

## Districts' Financial Obligations

- A. Maximum Debt Service Mill Levy for each District: 50 mills, subject to adjustment as set forth in the Service Plan.
- B. Maximum Operations and Maintenance Mill Levy for each residential district: 20 mills, subject to adjustment as set forth in the Service Plan.
- C. Maximum Operations and Maintenance Mill Levy for each commercial district: 10 mills, subject to adjustment as set forth in the Service Plan.
- D. Current Mill Levies:

	Current Debt Service Mill Levy	Current Operations and Maintenance Mill Levy	Total Mill Levy
District No. 1	50	10	60
District No. 2	50	10	60
District No. 3	0	10	10
District No. 4	0	0	0

- E. The Debt Service Mill Levies for residential districts may not be in place longer than 40 years except as provided in the Service Plan.
- F. The mill levies may increase as development progresses.
- G. Current Debt:

- 1. District No. 1 issued its \$17,890,000 Series 2021A<sub>(3)</sub> Limited Tax General Obligation Bonds on December 1, 2021.
  - a. Purpose: finance or reimburse a portion of the public improvement costs
  - b. Pledged Revenue: property tax revenue, including property tax revenue from District No. 2; specific ownership tax revenue; system development fees; and any other legally available moneys the District determines to apply
  - c. Interest Rate: 5.375%
  - d. Maturity: December 1, 2051

- H. The Districts are parties to the following developer reimbursement agreements:

- 1. Reimbursement Agreement (Operations) between the Districts and The Equity Group LLC, dated December 15, 2020.
  - a. Term: Automatic annual renewal
  - b. Interest rate: 8%

2. Amended and Restated Facilities Funding and Acquisition Agreement between Reagan Ranch Metropolitan District Nos. 1-3 and Reagan Ranch Development, LLC, dated August 10, 2022.
    - a. Term: Expires on December 31, 2050
    - b. Interest rate: 8%
  
  3. Facilities Funding and Acquisition Agreement between Reagan Ranch Metropolitan District No. 4 and Reagan Ranch Development, LLC, dated June 21, 2023.
    - a. Term: Expires on June 21, 2043
    - b. Interest rate: 8%
- I. The Districts anticipate issuing additional long-term debt in the future as development progresses.