Municipal Disclosure Annual Filing*

Issuer and/or Obligated Party:

Augusta Charter Township

BASE CUSIP #: 051475

Titles and Dates of Issues:

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

Number of Pages Including Cover:

4

Filed on behalf of:

Name: Kim Gonczy
Title: Clerk
Employer: Augusta Charter Township
Address: 8021 Talladay Rd.
Whittaker, MI 48190

Date: September 30, 2025

*This Annual Disclosure document and the information contained herein are subject to completion and amendment. Information herein has been obtained from the Township and other sources believed to be reliable, but the accuracy or completeness of such information is not guaranteed by, and should not be construed as a representation by PFM Financial Advisors, LLC, the Township's Financial Advisor.

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
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%
2021	274,855,657	2.33%	348,521,200	3.95%

* *2025 Taxable Value includes Disabled Veterans Exemptions in the amount of $2,429,808 .*

Source: Washtenaw County Equalization Department

MAJOR TAXPAYERS:

Taxpayer	Product / Service	2025 Taxable Value
Nexus Gas Transmission, LLC	Utility	$19,067,400
Detroit Edison	Utility	10,662,000
ITC	Utility	7,364,154
Desri White Tail Land Holdings, LLC	Solar Energy	1,996,000
Augusta Development Corp.	Land Development	1,856,153
Augusta Woods LLC	Mobile Home Park	1,472,500
Schultz, Robert H.	Farm	1,467,053
Roome, Larry D. Trust	Farm	1,097,661
Briggs, Larry K. & Ilene E.	Farm	814,400
White Tail Solar	Solar Energy	813,200
TOTAL		$46,610,521
2025 Taxable Value		$341,083,631
Top 10 Taxpayers as a % of Total Taxable Value		13.67%

Source: Charter Township of Augusta

TAX RATES:

Charter Township of Augusta	2025	2024	2023	2022	2021
Operating	0.8014	0.8056	0.8056	0.8056	0.8069
Fire - Operating	1.9896	2.0000	2.0000	1.9934	1.9964
Fire Station	0.9848	0.9900	0.9900	0.9900	0.9915
Farm Open Space Preservation	0.0982	0.0988	0.0988	0.0988	0.0990
Township Total	3.8740	3.8944	3.8944	3.8878	3.8938

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	2025 Maximum Allowable Millage after Rollback	2025 Millage Levied	2025 Tax Rate Margin	Expiration Date of Levy
Operating	1.1600	0.8014	0.8014	0.0000	N/A
Fire - Operating	2.0000	1.9896	1.9896	0.0000	12/31/2026
Fire Station	1.0000	0.9848	0.9848	0.0000	12/31/2025
Farm Open Space Preservation	0.1000	0.0982	0.0982	0.0000	12/31/2025

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
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%
2020	216,033	208,963	96.73%	216,033	100.00%

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]
2025 [2]	$763,879	$8,621	$0	$0	$0	$772,500
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
2021	660,170	0	0	0	0	660,170

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

[2] *Estimate as of May 16 , 2025*

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]	18	ATAFF - Local 911 MAFF	03/31/27
TOTAL	35		

[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
2025	$73,109
2024	68,526
2023	62,309
2022	58,199
2021	52,195

Source: Audited Financial Statements

DEBT STATEMENT - DIRECT DEBT:

As of September 30, 2025

DIRECT DEBT:

Bonds Dated	Description	Type	Final Maturity	Principal Outstanding
12/05/19	Capital Improvement	LT	05/01/39	$1,745,000
	TOTAL DIRECT DEBT			$1,745,000

Source: Municipal Advisory Council of Michigan

LEGAL DEBT MARGIN:

2025 State Equalized Value (SEV)	$473,363,800
Debt Limit - 10% of State Equalized Valuation	$47,336,380
Amount of Direct Debt Outstanding	$1,745,000
LEGAL DEBT MARGIN	$45,591,380

Source: Municipal Advisory Council of Michigan