

VISTANCIA NORTH COMMUNITY FACILITIES DISTRICT (CFD) DISCLOSURE STATEMENT

In accordance with Title 48, Chapter 4, Article 6 of the Arizona Revised Statutes, a Community Facilities District (“CFD” or “District”) has been established by the City of Peoria, Arizona (“City”) at the development known as “Vistancia” (the “Vistancia CFD”). In addition, the City also established a CFD for a portion of the Vistancia development known as “Vistancia North” (the “Vistancia North CFD”). The CFDs have financed and/or, in the future will finance, certain public infrastructure improvements, which will result in a property tax liability for each property owner of Vistancia North.

BACKGROUND

On September 30, 1988, the Arizona Community Facilities District Act became effective. This provision in State law was created to allow Arizona municipalities to form CFDs for the primary purpose of financing the acquisition, construction, installation, operation, and/or maintenance of public infrastructure improvements, including water and sewer improvements.

HOW THE CFD WORKS

On October 15, 2002, the Mayor and Council of the City formed the Vistancia CFD, which includes all of the residential and commercial property in Vistancia. An election was held on November 12, 2002, at which time the owners of the property within the Vistancia CFD voted to authorize up to \$100,000,000 of ad valorem tax bonds to be issued over time by the Vistancia CFD to finance the acquisition or construction of water and sewer improvements.

On June 16, 2020, the Mayor and Council of the City formed the Vistancia North CFD, which includes all of the residential and commercial property in Vistancia, north of the Central Arizona Project Canal. An election was held on October 13, 2020, at which time the owners of the property within the Vistancia North CFD voted to authorize up to \$50,000,000 of ad valorem tax bonds to be issued over time by the Vistancia North CFD to finance the acquisition or construction of water and sewer improvements.

The improvements referenced above have been or will be dedicated to the City after acquisition or construction of such public infrastructure by the CFDs. The City will operate and maintain such improvements.

WHAT WILL BE FINANCED?

The Vistancia CFD has been established to finance up to \$100,000,000 in public infrastructure improvements within Vistancia, including financing costs related to such improvements. Through 2020, Vistancia CFD had issued \$69,606,087 in ad valorem tax bonds; the outstanding balance of those bonds was subsequently refunded in both 2015 and 2020.

The Vistancia North CFD has been established to finance up to \$50,000,000 in public infrastructure improvements within Vistancia North CFD, including financing costs related to such improvements. As of December 31, 2020, the Vistancia North CFD has not yet issued any of the ad valorem tax bonds.

The proceeds of the bonds have been utilized to finance the engineering, design, and construction of certain water, water delivery and wastewater treatment improvements for Vistancia. In addition, it is anticipated that the remainder of authorized bonds will be issued in the future for forthcoming phases of infrastructure at Vistancia.

BENEFITS TO RESIDENTS

The bond issued by the Vistancia CFD and Vistancia North CFD will benefit all residents within Vistancia North by providing water and sewer improvements. This benefit was considered by the Developer in connection with establishing the price of the lot on which, your home is to be located. Each resident of the CFDs will participate in the repayment of the bonds in the form of an additional property tax to the current property taxes assessed by other governmental entities. This added tax may currently be deductible for purpose of calculating federal and state income taxes.

PROPERTY OWNERS' TAX LIABILITY

The obligation to retire the bonds will become the responsibility of any property owner in the CFDs through the payment of property taxes collected by the Maricopa County Treasurer in addition to all other property tax payments. **(PLEASE NOTE THAT NO OTHER AREA WITHIN THE BOUNDARIES OF THE CITY, OTHER THAN WITHIN THE VISTANCIA COMMUNITY FACILITIES DISTRICT, VISTANCIA WEST COMMUNITY FACILITIES DISTRICT, THE VISTANCIA NORTH COMMUNITY FACILITIES DISTRICT AND MYSTIC AT LAKE PLEASANT HEIGHTS COMMUNITY FACILITIES DISTRICT, IS CURRENTLY SUBJECT TO A PROPERTY TAX LEVIED BY A COMMUNITY FACILITIES DISTRICT)** The Vistancia North CFD levies a tax rate of \$2.65 per \$100 of net assessed limited property value to provide for repayment of the bonds. The \$2.65 tax rate in the Vistancia North CFD is inclusive of the existing Vistancia CFD, which is currently charging a rate of \$2.10 and expected to expire in 2026. Following the expiration of the Vistancia CFD, the full \$2.65 tax rate will go towards the financing of the infrastructure improvements within Vistancia North CFD.

Although the level of the tax rate is not limited by law, the combined tax rate of the CFDs is not expected to exceed \$2.65 per \$100 of net assessed limited property value for as long as the bonds are outstanding. The tax rate will be maintained initially at the \$2.65 level by means of agreements with Vistancia Development LLC, a Delaware Limited liability company and certain other obligated entities (collectively, the “Developer”), which require the Developer to provide for the difference above such \$2.65 rate.

(There can be no guarantee that the Developer will be able to make such payments in the future and, if it cannot, tax rates will be increased to provide for such repayment.) As growth of the tax base occurs within the CFD, it is anticipated that such agreements with the Developer will no longer be necessary if debt service is covered by the \$2.65 tax rate, at which time, the District may release the Developer from such obligations.

In addition, the Developer is obligated to cover payment of certain operation and maintenance expenses associated with the CFD.

IMPACT OF ADDITIONAL CFD PROPERTY TAX

The following illustrates the additional annual tax liability imposed by the CFDs, based on varying residential values within the Vistancia CFD and the Vistancia North CFD and a \$2.65 combined tax rate:

MARKET VALUE OF RESIDENCE	ESTIMATED ANNUAL ADDITIONAL TAX LIABILITY*
\$ 300,000	\$473
\$ 400,000	\$ 631
\$ 500,000	\$ 788
\$ 600,000	\$ 946
\$ 800,000	\$ 1,261
\$ 1,000,000	\$ 1,577
*Assumptions \$ 1,200,000	\$ 1,892

1. Tax is computed by multiplying limited assessed value by the tax rate per \$100 of assessed valuation.
2. Limited assessed value is determined by the Maricopa County Assessor on an individual basis for each property and can range from 45% to 70% of market value.
3. Market value is not the same as full cash value as reported by the County Assessor, which is typically 75% to 85% of market value.
4. Assumes residential property assessment ratio will remain at 10%.

Additional information regarding the description of infrastructure improvements to be financed by the CFD, bond issue public disclosure documents and other documents and agreements (including a copy of the Disclosure Statement) are available for review in the City of Peoria Clerk’s office or at www.peoriaaz.gov/government/departments/finance.



VISTANCIA GOVERNANCE

VISTANCIA MAINTENANCE CORPORATION

The Vistancia Declaration establishes the Vistancia Maintenance Corporation, an Arizona non-profit corporation, which is responsible for maintenance, operation, management, repair, and replacement of certain facilities, which will benefit the entire Vistancia community, primarily the Discovery Trail, entry monuments, and certain right-of-way maintenance (landscaping, walkways, and signage). Each homeowner association within Vistancia is a mandatory member of Vistancia Maintenance Corporation and has one vote. Control of the Vistancia Maintenance Corporation remains with the Declarant while the Declarant continues to own, or has an option to purchase, any land within Vistancia, unless the Declarant relinquishes control at an earlier date. Vistancia Maintenance Corporation is empowered to levy assessments (annual and special) against the village associations and against owners of non-residential property outside of the villages to cover expenses and establish reserves. Each village association is obligated to collect the amount of its annual assessment allocation from its homeowners as part of such village's annual (or special as applicable) assessments, and then to remit such funds to Vistancia Maintenance Corporation. If the village homeowner association fails to pay any assessment, the Maintenance Corporation can levy assessments against individual homeowners. The amount each homeowner is required to pay to the Vistancia Maintenance Corporation is included in their homeowner association dues.

VISTANCIA COMMUNITY HOMEOWNERS ASSOCIATIONS

There are four separate communities within Vistancia, each with its own Community Association. The four Vistancia Community Associations are non-profit corporations established for the purpose of enhancing the value, desirability and attractiveness of all property within Vistancia and manage the four Vistancia communities as follows: The Village at Vistancia (Vistancia Village A Community Association), Trilogy at Vistancia (Trilogy at Vistancia Community Association), Blackstone at Vistancia (Blackstone Community Association), and Northpointe at Vistancia (Vistancia North Master Community Association). These four communities jointly share the beautifully maintained rights of way and the 3.5-mile Discovery Trail, which runs through the community offering all residents the opportunity to interact with nature along its pathway.

The VISTANCIA VILLAGE A COMMUNITY ASSOCIATION is responsible for maintenance of all of its common areas including the Mountain Vista Club, Foothills Center, and the rights of way for public streets. The association will also sponsor and coordinate various community activities and functions for members. Each lot in The Village at Vistancia is a mandatory member of the Vistancia Village A Community Association with its corresponding rights, privileges, and responsibilities.

The Vistancia Village A Community Association members will pay 2021 assessments of \$86 per month, which is billed quarterly in advance. Homebuyers will also make a one-time Capital Reserve contribution payment equal to three (3) months assessments (\$258) payable at the close of escrow. A portion of that assessment will be paid directly to the Vistancia Maintenance Corporation. Homeowners in The Village at Vistancia gated communities will pay an additional monthly special use fee which varies by neighborhood to cover the maintenance of gates, private roads, and street lights.

The TRILOGY AT VISTANCIA COMMUNITY ASSOCIATION is an age restricted community for active adults. The community is gated and is considered a limited access community. The Community Association is responsible to maintain all common areas turned over to the Association from the Declarant, which currently includes the multi-million dollar, multi-faceted Kiva Club, Mita Club, Reunion Park, private streets, acres and acres of landscaping and several unique water features which border the public Trilogy at Vistancia Golf Course. Each homeowner in Trilogy

Village is automatically a member of the Association and each Lot is billed assessments to support community operations. The 2021 assessment, billed quarterly in advance on the first day of January, April, July and October is \$777 per quarter. Homeowners purchasing a new home from the Declarant or an Affiliate of the Declarant will pay a one-time Vistancia Working Capital Fund Assessment in the amount of \$75 to the Vistancia Maintenance Corporation. Additionally, each person acquiring title to a lot shall be charged a one-time Trilogy Working Capital Contribution. If the lot is purchased from the Declarant or an Affiliate of the Declarant, this fee will be a sum equal to 100% of the current annual assessment, or \$3,036.00. Each person acquiring a title to a lot for a home not purchased from Declarant or Affiliate of the Declarant (resale) will pay a fee with the sum equal to 67% of the current annual assessment, or \$2034.12.

The BLACKSTONE COMMUNITY ASSOCIATION is responsible for the maintenance within Blackstone of all common areas including Ironwood Park, Gatehouse, landscaping, private streets, and street lights. Each lot owner in Blackstone at Vistancia is a mandatory member of the Blackstone Community Association with its corresponding rights, privileges and responsibilities. Blackstone Community Association members will pay 2021 assessments of \$188 per month, which will be billed quarterly in advance. Homebuyers will also make a one-time Capital Reserve contribution payment equal to three (3) months assessments (\$564) payable at the close of escrow.

Blackstone Country Club is a private facility. The golf course, clubhouse and other recreational facilities are not part of the Blackstone Community Association and are not included with the purchase of real estate.

A limited number of golf and social memberships, which do not require Blackstone real estate purchase, are available for additional purchase. Information on this opportunity is available at the Blackstone Country Club, or at blackstonecountryclub.com.

VISTANCIA NORTH MASTER COMMUNITY ASSOCIATION is responsible for maintenance of all its common areas including The Sovita Club, and the rights of way for public streets. The association will sponsor and coordinate various community activities and functions for members. Each lot in Northpointe at Vistancia is a mandatory member of the Vistancia North Master Community Association with its corresponding rights, privileges, and responsibilities.

Northpointe North Master Community Association members will pay 2021 assessments of \$133 per month, which is billed quarterly in advance. Homebuyers will also make a one-time Capital Reserve contribution payment equal to three (3) months assessments (\$399) payable at the close of escrow. A portion of the assessment will be paid to the Vistancia Maintenance Corporation.

All prospective buyers should carefully read the CC&R'S, BY LAWS, AND ARTICLES OF INCORPORATION FOR BOTH THE VISTANCIA MAINTENANCE CORPORATION AND THE VISTANCIA COMMUNITY ASSOCIATIONS AND ANY SPECIFIC TRACT DECLARATIONS RELATING TO THEIR NEIGHBORHOOD.