

PARK CENTRAL COMMUNITY FACILITIES DISTRICT

RESOLUTION NO. PC-12

A RESOLUTION OF THE BOARD OF DIRECTORS OF PARK CENTRAL COMMUNITY FACILITIES DISTRICT ADOPTING THE DISTRICT BUDGET FOR FISCAL YEAR 2021-22 AND THE FIVE-YEAR FINANCIAL PLAN AS FINALLY APPROVED

BE IT RESOLVED BY THE BOARD OF DIRECTORS OF PARK CENTRAL COMMUNITY FACILITIES DISTRICT as follows:

1. Findings.

a. Pursuant to Section 48-716, Arizona Revised Statutes, as amended, the District Treasurer of the Park Central Community Facilities District, (hereinafter referred to as the “District”) has caused to be prepared for the Board of Directors of the District (hereinafter referred to as the “District Board”) a proposed budget for the fiscal year 2021-22 (the “District Budget”) and has caused the proposed District Budget to be submitted to the District Board for approval. Pursuant to Section 3.11(b) of the District Development, Financing Participation, Waiver and Intergovernmental Agreement executed in connection with the formation and activities of the District (the “Development Agreement”), the District Treasurer has also caused to be prepared for, and submitted to, the District Board a proposed five-year financial plan for the District (the “Five-Year Forecast”).

b. On June 27, 2019, the District issued \$30,000,000 aggregate principal amount of its Special Assessment Revenue Bonds, Taxable Series 2019 (the “Bonds”) pursuant to title 48, Chapter 4, Article 6, Arizona Revised Statutes (the “Act”), Resolution No. PC-04, adopted by the District Board on May 1, 2019 (the “Bond Resolution”) and an Indenture of Trust and Security Agreement, dated as of June 1, 2019 (the “Bond Indenture”) and has levied an Assessment upon the Assessed Property (each as defined in the Bond Resolution) within the District in an amount necessary to pay debt service on the Bonds as the same becomes due. In connection with the adoption of the District’s annual budget it is necessary to authorize and direct the collection of the Assessment sufficient to pay \$2,251,592.50 of debt service on the Bonds due during fiscal year 2021-22, which collection amount may be reduced to the extent that other monies are in the Debt Service Expense Fund established under the Bond Indenture and available for payment of debt service on a payment date, as provided in the Bond Indenture, the Bond Resolution and the Development Agreement.

c. On June 2, 2021, pursuant to Resolution No. PC-11 the District Board approved the proposed District Budget and the proposed Five-Year Forecast and authorized a public hearing on the

proposed budget and forecast as required by law. A public hearing on the proposed budget and forecast was held on even date herewith after provision for publication and delivery of notice thereof as provided by law.

2. Ratification of Notice of Hearing on Budget.

Notice of the Public Hearing on the proposed District Budget and proposed Five-Year Forecast provided by the District Manager and attached hereto as Exhibit "A" is hereby ratified and approved in all respects.

3. Adoption of District Budget and Five-Year Forecast.

The District Budget is hereby finally approved and adopted in the form attached hereto as Exhibit "B." The Five-Year Forecast is hereby finally approved and adopted in the form attached as Exhibit "C."

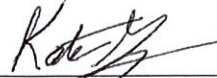
4. Collection of the Assessment.

The collection of the Assessment sufficient to pay \$2,251,592.50 of debt service on the Bonds due during fiscal year 2021-22 is hereby authorized and directed, which collection amount may be reduced to the extent that other monies are in the Debt Service Expense Fund established under the Bond Indenture and available for payment of debt service on a payment date, as provided in the Bond Indenture, the Bond Resolution and the Development Agreement.

5. Effective Date.

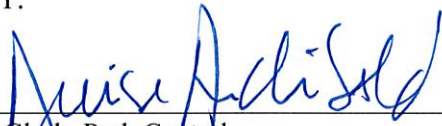
This resolution shall be effective immediately.

PASSED by the District Board of Park Central Community Facilities District this 16th day of June, 2021.



Chairperson, District Board of Directors, Park Central
Communities Facilities District

ATTEST:



District Clerk, Park Central
Community Facilities District



ATTACHMENTS:

- Exhibit "A" – Form of Notice of Public Hearing on Budget
- Exhibit "B" – Fiscal Year 2021-2022 Budget
- Exhibit "C" – Five-Year Forecast

EXHIBIT "A"

NOTICE OF PUBLIC HEARING REQUIRED BY A.R.S.
SECTION 48-716 ON THE DISTRICT BUDGET FOR
FISCAL YEAR 2021-22 AND THE FIVE-YEAR
FINANCIAL PLAN FOR PARK CENTRAL
COMMUNITY FACILITIES DISTRICT

Notice is hereby given that a public hearing pursuant to Section 48-716, Arizona Revised Statutes, as amended, on the budget for fiscal year 2021-22 and the five-year financial plan for Park Central Community Facilities District, will be held by the District Board on June 16, 2021, at 2:30 p.m. (Phoenix, Arizona time), immediately preceding the regular meeting of the Phoenix City Council on the same date in the Council Chambers located at 200 West Jefferson Street, Phoenix, Arizona. Copies of the proposed budget and financial plan and further information relating hereto are available from the District Manager, c/o Chief Financial Officer, City of Phoenix, Arizona, 251 West Washington Street, 9th Floor, Phoenix, Arizona 85003, telephone number (602) 262-7166.

Dated this 25th day of May, 2021

EXHIBIT "B"
PARK CENTRAL COMMUNITY FACILITIES DISTRICT
FISCAL YEAR 2021-2022 BUDGET

<u>Fiscal Year</u>	<u>2021-22</u>
<u>Revenues</u>	
Contractual Parking Revenue (Easements)	\$ 741,000
Daily & Event Public Parking Revenues	78,700
Assessment Revenues	-
City Contribution Amounts	351,643
Additional Contributions (1)	750,000
Capitalized Interest	-
Interest Earnings on Trusteed Accounts (2)	-
Gross Revenues	<u>1,921,343</u>
 <u>Expenses</u>	
Debt Service Payments	2,251,593
Operation & Maintenance Expenses	390,224
District Expenses	82,000
Replacement Revenue Fund	-
Total Expenses	<u>2,723,817</u>
Excess (Deficiency) of Revenues Over Expenses	<u>(802,474)</u>
 <u>Excess Funds Long-Term Reserve Fund Balance (3)</u>	
Projected Beginning Balance - 7/1/21	944,523
Share of Excess (Deficiency) Revenue Over Expenses	<u>(802,474)</u>
Projected Ending Balance - 6/30/22	<u>142,049</u>
 <u>Replacement Reserve Fund Balance (4)</u>	
Projected Beginning Balance - 7/1/21	-
Share of Excess (Deficiency) Revenue Over Expenses	-
Projected Ending Balance - 6/30/22	<u>-</u>
 <u>Debt Service Reserve Fund Balance (5)</u>	
Projected Beginning Balance - 7/1/21	2,251,593
Share of Excess (Deficiency) Revenue Over Expenses	-
Projected Ending Balance - 6/30/22	<u>\$ 2,251,593</u>

Notes and Assumptions

(1) Additional contributions from the close out of the District Construction Fund. Also includes commitment from Hokualoa Capital Management, LLC, on behalf of the Developer, HPPC, LLC, to make advance payments of the Developer Contribution in FY22 and FY23.

(2) Reflects all interest earnings from the following trusteed funds and accounts: Interest and Principal Accounts of the Debt Service Expense Fund, District Expense Fund, Operations & Maintenance Expense Fund, Debt Service Revenue Fund and Excess Funds Long-Term Reserve Fund.

(3) Figures reflect drawdowns to cover annual net revenue short falls, if any.

(4) Does not reflect potential capital expenditures or interest earnings.

(5) Debt Service Reserve funded from bond proceeds, equal to maximum annual debt service.

EXHIBIT "C"
PARK CENTRAL COMMUNITY FACILITIES DISTRICT
FIVE-YEAR FORECAST

Fiscal Year	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26
Revenues						
Contractual Parking Revenues (Easements)	\$ 628,300	\$ 741,000	\$ 741,000	\$ 741,000	\$ 741,000	\$ 997,200
Daily Event Public Parking Revenues	5,195	78,700	549,000	549,000	549,000	549,000
Assessment Revenues	-	-	-	-	-	-
City Contribution Amounts	736,809	351,643	1,195,893	2,200,056	1,486,156	482,327
Additional Contributions (1)	1,621,177	750,000	250,000	-	-	-
Capitalized Interest	-	-	-	-	-	-
Interest Earnings on Trusteed Accounts (2)	168	-	-	-	-	-
Gross Revenues	2,991,649	1,921,343	2,735,893	3,490,056	2,776,156	2,028,527
Expenses						
Debt Service Payments	2,250,686	2,251,593	2,251,186	2,249,468	2,251,436	2,251,436
Operation & Maintenance Expenses	245,898	390,224	399,231	411,527	419,690	428,057
District Expenses	68,237	82,000	82,000	82,000	82,000	82,000
Replacement Revenue Fund	-	-	-	-	-	50,000
Total Expenses	2,564,821	2,723,817	2,732,417	2,742,995	2,753,126	2,811,493
Excess (Deficiency) of Revenues Over Expenses	\$ 426,828	\$ (802,474)	\$ 3,476	\$ 747,061	\$ 23,030	\$ (782,966)
Excess Funds Long-Term Reserve Fund Balance (3)						
Projected Beginning Balance - 7/1	517,695	944,523	142,049	145,525	892,587	915,617
Share of Excess (Deficiency) Revenue Over Expenses	426,828	(802,474)	3,476	747,061	23,030	(782,966)
Projected Ending Balance - 6/30	944,523	142,049	145,525	892,587	915,617	132,651
Replacement Reserve Fund Balance (4)						
Projected Beginning Balance - 7/1	-	-	-	-	-	-
Share of Excess (Deficiency) Revenue Over Expenses	-	-	-	-	-	-
Projected Ending Balance - 6/30	-	-	-	-	-	-
Debt Service Reserve Fund Balance (5)						
Projected Beginning Balance - 7/1	2,251,593	2,251,593	2,251,593	2,251,593	2,251,593	2,251,593
Share of Excess (Deficiency) Revenue Over Expenses	-	-	-	-	-	-
Projected Ending Balance - 6/30	\$ 2,251,593	\$ 2,251,593	\$ 2,251,593	\$ 2,251,593	\$ 2,251,593	\$ 2,251,593

Notes and Assumptions

- (1) Additional contributions from the close out of the District Construction Fund. Also includes commitment from Holualoa Capital Management, L.L.C, on behalf of the Developer, HPPC, LLC, to make advance payments of the Developer Contribution in FY22 and FY23.
- (2) Reflects all interest earnings from the following trusteed funds and accounts: Interest and Principal Accounts of the Debt Service Expense Fund, District Expense Fund, Operations & Maintenance Expense Fund, Debt Service Revenue Fund and Excess Funds Long-Term Reserve Fund.
- (3) Figures reflect drawdowns to cover annual net revenue short falls, if any.
- (4) Does not reflect potential capital expenditures or interest earnings.
- (5) Debt Service Reserve funded from bond proceeds, equal to maximum annual debt service.