

ANNUAL  
**FINANCIAL**  
REPORT

FISCAL YEAR ENDING JUNE 30, 2025

GLADDEN FARMS  
COMMUNITY FACILITIES DISTRICT

(A component of the Town of Marana, Arizona)



**GLADDEN FARMS COMMUNITY FACILITIES DISTRICT**  
**(A Component Unit of the Town of Marana, Arizona)**

**Annual Financial Report**  
**FOR THE FISCAL YEAR ENDED**  
**JUNE 30, 2025**

District Board:  
Jon Post  
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Prepared by Town of Marana Finance Department

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Marana, Arizona 85653

# Gladden Farms Community Facilities District

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## **Independent Auditors' Report**

To the District Board and Town Council of  
Town of Marana, Arizona

Gladden Farms Community Facilities District

### **Opinions**

We have audited the accompanying financial statements of the governmental activities, and each major fund of the Gladden Farms Community Facilities District (the District), as of and for the year ended June 30, 2025, and the related notes to the financial statements, which collectively comprise the District'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, and each major fund of the District as of June 30, 2025 and the respective changes in financial position 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). 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 District 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.

### **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 District'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 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, 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 District'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 District'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, 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 District's basic financial statements. The supplementary information 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 report. The other information comprises the Continuing Disclosure Information 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.

*Baker Tilly US, LLP*

Tempe, Arizona  
January 7, 2026

**MANAGEMENT'S DISCUSSION AND ANALYSIS**

**GLADDEN FARMS COMMUNITY FACILITIES DISTRICT  
MANAGEMENT'S DISCUSSION AND ANALYSIS  
YEAR ENDED JUNE 30, 2025**

As management of the Gladden Farms Community Facilities District (District) we offer readers a narrative overview and analysis of the financial activities for the District. The District is one of the Town of Marana, Arizona's component units for financial reporting purposes for the fiscal year ended June 30, 2025.

Formed in 2004, the District is a special purpose taxing district and separate political subdivision under Arizona statutes. As such, the District can levy taxes and issue bonds, independent of the Town of Marana, Arizona (Town). Property owners within the District boundaries pay for District infrastructure and functions through secondary property tax assessments. The Marana Town Council also serves as the District Board of Directors.

**FINANCIAL HIGHLIGHTS**

For fiscal year ending June 30, 2025, the District's:

- Tax collections were sufficient to pay debt service.
- Tax rate was \$2.80 per \$100 assessed valuation. The tax rate remained the same from the budgeted amount.
- Governmental funds reported a combined ending fund balance of \$2,198,499. Of this amount, \$1,254,908 was in the General Fund and \$943,591 was in the Debt Service Fund.
- Governmental fund revenues were greater than expenditures by \$191,899.

**OVERVIEW OF FINANCIAL STATEMENTS**

This discussion and analysis introduces the District's basic financial statements. Because of its limited purpose, the District's basic financial statements are comprised of two components: 1) Statement of Net Position and Governmental Funds Balance Sheet and the Statement of Activities and Governmental Funds Statement of Revenues, Expenditures, and Changes in Fund Balances and 2) Notes to the Basic Financial Statements. This report also contains other supplementary information in addition to the basic financial statements themselves.

Because the District has only one governmental program, the government-wide and fund financial statements are combined.

**Government-wide Financial Statements**

The *Statement of Net Position* presents information with a broad overview of the District's finances, in a manner similar to a private-sector business. The statement of net position presents information on all of the District's assets and liabilities, and deferred outflows/inflows of resources, with the difference reported as net position. The focus on net position is important because over time, increases and decreases in net position may serve as a useful indicator of how the financial position of the District may be changing. Increases may indicate an improved financial position. However, decreases in net position may not necessarily indicate the District's financial position is

**GLADDEN FARMS COMMUNITY FACILITIES DISTRICT  
MANAGEMENT'S DISCUSSION AND ANALYSIS  
YEAR ENDED JUNE 30, 2025**

deteriorating. As a result, other financial and non-financial indicators must also be considered to effectively assess the District's overall financial health.

The *Statement of Activities* presents information showing how the District's net position changed during the most recent fiscal year. Since the 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 expenses related to accrued interest).

**Fund financial statements.** A fund is a grouping of related accounts that is used to maintain control over resources that have been segregated for specific activities or objectives. The District, like the Town, uses fund accounting to ensure and demonstrate compliance with finance-related legal requirements. All of the Debt Service funds are restricted as to use, and the General funds are unassigned.

The District maintains two governmental funds, general and debt service. Information is presented in the Governmental Funds Balance Sheet and in the Governmental Funds Statement of Revenues, Expenditures, and Changes in Fund Balances for the General Fund and the Debt Service Fund.

The District adopts an annual budget for its General Fund and Debt Service Fund. Supplementary budgetary schedules have been provided to demonstrate compliance with these budgets.

**Notes to the financial statements.** The notes provide additional information that is essential to a full understanding of the data provided in the basic 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 as required supplementary information a comparison between budgeted and actual amounts within the General Fund.

## **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 District, the liabilities exceeded its assets at the close of the most recent fiscal year by \$7.6 million. The large negative net position balance results from the nature of the District's operations. The District's purpose is to acquire and improve public infrastructure in specified land areas. As a special purpose district and a separate political subdivision under the Arizona Constitution, the District can levy taxes and issue bonds independently of the Town. Property owners in the designated areas are assessed for District taxes to pay the debt service over the life of the bonds. The Town Council serves as the Board of Directors. However, the Town has no liability for the District's debt. For financial reporting purposes, transactions of the District are combined together and included as if they were part of the Town's operations and the assets financed through the District are combined with the infrastructure of the Town. Because the capital assets are recorded in the Town's basic financial statements, the Statement of Net Position for the District reflects a large liability without an offsetting asset.

**GLADDEN FARMS COMMUNITY FACILITIES DISTRICT  
MANAGEMENT'S DISCUSSION AND ANALYSIS  
YEAR ENDED JUNE 30, 2025**

The following table presents a summary of the District's net position as of June 30, 2025 and June 30, 2024.

**Net Position**

June 30, 2025 and 2024

	<b>Governmental Activities</b>	
	2025	2024
<b>Assets</b>		
Current Assets	\$ 1,262,012	\$ 1,147,978
Noncurrent Assets	936,578	858,706
Total Assets	<u>2,198,590</u>	<u>2,006,684</u>
<b>Deferred Outflows of Resources</b>		
Deferred charge on refunding	238,751	252,796
Total Deferred Outflows of Resources	<u>238,751</u>	<u>252,796</u>
<b>Liabilities</b>		
Current Liabilities	725,369	718,687
Noncurrent Liabilities	9,264,629	9,873,432
Total Liabilities	<u>9,989,998</u>	<u>10,592,119</u>
<b>Net Position</b>		
Restricted	943,591	863,728
Unrestricted	(8,496,248)	(9,196,367)
Total Net Position	<u>\$ (7,552,657)</u>	<u>\$ (8,332,639)</u>

During the fiscal year, the District's total net position increased by \$779,982.

**GLADDEN FARMS COMMUNITY FACILITIES DISTRICT  
MANAGEMENT'S DISCUSSION AND ANALYSIS  
YEAR ENDED JUNE 30, 2025**

**Changes in Net Position**

Years Ended June 30, 2025 and 2024

	<b>Governmental Activities</b>	
	2025	2024
<b>Revenues</b>		
Taxes	\$ 1,069,842	\$ 1,022,560
Interest	1,278	2,146
Total Revenues	<u>1,071,120</u>	<u>1,024,706</u>
<b>Expenses</b>		
General Government	2,590	1,493
Debt Service	288,548	305,198
Total Expenses	<u>291,138</u>	<u>306,691</u>
Change in Net Position	779,982	718,015
Net Position, Beginning of Year	<u>(8,332,639)</u>	<u>(9,050,654)</u>
Net Position, End of Year	<u><u>\$ (7,552,657)</u></u>	<u><u>\$ (8,332,639)</u></u>

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

**FINANCIAL ANALYSIS OF THE DISTRICT'S FUNDS**

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

As of the end of fiscal year 2024/25, the District's governmental funds reported revenues in excess of expenditures by \$191,899 and an ending fund balance of \$2,198,499. Of the total ending fund balance, \$1,254,908 is in the General Fund and \$943,591 is in the Debt Service Fund.

**CAPITAL ASSETS AND DEBT ADMINISTRATION**

The District was formed to finance and acquire or construct amenities that are subsequently dedicated to the Town for operation. The District does not own or operate infrastructure. Since formation, District bonds have been issued, and the proceeds used to acquire or construct public amenities including roadways, sidewalks, a park, and sewer infrastructure.

The District has issued \$13,985,000 of the \$69,000,000 authorized bonds.

**GLADDEN FARMS COMMUNITY FACILITIES DISTRICT  
MANAGEMENT’S DISCUSSION AND ANALYSIS  
YEAR ENDED JUNE 30, 2025**

The District general obligation bonds have a 25-year term. In the event that the District board decides at a future time to dissolve the District, State statute provides that all taxable property in the District will remain subject to the lien for the payment of the bonds until all bonds have been defeased.

The District is not engaged in any significant activities other than providing for the levy of secondary property taxes to pay debt service and administrative fees.

**Outstanding Debt**

June 30, 2025 and 2024

	<b>Governmental Activities</b>	
	2025	2024
General Obligation Bonds	\$ 9,175,000	\$ 9,730,000

The District’s total long-term debt decreased by \$555,000 during the current fiscal year due to the payment of principal on the general obligation bonds.

**NEXT YEAR’S BUDGET AND RATES**

The fiscal year 2025/26 District budget includes a \$2.55 tax rate per \$100 of assessed value. This is a \$0.25 reduction from the \$2.80 tax rate used in the fiscal year 2024/25 budget. The levy comprises \$0.30 for operations and maintenance and \$2.25 for debt service. The levy shall be the net of all cash in excess of ten percent of the annual payments of principal and interest in the current fiscal year from the previous year remaining in the fund.

**REQUESTS FOR INFORMATION**

This financial report is designed to provide a general overview of the District’s finances for all of those with an interest in the government’s finances and to demonstrate the District’s accountability for the resources it receives. If you have questions about this report or need additional information, contact the Marana Town Finance Office at 11555 West Civic Center Drive, Marana, Arizona 85653, or visit [www.MaranaAZ.gov](http://www.MaranaAZ.gov).

## **BASIC FINANCIAL STATEMENTS**

**GLADDEN FARMS COMMUNITY FACILITIES DISTRICT  
STATEMENT OF NET POSITION AND GOVERNMENTAL FUNDS BALANCE SHEET  
JUNE 30, 2025**

	General Fund	Debt Service Fund	Total	Adjustments	Statement of Net Position
<b>ASSETS</b>					
Current assets:					
Cash and cash equivalents	\$ 1,254,157	\$ -	\$ 1,254,157	\$ -	\$ 1,254,157
Property taxes receivable	842	7,013	7,855	-	7,855
Noncurrent assets:					
Restricted cash and investments	-	936,578	936,578	-	936,578
<b>Total assets</b>	<u>1,254,999</u>	<u>943,591</u>	<u>2,198,590</u>	<u>-</u>	<u>2,198,590</u>
<b>DEFERRED OUTFLOWS OF RESOURCES</b>					
Deferred charge on refunding	-	-	-	238,751	238,751
<b>Total deferred outflows of resources</b>	<u>-</u>	<u>-</u>	<u>-</u>	<u>238,751</u>	<u>238,751</u>
<b>LIABILITIES</b>					
Current liabilities:					
Accounts payable	\$ 91	\$ -	\$ 91	\$ -	\$ 91
Accrued interest payable	-	-	-	155,278	155,278
General obligation bonds -Due within one year	-	-	-	570,000	570,000
Noncurrent liabilities:					
General obligation bonds -Due after one year	-	-	-	8,605,000	8,605,000
Bond premium	-	-	-	659,629	659,629
<b>Total liabilities</b>	<u>91</u>	<u>-</u>	<u>91</u>	<u>9,989,907</u>	<u>9,989,998</u>
<b>FUND BALANCES (DEFICITS)</b>					
Restricted	-	943,591	943,591	(943,591)	-
Unassigned	1,254,908	-	1,254,908	(1,254,908)	-
<b>Total fund balances (deficits)</b>	<u>1,254,908</u>	<u>943,591</u>	<u>2,198,499</u>	<u>(2,198,499)</u>	<u>-</u>
<b>Total liabilities, deferred inflows of resources, and fund balances</b>					
	<u>\$ 1,254,999</u>	<u>\$ 943,591</u>	<u>\$ 2,198,590</u>		
<b>Net Position (deficit)</b>					
Restricted for Debt Service				943,591	943,591
Unrestricted				(8,496,248)	(8,496,248)
<b>Total Net Position (deficit)</b>				<u>\$ (7,552,657)</u>	<u>\$ (7,552,657)</u>

**GLADDEN FARMS COMMUNITY FACILITIES DISTRICT  
STATEMENT OF ACTIVITIES AND STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCES  
YEAR ENDED JUNE 30, 2025**

	General Fund	Debt Service Fund	Total	Adjustments	Statement of Activities
<b>Revenues:</b>					
Property tax	\$ 114,626	\$ 955,216	\$ 1,069,842	\$ -	\$ 1,069,842
Investment income	-	1,278	1,278	-	1,278
<b>Total revenues</b>	<u>114,626</u>	<u>956,494</u>	<u>1,071,120</u>	<u>-</u>	<u>1,071,120</u>
<b>Expenditures:</b>					
Current -					
General government	2,590	-	2,590	-	2,590
Debt service					
Principal Retirement	-	555,000	555,000	(555,000)	-
Interest and fiscal charges	-	321,631	321,631	(33,083)	288,548
<b>Total expenditures</b>	<u>2,590</u>	<u>876,631</u>	<u>879,221</u>	<u>(588,083)</u>	<u>291,138</u>
<b>Excess (deficiency) of revenues over expenditures</b>	<u>112,036</u>	<u>79,863</u>	<u>191,899</u>	<u>(191,899)</u>	<u>-</u>
<b>Change in fund balances</b>	112,036	79,863	191,899	(191,899)	-
<b>Change in net position</b>	-	-	-	779,982	779,982
<b>Fund balances/Net position (deficit), beginning of year</b>	<u>1,142,872</u>	<u>863,728</u>	<u>2,006,600</u>	<u>(10,339,239)</u>	<u>(8,332,639)</u>
<b>Fund balances/Net position (deficit), end of year</b>	<u>\$ 1,254,908</u>	<u>\$ 943,591</u>	<u>\$ 2,198,499</u>	<u>\$ (9,751,156)</u>	<u>\$ (7,552,657)</u>

The accompanying notes to the basic financial statements are an integral part of this statement.

**NOTES TO THE FINANCIAL STATEMENTS**

**GLADDEN FARMS COMMUNITY FACILITIES DISTRICT  
NOTES TO FINANCIAL STATEMENTS  
JUNE 30, 2025**

**NOTE 1 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES**

The financial statements of the Gladden Farms Community Facilities District (District), a component unit of the Town of Marana, Arizona (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. A summary of the more significant accounting policies of the District follows.

**A. Reporting Entity**

The Gladden Farms Community Facilities District (District) was formed by petition to the Town of Marana Town Council in February 2004. The District's purpose is to acquire and improve public infrastructure in specified land areas. As a special purpose district and separate political subdivision under the Arizona Constitution, the District can levy taxes and issue bonds independently of the Town. Property owners in the designated areas are assessed for District taxes and thus for the costs of operating the District. The Town Council serves as the Board of Directors; however, the Town has no liability for the District's debt. For financial reporting purposes, transactions of the Gladden Farms Community Facilities District are included as if the District were part of the Town's operations.

**B. Government-wide and Fund Financial Statements**

The government-wide financial statements (i.e. the Statement of Net Position and the Statement of Activities) present financial information on all of the nonfiduciary activities of the District. For the most part, the effect of interfund activity has been removed from these statements. Governmental activities, which normally are supported by taxes and miscellaneous revenues, are reported separately from business-type activities, which rely to a significant extent on fees and charges for support. The District had no business-type activities during the fiscal year.

Financial statements are provided for major governmental funds, with an adjustments column to arrive at government-wide financial statement amounts.

**C. Measurement Focus and Basis of Accounting**

The government-wide financial statements are reported using the economic resources measurement focus and the accrual basis of accounting. Revenues are recorded when earned and expenses are recorded when a liability is incurred, regardless of the timing of related cash flows. Property taxes are recognized as revenues in the year for which they are levied.

Governmental fund financial statements are reported using the current financial resources measurement focus and the modified accrual basis of accounting.

Revenues are recognized as soon as they are 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 District considers revenues to be available if they are collected within 60 days of the end of the current fiscal period.

**GLADDEN FARMS COMMUNITY FACILITIES DISTRICT  
NOTES TO FINANCIAL STATEMENTS  
JUNE 30, 2025**

Expenditures generally are recorded when a liability is incurred, as under accrual accounting, except expenditures related to claims and judgments, which are recorded when payment is due.

The District reports the following major governmental funds:

The *General Fund* accounts for resources accumulated and used for the payment of operating expenses for the District, which may include insurance, legal fees and administration costs.

The *Debt Service Fund* accounts for resources accumulated and used for the payment of governmental long-term debt including principal, interest and related costs.

**D. Property Tax Calendar**

Property taxes are levied by the District and collected by the Pima County Treasurer. 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.

**E. Assets, Liabilities, Deferred Outflows/Inflows of Resources, and Net Position/Fund Balance**

**1. Cash and Investments**

Arizona Revised Statutes authorize the District to invest public monies in the State or County Treasurers' investment pools, interest bearing savings accounts, certificates of deposit and repurchase agreements in eligible depositories; bonds or other obligations of the United States government that are guaranteed as to principal and interest by the United States government; or bonds of the State of Arizona counties, cities, towns, school districts or special districts as specified by statute. As required by statute, collateral is required for demand deposits, certificates of deposit and repurchase agreements at 102 percent of all deposits not covered by federal depository insurance.

Cash and investments in the Debt Service Fund at June 30, 2025 is restricted as to usage.

**2. 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.

**GLADDEN FARMS COMMUNITY FACILITIES DISTRICT  
NOTES TO FINANCIAL STATEMENTS  
JUNE 30, 2025**

**3. Capital Assets**

Capital assets acquired or construction of infrastructure assets by the District are dedicated to the Town of Marana, Arizona to maintain and operate. As a result, the District owns no capital assets.

**4. Long-term Obligations**

In the government-wide financial statements, long-term debt and other long-term obligations are reported as liabilities. Bond premiums and discounts are amortized over the life of the bonds using the straight line method. Bond issuance costs are expensed when incurred.

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.

**5. Deferred Outflows/Inflows of Resources**

In addition to assets, the financial statements report a separate section for deferred outflows of resources. This represents a consumption of net position that applies to a future period and so will not be recognized as an outflow of resources (expense/expenditure) until then. The District has only one type of item, which arises only under the government-wide basis of accounting that qualifies for reporting in this category. Accordingly, the item, deferred charge on refunding, is reported only in the statement of net position.

In addition to liabilities, the statement of net position will sometimes report a separate section for deferred inflows of resources. Deferred inflows of resources represent an acquisition of net position that applies to a future period and so will not be recognized as an inflow of resources (revenue) until that time. The District has no items that qualify as deferred inflows of resources.

**6. Net Position/Fund Balance**

In the fund financial statements, fund balance is reported in classifications that comprise a hierarchy based on the extent to which the District is bound to honor constraints on the specific purposes for which amount in those funds can be spent. Nonspendable portions of fund balance consists of funds that are not in spendable form, such as inventories and prepaids, or can be legally or contractually required to be maintained intact. Restricted funds are constrained by outside parties (statute, grantors, bond agreements, etc.). Committed fund balances are established and modified by a resolution approved by the Board of Directors. Unassigned fund balances are considered the remaining amounts. When an expenditure is incurred for purposes for which both restricted and unrestricted resources are available, it is the District's policy to use restricted resources first, then unrestricted resources. When an expenditure is incurred for purposes for which committed, assigned and unassigned amounts are available, it is the District's policy to use committed first, then assigned, and finally unassigned amounts.

**GLADDEN FARMS COMMUNITY FACILITIES DISTRICT  
NOTES TO FINANCIAL STATEMENTS  
JUNE 30, 2025**

**NOTE 2 – RECONCILIATION GOVERNMENT-WIDE AND FUND FINANCIAL STATEMENTS**

**A. Amounts reported in the statement of net position are different because:**

Total Fund Balance		\$ 2,198,499
<p>Long-term liabilities, such as bonds payable, are not due and payable in the current period; therefore, are not reported in the funds.</p>		
General obligation bonds payable	(9,175,000)	
Accrued interest payable	(155,278)	(9,330,278)
<p>Issuance premium is long term in nature and amortized over the life of the bonds; therefore, is not reported in the funds.</p>		
		(659,629)
<p>Loss on refunding is long term in nature and amortized over the life of the bond; therefore, is not reported in the funds.</p>		
		238,751
<b>Total Net Position</b>		<b>\$(7,552,657)</b>

**B. Amounts reported in the statement of activities are different because:**

Net change in Fund Balance		\$ 191,899
<p>The repayment of long-term debt principal is an expenditure in the funds, but repayment reduces long-term liabilities in the Statement of Net Position.</p>		
		555,000
<p>Governmental funds report the effect of premiums, discounts, and similar items when debt is first issued, whereas these amounts are amortized in the Statement of Activities.</p>		
Accrued interest on long-term debt	8,325	
Amortization of bond premium	38,803	
Amortization of deferred amounts on refunding	(14,045)	33,083
<b>Change in Net Position</b>		<b>\$779,982</b>

**GLADDEN FARMS COMMUNITY FACILITIES DISTRICT  
NOTES TO FINANCIAL STATEMENTS  
JUNE 30, 2025**

**NOTE 3 – STEWARDSHIP, COMPLIANCE, AND ACCOUNTABILITY**

**A. Budgetary Information**

The District adopts an annual operating budget for revenues and expenditures for the General Fund and Debt Service Fund on essentially the same modified accrual basis of accounting used to record actual expenditures. Budgetary control over expenditures is exercised at the fund level.

**B. Deficit Net Position**

As described in Note 1, the District was formed to finance and acquire or construct infrastructure assets that are subsequently dedicated to the Town for operation. The District does not own or operate infrastructure. Therefore, the Statement of Net Position reflects a large liability without an offsetting asset.

**NOTE 4 – DETAILED NOTES ON ALL FUNDS**

**A. Assets**

**1. Deposits**

**Deposits** – At June 30, 2025, both the carrying amount and bank balance of the District’s deposits were \$2,190,735.

**Custodial Credit Risk**

The District does not have a formal policy with respect to custodial credit risk.

**2. Restricted Assets**

Restricted cash at June 30, 2025, is as follows:

Restricted for:	
Debt Service Fund	\$ 936,578

**B. Long-Term Liabilities**

**1. General Obligation Bonds**

The District issues general obligation bonds to provide funds to acquire and improve public infrastructure in specified areas. General obligation bonds have been issued for governmental activities only. The bonds are generally callable with interest payable semiannually.

**GLADDEN FARMS COMMUNITY FACILITIES DISTRICT  
NOTES TO FINANCIAL STATEMENTS  
JUNE 30, 2025**

The CFD general obligation bonds outstanding as reported in governmental activities as of June 30, 2025, were as follows:

	<u>Outstanding June 30, 2025</u>
\$7,955,000 CFD General Obligation Bonds, 2016 Series, due in annual installments of \$20,000 to \$640,000; through July 15, 2041; at a 4.0% interest rate.	\$ 5,120,000
\$4,155,000 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.	<u>\$ 4,055,000</u>
Total	<u><u>\$9,175,000</u></u>

<b>Year ending June 30</b>	<b>Principal</b>	<b>Interest</b>	<b>Total</b>
2026	\$ 570,000	\$ 299,656	\$ 869,656
2027	590,000	277,456	867,456
2028	610,000	254,456	864,456
2029	640,000	230,531	870,531
2030	660,000	205,681	865,681
2031 – 2035	3,300,000	628,719	3,928,719
2036 – 2040	1,950,000	224,531	2,174,531
2041 – 2042	855,000	20,741	875,741
Totals	\$ 9,175,000	\$ 2,141,771	\$ 11,316,771

Annual debt service requirements to maturity on the CFD general obligation bonds at June 30, 2025, are summarized as follows:

*Changes in Long-term liabilities*

<b>Governmental Activities</b>	<b>Beginning Balance</b>	<b>Additions</b>	<b>Reductions</b>	<b>Ending Balance</b>	<b>Due Within One Year</b>
General Obligation Bonds	\$9,730,000	\$ -	\$(555,000)	\$9,175,000	\$570,000

**GLADDEN FARMS COMMUNITY FACILITIES DISTRICT  
NOTES TO FINANCIAL STATEMENTS  
JUNE 30, 2025**

**NOTE 5 – RISK MANAGEMENT**

The District is exposed to various risks of loss. The District's insurance protection is provided by the Arizona Municipal Risk Retention Pool. The District carries commercial insurance for \$1,000,000 per occurrence and \$2,000,000 aggregate covering general liability exposures. The District also carries public entity management liability insurance for \$1,000,000 each wrongful act and \$1,000,000 aggregate to cover damages resulting from the conduct of duties by or for a public entity or its boards. There have been no known losses in any of the past three fiscal years.

**REQUIRED SUPPLEMENTARY INFORMATION**

**GLADDEN FARMS COMMUNITY FACILITIES DISTRICT  
SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCE -BUDGET AND  
ACTUAL - GENERAL FUND  
YEAR ENDED JUNE 30, 2025**

	Original and Final Budget	Actual	Variance - Positive (Negative)
<b>Revenues:</b>			
Property tax	\$ 114,700	\$ 114,626	\$ (74)
<b>Total revenues</b>	<u>114,700</u>	<u>114,626</u>	<u>(74)</u>
<b>Expenditures:</b>			
Current -			
General government	28,500	2,590	25,910
Capital outlay	1,225,000	-	1,225,000
<b>Total expenditures</b>	<u>1,253,500</u>	<u>2,590</u>	<u>1,250,910</u>
<b>Excess (deficiency) of revenues over expenditures</b>	<u>(1,138,800)</u>	<u>112,036</u>	<u>1,250,836</u>
<b>Net change in fund balances</b>	(1,138,800)	112,036	1,250,836
<b>Fund balances (deficits), July 1, 2024</b>	<u>-</u>	<u>1,142,872</u>	<u>1,142,872</u>
<b>Fund balances (deficits), June 30, 2025</b>	<u>\$ (1,138,800)</u>	<u>\$ 1,254,908</u>	<u>\$ 2,393,708</u>

**SUPPLEMENTARY INFORMATION**

**GLADDEN FARMS COMMUNITY FACILITIES DISTRICT  
SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCE - BUDGET  
AND ACTUAL - DEBT SERVICE  
YEAR ENDED JUNE 30, 2025**

	Original and Final Budget	Actual	Variance - Positive (Negative)
<b>Revenues:</b>			
Property taxes	\$ 955,832	\$ 955,216	\$ (616)
Investment income	-	1,278	1,278
<b>Total revenues</b>	<u>955,832</u>	<u>956,494</u>	<u>662</u>
<b>Expenditures:</b>			
Debt service -			
Principal retirement	555,000	555,000	-
Interest and fiscal charges	322,631	321,631	1,000
<b>Total expenditures</b>	<u>877,631</u>	<u>876,631</u>	<u>1,000</u>
<b>Excess (deficiency) of revenues over expenditures</b>	<u>78,201</u>	<u>79,863</u>	<u>1,662</u>
<b>Net change in fund balances</b>	78,201	79,863	1,662
<b>Fund balances (deficits), July 1, 2024</b>	<u>-</u>	<u>863,728</u>	<u>863,728</u>
<b>Fund balances (deficits), June 30, 2025</b>	<u>\$ 78,201</u>	<u>\$ 943,591</u>	<u>\$ 865,390</u>

**CONTINUING DISCLOSURE INFORMATION**

## **GLADDEN FARMS COMMUNITY FACILITIES DISTRICT CONTINUING DISCLOSURE INFORMATION**

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

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

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

**GLADDEN FARMS COMMUNITY FACILITIES DISTRICT  
CONTINUING DISCLOSURE INFORMATION**

**PROPERTY VALUATIONS WITHIN THE DISTRICT**

<b>Fiscal Year</b>	<b>Estimated Net Full Cash Value (a)</b>	<b>NET ASSESSED LIMITED PROP VALUE</b>
2025-26	592,408,164	42,196,691
2024-25	580,568,296	38,233,269
2023-24	487,933,033	36,409,043
2022-23	406,907,265	34,631,597
2021-22	396,581,549	32,707,177
2020-21	368,411,914	30,068,049
2019-20	313,527,563	26,328,259
2018-19	265,685,754	22,384,644
2017-18	239,993,211	19,637,370
2016-17	219,491,902	18,090,779

Source: *Abstract by Tax Authority*, Pima County Assessor’s Office

(a) Full Cash Value net of estimated value of property exempt from taxation all property values tab

**CHANGES IN NET ASSESSED LIMITED PROPERTY VALUES**

<b>Fiscal Year</b>	<b>The District</b>	<b>Percent Increase (Decrease)</b>	<b>Pima County</b>	<b>Percent Increase (Decrease)</b>	<b>State of Arizona</b>	<b>Percent Increase (Decrease)</b>
2025-26	42,196,691	10.37%	11,808,510,655	4.92%	92,371,826,506	4.46%
2024-25	38,233,269	5.01%	11,254,511,170	5.71%	88,425,611,337	6.50%
2023-24	36,409,043	5.13%	10,646,893,610	5.08%	83,026,530,244	5.89%
2022-23	34,631,597	5.88%	10,132,624,448	4.50%	78,405,598,978	5.67%
2021-22	32,707,177	8.78%	9,696,150,354	8.38%	74,200,233,397	6.13%
2020-21	30,068,049	14.20%	8,946,163,624	2.48%	69,914,521,042	5.68%
2019-20	26,328,259	17.62%	8,729,964,922	4.75%	66,154,632,834	6.14%
2018-19	22,384,644	13.99%	8,333,898,309	3.21%	62,328,357,186	4.92%
2017-18	19,637,370	8.55%	8,074,892,912	3.30%	59,404,007,785	5.00%
2016-17	18,090,779	6.10%	7,816,699,760	2.58%	56,573,588,295	3.16%

Source: *Property Tax Rates and Assessed Values*, Arizona Tax Research Association and *Abstract and Assessment Roll* State of Arizona Department of Revenue

**GLADDEN FARMS COMMUNITY FACILITIES DISTRICT  
CONTINUING DISCLOSURE INFORMATION**

**DISTRICT'S NET ASSESSED LIMITED PROPERTY VALUES BY PROPERTY  
CLASSIFICATION**

<b>Legal Class</b>	<b>Description</b>	<b>2024-25 Net Assessed Limited Property Value</b>	<b>2024-25 Percent of Total</b>	<b>2025-26 Net Assessed Limited Property Value</b>	<b>2025-26 Percent of Total</b>
1	Commercial, Industrial, Utilities & Mines	\$ 768,989	2.01%	\$ 3,137,775	7.44%
2	Agricultural & Vacant	502,844	1.32%	300,711	0.71%
3	Residential (Owner Occupied)	29,394,304	76.88%	33,238,907	78.77%
4	Residential (Rental/Bank Owned)	7,567,132	19.79%	5,519,298	13.08%
	<b>Total</b>	<b>\$ 38,233,269</b>	<b>100.00%</b>	<b>\$ 42,196,691</b>	<b>100.00%</b>

Source: *Abstract of Billing Values by Legislative Class of Property*, Office of the Treasurer of Pima County

## GLADDEN FARMS COMMUNITY FACILITIES DISTRICT CONTINUING DISCLOSURE INFORMATION

### ASSESSED VALUES OF MAJOR TAXPAYERS Fiscal Year 2025-26 Major Taxpayers

Taxpayer (a)	2025-26 Net Assessed Limited Property Value	As Percent of District's 2025-26 Net Assessed Limited Property Value
Smiths Food & Drug Centers INC/Frys	\$ 2,213,048	5.23%
Circle K Stores Inc	346,455	0.82%
Unisource Energy Corporation	320,216	0.76%
Barclay Holdings CXXII LLC	284,481	0.67%
AMH 2014-1 Borrower LLC	224,225	0.53%
FKH SFR PROPCO	216,664	0.51%
Fidelity National Title Agency/Oracle Greenock	194,258	0.46%
Progress Residential Borrower 2 LLC	127,542	0.30%
NP Investments LLC	66,622	0.16%
R & M Levi Family TR	59,855	0.14%
<b>Total</b>	<b>\$ 4,053,366</b>	<b>9.58%</b>

### Fiscal Year 2024-25 Major Taxpayers

Taxpayer (a)	2024-25 Net Assessed Limited Property Value	As Percent of District's 2024-25 Net Assessed Limited Property Value
Circle K Stores Inc	\$ 344,740	0.90%
Unisource Energy Corporation	306,821	0.80%
FKH SFR PROPCO	244,931	0.64%
AMH 2014-1 Borrower LLC	213,546	0.56%
Oracle Greenock LLC	185,009	0.48%
Smiths Food & Drug Centers Inc	154,338	0.40%
Progress Residential Borrower 2 LLC	121,469	0.32%
Barclay Holdings CXXII LLC	93,964	0.25%
R & M Levi Family TR	57,005	0.15%
NP Investments LLC	52,378	0.14%
<b>Total</b>	<b>\$ 1,774,201</b>	<b>4.64%</b>

Source: Pima County Assessor's Office

(a) Some of the major taxpayers are subject to the informational requirements of the Securities Exchange Act of 1934, as amended, and in accordance therewith file (the "Filings") with the Securities and Exchange Commission (the "Commission"). The Filings may be inspected and copied at the public reference facilities maintained by the Commission at 100 F Street, N.E., Washington, D.C. 20549. Copies of the Filings can be obtained from the public reference section of the Commission at 100 F Street, N.E., Washington, D.C. 20549 at prescribed rates. In addition, the Filings may also be inspected at the offices of the New York Stock Exchange at 11 Wall Street, New York, NY 10005. The Filings may also be obtained through the Internet on the Commission's EDGAR database at [www.sec.gov](http://www.sec.gov). None of the District, Bond Counsel, the Financial Advisor, the Owner, the Underwriter or counsel to any of the foregoing has examined the information set forth in the Filings for accuracy or completeness, nor have they assumed responsibility for the same.



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