
City of Scottsdale Municipal Property Corporation

(A Component Unit of the City of Scottsdale, Arizona)



Annual Financial Report

Fiscal Year Ended June 30, 2025

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For the Fiscal Year ended June 30, 2025

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City of Scottsdale Municipal Property Corporation

For the Fiscal Year ended June 30, 2025

Board Members

David Smith	President
John Arnold	Vice President
Dennis Robbins	Secretary
Ken Harder	Treasurer
Fred Socoloff	Director



Independent Auditor's Report

Board of Directors
City of Scottsdale Municipal Property Corporation

Report on Audit of Financial Statements

Opinions

We have audited the accompanying financial statements of the governmental activities and the major fund of City of Scottsdale Municipal Property Corporation (Corporation), a component unit of the City of Scottsdale, Arizona, as of and for the year ended June 30, 2025, and the related notes to the financial statements, which collectively comprise the Corporation's basic financial statements as listed in the table of contents.

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities and the major funds of the City of Scottsdale Municipal Property Corporation, 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 and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. Our responsibilities under those standards are further described in the *Auditor's Responsibilities for the Audit of the Financial Statements* section of our report. We are required to be independent of City of Scottsdale Municipal Property Corporation, 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 financial statements of the City of Scottsdale Municipal Property Corporation are intended to present the net position and changes in net position that are attributable to the Corporation, a component unit of the City of Scottsdale, Arizona report. They do not purport to, and do not, present fairly the financial position of the City of Scottsdale, Arizona as of June 30, 2025 and the changes in financial position for the year ended in conformity with accounting principles generally accepted in the United States of America. Our opinion is not modified with respect to this matter.

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 Corporation's ability to continue as a going concern for one year beyond the financial statement date, including any currently known information that may raise substantial doubt shortly thereafter.

Auditor's 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 auditor's 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 generally accepted auditing standards 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 generally accepted auditing standards 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 Corporation'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 Corporation'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.

Other Matters

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that the Management's Discussion and Analysis, 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.

Other Reporting Required by Government Auditing Standards

In accordance with *Government Auditing Standards*, we have also issued our report dated October 13, 2025, on our consideration of City of Scottsdale Municipal Property Corporation'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 City of Scottsdale Municipal Property Corporation'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 City of Scottsdale Municipal Property Corporation's internal control over financial reporting and compliance.

Heinfeld Meech & Co. PC

Heinfeld, Meech & Co., P.C.
Scottsdale, Arizona
October 13, 2025

Management's Discussion and Analysis

For the Fiscal Year Ended June 30, 2025

This section offers readers of the City of Scottsdale Municipal Property Corporation's financial statements a narrative overview and analysis of the financial activities of the Corporation for the fiscal year ended June 30, 2025. The Corporation is a component unit of the City of Scottsdale, Arizona (city).

FINANCIAL HIGHLIGHTS

For the fiscal year ending 2024/25, the Corporation's:

- Total assets and deferred outflows of resources were greater than liabilities, resulting in an ending fund balance of \$44,795,778 (net position).
- Net change in fund balance was \$44,795,778.
- Debt Service Fund and Capital Projects Fund reported an ending fund balance of \$12,678 and \$44,783,100 respectively.
- Issued \$112,375,000 in new bonds for the construction of water and sewer improvements.
- Bond indentures were in compliance.

OVERVIEW OF THE FINANCIAL STATEMENTS

This discussion and analysis introduces the Corporation's basic financial statements. Because of its limited purpose, the Corporation'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. Because the Corporation only has one governmental program, the government-wide and fund financial statements are combined.

Government-wide Financial Statements

The *Statement of Net Position* is designed to provide readers with a broad overview of the Corporation's finances, in a manner similar to a private-sector business. The statement of net position presents information on all of the Corporation's assets, deferred outflows of resources, liabilities, and deferred inflows of resources with the difference reported as net position. Over time, increases or decreases in net position may serve as useful indicators of whether or not the financial position of the Corporation is improving or deteriorating.

The *Statement of Activities* presents information showing how the Corporation's net position changed during the most recent fiscal year. Changes in net position are reported when 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, such as expenses related to accrued interest.

Management's Discussion and Analysis

For the Fiscal Year Ended June 30, 2025

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 Corporation, like the city, uses fund accounting to ensure and demonstrate compliance with finance-related legal requirements.

The Corporation maintains two governmental funds, a Debt Service Fund and a Capital Projects Fund. Information is presented on the 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.

The Corporation does not adopt an annual appropriated budget for its revenues and expenditures. The debt service payments are budgeted as part of the city's annual budget.

Notes to the Basic Financial Statements

The notes to the basic financial statements provide additional information that is essential to a full understanding of the data provided in the financial statements.

Government-wide Financial Analysis

As noted earlier, net position over time, may serve as useful indicators of a Corporation's financial position. The total assets and deferred outflows of resources were greater than total liabilities, resulting in an ending fund balance for the close of the most recent fiscal year of \$44,795,778 (net position).

Management's Discussion and Analysis**For the Fiscal Year Ended June 30, 2025****Net Position**

June 30, 2025 and 2024

	Governmental Activities	
	2025	2024
ASSETS AND DEFERRED OUTFLOWS OF RESOURCES		
Assets	\$ 536,265,381	\$ 407,112,054
Deferred Outflows of Resources	10,352,634	11,946,742
Total Assets and Deferred Outflows of Resources	<u>\$ 546,618,015</u>	<u>\$ 419,058,796</u>
LIABILITIES AND DEFERRED INFLOWS OF RESOURCES		
Long-Term Liabilities Outstanding	\$ 457,289,633	\$ 376,592,832
Other Liabilities	44,532,604	42,465,964
Total Liabilities	<u>501,822,237</u>	<u>419,058,796</u>
NET POSITION		
Restricted for Debt Service	12,678	-
Restricted for Capital Projects	44,783,100	-
Total Net Position	<u>\$ 44,795,778</u>	<u>\$ -</u>

Over the fiscal year, the Corporation's total net position increased by \$44,795,778. Total revenue increased by \$118,878,723 primarily as a result of new debt issued. Total expenses increased by \$74,082,945 primarily due to capital project expenses.

Changes in Net Position

For the Fiscal Years Ended June 30, 2025 and 2024

	Governmental Activities	
	2025	2024
REVENUES		
Sales Contract Income	\$ 130,417,203	\$ 11,767,758
Investment Income	244,158	15,021
Other Revenue	141	-
Total Revenues	<u>130,661,502</u>	<u>11,782,779</u>
EXPENSES		
General Government	75,431,171	-
Interest and Fiscal Charges	9,857,643	11,782,779
Bond Sale Costs	576,910	-
Total Expenses	<u>85,865,724</u>	<u>11,782,779</u>
Increase\ (Decrease) in Net Position	44,795,778	(176,199)
Net Position, Beginning of Year	-	176,199
Net Position, End of Year	<u>\$ 44,795,778</u>	<u>\$ -</u>

Management's Discussion and Analysis

For the Fiscal Year Ended June 30, 2025

Financial Analysis of the Corporation's Funds

The focus of the Corporation'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 Corporation's ability to pay the debt service on the bonds it issues to fund construction or acquisition of public infrastructure.

As of June 30, 2025, the Corporation's governmental funds reported combined ending fund balances of \$44,795,778. The fund balance for the Debt Service Fund was \$12,678. The fund balance for the Capital Projects Fund was \$44,783,100 which represents unspent funds due to a debt issuance in the current fiscal year.

Debt Administration

The total net Excise Revenue Debt at June 30, 2025 was \$457,289,633. The Corporation's total long-term debt increased by \$80,696,801 during the current fiscal year due to the issuance of new bonds net the 2014 MPC bond redemption, payment of the principal on outstanding debt and amortization of deferred amounts.

Outstanding Debt

For the Fiscal Years Ended June 30, 2025 and 2024

	Governmental Activities	
	2025	2024
Excise Revenue Bonds	\$ 457,289,633	\$ 376,592,832

Economic Factors

The city's long-term financial plan considers the uncertainty of the economy and takes a cautious approach.

Requests for Information

This financial report is designed to provide a general overview of the Corporation's finances for all of those with an interest. If you have questions about this report or need additional financial information, contact the Scottsdale City Treasurer's Office at 7447 E. Indian School Road, Suite 210, Scottsdale, AZ 85251.

Basic Financial Statements

Statement of Net Position and Governmental Funds Balance Sheet

June 30, 2025

	Debt Service Fund	Capital Projects Fund	Total Governmental Funds	Adjustments (see Note 2.A.)	Statement of Net Position
ASSETS AND DEFERRED OUTFLOWS OF RESOURCES					
Assets					
Restricted Cash and Short-term Investments	\$ 35,300,024	\$ 53,802,921	\$ 89,102,945	\$ -	\$ 89,102,945
Interest Receivable	11,166	214,271	225,437		225,437
Amount Due from City of Scottsdale	446,936,999	-	446,936,999	-	446,936,999
Total Assets	<u>\$ 482,248,189</u>	<u>54,017,192</u>	<u>\$ 536,265,381</u>	<u>\$ -</u>	<u>\$ 536,265,381</u>
Deferred Outflows of Resources					
Deferred Amounts on Refunding				10,352,634	10,352,634
Total Assets and Deferred Outflows of Resources				<u>\$ 10,352,634</u>	<u>\$ 546,618,015</u>
LIABILITIES, DEFERRED INFLOWS OF RESOURCES, AND FUND BALANCES/NET POSITION					
Liabilities					
Accounts Payable	\$ -	\$ 9,234,092	\$ 9,234,092	\$ -	\$ 9,234,092
Bond Interest Payable	5,683,512	-	5,683,512	-	5,683,512
Matured Bonds Payable	29,615,000	-	29,615,000	-	29,615,000
Long-term Liabilities					
Due Within One Year	-	-	-	35,255,000	35,255,000
Due After One Year	-	-	-	422,034,633	422,034,633
Total Liabilities	<u>35,298,512</u>	<u>9,234,092</u>	<u>44,532,604</u>	<u>457,289,633</u>	<u>501,822,237</u>
Deferred Inflows of Resources					
Unavailable Revenue	446,936,999	-	446,936,999	(446,936,999)	-
Fund Balances					
Restricted	<u>12,678</u>	<u>44,783,100</u>	<u>44,795,778</u>	<u>(44,795,778)</u>	-
Unassigned	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	-
Total Fund Balances	<u>12,678</u>	<u>44,783,100</u>	<u>44,795,778</u>	<u>(44,795,778)</u>	-
Total Liabilities, Deferred Inflows of Resources, and Fund Balances	<u>\$ 482,248,189</u>	<u>\$ 54,017,192</u>	<u>\$ 536,265,381</u>		
Net Position				<u>\$ 44,795,778</u>	<u>\$ 44,795,778</u>
Restricted for Debt Service				12,678	12,678
Restricted for Capital Projects				<u>44,783,100</u>	<u>44,783,100</u>
Total Net Position				<u>\$ 44,795,778</u>	<u>\$ 44,795,778</u>

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

Statement of Activities and Governmental Funds Statement of Revenues, Expenditures, and Changes in Fund Balances

For the Fiscal Year Ended June 30, 2025

	Debt Service Fund	Capital Projects Fund	Total Governmental Funds	Adjustments (see Note 2.B.)	Statement of Activities
REVENUES					
Sales Contract Income from City of Scottsdale	\$ 48,126,294	\$ -	\$ 48,126,294	\$ 82,290,909	\$ 130,417,203
Investment Income	29,887	214,271	244,158	-	244,158
Other Revenues	141	-	141	-	141
Total Revenues	48,156,322	214,271	48,370,593	82,290,909	130,661,502
EXPENDITURES/EXPENSES					
Current					
General Government	-	-	-	75,431,171	75,431,171
Capital Improvements	-	75,431,171	75,431,171	(75,431,171)	-
Debt Service					
Principal	36,740,000	-	36,740,000	(36,740,000)	-
Interest and Fiscal Charges	11,405,156	-	11,405,156	(1,547,513)	9,857,643
Bond Sale Costs	576,910	-	576,910	-	576,910
Total Expenditures	48,722,066	75,431,171	124,153,237	(38,287,513)	85,865,724
Excess (Deficiency) of Revenues over Expenditures	(565,744)	(75,216,900)	(75,782,644)	120,578,422	44,795,778
Other Financing Sources (Uses)					
Proceeds of Bonds	-	112,375,000	112,375,000	(112,375,000)	-
Bond Premium	578,422	7,625,000	8,203,422	(8,203,422)	-
Total Other Financing Sources (Uses)	578,422	120,000,000	120,578,422	(120,578,422)	-
Net change in Fund Balances	12,678	44,783,100	44,795,778	-	44,795,778
Fund Balance/Net Position, Beginning of Year	-	-	-	-	-
Fund Balances/Net Position, End of Year	\$ 12,678	\$ 44,783,100	\$ 44,795,778	\$ -	\$ 44,795,778

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

Notes to the Basic Financial Statements

For the Fiscal Year Ended June 30, 2025

NOTE 1 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

The accounting policies of the City of Scottsdale Municipal Property Corporation (Corporation) a component unit of the City of Scottsdale, Arizona (city) conform to accounting principles generally accepted in the United States of America applicable to governmental units as promulgated by the Governmental Accounting Standards Board. A summary of the more significant accounting policies of the Corporation follows.

A. Reporting Entity

The City of Scottsdale Municipal Property Corporation, a nonprofit corporation, was incorporated in February 1967 under the laws of the State of Arizona, for the purpose of constructing or otherwise acquiring or equipping buildings, structures or improvements on land owned by the City of Scottsdale, Arizona for the benefit, common good and general welfare of the city and its inhabitants. Upon dissolution, any remaining assets are to be distributed to the city. The Corporation is governed by a Board of Directors approved by the city. For financial reporting purposes, transactions of the Corporation are included as if the Corporation were part of the city'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) report information on all of the nonfiduciary activities of the Corporation. 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 rates, fees and charges for support. The Corporation had no business-type activities during the fiscal year.

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

C. Measurement Focus, Basis of Accounting, and Financial Statement Presentation

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.

Governmental fund financial statements are reported using the current financial resources measurement focus and the modified accrual basis of accounting. Revenues are recognized when they are both earned and available. Revenues are considered to be available when they are collectible within the current period or soon enough thereafter to pay liabilities of the current period. For this purpose, the Corporation considers revenues to be available if they are collected within 31 days of the end of the current fiscal period. Expenditures generally are recorded when a liability is incurred, as under accrual accounting, except expenditures related to claims and judgments, which are recorded only when payment is due. However, since debt service resources are provided during the current year for payment of governmental long-term principal and interest due early in the following year, the expenditures and related liabilities have been recognized in the Debt Service Fund.

Notes to the Basic Financial Statements

For the Fiscal Year Ended June 30, 2025

NOTE 1 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Sales contract payments from the city and interest associated with the current fiscal period are considered to be susceptible to accrual and have been recognized as revenues of the current fiscal period. All other revenue items are considered to be measurable and available only when cash is received by the Corporation.

The Corporation reports the following major governmental funds:

- The *Debt Service Fund* accounts for the resources accumulated and used for the payment of long-term debt including principal, interest and related costs.
- The *Capital Projects Fund* accounts for resources accumulated and used for the acquisition or construction of major capital facilities.

When both restricted and unrestricted funds are available for use, it is the Corporation's policy to use restricted funds first, and then unrestricted funds.

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

1. Cash and Investments

Arizona Revised Statutes authorize the Corporation 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 100 percent of all deposits not covered by federal depository insurance. This policy is in compliance with the Corporation's by-laws and trust agreements.

Cash and investments held by a trustee at June 30, 2025, plus accrued interest, are restricted as to usage.

The Corporation's deposits at June 30, 2025 were collateralized with securities held by the pledging financial institution's trust department or agency in the Corporation's name.

2. Capital Assets

Capital assets acquired or constructed by the Corporation are dedicated to the City of Scottsdale, Arizona to maintain and operate. As a result, the Corporation owns no capital assets.

Notes to the Basic Financial Statements

For the Fiscal Year Ended June 30, 2025

NOTE 1 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

3. Long-term Obligations

In the government-wide financial statements, long-term debt and other long-term obligations are reported as liabilities in the applicable governmental activities. Bond premiums and discounts are amortized over the life of the bonds using the straight-line method. Bonds payable are reported net of the applicable bond premium or discount. Bond issuance costs are expensed as 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.

4. Deferred Outflows/Inflows of Resources

In addition to assets, the statement of net position reports 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 Corporation has only one item that qualifies for reporting in this category. It is the deferred amount on refunding. A deferred amount on refunding results from the difference in the carrying value of refunded debt and its reacquisition price. This amount is deferred and amortized over the shorter of, the life of the refunded or refunding debt.

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 Corporation has only one type of this item, which arises only under a modified accrual basis of accounting that qualifies for reporting in this category. Accordingly, the item, unavailable revenue, is reported only in the governmental funds balance sheet.

5. Net Position/Fund Balance

In the fund financial statements, governmental funds report nonspendable portions of fund balance related to prepaids, inventories, long term receivables, and corpus on any permanent fund. Restricted funds are constrained from outside parties (statute, grantors, bond agreements, etc.). Committed fund balances are established and modified by a resolution approved by the Board of Directors. The Board of Directors has not authorized anyone to assign fund balances and their intended uses. Unassigned fund balances are considered the remaining amounts. The Corporation has not formally adopted a spending priority policy and therefore use the spending priority indicated in GASB Statement No. 54, *Fund Balance Reporting and Governmental Fund Type Definitions*. When an expenditure is incurred for purposes for which both restricted and unrestricted fund balance is available, GASB 54 indicates to use restricted first, then unrestricted fund balance. When an expenditure is incurred for purposes for which committed, assigned and unassigned amounts are available, GASB 54 indicates to use committed first, then assigned, and finally unassigned amounts.

Notes to the Basic Financial Statements

For the Fiscal Year Ended June 30, 2025

NOTE 1 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

In the government-wide financial statements, net position is reported in two categories: restricted net position and unrestricted net position. Restricted net position accounts for the portion of net position restricted by bond covenants. Unrestricted net position is the remaining net position not included in the previous category.

E. Estimates

The preparation of the financial statements in conformity with accounting principles generally accepted in the United States of America may require management to make estimates and assumptions that affect the amounts reported in the financial statements and accompanying notes. Actual results may differ from those estimates.

Notes to the Basic Financial Statements

For the Fiscal Year Ended June 30, 2025

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

A. Amounts Reported in the Statement of Net Position are Different Because:

Amounts due from the City of Scottsdale for retirement of debt are long-term in nature and are deferred inflows in the governmental funds.

Prior Year Receivable	\$	364,646,090	
New Debt Issued		112,375,000	
Debt Service Payments Made		(36,740,000)	
Amortization Amount on Refunding		1,594,108	
Deferred Premium on New Bonds		8,203,422	
Amortization of Premium on Existing Bonds		(3,141,621)	\$ 446,936,999

Long-term liabilities applicable to the Corporation's governmental activities are not due and payable in the current period and accordingly are not reported as fund payables in the governmental funds.

Bonds Payable	(433,690,000)	
Deferred Issuance Premium	(23,599,633)	(457,289,633)

Deferred Amount on Refunding are long-term in nature and are not reported as deferred outflows of resources in the governmental funds.

10,352,634	10,352,634
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Net adjustment to reduce total fund balance in the governmental funds to arrive at net position.

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Total Fund Balances	44,795,778
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Total Net Position	\$ 44,795,778
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Notes to the Basic Financial Statements

For the Fiscal Year Ended June 30, 2025

NOTE 2 – RECONCILIATION OF GOVERNMENT-WIDE AND FUND FINANCIAL STATEMENTS (CONTINUED)

B. Amounts Reported in the Statement of Activities are Different Because:

Contractual agreement provides for repayment of debt by the City to the Corporation; thus, in the statement of activities revenues are recorded at the inception of the agreement rather than as received. Revenues recognized in the fund statements are those that provide current financial resources. Changes in the total debt outstanding will result in adjustments to the revenue in the statement of activities.

New Debt Issued	\$	112,375,000	
Debt Service Payments Made		(36,740,000)	
Amortization Amount on Refunding		1,594,108	
Deferred Premium on New Bonds		8,203,422	
Amortization of Premium on Existing Bonds		(3,141,621)	\$ 82,290,909

Interest expense in the statement of activities differs from the amount reported in governmental funds because additional accrued and accreted interest was calculated for bonds payable and additional interest expense was recognized on the amortization of amount on refunding and premiums which are expended within the funds statements.

Amortization of Deferred Amount on Refunding Bonds	(1,594,108)	
Amortization of Premium on Existing Bonds	3,141,621	1,547,513

Repayment of bond principal is reported as an expenditure in governmental funds, and thus, has the effect of reducing fund balance because current financial resources have been used. For the statement of activities, however, the principal payments reduce the liabilities in the statement of net position and do not result in an expense in the statement of activities.

Principal Payments Made	36,740,000	36,740,000
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Bond proceeds are reported as financing sources in governmental funds and thus contribute to the change in fund balance. In the statement of activities, however, issuing debt increases long-term liabilities in the statement of net position and does not affect the statement of activities.

Bond Proceeds	(112,375,000)	
Premium on Bonds	(8,203,422)	(120,578,422)

Net Adjustment To Reduce Net Change In Fund Balances To Arrive At Net Change In Net Position

Net Change In Fund Balances	44,795,778
Net Change In Net Position	\$ 44,795,778

Notes to the Basic Financial Statements

For the Fiscal Year Ended June 30, 2025

NOTE 3 – STEWARDSHIP, COMPLIANCE, AND ACCOUNTABILITY

A. Budgetary Information

The Corporation does not adopt an annual appropriation budget. However, debt service payments are budgeted as part of the city's annual budget.

NOTE 4 – DETAILED NOTES ON ALL FUNDS

A. Assets

Deposits and Investments

Deposits – At June 30, 2025, the Corporation's deposits consisted of the following:

	Fair Value
Short-Term Investments	<u>\$ 89,102,945</u>

Custodial Credit Risk

Custodial credit risk is the risk that in the event of a bank failure, the Corporation's deposits may not be returned to it. As of June 30, 2025, \$88,602,945 of the Corporation's deposits was uninsured and collateralized by securities held by the pledging bank's trust department not in the Corporation's name, and therefore exposed to custodial credit risk.

B. Liabilities

Obligations Under Long-term Debt

The Corporation issues bonds which are repaid through the city's excise tax collections and other unrestricted revenues. The use of property taxes to repay these bonds is specifically prohibited by law. The following bonds, or portions thereof, are paid out of the city's Water and Sewer Fund:

- a portion of the 2006 MPC Excise Tax Revenue Refunding Bonds,
- the 2015 MPC Excise Tax Revenue Refunding Bonds,
- a portion of the 2015A MPC Excise Tax Revenue Bonds,
- the 2017 MPC Excise Tax Revenue Refunding Bonds,
- the 2017A MPC Excise Tax Revenue Bonds,
- the 2021A MPC Excise Tax Revenue Refunding Bonds,,
- a portion of the 2021B MPC Taxable Refunding Bonds,
- the 2025 MPC Excise Tax Revenue Bonds.

Notes to the Basic Financial Statements

For the Fiscal Year Ended June 30, 2025**NOTE 4 – DETAILED NOTES ON ALL FUNDS (CONTINUED)**

The 2017B MPC Excise Tax Revenue Bonds are paid out of the city's Aviation Fund.

In a prior year, the Corporation refinanced bond issues through the issuance of refunding bonds. The proceeds from the issuance of the bonds were used to purchase U.S. government securities that were placed in an irrevocable trust with an escrow agent to provide debt service payments on the bonds being refunded. As a result, the refunded bonds are considered to be defeased and the liability has been removed from the governmental activities column of the Corporation's financial statements.

Refunded in Prior Years	
2017 MPC Excise Tax Revenue Refunding Bonds	38,350,000
	<u>\$ 38,350,000</u>

Notes to the Basic Financial Statements

For the Fiscal Year Ended June 30, 2025

NOTE 4 – DETAILED NOTES ON ALL FUNDS (CONTINUED)

Bonds payable at June 30, 2025 consisted of the outstanding bonds presented below:

Classified in Debt Service Fund - General Government Purposes Municipal Property Corporation Bonds	Bonds Outstanding
2006 Municipal Property Corporation Excise Tax Revenue Refunding Bonds (issued November 29, 2006) due in annual installments of \$1,200,000 to \$4,975,000 through July 1, 2034; interest at 5 percent. Original issue amount \$55,450,000.	\$ 31,390,000
2015A Municipal Property Corporation Excise Tax Revenue Bonds (issued January 6, 2015) due in annual installments of \$205,000 to \$865,000 through July 1, 2034; interest at 3 percent to 5 percent. On February 17, 2021, \$685,000 due in 2027 was refunded. Original issue amount \$12,200,000.	6,175,000
2015A Municipal Property Corporation Taxable Revenue Bonds (issued January 6, 2015) due in annual installments of \$275,000 to \$1,025,000 through July 1, 2034; interest at 2 percent to 4 percent. Original issue amount \$14,615,000.	7,955,000
2019A Municipal Property Corporation Excise Tax Revenue Bonds (issued October 23, 2019) due in annual installments of \$205,000 to \$645,000 through July 1, 2039; interest at 3 percent to 5 percent. Original issue amount \$9,275,000.	7,355,000
2019B Municipal Property Corporation Taxable Excise Tax Revenue Bonds (issued October 23, 2019) due in annual installments of \$940,000 to \$2,125,000 through July 1, 2039; interest at 1.85 percent to 2.9 percent. Original issue amount \$33,275,000.	25,150,000
2021B Municipal Property Corporation Taxable Excise Tax Revenue Refunding Bonds (issued February 17, 2021) due in annual installments of \$330,000 to \$9,410,000 through July 1, 2035; interest at 0.14 percent to 1.91 percent. Original issue amount \$71,325,000.	56,200,000
Total Municipal Property Corporation Bonds Outstanding-General Government	<u>\$ 134,225,000</u>

Notes to the Basic Financial Statements

For the Fiscal Year Ended June 30, 2025

NOTE 4 – DETAILED NOTES ON ALL FUNDS (CONTINUED)

Classified in Debt Service Fund - Water and Sewer Purposes Municipal Property Corporation Bonds

	Bonds Outstanding
2006 Municipal Property Corporation Excise Tax Revenue Refunding Bonds (issued November 29, 2006) due in annual installments of \$3,600,000 to \$10,140,000 through July 1, 2030; interest at 5 percent. Original issue amount \$110,510,000.	\$ 28,080,000
2015A Municipal Property Corporation Excise Tax Revenue Bonds (issued January 6, 2015) due in annual installments of \$310,000 to \$1,305,000 through July 1, 2034; interest at 3 percent to 5 percent. On February 17, 2021, \$1,040,000 due in 2027 was refunded. Original issue amount \$18,485,000.	9,355,000
2015 Municipal Property Corporation Excise Tax Revenue Refunding Bonds (issued March 26, 2015) due in annual installments of \$3,788,459 to \$5,822,479 through July 1, 2028; interest at 5 percent. On February 17, 2021, \$11,257,479 due 2027 through 2028 was refunded. Original issue amount \$46,811,731.	5,200,000
2017 Municipal Property Corporation Excise Tax Revenue Refunding Bonds (issued March 1, 2017) due in annual installments of \$2,015,000 to \$12,630,000 through July 1, 2036; interest at 3 percent to 5 percent. On February 17, 2021, \$38,350,000 due 2031 through 2033 and 2035 through 2036 was defeased. Original issue amount \$79,970,000.	34,795,000
2017A Municipal Property Corporation Excise Tax Revenue Bonds (issued May 24, 2017) due in annual installments of \$1,080,000 to \$2,730,000 through July 1, 2037; interest at 3 percent to 5 percent. Original issue amount \$39,065,000.	27,415,000
2021A Municipal Property Corporation Excise Tax Revenue Refunding Bonds (issued February 17, 2021) due in a single installment of \$7,920,000 on July 1, 2030; interest at 5 percent. Original issue amount \$7,920,000.	7,920,000
2021B Municipal Property Corporation Taxable Excise Tax Revenue Refunding Bonds (issued February 17, 2021) due in annual installments of \$145,000 to \$12,750,000 through July 1, 2036; interest at 0.14 percent to 1.96 percent. Original issue amount \$63,860,000.	57,765,000
2025 Municipal Property Corporation Excise Tax Revenue Bonds (issued June 11, 2025) due in annual installments of \$1,600,000 to \$10,000,000 through July 1, 2045; interest at 4 percent to 5 percent. Original issue amount \$112,375,000.	112,375,000
Total Municipal Property Corporation Bonds Outstanding-Water and Sewer	<u>\$ 282,905,000</u>
2017B Municipal Property Corporation Excise Tax Revenue Bonds (issued May 24, 2017) due in annual installments of \$645,000 to \$1,655,000 through July 1, 2037; interest at 3 percent to 5 percent. Original issue amount \$23,520,000.	16,560,000
Total Municipal Property Corporation Bonds Outstanding-Aviation	<u>\$ 16,560,000</u>
Total bonds outstanding	<u><u>\$ 433,690,000</u></u>

The bonds may be redeemed in whole or in part on any interest payment date, at redemption prices reflecting a premium above par, plus accrued interest to the date of redemptions.

The city is obligated under contracts to pay the Corporation amounts sufficient to retire the Corporation's bonds and related interest in exchange for the assets acquired or constructed in connection with the issuance of bonds. The city has collateralized the bonds of the Corporation by (1) a first lien pledge of all excise, transaction privilege, and franchise taxes collected by the city, except those taxes required by law to be expended for specific purposes, and (2) a pledge of all net revenue derived by the city from the facilities constructed or acquired with the bonds proceeds. The Corporation retains legal title to the properties until the amounts due from the city are paid in full. The city has the sole right to the use of the facilities and is responsible for all operating and maintenance costs.

Notes to the Basic Financial Statements

For the Fiscal Year Ended June 30, 2025

NOTE 4 – DETAILED NOTES ON ALL FUNDS (CONTINUED)

The sales contract agreements mentioned above are for an amount equal to the Corporation's bonded debt and interest thereon. Accordingly, the accompanying balance sheet reflects a receivable from the city the present value of the amounts due thereunder, which corresponds to the principal portion plus premium and deferred amount on refunding of the bonded debt payable.

The city has pledged to maintain three-times the debt service, as security for bonds issued by the Corporation. The city has committed to make sales contract payments to the Corporation each year sufficient to cover the principal and interest requirements on the Corporation's bonds. The Corporation has pledged, as sole security for the bonds, the annual sales contract payments from the city. Total principal and interest remaining on the debt is \$545,833,134.

The MPC bond issuances, for both governmental and business-type activities, contain the following provisions that would constitute an event of default by the MPC:

- Non-punctual payment of principal or interest.
- Default in the performance or observance of any covenant, agreement, or condition in the indenture or in the bonds not cured within 30 days of notice of default. The MPC is also considered to be in default if the issue is not curable within 30 days and corrective action is not diligently pursued to the satisfaction of the trustee within 30 days.
- Bankruptcy, insolvency, and/or receivership.
- Default on any bonds which are on a parity basis with the bonds in question.

If any of the events of default transpire, the MPC bond trustee may file a suit or suits in equity or at law and appoint a receiver to collect and properly disburse pledged MPC revenues for debt service payments. Any amounts recovered through such proceedings shall be paid first to the costs and expenses incurred by the trustee, its agents, attorneys and counsel, and of all proper expenses, liabilities and advances incurred or made by the trustee or any registered owner(s) of the bonds in question. If a residual amount were to remain, it would be applied to the then-owed or unpaid amount related to the bonds. If insufficient funds were to exist, the residual amount would be allocated on a pro-rata basis to the then-owed or unpaid amount related to the bonds.

Notes to the Basic Financial Statements

For the Fiscal Year Ended June 30, 2025

NOTE 5 – CHANGES IN LONG TERM DEBT

A. Summary of Changes

The Corporation issued new debt of \$112,375,000 with a premium of \$8,203,422, and an all-in true interest cost of 3.91%, for the purpose of constructing assets.

The Corporation redeemed in advance of maturity \$7,125,000 remaining of the 2014 Refunding bonds.

The Corporation made principal payments of \$36,740,000 amortized deferred issuance premiums of \$3,141,621 and deferred amount on refundings of \$1,594,108 during the current fiscal year.

The following is a summary of changes in long-term debt:

	Municipal	Deferred	Long Term
Beginning Balances	\$ 358,055,000	\$ 18,537,832	\$ 376,592,832
Increases:			
New Bond Issue	112,375,000	8,203,422	120,578,422
Decreases:			
Existing Bonds	(36,740,000)	(3,141,621)	(39,881,621)
Ending Balances	<u>\$ 433,690,000</u>	<u>\$ 23,599,633</u>	<u>\$ 457,289,633</u>

Notes to the Basic Financial Statements

For the Fiscal Year Ended June 30, 2025

NOTE 5 – CHANGES IN LONG TERM DEBT (CONTINUED)

The following is a summary of annual debt service requirements to maturity as of June 30, 2025:

Fiscal Year	Principal	Interest	Total
2026	35,255,000	15,902,458	51,157,458
2027	36,680,000	14,180,467	50,860,467
2028	38,495,000	12,953,169	51,448,169
2029	40,635,000	11,716,894	52,351,894
2030	36,800,000	10,167,119	46,967,119
2031-2035	158,235,000	32,386,415	190,621,415
2036-2040	64,440,000	11,998,318	76,438,318
2041-2045	23,150,000	2,838,294	25,988,294
Total	<u>\$ 433,690,000</u>	<u>\$ 112,143,134</u>	<u>\$ 545,833,134</u>

NOTE 6 – OTHER INFORMATION

A. Risk Management

The Corporation is exposed to various risks of loss related to torts; theft of, damage to and destruction of assets; errors and omissions; and natural disasters. The Corporation does not have separate insurance coverage but is included under the City of Scottsdale, Arizona's self-insured risk management program. The city is self-insured for the first \$2,000,000 of public liability; coverage in excess of this amount is provided through the purchase of commercial insurance. For more information on the city's self-insurance, please see the city's Annual Comprehensive Financial Report, Note V.A.



**Independent Auditor's 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***

Board of Directors
City of Scottsdale Municipal Property Corporation

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, the financial statements of the governmental activities and each major fund of City of Scottsdale Municipal Property Corporation, a component unit of the City of Scottsdale, Arizona, as of and for the year ended June 30, 2025, and the related notes to the financial statements, which collectively comprise City of Scottsdale Municipal Property Corporation's basic financial statements and have issued our report thereon dated October 13, 2025.

Report on Internal Control Over Financial Reporting

In planning and performing our audit of the financial statements, we considered City of Scottsdale Municipal Property Corporation'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 City of Scottsdale Municipal Property Corporation's internal control. Accordingly, we do not express an opinion on the effectiveness of City of Scottsdale Municipal Property Corporation'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 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 have not been identified.

Report on Compliance and Other Matters

As part of obtaining reasonable assurance about whether City of Scottsdale Municipal Property Corporation'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.

Heinfeld Meech & Co. PC

Heinfeld, Meech & Co., P.C.
Scottsdale, Arizona
October 13, 2025