Docusign Envelope ID: B648D41C-C976-8D48-83A3-29C942A05A82

SEDONA FIRE DISTRICT

2860 Southwest Drive, Sedona, Arizona 86336
Telephone: (928) 282-6800 • www.sedonafire.org

GOVERNING BOARD REGULAR MEETING

Station #1 • 2860 Southwest Drive • Sedona, AZ
Tuesday, November 17, 2026 • 3:00 PM • Multi-purpose Room

AGENDA

Pursuant to A.R.S. § 38-431.02, notice is given to members of the Sedona Fire District (SFD) Governing Board and the public that the Governing Board will meet in **Public Session** on **Tuesday, November 17, 2026, beginning at 3:00 PM,** in the **Multi-Purpose Room at Station #1, 2860 Southwest Drive, Sedona, Arizona**. Members of the Board and legal counsel may attend either in person, remotely online, or by telephone conference call.

During this meeting, Board Members may ask questions about, discuss, consider, approve, and/or take possible action on any listed Agenda item and any matter related thereto, unless specifically otherwise indicated (such as under Public Forum). SFD may vote to go into Executive Session, which will not be open to the public on any agenda item, pursuant to A.R.S. § 38-431.03(A)(3), for legal advice with the Fire District Attorney on the matter(s) set forth on the agenda.

Public Input: Citizens may make oral comments on specific Agenda items or any topic relevant to District business during the public forum. Citizens who wish to speak should complete a *Request to Address the Board* form, indicating the topic they intend to address. Citizens may submit written comments of any length for Fire Board files and/or to be read in the meeting minutes.

Notice: Public comment is encouraged, but it is important that everyone demonstrates the appropriate decorum, courtesy, and respect during the meeting. Please treat your fellow citizens with courtesy.

The meeting room will be accessible to the public at 2:30 PM.

Remote Online Access:
Join the meeting at: Microsoft Teams (Online)
Meeting ID: 211 424 269 038 45 **Passcode:** GG3g9ja3

Telephone Access:
Dial: +1 312-625-2555 (United States, Chicago)
Phone conference ID: 223 732 37#

I. CALL TO ORDER/ROLL CALL

A. Salute to the flag of the United States of America and a moment of silence to honor American men and women in service to our country, firefighters, and police officers.

B. Board Member Roll Call

II. PUBLIC FORUM/CALL TO THE PUBLIC

Speakers are limited to three-minute oral presentations but may submit written comments of any length for Fire Board files. Board Members may not discuss items not specifically identified on the agenda. In the event an item is not specifically identified on the agenda, pursuant to A.R.S. § 38-431.01(I), Board action taken as a result of public comment is limited to directing staff to study the matter, responding to any criticism, or scheduling the matter for further consideration and decision at a later date.

A. Public Comments

B. Possible Executive Staff Response to Public Comments

III. CONSENT AGENDA: DISCUSSION/POSSIBLE ACTION

All matters under Consent Agenda are considered by the Board to be routine (i.e. Minutes and/or signatory authority for bank accounts) and will be enacted by a single motion approving the Consent Agenda. If discussion is desired on any particular consent item, a Board Member may ask that item be removed from the Consent Agenda to be considered separately.

A. October 20, 2026, Governing Board Regular Meeting Minutes

Docusign Envelope ID: B648D41C-C976-8D48-83A3-29C942A05A82

IV. FINANCIAL REPORTS

A. Monthly Financial Report and Updates: Gabe Buldra, JVG Director of Finance

B. **Discussion/Possible Action:** Review and possible approval of the October 2026 Monthly Financial Report, in accordance with A.R.S. § 48-807(P).

V. MONTHLY STAFF REPORTS

A. Operations Activities: Jayson Coil, Assistant Fire Chief
   1) Significant Events
      All-Hazard
      Emerging Issues
   2) Human Resources
      Staffing
      Promotions
      Significant Issues
   3) Administration
      News
      Upcoming Events

B. Community Risk Reduction Activities: Kirk Riddell, Fire Marshal
   1) Activity Report
   2) Inspection Activities
   3) Fire Investigations
   4) Notable and Upcoming Events

C. Operational Support: Buzz Lechowski, Division Chief
   1) EMS Activities and Updates
   2) Fleet Activities and Updates
   3) Other Program Updates

D. Training and Development: Jordan Baker, Division Chief
   1) Training Report
   2) Wellness

E. Fire Chief Report: Ed Mezulis, Fire Chief
   1) Fire District Financials
   2) Capital Project Updates
   3) Purchases Over $10K
   4) Legislative Update

Docusign Envelope ID: B648D41C-C976-8D48-83A3-29C942A05A82

SEDONA FIRE DISTRICT

2860 Southwest Drive, Sedona, Arizona 86336
Telephone: (928) 282-6800 • www.sedonafire.org

IX. DISCUSSION/POSSIBLE ACTION

A. Possible approval to adopt Resolution #2026-06: Approval to Secure a Non-BQ Lease Purchase\Agreement with ZMFU II, Inc. for Partial Financing of the Station #4 Construction Project, in an amount not to exceed $10,000,000.00, pursuant to A.R.S. § 48-805(B)(2)(b).

B. Possible approval of the Regional Compensation and Classification Study IGA to include the expenditure of cost share funds in an amount not to exceed $17,000.00.

X. BOARD MEMBER UPDATES AND IDEAS FOR FUTURE MEETINGS

A. Recognition of Governing Board Service: Corrie Cooperman, Board Clerk

XI. ADJOURNMENT

Signed by:
Corrie Cooperman
D56EBA4EB3AF422...

11/10/2026

Corrie Cooperman, Governing Board Clerk Date

CERTIFICATION OF POSTING

The undersigned hereby certifies that a copy of the foregoing notice was posted at the SFD Station #1 on _____, at _____, and on the SFD website at http://www.sedonafire.org on _____.

Signed by:
Christi Weigand
119242984A42476...

_____, Christi Weigand, Executive Assistant to the Fire Chief

SEDONA FIRE DISTRICT
2860 Southwest Drive, Sedona, Arizona 86336
Telephone: (928) 282-6800 • www.sedonafire.org

GOVERNING BOARD REGULAR MEETING

Station #1 • 2860 Southwest Drive • Sedona, AZ
Tuesday, October 20, 2026 • 3:00 PM • Multi-purpose Room

MINUTES

I. CALL TO ORDER/ROLL CALL

A. Salute to the flag of the United States of America and a moment of silence to honor American men and women in service to our country, firefighters, and police officers.

Pursuant to notice, a Regular Meeting of the Sedona Fire District (hereafter "SFD" or "District") was called to order by Board Chair, Helen McNeal, at 3:00 PM on Tuesday, October 20, 2026. A quorum of the Board was present. Ms. McNeal led the Pledge of Allegiance. A moment of silence was held for the seven firefighters and seven law enforcement officers that died nationwide since the last Board meeting. Chief Coil noted that two of the seven firefighters were helicopter pilots, Greg King and Ryan Cutter, killed in the Dome Fire. Two local firefighters, Mark Dixon and Paul Oltrogge, recently passed.

B. Board Member Roll Call

Board Present: Helen McNeal, Chair; Corrie Cooperman, Board Clerk; Diana Christensen, Scott Springett, Members. Lance Waldrop, Board Member, was excused.

Others Present: Jayson Coil, Assistant Fire Chief; Jordan Baker, Division Chief; Buzz Lechowski, Division Chief; Kirk Riddell, Fire Marshal; Jeff Wassell, Battalion Chief; Gabe Buldra, JVG Director of Finance (*remote*); Devon White, Board Attorney, BPCWS, PLLC.; Scott Schwisow, Project Manager; Christi Weigand, Executive Assistant to the Fire Chief/Recorder; Ellyse Deldin, Administrative Manager; Josh Caldwell, Engineer; Cooper Carr, Captain. Ed Mezulis, Fire Chief, was absent. Family and friends were in attendance for employee recognition.

II. PUBLIC HEARING – *Pursuant to A.R.S. § 48-805.02(A)*

A. Presentation and discussion of the proposal to further update and modify the 2024 International Fire Code amendments, as originally adopted in Resolution #2026-01.

The Public Hearing officially began at 3:03 PM.

Chief Coil summarized the purpose of each Resolution as follows:

- 2026-03: A second set of amendments to the 2024 International Fire Code (IFC), a further refinement of the previously implemented first set.
- 2026-04: Memorializes the fee schedule previously adopted by the Board on October 21, 2025.
- 2026-05: Revised one fee on the existing fee schedule to enhance the practicality of the SFD CRR process.

Fire Marshal Kirk Riddell provided additional information as follows:

The 2024 IFC was adopted in April (2026) and effective May 1st. The proposed amendments (second) are further refined. He confirmed that the District received a letter of approval from the State Fire Marshal and the hearing notice was posted for 20 days, both as legally required. The Fee Schedule, effective January 1, 2026, requires a resolution. Mr. Riddell further commented that although the Fee Schedule aligns with the Verde Valley IGA, challenges arose with the residential fee for new builds. The fee is 40% of the county or city fee; thus, the process became backlogged, due to the fee's dependency on the agencies, e.g. the county was taking weeks to provide a total. Local contractors have consequently experienced unfair delays. Therefore, the proposed fee change is a flat fee of $1K which covers inspection and plan review fees, regardless of the size (of the build).

DRAFT

Chief Coil commended Mr. Riddell for working with the local community to shorten the approval time frame and noted SFD understands the cumulative delay.

B. Public Input

Helen McNeal, Board Chair, asked if any members of the public wished to comment on the fire code (amendment proposal). There were no members of the public present or online. Ms. McNeal noted that SFD did not receive public input, signed requests to address the Board, or online requests.

C. Close of Public Hearing

The Public Hearing officially closed at 3:08 PM.

III. DISCUSSION/POSSIBLE ACTION

A. Possible approval of Resolution #2026-03: Adopting Revisions to the Sedona Fire District 2024 International Fire Code, Second Amendments, pursuant to A.R.S. § 48-805(B)(7).

Helen McNeal, Board Chair, moved to approve Resolution #2026-03: Adopting Revisions to the Sedona Fire District 2024 International Fire Code, Second Amendments, pursuant to A.R.S. § 48-805(B)(7). Scott Springett, Board Member, seconded. The motion was passed unanimously by the Board following discussion.

Helen McNeal, Board Chair, opened up discussion. Corrie Cooperman, Board Clerk, commented that she believes the Board is aware of the amount of work performed to create the updated fire code and thanked staff. Kirk Riddell, Fire Marshal, added his thanks and appreciation to Devon (White), Christi (Weigand), John (Wesbrock), and Carla (Dufort) for ensuring it is legally sound.

Ms. McNeal called for a vote.

B. Possible approval of Resolution #2026-04: Memorializing the Adoption of the Community Risk Reduction 2026 Fee Schedule, originally adopted on October 21, 2025, pursuant to A.R.S. § 48-805(B)(14).

Helen McNeal, Board Chair, moved to approve Resolution #2026-04: Memorializing the Adoption of the Community Risk Reduction 2026 Fee Schedule, originally adopted on October 21, 2025, pursuant to A.R.S. § 48-805(B)(14). Corrie Cooperman, Board Clerk, seconded. The motion was passed unanimously by the Board following discussion.

Helen McNeal, Board Chair, opened up discussion. Corrie Cooperman, Board Clerk, noted that the Resolution makes common sense.

Ms. McNeal called for a vote.

C. Possible approval of Resolution #2026-05: Adopting Revisions to the Community Risk Reduction 2026 Fee Schedule, Residential New Construction Fee, pursuant to A.R.S. § 48-805(B)(14).

Helen McNeal, Board Chair, moved to approve Resolution #2026-05: Adopting Revisions to the Community Risk Reduction 2026 Fee Schedule, Residential New Construction Fee, pursuant to A.R.S. § 48-805(B)(14). Scott Springett, Board Member, seconded. Diana Christensen, Board Member, voted nay. The motion was passed by three Board Members: Helen McNeal, Corrie Cooperman, and Scott Springett following discussion.

DRAFT

Diana Christensen, Board Member, initiated discussion, asking Fire Marshal Riddell if more work (for CRR) is required for larger properties when a construction fee is attached. Mr. Riddell responded, clarifying that CRR reviews the same components, e.g., whether a home is 1600 or 5000 square feet. The larger homes may require more in-depth review, depending on what they are trying to accomplish. Ms. Christensen asked if thought was given to increasing the fee for larger homes and further expressed concern about individuals constructing a small versus larger home (as occurs in Sedona). Mr. Riddell added that larger homes may also have a grading fee. He clarified the fee was looked at from a perspective that a plan review fee would be generalized, regardless of size. Ms. Christensen asked, as a point of rationale, how much time, on average, it takes CRR, e.g., a 1600 versus a 5000 square foot home. Mr. Riddell clarified roughly two hours. He further discussed examples of separate permits for components such as sprinklers (on larger properties). Corrie Cooperman, Board Clerk, asked if structures added to a property, such as casitas or workforce living quarters, would also require the fee. Mr. Riddell noted that livable space, e.g. detached garage, casita, studio, are individual buildings and follow up was required to confirm separate charges.

IV. PRESENTATION OF AWARDS/STAFF RECOGNITION

A. 30 Years of Service

- Josh Maxwell, Engineer/CEP

Chief Coil recognized Engineer Josh Maxwell for his years of service with the Sedona Fire District and highlighted his noteworthy career credentials. Mr. Maxwell addressed the Board and meeting attendees, thanking the District. Helen McNeal, Board Chair, noted that Mr. Maxwell is the Board Chair for the Verde Valley Fire District and thanked him for his service there.

B. New Paramedics

- Cooper Carr, Captain/CEP
- Elijah Mylott, Firefighter/CEP
- Justin Wassell, Firefighter/CEP

Division Chief Buzz Lechowski commended Captain Cooper Carr and Firefighters Elijah Mylott and Justin Wassell for their hard work, commitment, and completion of the paramedic certification program. He outlined the hardships, sacrifices, and challenges of obtaining the certification, congratulating them for their accomplishment. Mr. Lechowski presented them with a certificate of achievement highlighting it as a career milestone that reflects their dedication, perseverance, and commitment to serving others while reflecting the highest ideals of the Sedona Fire District.

Helen McNeal called a recess at 3:28 PM for family and friends to take pictures and congratulate the new paramedics and Mr. Caldwell.

The meeting was called back into session at 3:33 PM.

V. PUBLIC FORUM/CALL TO THE PUBLIC

Speakers are limited to three-minute oral presentations but may submit written comments of any length for Fire Board files. Board Members may not discuss items not specifically identified on the agenda. In the event an item is not specifically identified on the agenda, pursuant to A.R.S. § 38-431.01(I), Board action taken as a result of public comment is limited to directing staff to study the matter, responding to any criticism, or scheduling the matter for further consideration and decision at a later date.

A. Public Comments

B. Possible Executive Staff Response to Public Comments

Members of the public did not comment at the meeting.

DRAFT

VI. CONSENT AGENDA: DISCUSSION/POSSIBLE ACTION

All matters under Consent Agenda are considered by the Board to be routine (i.e. Minutes and/or signatory authority for bank accounts) and will be enacted by a single motion approving the Consent Agenda. If discussion is desired on any particular consent item, a Board Member may ask that item be removed from the Consent Agenda to be considered separately.

A. September 15, 2026, Governing Board Regular Meeting Minutes

B. September 15, 2026, Governing Board Executive Session Meeting Minutes

Helen McNeal, Board Chair, entertained a motion to approve the Consent Agenda. Corrie Cooperman, Board Clerk, moved to approve the Consent Agenda, to include the September 15, 2026, Regular Meeting Minutes and September 15, 2026, Executive Session Meeting Minutes. Ms. McNeal seconded. The motion was passed unanimously by the Board.

VII. FINANCIAL REPORTS

A. Monthly Financial Report and Updates: Gabe Buldra, JVG Director of Finance

Gabe Buldra, JVG Director of Finance, reviewed the September 2026 Monthly Financial Report (see Board packet). Revenue totaled $1.6M, over budget by $33K. Property tax collection was $8.5k over budget. Non-levy revenue drove a positive variance of $536K, over budget by $24.7K. Ambulance and interest income were the two predominant drivers of non-levy revenue for the month. Expenses totaled $1.977M, under budget by $43.3K. Mr. Buldra pointed out two expense variances. Personnel, over by $62K and vehicles and equipment over by $18,420 following a PPE purchase; however, still under the year-to-date budget. Year-to-date revenue totaled $2.4M, trending over budget by $85K. Tax levy revenue totaled $1.2M, just under projected amounts. Non-levy revenue remains strong at $1.2M, $92K over budget. Year-to-date expenses totaled $6.42M for the first three months of the fiscal year, under budget by $113K. The District has spent 25% of the budget with 75% remaining. Personnel is the highest expense at 85%, followed by operations at 7%, managerial at 4%, and communications at 4%. The month ended with $17.2M total cash on hand, an increase of $1.8M over the prior year. Other assets increased from $25.9M to $27M, associated with investments and capital assets. Liabilities increased from $33.1M to $34.2M, driven by annual accruals for end leave liability, payroll, and retirement payable.

Corrie Cooperman, Board Clerk, commented that Mr. Buldra indicated managerial expenses were nicely under budget and to expand on that topic. Mr. Buldra explained that the District budgeted $47K in outside professional fees for the month which is what attributed to the savings.

B. **Discussion/Possible Action:** Review and possible approval of the September 2026 Monthly Financial Report, in accordance with A.R.S. § 48-807(P).

Helen McNeal, Board Chair, entertained a motion to approve the September 2026, Monthly Financial Report. Corrie Cooperman, Board Clerk, so moved. Diana Christensen, Board Member, seconded. The motion was passed unanimously by the Board.

C. 2025 PSPRS Valuation Report

Helen McNeal, Board Chair, expressed appreciation to Gabe Buldra, JVG Director of Finance, for adding the Public Safety Personnel Retirement System (PSPRS) report to his presentation, noting that it is important for both Boards (Fire District Governing and PSPRS Boards) to hear it. Mr. Buldra briefed the Board, commenting that it is the report ending June 30, 2025 (FY 2025), and the new report would likely be available next month (see Board packet).

DRAFT

Chief Coil confirmed with Mr. Buldra that if the report was deferred until next month, more up-to-date information could be provided. Mr. Buldra confirmed. Ms. McNeal commented that the report was presented to the PSPRS Board, and in fairness, needs to be presented to the (Fire District Governing) Board. Mr. Buldra offered to also present the (updated) report next month, noting that a snapshot of the (FY 2025) report was provided to the (Fire District Governing) Board as part of the pension funding policy adopted in June and the budget process. Further discussion ensued regarding the reporting presentation timing, including Corrie Cooperman stating she preferred updated information. It was determined that the updated report (FY 2026) would be presented at the next Board meeting and the (FY 2025) report presentation was therefore not presented. Mr. Buldra will work with Christi (Executive Assistant) to agendize it, if the updated report is received next month.

VIII. MONTHLY STAFF REPORTS

A. Operations Activities: Jayson Coil, Assistant Fire Chief

Significant Events

- Crews worked with DPS Ranger #3 to extract two climbers from Cathedral Rock at a height of 20-25 feet. The right equipment, personnel, and training attributed to the crew's ability to implement a rescue plan that resulted in a good outcome.
- Annual hose and ground testing are complete. Thirty-five thousand feet of hose and 563 feet of ground ladders were tested.
- SEBA and radio inventories are being moved to PSTraxs. This will carry SEBA checks and enhance the ability to determine the "why".
- Sixty-five campers were trapped by storms in a camping area near Oak Creek. This occurred after the Pocket Fire. SFD had previously collaborated with the Forest Service which included discussing the likelihood of more frequent and heavier rainfall due to El Nino. No campers were in the waterway and they were later able to leave.

Human Resources

- Stacy Gabriel provided HR training on October 6th and 7th focusing on leadership training and avoiding landmines.
- Separate 401 retirement options are being explored for employees not eligible for PSPRS. The goal is to attract non-operational staff.
- The local pension Board approved the 2025 Actuarial Valuation on September 23, 2026.

Administration

- Scott (Project Manager) and Ellyse (Administrative Manager) met with the Forest Service regarding the next steps for the Station #5 pre-approval process.
- The Uptown parcel is listed on Public Surplus.
- The new public website is on track for a January rollout.
- Ellyse is engaging with cell phone carriers on contract negotiations.

A Red Cross blood drive will be held in the Multi-Purpose Room tomorrow (10/21/26).

Corrie Cooperman, Board Clerk, asked Chief Coil what the outlook is in terms of El Nino for winter. Chief Coil explained, emphasizing that forecasting and predictions indicate a strengthened El Nino, where more tropical systems in the Pacific hugging the coastline and going up the Baja are likely. The wildcard is flooding. The potential exists that the region will receive a lot of snow. The District will keep an eye on storms where expected rain is more than one inch.

DRAFT

B. Community Risk Reduction Activities: Kirk Riddell, Fire Marshal

Fire Marshal Riddell reviewed the September Monthly Activity Report (see Board Presentation). He reported no fire investigations and commented that a number of solar and battery systems are being installed.

Events

Community Risk Reduction (CRR) conducted four Firewise presentations:

- Mr. Riddell conducted two 30-minute Fire Safe Sedona presentations at the City of Sedona and talked with short-term rental managers about Firewise and smoke alarm issues.
- Mr. Riddell and Chief Mezulis attended an additional Fire Safe Sedona session at the City library, a roundtable public event, where City Council members also attended. Topics discussed included Firewise, evacuations, the Pocket Fire, and smoke alarms. Mr. Riddell mentioned the annual debris haul event at the end of April. The City also conducts a similar event; however, Mr. Riddell suggested the City consider mirroring SFD's debris haul strategy to prevent debris from being placed out on the street. Feedback from the City regarding the debris strategy suggestion has not yet been received.
- A Firewise assessor course was held in Prescott, in which four City employees attended, including the code enforcement official. He requested to ride along with SFD CRR to observe what they do and how CRR talks to the community.
- CRR attended the VOC Realtors Group barbeque where attendees asked questions. His attendance was well received.
- CRR attended the Verde Valley Realtors meeting at the Elks Lodge with 40 attendees where discussions included short-term rentals, Firewise, smoke alarms, access, and key access. Mr. Riddell's participation and information was well received. Several of the attendees have since inquired about Knox Boxes for short-term rentals after SFD has had to break into several of them due to activated alarms.

Diana Christensen, Board Member, noted the City's personnel turnover and asked Mr. Riddell if he is still working with the disaster planning employee. He stated not lately; he has been working with two employees on the Fire Safe Sedona, similar to Firewise. Ms. Christensen asked if the City is responsible for informing residents of nearby fires and the evacuations. Mr. Riddell confirmed that it is the City's responsibility. Citizens can text RED ROCKS to 888777 to receive notifications. Yavapai County and Coconino County use Smart 911. Ms. McNeal asked Mr. Riddell about Fire Prepared (Insurance Institute for Business & Home Safety [IBHS]), commenting that most residents do not live in an HOA, and asked why it is not promoted. Mr. Riddell explained that Firewise allows latitude that science doesn't support; whereas, IBHS is a standard strictly designed to reduce home flammability. It was adopted in California and is a standard that could be anchored into something the insurance companies and regulators come together on. Thus, adoption in Arizona is a way to reduce costs or reduce the likelihood of a non-renewal. Marginal benefits are provided to participants in what is called a "wildfire prepared community standard" within that area which in turn reduces fire spread. Ms. McNeal stated she raised the question because most (SFD) residents do not reside in HOAs and IBHS provides another option. They could be equally promoted (IBHS and Firewise) to increase participation among HOA and non-HOA residents. Mr. Riddell commented that there is benefit; savings are being demonstrated in New Mexico. Mr. Riddell confirmed it is an option, noting that City flyers are available at the front (of the District office).

Upcoming Events

- West Sedona Wildcat Carnival
- Uptown Trick or Treat (with the haunted ambulance)
- Fire v. Police Basketball Game

DRAFT

C. Operational Support: Buzz Lechowski, Division Chief

EMS

- Division Chief Lechowski, Greg Eberlein, and Justin Wassell attended the EMS World conference in Orlando, the largest pre-hospital medicine conference in the world. Information at the conference must be peer-reviewed or from validated localized studies. The team immediately implemented concepts that impacted service and equipment purchases upon their return. The SFD team took different classes to learn about a variety of topics.
- Division Chief Lechowski attended a session at the conference on how to purchase and spec out contemporary ambulances. This was beneficial because SFD has refurbished ambulances but has not built one "bumper to bumper". Other items discussed within the session included tracking, ambulance thefts, airbags, and fire/police emergency vehicle lighting.
- The EMS Committee will assist with the next SFD ambulance design. Justin Wassell is currently redesigning the SFD EMS bags.

  Division Chief Lechowski was asked about the cost range of a new ambulance. He stated every company makes an "off the shelf" model. Estimated costs that factor in a truck chassis may total $400K - $450K.
- Mike (Sheehan), Fleet Mechanic, will perform the final inspection of the SFD ambulance remount on November 9th, where a state inspection will follow. Division Chief Lechowski estimates that the ambulance will be back in service in December.
- The District is transitioning to System Design West, a new ambulance billing company. The previous company was given a 90-day notice. The new company starts January 5, 2027, and is estimated to increase returns 10%. The increase is better stewardship for taxpayers. The transition should help SFD workload and enhance customer service and automation.

Fleet

- Reese took several classes towards his emergency vehicle certifications to expand his scope and knowledge as a mechanic.

Peer Support

- Start Moving On continues to provide clinical oversight of the SFD Peer Support Team.
- The organization transitioned to Journey Within on July 1, 2026, and ensured continuation of services.
- The District now has two contracts that Chief Mezulis, Division Chief Lechowski, and Keona (HR) worked on.
- The Peer Support Team attended a contractually required training last week with the counselor that oversees the Team.

D. Training and Development: Jordan Baker, Division Chief

Training Report

- The four new hires started testing yesterday (10/19/26). Division Chiefs Baker and Lechowski took them on the culture walk this morning on Airport Loop Trail, where they explained SFD culture and expectations while viewing most of the District from that location. Administrative items will also be reviewed before starting two full days of EMS work. The new hires will be training five days a week, 10 hours per day.
- The regional training approach discussed last Board meeting is a work in progress. Timing was a factor for including other agencies on different hiring schedules. Cottonwood Fire will be participating with SFD on extrication and Live Fire training, the first time in over two decades. Chief Mezulis and Chief Johnson are providing guidance as the goal is being worked on. Three meetings with other agencies have occurred.

DRAFT

- The C Shift Live Fire annual training is planned for December 4th.
- Annual driver's training for Operational staff is scheduled for November and December. The classroom portion is in November and the hands-on training is in December.
- Seven individuals are working through the Battalion Chief taskbook. The next promotional exam is scheduled for 2027. One evaluation will occur in November and another in January. Subsequent evaluations for the remaining individuals that wish to test in 2027 will occur thereafter. The process ensures individuals meet all minimum requirements to test for the position and can demonstrate the knowledge, skills, and abilities to function in it. Individuals are billeted once they pass the evaluation to start acting in the position prior to the test date or can act in it if a vacancy or opportunity prior to the test date occurs. Then, they go through an Assessment Center to establish hiring.

Wellness

- The Step Challenge is fun with great benefits. Participants crossed 2K miles collectively and the Chief team is winning thus far.
- The Police versus Fire charity basketball game is scheduled for November 7th at Mingus Union High School, starting at 6:00 PM. Sparky may make a guest appearance. It was noted Fire has won seven of eight games. The charity event is for the Mingus Union High School's girl basketball freshmen, JV, and varsity teams. All raised monies will go towards new uniforms, gear bags, or tournament travel expenses.

E. Fire Chief Report: Jayson Coil, Assistant Fire Chief, on behalf of Ed Mezulis, Fire Chief

Fire District Financials

- Chief Coil noted the report to the Board by Gabe Buldra, JVG Finance Director.

Capital Project Updates

Station #5

- The next steps include lining up the geotechnical report, once complete the site drawings, then the Forest Service's environmental review under NEPA. Each step can ideally run 30-90 days, so it's a months-long process.
- Notably, Oak Creek is designated as a critical habitat for the narrow-headed garter snake, a threatened species. The habitat designation extends exactly 328 feet from the water's edge. If any of the parcel falls within that land, it will trigger a full Endangered Species Act consultation with the U.S. Fish and Wildlife Service. Notably, Forest Service parcel structure is more ambiguous than the county's.

Station #4

- The District is waiting for the City of Sedona to approve the at-risk grading permit that allows site work to start before the full building permit is issued. Any further (permit) delay will delay the construction schedule. CORE is attempting to work with the building department.

Purchases Over $10K

- Esri Software: Routine annual renewal (GIS, forms, additional automation)

Legislative Update

Chief Coil noted that the election in two weeks is an opportunity to vote.

Other

Chief Coil briefed the Board about his participation in the Western Fire Chief's Wildland Fire Policy Committee. The Committee conducted technology summits and is utilizing a phased approach. Chief Coil participated in a series of summits. He discussed Phase 2, which he attended earlier this year. Core capabilities and requirements were developed which will be used to measure the efficacy of products,

DRAFT

shifting the current business model from vendors approaching agencies for sales to establishing requirements for vendors to meet. In Phase 3, input was solicited from technology partners for refinement. Phase 4 addressed legal barriers to ensure the model moves forward while maintaining local government accessibility. It is an attempt that has not been done before to streamline the process. Two U.S. Senators and two House of Representatives members attended budget committee discussions and committed to funding assistance if ideas are brought forward to help with wildfire problems.

IX. DISCUSSION/POSSIBLE ACTION

A. Possible acceptance of the Assistance to Firefighter's Grant, pursuant to A.R.S. § 48-805(B)(12), and the possible approval of the associated expenditure of cost share funds in the amount of $14,801.96, to replace and upgrade the vehicle exhaust extraction systems at the Sedona Fire District's staffed fire stations and the new Station #4.

Chief Coil thanked Scott (Schwisow) and Ellyse (Deldin) for their work on the grant. Chief Coil explained that the grant funds would replace and upgrade the vehicle exhaust extraction systems at every staffed station and the installation at the new Station #4. Diesel exhaust is a recognized carcinogen and exposure for firefighters that can be controlled in a positive way through measures such as this replacement. Chief Coil commented that the new system would capture the exhaust at the tailpipe, adding that it is a cancer prevention investment and federal dollars would cover most of the cost. Chief Mezulis previously discussed the system with Chief Coil, noting that the exhaust emission level does not trigger the current SFD exhaust extraction systems.

Corrie Cooperman noted that this is exciting and asked about the costs covered by the entity. Chief Coil explained that $296,039.04 is covered (by the entity) and the SFD cost share amount is $14,800.

Helen McNeal, Board Chair, moved to accept the Assistance to Firefighter's Grant, pursuant to A.R.S. § 48-805(B)(12), and approve the associated expenditure of cost share funds in the amount of $14,801.96, to replace and upgrade the vehicle exhaust extraction systems at the Sedona Fire District's staffed fire stations and the new Station #4. Diana Christensen, Board Member, seconded. The motion was passed unanimously by the Board after discussion.

X. BOARD MEMBER UPDATES AND IDEAS FOR FUTURE MEETINGS

A. AFDA Conference and Other Dates

Helen McNeal, Board Chair, asked if others had updates or ideas to share. Corrie Cooperman, Board Clerk, commented that it was nice to attend the New Hire Potluck and observe their excitement about getting started.

Ms. McNeal initiated a discussion to review upcoming dates already solidified and noted some dates were pending. The dates discussed were as follows:

- **November 17, 2026, Regular Board Meeting**: Corrie Cooperman's last meeting and a celebration for her Board service from 2012-2020, then from 2024-2026.
- **New Board Member - Swearing In**: *Date to be determined*. The ballot canvassing will occur shortly after the November Board meeting.
- **Station #4 Groundbreaking Ceremony and Board Orientation**: *Date(s) to be determined*. The original plan was to schedule both simultaneously; however, the construction timelines may change. Ideally, the Board Orientation could be held before the December meeting and that would be the first meeting of the newly configured Board. An election of the Board Chair and Clerk will also be held.

DRAFT

- January AFDA Conference: SFD staff will work with Board members for hotel arrangements, etc.

XI. ADJOURNMENT

The meeting was adjourned at 5:01 PM.

_____

Corrie Cooperman, Governing Board Clerk Date

DRAFT

Sedona Fire District

Monthly Financial Report

Monthly Financial Report – October 2026

Attached are the following for your information and review:

1. Balance Sheet as of October 31, 2026.
2. Summary of reconciled cash balances on October 31, 2026.
3. Income Statement of Revenues and Expenditures for October 2026, including budget to actual and year- to-date balances.
4. Wildland Income Statement of Revenues and Expenditures for October 2026, including budget to actual and year- to-date balances.
5. Graphs for October 2026.
6. Monthly Disbursement Report.
7. 12-Month Cash Flow.

Key points:

- Total Revenue for October is $9,479,155 which is $753,601 over budget.
  - Tax Revenue for October is $8,743,498, which is $303,450 over budget.
    - Property Tax – Yavapai County is over budget by $187,251.
  - Non-Tax Revenue for October is $735,657 which is $450,151 over budget.
- Total Expense for October is $2,957,074, which is $225,183 over budget.
  - Personnel Cost are over budget by $294,973, driven by overtime wages and wildland deployment wages.
  - Communications Cost is under budget by $40,558, driven by computer software & support and computer equipment & support.
  - Meetings, Travel and Training Costs are under budget by $14,721, driven by lower training supplies and meals & travel expenses.
  - Managerial Cost is under budget by $7,153, driven by outside professional services which is offset by finance/audit.
- Total Revenue Year-to-Date is $11,925,844, which is over budget by $838,988.
- Total Expenses Year-to-Date are $9,383,003, which is $108,751 over budget.

Please contact the Finance Director with any questions or concerns regarding this report.

Sedona Fire District
Balance Sheet
As of October 31, 2026

	Oct 31, 26	Oct 31, 25	$ Change
ASSETS			
Current Assets			
Checking/Savings			
1000 · Bill.com Money Out Clearing	0.00	682.16	-682.16
1010 · Capital Reserves Fund	13,748,437.11	13,262,510.06	485,927.05
1050 · Chase - Operating Account	817,210.89	122,244.42	694,966.47
1060 · Chase - Payroll Account	345,611.44	392,717.71	-47,106.27
1070 · County General Fund	9,127,806.26	7,917,348.40	1,210,457.86
Total Checking/Savings	24,039,065.70	21,695,502.75	2,343,562.95
Accounts Receivable			
1200 · Accounts Receivable*	0.00	24,904.73	-24,904.73
1202 · Ambulance Billings Receivable	337,257.76	498,060.60	-160,802.84
1204 · ND Fire Billing Receivables	41,265.72	0.00	41,265.72
1206 · Property Tax - Receivable	308,843.37	394,088.34	-85,244.97
1208 · Grant Receivable	29,732.58	11,649.05	18,083.53
1270 · Lease Receivables	515,837.00	515,837.00	0.00
Total Accounts Receivable	1,232,936.43	1,444,539.72	-211,603.29
Other Current Assets			
1320 · Prepaid Expenses	167,914.27	195,145.69	-27,231.42
Total Other Current Assets	167,914.27	195,145.69	-27,231.42
Total Current Assets	25,439,916.40	23,335,188.16	2,104,728.24
Fixed Assets			
1400 · Accumulated Depreciation	-18,111,562.60	-17,399,218.51	-712,344.09
1410 · Building and Other Improvements	11,059,295.05	10,178,548.73	880,746.32
1411 · Construction in Progress	56,480.51	0.00	56,480.51
1412 · Furniture and Equipment	7,661,117.32	7,376,516.91	284,600.41
1413 · Land	4,584,227.65	4,284,578.48	299,649.17
1414 · Vehicles	9,563,010.35	9,902,265.02	-339,254.67
1450 · CIP	697,606.48	6,450.00	691,156.48
1470 · Right to Use Asset			
1401 · Accum Depreci- Right to Use	-95,341.00	-95,341.00	0.00
1470 · Right to Use Asset - Other	150,757.00	150,757.00	0.00
Total 1470 · Right to Use Asset	55,416.00	55,416.00	0.00
Total Fixed Assets	15,565,590.76	14,404,556.63	1,161,034.13
Other Assets			
1500 · Defer Outflows of Rsrcs - ASRS	347,921.00	347,921.00	0.00
1510 · Defer Outflows of Rsrcs - PSPRS	8,652,813.00	8,652,813.00	0.00
1515 · Defer Outflows Rsrcs PSPRS Tr 3	427,679.00	427,679.00	0.00
1520 · Defer Outflows - PSPRS OPEB	97,890.00	97,890.00	0.00
1525 · Defer Outflows PSPRS OPEB Tr 3	6,643.00	6,643.00	0.00
1530 · Defer Outflows - ASRS OPEB	7,519.00	7,519.00	0.00
1540 · Risk Pool Capitalization	231,080.00	231,080.00	0.00
1815 · Net Pension Asset - PSPRS Tr 3	106,542.00	106,542.00	0.00
1825 · Net Pension Asset PSPRS OPEB	18,373.00	18,373.00	0.00
1830 · Net Pension Asset ASRS OPEB	52,205.00	52,205.00	0.00
Total Other Assets	9,948,665.00	9,948,665.00	0.00
TOTAL ASSETS	**50,954,172.16**	**47,688,409.79**	**3,265,762.37**

Sedona Fire District
Balance Sheet
As of October 31, 2026

	Oct 31, 26	Oct 31, 25	$ Change
LIABILITIES & EQUITY			
Liabilities			
Current Liabilities			
Accounts Payable			
2000 · Accounts Payable	261,334.19	87,195.89	174,138.30
Total Accounts Payable	261,334.19	87,195.89	174,138.30
Credit Cards			
2003 · National Bank of Arizona Credit	41,534.82	43,646.85	-2,112.03
Total Credit Cards	41,534.82	43,646.85	-2,112.03
Other Current Liabilities			
2010 · Accrued Employee Leave	2,128,348.44	1,981,544.00	146,804.44
2011 · Accrued Payroll	645,331.80	0.00	645,331.80
2014 · Defer Inflows of Rsrcs - ASRS	115,409.00	115,409.00	0.00
2015 · Defer Inflows of Rsrcs - PSPRS	1,532,458.00	1,532,458.00	0.00
2018 · HSA Deduction	4,368.47	0.00	4,368.47
2019 · Insurance Premium Liabilities	11,784.97	0.00	11,784.97
2021 · Payroll Liabilities	-28,614.45	-3,324.70	-25,289.75
2022 · Retirement Payable	497,690.31	339,407.72	158,282.59
2049 · Defer Inflows of Rsrcs PSPRS T3	46,545.00	46,545.00	0.00
2050 · Defer Inflows OPEB PSPRS	140,943.00	140,943.00	0.00
2051 · Defer Inflows OPEB ASRS	22,576.00	22,576.00	0.00
2054 · Defer Inflows PSPRS OPEB TR3	1,852.00	1,852.00	0.00
2070 · Defer Inflow related to Leases	477,964.00	477,964.00	0.00
Total Other Current Liabilities	5,596,656.54	4,655,374.02	941,282.52
Total Current Liabilities	5,899,525.55	4,786,216.76	1,113,308.79
Long Term Liabilities			
2052 · Net Penison Liab OPEB PSPRS	95,446.00	95,446.00	0.00
2053 · Net Pension Liab OPEB ASRS	214.00	214.00	0.00
2201 · Net Pension Liability - ASRS	1,347,327.00	1,347,327.00	0.00
2202 · Net Pension Liability - PSPRS	27,209,541.00	27,209,541.00	0.00
2270 · Lease Liability	58,773.00	58,773.00	0.00
Total Long Term Liabilities	28,711,301.00	28,711,301.00	0.00
Total Liabilities	34,610,826.55	33,497,517.76	1,113,308.79
Equity			
3000 · Opening Balance Equity	5,149,965.20	5,149,965.20	0.00
3010 · Fund Balance	-2,425,262.92	-2,425,262.92	0.00
3200 · Unrestricted Net Assets	11,075,802.11	8,510,798.24	2,565,003.87
Net Income	2,542,841.22	2,955,391.51	-412,550.29
Total Equity	16,343,345.61	14,190,892.03	2,152,453.58
TOTAL LIABILITIES & EQUITY	**50,954,172.16**	**47,688,409.79**	**3,265,762.37**

Sedona Fire District

Summary of Reconciled Cash Balances

Period Ending 10/31/2026

	County General Fund	Capital Reserves	Chase Operating Account	Chase Payroll Account
	10/31/2026	**10/31/2026**	**10/31/2026**	**10/31/2026**
Beginning Balance	1,869,439.09	13,693,779.03	395,787.31	1,096,135.97
Cleared Transactions				
Checks and Payments	(1,663,806.82)	-	(561,501.45)	(2,400,524.53)
Deposits and Credits	6,788,287.03	54,658.08	982,925.03	1,650,000.00
Total Cleared Transactions	5,124,480.21	54,658.08	421,423.58	(750,524.53)
Cleared Balance	**6,993,919.30**	**13,748,437.11**	**817,210.89**	**345,611.44**
Uncleared Transactions				
Checks and Payments	(1,541.31)	-	-	-
Deposits and Credits	2,135,428.27	-	-	-
Total Uncleared Transactions	2,133,886.96	-	-	-
Register Balance as of 10/31/2026	**9,127,806.26**	**13,748,437.11**	**817,210.89**	**345,611.44**

Sedona Fire District
Profit & Loss Budget Performance
October 2026

	Oct 26	Budget	$ Over Budget	Jul - Oct 26	YTD Budget	$ Over Budget	Annual Budget
Ordinary Income/Expense							
Income							
4001 · Tax Levy Revenue	8,743,498.28	8,440,048.00	303,450.28	9,948,324.22	9,651,498.00	296,826.22	23,935,062.00
4100 · Non-Tax Levy Revenue	735,656.78	285,506.00	450,150.78	1,977,520.03	1,435,358.00	542,162.03	3,826,086.00
Total Income	9,479,155.06	8,725,554.00	753,601.06	11,925,844.25	11,086,856.00	838,988.25	27,761,148.00
Gross Profit	9,479,155.06	8,725,554.00	753,601.06	11,925,844.25	11,086,856.00	838,988.25	27,761,148.00
Expense							
5001 · Personnel Cost	2,697,877.75	2,402,905.00	294,972.75	8,151,454.87	7,741,260.00	410,194.87	21,154,565.00
6001 · Building & Land	36,687.58	43,538.00	-6,850.42	200,675.94	191,948.00	8,727.94	540,250.00
6101 · Vehicles & Equipment	78,980.02	79,488.00	-507.98	301,752.60	317,952.00	-16,199.40	953,800.00
6300 · Communications	62,822.46	103,380.00	-40,557.54	307,782.55	413,520.00	-105,737.45	1,240,559.00
6401 · Meetings, Travel & Training	25,666.12	40,387.00	-14,720.88	88,664.45	200,800.00	-112,135.55	563,140.00
7001 · Managerial Cost	55,039.99	62,193.00	-7,153.01	332,672.62	408,772.00	-76,099.38	941,302.00
Total Expense	2,957,073.92	2,731,891.00	225,182.92	9,383,003.03	9,274,252.00	108,751.03	25,393,616.00
Net Ordinary Income	6,522,081.14	5,993,663.00	528,418.14	2,542,841.22	1,812,604.00	730,237.22	2,367,532.00
Net Income	**6,522,081.14**	**5,993,663.00**	**528,418.14**	**2,542,841.22**	**1,812,604.00**	**730,237.22**	**2,367,532.00**

Sedona Fire District
Profit & Loss Budget Performance - Wildland
October 2026

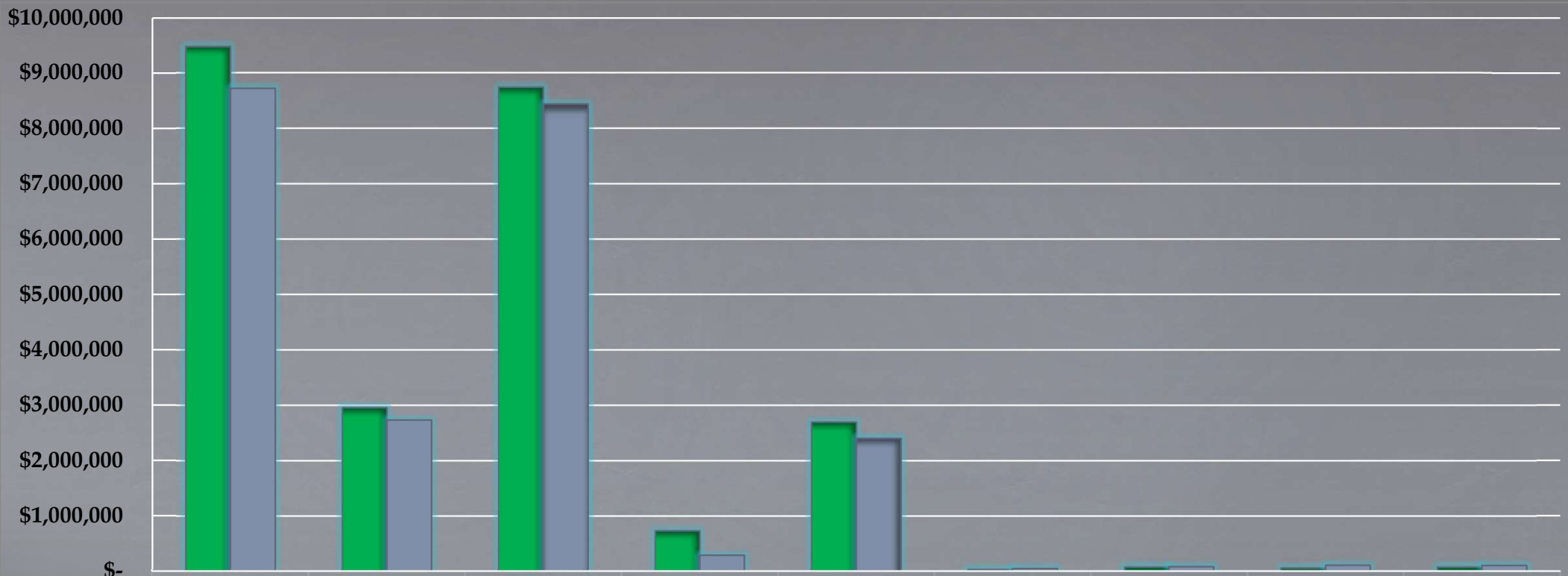
	Oct 26	Budget	$ Over Budget	Jul - Oct 26	YTD Budget	$ Over Budget	Annual Budget
Ordinary Income/Expense							
Income							
4100 · Non-Tax Levy Revenue	371,418.58	0.00	371,418.58	638,957.99	293,334.00	345,623.99	400,000.00
Total Income	371,418.58	0.00	371,418.58	638,957.99	293,334.00	345,623.99	400,000.00
Gross Profit	371,418.58	0.00	371,418.58	638,957.99	293,334.00	345,623.99	400,000.00
Expense							
5001 · Personnel Cost	93,648.12	16,742.00	76,906.12	467,922.35	185,947.00	281,975.35	404,399.00
6001 · Building & Land	0.00	0.00	0.00	0.00	0.00	0.00	0.00
6101 · Vehicles & Equipment	9.36	1,749.00	-1,739.64	3,849.76	6,996.00	-3,146.24	21,000.00
6401 · Meetings, Travel & Training	4,310.25	592.00	3,718.25	23,091.62	41,620.00	-18,528.38	85,600.00
7001 · Managerial Cost	135.69	83.00	52.69	690.69	332.00	358.69	1,000.00
Total Expense	98,103.42	19,166.00	78,937.42	495,554.42	234,895.00	260,659.42	511,999.00
Net Ordinary Income	273,315.16	-19,166.00	292,481.16	143,403.57	58,439.00	84,964.57	-111,999.00
Net Income	**273,315.16**	**-19,166.00**	**292,481.16**	**143,403.57**	**58,439.00**	**84,964.57**	**-111,999.00**

Financial Report
October 2026

SEDONA FIRE DISTRICT

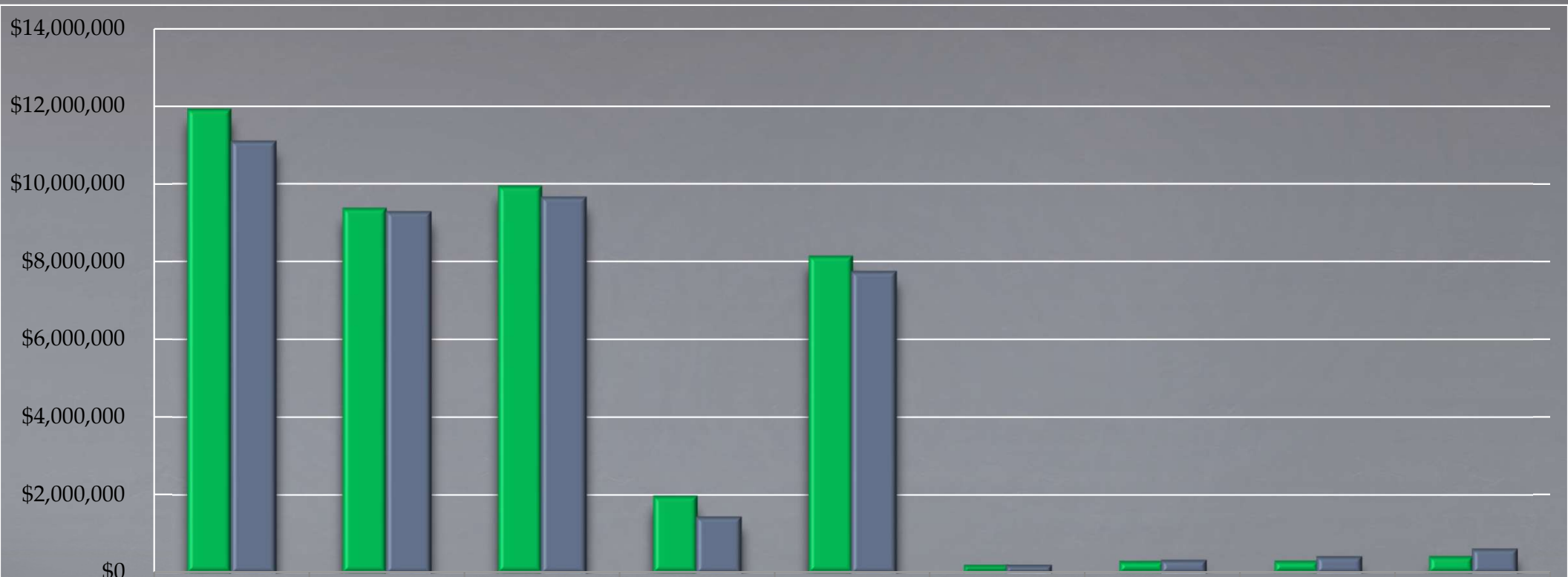


October 2026

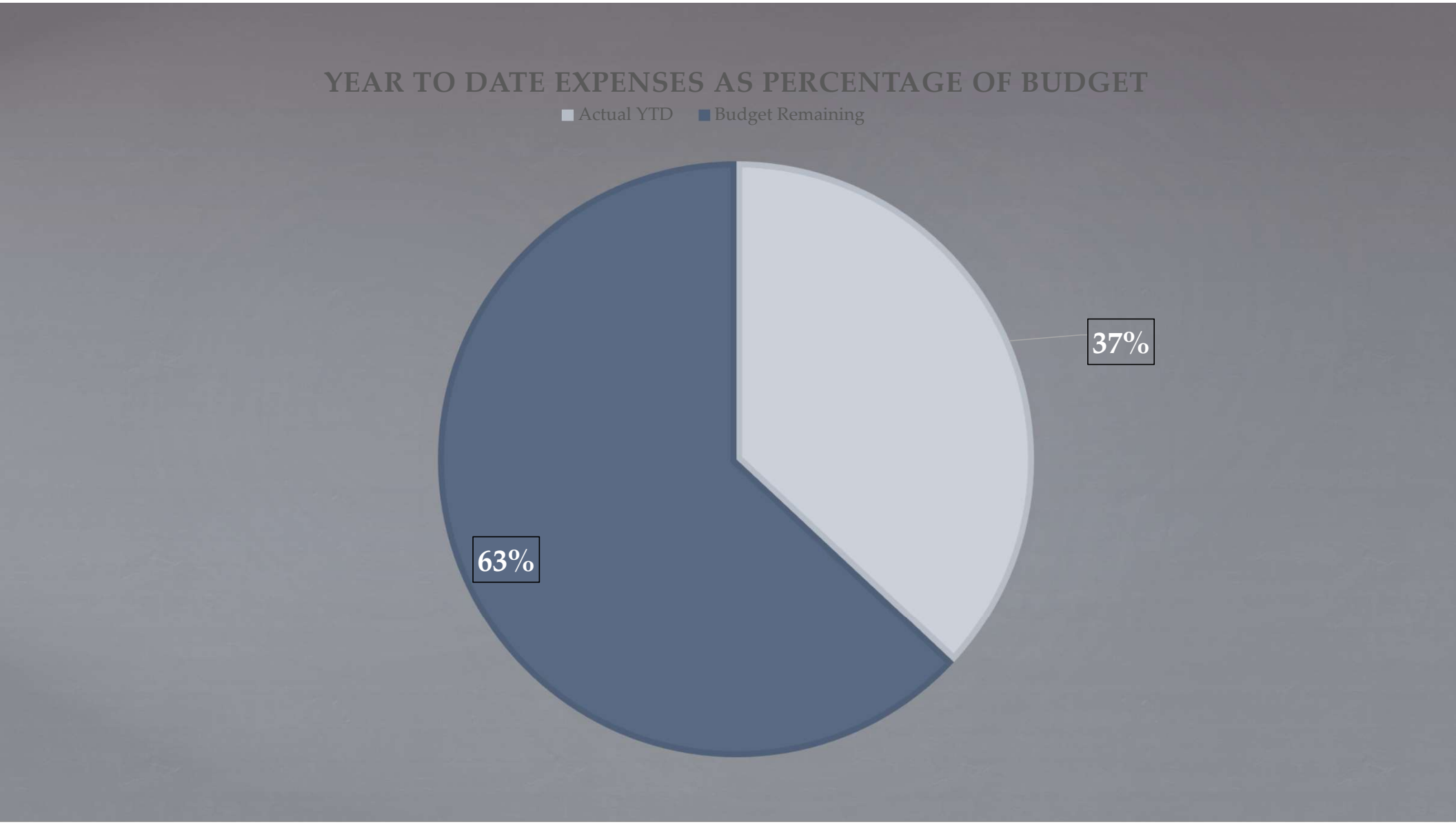


	Total Revenue	Total Expense	Tax Levy	Non-Tax Levy	Personnel	Building & Land	Vehicles & Equipment	Communications/I.T.	Managerial
Actual	$9,479,155	2,957,074	8,743,498	735,657	2,697,878	36,688	78,980	$62,822	$80,706
Budget	$8,725,554	$2,731,891	8,440,048	285,506	2,402,905	43,538	79,488	$103,380	$102,580
VAR	$753,601	$225,183	$303,450	$450,151	$294,973	$(6,850)	$(508)	$(40,558)	$(21,874)

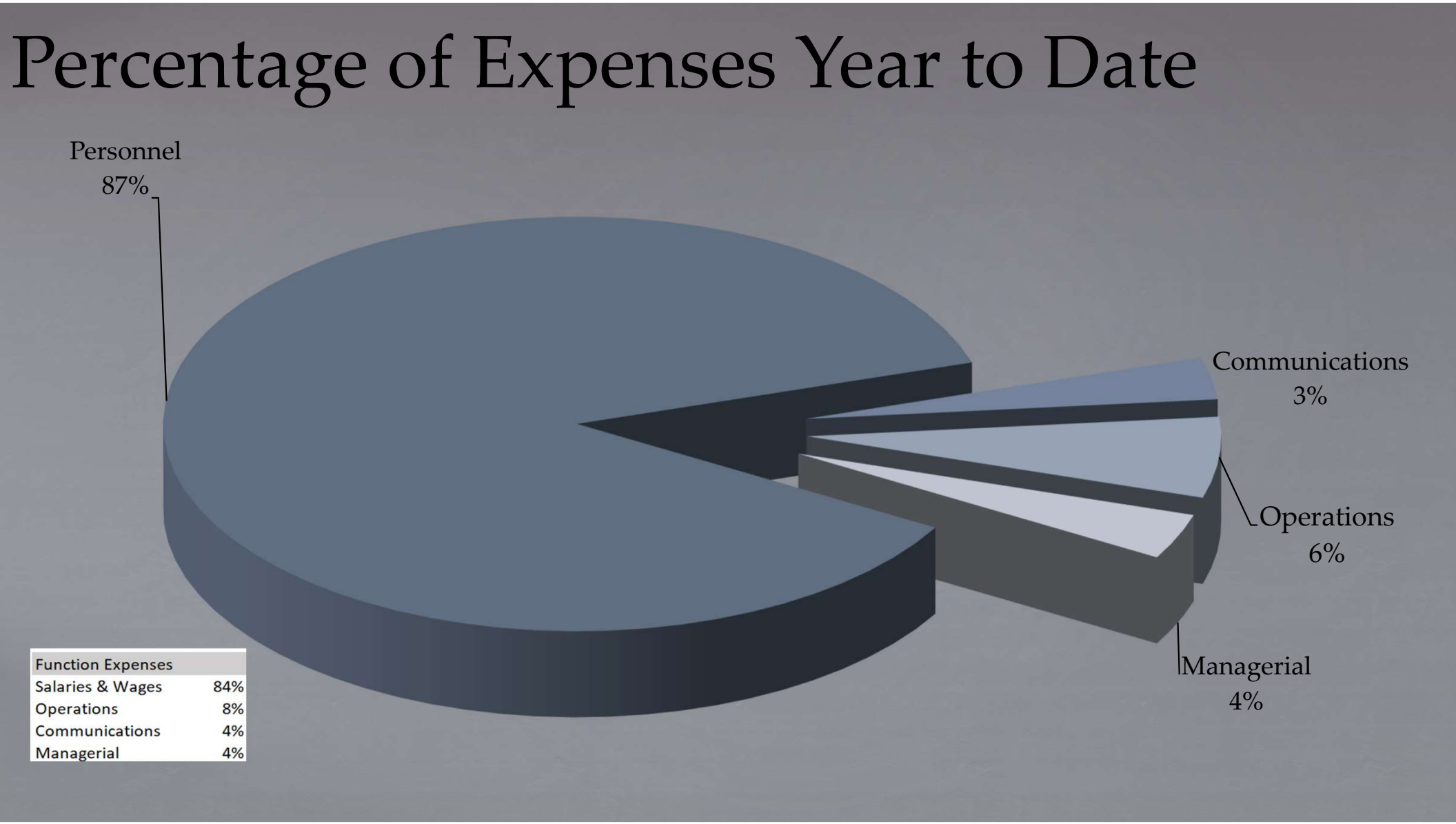
Fiscal Year to Date Budget to Actual



	Total Revenue	Total Expenses	Tax Levy	Non Tax Levy	Personnel	Building & Land	Vehicles & Equipment	Communications/I.T.	Managerial
Actual	$11,925,844	$9,383,003	$9,948,324	$1,977,520	$8,151,455	$200,676	$301,753	$307,783	$421,337
Budget	$11,086,856	$9,274,252	$9,651,498	$1,435,358	$7,741,260	$191,948	$317,952	$413,520	$609,572
VAR	$838,988	$108,751	$296,826	$542,162	$410,195	$8,728	$(16,199)	$(105,737)	$(188,235)

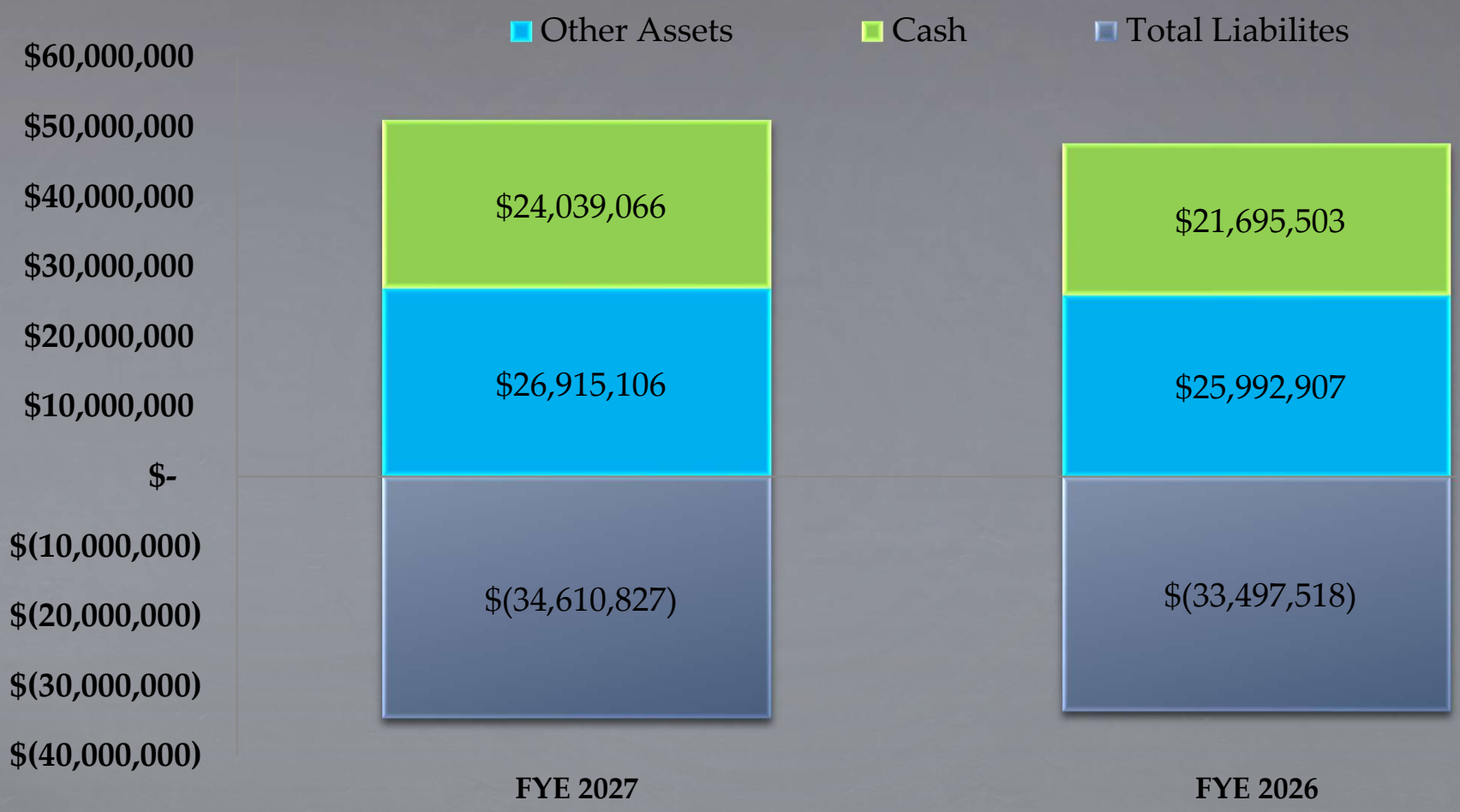

YEAR TO DATE EXPENSES AS PERCENTAGE OF BUDGET
Actual YTD
Budget Remaining
37%
63%

Percentage of Expenses Year to Date



Function Expenses	
Salaries & Wages	84%
Operations	8%
Communications	4%
Managerial	4%

Cash Position



Sedona Fire District
Transaction Detail by Account
October 2026

Type	Date	Num	Name	Memo	Split	Debit	Credit	Balance
1000 · Bill.com Money Out Clearing								
General Journal	10/01/2026	2024-4...		Reverse of GJE 2024-475 -- To clear ...	-SPLIT-		2,177.16	-2,177.16
Bill Pmt -Check	10/02/2026	Bill.com	CivicPlus, LLC	https://app01.us.bill.com/BillPay?id=b...	2000 · Accounts...		13,097.70	-15,274.86
Bill Pmt -Check	10/02/2026	Bill.com	Taylor & Sons Hauling	https://app01.us.bill.com/BillPay?id=b...	2000 · Accounts...		920.00	-16,194.86
Bill Pmt -Check	10/02/2026	Bill.com	DiscountCell, Inc.	https://app01.us.bill.com/BillPay?id=b...	2000 · Accounts...		1,542.44	-17,737.30
Bill Pmt -Check	10/02/2026	Bill.com	Arizona Generator Technolog...	https://app01.us.bill.com/BillPay?id=b...	2000 · Accounts...		2,432.59	-20,169.89
Bill Pmt -Check	10/02/2026	Bill.com	O'REILLY AUTO PARTS	https://app01.us.bill.com/BillPay?id=b...	2000 · Accounts...		104.38	-20,274.27
Bill Pmt -Check	10/02/2026	Bill.com	United Fire Equipment	https://app01.us.bill.com/BillPay?id=b...	2000 · Accounts...		202.96	-20,477.23
Bill Pmt -Check	10/02/2026	Bill.com	SyncroMSP	https://app01.us.bill.com/BillPay?id=b...	2000 · Accounts...		1,524.78	-22,002.01
Bill Pmt -Check	10/02/2026	Bill.com	United Fire Equipment	https://app01.us.bill.com/BillPay?id=b...	2000 · Accounts...		31.09	-22,033.10
Bill Pmt -Check	10/02/2026	Bill.com	The Hvac Company	https://app01.us.bill.com/BillPay?id=b...	2000 · Accounts...		1,844.61	-23,877.71
Bill Pmt -Check	10/02/2026	Bill.com	United Fire Equipment	https://app01.us.bill.com/BillPay?id=b...	2000 · Accounts...		218.99	-24,096.70
Bill Pmt -Check	10/02/2026	Bill.com	Electro Rent Corporation	https://app01.us.bill.com/BillPay?id=b...	2000 · Accounts...		7,550.56	-31,647.26
Bill Pmt -Check	10/02/2026	Bill.com	Jones Verde Valley	https://app01.us.bill.com/BillPay?id=b...	2000 · Accounts...		210.47	-31,857.73
Bill Pmt -Check	10/02/2026	Bill.com	United Fire Equipment	https://app01.us.bill.com/BillPay?id=b...	2000 · Accounts...		184.83	-32,042.56
Bill Pmt -Check	10/02/2026	Bill.com	United Fire Equipment	https://app01.us.bill.com/BillPay?id=b...	2000 · Accounts...		180.95	-32,223.51
Bill Pmt -Check	10/02/2026	Bill.com	United Fire Equipment	https://app01.us.bill.com/BillPay?id=b...	2000 · Accounts...		141.95	-32,365.46
Bill Pmt -Check	10/02/2026	Bill.com	Jones Verde Valley	https://app01.us.bill.com/BillPay?id=b...	2000 · Accounts...		274.56	-32,640.02
Bill Pmt -Check	10/02/2026	Bill.com	United Fire Equipment	https://app01.us.bill.com/BillPay?id=b...	2000 · Accounts...		89.09	-32,729.11
Bill Pmt -Check	10/02/2026	Bill.com	Big Brand Tire & Service	https://app01.us.bill.com/BillPay?id=b...	2000 · Accounts...		480.00	-33,209.11
Bill Pmt -Check	10/02/2026	Bill.com	United Fire Equipment	https://app01.us.bill.com/BillPay?id=b...	2000 · Accounts...		118.92	-33,328.03
Bill Pmt -Check	10/02/2026	Bill.com	United Fire Equipment	https://app01.us.bill.com/BillPay?id=b...	2000 · Accounts...		371.71	-33,699.74
Bill Pmt -Check	10/02/2026	Bill.com	O'REILLY AUTO PARTS	https://app01.us.bill.com/BillPay?id=b...	2000 · Accounts...		294.58	-33,994.32
Bill Pmt -Check	10/02/2026	Bill.com	MaxCharged LLC	https://app01.us.bill.com/BillPay?id=b...	2000 · Accounts...		4,116.52	-38,110.84
Bill Pmt -Check	10/02/2026	Bill.com	United Fire Equipment	https://app01.us.bill.com/BillPay?id=b...	2000 · Accounts...		98.90	-38,209.74
Bill Pmt -Check	10/02/2026	Bill.com	United Fire Equipment	https://app01.us.bill.com/BillPay?id=b...	2000 · Accounts...		298.87	-38,508.61
Bill Pmt -Check	10/02/2026	Bill.com	L. N. Curtis and Sons	https://app01.us.bill.com/BillPay?id=b...	2000 · Accounts...		3,962.11	-42,470.72
Bill Pmt -Check	10/02/2026	Bill.com	ZebraScapes Landscapping	https://app01.us.bill.com/BillPay?id=b...	2000 · Accounts...		3,500.00	-45,970.72
Bill Pmt -Check	10/02/2026	Bill.com	United Fire Equipment	https://app01.us.bill.com/BillPay?id=b...	2000 · Accounts...		398.01	-46,368.73
Bill Pmt -Check	10/02/2026	Bill.com	Galpin-Ford	https://app01.us.bill.com/BillPay?id=b...	2000 · Accounts...		2,503.60	-48,872.33
Bill Pmt -Check	10/02/2026	Bill.com	Jones Verde Valley	https://app01.us.bill.com/BillPay?id=b...	2000 · Accounts...		488.44	-49,360.77
Bill Pmt -Check	10/02/2026	Bill.com	O'REILLY AUTO PARTS	https://app01.us.bill.com/BillPay?id=b...	2000 · Accounts...		14.69	-49,375.46
Bill Pmt -Check	10/02/2026	Bill.com	LIGHT HOUSE OF ARIZONA	https://app01.us.bill.com/BillPay?id=b...	2000 · Accounts...		165.55	-49,541.01
Bill Pmt -Check	10/02/2026	Bill.com	Arizona Generator Technolog...	https://app01.us.bill.com/BillPay?id=b...	2000 · Accounts...		170.67	-49,711.68
Bill Pmt -Check	10/02/2026	Bill.com	Bound Tree Medical LLC	https://app01.us.bill.com/BillPay?id=b...	2000 · Accounts...		1,191.12	-50,902.80
Bill Pmt -Check	10/02/2026	Bill.com	L. N. Curtis and Sons	https://app01.us.bill.com/BillPay?id=b...	2000 · Accounts...		1,901.71	-52,804.51
Bill Pmt -Check	10/02/2026	Bill.com	United Fire Equipment	https://app01.us.bill.com/BillPay?id=b...	2000 · Accounts...		459.43	-53,263.94
Bill Pmt -Check	10/02/2026	Bill.com	Lumen Control - Access Bill	https://app01.us.bill.com/BillPay?id=b...	2000 · Accounts...		4,623.42	-57,887.36
Bill Pmt -Check	10/02/2026	Bill.com	United Fire Equipment	https://app01.us.bill.com/BillPay?id=b...	2000 · Accounts...		60.32	-57,947.68
Bill Pmt -Check	10/02/2026	Bill.com	Property Restoration and Mai...	https://app01.us.bill.com/BillPay?id=b...	2000 · Accounts...		6,057.79	-64,005.47
Bill Pmt -Check	10/02/2026	Bill.com	ZebraScapes Landscapping	https://app01.us.bill.com/BillPay?id=b...	2000 · Accounts...		10,625.00	-74,630.47
Bill Pmt -Check	10/02/2026	Bill.com	CITY OF SEDONA UTILITIES	https://app01.us.bill.com/BillPay?id=b...	2000 · Accounts...		62.70	-74,693.17
Bill Pmt -Check	10/02/2026	Bill.com	United Fire Equipment	https://app01.us.bill.com/BillPay?id=b...	2000 · Accounts...		141.84	-74,835.01
Bill Pmt -Check	10/02/2026	Bill.com	Arizona Generator Technolog...	https://app01.us.bill.com/BillPay?id=b...	2000 · Accounts...		368.84	-75,203.85
Bill Pmt -Check	10/02/2026	Bill.com	United Fire Equipment	https://app01.us.bill.com/BillPay?id=b...	2000 · Accounts...		184.51	-75,388.36
Bill Pmt -Check	10/02/2026	Bill.com	JOY DOTSON	https://app01.us.bill.com/BillPay?id=b...	2000 · Accounts...		2,191.51	-77,579.87
Bill Pmt -Check	10/02/2026	Bill.com	TC Excavating LLC	https://app01.us.bill.com/BillPay?id=b...	2000 · Accounts...		2,885.00	-80,464.87
Bill Pmt -Check	10/02/2026	Bill.com	PRUDENTIAL OVERALL SU...	https://app01.us.bill.com/BillPay?id=b...	2000 · Accounts...		67.17	-80,532.04
Bill Pmt -Check	10/02/2026	Bill.com	United Fire Equipment	https://app01.us.bill.com/BillPay?id=b...	2000 · Accounts...		86.95	-80,618.99
Bill Pmt -Check	10/02/2026	Bill.com	United Fire Equipment	https://app01.us.bill.com/BillPay?id=b...	2000 · Accounts...		261.95	-80,880.94
General Journal	10/02/2026	2024-4...		BILL 10/02/26 Payables Funding	1050 · Chase - ...	82,216.22		1,335.28
Bill Pmt -Check	10/02/2026	Bill.com	Yavapai County Treasurer*	https://app01.us.bill.com/BillPay?id=b...	2000 · Accounts...		1,335.28	0.00
Bill Pmt -Check	10/09/2026	Bill.com	Ambulance Medical Billing	https://app01.us.bill.com/BillPay?id=b...	2000 · Accounts...		2,275.47	-2,275.47
Bill Pmt -Check	10/09/2026	Bill.com	United Fire Equipment	https://app01.us.bill.com/BillPay?id=b...	2000 · Accounts...		95.88	-2,371.35
Bill Pmt -Check	10/09/2026	Bill.com	United Fire Equipment	https://app01.us.bill.com/BillPay?id=b...	2000 · Accounts...		279.49	-2,650.84
Bill Pmt -Check	10/09/2026	Bill.com	ALL-MED EQUIPMENT & SE...	https://app01.us.bill.com/BillPay?id=b...	2000 · Accounts...		62.40	-2,713.24

Sedona Fire District
Transaction Detail by Account
October 2026

Type	Date	Num	Name	Memo	Split	Debit	Credit	Balance
Bill Pmt -Check	10/09/2026	Bill.com	United Fire Equipment	https://app01.us.bill.com/BillPay?id=b...	2000 · Accounts...		95.88	-2,809.12
Bill Pmt -Check	10/09/2026	Bill.com	Advanced Septic Service Llc	https://app01.us.bill.com/BillPay?id=b...	2000 · Accounts...		750.00	-3,559.12
Bill Pmt -Check	10/09/2026	Bill.com	United Fire Equipment	https://app01.us.bill.com/BillPay?id=b...	2000 · Accounts...		159.44	-3,718.56
Bill Pmt -Check	10/09/2026	Bill.com	United Fire Equipment	https://app01.us.bill.com/BillPay?id=b...	2000 · Accounts...		549.82	-4,268.38
Bill Pmt -Check	10/09/2026	Bill.com	ALL-MED EQUIPMENT & SE...	https://app01.us.bill.com/BillPay?id=b...	2000 · Accounts...		19.20	-4,287.58
Bill Pmt -Check	10/09/2026	Bill.com	United Arizona Firefighters He...	https://app01.us.bill.com/BillPay?id=b...	2000 · Accounts...		124,906.37	-129,193.95
Bill Pmt -Check	10/09/2026	Bill.com	United Fire Equipment	https://app01.us.bill.com/BillPay?id=b...	2000 · Accounts...		483.69	-129,677.64
Bill Pmt -Check	10/09/2026	Bill.com	United Fire Equipment	https://app01.us.bill.com/BillPay?id=b...	2000 · Accounts...		539.86	-130,217.50
Bill Pmt -Check	10/09/2026	Bill.com	United Fire Equipment	https://app01.us.bill.com/BillPay?id=b...	2000 · Accounts...		76.08	-130,293.58
Bill Pmt -Check	10/09/2026	Bill.com	United Fire Equipment	https://app01.us.bill.com/BillPay?id=b...	2000 · Accounts...		489.42	-130,783.00
Bill Pmt -Check	10/09/2026	Bill.com	Rhinehart Oil Co., LLC	https://app01.us.bill.com/BillPay?id=b...	2000 · Accounts...		1,768.74	-132,551.74
Bill Pmt -Check	10/09/2026	Bill.com	United Fire Equipment	https://app01.us.bill.com/BillPay?id=b...	2000 · Accounts...		118.75	-132,670.49
Bill Pmt -Check	10/09/2026	Bill.com	Rhinehart Oil Co., LLC	https://app01.us.bill.com/BillPay?id=b...	2000 · Accounts...		3,963.54	-136,634.03
Bill Pmt -Check	10/09/2026	Bill.com	United Fire Equipment	https://app01.us.bill.com/BillPay?id=b...	2000 · Accounts...		1,023.56	-137,657.59
Bill Pmt -Check	10/09/2026	Bill.com	United Fire Equipment	https://app01.us.bill.com/BillPay?id=b...	2000 · Accounts...		697.34	-138,354.93
Bill Pmt -Check	10/09/2026	Bill.com	United Fire Equipment	https://app01.us.bill.com/BillPay?id=b...	2000 · Accounts...		892.78	-139,247.71
Bill Pmt -Check	10/09/2026	Bill.com	ALL-MED EQUIPMENT & SE...	https://app01.us.bill.com/BillPay?id=b...	2000 · Accounts...		48.00	-139,295.71
Bill Pmt -Check	10/09/2026	Bill.com	JON DAVIS	https://app01.us.bill.com/BillPay?id=b...	2000 · Accounts...		1,756.19	-141,051.90
Bill Pmt -Check	10/09/2026	Bill.com	FireCatt Precision Service Te...	https://app01.us.bill.com/BillPay?id=b...	2000 · Accounts...		14,033.55	-155,085.45
Bill Pmt -Check	10/09/2026	Bill.com	United Fire Equipment	https://app01.us.bill.com/BillPay?id=b...	2000 · Accounts...		60.32	-155,145.77
Bill Pmt -Check	10/09/2026	Bill.com	United Fire Equipment	https://app01.us.bill.com/BillPay?id=b...	2000 · Accounts...		702.75	-155,848.52
Bill Pmt -Check	10/09/2026	Bill.com	Jones Verde Valley	https://app01.us.bill.com/BillPay?id=b...	2000 · Accounts...		193.05	-156,041.57
Bill Pmt -Check	10/09/2026	Bill.com	RWC INTERNATIONAL	https://app01.us.bill.com/BillPay?id=b...	2000 · Accounts...		114.55	-156,156.12
Bill Pmt -Check	10/09/2026	Bill.com	United Fire Equipment	https://app01.us.bill.com/BillPay?id=b...	2000 · Accounts...		483.69	-156,639.81
Bill Pmt -Check	10/09/2026	Bill.com	NAPA AUTO PARTS	https://app01.us.bill.com/BillPay?id=b...	2000 · Accounts...		127.34	-156,767.15
Bill Pmt -Check	10/09/2026	Bill.com	United Fire Equipment	https://app01.us.bill.com/BillPay?id=b...	2000 · Accounts...		119.97	-156,887.12
Bill Pmt -Check	10/09/2026	Bill.com	United Fire Equipment	https://app01.us.bill.com/BillPay?id=b...	2000 · Accounts...		418.82	-157,305.94
Bill Pmt -Check	10/09/2026	Bill.com	Keepers Commercial Cleaning	https://app01.us.bill.com/BillPay?id=b...	2000 · Accounts...		1,406.00	-158,711.94
Bill Pmt -Check	10/09/2026	Bill.com	VILLAGE HARDWARE	https://app01.us.bill.com/BillPay?id=b...	2000 · Accounts...		75.03	-158,786.97
Bill Pmt -Check	10/09/2026	Bill.com	United Fire Equipment	https://app01.us.bill.com/BillPay?id=b...	2000 · Accounts...		298.87	-159,085.84
Bill Pmt -Check	10/09/2026	Bill.com	NORTHERN ARIZONA HEAL...	https://app01.us.bill.com/BillPay?id=b...	2000 · Accounts...		2,075.81	-161,161.65
Bill Pmt -Check	10/09/2026	Bill.com	O'REILLY AUTO PARTS	https://app01.us.bill.com/BillPay?id=b...	2000 · Accounts...		35.14	-161,196.79
Bill Pmt -Check	10/09/2026	Bill.com	United Fire Equipment	https://app01.us.bill.com/BillPay?id=b...	2000 · Accounts...		95.88	-161,292.67
Bill Pmt -Check	10/09/2026	Bill.com	VERIZON WIRELESS 06421...	https://app01.us.bill.com/BillPay?id=b...	2000 · Accounts...		1,944.36	-163,237.03
Bill Pmt -Check	10/09/2026	Bill.com	O'REILLY AUTO PARTS	https://app01.us.bill.com/BillPay?id=b...	2000 · Accounts...		127.73	-163,364.76
Bill Pmt -Check	10/09/2026	Bill.com	Jones Verde Valley	https://app01.us.bill.com/BillPay?id=b...	2000 · Accounts...		599.53	-163,964.29
Bill Pmt -Check	10/09/2026	Bill.com	MERIT TECHNOLOGY PAR...	https://app01.us.bill.com/BillPay?id=b...	2000 · Accounts...		5,371.69	-169,335.98
Bill Pmt -Check	10/09/2026	Bill.com	Big Brand Tire & Service	https://app01.us.bill.com/BillPay?id=b...	2000 · Accounts...		90.00	-169,425.98
Bill Pmt -Check	10/09/2026	Bill.com	ASDD DOCUMENT DESTR...	https://app01.us.bill.com/BillPay?id=b...	2000 · Accounts...		105.00	-169,530.98
Bill Pmt -Check	10/09/2026	Bill.com	United Fire Equipment	https://app01.us.bill.com/BillPay?id=b...	2000 · Accounts...		697.34	-170,228.32
Bill Pmt -Check	10/09/2026	Bill.com	Littler Mendelson, PC	https://app01.us.bill.com/BillPay?id=b...	2000 · Accounts...		492.15	-170,720.47
Bill Pmt -Check	10/09/2026	Bill.com	MCI	https://app01.us.bill.com/BillPay?id=b...	2000 · Accounts...		88.91	-170,809.38
Bill Pmt -Check	10/09/2026	Bill.com	O'REILLY AUTO PARTS	https://app01.us.bill.com/BillPay?id=b...	2000 · Accounts...		46.03	-170,855.41
Bill Pmt -Check	10/09/2026	Bill.com	United Fire Equipment	https://app01.us.bill.com/BillPay?id=b...	2000 · Accounts...		493.31	-171,348.72
Bill Pmt -Check	10/09/2026	Bill.com	United Fire Equipment	https://app01.us.bill.com/BillPay?id=b...	2000 · Accounts...		86.64	-171,435.36
Bill Pmt -Check	10/09/2026	Bill.com	MICHAEL M GOLIGHTLY AN...	https://app01.us.bill.com/BillPay?id=b...	2000 · Accounts...		1,261.16	-172,696.52
Bill Pmt -Check	10/09/2026	Bill.com	INTERSTATE BATTERIES O...	https://app01.us.bill.com/BillPay?id=b...	2000 · Accounts...		936.55	-173,633.07
Bill Pmt -Check	10/09/2026	Bill.com	Swift Group, LLC	https://app01.us.bill.com/BillPay?id=b...	2000 · Accounts...		19,004.11	-192,637.18
Bill Pmt -Check	10/09/2026	Bill.com	Ambulance Medical Billing	https://app01.us.bill.com/BillPay?id=b...	2000 · Accounts...		6,804.03	-199,441.21
Bill Pmt -Check	10/09/2026	Bill.com	Advanced Septic Service Llc	https://app01.us.bill.com/BillPay?id=b...	2000 · Accounts...		750.00	-200,191.21
General Journal	10/09/2026	2024-4...		BILL 10/09/26 Payables Funding	1050 · Chase - ...	200,191.21		0.00
Bill Pmt -Check	10/16/2026	Bill.com	PRUDENTIAL OVERALL SU...	https://app01.us.bill.com/BillPay?id=b...	2000 · Accounts...		67.17	-67.17
Bill Pmt -Check	10/16/2026	Bill.com	United Fire Equipment	https://app01.us.bill.com/BillPay?id=b...	2000 · Accounts...		86.95	-154.12
Bill Pmt -Check	10/16/2026	Bill.com	United Fire Equipment	https://app01.us.bill.com/BillPay?id=b...	2000 · Accounts...		92.93	-247.05
Bill Pmt -Check	10/16/2026	Bill.com	LEA-Architects, LLC	https://app01.us.bill.com/BillPay?id=b...	2000 · Accounts...		3,700.00	-3,947.05
Bill Pmt -Check	10/16/2026	Bill.com	United Fire Equipment	https://app01.us.bill.com/BillPay?id=b...	2000 · Accounts...		150.95	-4,098.00

Sedona Fire District
Transaction Detail by Account
October 2026

Type	Date	Num	Name	Memo	Split	Debit	Credit	Balance
Bill Pmt -Check	10/16/2026	Bill.com	Kronos SaaShr, Inc	https://app01.us.bill.com/BillPay?id=b...	2000 · Accounts...		103.00	-4,201.00
Bill Pmt -Check	10/16/2026	Bill.com	ZOLL MEDICAL CORPORAT...	https://app01.us.bill.com/BillPay?id=b...	2000 · Accounts...		1,917.72	-6,118.72
Bill Pmt -Check	10/16/2026	Bill.com	United Fire Equipment	https://app01.us.bill.com/BillPay?id=b...	2000 · Accounts...		581.79	-6,700.51
Bill Pmt -Check	10/16/2026	Bill.com	United Fire Equipment	https://app01.us.bill.com/BillPay?id=b...	2000 · Accounts...		172.28	-6,872.79
Bill Pmt -Check	10/16/2026	Bill.com	PRUDENTIAL OVERALL SU...	https://app01.us.bill.com/BillPay?id=b...	2000 · Accounts...		101.29	-6,974.08
Bill Pmt -Check	10/16/2026	Bill.com	United Fire Equipment	https://app01.us.bill.com/BillPay?id=b...	2000 · Accounts...		241.27	-7,215.35
Bill Pmt -Check	10/16/2026	Bill.com	United Fire Equipment	https://app01.us.bill.com/BillPay?id=b...	2000 · Accounts...		37.12	-7,252.47
Bill Pmt -Check	10/16/2026	Bill.com	United Fire Equipment	https://app01.us.bill.com/BillPay?id=b...	2000 · Accounts...		81.63	-7,334.10
Bill Pmt -Check	10/16/2026	Bill.com	LEA-Architects, LLC	https://app01.us.bill.com/BillPay?id=b...	2000 · Accounts...		53,569.46	-60,903.56
Bill Pmt -Check	10/16/2026	Bill.com	Jones Verde Valley	https://app01.us.bill.com/BillPay?id=b...	2000 · Accounts...		404.60	-61,308.16
Bill Pmt -Check	10/16/2026	Bill.com	NAPA AUTO PARTS	https://app01.us.bill.com/BillPay?id=b...	2000 · Accounts...		95.50	-61,403.66
Bill Pmt -Check	10/16/2026	Bill.com	CITY OF SEDONA UTILITIES	https://app01.us.bill.com/BillPay?id=b...	2000 · Accounts...		35.78	-61,439.44
Bill Pmt -Check	10/16/2026	Bill.com	United Fire Equipment	https://app01.us.bill.com/BillPay?id=b...	2000 · Accounts...		34.65	-61,474.09
Bill Pmt -Check	10/16/2026	Bill.com	United Fire Equipment	https://app01.us.bill.com/BillPay?id=b...	2000 · Accounts...		500.00	-61,974.09
Bill Pmt -Check	10/16/2026	Bill.com	United Fire Equipment	https://app01.us.bill.com/BillPay?id=b...	2000 · Accounts...		506.99	-62,481.08
Bill Pmt -Check	10/16/2026	Bill.com	United Fire Equipment	https://app01.us.bill.com/BillPay?id=b...	2000 · Accounts...		150.95	-62,632.03
Bill Pmt -Check	10/16/2026	Bill.com	ESO SOLUTIONS, INC.	https://app01.us.bill.com/BillPay?id=b...	2000 · Accounts...		2,995.54	-65,627.57
Bill Pmt -Check	10/16/2026	Bill.com	United Fire Equipment	https://app01.us.bill.com/BillPay?id=b...	2000 · Accounts...		239.94	-65,867.51
Bill Pmt -Check	10/16/2026	Bill.com	Leavitt Communications LLC	https://app01.us.bill.com/BillPay?id=b...	2000 · Accounts...		200.23	-66,067.74
Bill Pmt -Check	10/16/2026	Bill.com	United Fire Equipment	https://app01.us.bill.com/BillPay?id=b...	2000 · Accounts...		219.72	-66,287.46
Bill Pmt -Check	10/16/2026	Bill.com	United Fire Equipment	https://app01.us.bill.com/BillPay?id=b...	2000 · Accounts...		177.98	-66,465.44
Bill Pmt -Check	10/16/2026	Bill.com	Jones Verde Valley	https://app01.us.bill.com/BillPay?id=b...	2000 · Accounts...		187.33	-66,652.77
Bill Pmt -Check	10/16/2026	Bill.com	United Fire Equipment	https://app01.us.bill.com/BillPay?id=b...	2000 · Accounts...		69.29	-66,722.06
Bill Pmt -Check	10/16/2026	Bill.com	United Fire Equipment	https://app01.us.bill.com/BillPay?id=b...	2000 · Accounts...		53.50	-66,775.56
Bill Pmt -Check	10/16/2026	Bill.com	Bound Tree Medical LLC	https://app01.us.bill.com/BillPay?id=b...	2000 · Accounts...		593.09	-67,368.65
Bill Pmt -Check	10/16/2026	Bill.com	Gabriel & Ashworth, P.L.L.C.	https://app01.us.bill.com/BillPay?id=b...	2000 · Accounts...		5,500.00	-72,868.65
Bill Pmt -Check	10/16/2026	Bill.com	United Fire Equipment	https://app01.us.bill.com/BillPay?id=b...	2000 · Accounts...		80.64	-72,949.29
Bill Pmt -Check	10/16/2026	Bill.com	United Fire Equipment	https://app01.us.bill.com/BillPay?id=b...	2000 · Accounts...		506.99	-73,456.28
Bill Pmt -Check	10/16/2026	Bill.com	O'REILLY AUTO PARTS	https://app01.us.bill.com/BillPay?id=b...	2000 · Accounts...		39.05	-73,495.33
Bill Pmt -Check	10/16/2026	Bill.com	XEROX FINANCIAL SERVIC...	https://app01.us.bill.com/BillPay?id=b...	2000 · Accounts...		972.73	-74,468.06
Bill Pmt -Check	10/16/2026	Bill.com	United Fire Equipment	https://app01.us.bill.com/BillPay?id=b...	2000 · Accounts...		130.78	-74,598.84
Bill Pmt -Check	10/16/2026	Bill.com	Bound Tree Medical LLC	https://app01.us.bill.com/BillPay?id=b...	2000 · Accounts...		322.03	-74,920.87
Bill Pmt -Check	10/16/2026	Bill.com	United Fire Equipment	https://app01.us.bill.com/BillPay?id=b...	2000 · Accounts...		506.99	-75,427.86
Bill Pmt -Check	10/16/2026	Bill.com	Jones Verde Valley	https://app01.us.bill.com/BillPay?id=b...	2000 · Accounts...		100.10	-75,527.96
Bill Pmt -Check	10/16/2026	Bill.com	United Fire Equipment	https://app01.us.bill.com/BillPay?id=b...	2000 · Accounts...		152.18	-75,680.14
Bill Pmt -Check	10/16/2026	Bill.com	United Fire Equipment	https://app01.us.bill.com/BillPay?id=b...	2000 · Accounts...		272.31	-75,952.45
Bill Pmt -Check	10/16/2026	Bill.com	United Fire Equipment	https://app01.us.bill.com/BillPay?id=b...	2000 · Accounts...		150.95	-76,103.40
General Journal	10/16/2026	2024-4...		BILL 10/16/26 Payables Funding	1050 · Chase - ...	76,103.40		0.00
Bill Pmt -Check	10/23/2026	Bill.com	MES Depository Account	https://app01.us.bill.com/BillPay?id=b...	2000 · Accounts...		2,038.48	-2,038.48
Bill Pmt -Check	10/23/2026	Bill.com	VERIZON WIRELESS.	https://app01.us.bill.com/BillPay?id=b...	2000 · Accounts...		3,217.35	-5,255.83
Bill Pmt -Check	10/23/2026	Bill.com	MES Depository Account	https://app01.us.bill.com/BillPay?id=b...	2000 · Accounts...		6,807.48	-12,063.31
Bill Pmt -Check	10/23/2026	Bill.com	ZOLL MEDICAL CORPORAT...	https://app01.us.bill.com/BillPay?id=b...	2000 · Accounts...		10,447.58	-22,510.89
Bill Pmt -Check	10/23/2026	Bill.com	United Fire Equipment	https://app01.us.bill.com/BillPay?id=b...	2000 · Accounts...		278.21	-22,789.10
Bill Pmt -Check	10/23/2026	Bill.com	United Fire Equipment	https://app01.us.bill.com/BillPay?id=b...	2000 · Accounts...		202.96	-22,992.06
Bill Pmt -Check	10/23/2026	Bill.com	MICHAEL M GOLIGHTLY AN...	https://app01.us.bill.com/BillPay?id=b...	2000 · Accounts...		1,237.43	-24,229.49
Bill Pmt -Check	10/23/2026	Bill.com	American Ambulance Associa...	https://app01.us.bill.com/BillPay?id=b...	2000 · Accounts...		1,203.08	-25,432.57
Bill Pmt -Check	10/23/2026	Bill.com	O'REILLY AUTO PARTS	https://app01.us.bill.com/BillPay?id=b...	2000 · Accounts...		9.21	-25,441.78
Bill Pmt -Check	10/23/2026	Bill.com	Bound Tree Medical LLC	https://app01.us.bill.com/BillPay?id=b...	2000 · Accounts...		593.09	-26,034.87
Bill Pmt -Check	10/23/2026	Bill.com	Larson Newspapers	https://app01.us.bill.com/BillPay?id=b...	2000 · Accounts...		36.00	-26,070.87
Bill Pmt -Check	10/23/2026	Bill.com	Coconino Community College	https://app01.us.bill.com/BillPay?id=b...	2000 · Accounts...		6,525.00	-32,595.87
Bill Pmt -Check	10/23/2026	Bill.com	Advanced Septic Service Llc	https://app01.us.bill.com/BillPay?id=b...	2000 · Accounts...		750.00	-33,345.87
Bill Pmt -Check	10/23/2026	Bill.com	JAMES VINCENT GROUP LLC	https://app01.us.bill.com/BillPay?id=b...	2000 · Accounts...		9,660.00	-43,005.87
Bill Pmt -Check	10/23/2026	Bill.com	Hale's Roofing LLC	https://app01.us.bill.com/BillPay?id=b...	2000 · Accounts...		1,113.70	-44,119.57
Bill Pmt -Check	10/23/2026	Bill.com	Sedona-Oak Creek Airport Au...	https://app01.us.bill.com/BillPay?id=b...	2000 · Accounts...		2,000.00	-46,119.57
Bill Pmt -Check	10/23/2026	Bill.com	Beach Fleischman	https://app01.us.bill.com/BillPay?id=b...	2000 · Accounts...		13,750.00	-59,869.57
Bill Pmt -Check	10/23/2026	Bill.com	Jones Verde Valley	https://app01.us.bill.com/BillPay?id=b...	2000 · Accounts...		92.95	-59,962.52

Sedona Fire District
Transaction Detail by Account
October 2026

Type	Date	Num	Name	Memo	Split	Debit	Credit	Balance
Bill Pmt -Check	10/23/2026	Bill.com	Verizon -#542042609-00001	https://app01.us.bill.com/BillPay?id=b...	2000 · Accounts...		1,092.58	-61,055.10
Bill Pmt -Check	10/23/2026	Bill.com	Jones Verde Valley	https://app01.us.bill.com/BillPay?id=b...	2000 · Accounts...		273.42	-61,328.52
Bill Pmt -Check	10/23/2026	Bill.com	The Glass Company	https://app01.us.bill.com/BillPay?id=b...	2000 · Accounts...		234.50	-61,563.02
Bill Pmt -Check	10/23/2026	Bill.com	PRUDENTIAL OVERALL SU...	https://app01.us.bill.com/BillPay?id=b...	2000 · Accounts...		101.29	-61,664.31
Bill Pmt -Check	10/23/2026	Bill.com	Corvis Distributing	https://app01.us.bill.com/BillPay?id=b...	2000 · Accounts...		44.32	-61,708.63
General Journal	10/23/2026	2024-4...		BILL 10/23/26 Payables Funding	1050 · Chase - ...	61,708.63		0.00
General Journal	10/27/2026	2024-4...		BILL 10/27/26 Credit P26072301 - 53...	1050 · Chase - ...		1,482.98	-1,482.98
General Journal	10/27/2026	2024-4...	Mosyle Corporation	Posted entry to clear out Bill.com bal...	2000 · Accounts...	1,482.98		0.00
Bill Pmt -Check	10/30/2026	Bill.com	PRUDENTIAL OVERALL SU...	https://app01.us.bill.com/BillPay?id=b...	2000 · Accounts...		67.17	-67.17
Bill Pmt -Check	10/30/2026	Bill.com	Corvis Distributing	https://app01.us.bill.com/BillPay?id=b...	2000 · Accounts...		301.38	-368.55
Bill Pmt -Check	10/30/2026	Bill.com	United Fire Equipment	https://app01.us.bill.com/BillPay?id=b...	2000 · Accounts...		147.52	-516.07
Bill Pmt -Check	10/30/2026	Bill.com	United Fire Equipment	https://app01.us.bill.com/BillPay?id=b...	2000 · Accounts...		49.45	-565.52
Bill Pmt -Check	10/30/2026	Bill.com	United Fire Equipment	https://app01.us.bill.com/BillPay?id=b...	2000 · Accounts...		153.25	-718.77
Bill Pmt -Check	10/30/2026	Bill.com	PRUDENTIAL OVERALL SU...	https://app01.us.bill.com/BillPay?id=b...	2000 · Accounts...		86.67	-805.44
Bill Pmt -Check	10/30/2026	Bill.com	Nichols Mechanical	https://app01.us.bill.com/BillPay?id=b...	2000 · Accounts...		3,500.00	-4,305.44
Bill Pmt -Check	10/30/2026	Bill.com	United Fire Equipment	https://app01.us.bill.com/BillPay?id=b...	2000 · Accounts...		49.17	-4,354.61
Bill Pmt -Check	10/30/2026	Bill.com	Jones Verde Valley	https://app01.us.bill.com/BillPay?id=b...	2000 · Accounts...		357.27	-4,711.88
Bill Pmt -Check	10/30/2026	Bill.com	Rhinehart Oil Co., LLC	https://app01.us.bill.com/BillPay?id=b...	2000 · Accounts...		2,097.97	-6,809.85
Bill Pmt -Check	10/30/2026	Bill.com	Life & Property Safety, LLC	https://app01.us.bill.com/BillPay?id=b...	2000 · Accounts...		1,500.00	-8,309.85
Bill Pmt -Check	10/30/2026	Bill.com	O'REILLY AUTO PARTS	https://app01.us.bill.com/BillPay?id=b...	2000 · Accounts...		90.25	-8,400.10
Bill Pmt -Check	10/30/2026	Bill.com	O'REILLY AUTO PARTS	https://app01.us.bill.com/BillPay?id=b...	2000 · Accounts...		236.50	-8,636.60
Bill Pmt -Check	10/30/2026	Bill.com	Electro Rent Corporation	https://app01.us.bill.com/BillPay?id=b...	2000 · Accounts...		7,019.42	-15,656.02
Bill Pmt -Check	10/30/2026	Bill.com	BIG PARK SEWER	https://app01.us.bill.com/BillPay?id=b...	2000 · Accounts...		456.21	-16,112.23
Bill Pmt -Check	10/30/2026	Bill.com	United Fire Equipment	https://app01.us.bill.com/BillPay?id=b...	2000 · Accounts...		98.90	-16,211.13
Bill Pmt -Check	10/30/2026	Bill.com	Lumen Control - Access Bill	https://app01.us.bill.com/BillPay?id=b...	2000 · Accounts...		4,623.42	-20,834.55
Bill Pmt -Check	10/30/2026	Bill.com	SCM Property Maintenance L...	https://app01.us.bill.com/BillPay?id=b...	2000 · Accounts...		1,000.00	-21,834.55
Bill Pmt -Check	10/30/2026	Bill.com	Jones Verde Valley	https://app01.us.bill.com/BillPay?id=b...	2000 · Accounts...		310.31	-22,144.86
Bill Pmt -Check	10/30/2026	Bill.com	United Fire Equipment	https://app01.us.bill.com/BillPay?id=b...	2000 · Accounts...		252.14	-22,397.00
Bill Pmt -Check	10/30/2026	Bill.com	United Fire Equipment	https://app01.us.bill.com/BillPay?id=b...	2000 · Accounts...		98.35	-22,495.35
Bill Pmt -Check	10/30/2026	Bill.com	MICHAEL M GOLIGHTLY AN...	https://app01.us.bill.com/BillPay?id=b...	2000 · Accounts...		1,598.67	-24,094.02
Bill Pmt -Check	10/30/2026	Bill.com	United Fire Equipment	https://app01.us.bill.com/BillPay?id=b...	2000 · Accounts...		62.18	-24,156.20
Bill Pmt -Check	10/30/2026	Bill.com	Advanced Septic Service Llc	https://app01.us.bill.com/BillPay?id=b...	2000 · Accounts...		750.00	-24,906.20
Bill Pmt -Check	10/30/2026	Bill.com	MICHAEL M GOLIGHTLY AN...	https://app01.us.bill.com/BillPay?id=b...	2000 · Accounts...		3,693.69	-28,599.89
Bill Pmt -Check	10/30/2026	Bill.com	Jones Verde Valley	https://app01.us.bill.com/BillPay?id=b...	2000 · Accounts...		429.29	-29,029.18
Bill Pmt -Check	10/30/2026	Bill.com	Hale's Roofing LLC	https://app01.us.bill.com/BillPay?id=b...	2000 · Accounts...		1,900.00	-30,929.18
Bill Pmt -Check	10/30/2026	Bill.com	United Fire Equipment	https://app01.us.bill.com/BillPay?id=b...	2000 · Accounts...		99.32	-31,028.50
Bill Pmt -Check	10/30/2026	Bill.com	NAPA AUTO PARTS	https://app01.us.bill.com/BillPay?id=b...	2000 · Accounts...		127.34	-31,155.84
Bill Pmt -Check	10/30/2026	Bill.com	United Fire Equipment	https://app01.us.bill.com/BillPay?id=b...	2000 · Accounts...		37.12	-31,192.96
Bill Pmt -Check	10/30/2026	Bill.com	O'REILLY AUTO PARTS	https://app01.us.bill.com/BillPay?id=b...	2000 · Accounts...		92.16	-31,285.12
Bill Pmt -Check	10/30/2026	Bill.com	O'REILLY AUTO PARTS	https://app01.us.bill.com/BillPay?id=b...	2000 · Accounts...		587.72	-31,872.84
Bill Pmt -Check	10/30/2026	Bill.com	Jones Verde Valley	https://app01.us.bill.com/BillPay?id=b...	2000 · Accounts...		156.29	-32,029.13
Bill Pmt -Check	10/30/2026	Bill.com	Rhinehart Oil Co., LLC	https://app01.us.bill.com/BillPay?id=b...	2000 · Accounts...		3,227.64	-35,256.77
Bill Pmt -Check	10/30/2026	Bill.com	CITY OF COTTONWOOD.	https://app01.us.bill.com/BillPay?id=b...	2000 · Accounts...		30,416.83	-65,673.60
Bill Pmt -Check	10/30/2026	Bill.com	Winzer	https://app01.us.bill.com/BillPay?id=b...	2000 · Accounts...		264.57	-65,938.17
Bill Pmt -Check	10/30/2026	Bill.com	United Fire Equipment	https://app01.us.bill.com/BillPay?id=b...	2000 · Accounts...		130.78	-66,068.95
Bill Pmt -Check	10/30/2026	Bill.com	INTERSTATE BATTERIES O...	https://app01.us.bill.com/BillPay?id=b...	2000 · Accounts...		710.54	-66,779.49
Bill Pmt -Check	10/30/2026	Bill.com	Leavitt Communications LLC	https://app01.us.bill.com/BillPay?id=b...	2000 · Accounts...		928.31	-67,707.80
Bill Pmt -Check	10/30/2026	Bill.com	Snap On Tools dba Hansen's ...	https://app01.us.bill.com/BillPay?id=b...	2000 · Accounts...		906.81	-68,614.61
Bill Pmt -Check	10/30/2026	Bill.com	ALL-MED EQUIPMENT & SE...	https://app01.us.bill.com/BillPay?id=b...	2000 · Accounts...		114.00	-68,728.61
Bill Pmt -Check	10/30/2026	Bill.com	United Fire Equipment	https://app01.us.bill.com/BillPay?id=b...	2000 · Accounts...		260.85	-68,989.46
Bill Pmt -Check	10/30/2026	Bill.com	United Fire Equipment	https://app01.us.bill.com/BillPay?id=b...	2000 · Accounts...		49.45	-69,038.91
Bill Pmt -Check	10/30/2026	Bill.com	Jones Verde Valley	https://app01.us.bill.com/BillPay?id=b...	2000 · Accounts...		59.99	-69,098.90
Bill Pmt -Check	10/30/2026	Bill.com	Jones Verde Valley	https://app01.us.bill.com/BillPay?id=b...	2000 · Accounts...		61.84	-69,160.74
Bill Pmt -Check	10/30/2026	Bill.com	John Graves Propane of AZ 4...	https://app01.us.bill.com/BillPay?id=b...	2000 · Accounts...		206.46	-69,367.20
Bill Pmt -Check	10/30/2026	Bill.com	Life & Property Safety, LLC	https://app01.us.bill.com/BillPay?id=b...	2000 · Accounts...		1,990.50	-71,357.70
Bill Pmt -Check	10/30/2026	Bill.com	Nichols Mechanical	https://app01.us.bill.com/BillPay?id=b...	2000 · Accounts...		3,885.00	-75,242.70

Sedona Fire District
Transaction Detail by Account
October 2026

Type	Date	Num	Name	Memo	Split	Debit	Credit	Balance
Bill Pmt -Check	10/30/2026	Bill.com	United Fire Equipment	https://app01.us.bill.com/BillPay?id=b...	2000 · Accounts...		297.22	-75,539.92
Bill Pmt -Check	10/30/2026	Bill.com	928 Sign Company, LLC	https://app01.us.bill.com/BillPay?id=b...	2000 · Accounts...		244.86	-75,784.78
Bill Pmt -Check	10/30/2026	Bill.com	Life & Property Safety, LLC	https://app01.us.bill.com/BillPay?id=b...	2000 · Accounts...		72.49	-75,857.27
Bill Pmt -Check	10/30/2026	Bill.com	United Fire Equipment	https://app01.us.bill.com/BillPay?id=b...	2000 · Accounts...		243.19	-76,100.46
General Journal	10/30/2026	2024-4...		BILL 10/30/26 Payables Funding	1050 · Chase - ...	76,100.46		0.00
Total 1000 · Bill.com Money Out Clearing						497,802.90	497,802.90	0.00
1010 · Capital Reserves Fund								
Deposit	10/31/2026			Interest	4610 · Interest E...	54,658.08		54,658.08
Total 1010 · Capital Reserves Fund						54,658.08	0.00	54,658.08
1050 · Chase - Operating Account								
Deposit	10/01/2026		AARP		4140 · Insuranc...	266.73		266.73
Deposit	10/01/2026		Centene		4140 · Insuranc...	1,608.89		1,875.62
Deposit	10/01/2026		Credit Bureau		4140 · Insuranc...	2,130.47		4,006.09
Deposit	10/01/2026		First Due		4140 · Insuranc...	650.00		4,656.09
Deposit	10/01/2026		Paymac		4140 · Insuranc...	6,100.00		10,756.09
Check	10/01/2026		CENTURYLINK		6300 · Communi...		81.20	10,674.89
Check	10/01/2026		CENTURYLINK		6300 · Communi...		281.32	10,393.57
Check	10/01/2026		CENTURYLINK		6300 · Communi...		281.32	10,112.25
Check	10/01/2026		CENTURYLINK		6300 · Communi...		281.32	9,830.93
Check	10/01/2026		CENTURYLINK		6300 · Communi...		475.49	9,355.44
Check	10/01/2026		CENTURYLINK		6300 · Communi...		154.40	9,201.04
Check	10/01/2026		CENTURYLINK		6300 · Communi...		540.67	8,660.37
Check	10/01/2026		CENTURYLINK		6300 · Communi...		332.53	8,327.84
General Journal	10/02/2026	2024-4...		BILL 10/02/26 Payables Funding	1000 · Bill.com ...		82,216.22	-73,888.38
Deposit	10/02/2026		Credit Bureau		4140 · Insuranc...	367.12		-73,521.26
Deposit	10/02/2026		First Due		4140 · Insuranc...	4,746.25		-68,775.01
Deposit	10/02/2026		UNITED HEALTHCARE		4140 · Insuranc...	2,208.43		-66,566.58
Check	10/02/2026		Bankcard	Service Charge	7070 · Bank and...		135.43	-66,702.01
Check	10/02/2026	EFT	Gateway		7070 · Bank and...		22.00	-66,724.01
Deposit	10/02/2026			Deposit	7150 · Uniforms	40.00		-66,684.01
Deposit	10/05/2026		BCBS		4140 · Insuranc...	1,819.40		-64,864.61
Deposit	10/05/2026		Credit Bureau		4140 · Insuranc...	340.00		-64,524.61
Deposit	10/05/2026		UHC		4140 · Insuranc...	133.78		-64,390.83
Check	10/05/2026		CENTURYLINK		6300 · Communi...		69.99	-64,460.82
Check	10/05/2026		First Due		4140 · Insuranc...		390.48	-64,851.30
Deposit	10/06/2026		Cariten		4140 · Insuranc...	484.12		-64,367.18
Deposit	10/06/2026		Credit Bureau		4140 · Insuranc...	188.97		-64,178.21
Deposit	10/06/2026		HUMANA		4140 · Insuranc...	1,405.80		-62,772.41
Deposit	10/06/2026		UHC		4140 · Insuranc...	112.65		-62,659.76
Check	10/06/2026	EFT	Bill.com		7170 · Dues/Fe...		667.74	-63,327.50
Check	10/06/2026	EFT	Sedona Venture Water Sewer...		6010 · Utilities		66.20	-63,393.70
Deposit	10/07/2026		AETNA		4140 · Insuranc...	2,029.70		-61,364.00
Deposit	10/07/2026		AETNA		4140 · Insuranc...	326.58		-61,037.42
Deposit	10/07/2026		Cigna		4140 · Insuranc...	2,287.06		-58,750.36
Deposit	10/07/2026		Credit Bureau		4140 · Insuranc...	2,737.52		-56,012.84
Deposit	10/07/2026		First Due		4140 · Insuranc...	1,030.00		-54,982.84
Deposit	10/07/2026		HUMANA		4140 · Insuranc...	3,629.52		-51,353.32
Deposit	10/07/2026		Market Place		4140 · Insuranc...	2,471.86		-48,881.46
Deposit	10/07/2026		Market Place		4140 · Insuranc...	1,942.66		-46,938.80
Deposit	10/07/2026		UNITED HEALTHCARE		4140 · Insuranc...	1,331.84		-45,606.96
Check	10/07/2026		CENTURYLINK		6300 · Communi...		41.01	-45,647.97
Check	10/07/2026		CENTURYLINK		6300 · Communi...		32.20	-45,680.17

Sedona Fire District
Transaction Detail by Account
October 2026

Type	Date	Num	Name	Memo	Split	Debit	Credit	Balance
Check	10/07/2026		CENTURYLINK		6300 · Communi...		93.36	-45,773.53
Check	10/07/2026		CENTURYLINK		6300 · Communi...		220.34	-45,993.87
Check	10/07/2026		CENTURYLINK		6300 · Communi...		91.18	-46,085.05
Check	10/07/2026		CENTURYLINK		6300 · Communi...		82.12	-46,167.17
Check	10/07/2026		CENTURYLINK		6300 · Communi...		111.10	-46,278.27
Check	10/07/2026		CENTURYLINK		6300 · Communi...		101.04	-46,379.31
Check	10/07/2026		CENTURYLINK		6300 · Communi...		109.62	-46,488.93
Check	10/07/2026		CENTURYLINK		6300 · Communi...		36.65	-46,525.58
Check	10/07/2026		CENTURYLINK		6300 · Communi...		58.12	-46,583.70
Deposit	10/07/2026			Deposit	4140 · Insuranc...	984.95		-45,598.75
Deposit	10/08/2026		AETNA		4140 · Insuranc...	466.81		-45,131.94
Deposit	10/08/2026		BCBS		4140 · Insuranc...	8,659.70		-36,472.24
Deposit	10/08/2026		Centene		4140 · Insuranc...	9,834.46		-26,637.78
Deposit	10/08/2026		Credit Bureau		4140 · Insuranc...	886.71		-25,751.07
Deposit	10/08/2026		First Due		4140 · Insuranc...	400.00		-25,351.07
Deposit	10/08/2026		UNITED HEALTHCARE		4140 · Insuranc...	1,479.39		-23,871.68
General Journal	10/09/2026	2024-4...		BILL 10/09/26 Payables Funding	1000 · Bill.com ...		200,191.21	-224,062.89
Deposit	10/09/2026		AARP		4140 · Insuranc...	2,125.91		-221,936.98
Deposit	10/09/2026		Credit Bureau		4140 · Insuranc...	2,801.04		-219,135.94
Deposit	10/09/2026		First Due		4140 · Insuranc...	744.70		-218,391.24
Check	10/09/2026		Arizona Public Service		6010 · Utilities		1,480.83	-219,872.07
Deposit	10/13/2026		36 Treas 310		4140 · Insuranc...	4,525.40		-215,346.67
Deposit	10/13/2026		Credit Bureau		4140 · Insuranc...	50.21		-215,296.46
Deposit	10/13/2026		Devoted Health		4140 · Insuranc...	344.51		-214,951.95
Deposit	10/13/2026		Noridian		4140 · Insuranc...	10,931.79		-204,020.16
Check	10/13/2026		Arizona Water Company		6010 · Utilities		39.58	-204,059.74
Check	10/13/2026		Arizona Water Company		6010 · Utilities		39.58	-204,099.32
Check	10/13/2026		Arizona Water Company		6010 · Utilities		41.08	-204,140.40
Check	10/13/2026		Arizona Water Company		6010 · Utilities		453.49	-204,593.89
Check	10/13/2026		CENTURYLINK		6300 · Communi...		108.36	-204,702.25
Check	10/13/2026		CENTURYLINK		6300 · Communi...		114.95	-204,817.20
Check	10/13/2026	EFT	Arizona Public Service		-SPLIT-		13,293.04	-218,110.24
Deposit	10/14/2026		36 Treas 310		4140 · Insuranc...	7,219.02		-210,891.22
Deposit	10/14/2026		AARP		4140 · Insuranc...	192.56		-210,698.66
Deposit	10/14/2026		Centene		4140 · Insuranc...	2,017.88		-208,680.78
Deposit	10/14/2026		Credit Bureau		4140 · Insuranc...	198.06		-208,482.72
Deposit	10/14/2026		Credit Bureau		4140 · Insuranc...	101.70		-208,381.02
Deposit	10/14/2026		EIC		4140 · Insuranc...	900.45		-207,480.57
Deposit	10/14/2026		Noridian		4140 · Insuranc...	5,605.23		-201,875.34
Transfer	10/14/2026			Funds Transfer	2003 · National ...		33,699.19	-235,574.53
Deposit	10/15/2026		AARP		4140 · Insuranc...	1,232.45		-234,342.08
Deposit	10/15/2026		AETNA		4140 · Insuranc...	469.79		-233,872.29
Deposit	10/15/2026		BCBS		4140 · Insuranc...	4,538.26		-229,334.03
Deposit	10/15/2026		Credit Bureau		4140 · Insuranc...	3,713.66		-225,620.37
Deposit	10/15/2026		Devoted Health		4140 · Insuranc...	900.74		-224,719.63
Deposit	10/15/2026		First Due		4140 · Insuranc...	1,050.00		-223,669.63
Deposit	10/15/2026		Noridian		4140 · Insuranc...	14,834.62		-208,835.01
Deposit	10/15/2026		UNITED HEALTHCARE		4140 · Insuranc...	806.19		-208,028.82
Check	10/15/2026	EFT	City of Sedona 005650-002	005650-002	6010 · Utilities		53.02	-208,081.84
General Journal	10/16/2026	2024-4...		BILL 10/16/26 Payables Funding	1000 · Bill.com ...		76,103.40	-284,185.24
Deposit	10/16/2026		36 Treas 310		4140 · Insuranc...	2,421.46		-281,763.78
Deposit	10/16/2026		AETNA		4140 · Insuranc...	718.08		-281,045.70
Deposit	10/16/2026		AETNA		4140 · Insuranc...	10,550.95		-270,494.75
Deposit	10/16/2026		AHCCCS		4140 · Insuranc...	10,922.64		-259,572.11
Deposit	10/16/2026		BCBS		4140 · Insuranc...	2,288.74		-257,283.37
Deposit	10/16/2026		Credit Bureau		4140 · Insuranc...	11,128.91		-246,154.46

Sedona Fire District
Transaction Detail by Account
October 2026

Type	Date	Num	Name	Memo	Split	Debit	Credit	Balance
Deposit	10/16/2026		Devoted Health		4140 · Insuranc...	610.67		-245,543.79
Deposit	10/16/2026		EIC		4140 · Insuranc...	276.92		-245,266.87
Deposit	10/16/2026		First Due		4140 · Insuranc...	3,574.70		-241,692.17
Deposit	10/16/2026		HUMANA		4140 · Insuranc...	954.75		-240,737.42
Deposit	10/16/2026		HUMANA		4140 · Insuranc...	578.29		-240,159.13
Deposit	10/16/2026		Noridian		4140 · Insuranc...	569.06		-239,590.07
Deposit	10/16/2026		UNITED HEALTHCARE		4140 · Insuranc...	568.85		-239,021.22
Check	10/16/2026	EFT	BIG PARK SEWER		6010 · Utilities		333.79	-239,355.01
Check	10/16/2026	EFT	BIG PARK SEWER		6010 · Utilities		24.91	-239,379.92
Deposit	10/19/2026		AETNA		4140 · Insuranc...	455.17		-238,924.75
Deposit	10/19/2026		Centene		4140 · Insuranc...	3,240.42		-235,684.33
Deposit	10/19/2026		Cigna		4140 · Insuranc...	1,932.85		-233,751.48
Deposit	10/19/2026		First Due		4140 · Insuranc...	1,798.10		-231,953.38
Deposit	10/19/2026		Mutual of Omaha		4140 · Insuranc...	198.01		-231,755.37
Deposit	10/19/2026		Mutual of Omaha		4140 · Insuranc...	143.58		-231,611.79
Check	10/19/2026	EFT	City of Sedona 005650-002	005650-002	6010 · Utilities		211.27	-231,823.06
Check	10/19/2026	EFT	City of Sedona 005650-003	005650-003	6010 · Utilities		80.91	-231,903.97
Check	10/19/2026	EFT	City of Sedona 005650-000	005650-000	6010 · Utilities		46.50	-231,950.47
Check	10/19/2026	EFT	City of Sedona 005650-001	005650-001	6010 · Utilities		39.67	-231,990.14
Check	10/19/2026	EFT	UniSource Energy		6010 · Utilities		90.92	-232,081.06
Check	10/19/2026	EFT	UniSource Energy		6010 · Utilities		71.95	-232,153.01
Check	10/19/2026	EFT	UniSource Energy		6010 · Utilities		45.80	-232,198.81
Check	10/19/2026	EFT	UniSource Energy		6010 · Utilities		33.14	-232,231.95
Deposit	10/19/2026			Deposit	4140 · Insuranc...	100.00		-232,131.95
Deposit	10/20/2026		CBIC		4140 · Insuranc...	116.09		-232,015.86
Deposit	10/20/2026		Credit Bureau		4140 · Insuranc...	3,947.72		-228,068.14
Deposit	10/20/2026		WPS		4140 · Insuranc...	286.69		-227,781.45
Deposit	10/20/2026		Mutual of Omaha		4140 · Insuranc...	347.51		-227,433.94
Deposit	10/20/2026		Mutual of Omaha		4140 · Insuranc...	183.51		-227,250.43
Check	10/20/2026		Arizona Water Company		6010 · Utilities		39.78	-227,290.21
Check	10/20/2026		Arizona Water Company		6010 · Utilities		62.62	-227,352.83
Check	10/20/2026		Arizona Water Company		6010 · Utilities		121.20	-227,474.03
Check	10/20/2026	EFT	Enterprise FM Trust		6210 · Lease Ex...		1,334.19	-228,808.22
Check	10/20/2026		Arizona Water Company		6010 · Utilities		151.18	-228,959.40
Deposit	10/21/2026		AETNA		4140 · Insuranc...	812.50		-228,146.90
Deposit	10/21/2026		AHCCCS		4140 · Insuranc...	1,551.16		-226,595.74
Deposit	10/21/2026		CBIC		4140 · Insuranc...	116.66		-226,479.08
Deposit	10/21/2026		BCBS		4140 · Insuranc...	2,139.78		-224,339.30
Deposit	10/21/2026		BCBS		4140 · Insuranc...	343.61		-223,995.69
Deposit	10/21/2026		Centene		4140 · Insuranc...	919.17		-223,076.52
Deposit	10/21/2026		Centene		4140 · Insuranc...	516.69		-222,559.83
Deposit	10/21/2026		Credit Bureau		4140 · Insuranc...	284.04		-222,275.79
Deposit	10/21/2026		First Due		4140 · Insuranc...	300.00		-221,975.79
Deposit	10/21/2026		HUMANA		4140 · Insuranc...	599.51		-221,376.28
Deposit	10/21/2026		Noridian		4140 · Insuranc...	4,511.31		-216,864.97
Deposit	10/21/2026		WPS		4140 · Insuranc...	167.69		-216,697.28
Deposit	10/22/2026		AARP		4140 · Insuranc...	182.75		-216,514.53
Deposit	10/22/2026		Anthem Blue		4140 · Insuranc...	191.04		-216,323.49
Deposit	10/22/2026		Centene		4140 · Insuranc...	3,352.24		-212,971.25
Deposit	10/22/2026		Credit Bureau		4140 · Insuranc...	636.75		-212,334.50
Deposit	10/22/2026		First Due		4140 · Insuranc...	535.00		-211,799.50
Deposit	10/22/2026		Noridian		4140 · Insuranc...	6,305.50		-205,494.00
Deposit	10/22/2026		Mutual of Omaha		4140 · Insuranc...	117.79		-205,376.21
Deposit	10/22/2026		Mutual of Omaha		4140 · Insuranc...	169.20		-205,207.01
Deposit	10/22/2026		Mutual of Omaha		4140 · Insuranc...	131.56		-205,075.45
Check	10/22/2026		CENTURYLINK		6300 · Communi...		346.96	-205,422.41

Sedona Fire District
Transaction Detail by Account
October 2026

Type	Date	Num	Name	Memo	Split	Debit	Credit	Balance
Deposit	10/22/2026			Deposit	7150 · Uniforms	120.00		-205,302.41
Deposit	10/23/2026		Anthem Blue		4140 · Insuranc...	450.57		-204,851.84
Deposit	10/23/2026		Credit Bureau		4140 · Insuranc...	250.38		-204,601.46
Deposit	10/23/2026		First Due		4140 · Insuranc...	1,850.00		-202,751.46
Deposit	10/23/2026		Noridian		4140 · Insuranc...	4,675.15		-198,076.31
Deposit	10/23/2026		UNITED HEALTHCARE		4140 · Insuranc...	571.70		-197,504.61
Deposit	10/23/2026		Mutual of Omaha		4140 · Insuranc...	116.94		-197,387.67
General Journal	10/23/2026	2024-4...		BILL 10/23/26 Payables Funding	1000 · Bill.com ...		61,708.63	-259,096.30
Deposit	10/26/2026		AHCCCS		4140 · Insuranc...	1,597.57		-257,498.73
Deposit	10/26/2026		Credit Bureau		4140 · Insuranc...	1,918.53		-255,580.20
Deposit	10/26/2026		First Due		4140 · Insuranc...	3,259.90		-252,320.30
Deposit	10/26/2026		Noridian		4140 · Insuranc...	8,544.55		-243,775.75
Deposit	10/26/2026		UHC		4140 · Insuranc...	1,664.36		-242,111.39
Deposit	10/26/2026		WPS		4140 · Insuranc...	335.00		-241,776.39
Check	10/26/2026		CENTURYLINK		6300 · Communi...		84.94	-241,861.33
Check	10/26/2026	EFT	UniSource Energy		6010 · Utilities		31.26	-241,892.59
Deposit	10/27/2026		36 Treas 310		4140 · Insuranc...	636.44		-241,256.15
Deposit	10/27/2026		Anthem Blue		4140 · Insuranc...	165.51		-241,090.64
Deposit	10/27/2026		Credit Bureau		4140 · Insuranc...	2,221.01		-238,869.63
Deposit	10/27/2026		First Due		4140 · Insuranc...	350.00		-238,519.63
Deposit	10/27/2026		UHC		4140 · Insuranc...	1,499.09		-237,020.54
Deposit	10/27/2026		UNITED HEALTHCARE		4140 · Insuranc...	1,623.41		-235,397.13
Check	10/27/2026		Arizona Water Company		6010 · Utilities		39.78	-235,436.91
Check	10/27/2026		Arizona Water Company		6010 · Utilities		434.63	-235,871.54
Check	10/27/2026	EFT	UniSource Energy		6010 · Utilities		175.62	-236,047.16
General Journal	10/27/2026	2024-4...		BILL 10/27/26 Credit P26072301 - 53...	1000 · Bill.com ...	1,482.98		-234,564.18
Deposit	10/27/2026			Deposit	4140 · Insuranc...	694.01		-233,870.17
Deposit	10/27/2026			Deposit	-SPLIT-	3,779.64		-230,090.53
Deposit	10/28/2026		AETNA		4140 · Insuranc...	368.23		-229,722.30
Deposit	10/28/2026		BCBS		4140 · Insuranc...	2,287.51		-227,434.79
Deposit	10/28/2026		Credit Bureau		4140 · Insuranc...	4,113.22		-223,321.57
Deposit	10/28/2026		First Due		4140 · Insuranc...	1,660.00		-221,661.57
Deposit	10/28/2026		Noridian		4140 · Insuranc...	1,178.49		-220,483.08
Deposit	10/28/2026		UNITED HEALTHCARE		4140 · Insuranc...	905.18		-219,577.90
Deposit	10/28/2026		UNITED HEALTHCARE		4140 · Insuranc...	2,188.11		-217,389.79
Deposit	10/28/2026		WPS		4140 · Insuranc...	145.84		-217,243.95
Transfer	10/28/2026			Funds Transfer	1060 · Chase - ...	300,000.00		82,756.05
Deposit	10/29/2026		36 Treas 310		4140 · Insuranc...	2,647.32		85,403.37
Deposit	10/29/2026		AETNA		4140 · Insuranc...	575.76		85,979.13
Deposit	10/29/2026		BCBS		4140 · Insuranc...	130.15		86,109.28
Deposit	10/29/2026		BCBS		4140 · Insuranc...	336.59		86,445.87
Deposit	10/29/2026		BCBS		4140 · Insuranc...	4,468.28		90,914.15
Deposit	10/29/2026		Centene		4140 · Insuranc...	571.31		91,485.46
Deposit	10/29/2026		Credit Bureau		4140 · Insuranc...	1,221.02		92,706.48
Deposit	10/29/2026		First Due		4140 · Insuranc...	1,345.00		94,051.48
Deposit	10/29/2026		HUMANA		4140 · Insuranc...	605.98		94,657.46
Deposit	10/29/2026		National Bank of Arizona		4140 · Insuranc...	1,478.92		96,136.38
Deposit	10/29/2026		Noridian		4140 · Insuranc...	8,577.12		104,713.50
Deposit	10/29/2026		UNITED HEALTHCARE		4140 · Insuranc...	2,766.25		107,479.75
Deposit	10/29/2026			Deposit	4140 · Insuranc...	190.48		107,670.23
Deposit	10/29/2026			Deposit	-SPLIT-	117,995.31		225,665.54
Deposit	10/29/2026			Deposit	-SPLIT-	275,150.92		500,816.46
Deposit	10/30/2026		BCBS		4140 · Insuranc...	323.68		501,140.14
Deposit	10/30/2026		Centene		4140 · Insuranc...	1,103.88		502,244.02
Deposit	10/30/2026		HUMANA		4140 · Insuranc...	931.51		503,175.53
Deposit	10/30/2026		UNITED HEALTHCARE		4140 · Insuranc...	664.76		503,840.29

Sedona Fire District
Transaction Detail by Account
October 2026

Type	Date	Num	Name	Memo	Split	Debit	Credit	Balance
Deposit	10/30/2026		WPS		4140 · Insuranc...	281.32		504,121.61
Deposit	10/30/2026		Mutual of Omaha		4140 · Insuranc...	139.51		504,261.12
Deposit	10/30/2026		Mutual of Omaha		4140 · Insuranc...	165.51		504,426.63
Deposit	10/30/2026		Mutual of Omaha		4140 · Insuranc...	281.88		504,708.51
Deposit	10/30/2026		Mutual of Omaha		4140 · Insuranc...	116.09		504,824.60
General Journal	10/30/2026	2024-4...		BILL 10/30/26 Payables Funding	1000 · Bill.com ...		76,100.46	428,724.14
Total 1050 · Chase - Operating Account						982,925.03	554,200.89	428,724.14
1060 · Chase - Payroll Account								
General Journal	10/02/2026	9/25/2...			5010 · Salaries ...		442,064.65	-442,064.65
General Journal	10/02/2026	9/25/2...			5010 · Salaries ...		115,962.24	-558,026.89
General Journal	10/02/2026	9/25/2...			5010 · Salaries ...		1,520.69	-559,547.58
Check	10/02/2026	EFT	Nationwide		2022 · Retireme...		21,524.41	-581,071.99
Check	10/02/2026	EFT	Nationwide		2022 · Retireme...		16,941.43	-598,013.42
Check	10/02/2026	EFT	Retirement RCR		2022 · Retireme...		15,064.54	-613,077.96
Check	10/02/2026	EFT	Nationwide		2022 · Retireme...		14,436.62	-627,514.58
Check	10/02/2026	EFT	Nationwide		2022 · Retireme...		12,209.54	-639,724.12
Check	10/02/2026	EFT	Nationwide		2022 · Retireme...		10,869.44	-650,593.56
Check	10/02/2026	EFT	Nationwide		2022 · Retireme...		10,572.97	-661,166.53
Check	10/02/2026	EFT	Nationwide		2022 · Retireme...		7,893.17	-669,059.70
Check	10/02/2026	EFT	Nationwide		2022 · Retireme...		7,631.06	-676,690.76
Check	10/02/2026	EFT	Nationwide		2022 · Retireme...		6,048.59	-682,739.35
Check	10/02/2026	EFT	Nationwide		2022 · Retireme...		5,089.57	-687,828.92
Check	10/02/2026	EFT	Nationwide		2022 · Retireme...		3,984.25	-691,813.17
Bill	10/06/2026	10.06....	Sedona Fire District	Weekly Cash Flow	2000 · Accounts...	900,000.00		208,186.83
Check	10/06/2026	EFT	PSPRS		2022 · Retireme...		197,223.08	10,963.75
Check	10/06/2026	EFT	PSPRS		2022 · Retireme...		73,975.14	-63,011.39
Check	10/06/2026	EFT	PSPRS		2022 · Retireme...		398.96	-63,410.35
Check	10/15/2026	EFT	Healthequity, Inc.		2018 · HSA Ded...		4,240.35	-67,650.70
General Journal	10/16/2026	10/9/2...			5010 · Salaries ...		253,779.20	-321,429.90
General Journal	10/16/2026	10/9/2...			5010 · Salaries ...		46,198.69	-367,628.59
General Journal	10/16/2026	10/9/2...			5010 · Salaries ...		1,520.69	-369,149.28
Check	10/16/2026	EFT	Retirement RCR		2022 · Retireme...		15,169.36	-384,318.64
Check	10/16/2026	EFT	Nationwide		2022 · Retireme...		10,279.06	-394,597.70
Check	10/16/2026	EFT	Nationwide		2022 · Retireme...		9,617.00	-404,214.70
Check	10/16/2026	EFT	Nationwide		2022 · Retireme...		9,054.71	-413,269.41
Check	10/16/2026	EFT	Nationwide		2022 · Retireme...		7,254.17	-420,523.58
Check	10/16/2026	EFT	Nationwide		2022 · Retireme...		6,876.14	-427,399.72
Check	10/16/2026	EFT	Nationwide		2022 · Retireme...		6,048.59	-433,448.31
Check	10/16/2026	EFT	Nationwide		2022 · Retireme...		4,932.53	-438,380.84
Check	10/16/2026	EFT	Nationwide		2022 · Retireme...		4,710.02	-443,090.86
Check	10/16/2026	EFT	Nationwide		2022 · Retireme...		4,568.63	-447,659.49
Check	10/16/2026	EFT	Nationwide		2022 · Retireme...		4,410.90	-452,070.39
Check	10/20/2026	EFT	PSPRS		2022 · Retireme...		148,658.98	-600,729.37
Check	10/20/2026	EFT	PSPRS		2022 · Retireme...		280.14	-601,009.51
Bill	10/21/2026	10.20....	Sedona Fire District	Weekly Cash Flow	2000 · Accounts...	750,000.00		148,990.49
Transfer	10/28/2026			Funds Transfer	1050 · Chase - ...		300,000.00	-151,009.51
General Journal	10/30/2026	10/23/...			5010 · Salaries ...		395,208.20	-546,217.71
General Journal	10/30/2026	10/23/...			5010 · Salaries ...		91,865.09	-638,082.80
General Journal	10/30/2026	10/23/...			5010 · Salaries ...		1,520.69	-639,603.49
Check	10/30/2026	EFT	Retirement RCR		2022 · Retireme...		15,084.98	-654,688.47
Check	10/30/2026	EFT	Nationwide		2022 · Retireme...		13,276.26	-667,964.73
Check	10/30/2026	EFT	Nationwide		2022 · Retireme...		12,901.22	-680,865.95
Check	10/30/2026	EFT	Nationwide		2022 · Retireme...		6,092.98	-686,958.93
Check	10/30/2026	EFT	Healthequity, Inc.		2018 · HSA Ded...		3,685.35	-690,644.28

Sedona Fire District
Transaction Detail by Account
October 2026

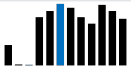
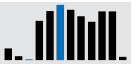
Type	Date	Num	Name	Memo	Split	Debit	Credit	Balance
Check	10/30/2026	EFT	Nationwide		2022 · Retireme...		17,491.35	-708,135.63
Check	10/30/2026	EFT	Nationwide		2022 · Retireme...		9,289.59	-717,425.22
Check	10/30/2026	EFT	Nationwide		2022 · Retireme...		8,637.39	-726,062.61
Check	10/30/2026	EFT	Nationwide		2022 · Retireme...		6,900.22	-732,962.83
Check	10/30/2026	EFT	Nationwide		2022 · Retireme...		6,610.11	-739,572.94
Check	10/30/2026	EFT	Nationwide		2022 · Retireme...		6,048.59	-745,621.53
Check	10/30/2026	EFT	Nationwide		2022 · Retireme...		4,903.00	-750,524.53
Total 1060 · Chase - Payroll Account						1,650,000.00	2,400,524.53	-750,524.53
1070 · County General Fund								
Bill Pmt -Check	10/06/2026		Rhys Tarver	VOID: Ambulance Electrical Class Fe...	2000 · Accounts...	0.00		0.00
Bill Pmt -Check	10/06/2026	70620...	Standard Insurance Company	LTD Insurance	2000 · Accounts...		5,980.21	-5,980.21
Bill Pmt -Check	10/06/2026	70620...	Sedona Ace Hardware	Cust No. 2004	2000 · Accounts...		107.31	-6,087.52
Bill Pmt -Check	10/06/2026	70620...	Sedona Fire District	Weekly Cash Flow	2000 · Accounts...		900,000.00	-906,087.52
Bill Pmt -Check	10/06/2026	70620...	Arizona Fire Service Mechani...	Ambulance Electrical Class Fee for R...	2000 · Accounts...		150.00	-906,237.52
Bill Pmt -Check	10/07/2026	70620...	MetLife	Legal & ID Protection - September 20...	2000 · Accounts...		1,204.80	-907,442.32
Bill Pmt -Check	10/07/2026	70620...	Sedona Verde Valley FF Asso...		2000 · Accounts...		3,055.02	-910,497.34
Bill Pmt -Check	10/19/2026	70620...	Specialty Powder Coating & S...	Sandblasting/Powder Coating	2000 · Accounts...		300.00	-910,797.34
Bill Pmt -Check	10/21/2026	70620...	Sedona Verde Valley FF Asso...		2000 · Accounts...		3,116.79	-913,914.13
Bill Pmt -Check	10/21/2026	70620...	Sedona Verde Valley Firefight...	Charity Donations October 2026	2000 · Accounts...		717.00	-914,631.13
Bill Pmt -Check	10/21/2026	70620...	Sedona Fire District	Weekly Cash Flow	2000 · Accounts...		750,000.00	-1,664,631.13
General Journal	10/31/2026	2024-4...		to record prop tax for Oct 2026	-SPLIT-	6,608,070.01		4,943,438.88
General Journal	10/31/2026	2024-4...		to record prop tax for Oct 2026	-SPLIT-	2,135,428.27		7,078,867.15
Deposit	10/31/2026			Interest	4610 · Interest E...	7,605.48		7,086,472.63
Total 1070 · County General Fund						8,751,103.76	1,664,631.13	7,086,472.63
TOTAL						**11,936,489.77**	**5,117,159.45**	**6,819,330.32**

Sedona Fire District

Twelve-Month Cash Flow

Fiscal Year Begins: Jul-26

Sedona Fire District

	Beginning	Jul-26	Aug-26	Sep-26	Oct-26	Nov-26	Dec-26	Jan-27	Feb-27	Mar-27	Apr-27	May-27	Jun-27	Monthly Average	Overview
Cash Summary															
Cash on Hand (beginning of month)	21,994,541	21,994,541	19,166,517	17,811,690	17,219,735	24,039,066	25,766,467	26,866,334	26,017,018	24,840,578	23,867,912	25,740,179	25,692,004	23,251,837	
Cash Available (on hand + receipts, before cash out)	21,994,541	22,459,769	19,501,664	19,434,419	26,708,422	27,650,700	28,715,567	28,113,317	26,689,813	25,717,149	28,576,686	27,609,346	26,431,271	25,634,010	
Cash Position (end of month)	21,994,541	19,166,517	17,811,690	17,219,735	24,039,066	25,766,467	26,866,334	26,017,018	24,840,578	23,867,912	25,740,179	25,692,004	17,686,696	22,892,850	
Cash Receipts															
Tax Levy Revenue		70,898	48,408	1,085,520	8,743,498	3,326,128	2,663,594	961,477	387,289	591,065	4,423,268	1,543,661	387,082	2,019,324	
Non-Tax Levy Revenue		394,329	286,739	537,208	745,189	285,506	285,506	285,506	285,506	285,506	285,506	325,506	352,185	362,849	
Total Cash Receipts		**465,228**	**335,147**	**1,622,728**	**9,488,687**	**3,611,634**	**2,949,100**	**1,246,983**	**672,795**	**876,571**	**4,708,774**	**1,869,167**	**739,267**	**2,382,173**	
Cash Paid Out															
Disbursements		2,836,829	1,507,616	1,905,332	2,603,854	1,884,233	1,849,233	2,096,299	1,849,235	1,849,237	2,836,507	1,917,342	1,917,268	2,087,749	
Capital Budget/Debt Payments		456,423	182,357	309,352	65,503	0	0	0	0	0	0	0	6,827,307	653,412	
Total Cash Paid Out		**3,293,252**	**1,689,973**	**2,214,683**	**2,669,357**	**1,884,233**	**1,849,233**	**2,096,299**	**1,849,235**	**1,849,237**	**2,836,507**	**1,917,342**	**8,744,575**	**2,741,160**	
		(Actual)	(Actual)	(Actual)	(Actual)	(Budget)	(Budget)	(Budget)	(Budget)	(Budget)	(Budget)	(Budget)	(Budget)		

Docusign Envelope ID: 2DBA214B-5191-8D4A-8058-661B483B9706

SEDONA FIRE DISTRICT

2860 Southwest Drive, Sedona, Arizona 86336
Telephone: (928) 282-6800 • FAX: (928) 282-6857
www.sedonafire.org

SECTION 1: Agenda Item Information - Form submitter

Fill out this section ONLY

Submitter:	Ed Mezulis, Fire Chief		
Submission Date:	11/13/2026		
Subject:	Station #4 Partial Financing		
Division/Section:	Facilities		
Board Meeting Date:	11/17/2026	**Board Meeting Type:**	Regular
Agenda Topic Type:	Discussion/Possible Action		
Action Required:	☐ Motion ☒ Resolution ☐ Other (explain):		
Attachments:	☒ Y ☐ N	**Signatures Required:**	☒ Y ☐ N
List attachment(s):	ZMFU II: NON-BQ Lease Purchase Agreement and addendums, Escrow Agreement, Summary of Proposed Terms, Certificate of Authority, Waiver; Resolution #2026-06: Approval to Secure a Non-BQ Lease/Purchase Agreement with ZMFU II, Inc., for Partial Financing of the Station #4 Construction Project		

Agenda Item Description *(how it will appear on the agenda)*:
Approval to secure a Non-BQ loan agreement with ZMFU II, Inc. for the Station #4 project.
Background:
At the September 2026 board meeting, GMP #3 in an amount not to exceed $15,997,023.00 for the construction of Station #4 was approved by the Board. JVG has evaluated district financials and is recommending a loan not to exceed $10,000,000 for the project, paying the remaining GMP #3 balance of $5,997,023.00 from capital funds. Staff is requesting approval of the loan as outlined in the attached terms.
Financial Information:

Cost:	$ 10,000,000	☐ Not Applicable
Information:	Approval of the loan is in alignment with our capital purchasing plan approved in the current budget.	

Internal Process Perspective:
The JVG Finance Director has done due diligence to secure a competitive rate and agreeable terms.
Requested Action:
Staff is requesting approval to proceed with securing a Non-BQ Lease/Purchase Agreement with ZMFU II, Inc.in an amount not to exceed $10,000,000 for partial financing of the Station #4 construction project.

Docusign Envelope ID: 2DBA214B-5191-8D4A-8058-661B483B9706

SEDONA FIRE DISTRICT
2860 Southwest Drive, Sedona, Arizona 86336
Telephone: (928) 282-6800 • FAX: (928) 282-6857
www.sedonafire.org

SECTION 2: Review & Approve (Sent via Docusign, signed in order)

Executive Assistant to the Fire Chief Review		
Suggested Agenda Item Verbiage: Possible approval of Resolution #2026-06: Approval to Secure a Non-BQ Lease Purchase\Agreement with ZMFU II, Inc. for Partial Financing of the Station #4 Construction Project, in an amount not to exceed $10,000,000.00, pursuant to A.R.S. § 48-805(B)(2)(b). **Suggested Motion Verbiage:** I move to approve Resolution #2026-06: Approval to Secure a Non-BQ Lease Purchase\Agreement with ZMFU II, Inc. for Partial Financing of the Station #4 Construction Project, in an amount not to exceed $10,000,000.00, pursuant to A.R.S. § 48-805(B)(2)(b).	Executive Session Anticipated:	☐ Y ☒ N

Signature: Signed by: Christi Weigand 1192429B4A42476... **Date:** 11/13/2026

Finance Director Review ☐ Budgeted ☐ Unbudgeted	
Comments:	The Finance Division has reviewed the proposed financing and supports proceeding with the $10.0 million lease-purchase agreement to partially fund the construction of Station #4. This approach will allow the District to preserve cash reserves while funding necessary investment in capital infrastructure.

Signature: DocuSigned by: Gabe Buldra 92614AB5A9F242A... **Date:** 11/13/2026

Fire Chief Review ☐ Approved	
Comments:	This loan aligns with our capital replacement plan

Signature: DocuSigned by: Ed Mezulis CEA95454CB1D439... **Date:** 11/13/2026

Docusign Envelope ID: 2DBA214B-5191-8D4A-8058-661B483B9706

SEDONA FIRE DISTRICT
2860 Southwest Drive, Sedona, Arizona 86336
Telephone: (928) 282-6800 • FAX: (928) 282-6857
www.sedonafire.org

SECTION 3: Finalized Agenda Item - Board Meeting Verbiage (Completed after Review and Approval is concluded. The finalized versions are used at the meeting).

Board Meeting Date: 11/17/2026

Agenda Item Verbiage:	Possible approval to adopt Resolution #2026-06: Approval to Secure a Non-BQ Lease Purchase\Agreement with ZMFU II, Inc. for Partial Financing of the Station #4 Construction Project, in an amount not to exceed $10,000,000.00, pursuant to A.R.S. § 48-805(B)(2)(b).

Motion Verbiage:	I move to approve the adoption of Resolution #2026-06: Approval to Secure a Non-BQ Lease Purchase\Agreement with ZMFU II, Inc. for Partial Financing of the Station #4 Construction Project, in an amount not to exceed $10,000,000.00, pursuant to A.R.S. § 48-805(B)(2)(b).

Signature: Signed by: Christi Weigand 1192429B4A42476... **Date:** 11/13/2026

Docusign Envelope ID: 2DBA214B-5191-8D4A-8058-661B483B9706

ARIZONA FIXED ALL PROPERTY LEASE

Long Name of Entity:	Sedona Fire District
Address:	2860 Southwest Drive
City, State Zip:	Sedona, Arizona 86336
Attention:	Ed Mezulis
Public Finance Office:	
County:	Yavapai
Amount:	10,000,000.00
Rate:	4.80
Maturity Date:	11/24/2041
First Pmt Date:	November 24, 2027
Payment Dates:	November 24
Auto Extend:	15
Governing Body:	Board of Directors
Resolution Date:	November, 2026
Dated Date:	November, 2026
Day:	24th
State:	Arizona
Tax-ID:	
Sic Code:	
Collateral Code:	
Loan Officer Name:	
Loan Officer Number:	

Docusign Envelope ID: 2DBA214B-5191-8D4A-8058-661B483B9706

$ 10,000,000.00
SEDONA FIRE DISTRICT
NON-BQ Lease Purchase Agreement

Lease/Purchases Agreement of the Sedona Fire District

Exhibit A. Calculation of Interest Component

Exhibit B. Description of Leased Property

Exhibit C. Resolution of Governing Body

Exhibit D. Opinion of Lessee's Counsel

Exhibit E. Security Documents

Exhibit F. Escrow Agreement

Form 8038-G

Wire Transfer Request

Docusign Envelope ID: 2DBA214B-5191-8D4A-8058-661B483B9706

AFTER RECORDING RETURN TO:

ZMFU II, INC.
ONE SOUTH MAIN STREET, 17TH FLOOR
SALT LAKE CITY, UT 84133

Non-BQ LEASE/PURCHASE AGREEMENT

Dated as of November 24, 2026

by and between

ZMFU II, INC.,
as Lessor

and

SEDONA FIRE DISTRICT,
as Lessee

Docusign Envelope ID: 2DBA214B-5191-8D4A-8058-661B483B9706

TABLE OF CONTENTS

ARTICLE I 2
SECTION 1.1 Definitions and Rules of Construction 2
SECTION 1.2 Exhibits 4
ARTICLE II 4
SECTION 2.1 Representations, Covenants and Warranties of the Lessee 4
SECTION 2.2 Representations, Covenants and Warranties of the Bank 12
ARTICLE III 12
SECTION 3.1 Lease 12
SECTION 3.2 Term 13
SECTION 3.3 Termination 13
SECTION 3.4 Lease Payments 14
SECTION 3.5 Possession and Sublease of Leased Property Upon Termination 14
SECTION 3.6 No Witholding 15
SECTION 3.7 Lease payments to Constitute a Current Obligation of the Lessee 15
SECTION 3.8 Net Lease 15
SECTION 3.9 Offset 15
ARTICLE IV 15
SECTION 4.1 Insurance 15
SECTION 4.2 Damage to or Destruction of the Leased Property 16
SECTION 4.3 Flood Insurance 16
ARTICLE V 17
SECTION 5.1 Use of the Leased Property 17
SECTION 5.2 Interest in the Leased Property and this Lease 17
SECTION 5.3 Maintenance, Utilities, Taxes and Assessments 17
SECTION 5.4 Modification of the Leased Property 18
SECTION 5.5 Permits 18
SECTION 5.6 Bank's Right to Perform for Lessee 18
SECTION 5.7 Bank's Disclaimer of Warranties 18
SECTION 5.8 Indemnification 19
SECTION 5.9 Inclusion for Consideration as Budget Item 19
SECTION 5.10 Annual Financial Information 19
ARTICLE VI 19
SECTION 6.1 Assignment by the Bank 19
SECTION 6.2 Assignment and Subleasing by the Lessee 19
ARTICLE VII 20
SECTION 7.1 Events of Default Defined 20
SECTION 7.2 Remedies on Default 20
SECTION 7.3 No Remedy Exclusive 21
SECTION 7.4 Agreement to Pay Attorneys' Fees and Expenses 21
SECTION 7.5 Waiver of Certain Damages 21
ARTICLE VIII 21
SECTION 8.1 Extraordinary Prepayment From Net Proceeds 21
SECTION 8.2 Option to Purchase Leased Property 21
ARTICLE IX 22
SECTION 9.1 Notices 22
SECTION 9.2 System of Registration 22
SECTION 9.3 Instruments of Further Assurance 22
SECTION 9.4 Binding Effect 23
SECTION 9.5 Amendments 23
SECTION 9.6 Section Headings 23
SECTION 9.7 Severability 23
SECTION 9.8 Entire Agreement 23
SECTION 9.9 Execution in Counterparts 23
SECTION 9.10 Arbitration 23
SECTION 9.11 Applicable Law 23
SECTION 9.12 Immigration 24
SECTION 9.13 Boycotting Israel 24
SECTION 9.14 No Merger of Title 24

Schedule of Lease Payments ..... Exhibit A
Legal Description of the Leased Property ..... Exhibit B
Resolution of Governing Body ..... Exhibit C
Opinion of Lessee's Counsel..... Exhibit D
Security Documents. ..... Exhibit E
Escrow Agreement ..... Exhibit F

Docusign Envelope ID: 2DBA214B-5191-8D4A-8058-661B483B9706

Non-BQ LEASE/PURCHASE AGREEMENT

THIS NON-BQ LEASE/PURCHASE AGREEMENT, dated as of November 24, 2026, by and between ZMFU II, INC., a corporation duly organized and existing under the laws of the State of Utah, as lessor (the "Bank"), and Sedona Fire District (the "Lessee"), a political subdivision of the State of Arizona (the "State"), duly organized and existing under the Constitution and laws of the State, as lessee;

W I T N E S S E T H :

WHEREAS, the Lessee desires to finance the acquisition and/or construction of the real property and/or improvements, and/or the acquisition of the equipment described as the "Financed Property" in Exhibit B (the "Financed Property") by entering into this Non-BQ Lease/Purchase Agreement with the Bank (the "Lease"); and

WHEREAS, the Lessee owns the real property and/or improvements, if any, described as the "Existing Property" in Exhibit B upon which the Financed Property is to be constructed and/or located (the "Existing Property"); and

WHEREAS, the Lessee agrees to lease the Existing Property, if any, to the Bank upon the terms and conditions set forth in this Lease; and

WHEREAS, the Bank agrees to sublease the Existing Property, if any, back to the Lessee, and to lease the Financed Property to the Lessee (the Existing Property, if any, and the Financed Property sometimes being referred to collectively herein as the "Leased Property"), upon the terms and conditions set forth in this Lease, with rental to be paid by the Lessee equal to the Lease Payments hereunder; and

WHEREAS, it is the intent of the parties that the Original Term of this Lease, and any subsequent Renewal Terms (as herein defined), shall not extend beyond the 12-month period comprising the Lessee's then current fiscal year, and that the payment obligation of the Lessee hereunder shall not constitute a general obligation under State law; and

WHEREAS, all acts, conditions and things required by law to exist, to have happened and to have been performed precedent to and in connection with the execution and delivery of this Lease do exist, have happened and have been performed in regular and due time, form and manner as required by law, and the parties hereto are now duly authorized to execute and enter into this Lease;

NOW, THEREFORE, in consideration of the above premises and of the mutual covenants hereinafter contained and for other good and valuable consideration, the parties hereto agree as follows:

Docusign Envelope ID: 2DBA214B-5191-8D4A-8058-661B483B9706

ARTICLE I

DEFINITIONS AND EXHIBITS

SECTION 1.1 Definitions and Rules of Construction. Unless the context otherwise requires, the capitalized terms used herein shall, for all purposes of this Lease, have the meanings specified in the definitions below. Unless the context otherwise indicates, words importing the singular number shall include the plural number and vice versa. The terms "hereby", "hereof", "hereto", "herein", "hereunder" and any similar terms, as used in this Lease, refer to this Lease as a whole.

"Advance" shall have the meaning set forth in Section 2.1(l)(i)(D) hereof.

"Acquisition Amount" means $10,000,000.00 and is the amount represented by Lessee to be sufficient to acquire and/or construct the Leased Property and pay any ancillary costs associated therewith.

"Bank" shall have the meaning set forth in the Preamble hereof.

"Business Day" means any day except a Saturday, Sunday, or other day on which banks in Salt Lake City, Utah or the State are authorized to close.

"Code" means the Internal Revenue Code of 1986, as amended.

"Commencement Date" means the date this Lease is executed by the Bank and the Lessee and shall be the date on which the Acquisition Amount is deposited with the Escrow Agent.

"Environmental Law" means all federal, state or local laws, statutes, regulations, ordinances and other provisions having the force or effect of law, all judicial and administrative orders and determinations, all contractual obligations and all common law relating to public health and safety, worker health and safety, pollution, the environment, wetlands, the preservation and reclamation of natural resources or waste management, including without limitation all those relating to the presence, use, production, generation, handling, transportation, treatment, storage, disposal, distribution, labeling, testing, processing, discharge, release, threatened release, control or cleanup of any hazardous materials, substances or wastes, chemical substances or mixtures, pesticides, pollutants, contaminants, toxic chemicals, petroleum products or byproducts, asbestos, solvents, urea formaldehyde, dioxins, polychlorinated biphenyls, noise or radiation, each as amended and as now or hereafter in effect. The term Environmental Law shall include (by way of illustration rather than limitation) the Clean Water Act, 33 U.S.C. Section 1251, et seq., the Clean Air Act, 42 U.S.C. Section 7401, et seq., the Resource Conservation and Recovery Act, 42 U.S.C. Section 6901, et seq., the Comprehensive Environmental Response, Compensation and Liability Act of 1980, 42 U.S.C. Section 9601, et seq., the Toxic Substances Control Act, 15 U.S.C. Section 2601, et seq., the Federal Insecticide, Fungicide and Rodenticide Act, 7 U.S.C. Section 135, et seq., and the Hazardous Materials Transportation Act, 39 U.S.C. Section 1801, et seq. and any regulations, guidelines, directives or other interpretations of any such enactment, all as amended from time to time.

"Escrow Account" means the fund established and held by the Escrow Agent pursuant to the Escrow Agreement.

Docusign Envelope ID: 2DBA214B-5191-8D4A-8058-661B483B9706

"Escrow Agent" means the Escrow Agent identified in the Escrow Agreement, and its successors and assigns.

"Escrow Agreement" means the Escrow Agreement dated October 27, 2026 executed by Lessee, Bank and the Escrow Agent, pursuant to which the Escrow Account is established and administered. A copy of the Escrow Agreement shall be found in Exhibit F.

"Event of Nonappropriation" shall have the meaning set forth in Section 3.2 hereof.

"Existing Property" shall have the meaning set forth in the Whereas clauses hereof.

"Existing Property Limited Lease Purposes" shall have the meaning set forth in Section 3.1(a) hereof.

"Existing Property Limited Lease Purposes Rental Value" shall have the meaning set forth in Section 3.1(a) hereof.

"Financed Property" shall have the meaning set forth in the Whereas clauses hereof.

"Governing Body" means the governing body of the Lessee.

"Hazardous Materials" means any hazardous, dangerous or toxic chemical, waste, byproduct, pollutant, contaminant, compound, product or substance the manufacture, storage, transport, generation, use, treatment, exposure to, release, threatened release, discharge, remediation, cleanup, abatement, removal, possession, recycling, disposal or other disposition of which is prohibited or regulated (including without limitation, being subjected to notice, reporting, record keeping, or clean-up requirements) by any Environmental Law.

"Lease Payments" means the rental payments described in Exhibit A hereto.

"Lease Payment Date" shall have the meaning set forth in Section 3.4(a) hereof.

"Leased Property" shall have the meaning set forth in the Whereas clauses hereof.

"Lessee" shall have the meaning set forth in the Preamble hereof.

"Net Proceeds" means insurance or eminent domain proceeds received with respect to the Leased Property less expenses incurred in connection with the collection of such proceeds.

"Obligation Instrument" shall have the meaning set forth in Section 2.1(c) hereof.

*"*Original Term*"* shall have the meaning set forth in Section 3.2 hereof.

"Permitted Encumbrances" means, as of any particular time: (i) liens for taxes and assessments, if any, not then delinquent, or which the Lessee may, pursuant to provisions of Section 5.3 hereof, permit to remain unpaid; (ii) this Lease; (iii) any contested right or claim of any mechanic, laborer, materialman, supplier or vendor filed or perfected in the manner prescribed by law to the extent permitted under Section 5.4(b) hereof; (iv) easements, rights of way, mineral rights, drilling rights and other rights, reservations, covenants, conditions or restrictions which exist of record as of the execution date of this Lease and which

Docusign Envelope ID: 2DBA214B-5191-8D4A-8058-661B483B9706

the Lessee hereby certifies will not materially impair the use of the Leased Property by the Lessee; and (v) other rights, reservations, covenants, conditions or restrictions established following the date of execution of this Lease and to which the Bank and the Lessee consent in writing.

"Rebate Exemption" shall have the meaning set forth in Section 2.1(l)(ii)(A) hereof.

"Regulations" shall have the meaning set forth in Section 2.1(l)(i) hereof.

"Renewal Term" shall have the meaning set forth in Section 3.2 hereof.

"Scheduled Term" shall have the meaning set forth in Section 3.2 hereof.

"State" shall have the meaning set forth in the Preamble hereof.

"Term" or "Term of this Lease" means the Original Term and all Renewal Terms provided for in this Lease under Section 3.2 until this Lease is terminated as provided in Section 3.3 hereof.

SECTION 1.2 Exhibits. Exhibits A, B, C, D, E and F attached to this Lease are by this reference made a part of this Lease.

ARTICLE II

REPRESENTATIONS, COVENANTS AND WARRANTIES

SECTION 2.1 Representations, Covenants and Warranties of the Lessee. The Lessee represents, covenants and warrants to the Bank as follows:

(a) Due Organization and Existence. The Lessee is a political subdivision of the State duly organized and existing under the Constitution and laws of the State.

(b) Authorization; Enforceability. The Constitution and laws of the State authorize the Lessee to enter into this Lease and to enter into the transactions contemplated by, and to carry out its obligations under, this Lease. The Lessee has duly authorized, executed and delivered this Lease in accordance with the Constitution and laws of the State. This Lease constitutes the legal, valid and binding special obligation of the Lessee enforceable in accordance with its terms, except to the extent limited by applicable bankruptcy, insolvency, reorganization, moratorium or similar laws or equitable principles affecting the rights of creditors generally.

(c) No Conflicts or Default; Other Liens or Encumbrances. Neither the execution and delivery of this Lease nor the fulfillment of or compliance with the terms and conditions hereof, nor the consummation of the transactions contemplated hereby (i) conflicts with or results in a breach of the terms, conditions, provisions, or restrictions of any existing law, or court or administrative decree, order, or regulation, or agreement or instrument to which the Lessee is now a party or by which the Lessee is bound, **including without limitation any agreement or instrument pertaining to any bond, note, lease, certificate of participation, debt instrument, or any other obligation of the Lessee** (any such bond, note, lease, certificate of participation, debt instrument, and other obligation being referred to herein as an "Obligation Instrument"), (ii)

Docusign Envelope ID: 2DBA214B-5191-8D4A-8058-661B483B9706

constitutes a default under any of the foregoing, or (iii) results in the creation or imposition of any pledge, lien, charge or encumbrance whatsoever upon any of the property or assets of the Lessee, or upon the Leased Property except for Permitted Encumbrances.

By way of example, and not to be construed as a limitation on the representations set forth in the immediately preceding paragraph:

(A) no portion of the Leased Property is pledged to secure any Obligation Instrument; and

(B) the interests of the Lessor in the Leased Property hereunder do not violate the terms, conditions or provisions of any restriction or revenue pledge in any agreement or instrument pertaining to any Obligation Instrument.

If any Obligation Instrument existing on the date of execution of this Lease creates any pledge, lien, charge or encumbrance on any revenues, property or assets associated with the Existing Property and/or the Financed Property that is higher in priority to the Bank's interests therein under this Lease, the Bank hereby subordinates its interests therein, but only to the extent required pursuant to such existing Obligation Instrument.

(d) Compliance with Open Meeting Requirements. The Governing Body has complied with all applicable open public meeting and notice laws and requirements with respect to the meeting at which the Lessee's execution of this Lease was authorized.

(e) Compliance with Bidding Requirements. Either there are no procurement or public bidding laws of the State applicable to the acquisition and leasing of the Leased Property pursuant to this Lease, or the Governing Body and the Lessee have complied with all such procurement and public bidding laws as may be applicable hereto.

(f) No Adverse Litigation. There are no legal or governmental proceedings or litigation pending, or to the best knowledge of the Lessee threatened or contemplated (or any basis therefor) wherein an unfavorable decision, ruling, or finding might adversely affect the transaction contemplated in or the validity of this Lease.

(g) Opinion of Lessee's Counsel. The letter attached to this Lease as Exhibit D is a true opinion of Lessee's counsel.

(h) Governmental Use of Leased Property. During the Term of this Lease, the Leased Property will be used solely by the Lessee, and only for the purpose of performing one or more governmental or proprietary functions of the Lessee consistent with the permissible scope of the Lessee's authority, and the Leased Property will not be subject to any direct or indirect private business use.

(i) Other Representations and Covenants. The representations, covenants, warranties, and obligations set forth in this Article are in addition to and are not intended to limit any other representations, covenants, warranties, and obligations set forth in this Lease.

(j) No Nonappropriations. The Lessee has never non-appropriated or defaulted under any of its payment or performance obligations or covenants, either under any municipal lease of

Docusign Envelope ID: 2DBA214B-5191-8D4A-8058-661B483B9706

the same general nature as this Lease, or under any of its bonds, notes, or other obligations of indebtedness for which its revenues or general credit are pledged.

(k) No Legal or Environmental Violation. The Leased Property is not, and at all times during the Term of this Lease will not be in violation of any federal, state or local law, statute, ordinance or regulation, including without limitation, any Environmental Law, to the best of the Lessee's knowledge. Neither the Lessee nor, to the best of Lessee's knowledge, any third party, has used, generated, manufactured, stored or disposed of on, under or about the Leased Property or transported to or from the Leased Property any Hazardous Materials.

In the event Hazardous Materials are discovered, and must be removed or remediated, and to the extent permitted by applicable law, the Lessee hereby agrees to indemnify and hold harmless the Bank, and its directors, officers, shareholders, employees, and agents, and successors to the Bank's interest in the chain of title to the Leased Property, and their directors, officers, shareholders, employees, and agents, from and against any and all loss, claim, damages, expense or liability, including reasonable attorneys' fees and other litigation expenses, to the full extent of such action as attributable, directly or indirectly, to:

(i) the presence or use of, generation, storage, release, threatened release, or disposal of Hazardous Materials by any person on, in or under the Leased Property;

(ii) use of the Leased Property or any part thereof as a dump site, permanent or temporary storage site or transfer station for any Hazardous Materials;

(iii) violation of any Environmental Law affecting the Leased Property or any part thereof or any activity conducted on any part of the Leased Property; and

(iv) any action or proceeding before any court, quasi-judicial body or administrative agency relating to the enforcement of any Environmental Law affecting the Leased Property or any part thereof or any activity conducted on any part of the Leased Property;

including, without limitation, all foreseeable and all unforeseeable consequential damages, directly or indirectly arising out of the use, generation, manufacture, storage, or disposal of Hazardous Materials, by the Lessee or any prior owner or operator of the Leased Property, including, without limitation, the cost of any required and necessary repair, cleanup, remediation, or detoxification and the preparation of any disclosure, or other required plans, whether such action is required or necessary prior to or following transfer of title to the Leased Property.

(l) General Tax and Arbitrage Representations and Covenants.

(i) The certifications and representations made by the Lessee in this Lease are intended, among other purposes, to be a certificate permitted in Section 1.148-2(b) of the Treasury Regulations promulgated pursuant to Section 148 of the Code (the "Regulations"), to establish the reasonable expectations of the Lessee at the time of the execution of this Lease made on the basis of the facts, estimates and circumstances in existence on the date hereof. The Lessee further certifies and covenants as follows:

Docusign Envelope ID: 2DBA214B-5191-8D4A-8058-661B483B9706

(A) The Lessee has not been notified of any disqualification or proposed disqualification of it by the Commissioner of the Internal Revenue Service as an issuer which may certify bond issues.

(B) To the best knowledge and belief of the Lessee, there are no facts, estimates or circumstances that would materially change the conclusions, certifications or representations set forth in this Lease, and the expectations herein set forth are reasonable.

(C) The Scheduled Term of this Lease does not exceed the useful life of the Financed Property, and the weighted average term of this Lease does not exceed the weighted average useful life of the Financed Property.

(D) Each advance of funds by the Bank to finance Financed Property under this Lease (each an "Advance") will occur only when and to the extent that the Lessee has reasonably determined and identified the nature, need, and cost of each item of Financed Property pertaining to such Advance.

(E) No use will be made of the proceeds of this Lease or any such Advance, or any funds or accounts of the Lessee which may be deemed to be proceeds of this Lease or any such Advance, which use, if it had been reasonably expected on the date of the execution of this Lease or of any such Advance, would have caused this Lease or any such Advance to be classified as an "arbitrage bond" within the meaning of Section 148 of the Code.

(F) The Lessee will at all times comply with the rebate requirements of Section 148(f) of the Code as they pertain to this Lease, to the extent applicable.

(G) In order to preserve the status of this Lease and the Advances as other than "private activity bonds" as described in Sections 103(b)(1) and 141 of the Code, as long as this Lease and any such Advances are outstanding and unpaid as long as this Lease and any such Advances are outstanding and unpaid, the Lessee hereby covenants that the Lease will not meet for the entire Term of this Lease, the private business tests (collectively, the "Private Business Test") of Section 141(b) of the Code. The Private Business Test under Section 141(b) of the Code is met if: (i) more than 10 percent of the proceeds of the Lease is to be used for any private business use; and (ii) the payment of principal of or interest on more than 10 percent of the proceeds of the Lease is (under the terms hereof or any underlying arrangement) directly or indirectly (1) secured by any interest in property to used or to be used for a private business use, or payments in respect of such property, or (2) to be derived from payments (whether or not to the Lessee) in respect of property, or borrowed money, used or to be used for a private business use. All private use and private payments with respect to the Financed Property must be aggregated in determining whether the Private Business Test has been met. The Lessee understands that the Private Business Test is an actual "in facts" test. The Lessee covenants to monitor, calculate, and aggregate actual private payments and private use with respect to the Financed Property and maintain records of such calculations for a period of not less than seven years following the Term of this Lease.

Docusign Envelope ID: 2DBA214B-5191-8D4A-8058-661B483B9706

(H) The Lessee will not take any action, or omit to take any action, which action or omission would cause the interest component of the Lease Payments to be ineligible for the exclusion from gross income as provided in Section 103 of the Code.

(I) The Lessee is a "governmental unit" within the meaning of Section 141(b)(6) of the Code.

(J) The obligations of the Lessee under this Lease are not federally guaranteed within the meaning of Section 149(b) of the Code.

(K) This Lease and the Advances to be made pursuant hereto do not constitute a "refunding issue" as defined in Section 1.150-1(d) of the Regulations, and no part of the proceeds of this Lease or any such Advances will be used to pay or discharge any obligations of the Lessee the interest on which is or purports to be excludable from gross income under the Code or any predecessor provision of law.

Either (check applicable box):

(I) No Reimbursement for Expenditures Incurred Prior to 60 Days Before the Date the Authorizing Resolution Was Adopted. No proceeds of this Lease and the Advances to be made pursuant hereto will be used to reimburse the Lessee for any expenditures incurred prior to the date sixty (60) days before the date the Governing Body adopted the Authorizing Resolution.

- or -

(II) Prior Expenditures Will be Reimbursed; But No Reimbursement Resolution Was Adopted. If proceeds of this Lease and the Advances to be made pursuant hereto are to be used to reimburse the Lessee for expenditures incurred with respect to the Leased Property prior to the date sixty (60) days before the date the Governing Body adopted the Authorizing Resolution, then proceeds of this Lease and the Advances made hereunder will be used to reimburse only those expenditures that are described below (collectively, "Reimbursable Expenditures"):

(a) Subsequent Expenditures: all expenditures incurred with respect to the Leased Property on or after the date the Authorizing Resolution was adopted; plus

(b) Prior Expenditures: the following types of expenditures incurred with respect to the Leased Property prior to the date the Authorizing Resolution was adopted:

(1) capital expenditures made no earlier than sixty (60) days before the Authorizing Resolution was adopted; plus

Docusign Envelope ID: 2DBA214B-5191-8D4A-8058-661B483B9706

(2) "preliminary expenditures" as described in Section 1.150-2(f)(2) of the Regulations, not in excess of twenty percent (20%) of the aggregate "issue price" (as that term is defined in Section 1.148-1(b) of the Regulations) of this Lease for architectural, engineering, surveying, soil testing, reimbursement bond issuance, and similar costs that are incurred prior to the commencement of acquisition and/or construction of the Leased Property, other than land acquisition, site preparation, and similar costs incident to commencement of construction; plus

(3) the lesser of $100,000 or five percent (5%) of the proceeds of this Lease.

- or -

(III) Reimbursement Resolution Has Been Previously Adopted for Reimbursement of Prior Expenditures. The Lessee has previously adopted the Reimbursement Resolution attached hereto as Exhibit __ (the "Reimbursement Resolution") authorizing the reimbursement of "Reimbursable Expenditures," which are defined in the Reimbursement Resolution using the same definition of such term as in (II) above, and this Lease and the Advances to be made pursuant hereto will be used to reimburse only those expenditures pertaining to the Leased Property that qualify as "Reimbursable Expenditures" as so defined.

Any reimbursement pursuant to (I), (II), or (III) above of expenditures incurred prior to the date the Authorizing Resolution was adopted shall be evidenced by an allocation made by or on behalf of the Lessee in writing:

(1) not later than eighteen (18) months after the later of:

(x) the date the original expenditure is paid; or

(y) the date the Leased Property is "placed in service" (as that term is defined in Section 1.150-2(c) of the Regulations) or abandoned;

(2) but in no event more than three (3) years after the original expenditure is paid.

(L) In compliance with Section 149(e) of the Code relating to information reporting, the Lessee will file or cause to be filed with the Internal Revenue Service Center, Ogden, UT 84201, within fifteen (15) days from the execution of this Lease, IRS Form 8038-G or 8038-GC, as appropriate, reflecting the total aggregate amount of Advances that can be made pursuant to this Lease.

(M) None of the proceeds of this Lease or the Advances to be made hereunder will be used directly or indirectly to replace funds of the Lessee used directly or indirectly to acquire obligations at a yield materially higher than the yield on this Lease or otherwise invested in any manner. No portion of the

Docusign Envelope ID: 2DBA214B-5191-8D4A-8058-661B483B9706

Advances will be made for the purpose of investing such portion at a materially higher yield than the yield on this Lease.

(N) Inasmuch as Advances will be made under this Lease only when and to the extent the Lessee reasonably determines, identifies and experiences the need therefor, and will remain outstanding and unpaid only until such time as the Lessee has moneys available to repay the same, the Lessee reasonably expects that (I) the Advances will not be made sooner than necessary; (II) no proceeds from the Advances will be invested at a yield higher than the yield on this Lease; and (III) the Advances and this Lease will not remain outstanding and unpaid longer than necessary.

(O) The Lessee will either (i) spend all of the moneys advanced pursuant to this Lease immediately upon receipt thereof, without investment, on the portion of the Financed Property that is to be financed thereby; or (ii) invest such moneys at the highest yield allowable and practicable under the circumstances until they are to be spent on the portion of the Financed Property that is to be financed thereby, and track, keep records of, and pay to the United States of America, all rebatable arbitrage pertaining thereto, at the times, in the amounts, in the manner, and to the extent required under Section 148(f) of the Code and the Treasury Regulations promulgated in connection therewith. At least five percent (5%) of the total amount of moneys that are expected to be advanced pursuant to this Lease are reasonably expected to have been expended on the Financed Property within six (6) months from the date of this Lease. All moneys to be advanced pursuant to this Lease are reasonably expected to have been expended on the Financed Property no later than the earlier of: (I) the date twelve (12) months from the date such moneys are advanced; and (II) the date three (3) years from the date of this Lease.

(P) This Lease and the Advances to be made hereunder are not and will not be part of a transaction or series of transactions that attempts to circumvent the provisions of Section 148 of the Code and the regulations promulgated in connection therewith (I) enabling the Lessee to exploit the difference between tax-exempt and taxable interest rates to gain a material financial advantage, and (II) overburdening the tax-exempt bond market, as those terms are used in Section 1.148-10(a)(2) of the Regulations.

(Q) To the best of the knowledge, information and belief of the Lessee, the above expectations are reasonable. On the basis of the foregoing, it is not expected that the proceeds of this Lease and the Advances to be made hereunder will be used in a manner that would cause this Lease or such Advances to be "arbitrage bonds" under Section 148 of the Code and the regulations promulgated thereunder, and to the best of the knowledge, information and belief of the Lessee, there are no other facts, estimates or circumstances that would materially change the foregoing conclusions.

(ii) Arbitrage Rebate Under Section 148(f) of the Code. With respect to the arbitrage rebate requirements of Section 148(f) of the Code, either (check applicable box):

Docusign Envelope ID: 2DBA214B-5191-8D4A-8058-661B483B9706

☐ (A) Lessee Qualifies for Small Issuer Exemption from Arbitrage Rebate. The Lessee hereby certifies and represents that it qualifies for the exception contained in Section 148(f)(4)(D) of the Code from the requirement to rebate arbitrage earnings from investment of proceeds of the Advances made under this Lease (the "Rebate Exemption") as follows:

(1) The Lessee has general taxing powers.

(2) Neither this Lease, any Advances to be made hereunder, nor any portion thereof are private activity bonds as defined in Section 141 of the Code ("Private Activity Bonds").

(3) Ninety-five percent (95%) or more of the net proceeds of the Advances to be made hereunder are to be used for local government activities of the Lessee (or of a governmental unit, the jurisdiction of which is entirely within the jurisdiction of the Lessee).

(4) Neither the Lessee nor any aggregated issuer has issued or is reasonably expected to issue any tax-exempt obligations other than Private Activity Bonds (as those terms are used in Section 148(f)(4)(D) of the Code) during the current calendar year, including the Advances to be made hereunder, which in the aggregate would exceed $5,000,000 in face amount, or $15,000,000 in face amount for such portions, if any, of any tax-exempt obligations of the Lessee and any aggregated issuer as are attributable to construction of public school facilities within the meaning of Section 148(f)(4)(D)(vii) of the Code.

For purposes of this Section, “aggregated issuer” means any entity which (a) issues obligations on behalf of the Lessee, (b) derives its issuing authority from the Lessee, or (c) is subject to substantial control by the Lessee.

The Lessee hereby certifies and represents that it has not created, does not intend to create and does not expect to benefit from any entity formed or availed of to avoid the purposes of Section 148(f)(4)(D)(i)(IV) of the Code.

Accordingly, the Lessee will qualify for the Rebate Exemption granted to governmental units issuing less than $5,000,000 under Section 148(f)(4)(D) of the Code ($15,000,000 for the financing of public school facilities construction as described above), and the Lessee shall be treated as meeting the requirements of Paragraphs (2) and (3) of Section 148(f) of the Code relating to the required rebate of arbitrage earnings to the United States with respect to this Lease and the Advances to be made hereunder.

Docusign Envelope ID: 2DBA214B-5191-8D4A-8058-661B483B9706

- or -

☐ (B) Lessee Will Keep Records of and Will Rebate Arbitrage. The Lessee does not qualify for the small issuer Rebate Exemption described above, and the Lessee hereby certifies and covenants that it will account for, keep the appropriate records of, and pay to the United States, the rebate amount, if any, earned from the investment of gross proceeds of this Lease and the Advances to be made hereunder, at the times, in the amounts, and in the manner prescribed in Section 148(f) of the Code and the applicable Regulations promulgated with respect thereto.

(m) Reports to State. The Lessee has duly authorized and executed this Lease in accordance with A.R.S. Section 35-501 and has filed or will file with the State of Arizona all reports required thereunder relating to this Lease.

SECTION 2.2 Representations, Covenants and Warranties of the Bank. The Bank is a corporation organized, existing and in good standing in the State of Utah, has the power to enter into this Lease, is possessed of full power to own and hold real and personal property, and to lease and sell the same, and has duly authorized the execution and delivery of this Lease. This Lease constitutes the legal, valid and binding obligation of the Bank, enforceable in accordance with its terms, except to the extent limited by applicable bankruptcy, insolvency, reorganization, moratorium or similar laws or equitable principles affecting the rights of creditors generally.

ARTICLE III

AGREEMENT TO LEASE; TERM OF LEASE; LEASE PAYMENTS

SECTION 3.1 Lease.

(a) Lease of Existing Property to Bank. The Lessee hereby leases the Existing Property, if any, to the Bank, for the sole purpose, and to the limited extent necessary, to provide access, ingress, egress, support, and/or parking, to, from, and for the Financed Property (the "Existing Property Limited Lease Purposes"). The Bank shall pay annually, to the Lessee, as rental for the Existing Property, the fair rental value of the Existing Property Limited Lease Purposes (the "Existing Property Limited Lease Purposes Rental Value"), plus the sum of $1.00. For the sake of the Lessee's ease and convenience, for so long as the Lessee subleases the Existing Property from the Bank under Section 3.1(b) below:

(i) the subrental payment due under Section 3.1(b) from the Lessee to the Bank, for the Lessee's subrental of the Existing Property from the Bank; and

(ii) the rental payment (in excess of $1.00) due under this Section 3.1(a) from the Bank to the Lessee, for the Bank's rental of the Existing Property from the Lessee;

both such amounts being equal to the Existing Property Limited Lease Purposes Rental Value, shall be netted against each other, and both of such payments shall be deemed to have occurred simultaneously, leaving the balance of $1.00 net to be paid by the Bank to the Lessee annually for

Docusign Envelope ID: 2DBA214B-5191-8D4A-8058-661B483B9706

the limited rental of the Existing Property pursuant to this Section 3.1(a); provided, however, that the Bank shall continue to pay the Existing Property Limited Lease Purposes Rental Value to the Lessee as the annual lease payment for the limited rental of the Existing Property under this Section 3.1(a) in the event the Bank subleases the Existing Property to other parties as provided herein; and further provided that in the Event of Nonappropriation of Lease Payments as provided in Section 3.5, or an event of default hereunder, as provided in Section 7.2, the Bank may take possession of the Existing Property and sublease the Existing Property to other parties solely for the Existing Property Limited Lease Purposes as provided in Section 3.5.

(b) Sublease of Existing Property, if any, and Lease of Financed Property to Lessee. The Bank hereby subleases the Existing Property, if any, to the Lessee for an annual rental that the Lessee hereby agrees to pay to the Bank equal to the Existing Property Limited Lease Purposes Rental Value described in Section 3.1(a), and leases the Financed Property to the Lessee for a rental that the Lessee hereby agrees to pay to the Bank at the times and in the amounts described in Section 3.4, and the Lessee hereby leases the Leased Property from the Bank, upon the terms and conditions set forth herein. This Lease shall not operate as a merger of the Lessee's leasehold estate in the Financed Property pursuant to this Lease and its fee estate in the Existing Property and shall not cause the extinguishment of the leasehold interest in the Existing Property granted to the Bank under Section 3.1(a).

Concurrently with its execution of this Lease, the Lessee shall deliver to the Bank fully completed documents substantially in the forms attached hereto as Exhibits B, C, D and E hereto.

SECTION 3.2 Term. The original term of this Lease shall commence on the date of execution of this Lease, which is also the date on which the Acquisition Amount is deposited with the Escrow Agent, including delivery to the Bank by the Lessee of fully completed documents in the forms set forth in Exhibits B, C, D, E and F attached hereto, and continue until the end of the fiscal year of Lessee in effect at the Commencement Date (the "Original Term"). Thereafter, this Lease will be extended for 15 successive additional periods of one year coextensive with Lessee's fiscal year, except for the last such period which may be less than a full fiscal year, (each, a "Renewal Term") subject to an Event of Nonappropriation as described herein below in this Section 3.2 and in Section 3.3(a), with the final Renewal Term ending on November 24, 2041, unless this Lease is terminated as hereinafter provided. The Original Term together with all scheduled Renewal Terms shall be referred to herein as the "Scheduled Term" irrespective of whether this Lease is terminated for any reason prior to the scheduled commencement or termination of any Renewal Term as provided herein. The lease of the Existing Property, if any, to the Bank pursuant to Section 3.1(a) shall have a term equal to the Term of this Lease unless this Lease is terminated pursuant to Section 3.3(a) or (c) in which case the term of the lease to the Bank of the Existing Property shall extend for the Scheduled Term plus an additional term equal to the shorter of: (i) the maximum term permitted by applicable State law and as authorized in the resolution of the Governing Body attached as Exhibit C; or (ii) ten (10) years.

If Lessee does not appropriate funds for the payment of Lease Payments due for any Renewal Term in the adopted budget of the Lessee for the applicable fiscal year (an "Event of Nonappropriation"), this Lease will terminate upon the expiration of the Original or Renewal Term then in effect and Lessee shall notify Bank of such termination at least ten (10) days prior to the expiration of the Original or Renewal Term then in effect.

SECTION 3.3 Termination. This Lease will terminate upon the earliest of any of the following events; provided that in the event of termination pursuant to paragraphs (a) or (c) below, the lease of the

Docusign Envelope ID: 2DBA214B-5191-8D4A-8058-661B483B9706

Existing Property, if any, to the Bank pursuant to Section 3.1(a) shall continue in full force and effect:

(a) upon the expiration of the Original Term or any Renewal Term of this Lease following an Event of Nonappropriation;

(b) the exercise by Lessee of any option to purchase granted in this Lease by which Lessee purchases all of the Financed Property;

(c) a default by Lessee and Bank's election to terminate this Lease under Article VII herein; or

(d) the expiration of the Scheduled Term of this Lease, the Lessee having made payment of all Lease Payments accrued to such date.

(e) Lessee may terminate this Lease at any time pursuant to A.R.S. § 38-511, to the extent applicable.

SECTION 3.4 Lease Payments.

(a) Time and Amount. During the Term of this Lease and so long as this Lease has not terminated pursuant to Section 3.3, in addition to the annual Existing Property Limited Lease Purposes Rental Value to be paid by the Lessee to the Bank for the sublease by the Lessee of the Existing Property from the Bank pursuant to Section 3.1(a), the Lessee agrees to pay to the Bank, its successors and assigns, as annual rental for the use and possession of the Financed Property, the Lease Payments (denominated into components of principal and interest) in the amounts specified in Exhibit A, to be due and payable in arrears on each payment date identified in Exhibit A (or if such day is not a Business Day, the next succeeding Business Day) specified in Exhibit A (the "Lease Payment Date").

(b) Rate on Overdue Payments. In the event the Lessee should fail to make any of the Lease Payments required in this Section, the Lease Payment in default shall continue as an obligation of the Lessee until the amount in default shall have been fully paid, and the Lessee agrees to pay the same with interest thereon, to the extent permitted by law, from the date such amount was originally payable at the rate equal to the original interest rate payable with respect to such Lease Payments.

(c) Additional Payments. Any additional payments required to be made by the Lessee hereunder, including but not limited to Sections 4.1, 5.3, and 7.4 of this Lease, shall constitute additional rental for the Leased Property.

SECTION 3.5 Possession and Sublease of Leased Property Upon Termination. Upon termination of this Lease pursuant to Sections 3.3(a), 3.3(c) or 3.3(e), the Lessee shall transfer the Financed Property to the Bank in such manner as may be specified by the Bank, and the Bank shall have the right to take possession of the Financed Property by virtue of the Bank's ownership interest as lessor of the Financed Property, and to take possession of the Existing Property by virtue of the Bank's leasehold interest in the Existing Property under Section 3.1(a) and at the Bank's discretion, sublease the Existing Property to another entity for a term not to exceed the Scheduled Term plus an additional term as provided in Section 3.2 hereof; provided, however, that in such event, the Bank's use of the Existing Property, if any, shall be

Docusign Envelope ID: 2DBA214B-5191-8D4A-8058-661B483B9706

solely for the Existing Property Limited Lease Purposes described in Section 3.1(a) and the Bank will pay to the Lessee the annual Existing Property Limited Lease Purposes Rental Value described in Section 3.1(a) for such minimal use of the Existing Property during the term of such use.

To the extent the Financed Property is equipment or fixtures, the Lessee at the Bank's direction shall ship such Financed Property to the destination designated by the Bank by loading such Financed Property at the Lessee's cost and expense, on board such carrier as the Bank shall specify.

SECTION 3.6 No Withholding. Notwithstanding any dispute between the Bank and the Lessee in connection with this Lease or otherwise, including a dispute as to the failure of any portion of the Leased Property in use by or possession of the Lessee to perform the task for which it is leased, the Lessee shall make all Lease Payments when due and shall not withhold any Lease Payments pending the final resolution of such dispute.

SECTION 3.7 Lease Payments to Constitute a Current Obligation of the Lessee. Notwithstanding any other provision of this Lease, the Lessee and the Bank acknowledge and agree that the obligation of the Lessee to pay Lease Payments hereunder constitutes a current special obligation of the Lessee payable exclusively from current and legally available funds and shall not in any way be construed to be an indebtedness of the Lessee within the meaning of any constitutional or statutory limitation or requirement applicable to the Lessee concerning the creation of indebtedness. The Lessee has not hereby pledged the general tax revenues or credit of the Lessee to the payment of the Lease Payments, or the interest thereon, nor shall this Lease obligate the Lessee to apply money of the Lessee to the payment of Lease Payments beyond the then current Original Term or Renewal Term, as the case may be, or any interest thereon.

SECTION 3.8 Net Lease. This Lease shall be deemed and construed to be a "net-net-net lease" and the Lessee hereby agrees that the Lease Payments shall be an absolute net return to the Bank, free and clear of any expenses, charges or set-offs whatsoever, except as expressly provided herein.

SECTION 3.9 Offset. Lease Payments or other sums payable by Lessee pursuant to this Lease shall not be subject to set-off, deduction, counterclaim or abatement and Lessee shall not be entitled to any credit against such Lease Payments or other sums for any reason whatsoever, including, but not limited to: (i) any accident or unforeseen circumstances; (ii) any damage or destruction of the Leased Property or any part thereof; (iii) any restriction or interference with Lessee's use of the Leased Property; (iv) any defects, breakdowns, malfunctions, or unsuitability of the Leased Property or any part thereof; or (v) any dispute between the Lessee and the Bank, any vendor or manufacturer of any part of the Leased Property, or any other person.

ARTICLE IV

INSURANCE

SECTION 4.1 Insurance. Lessee, at Bank's option, will either self-insure, or at Lessee's cost, will cause casualty insurance and property damage insurance to be carried and maintained on the Leased Property, with all such coverages to be in such amounts sufficient to cover the value of the Leased Property at the commencement of this Lease (as determined by the purchase price paid for the Leased Property), and public liability insurance with respect to the Leased Property in the amounts required by law, but in no event with a policy limit less than $1,000,000 per occurrence. All insurance shall be written in such forms, to cover such risks, and with such insurers, as are customary for public entities such as the Lessee. A

Docusign Envelope ID: 2DBA214B-5191-8D4A-8058-661B483B9706

combination of self-insurance and policies of insurance may be utilized. If policies of insurance are obtained, Lessee will cause Bank to be a loss payee as its interest under this Lease may appear on such property damage insurance policies, and an additional insured on a primary and noncontributory basis on such public liability insurance in an amount equal to or exceeding the minimum limit stated herein. Subject to Section 4.2, insurance proceeds from insurance policies or budgeted amounts from self-insurance as relating to casualty and property damage losses will, to the extent permitted by law, be payable to Bank in an amount equal to the then outstanding principal and accrued interest components of the Lease Payments at the time of such damage or destruction as provided by Section 8.1. Lessee will deliver to Bank the policies or evidences of insurance or self-insurance satisfactory to Bank, together with receipts for the applicable premiums before the Leased Property is delivered to Lessee and at least thirty (30) days before the expiration of any such policies. By endorsement upon the policy or by independent instrument furnished to Bank, such insurer will agree that it will give Bank at least thirty (30) days' written notice prior to cancellation or alteration of the policy. Lessee will carry workers compensation insurance covering all employees working on, in, or about the Leased Property, and will require any other person or entity working on, in, or about the Leased Property to carry such coverage, and will furnish to Bank certificates evidencing such coverages throughout the Term of this Lease.

SECTION 4.2 Damage to or Destruction of the Leased Property. If all or any part of the Leased Property is lost, stolen, destroyed, or damaged, Lessee will give Bank prompt notice of such event and will, to the extent permitted by law, repair or replace the same at Lessee's cost. If such lost, stolen, destroyed or damaged Leased Property is equipment, it shall be repaired or replaced within thirty (30) days after such event. If such lost, stolen, destroyed or damaged Leased Property is other than equipment, it shall be repaired or replaced within one hundred eighty (180) days after such event. Any replaced Leased Property will be substituted in this Lease by appropriate endorsement. All insurance proceeds received by Bank under the policies required under Section 4.1 with respect to the Leased Property lost, stolen, destroyed, or damaged, will be paid to Lessee if the Leased Property is repaired or replaced by Lessee as required by this Section. If Lessee fails or refuses to make the required repairs or replacement, such proceeds will be paid to Bank to the extent of the then remaining portion of the Lease Payments to become due during the Scheduled Term of this Lease less that portion of such Lease Payments attributable to interest which will not then have accrued as provided in Section 8.1. No loss, theft, destruction, or damage to the Leased Property will impose any obligation on Bank under this Lease, and this Lease will continue in full force and effect regardless of such loss, theft, destruction, or damage. Lessee assumes all risks and liabilities, whether or not covered by insurance, for loss, theft, destruction, or damage to the Leased Property and for injuries or deaths of persons and damage to property however arising, whether such injury or death be with respect to agents or employees of Lessee or of third parties, and whether such damage to property be to Lessee's property or to the property of others.

SECTION 4.3 Flood Insurance. If, at any time during the term of this Lease Agreement, it is determined that any part of the Leased Property is located in a flood zone, as determined in accordance with 12 CFR Chapter 1, Part 22 or its successor (the “Flood Insurance Regulations”), the Lessee, at its own expense, shall obtain and maintain for the entire term of this Lease Agreement flood insurance covering the Leased Property in such form and amount as is required under the Flood Insurance Regulations. If at any time during the term of this Lease Agreement, the Lessee shall fail to maintain such adequate flood insurance, the Bank may, to the extent permitted by law, purchase such insurance on the Lessee’s behalf, and the cost thereof shall be deemed to be additional rent payable by the Lessee on the Bank’s demand as specified in Section 5.6 of this Lease Agreement. The Lessee shall provide evidence of the renewal or replacement of such flood insurance at least 15 days prior to its expiration.

Docusign Envelope ID: 2DBA214B-5191-8D4A-8058-661B483B9706

ARTICLE V

COVENANTS

SECTION 5.1 Use of the Leased Property. The Lessee represents and warrants that it has an immediate and essential need for the Leased Property to carry out and give effect to the public purposes of the Lessee, which need is not temporary or expected to diminish in the foreseeable future, and that it expects to make immediate use of all of the Leased Property. The Lessee shall not use, occupy or permit the Leased Property to be used or occupied, nor do or permit anything to be done in or on the Leased Property in a manner which would (a) violate any certificate of occupancy or equivalent certificate affecting the Leased Property or any portion thereof or (b) constitute a public or private nuisance or waste.

SECTION 5.2 Interest in the Leased Property and this Lease. The Bank does and shall hold a leasehold interest in the Existing Property. Upon expiration of the Term as provided in Section 3.3(b) or 3.3(d) hereof, all right, title and interest of the Bank in and to all of the Leased Property shall be transferred to and vest in the Lessee, without the necessity of any additional document of transfer; provided that the Bank shall record such additional document of transfer within 30 days of Lessee's written request.

SECTION 5.3 Maintenance, Utilities, Taxes and Assessments.

(a) Maintenance; Repair and Replacement. Throughout the Term of this Lease, as part of the consideration for the rental of the Leased Property, all repair and maintenance of the Leased Property shall be the responsibility of the Lessee, and the Lessee shall pay for or otherwise arrange for the payment of the cost of the repair and replacement of the Leased Property excepting ordinary wear and tear, and the Lessee hereby covenants and agrees that it will comply with all vendors' and manufacturers' maintenance and warranty requirements pertaining to the Leased Property. In exchange for the Lease Payments herein provided, the Bank agrees to provide only the Leased Property, as hereinbefore more specifically set forth. The Bank shall not be required to make any repair, replacement, maintenance or other work whatsoever, whether foreseen or unforeseen, or to maintain any of the Leased Property in any way, and the Lessee hereby expressly waives the right to make repairs, replacements or to perform maintenance or other work at the expense of the Bank, which right may be provided for in any law now or hereafter in effect.

(b) Tax and Assessments; Utility Charges. The Lessee shall also pay or cause to be paid all taxes and assessments, including but not limited to utility charges, of any type or nature charged to the Lessee or levied, assessed or charged against any portion of the Leased Property or the respective interests or estates therein; provided that with respect to special assessments or other governmental charges that may lawfully be paid in installments over a period of years, the Lessee shall be obligated to pay only such installments as are required to be paid during the Term of this Lease as and when the same become due.

(c) Contests. The Lessee may, at its expense and in its name, in good faith contest any such taxes, assessments, utility and other charges and, in the event of any such contest, may permit the taxes, assessments or other charges so contested to remain unpaid during the period of such contest and any appeal therefrom; provided that prior to such nonpayment it shall furnish the Bank with the opinion of an independent counsel acceptable to the Bank to the effect that, by nonpayment of any such items, the interest of the Bank in such portion of the Leased Property will not be materially endangered and that the Leased Property will not be subject to loss or forfeiture.

Docusign Envelope ID: 2DBA214B-5191-8D4A-8058-661B483B9706

Otherwise, the Lessee shall promptly pay such taxes, assessments or charges or make provisions for the payment thereof in form satisfactory to the Bank.

SECTION 5.4 Modification of the Leased Property.

(a) Additions, Modifications and Improvements. The Lessee shall, at its own expense, have the right to make additions, modifications, and improvements to any portion of the Leased Property if such improvements are necessary or beneficial for the use of such portion of the Leased Property. All such additions, modifications and improvements shall thereafter comprise part of the Leased Property and be subject to the provisions of this Lease. Such additions, modifications and improvements shall not in any way damage any portion of the Leased Property or cause it to be used for purposes other than those authorized under the provisions of State and federal law or in any way which would impair the exclusion from gross income for federal income tax purposes of the interest components of the Lease Payments; and the Leased Property, upon completion of any additions, modifications and improvements made pursuant to this Section, shall be of a value which is not substantially less than the value of the Leased Property immediately prior to the making of such additions, modifications and improvements.

(b) No Liens. Except for Permitted Encumbrances, the Lessee will not permit (i) any liens or encumbrances to be established or remain against the Leased Property or (ii) any mechanic's or other lien to be established or remain against the Leased Property for labor or materials furnished in connection with any additions, modifications or improvements made by the Lessee pursuant to this Section; provided that if any such mechanic's lien is established and the Lessee shall first notify or cause to be notified the Bank of the Lessee's intention to do so, the Lessee may in good faith contest any lien filed or established against the Leased Property, and in such event may permit the items so contested to remain undischarged and unsatisfied during the period of such contest and any appeal therefrom and shall provide the Bank with full security against any loss or forfeiture which might arise from the nonpayment of any such item, in form satisfactory to the Bank. The Bank will cooperate fully in any such contest.

SECTION 5.5 Permits. The Lessee will provide all permits and licenses necessary for the ownership, possession, operation, and use of the Leased Property, and will comply with all laws, rules, regulations, and ordinances applicable to such ownership, possession, operation, and use. If compliance with any law, rule, regulation, ordinance, permit, or license requires changes or additions to be made to the Leased Property, such changes or additions will be made by the Lessee at its own expense.

SECTION 5.6 Bank's Right to Perform for Lessee. If the Lessee fails to make any payment or to satisfy any representation, covenant, warranty, or obligation contained herein or imposed hereby, the Bank may (but need not) make such payment or satisfy such representation, covenant, warranty, or obligation, and the amount of such payment and the expense of any such action incurred by the Bank, as the case may be, will be deemed to be additional rent payable by the Lessee on the Bank's demand.

SECTION 5.7 Bank's Disclaimer of Warranties. The Bank has played no part in the selection of the Financed Property, the Lessee having selected the Financed Property independently from the Bank. The Bank, at the Lessee's request, has acquired or arranged for the acquisition of the Financed Property and shall lease the same to the Lessee as herein provided, the Bank's only role being the facilitation of the financing of the Financed Property for the Lessee. THE BANK MAKES NO WARRANTY OR REPRESENTATION, EITHER EXPRESS OR IMPLIED, AS TO THE VALUE, DESIGN, CONDITION, QUALITY, DURABILITY, SUITABILITY, MERCHANTABILITY OR FITNESS FOR ANY

Docusign Envelope ID: 2DBA214B-5191-8D4A-8058-661B483B9706

PARTICULAR PURPOSE OR FITNESS FOR THE USE CONTEMPLATED BY THE LESSEE OF THE LEASED PROPERTY, OR ANY PORTION THEREOF. THE LESSEE ACKNOWLEDGES THAT THE BANK IS NOT A MANUFACTURER OR VENDOR OF ALL OR ANY PORTION OF THE LEASED PROPERTY, AND THAT THE LESSEE IS LEASING THE LEASED PROPERTY AS IS. In no event shall the Bank be liable for incidental, direct, indirect, special or consequential damages, in connection with or arising out of this Lease, for the existence, furnishing, functioning or Lessee's use and possession of the Leased Property.

SECTION 5.8 Indemnification. To the extent permitted by applicable law, the Lessee hereby agrees to indemnify and hold harmless the Bank, its directors, officers, shareholders, employees, agents, and successors from and against any loss, claim, damage, expense, and liability resulting from or attributable to the acquisition, construction, or use of the Leased Property or as a result of the Lessee's breach of its obligations hereunder. Notwithstanding the foregoing, the Bank shall not be indemnified for any liability resulting from the gross negligence or willful misconduct of the Bank.

SECTION 5.9 Inclusion for Consideration as Budget Item. During the Term of this Lease, the Lessee covenants and agrees that it shall give due consideration, in accordance with applicable law, as an item for expenditure during its annual budget considerations, of an amount necessary to pay Lease Payments for the Leased Property during the next succeeding Renewal Term. Nothing herein shall be construed to direct or require that Lessee take or direct that any legislative act be done, or that the Governing Body of Lessee improperly or unlawfully delegate any of its legislative authority.

SECTION 5.10 Annual Financial Information. During the Term of this Lease, the Lessee covenants and agrees to provide the Bank as soon as practicable when they are available: (i) a copy of the Lessee's final annual budget for each fiscal year; (ii) a copy of the Lessee's most recent financial statements; and (iii) any other financial reports the Bank may request from time to time.

ARTICLE VI

ASSIGNMENT AND SUBLEASING

SECTION 6.1 Assignment by the Bank. The parties hereto agree that all rights of Bank hereunder may be assigned, transferred or otherwise disposed of, either in whole or in part, including without limitation transfer to a trustee pursuant to a trust arrangement under which the trustee issues certificates of participation evidencing undivided interests in this Lease and/or the rights to receive Lease Payments hereunder, provided that notice of any such assignment, transfer or other disposition is given to Lessee.

SECTION 6.2 Assignment and Subleasing by the Lessee. The Lessee may not assign this Lease or sublease all or any portion of the Leased Property unless both of the following shall have occurred: (i) the Bank shall have consented to such assignment or sublease; and (ii) the Bank shall have received assurance acceptable to the Bank that such assignment or sublease: (A) is authorized under applicable state law, (B) will not adversely affect the validity of this Lease, and (C) will not adversely affect the exclusion from gross income for federal income tax purposes of the interest components of the Lease Payments.

Docusign Envelope ID: 2DBA214B-5191-8D4A-8058-661B483B9706

ARTICLE VII

EVENTS OF DEFAULT AND REMEDIES

SECTION 7.1 Events of Default Defined. The following shall be "events of default" under this Lease and the terms "events of default" and "default" shall mean, whenever they are used in this Lease, any one or more of the following events:

(a) Payment Default. Failure by the Lessee to pay any Lease Payment required to be paid hereunder by the corresponding Lease Payment Date.

(b) Covenant Default. Failure by the Lessee to observe and perform any warranty, covenant, condition or agreement on its part to be observed or performed herein or otherwise with respect hereto other than as referred to in clause (a) of this Section, for a period of 30 days after written notice specifying such failure and requesting that it be remedied has been given to the Lessee by the Bank; provided, however, if the failure stated in the notice cannot be corrected within the applicable period, the Bank shall not unreasonably withhold their consent to an extension of such time if corrective action is instituted by the Lessee within the applicable period and diligently pursued until the default is corrected.

(c) Bankruptcy or Insolvency. The filing by the Lessee of a case in bankruptcy, or the subjection of any right or interest of the Lessee under this Lease to any execution, garnishment or attachment, or adjudication of the Lessee as a bankrupt, or assignment by the Lessee for the benefit of creditors, or the entry by the Lessee into an agreement of composition with creditors, or the approval by a court of competent jurisdiction of a petition applicable to the Lessee in any proceedings instituted under the provisions of the federal bankruptcy code, as amended, or under any similar act which may hereafter be enacted.

The foregoing provisions of this Section 7.1 are subject to the provisions of Section 3.2 hereof with respect to nonappropriation.

SECTION 7.2 Remedies on Default. Whenever any event of default referred to in Section 7.1 hereof shall have happened and be continuing, the Bank shall have the right, at its sole option without any further demand or notice to take one or any combination of the following remedial steps:

(a) take possession of the Financed Property by virtue of the Bank's ownership interest as lessor of the Financed Property and take possession of the Existing Property by virtue of the Bank's leasehold interest in the Existing Property under Section 3.1(a) and, at the Bank's discretion, sublease the Existing Property to another entity for a term not to exceed the Scheduled Term plus an additional term as provided in Section 3.2. hereof. The Bank shall have the right to retain all rental proceeds in the event of such sublease of the Existing Property.

(b) hold the Lessee liable for the difference between (i) the rents and other amounts payable by Lessee hereunder to the end of the then current Original Term or Renewal Term, as appropriate, and (ii) the rent paid by a lessee of the Leased Property pursuant to a new lease for the Leased Property entered into between the Bank and such Lessee, if any; and

(c) take whatever action at law or in equity may appear necessary or desirable to enforce its rights under this Lease, the Security Documents (defined in Section 9.3), the Escrow

Docusign Envelope ID: 2DBA214B-5191-8D4A-8058-661B483B9706

Agreement or as a secured party in any and all of the Financed Property or the Escrow Account hereunder.

(d) Terminate the Escrow Agreement and apply the proceeds in the Escrow Account to the Lease Payments due hereunder.

Notwithstanding the foregoing, the Bank's interest in the Existing Property is a leasehold interest only and, therefore, the Bank shall have no right to sell or foreclose upon the Existing Property hereunder, if any.

SECTION 7.3 No Remedy Exclusive. No remedy conferred herein upon or reserved to the Bank is intended to be exclusive and every such remedy shall be cumulative and shall be in addition to every other remedy given under this Lease or now or hereafter existing at law or in equity. No delay or omission to exercise any right or power accruing upon any default shall impair any such right or power or shall be construed to be a waiver thereof, but any such right and power may be exercised from time to time and as often as may be deemed expedient. In order to entitle the Bank to exercise any remedy reserved to it in this Article it shall not be necessary to give any notice, other than such notice as may be required in this Article or by law.

SECTION 7.4 Agreement to Pay Attorneys' Fees and Expenses. In the event either party to this Lease should default under any of the provisions hereof and the nondefaulting party should employ attorneys or incur other expenses for the collection of moneys or the enforcement of performance or observance of any obligation or agreement on the part of the defaulting party contained herein, the defaulting party agrees that it will pay on demand to the nondefaulting party the reasonable fees of such attorneys and such other expenses so incurred by the nondefaulting party.

SECTION 7.5 Waiver of Certain Damages. With respect to all of the remedies provided for in this Article VII, the Lessee hereby waives any damages occasioned by the Bank's repossession of the Financed Property upon an event of default.

ARTICLE VIII

PREPAYMENT OF LEASE PAYMENTS IN PART

SECTION 8.1 Extraordinary Prepayment From Net Proceeds. To the extent, if any, required pursuant to Section 4.1 the Lessee shall be obligated to purchase the Financed Property by prepaying the Lease Payments in whole or in part on any date, from and to the extent of any Net Proceeds or other moneys pursuant to Article IV hereof. The Lessee and the Bank hereby agree that in the case of such prepayment of the Lease Payments in part, such Net Proceeds or other moneys shall be credited toward the Lessee's obligations hereunder pro rata among Lease Payments so that following prepayment, the remaining annual Lease Payments will be proportional to the initial annual Lease Payments.

SECTION 8.2 Option to Purchase Leased Property. Subject to the terms and conditions of this Section, the Bank hereby grants an option to the Lessee to purchase all or a portion of the Leased Property by paying on any date a price equal to the portion of the outstanding principal component of the Lease Payments that is allocable to such portion of the Leased Property that is being so purchased, without premium, plus the accrued interest component of such portion of the Lease Payments to such payment date. To exercise this option, the Lessee must deliver to the Bank written notice specifying the date on which the

Docusign Envelope ID: 2DBA214B-5191-8D4A-8058-661B483B9706

Leased Property is to be purchased (the "Closing Date"), which notice must be delivered to the Bank at least thirty (30) days prior to the Closing Date specified therein, or such shorter period the Bank deems acceptable. The Lessee may purchase the Leased Property pursuant to the option granted in this Section only if the Lessee has made all Lease Payments when due (or has remedied any defaults in the payment of Lease Payments, in accordance with the provisions of this Lease) and all other warranties, representations, covenants, and obligations of the Lessee under this Lease have been satisfied (or all breaches thereof have been waived by the Bank in writing).

Upon the expiration of the Scheduled Term of this Lease and provided that all conditions of the immediately preceding paragraph have been satisfied (except those pertaining to notice), the Lessee shall be deemed to have purchased the Leased Property (without the need for payment of additional moneys) and shall be vested with all rights and title to the Leased Property.

ARTICLE IX

MISCELLANEOUS

SECTION 9.1 Notices. Unless otherwise specifically provided herein, all notices shall be in writing addressed to the respective party as set forth below (or to such other address as the party to whom such notice is intended shall have previously designated by written notice to the serving party), and may be personally served, telecopied, or sent by overnight courier service or United States mail:

If to Bank:	If to the Lessee:
ZMFU II, INC. One South Main Street, 17th Floor Salt Lake City, Utah 84133 Attention: Olivia Martinez	Sedona Fire District 2860 Southwest Drive Sedona, Arizona 86336 Attention: Ed Mezulis

Such notices shall be deemed to have been given: (a) if delivered in person, when delivered; (b) if delivered by telecopy, on the date of transmission if transmitted by 4:00 p.m. (Salt Lake City time) on a Business Day or, if not, on the next succeeding Business Day; (c) if delivered by overnight courier, two Business Days after delivery to such courier properly addressed; or (d) if by United States mail, four Business Days after depositing in the United States mail, postage prepaid and properly addressed.

SECTION 9.2 System of Registration. The Lessee shall be the Registrar for this Lease and the rights to payments hereunder. The Bank shall be the initial Registered Owner of rights to receive payments hereunder. If the Bank transfers its rights to receive payments hereunder, the Registrar shall note on this Lease the name and address of the transferee.

SECTION 9.3 Instruments of Further Assurance. To the extent, if any, that the Bank's interest in the Financed Property as Lessor under this Lease is deemed to be a security interest in the Financed Property, then the Lessee shall be deemed to have granted, and in such event the Lessee does hereby grant, a security interest in the Financed Property and any moneys and investments held from time to time in the Escrow Account to the Bank, which security interest includes proceeds, and this Lease shall constitute a security agreement under applicable law. Concurrently with the execution of this Lease, the Lessee has executed, delivered, and filed and/or recorded all financing statements, UCC forms, mortgages, deeds of

Docusign Envelope ID: 2DBA214B-5191-8D4A-8058-661B483B9706

trust, notices, filings, and/or other instruments, in form required for filing and/or recording thereof, as are required under applicable law to fully perfect such security interest of the Bank in the Financed Property (collectively, "Security Documents"). Attached hereto as Exhibit E are copies of all such Security Documents. The Lessee will do, execute, acknowledge, deliver and record, or cause to be done, executed, acknowledged, delivered and recorded, such additional acts, notices, filings and instruments as the Bank may require in its sole discretion to evidence, reflect and perfect the title, ownership, leasehold interest, security interest and/or other interest of the Bank in and to any part or all of the Financed Property, promptly upon the request of the Bank.

SECTION 9.4 Binding Effect. This Lease shall inure to the benefit of and shall be binding upon the Bank and the Lessee and their respective successors and assigns.

SECTION 9.5 Amendments. This Lease may be amended or modified only upon the written agreement of both the Bank and the Lessee.

SECTION 9.6 Section Headings. Section headings are for reference only and shall not be used to interpret this Lease.

SECTION 9.7 Severability. In the event any provision of this Lease shall be held invalid or unenforceable by a court of competent jurisdiction, to the extent permitted by law, such holding shall not invalidate or render unenforceable any other provision hereof.

SECTION 9.8 Entire Agreement. This Lease and the attached Exhibits constitute the entire agreement between the Bank and the Lessee and supersedes any prior agreement between the Bank and the Lessee with respect to the Leased Property, except as is set forth in an Addendum, if any, which is made a part of this Lease and which is signed by both the Bank and the Lessee.

SECTION 9.9 Execution in Counterparts. This Lease may be executed in any number of counterparts, each of which shall be an original and all of which shall constitute but one and the same instrument.

SECTION 9.10 Arbitration. To the extent permitted by law, any dispute, controversy or claim arising out of or based upon the terms of this Lease or the transactions contemplated hereby shall be settled exclusively and finally by binding arbitration. Upon written demand for arbitration by any party hereto, the parties to the dispute shall confer and attempt in good faith to agree upon one arbitrator. If the parties have not agreed upon an arbitrator within thirty (30) days after receipt of such written demand, each party to the dispute shall appoint one arbitrator and those two arbitrators shall agree upon a third arbitrator. Any arbitrator or arbitrators appointed as provided in this section shall be selected from panels maintained by, and the binding arbitration shall be conducted in accordance with the commercial arbitration rules of, the American Arbitration Association (or any successor organization), and such arbitration shall be binding upon the parties. The arbitrator or arbitrators shall have no power to add or detract from the agreements of the parties and may not make any ruling or award that does not conform to the terms and conditions of this Lease. The arbitrator or arbitrators shall have no authority to award punitive damages or any other damages not measured by the prevailing party's actual damages. Judgment upon an arbitration award may be entered in any court having jurisdiction. The prevailing party in the arbitration proceedings shall be awarded reasonable attorney fees and expert witness costs and expenses.

SECTION 9.11 Applicable Law. This Agreement shall be governed by and construed in accordance with the laws of the State.

Docusign Envelope ID: 2DBA214B-5191-8D4A-8058-661B483B9706

SECTION 9.12 Immigration. To the extent applicable and except as stated below, pursuant to the provisions of the Section 41-4401 of the Arizona Revised Statutes, and in accordance with federal law and Bank's practice, Bank hereby warrants and certifies that Bank complies with the Immigration Reform and Control Act of 1986 and employment with the Bank is contingent on the successful completion of the I-9 verification process and the E-Verify requirements of Section 23-214(A) of the Arizona Revised Statutes. Such employment with Bank is not contingent on any of the other requirements of Section 23-214(A). Bank does not knowingly employ any individuals in the United States who are not legally authorized to work in the United States. For associate confidentiality reasons, Bank generally does not disclose or allow the inspection of its personnel records of its associates to third parties, including I-9 or e-Verify documentation. However, if there are concerns about an individual's eligibility to perform work in connection with this Agreement, please contact Lessor in accordance with Section 9.1 of this Agreement and Lessor will investigate and respond to these concerns.

SECTION 9.13 Boycotting Israel. Pursuant to Section 35-393 et seq., Arizona Revised Statutes, Bank hereby certifies it is not currently engaged in, and for the duration of this Agreement shall not engage in, a boycott of Israel. The term “boycott” has the meaning set forth in Section 35-393, Arizona Revised Statutes. If it is determined that Bank’s certification above is false or that it has breached such agreement, Lessee may impose remedies as provided by law.

SECTION 9.14 No Merger of Title. There shall be no merger of this Lease or of the leasehold estate with the fee estate in or ownership of the Leased Property by reason of the fact that the same entity may acquire or hold or own (i) this Lease or such leasehold estate or any interest therein and (ii) the fee estate or ownership of any of the Leased Property or any interest therein. No such merger shall occur unless and until all entities having any interest in (X) this Lease or such leasehold estate and (Y) the fee estate in the Leased Property shall join in a written, recorded instrument effecting such merger.

[Signature Pages to Follow]

Docusign Envelope ID: 2DBA214B-5191-8D4A-8058-661B483B9706

IN WITNESS WHEREOF, the Bank has caused this Lease to be executed in its name by its duly authorized officer, and the Lessee has caused this Lease to be executed in its name by its duly authorized officer, as of the date first above written.

ZMFU II, INC., as Lessor

By:_____
Authorized Officer

SEDONA FIRE DISTRICT, as Lessee

_____

By:_____
Title

Docusign Envelope ID: 2DBA214B-5191-8D4A-8058-661B483B9706

STATE OF ARIZONA)
COUNTY OF YAVAPAI)

The foregoing instrument, Non-BQ Lease/Purchase Agreement, consisting of _____ pages , including this page and all Exhibits, was acknowledged before me this ___ day of November, 2026, by _____, the _____ of _____ , a political subdivision of the State of Arizona.

WITNESS my hand and official seal.

Signature of Notary _____ (Seal)

STATE OF ARIZONA)
COUNTY OF YAVAPAI)

On November __, 2026, before me, _____, Notary Public, personally appeared _____, proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity, and that by his/her/their signature on the instrument the person, or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Signature of Notary _____ (Seal)

Docusign Envelope ID: 2DBA214B-5191-8D4A-8058-661B483B9706

EXHIBIT A

FIXED RATE
LEASE PAYMENT DEBT SERVICE SCHEDULE*

1. Interest. Interest components payable on the principal amount outstanding have been computed at the rate of four and eighty hundredths' percent (4.80%) per annum calculated based on twelve 30-day months during a 360-day year.

Variable Rate will reset after November 24, 2036, at the then 1 year FHLB +90 basis points.

2. Payment Dates and Amounts.

Debt Service Schedule

Date	Principal	Coupon	Interest	Total P+I	Fiscal Total
11/24/2026	-	-	-	-	-
11/24/2027	467,272.84	4.800%	480,000.00	947,272.84	947,272.84
11/24/2028	490,122.48	4.800%	457,570.90	947,693.38	947,693.38
11/24/2029	514,089.47	4.800%	434,045.02	948,134.49	948,134.49
11/24/2030	539,228.45	4.800%	409,368.73	948,597.18	948,597.18
11/24/2031	565,596.72	4.800%	383,485.76	949,082.48	949,082.48
11/24/2032	593,254.40	4.800%	356,337.12	949,591.52	949,591.52
11/24/2033	622,264.54	4.800%	327,860.91	950,125.45	950,125.45
11/24/2034	652,693.28	4.800%	297,992.21	950,685.49	950,685.49
11/24/2035	684,609.98	4.800%	266,662.94	951,272.92	951,272.92
11/24/2036	718,087.41	4.800%	233,801.66	951,889.07	951,889.07
11/24/2037	753,201.88	4.800%	199,333.46	952,535.34	952,535.34
11/24/2038	790,033.45	4.800%	163,179.77	953,213.22	953,213.22
11/24/2039	828,666.09	4.800%	125,258.16	953,924.25	953,924.25
11/24/2040	869,187.86	4.800%	85,482.19	954,670.05	954,670.05
11/24/2041	911,691.15	4.800%	43,761.18	955,452.33	955,452.33
Total	$10,000,000.00	-	$4,264,140.01	$14,264,140.01	-

Docusign Envelope ID: 2DBA214B-5191-8D4A-8058-661B483B9706

EXHIBIT B

DESCRIPTION OF THE FINANCED PROPERTY

THE LAND REFERRED TO HEREIN BELOW IS SITUATED, IN THE COUNTY OF COCONINO, STATE OF ARIZONA, AND IS DESCRIBED AS FOLLOWS:

A tract of land in the Southeast quarter of the Northeast quarter of the Northeast quarter of Section 7 Township 17 North, Range 6 East of the Gila and Salt River Base and Meridian, Coconino County, Arizona, described by metes and bounds as follows:

BEGINNING at Corner No. 1, which is a point that lies North 00° 33' 30" East, a distance of 1339.80 feet and thence North 89° 24' West, a distance of 33.00 feet from the East quarter corner of said Section 7;

Thence North 89° 24' West, a distance of 247.00 feet;

Thence North 00° 33' 30" East, a distance of 308.00 feet;

Thence South 89° 24' East, a distance of 247.00 feet;

Thence South 00° 33' 30" West, a distance of 308.00 feet to the POINT OF BEGINNING.

DESCRIPTION OF THE EXISTING PROPERTY

A tract of land in the Southeast quarter of the Northeast quarter of the Northeast quarter of Section 7 Township 17 North, Range 6 East of the Gila and Salt River Base and Meridian, Coconino County, Arizona, described by metes and bounds as follows:

BEGINNING at Corner No. 1, which is a point that lies North 00° 33' 30" East, a distance of 1339.80 feet and thence North 89° 24' West, a distance of 33.00 feet from the East quarter corner of said Section 7;

Thence North 89° 24' West, a distance of 247.00 feet;

Thence North 00° 33' 30" East, a distance of 308.00 feet;

Thence South 89° 24' East, a distance of 247.00 feet;

Thence South 00° 33' 30" West, a distance of 308.00 feet to the POINT OF BEGINNING.

DESCRIPTION OF THE LEASED PROPERTY

The "Leased Property" shall consist of the "Existing Property," if any, and the "Financed Property" described above.

Docusign Envelope ID: 2DBA214B-5191-8D4A-8058-661B483B9706

EXHIBIT C

RESOLUTION OF GOVERNING BODY

(Attached Resolution provided by Sedona Fire District)

Docusign Envelope ID: 2DBA214B-5191-8D4A-8058-661B483B9706

EXHIBIT D

Opinion of Lessee's Counsel

To: ZMFU II, INC.
One South Main Street, 17th Floor
Salt Lake City, Utah 84133

As counsel for Sedona Fire District ("Lessee"), I have examined duly executed originals of the Non-BQ Lease/Purchase Agreement (the "Lease") dated this 24th day of November, 2026, between the Lessee and ZMFU II, INC., Salt Lake City, Utah ("Bank"), and the proceedings taken by Lessee to authorize and execute the Lease (the "Proceedings"). Based upon such examination as I have deemed necessary or appropriate, I am of the opinion that:

1. Lessee is a body corporate and politic, legally existing under the laws of the State of Arizona (the "State").

2. The Lease and the Proceedings have been duly adopted, authorized, executed, and delivered by Lessee, and do not require the seal of Lessee to be effective, valid, legal, or binding.

3. The governing body of Lessee has complied with all applicable open public meeting and notice laws and requirements with respect to the meeting at which the Proceedings were adopted and the Lessee's execution of the Lease was authorized.

4. The Lease is a legal, valid, and binding obligation of Lessee, enforceable against Lessee in accordance with its terms except as limited by the state and federal laws affecting remedies and by bankruptcy, insolvency, reorganization, moratorium, or other laws of general application affecting the enforcement of creditor's rights generally. The rights of the Bank and the enforcement of such rights may also be subject to the exercise of judicial discretion in accordance with general principles of equity.

5. Either there are no usury laws of the State applicable to the Lease, or the Lease is in accordance with and does not violate all such usury laws as may be applicable.

6. Either there are no procurement or public bidding laws of the State applicable to the acquisition and leasing of the Leased Property (as defined in the Lease) from the Bank under the Lease, or the acquisition and leasing of the Leased Property from the Bank under the Lease comply with all such procurement and public bidding laws as may be applicable.

7. Based solely on a search of the available records of the Superior Court in and for the State of Arizona, County of Maricopa and the United States District Court for the District of Arizona, and upon inquiry of Lessee officials, there is no action, suit, proceeding, inquiry or investigation, at law or in equity, before or by any court, governmental agency, public board or body, pending or overtly threatened against or affecting the Lessee, and there is no basis therefor, (i) which in any way questions the powers of the Lessee referred to hereinabove or the validity of the Proceedings in connection with the execution and delivery of the Lease, (ii) wherein an unfavorable decision, ruling or finding would adversely affect the validity of the Lease or the transactions contemplated thereby.

Docusign Envelope ID: 2DBA214B-5191-8D4A-8058-661B483B9706

8. The adoption, execution and/or delivery of the Lease and the Proceedings, and the compliance by the Lessee with their provisions, will not conflict with or constitute a material breach of or material default under any court decree or order or any agreement, indenture, lease or other instrument or any existing law or administrative regulation, decree or order to which the Lessee is subject or by which the Lessee is or may be bound.

9. Although we are not opining as to the ownership of the Leased Property or the priority of liens thereon, it is also our opinion that the Security Documents attached as Exhibit E to the Lease are sufficient in substance, form, and description, and indicated place, address, and method of filing and/or recording, to completely and fully perfect the security interest in every portion of the Leased Property granted under the Lease, and no other filings and/or recordings are necessary to fully perfect said security interest in the Leased Property.

_____

Attorney for Lessee

Docusign Envelope ID: 2DBA214B-5191-8D4A-8058-661B483B9706

EXHIBIT E

SECURITY DOCUMENTS

A copy of the foregoing Lease/Purchase Agreement to which this Exhibit E is attached shall be recorded at the office of the Recorder for the County in which the Existing Property referenced therein is located.

Docusign Envelope ID: 2DBA214B-5191-8D4A-8058-661B483B9706

EXHIBIT F

ESCROW AGREEMENT

(See attached Escrow Agreement)

Docusign Envelope ID: 2DBA214B-5191-8D4A-8058-661B483B9706

SEDONA FIRE DISTRICT

RESOLUTION #2026-06

Approval to Secure a Non-BQ Lease/Purchase Agreement with ZMFU II, Inc., for Partial Financing of the Station #4 Construction Project

A FORMAL RESOLUTION OF THE GOVERNING BOARD OF THE SEDONA FIRE DISTRICT APPROVING AND SECURING THE EXECUTION OF A NON-BQ LEASE/PURCHASE AGREEMENT, DATED NOVEMBER 24, 2026, TO PARTIALLY FUND THE STATION #4 CONSTRUCTION PROJECT, PROVIDING FOR LEASE PAYMENTS PURSUANT TO THE LEASE PURCHASE AGREEMENT AND MAKING CERTAIN COVENANTS AND AGREEMENTS WITH RESPECT THERETO AND AUTHORIZING THE TAKING OF ALL OTHER ACTION AS NECESSARY TO CONSUMMATE THE TRANSACTIONS CONTEMPLATED BY THIS RESOLUTION.

WHEREAS, Arizona Revised Statutes, Title 48, Chapter 5, Article 1 empowers the Governing Board of the Fire District to construct, purchase, lease, lease-purchase or otherwise acquire the following or any interest in the following and, in connection with the construction or other acquisition, purchase, lease, lease-purchase or grant a lien on any or all of its present or future property, including land, buildings, equipment and furnishings to house equipment and personnel necessary or appropriate to carry out its purposes; and

WHEREAS, pursuant to applicable law, the Governing Board of the Lessee is authorized to acquire, dispose of and encumber real and personal property, including, without limitation, rights and interests in property, equipment, leases and easements necessary to the functions or operations of the Lessee; and

WHEREAS, the Governing Board (hereinafter the "Governing Body") as defined in the Non-BQ Lease/Purchase Agreement, hereby desires to enter into the Non-BQ Lease/Purchase Agreement dated November 24, 2026, (the "Non-BQ Lease/Purchase Agreement") by and between ZMFU II, Inc., (the "Lessor") and the Sedona Fire District, a political subdivision of the State of Arizona (the "Lessee"), for the purpose of obtaining partial financing for the construction of improvements on certain real property owned by the Sedona Fire District, located at 401 Jordan Road, Sedona, Arizona, Coconino County (generally known as Fire Station #4), further described as the construction of fire station #4 (hereinafter the "Station #4 Construction Project") as more clearly defined in the Non-BQ Lease/Purchase Agreement Exhibit B, as Description of the Financed Property ("Financed Property"), attached thereto; and

WHEREAS, the above Lessee is duly organized and existing pursuant to the constitution and laws of the State of Arizona; and

WHEREAS, the guaranteed maximum price (GMP), (hereinafter "GMP #3"), of the Station #4 Construction Project described above, totals $15,997,023.00, and was an expenditure budgeted within

Docusign Envelope ID: 2DBA214B-5191-8D4A-8058-661B483B9706

the Lessee's capital funds and approved by the Governing Body on September 15, 2026; and

WHEREAS, the Governing Body hereby finds and determines that the Fire Station #4 Construction Project, GMP #3, shall be partially financed with budgeted capital funds in the amount of $5,997,023.00; and

WHEREAS, the Governing Body hereby finds and determines that the Fire Station #4 Construction Project and the execution of the Non-BQ Lease/Purchase Agreement in the acquisition amount (the "Acquisition Amount") of ten million dollars ($10,000,000), as more clearly defined in the Non-BQ Lease/Purchase Agreement Exhibit B, is appropriate and necessary to the functions and operations of the Lessee.

NOW THEREFORE, BE IT RESOLVED by the Governing Body of the Lessee:

Section 1: That the Sedona Fire District is hereby authorized to complete the above referenced Station #4 Construction Project for the total purchase price (GMP #3) of $15,997,023.00, and that the Sedona Fire District enter into that certain Non-BQ Lease/Purchase Agreement with the Lessor, dated November 24, 2026, including the Certificate of Authority, the Addendums, and any related documents, for the purpose of securing partial financing in the acquisition amount of $10,000,000.00, for the Station #4 Construction Project described therein and the Governing Body hereby declares that the needed funds have been appropriated for the current fiscal year, as determined by the Non-BQ Lease/Purchase Agreement and payment schedule thereof; and

Section 2: That Helen McNeal, Board Chair; Board Vice Chair/Clerk; and Ed Mezulis, Fire Chief ("Authorized Representatives"), acting on behalf of the Lessee, are hereby authorized to negotiate, enter into, execute, and deliver the Non-BQ Lease/Purchase Agreement and related documents in substantially the form set forth in the document presently before the Governing Body, which the document is available for public inspection at the office of the Lessee. The Authorized Representatives acting on behalf of the Lessee are hereby authorized to negotiate, enter into, execute, and deliver such other documents relating to the Non-BQ Lease/Purchase Agreement as the Authorized Representatives deem necessary and appropriate. All other related contracts and agreements necessary and incidental to the Non-BQ Lease/Purchase Agreement are hereby authorized; and

Section 3: By a written instrument signed by the Authorized Representatives, said Authorized Representatives may designate specifically identified officers or employees of the Lessee to execute and deliver agreements and documents relating to the Non-BQ Lease/Purchase Agreement on behalf of the Lessee; and

Section 4: The principal amount of the Non-BQ Lease/Purchase Agreement shall bear 4.80% interest as set forth in the Non-BQ Lease/Purchase Agreement and the same shall contain such options to purchase by the Lessee as set forth therein; and

Section 5: The Lessee's obligations under the Non-BQ Lease/Purchase Agreement shall be subject to annual appropriation or renewal by the Governing Body, as set forth in the Non-BQ Lease/Purchase Agreement, and the Lessee's obligations under the Non-BQ Lease/Purchase Agreement shall not constitute a general obligation of the Lessee or indebtedness under the Constitution or laws of the

Docusign Envelope ID: 2DBA214B-5191-8D4A-8058-661B483B9706

State of Arizona; and

Section 6: That the Lessee will file, or will coordinate with the Lessor to file, with the Internal Revenue Service Center, Ogden, UT 84201, IRS Form 8038-G or 8038-GC, as appropriate, within fifteen (15) days from the execution of the Non-BQ Lease/Purchase Agreement, reflecting the total aggregate amount of Advances that can be made pursuant to this Lease; and

Section 7: This Resolution shall take effect immediately upon its adoption and approval.

Adopted and Approved on _____.

_____

Helen McNeal, Board Chair Date

ATTEST:

_____

Board Vice Chair/Clerk Date

Docusign Envelope ID: 2DBA214B-5191-8D4A-8058-661B483B9706

ESCROW AGREEMENT

This Escrow Agreement (this "Agreement"), dated November 24, 2026 by and among ZMFU II, INC., a Utah corporation (hereinafter referred to as "Lessor"), SEDONA FIRE DISTRICT, a body politic and corporate of the State of Arizona (hereinafter referred to as "Lessee"), and ZIONS BANCORPORATION, National Association, a national banking association (hereinafter referred to as "Escrow Agent").

Reference is made to that certain Non-BQ Lease/Purchase Agreement, dated November 24, 2026, between Lessor and Lessee (hereinafter referred to as the "Lease"), covering the acquisition and lease of certain Leased Property described therein (the "Leased Property"). It is a requirement of the Lease that the Acquisition Amount be deposited with the Escrow Agent hereunder for the purpose of providing a mechanism for the application of such amounts to the payment of Leased Property costs.

The parties agree as follows:

1. Creation of Escrow Account.

(a) There is hereby created a special trust fund to be known as the "Sedona Fire District Escrow Account" (the "Escrow Account") to be held in trust by the Escrow Agent for the purposes stated herein, for the benefit of Lessor and Lessee, to be held, disbursed and returned in accordance with the terms hereof. On the date hereof, from proceeds of the Lease, Lessor has caused the amount of $10,000,000.00 to be transferred to Escrow Agent for deposit into the Escrow Account.

(b) The Escrow Agent shall invest and reinvest moneys on deposit in the Escrow Account in Qualified Investments in accordance with written instructions received from Lessee. Lessee shall be solely responsible for ascertaining that all proposed investments and reinvestments are Qualified Investments and that they comply with federal, state and local laws, regulations and ordinances governing investment of such funds and for providing appropriate notice to the Escrow Agent for the reinvestment of any maturing investment. Accordingly, neither the Escrow Agent nor Lessor shall be responsible for any liability, cost, expense, loss or claim of any kind, directly or indirectly arising out of or related to the investment or reinvestment of all or any portion of the moneys on deposit in the Escrow Account, and Lessee agrees to and does hereby release the Escrow Agent and Lessor from any such liability, cost, expenses, loss or claim. Interest on the Escrow Account shall become part of the Escrow Account, and gains and losses on the investment of the moneys on deposit in the Escrow Account shall be borne by the Escrow Account. The Escrow Agent shall have no discretion whatsoever with respect to the management, disposition or investment of the Escrow Account and is not a trustee or a fiduciary to Lessee. The Escrow Agent shall not be responsible for any market decline in the value of the Escrow Account and has no obligation to notify Lessor and Lessee of any such decline or take any action with respect to the Escrow Account, except upon specific written instructions stated herein. For purposes of this agreement, "Qualified Investments" means any investments which meet the requirements of the investment of public funds by Lessee in accordance with applicable Arizona law and any applicable policy that the governing body of the Lessee has adopted with respect to the investment of public funds.

Docusign Envelope ID: 2DBA214B-5191-8D4A-8058-661B483B9706

(c) Lessee covenants that all investments of amounts deposited in the Escrow Account or other fund containing gross proceeds of the Lease will be acquired, disposed of and valued at the fair market value thereof. Investments in funds or accounts (or portions thereof) that are subject to a yield restriction under applicable provisions of the Internal Revenue Code of 1986, as amended (the *"Code"*) will be valued at their present value. Terms used in this subsection (c) shall have the meanings given them in the applicable provisions of the Code.

(d) Unless the Escrow Account is earlier terminated in accordance with the provisions of paragraph (e) below, amounts in the Escrow Account shall be disbursed by the Escrow Agent in payment of amounts described in Section 2 hereof upon receipt of written authorization(s) from Lessor, as is more fully described in Section 2 hereof. If the amounts in the Escrow Account are insufficient to pay such amounts, Lessee shall provide any balance of the funds needed to complete the acquisition of the Leased Property. Any moneys remaining in the Escrow Account on or after the date on which Lessee executes the Delivery and Acceptance Certificate shall be applied as provided in Section 4 hereof.

(e) The Escrow Account shall be terminated at the earliest of (i) the final distribution of amounts in the Escrow Account (including delivery to Lessor by Lessee of an executed Delivery and Acceptance Certificate contained in the Lease), or (ii) written notice given by Lessor of the occurrence of a default or non-appropriation of the Lease.

(f) The Escrow Agent may act in reliance upon any writing or instrument or signature which it, in good faith, believes to be genuine and may assume the validity and accuracy of any statement or assertion contained in such a writing or instrument. The Escrow Agent shall not be liable in any manner for the sufficiency or correctness as to form, manner of execution, or validity of any instrument nor as to the identity, authority, or right of any person executing the same; and its duties hereunder shall be limited to the receipt of such moneys, instruments or other documents received by it as the Escrow Agent, and for the disposition of the same in accordance herewith. In the event conflicting instructions as to the disposition of all or any portion of the Escrow Account are at any time given by Lessor and Lessee, the Escrow Agent shall abide by the instructions or entitlement orders given by Lessor without consent of the Lessee.

(g) Unless the Escrow Agent is guilty of gross negligence or willful misconduct with regard to its duties hereunder, Lessee agrees to and does hereby release and indemnify the Escrow Agent and hold it harmless from any and all claims, liabilities, losses, actions, suits or proceedings at law or in equity, or any other expense, fees or charges of any character or nature, which it may incur or with which it may be threatened by reason of its acting as Escrow Agent under this Agreement; and in connection therewith, does to the extent permitted by law indemnify the Escrow Agent against any and all expenses; including reasonable attorneys' fees and the cost of defending any action, suit or proceeding or resisting any claim.

(h) If Lessee and Lessor shall be in disagreement about the interpretation of the Lease, or about the rights and obligations, or the propriety of any action contemplated by the Escrow Agent hereunder, the Escrow Agent may, but shall not be required to, file an appropriate civil action to resolve the disagreement. The Escrow Agent shall be reimbursed by Lessee for all costs, including reasonable attorneys' fees, in connection with such civil action, and shall be fully

Docusign Envelope ID: 2DBA214B-5191-8D4A-8058-661B483B9706

protected in suspending all or part of its activities under the Lease until a final judgment in such action is received.

(i) The Escrow Agent may consult with counsel of its own choice and shall have full and complete authorization and protection with the opinion of such counsel. The Escrow Agent shall otherwise not be liable for any mistakes of fact or errors of judgment, or for any acts or omissions of any kind unless caused by its willful misconduct.

(j) Lessee shall reimburse the Escrow Agent for all reasonable costs and expenses, including those of the Escrow Agent's attorneys, agents and employees incurred for extraordinary administration of the Escrow Account and the performance of the Escrow Agent's powers and duties hereunder in connection with any Event of Default under the Lease, or in connection with any dispute between Lessor and Lessee concerning the Escrow Account.

(k) The Escrow Agent or any successor may at any time resign by giving mailed notice to Lessee and Lessor of its intention to resign and of the proposed date of resignation (the "Effective Date"), which shall be a date not less than 90 days after such notice is delivered to an express carrier, charges prepaid, unless an earlier resignation date and the appointment of a successor shall have been approved by the Lessee and Lessor. After the Effective Date, the Escrow Agent shall be under no further obligation except to hold the Escrow Account in accordance with the terms of this Agreement, pending receipt of written instructions from Lessor regarding further disposition of the Escrow Account.

(l) The Escrow Agent shall have no responsibilities, obligations or duties other than those expressly set forth in this Agreement and no fiduciary or implied duties, responsibilities or obligations shall be read into this Agreement.

2. Acquisition of Property.

(a) Acquisition Contracts. Lessee will arrange for, supervise and provide for, or cause to be supervised and provided for, the acquisition of the Leased Property, with moneys available in the Escrow Account. Lessee represents the estimated costs of the Leased Property are within the funds estimated to be available therefor, and Lessor makes no warranty or representation with respect thereto. Lessor shall have no liability under any of the acquisition or construction contracts. Lessee shall obtain all necessary permits and approvals, if any, for the acquisition, equipping and installation of the Leased Property, and the operation and maintenance thereof.

(b) Authorized Escrow Account Disbursements. Disbursements from the Escrow Account shall be made for the purpose of paying (including the reimbursement to Lessee for advances from its own funds to accomplish the purposes hereinafter described) the Leased Property Costs and any delivery costs.

(c) Requisition Procedure. No disbursement from the Escrow Account shall be made unless and until Lessor has approved such requisition. Prior to disbursement from the Escrow Account there shall be filed with the Escrow Agent a requisition for such payment in the form of Disbursement Request attached hereto as Schedule 1, stating each amount to be paid and

Docusign Envelope ID: 2DBA214B-5191-8D4A-8058-661B483B9706

the name of the person, firm or corporation to whom payment thereof is due. Each such requisition shall be signed by Ed Mezulis (including his successors or anyone whom he or his successors may appoint to sign) of Lessee (an "Authorized Representative") and by Olivia Martinez or her designees of Lessor, and shall be subject to the following:

1. Delivery to Lessor of an executed Disbursement Request in the form attached hereto as Schedule 1 certifying that:

   (i)(A) an obligation in the stated amount has been incurred by Lessee, and that the same is a proper charge against the Escrow Account for costs relating to the Leased Property identified in the Lease, and has not been paid (or has been paid by Lessee and Lessee requests reimbursement thereof); (B) the Leased Property relating to such obligation has been delivered, installed, is operating in a manner consistent with all construction plans and specifications and if such disbursement is the final disbursement, the Leased Property has been inspected and finally accepted for all purposes by Lessee and Lessee has provided Lessor a certificate of completion by any architect or contractor, and (C) and Lessee has conducted such inspection and/or testing of the Leased Property relating to such obligation as it deems necessary and appropriate in order to determine the Leased Property's capability and functionality in order to accept such Leased Property; (ii) the Lessee has no notice of any vendor's, mechanic's or other liens or rights to liens, chattel mortgages, conditional sales contracts or security interest which should be satisfied or discharged before such payment is made; (iii) such requisition contains no item representing payment on account, or any retained percentages which Lessee is, at the date of such certificate, entitled to retain (except to the extent such amounts represent a reimbursement to Lessee); (iv) the Leased Property is insured in accordance with the Lease; (v) no Event of Default (nor any event which, with notice or lapse of time or both, would become an Event of Default) has occurred and is continuing and (vi) the representations, warranties and covenants of Lessee set forth in the Lease are true and correct as of the date thereof; and

2. Delivery to Lessor invoices (and proofs of payment of such invoices, if Lessee seeks reimbursement); bills of sale (if title to such Leased Property has passed to Lessee); a description, and serial and/or VIN number for each item and any additional documentation reasonably requested by Lessor;

3. Deposit to Escrow Account. Upon execution of the Lease and the satisfaction of any conditions specified in the Lease or otherwise, Lessor will cause the Acquisition Amount of $10,000,000.00 to be deposited into the Escrow Account. Lessee agrees to pay any costs with respect to the Leased Property in excess of amounts available therefor in the Escrow Account and to pay delivery costs in excess of amounts available therefor in the Escrow Account; provided, however, that any amount required for either such purpose shall be payable solely from moneys that have been appropriated by Lessee for such purpose.

Docusign Envelope ID: 2DBA214B-5191-8D4A-8058-661B483B9706

4. Excessive Escrow Account. Any funds remaining in the Escrow Account on or after the date on which Lessee executes the Delivery and Acceptance Certificate, or upon a termination of the Escrow Account as otherwise provided herein, shall be delivered by the Escrow Agent to Lessor, and Lessor shall apply such funds to amounts owed under the Lease.

5. Security Interest. The Escrow Agent and Lessee acknowledge and agree that the Escrow Account and all proceeds thereof are being held by Escrow Agent for disbursement or return as set forth herein. Lessee hereby grants to Lessor a first priority perfected security interest in the Escrow Account and all proceeds thereof, and all investments made with any amounts in the Escrow Account. If the Escrow Account or any part thereof, is converted to investments as set forth in this agreement, such investments shall be made in the name of Escrow Agent and the Escrow Agent hereby agrees to hold such investments as bailee for Lessor so that Lessor is deemed to have possession of such investments for the purpose of perfecting its security interest.

6. Control of Escrow Account. In order to perfect Lessor's security interest by means of control in (i) the Escrow Account established hereunder, (ii) all securities entitlements, investment property and other financial assets now or hereafter credited to the Escrow Account, (iii) all of Lessee's rights in respect of the Escrow Account, such securities entitlements, investment property and other financial assets, and (iv) all products, proceeds and revenues of and from any of the foregoing personal property (collectively, the "Collateral"), Lessor, Lessee and Escrow Agent further agree as follows:

(a) All terms used in this Section 6 which are defined in the Uniform Commercial Code of the State of Utah ("Commercial Code") but are not otherwise defined herein shall have the meanings assigned to such terms in the Commercial Code, as in effect on the date of this Agreement.

(b) Escrow Agent will comply with all entitlement orders originated by Lessor with respect to the Collateral, or any portion of the Collateral, without further consent by Lessee.

(c) Escrow Agent hereby represents and warrants (a) that the records of Escrow Agent show that Lessee is the sole owner of the Collateral, (b) that Escrow Agent has not been served with any notice of levy or received any notice of any security interest in or other claim to the Collateral, or any portion of the Collateral, other than Lessor's claim pursuant to this Agreement, and (c) that Escrow Agent is not presently obligated to accept any entitlement order from any person with respect to the Collateral, except for entitlement orders that Escrow Agent is obligated to accept from Lessor under this Agreement and entitlement orders that Escrow Agent, subject to the provisions of paragraph (e) below, is obligated to accept from Lessee.

(d) Without the prior written consent of Lessor, Escrow Agent will not enter into any agreement by which Escrow Agent agrees to comply with any entitlement order of any person other than Lessor or, subject to the provisions of paragraph (e) below, Lessee, with respect to any portion or all of the Collateral. Escrow Agent shall promptly notify Lessor if any person requests Escrow Agent to enter into any such agreement or otherwise asserts or seeks to assert a lien, encumbrance or adverse claim against any portion or all of the Collateral.

Docusign Envelope ID: 2DBA214B-5191-8D4A-8058-661B483B9706

(e) Except as otherwise provided in this paragraph (e) and subject to Section 1(b) hereof, Escrow Agent may allow Lessee to effect sales, trades, transfers and exchanges of Collateral within the Escrow Account, but will not, without the prior written consent of Lessor, allow Lessee to withdraw any Collateral from the Escrow Account. Escrow Agent acknowledges that Lessor reserves the right, by delivery of written notice to Escrow Agent, to prohibit Lessee from effecting any withdrawals (including withdrawals of ordinary cash dividends and interest income), sales, trades, transfers or exchanges of any Collateral held in the Escrow Account. Further, Escrow Agent hereby agrees to comply with any and all written instructions delivered by Lessor to Escrow Agent (once it has had a reasonable opportunity to comply therewith) and has no obligation to, and will not, investigate the reason for any action taken by Lessor, the amount of any obligations of Lessee to Lessor, the validity of any of Lessor's claims against or agreements with Lessee, the existence of any defaults under such agreements, or any other matter.

(f) Lessee hereby irrevocably authorizes Escrow Agent to comply with all instructions and entitlement orders delivered by Lessor to Escrow Agent.

(g) Escrow Agent will not attempt to assert control and does not claim and will not accept any security or other interest in, any part of the Collateral, and Escrow Agent will not exercise, enforce or attempt to enforce any right of setoff against the Collateral, or otherwise charge or deduct from the Collateral any amount whatsoever.

(h) Escrow Agent and Lessee hereby agree that any property held in the Escrow Account shall be treated as a financial asset under such section of the Commercial Code, notwithstanding any contrary provision of any other agreement to which Escrow Agent may be a party.

(i) Escrow Agent is hereby authorized and instructed, and hereby agrees, to send to Lessor at its address set forth in Section 9 below, concurrently with the sending thereof to Lessee, duplicate copies of any and all monthly Escrow Account statements or reports issued or sent to Lessee with respect to the Escrow Account.

7. Information Required Under USA PATRIOT ACT. The parties acknowledge that in order to help the United States government fight the funding of terrorism and money laundering activities, pursuant to Federal regulations that became effective on October 1, 2003 (Section 326 of the USA PATRIOT Act) all financial institutions are required to obtain, verify, record and update information that identifies each person establishing a relationship or opening an account. The parties to this Agreement agree that they will provide to the Escrow Agent such information as it may request, from time to time, in order for the Escrow Agent to satisfy the requirements of the USA PATRIOT Act, including but not limited to the name, address, tax identification number and other information that will allow it to identify the individual or entity who is establishing the relationship or opening the account and may also ask for formation documents such as articles of incorporation or other identifying documents to be provided.

8. Fee Schedule; Initial Fee. $1,500.00.

9. Miscellaneous.

Docusign Envelope ID: 2DBA214B-5191-8D4A-8058-661B483B9706

(a) Capitalized terms not otherwise defined herein shall have the meanings assigned to them in the Lease. This agreement may not be amended except in writing signed by all parties hereto. This agreement may be executed in one or more counterparts, each of which shall be deemed to be an original instrument and each shall have the force and effect of an original and all of which together constitute, and shall be deemed to constitute, one and the same instrument. Notices hereunder shall be made in writing and shall be deemed to have been duly given when personally delivered or when deposited in the mail, first class postage prepaid, or delivered to an express carrier, charges prepaid, or sent by facsimile with electronic confirmation, addressed to each party at its address below:

If to Lessor: ZMFU II, INC.
1 South Main Street 17th Floor
Salt Lake City, UT 84133
Attn: Jon Dunfield, Vice President

If to Lessee: SEDONA FIRE DISTRICT
2860 Southwest Drive
Sedona, Arizona 86336

If to Escrow Agent: ZIONS BANCORPORATION, National Association
Corporate Trust Department
1801 Main Street, Suite 460
Houston, TX 77002
Attn: Andrea Abbott, Senior Vice President

(b) As required by the provisions of Arizona Revised Statutes Section 38-511, as amended, notice is hereby given that the District may, within three (3) years of the execution hereof, cancel this Agreement without penalty or further obligations, if any person significantly involved in initiating, negotiation, securing, drafting or creating this Agreement on behalf of the District is, at any time while this Agreement or any extension of this Agreement is in effect, an employee or agent of the Escrow Agent or a consultant to the Escrow Agent with respect to the subject matter of this Agreement. The cancellation shall be effective when written notice from the District is received by the Escrow Agent unless the notice specifies a later time.

Docusign Envelope ID: 2DBA214B-5191-8D4A-8058-661B483B9706

In Witness Whereof, the parties have executed this Escrow Agreement as of the date first above written.

ZMFU II, INC.
as Lessor

By:_____
Lee Davis, Senior Vice President

SEDONA FIRE DISTRICT
as Lessee

By:_____
Ed Mezulis, Fire Chief

ZIONS BANCORPORATION, National Association
as Escrow Agent

By:_____
Andrea Abbott, Senior Vice President

Docusign Envelope ID: 2DBA214B-5191-8D4A-8058-661B483B9706

SCHEDULE 1

TO THE ESCROW AGREEMENT

FORM OF DISBURSEMENT REQUEST

Re: Non-BQ Lease/Purchase Agreement, dated November 24, 2026 (the *"Lease"*), between ZMFU II, INC., as Lessor, and SEDONA FIRE DISTRICT, as Lessee (Capitalized terms not otherwise defined herein shall have the meanings assigned to them in the Lease.)

In accordance with the terms of the Escrow Agreement, dated November 24, 2026 (the *"Escrow Agreement"*) by and among ZMFU II, INC., a national banking association (*"Lessor"*), SEDONA FIRE DISTRICT (*"Lessee"*) and ZIONS BANCORPORATION, National Association, (the *"Escrow Agent"*), the undersigned hereby requests the Escrow Agent pay the following persons the following amounts from the Escrow Account created under the Escrow Agreement for the following purposes:

PAYEE'S NAME AND ADDRESS	INVOICE NUMBER	DOLLAR AMOUNT	PURPOSE (INCLUDE SERIAL AND/OR VIN NUMBER)

The undersigned hereby certifies as follows:

(i) The date on which "acceptance" occurred with respect to the portion of the Leased Property for which disbursement is hereby requested is _____, and such portion of Leased Property is hereby accepted by Lessee for all purposes of the Lease.

(ii) An obligation in the stated amount has been incurred by Lessee, and the same is a proper charge against the Escrow Account for costs relating to the Leased Property identified in the Lease, and has not been paid (or has been paid by Lessee and Lessee requests reimbursement thereof), and the Leased Property relating to such obligation has been constructed, delivered, installed, is operating in a manner consistent with the manufacturer's intended use (if applicable) and has been inspected and finally accepted for all purposes by Lessee. If such disbursement is the final disbursement, the Lessee has provided the Lessor with a certificate of completion from any architect or contractor. Lessee has conducted such inspection and/or testing of the Leased Property

Docusign Envelope ID: 2DBA214B-5191-8D4A-8058-661B483B9706

relating to such obligation as it deems necessary and appropriate in order to determine the Leased Property's capability and functionality in order to accept such Leased Property. Attached hereto is the original invoice with respect to such obligation.

(iii) The undersigned, as Authorized Representative, has no notice of any vendor's, mechanic's or other liens or rights to liens, chattel mortgages, conditional sales contracts or security interest which should be satisfied or discharged before such payment is made.

(iv) This requisition contains no item representing payment on account, or any retained percentages which Lessee is, at the date hereof, entitled to retain (except to the extent such amounts represent a reimbursement to Lessee).

(v) The Leased Property is insured in accordance with the Lease.

(vi) No Event of Default, and no event which with notice or lapse of time, or both, would become an Event of Default, under the Lease has occurred and is continuing at the date hereof.

(vii) No Material Adverse Change in Lessee's financial condition has occurred since the date of the execution of the Lease.

(ix) The representations, warranties and covenants of Lessee set forth in the Lease are true and correct as of the date hereof.

Dated: _____

By: _____
Authorized Representative

Disbursement of funds from the Escrow Account in accordance with the foregoing Disbursement Request hereby is authorized

ZMFU II, INC.,
as Lessor under the Lease

By:_____
Name: _____
Title: _____

Docusign Envelope ID: 2DBA214B-5191-8D4A-8058-661B483B9706

Sedona Fire District- Real Property Lease **October 26, 2026**

Summary of Proposed Terms

Issuer:	SEDONA FIRE DISTRICT
Purchaser:	ZMFU II, Inc.
Amount:	Approximately $10,000,000
Purpose:	Proceeds of the tax-exempt Real Property Lease will be utilized to finance the construction of a fire station facility.
Security:	A ground leasehold interest in the leased property.
CUSIP:	CUSIP numbers will not be required.
Maturity Date:	November 24, 2041
Payments:	The first principal and interest payment for the lease will be November 24, 2027, with the final principal payment on November 24, 2041.
Interest Rate:	4.80% Rate will reset after November 24, 2036, at the then 1yr FHLB +90bps.
Tax Status:	Tax-Exempt, non-bank qualified.
Optional Redemption:	Callable any time at par plus accrued interest with 30 days' written notice.
Closing Date:	To be determined.
Reporting Requirement:	Audited financials to be provided within 270 days of fiscal year end.
Rate Lock:	Quoted rates are fixed through November 25, 2026.
Bank Closing Costs:	$0
Annual/Ongoing Cost:	$1500 Escrow Account
Credit Approval:	This proposal has been credit reviewed, however is subject to final credit approval.

Other terms/conditions:

Docusign Envelope ID: 2DBA214B-5191-8D4A-8058-661B483B9706

The district will provide the following to the Purchaser, prior to closing, in form and substance satisfactory to the Purchaser.:

- Issuer Opinion- addressed to and satisfactory to the Purchaser dated the date of closing relating to the legality and validity of the loan including no adverse litigation.
- Resolution of Governing Body.
- Environmental Questionnaire regarding the Leased Property completed in form and substance satisfactory to the Purchaser.
- Property, Casualty, Public Liability, Flood (if in a flood zone) and Workers Compensation Insurance with Lessor named as additional insured and loss payee in amounts that are customary for these types of financings.

District to provide title insurance policy in a form and substance satisfactory to the Lender. To facilitate closing, a scan of all signed documents be delivered by 12:00 PM to the Purchaser the day before closing.

Role of Bank as Purchaser: Purchaser is acting solely as Purchaser for its own account and not as a fiduciary for Issuer or in the capacity of broker, dealer, municipal securities underwriter or municipal advisor. Purchasers have not provided, and will not provide, financial, legal, tax, accounting or other advice to or on behalf of Issuer with respect to the proposed loan.

Respectfully,

Lee Davis
Sr. Vice President

Acknowledged and accepted on behalf of Sedona Fire District

By: _____

_____
(name and title)

Docusign Envelope ID: 2DBA214B-5191-8D4A-8058-661B483B9706

ADDENDUM TO
ESCROW AGREEMENT

Preamble

THIS ADDENDUM is made this _____ day of _____, 2026, to that certain Escrow Agreement by and between ZMFU II, INC., (the "Lessor"), and the Sedona Fire District (the "Lessee"), dated as of _____, 2026 ("Agreement").

Recitals

WHEREAS, Lessee has executed the above-referenced Agreement and supporting documentation in order to provide for the acquisition and lease of certain Leased Property described therein (the "Leased Property"); and

WHEREAS, the parties wish to modify certain terms and provisions of that Agreement dated _____, 2026; and

NOW THEREFORE, in consideration of the mutual promises and covenants contained herein, the parties agree as follows:

Covenants

1. Any references in the original Escrow Agreement to the phrase "body politic and corporate of the State of Arizona" as it relates to the Sedona Fire District, shall be modified to read "political subdivision of the State of Arizona."

2. The following sections shall be added to Paragraph 9 (Miscellaneous) to read as follows:

> (c) During the Term of this Lease, subject to an Event of Non-Appropriation, the Lessee covenants and agrees that it shall give due consideration, in accordance with applicable law, as an item for expenditure during its annual budget considerations, of an amount necessary to pay Lease Payments for the Leased Property during the next succeeding Renewal Term. Nothing herein shall be construed to direct or require that Lessee take or direct that any legislative act be done, or that the Governing Body of Lessee improperly or unlawfully delegate any of its legislative authority.
>
> (d) Notwithstanding any other provision of this Escrow Agreement, the provisions of the Lease required by Arizona law, including Sections 9.12, 9.13, 9.15, and 9.16, are incorporated into and apply to this Escrow Agreement, and the Escrow Agent makes for itself each certification and warranty made by the Lessor in those provisions.

[SIGNATURE PAGE FOLLOWS]

Docusign Envelope ID: 2DBA214B-5191-8D4A-8058-661B483B9706

DATED this _____ day of _____, 2026.

ZMFU II, INC., as Lessor

By: _____
Lee Davis, Senior Vice President

ZIONS BANCORPORATION, National Association, as Escrow Agent

By: _____
Andrea Abbott, Senior Vice President

SEDONA FIRE DISTRICT,
as Lessee

By: _____
Ed Mezulis, Fire Chief

Docusign Envelope ID: 2DBA214B-5191-8D4A-8058-661B483B9706

ADDENDUM TO
LEASE PURCHASE AGREEMENT

Preamble

THIS ADDENDUM is made this _____ day of _____, 2026, to that certain Lease Purchase Agreement by and between ZMFU II INC., (the "Lessor"), and the Sedona Fire District (the "Lessee"), dated as of _____, 2026 ("Agreement").

Recitals

WHEREAS, Lessee has executed the above-referenced Agreement and supporting documentation in order to provide for the acquisition and financing of real property and improvements and/or the acquisition of the Equipment, as more fully described in Exhibit "B" to the Lease Purchase Agreement, attached thereto (the "Financed Property"); and

WHEREAS, the parties wish to modify certain terms and provisions of that Agreement dated _____, 2026.

NOW THEREFORE, in consideration of the mutual promises and covenants contained herein, the parties agree as follows:

Covenants

1. Article I, Section 1.1 (Definitions and Rules of Construction) is hereby amended to substitute the following definition of "Lease Payments":

   "Lease Payments" means the properly appropriated rental payments described in Exhibit "A" hereto.

2. Article V, Section 5.9 (Inclusion for Consideration as Budget Item) is hereby amended to read as follows:

   During the Term of this Lease, subject to an Event of Non-Appropriation, the Lessee covenants and agrees that it shall give due consideration, in accordance with applicable law, as an item for expenditure during its annual budget considerations, of an amount necessary to pay Lease Payments for the Leased Property during the next succeeding Renewal Term. Nothing herein shall be construed to direct or require that Lessee take or direct that any legislative act be done, or that the Governing Body of Lessee improperly or unlawfully delegate any of its legislative authority.

3. The last paragraph of Article VII, Section 7.1 (Events of Default Defined) is hereby amended to read as follows:

   The foregoing provisions of this Section 7.1 are subject to the provisions of Section 3.2 hereof with respect to non-appropriation and the termination

Docusign Envelope ID: 2DBA214B-5191-8D4A-8058-661B483B9706

provided in Section 3.3(e) hereof. An event of non-appropriation or termination under 3.3(e) shall not be considered an event of default.

4. Article IX, Section 9.12 (Immigration) is hereby amended to read as follows:

SECTION 9.12 Immigration. To the extent applicable and except as stated below, pursuant to the provisions of the Section 41-4401 of the Arizona Revised Statutes, and in accordance with federal law and Bank's practice, Bank hereby warrants and certifies that Bank complies with the Immigration Reform and Control Act of 1986 and employment with the Bank is contingent on the successful completion of the I-9 verification process and the E-Verify requirements of Section 23-214(A) of the Arizona Revised Statutes. Such employment with Bank is not contingent on any of the other requirements of Section 23 214(A). A breach of a warranty regarding compliance with state and federal immigration laws shall be deemed a material breach of the Agreement and the party who breaches may be subject to penalties up to and including termination of the Agreement. Lessee retains the legal right to inspect the papers of any contractor or subcontract employee working under the terms of the Agreement to ensure that the other party is complying with the warranties regarding compliance with the state and federal immigration laws.

5. The following Sections shall be added to Article IX (Miscellaneous):

SECTION 9.15 Non-Discrimination. Lessor warrants that it complies with any state and federal laws, rules and regulations which mandate that all persons, regardless of race, color, creed, religion, sex, genetic information, age, national origin, disability, familial status or political affiliation, shall have equal access to employment opportunities, including but not limited to the Americans with Disabilities Act. The Lessor shall take affirmative action to ensure that it will not participate either directly or indirectly in the discrimination prohibited by or pursuant to Title VI of the Civil Rights Act of 1964, Section 504 of the Rehabilitation Act of 1973, Section 109 of the Housing and Community Development Act of 1974, the Age Discrimination Act of 1975, and the Genetic Information Nondiscrimination Act of 2008.

SECTION 9.16 Forced Labor of Ethnic Uyghurs. The undersigned Lessor hereby certifies that is does not currently, and agrees for the duration of the contract that it will not use: (1) the forced labor of ethnic Uyghurs in the People's Republic of China; (2) any goods or services produced by the forced labor of ethnic Uyghurs in the People's Republic of China; (3) any contractors, subcontractors or suppliers that use the forced labor or any goods or services produced by the forced labor of ethnic Uyghurs in the People's Republic of China. If the Lessor becomes aware during the term of the contract that it is not in compliance with this certification, Lessor shall notify Sedona Fire District within five days of becoming aware of the noncompliance. If Lessor does not provide the public entity with a written

Docusign Envelope ID: 2DBA214B-5191-8D4A-8058-661B483B9706

certification that the company has remedied the noncompliance within one hundred eighty days after notifying the public entity of the noncompliance, the contract shall terminate.

This Addendum shall be effective on and from the day and year first above written. To the extent this Addendum conflicts with or is inconsistent with any term of the original Agreement referenced above, this Addendum shall control. In all other respects and manner, the original Agreement entered into by and between the parties shall remain in full force and effect.

DATED this _____ day of _____, 2026.

ZMFU II INC., as Lessor

By:_____
Authorized Officer

SEDONA FIRE DISTRICT,
as Lessee

By: _____
Title: _____

Docusign Envelope ID: 2DBA214B-5191-8D4A-8058-661B483B9706

CERTIFICATE OF AUTHORITY

The below signed, being the duly authorized agents and representatives of the Sedona Fire District, a political subdivision of the State of Arizona, (the "Lessee") do hereby certify:

1. That the signature of the officials of the Lessee which appear on the Lease Purchase Agreement, dated November 24, 2026, by and between ZMFU II, INC., ("Lessor") and the Lessee, the Board Resolution, and related documents (collectively, the "Lease Purchase Agreement") have been duly authorized and are true and genuine; that I know said officials and know him/her to hold the office set forth below his/her name, as the case may be.

2. That all due diligence, good faith, and legal requirements have been met and procedures followed for the acquisition of the leased property and the proper award to the Lessor of the Lease Purchase Agreement, including substantial efforts made toward procuring the best possible price and terms for the equipment and property being acquired and financing sought, that the equipment being acquired with the finance proceeds has been identified, the amount of funding needed for the refunding of said certain equipment established, and that the District is only seeking funding sufficient to pay for said acquisition, together with costs associated with closing.

3. That the representations and warranties made by the Lessee in Section 2.1 of the Lease Purchase Agreement are true.

4. That the Lessee did, pursuant to the applicable open meeting laws, adopt a budget for the current fiscal year which includes sufficient appropriated funds to meet its financial obligations under the Lease Purchase Agreement and related documents.

5. That the Sedona Fire District was properly formed pursuant to Order of the Board of Supervisors in Yavapai County, Arizona on May 10, 1993, remains in good standing, and has the authority to acquire the leased property and improvements, and enter into the Lease/Purchase Agreement.

6. There is no litigation, action, suit or proceeding pending in any court, administrative agency, arbiter or governmental body which in any way challenges the existence of the Sedona Fire District, or its authority to enter into the Lease Purchase Agreement.

7. That the form of Lease Purchase Agreement, Resolution and all related documents thereto were approved by formal action of the Fire Board, in public session, after having been duly posted and noticed, consistent with state law and the open meeting requirements in force at that time.

EXHIBIT "A"

Docusign Envelope ID: 2DBA214B-5191-8D4A-8058-661B483B9706

8. That all necessary bidding requirements, postings, notices, inquiries and actions have been taken in conjunction with the acquisition of the subject funds and leased property.

9. That all persons voting on the approval of the financing referenced above and executing the Lease Purchase Agreement in furtherance thereof, were duly elected or appointed and had full authority to do so.

DATED this _____day of November, 2026.

SEDONA FIRE DISTRICT

By

_____
Board Chairperson

ATTEST:

By _____
Board Clerk

Docusign Envelope ID: 2DBA214B-5191-8D4A-8058-661B483B9706

CONSENT AND WAIVER

The undersigned hereby consents to the representation by the law firm of BOYLE, PECHARICH, CLINE, WHITTINGTON & STALLINGS, PLLC ("BPCWS"), of Sedona Fire District, a political subdivision of the State of Arizona in connection with the Lease Purchase Agreement dated _____, 2026 by and between ZMFU II INC. ("Zions Bank") and Sedona Fire District (the "Agreement").

In connection therewith, the undersigned acknowledges that The law firm of BPCWS represents or has represented both Sedona Fire District and Zions Bancorporation, N.A (an affiliate of ZMFU II, INC.) regarding a variety of matters unrelated to the Agreement and does hereby waive any conflict of interest arising thereby.

Dated this _____ day of _____, 2026.

SEDONA FIRE DISTRICT

By: _____
Board Chairperson

Attest:

_____
Board Clerk

REGIONAL COMPENSATION AND CLASSIFICATION STUDY
INTERGOVERNMENTAL AGREEMENT

This Intergovernmental Agreement ("Agreement") is entered into this ___ day of _____, 2026, by and among the CENTRAL ARIZONA FIRE AND MEDICAL AUTHORITY ("CAFMA"), a special district of Arizona; the CITY OF PRESCOTT ("Prescott"), a municipal corporation of Arizona; SEDONA FIRE DISTRICT ("Sedona"), a special taxing district of Arizona; and TIMBER MESA FIRE AND MEDICAL DISTRICT ("Timber Mesa"), a special taxing district of Arizona. CAFMA, Prescott, Sedona, and Timber Mesa may each be referred to as a "Party" and collectively as the "Parties."

RECITALS

WHEREAS, the Parties are public agencies authorized to enter into intergovernmental agreements for joint or cooperative action pursuant to A.R.S. § 11-952 and other applicable Arizona law; and

WHEREAS, the Parties desire to jointly participate in a regional compensation and classification study to evaluate compensation practices, job classifications, market competitiveness, internal equity, and related matters (the "Study"); and

WHEREAS, the Parties have selected Segal Inc. ("Segal") to conduct the Study at a total professional services cost of Sixty-Eight Thousand Dollars ($68,000); and

WHEREAS, CAFMA will serve as the host and lead agency for the Study, will contract directly with Segal, and will pay Segal the full $68,000 contract amount; and

WHEREAS, Prescott, Sedona, and Timber Mesa will each contribute Seventeen Thousand Dollars ($17,000) toward the Study, for total partner-agency reimbursements to CAFMA of Fifty-One Thousand Dollars ($51,000), with CAFMA responsible for the remaining Seventeen Thousand Dollars ($17,000) of the $68,000 Study cost; and

WHEREAS, the Parties believe that conducting the Study regionally will provide efficiencies, consistent market information, and a broader basis for evaluating compensation and classification practices.

AGREEMENT

NOW THEREFORE, in consideration of the mutual promises and covenants contained herein, the Parties agree as follows:

1. PURPOSE

1.1. The purpose of this Agreement is to establish the terms under which the Parties will jointly participate in and share the cost of the Regional Compensation and Classification Study conducted by Segal.

1.2. The Study is intended to provide each Party with professional compensation and classification information and recommendations. Nothing in this Agreement requires any Party to adopt any recommendation, classification, pay range, compensation practice, policy, or implementation strategy resulting from the Study.

2. HOST AGENCY AND CONSULTANT

2.1. CAFMA shall serve as the host and lead agency for the Study and shall be the primary administrative contact with Segal.

2.2. CAFMA shall contract directly with Segal for the Study and shall pay Segal the total contract amount of $68,000 in accordance with CAFMA's agreement with Segal.

2.3. CAFMA will coordinate regional meetings, communications, deliverables, and requests for information between Segal and the Parties as reasonably necessary to complete the Study.

2.4. Each Party shall designate an appropriate representative to participate in the Study, provide requested information, coordinate internal review, and communicate with CAFMA and Segal.

3. SCOPE OF PARTICIPATION

3.1. Each Party agrees to cooperate in good faith and to timely provide compensation, classification, organizational, job-description, benefits, and other information reasonably requested for purposes of the Study.

3.2. Each Party remains solely responsible for the accuracy and completeness of the information it provides.

3.3. The Parties acknowledge that the specific Study methodology, benchmark positions, comparator organizations, surveys, analyses, meetings, and deliverables will be governed by CAFMA's contract with Segal and the mutually coordinated Study process.

3.4. Any services requested by a Party that are outside the agreed regional Study scope shall not be charged to the other Parties unless all affected Parties agree in writing to the additional work and allocation of its cost.

4. COST SHARING AND PAYMENT

4.1. The total Segal professional services cost for the Study is $68,000.

4.2. Prescott shall pay CAFMA $17,000; Sedona shall pay CAFMA $17,000; and Timber Mesa shall pay CAFMA $17,000. These three partner contributions total $51,000.

4.3. CAFMA shall be responsible for the remaining $17,000 of the $68,000 Study cost.

4.4. CAFMA may invoice each partner agency for its $17,000 contribution after execution of this Agreement. Each invoiced Party shall remit payment to CAFMA within thirty (30) days after receipt of the invoice, unless otherwise agreed in writing.

4.5. No Party shall be responsible for another Party's contribution. Any increase in the Segal contract amount or other additional Study cost must be approved in writing by the Parties that will bear the additional cost before such cost is incurred.

5. STUDY MATERIALS; USE OF RESULTS

5.1. Subject to the terms of CAFMA's contract with Segal and applicable law, each Party shall have access to the final regional Study deliverables intended for the Parties.

5.2. Each Party may use the Study results for its own governmental purposes and retains sole discretion regarding whether and how to implement any Study recommendation.

5.3. Each Party is responsible for its own labor relations, meet-and-confer obligations, governing-board or council approvals, budget actions, policies, and implementation decisions arising from or related to the Study.

5.4. The Parties shall handle confidential, proprietary, personnel-related, or otherwise protected information in accordance with applicable law and any applicable contractual restrictions. Nothing in this Agreement is intended to require disclosure of information prohibited from disclosure by law.

6. TERM; WITHDRAWAL; TERMINATION

6.1. This Agreement shall become effective upon execution by all Parties ("Effective Date") and shall remain in effect until the Study is completed, all amounts due under this Agreement are paid, and the Parties' obligations are satisfied, unless earlier terminated as provided herein.

6.2. A Party may withdraw from this Agreement by providing thirty (30) days' written notice to the other Parties. Withdrawal does not relieve the withdrawing Party of any payment obligation for costs committed or incurred on its behalf before the effective date of withdrawal.

6.3. If a withdrawal, termination, or change in participation affects Segal's scope, price, or deliverables, the remaining Parties shall meet in good faith to determine whether and how to proceed. No remaining Party shall be required to assume an additional cost without its written approval.

6.4. This Agreement is subject to cancellation pursuant to A.R.S. § 38-511.

7. GENERAL PROVISIONS

7.1. **Governing Law; Forum; Venue**. This Agreement is executed and delivered in the State of Arizona and shall be governed by the laws of the State of Arizona. Any action arising from this Agreement that

cannot be administratively resolved shall be brought in a court of competent jurisdiction as provided by applicable law.

7.2. **Good Faith Discussion and Conflict Resolution**. If a dispute arises regarding this Agreement, the Parties shall first attempt in good faith to resolve the matter through representatives authorized by each affected Party.

7.3. **Fund Appropriation Contingency**. Each Party's obligations are subject to lawful appropriation and availability of funds. Nothing herein shall obligate a Party to expend funds in violation of applicable budget or appropriation requirements.

7.4. **No Joint Venture**. Nothing in this Agreement creates a partnership, joint venture, employment, or agency relationship among the Parties. Each Party remains an independent public agency.

7.5. **Independent Responsibility**. Each Party is responsible for the acts and omissions of its own officers, officials, employees, agents, and contractors to the extent provided by law.

7.6. **Indemnification**. To the extent permitted by law, each Party shall be responsible for its own negligent or wrongful acts or omissions and those of its officers, officials, agents, and employees. Nothing in this Agreement shall be construed as a waiver of any defense, limitation, or immunity available under Arizona law.

7.7. **Compliance with Laws**. The Parties shall comply with all federal, state, and local laws applicable to their performance under this Agreement.

7.8. **Workers' Compensation**. Each Party shall be responsible for workers' compensation coverage for its own employees as required by Arizona law, including A.R.S. § 23-1022, as applicable.

7.9. **Assignment and Delegation**. No Party may assign or delegate its rights or obligations under this Agreement without the prior written consent of the other Parties.

7.10. **Entire Agreement; Amendment.** This Agreement constitutes the complete agreement among the Parties regarding its subject matter and supersedes prior oral or written understandings regarding the regional cost-sharing arrangement. Any amendment must be in writing and signed by all affected Parties.

7.11. **Severability**. If any provision of this Agreement is held invalid or unenforceable, the remaining provisions shall remain in effect to the fullest extent permitted by law.

7.12. **Non-Waiver**. A Party's delay or failure to enforce any provision of this Agreement shall not constitute a waiver of that provision or any other provision.

7.13. **Counterparts; Electronic Signatures.** This Agreement may be executed in counterparts and by electronic signature to the extent permitted by law, each of which shall be deemed an original and all of which together constitute one instrument.

8. NOTICES

8.1. Any notice required or permitted under this Agreement shall be in writing and delivered personally, by recognized overnight delivery service, by certified United States mail, return receipt requested, or by another written method accepted by the receiving Party.

8.2. Notices shall be directed to the chief administrative officer, fire chief, city manager, or other designated representative of each Party at the address maintained in that Party's official records. A Party may update its notice contact information by written notice to the other Parties.

SIGNATURES

IN WITNESS WHEREOF, the Parties have executed this Agreement through their duly authorized representatives. Each signatory affirms that he or she is authorized to execute this Agreement on behalf of the respective Party.

CENTRAL ARIZONA FIRE AND MEDICAL AUTHORITY, a special district of Arizona

By: _____ Date: _____

Board Chairperson / Authorized Representative

ATTEST: APPROVED AS TO FORM:

_____ _____

Board Clerk, CAFMA Attorney for CAFMA

CITY OF PRESCOTT, a municipal corporation of Arizona

By: _____ Date: _____

City Manager / Authorized Representative

ATTEST: APPROVED AS TO FORM:

_____ _____

City Clerk

City Attorney

SEDONA FIRE DISTRICT, a special taxing district of Arizona

By: _____ Date: _____

Board Chairperson / Authorized Representative

ATTEST:

APPROVED AS TO FORM:

_____

Board Clerk

_____

Attorney for Sedona Fire District

TIMBER MESA FIRE AND MEDICAL DISTRICT, a special taxing district of Arizona

By: _____ Date: _____

Board Chairperson / Authorized Representative

ATTEST:

APPROVED AS TO FORM:

_____

Board Clerk

_____

Attorney for Timber Mesa Fire and Medical District