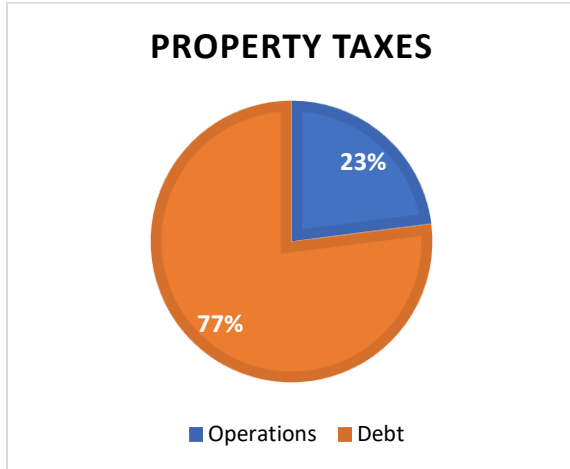


Wildwing Metropolitan Districts – Property Tax FAQ

1. How are my Wildwing Metropolitan District property taxes being used?



2. The approved Wildwing Metropolitan District mill levy cap is 50 mills. Why is the Wildwing Metropolitan District mill levy on my property higher than 50 mills?

Great question! The District Service Plan provides for the Mill Levy Cap to adjust to offset changes made by the state to the property tax assessment calculation. The state has repeatedly decreased the residential assessment rate. As such, the Districts have increased their Mill Levy Cap to offset the changes. The intent is that the property tax revenue to the Districts will not increase or decrease as a result of changes to state law.

The Districts are required by their debt contracts to increase the Mill Levy Cap to offset the changes made by the state to the property tax assessment calculation.

The following tables illustrate the history of the District mill levy, state residential assessment rate, and the impact of rising property values.

WILDWING METROPOLITAN DISTRICT NO. 3

Sample Property Tax Analysis - EXCLUDING Increase in Market Actual Value

	(A)	(B)	(C)	(D)	(E)
Tax Collection Year	Market Actual Value <i>(Set by County)</i>	Residential Assessment Rate <i>(Set by State)</i>	Assessed Value	Wildwing Dist 3 Mill Levy <i>(Set by District)</i>	Wildwing Dist 3 Tax Liability
			(A)x(B)		(C)x(D)/1000
2017	\$ 648,500	7.96%	\$ 51,621	50.000	\$ 2,581
2018	\$ 648,500	7.20%	\$ 46,692	55.000	\$ 2,568
2019	\$ 648,500	7.20%	\$ 46,692	52.410	\$ 2,447
2020	\$ 648,500	7.15%	\$ 46,368	52.913	\$ 2,453
2021	\$ 648,500	7.15%	\$ 46,368	54.898	\$ 2,545
2022	\$ 648,500	7.15%	\$ 46,368	55.553	\$ 2,576
2023	\$ 648,500	6.95%	\$ 45,071	57.110	\$ 2,574
2024	\$ 648,500	6.70%	\$ 43,450	62.925	\$ 2,734

If the Actual Value of a home did not increase, a homeowner would pay as much today in property taxes to the Wildwing Metro District No. 3 as they did in 2017.

Sample Property Tax Analysis - INCLUDING Increase in Market Actual Value

	(A)	(B)	(C)	(D)	(E)
Tax Collection Year	Market Actual Value <i>(Set by County)</i>	Residential Assessment Rate <i>(Set by State)</i>	Assessed Value	Wildwing Dist 3 Mill Levy <i>(Set by District)</i>	Wildwing Dist 3 Tax Liability
			(A)x(B)		(C)x(D)/1000
2017	\$ 648,500	7.96%	\$ 51,621	50.000	\$ 2,581
2018	\$ 648,500	7.20%	\$ 46,692	55.000	\$ 2,568
2019	\$ 648,500	7.20%	\$ 46,692	52.410	\$ 2,447
2020	\$ 787,600	7.15%	\$ 56,313	52.913	\$ 2,980
2021	\$ 787,600	7.15%	\$ 56,313	54.898	\$ 3,091
2022	\$ 803,800	7.15%	\$ 57,472	55.553	\$ 3,193
2023	\$ 803,800	6.95%	\$ 55,864	57.110	\$ 3,190
2024	\$ 1,052,900	6.70%	\$ 70,544	62.925	\$ 4,439

As the Actual Value of a home has increased, a homeowner pays more today in property taxes to the Wildwing Metro District No. 3 than they did in 2017.

PLEASE NOTE, property tax increases to residents in Wildwing Metropolitan Districts are not due to the change in the District mill levy but are due to the increase in the Actual Value of the property.

3. The value of my home is increasing so I am paying more property taxes to the Wildwing Metropolitan Districts. What is the District doing with the additional property taxes?

The primary use of property taxes by the Wildwing Metropolitan Districts is payment of debt incurred to build public infrastructure within the Districts. As with previous years, 77% of the additional property taxes received by the districts will go to pay on the district debt, which will ensure repayment of the debt and may result in accelerated payoff of the debt. The District's debt contracts don't allow the property taxes payable for debt to decrease until the debts are paid off.

The secondary use of the property taxes by the Districts is payment of operations costs. Consistent with prior years, 23% of the additional property taxes received by the Districts will be used to fund ongoing operations and maintenance of district owned facilities and administrations costs.

4. With the increase in property taxes, why didn't my annual O&M fee decrease?

The board of directors, who are all residents just like you, want the fees to decrease too! They are strategically planning a deliberate and stable path forward to decrease the fees over time.

5. What is the District doing to decrease the cost to its residents?

We are excited about this topic! The district board is actively pursuing a debt refinance that is expected to save the residence of Wildwing a lot of money over the life of the debt and would decrease the amount of property taxes going towards debt. The board is also considering a restructuring and consolidation of the Districts which would also save the residence a lot of money in administration costs. There is a large amount of work needed to get these accomplished and they need the community's support. Please attend the district board meetings and see how you can help!