2575 E. Camelback Road
Phoenix, Arizona 85016-9225
Attorneys for Plaintiff

ORIGINAL of the foregoing e-filed
this _____ day February, 2025 and copy
sent via E-Filing system to:

The Honorable Jeffrey T. Bergin
Pima County Superior Court
COPY of the foregoing e-served this date to:

Andrew J. Petersen
HUMPHREY & PETERSEN, PC
6063 E Grant Road
Tucson, Arizona 85712
Attorneys for Town of Marana

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Attorneys for Town of Marana

/s/

Mark A. Fuller (Bar No. 012149)
Kevin E. O'Malley (Bar No. 006420)
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GALLAGHER & KENNEDY, P.A.
2575 East Camelback Road
Phoenix, Arizona 85016-9225
(602) 530-8000
Attorneys for Plaintiff

SUPERIOR COURT OF THE STATE OF ARIZONA

COUNTY OF PIMA

SOUTHERN ARIZONA HOME BUILDERS ASSOCIATION, Plaintiff, v. TOWN OF MARANA, Defendant.	No. C20184411 **ORDER OF DISMISSAL** (Assigned to the Honorable Jeffrey T. Bergin)

Pursuant to the parties' Stipulation for Dismissal, and good cause appearing,

IT IS HEREBY ORDERED dismissing this matter.

DATED this ____ day of _____, 2025.

_____
Honorable Jeffrey T. Bergin

Council-Regular Meeting **A2**

Meeting Date: 03/04/2025

To: Mayor and Council

From: Jane Fairall, Town Attorney

Date: March 4, 2025

Strategic Plan Focus Area:
Not Applicable

Subject: Ordinance No. 2025.004: Relating to Development; amending development impact fees for Water Resources and Wastewater Facilities; and providing an effective date (Jane Fairall)

Discussion:

The immediately preceding item on tonight's agenda recommends approval of a Settlement Agreement between the Town and the Southern Arizona Homebuilders Association (SAHBA) in settlement of the litigation captioned *Southern Arizona Home Builders Association v. Town of Marana,* No. C20184411 (Pima County Superior Court). The terms of the Settlement Agreement are described in the staff report accompanying the previous agenda item. The ordinance proposed by this agenda item is attached as Exhibit A to the Settlement Agreement. Adoption of this ordinance will formally reduce the Town's development impact fees for Water Resources and Wastewater Facilities in accordance with the terms of the Settlement Agreement. The ordinance will be effective immediately on the later of (a) the date of adoption of the ordinance or (b) the date the Settlement Agreement is signed on behalf of SAHBA.

Financial Impact:

See agenda item approving Settlement Agreement.

Staff Recommendation:

Staff recommends approval of the ordinance amending the Town's development impact fees for Water Resources and Wastewater Facilities.

Suggested Motion:

I move to adopt Ordinance No. 2025.004, amending development impact fees for Water Resources and Wastewater Facilities; and providing an effective date.

Attachments

Ordinance No. 2025.04

MARANA ORDINANCE NO. 2025.004

RELATING TO DEVELOPMENT; AMENDING DEVELOPMENT IMPACT FEES FOR WATER RESOURCES AND WASTEWATER FACILITIES; AND PROVIDING AN EFFECTIVE DATE

WHEREAS Marana Ordinance No. 2022.029, adopted on December 20, 2022, adopted various development impact fees; and

WHEREAS Marana's development impact fees for water resources and wastewater facilities are the subject of a lawsuit filed by Southern Arizona Homebuilders Association (SAHBA), currently pending Pima County Superior Court case number C20184411 (the "SAHBA Lawsuit"); and

WHEREAS, by the Council's concurrent formal approval of a settlement agreement settling the SAHBA Lawsuit, the Town has agreed to reduce Marana's development impact fees for water resources and wastewater facilities as set forth in this Ordinance; and

WHEREAS the Town Council finds this Ordinance to be in the best interests of the Town and its citizens.

NOW, THEREFORE, BE IT ORDAINED by the Mayor and Council of the Town of Marana, Arizona, as follows:

SECTION 1. Ordinance No. 2022.029 is amended by reducing the Water Resources Development Impact Fees as set forth in the table in Section 9 paragraph A to the following fees (with meter sizes larger than 8" calculated using standard industry ratios):

Water Resources Development Fee	**Water Meter Size**								
	5/8"	**3/4"**	**1"**	**1.5"**	**2"**	**3"**	**4"**	**6"**	**8"**
	$3,483	$5,223	$8,706	$17,412	$27,858	$52,234	$87,056	$174,112	$278,580

SECTION 2. Ordinance No. 2022.029 is amended by reducing the Wastewater Facilities Development Impact Fees as set forth in the table in Section 10 paragraph B to the following fees (with meter sizes larger than 8" calculated using standard industry ratios):

Wastewater Facilities Development Fee	**Water Meter Size**								
	5/8"	**3/4"**	**1"**	**1.5"**	**2"**	**3"**	**4"**	**6"**	**8"**
	$3,746	$5,620	$9,366	$18,731	$29,970	$56,194	$93,656	$187,311	$299,698

SECTION 3. This Ordinance is effective immediately on the later of (a) the date of adoption of this Ordinance or (b) the date the settlement agreement settling the SAHBA Lawsuit is signed on behalf of SAHBA.

PASSED AND ADOPTED by the Mayor and Council of the Town of Marana, Arizona, this 4th day of March, 2025.

_____
Mayor Jon Post

ATTEST:

_____
David L. Udall, Town Clerk

APPROVED AS TO FORM:

_____
Jane Fairall, Town Attorney