MRCFD NO.1 Published Notice

Merrill Ranch Community Facilities District No. 1
Notice of Public Hearing

NOTICE OF FILING STATEMENTS AND ESTIMATES OF THE OPERATION AND MAINTENANCE EXPENSES OF THE MERRILL RANCH COMMUNITY FACILITIES DISTRICT NO. 1, THE COSTS OF CAPITAL IMPROVEMENTS TO BE FINANCED BY THE AD VALOREM TAX LEVY, AND THE AMOUNT OF ALL OTHER EXPENDITURES FOR PUBLIC INFRASTRUCTURE AND ENHANCED MUNICIPAL SERVICES PROPOSED TO BE PAID FROM THE TAX LEVY AND OF THE AMOUNT TO BE RAISED TO PAY GENERAL OBLIGATION BONDS OF THE DISTRICT; AND NOTICE OF PUBLIC HEARING ON THE PROPOSED FISCAL YEAR 2026-2027 BUDGET OF THE DISTRICT, INCLUDING A HEARING ON THOSE PORTIONS OF THE STATEMENTS AND ESTIMATES NOT RELATED TO DEBT SERVICE ON GENERAL OBLIGATION BONDS.

Notice is hereby given that statements and estimates have been filed in the Office of the District Clerk of the Merrill Ranch Community Facilities District #1 of the operations and maintenance expenses of the District, the costs of capital improvements to be financed by the voter-approved ad valorem tax levy, and the amount of all expenditures for public infrastructure and enhanced municipal services proposed to be paid from the tax levy and of the amount to be raised to pay general obligation bonds of the District, all of which shall be provided for by the levy and collection of ad valorem taxes on the assessed value of all the real and personal property of the District. Notice is further given of a Public Hearing will be held to discuss Resolution No. **MRCFD1 154-26**, a resolution of the CFD District Board of the Town of Florence, Arizona, adopting a budget for the Fiscal Year 2026-2027 including (but not limited to) a hearing on those portions of the statements and estimates not relating to debt service on general obligation bonds, all pursuant to Arizona Revised Statutes §§48-716 and 48-723. A copy of the proposed budget is available for public inspection at the Administration Department, located at 775 N. Main Street; the Community Library, located at 1000 S. Main Street; and the Anthem Fire Station No. 2, located at 2035 N. Hunt Highway.

The Public Hearing is held on **June 2, 2026**, beginning at 6:00 P.M. The hearings take place in the council chamber at Florence Town Hall, located at 775 N. Main Street, Florence, Arizona 85132. The telephone number is (520) 868-7500.

Dated this 13th day of May 2025

/s/ **Bruce Walls**
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District Manager
Merrill Ranch Community Facilities District #1

***PURSUANT TO TITLE II OF THE AMERICANS WITH DISABILITIES ACT (ADA), THE TOWN OF FLORENCE DOES NOT DISCRIMINATE ON THE BASIS OF DISABILITY REGARDING ADMISSION TO PUBLIC MEETINGS. PERSONS WITH A DISABILITY MAY REQUEST REASONABLE ACCOMMODATIONS BY CONTACTING THE TOWN OF FLORENCE ADA COORDINATOR AT (520) 868-7574 OR (520) 868-7502 TDD. REQUESTS SHOULD BE MADE AS EARLY AS POSSIBLE TO ALLOW TIME TO ARRANGE THE ACCOMMODATION. ***

Instructions to Newspaper Editor (Casa Grande Dispatch):

Please publish the Notice of Public Hearing
Display Ad (Surrounded by border)
1/8 page
Publish: May 16, 2026, May 23, 2026

Official Budget Forms

Merrill Ranch Community Facilities District No 1

Fiscal Year 2027

Merrill Ranch Community Facilities District No 1
Summary Schedule of estimated revenues and expenditures/expenses
Fiscal year 2027

Fiscal year		Sch		Funds			
				General Fund	Debt Service Fund	Capital Projects Fund	Total all funds
2026	Adopted/adjusted budgeted expenditures/expenses*	E	1	252,056	1,833,616	6,986,759	9,072,431
2026	Actual expenditures/expenses**	E	2	253,651	1,865,416	3,328,068	5,447,135
2027	Beginning fund balance/(deficit) or net position/(deficit) at July 1***		3	121,419	2,473,274	1,742,526	4,337,219
2027	Primary property tax levy	B	4	0	0		0
2027	Secondary property tax levy	B	5	179,598	1,795,976		1,975,574
2027	Estimated revenues other than property taxes	C	6	16,806	654,805	5,588,000	6,259,611
2027	Other financing sources	D	7	0	0	0	0
2027	Other financing (uses)	D	8	0	0	0	0
2027	Interfund transfers in	D	9	0	0	0	0
2027	Interfund Transfers (out)	D	10	0	0	0	0
2027	Line 11: Reduction for fund balance reserved for future budget year expenditures		11				
	Maintained for future debt retirement						0
	Maintained for future capital projects						0
	Maintained for future financial stability						0
							0
							0
2027	Total financial resources available		12	317,823	4,924,055	7,330,526	12,572,404
2027	Budgeted expenditures/expenses	E	13	151,806	1,833,616	5,500,000	7,485,422

	Expenditure limitation comparison
1	Budgeted expenditures/expenses
2	Add/subtract: estimated net reconciling items
3	Budgeted expenditures/expenses adjusted for reconciling items
4	Less: estimated exclusions
5	Amount subject to the expenditure limitation
6	EEC expenditure limitation

☐ The city/town does not levy property taxes and does not have special assessment districts for which property taxes are levied. Therefore, Schedule B has been omitted

* Includes expenditure/expense adjustments approved in the current year from Schedule E.

** Includes actual amounts as of the date the proposed budget was prepared, adjusted for estimated activity for the remainder of the fiscal year.

*** Amounts on this line represent beginning fund balance/(deficit) or net position/(deficit) amounts except for nonspendable amounts (e.g., prepaids and inventories) or amounts legally or contractually required to be maintained intact (e.g., principal of a permanent fund).

Merrill Ranch Community Facilities District No 1
Tax levy and tax rate information
Fiscal year 2027

	2026	2027
3. Property tax levy amounts		
A. Primary property taxes	$	$
Property tax judgment		
B. Secondary property taxes	1,426,768	1,975,574
Property tax judgment		
C. Total property tax levy amounts	$ 1,426,768	$ 1,975,574
4. Property taxes collected*		
A. Primary property taxes		
(1) **Current** year's levy	$	
(2) Prior years' levies		
(3) Total primary property taxes	$	
B. Secondary property taxes		
(1) **Current** year's levy	$	
(2) Prior years' levies		
(3) Total secondary property taxes	$	
C. Total property taxes collected	$	
5. Property tax rates		
A. City/Town tax rate		
(1) Primary property tax rate		
Property tax judgment		
(2) Secondary property tax rate	2.5500	3.3000
Property tax judgment		
(3) Total city/town tax rate	2.5500	3.3000

B. Special assessment district tax rates

Secondary property tax rates—As of the date the proposed budget was prepared, the city/town was operating 1 special assessment districts for which secondary property taxes are levied. For information pertaining to these special assessment districts and their tax rates, please contact the city/town.

* Includes actual property taxes collected as of the date the proposed budget was prepared, plus estimated property tax collections for the remainder of the fiscal year.

Merrill Ranch Community Facilities District No 1
Revenues other than property taxes
Fiscal Year 2027

Source of revenues	ESTIMATED REVENUES 2026	ACTUAL REVENUES* 2026	ESTIMATED REVENUES 2027
GENERAL FUND			
Taxes			
Secondary Property Tax/Ad Valorem Levy	$ 167,855	$ 167,855	$
Interest on investments			
Interest	$ 5,650	$ 5,000	$ 5,000
Unrealized Gain or Loss on Investment	1,800	1,000	1,000
Miscellaneous			
Miscellaneous/Admin Fee	$ 10,806	$ 10,806	$ 10,806
Engineering Deposit			
Total General Fund	$ 186,111	$ 184,661	$ 16,806
DEBT SERVICE FUNDS			
Assessments			
Interest Earnings	$ 81,100	$ 71,000	$ 71,000
Unrealized Gain or Loss on Investment	13,500	13,500	13,500
Miscellaneous			
Special Assessment Collections	555,930	563,403	556,305
	$ 650,530	$ 647,903	$ 640,805
General Obligation Bonds			
Proceeds from Bonds	$	$	$
Secondary Property Tax/Ad Valorem Levy	1,258,913	1,258,913	
Interest Earnings	5,400	11,000	11,000
Unrealized Gain or Loss on Investment	3,000	3,000	3,000
Miscellaneous			
	$ 1,267,313	$ 1,272,913	$ 14,000
Total debt service funds	$ 1,917,843	$ 1,920,816	$ 654,805
CAPITAL PROJECTS FUNDS			
Interest Income	$ 5,000	$ 87,000	$ 87,000
Unrealized Gain or Loss on Investment	50	2,000	1,000
Special Assessment Bond Issuance	1,000,000		1,000,000
General Obligation Bond Issuance	4,500,000	4,101,428	4,500,000
	$ 5,505,050	$ 4,190,428	$ 5,588,000
Total capital projects funds	$ 5,505,050	$ 4,190,428	$ 5,588,000
Total all funds	$ 7,609,004	$ 6,295,905	$ 6,259,611

* Includes actual revenues recognized on the modified accrual or accrual basis as of the date the proposed budget was

Merrill Ranch Community Facilities District No 1
Other financing sources/(uses) and interfund transfers
Fiscal year 2027

Fund	Other financing 2027 Sources	Other financing 2027 (Uses)	Interfund transfers 2027 In	Interfund transfers 2027 (Out)
General Fund				
From Debt Service Fund	$	$	$	$
From Capital Fund				
Total General Fund	$	$	$	$
Debt service funds				
To General Fund	$	$	$	$
Total debt service funds	$	$	$	$
Capital projects funds				
	$	$	$	$
Total capital projects funds	$	$	$	$
Total all funds	$	$	$	$

Merrill Ranch Community Facilities District No 1
Expenditures/expenses by fund
Fiscal year 2027

Fund/Department	Adopted budgeted expenditures/ expenses 2026	Expenditure/ expense adjustments approved 2026	Actual expenditures/ expenses* 2026	Budgeted expenditures/ expenses 2027
General Fund				
Admin	$ 252,056	$	$ 253,651	$ 151,806
Total General Fund	$ 252,056	$	$ 253,651	$ 151,806
Debt service funds				
General Obligation Bonds	$ 1,276,225	$	$ 1,276,225	$ 1,276,225
Assessment Bonds	557,391		589,191	557,391
Total debt service funds	$ 1,833,616	$	$ 1,865,416	$ 1,833,616
Capital projects funds				
Capital Projects	$ 6,986,759	$	$ 3,328,068	$ 5,500,000
Total capital projects funds	$ 6,986,759	$	$ 3,328,068	$ 5,500,000
Total all funds	$ 9,072,431	$	$ 5,447,135	$ 7,485,422

* Includes actual expenditures/expenses recognized on the modified accrual or accrual basis as of the date the proposed budget was prepared, plus estimated expenditures/expenses for the remainder of the fiscal year.