ANNUAL DISCLOSURE DOCUMENT

Augusta Charter Township

County of Washtenaw, State of Michigan

2019 Capital Improvement Bonds (GOLT), Dated 12/5/19, Orig. Amt. $3,500,000, AX9 to BS9

BASE CUSIP #: 051475

DUE: OCTOBER 31 ANNUALLY; FISCAL YEAR END MARCH 31

PROPERTY VALUATIONS – HISTORICAL VALUATIONS:

Year	Total Taxable Value*	Percent Change	State Equalized Value	Percent Change
2026	$396,610,618	16.28%	$541,470,200	14.39%
2025	341,083,631	4.60%	473,363,800	7.90%
2024	326,081,193	7.63%	438,686,025	10.48%
2023	302,958,731	5.58%	397,060,100	9.51%
2022	286,954,994	4.40%	362,564,200	4.03%

2026 Taxable Value includes Disabled Veterans Exemptions in the amount of $4,815,363 .

Source: Washtenaw County Equalization Department

MAJOR TAXPAYERS:

Taxpayer	Product / Service	2026 Taxable Value
White Tail Solar	Solar Energy	$46,311,347
Nexus Gas Transmission, LLC	Utility	18,118,000
Detroit Edison	Utility	11,579,300
ITC	Utility	7,258,142
Augusta Development Corp.	Land Development	1,906,228
Schultz, Robert H.	Farm	1,820,044
Augusta Woods LLC	Mobile Home Park	1,512,256
Roome, Larry D. Trust	Farm	1,127,294
Michel's Storage LLC	Storage Facility	920,540
Briggs, Larry K. & Ilene E.	Farm	836,386
TOTAL		$91,389,537
2026 Taxable Value		$396,610,618
Top 10 Taxpayers as a % of Total Taxable Value		23.04%

Source: Augusta Township Assessor

TAX RATES:

Charter Township of Augusta	2026	2025	2024	2023	2022
Operating	0.8012	0.8014	0.8056	0.8056	0.8056
Fire - Operating	1.9892	1.9896	2.0000	2.0000	1.9934
Fire Station	0.0000	0.9848	0.9900	0.9900	0.9900
Farm Open Space Preservation	0.2000	0.0982	0.0988	0.0988	0.0988
Township Total	2.9904	3.8740	3.8944	3.8944	3.8878

Source: Charter Township of Augusta

CHARTER TOWNSHIP OF AUGUSTA

TAX RATE LIMITATIONS:

The Township's current tax rate limitations are as follows:

Purpose	Millage Authorized	2026 Maximum Allowable Millage after Rollback	2026 Millage Levied	2026 Tax Rate Margin	Expiration Date of Levy
Operating	1.1600	0.8012	0.8012	0.0000	N/A
Fire - Operating	2.0000	1.9892	1.9892	0.0000	12/31/26
Farm Open Space Preservation	0.2000	0.2000	0.2000	0.0000	12/31/35

Source: Charter Township of Augusta

TAX LEVIES AND COLLECTIONS:

Levy Year	Operating Tax Levy	Collections to March 1st		Collections Plus Funding to June 30	
		Dollar Amt.	Percent	Dollar Amt.	Percent
2025	$269,284	$259,311	96.30%	$273,224	$259,311
2024	259,712	250,363	96.40%	259,712	100.00%
2023	243,281	234,506	96.39%	243,184	99.96%
2022	230,224	222,040	96.45%	230,158	99.97%
2021	221,386	213,580	96.47%	217,054	98.04%

Source: Charter Township of Augusta

REVENUES FROM THE STATE OF MICHIGAN:

The following table sets forth the annual revenue sharing payments and other monies received by the Township for the State's past five 'fiscal years:

State of Michigan Fiscal Year Ended September 30th	Constitutional/Sec. 950 Payments	Standard/Sec. 952 Payments	Coronavirus Local Fiscal Recovery Fund	Public Safety	Census Adjustment	Revenue Sharing Payments[1]
2026 [2]	$728,738	$8,743	$0	$0	$0	$737,481
2025	763,383	8,678	0	0	0	772,061
2024	776,582	0	0	0	0	776,582
2023	762,673	0	0	0	0	762,673
2022	739,855	0	0	0	30,307	770,162

[1] Amounts do not include state gas and weight tax distributions.

[2] *Estimate as of May 15, 2026*

Source: Department of Treasury via website at www.michigan.gov/treasury

LABOR FORCE:

Employee Group	No. of Employees	Affiliation	Exp. Date of Contract
Township Employees	16	Non-Affiliated	N/A
Augusta Fire Chief	1	Non-Affiliated	N/A
Augusta Firefighters [1]	23	ATAFF - Local 911 MAFF	03/31/27
TOTAL	40		

[1] *Firefighters are paid on an "on-call" basis.*

Source: Charter Township of Augusta

CHARTER TOWNSHIP OF AUGUSTA

PENSION FUND:

The Augusta Charter Township Pension Plan is a defined contribution plan administered by Principal Financial Group under the authority of Internal Revenue Code Section 401(a). The Township makes monthly contributions of 15% of employees' compensation. Employees must be 18 years of age to participate and are allowed to contribute; however, employees did not contribute to this plan.

Schedule of Employer Contributions

Fiscal Year Ended March 31	Employer Contributions
2026	$82,204
2025	73,109
2024	68,526
2023	62,309
2022	58,199

Source: Audited Financial Statements

DEBT STATEMENT - DIRECT DEBT:

As of September 14, 2026

DIRECT DEBT:

Bonds Dated	Description	Type	Final Maturity	Principal Outstanding
12/05/19	Capital Improvement	LT	05/01/39	$1,395,000
	TOTAL DIRECT DEBT			$1,395,000

Source: Municipal Advisory Council of Michigan

LEGAL DEBT MARGIN:

2026 State Equalized Value (SEV)	$541,470,200
Debt Limit - 10% of State Equalized Valuation	$54,147,020
Amount of Direct Debt Outstanding	$1,395,000
LEGAL DEBT MARGIN	$52,752,020

Source: Municipal Advisory Council of Michigan