Brighton Area Schools

November 2026 Bond Proposal Summary & Financial Frequently Asked Questions "FAQs"

08/18/2026

1000 Town Center 27th Floor
Southfield, MI 48075
(517) 321-0110
www.bakertilly.com

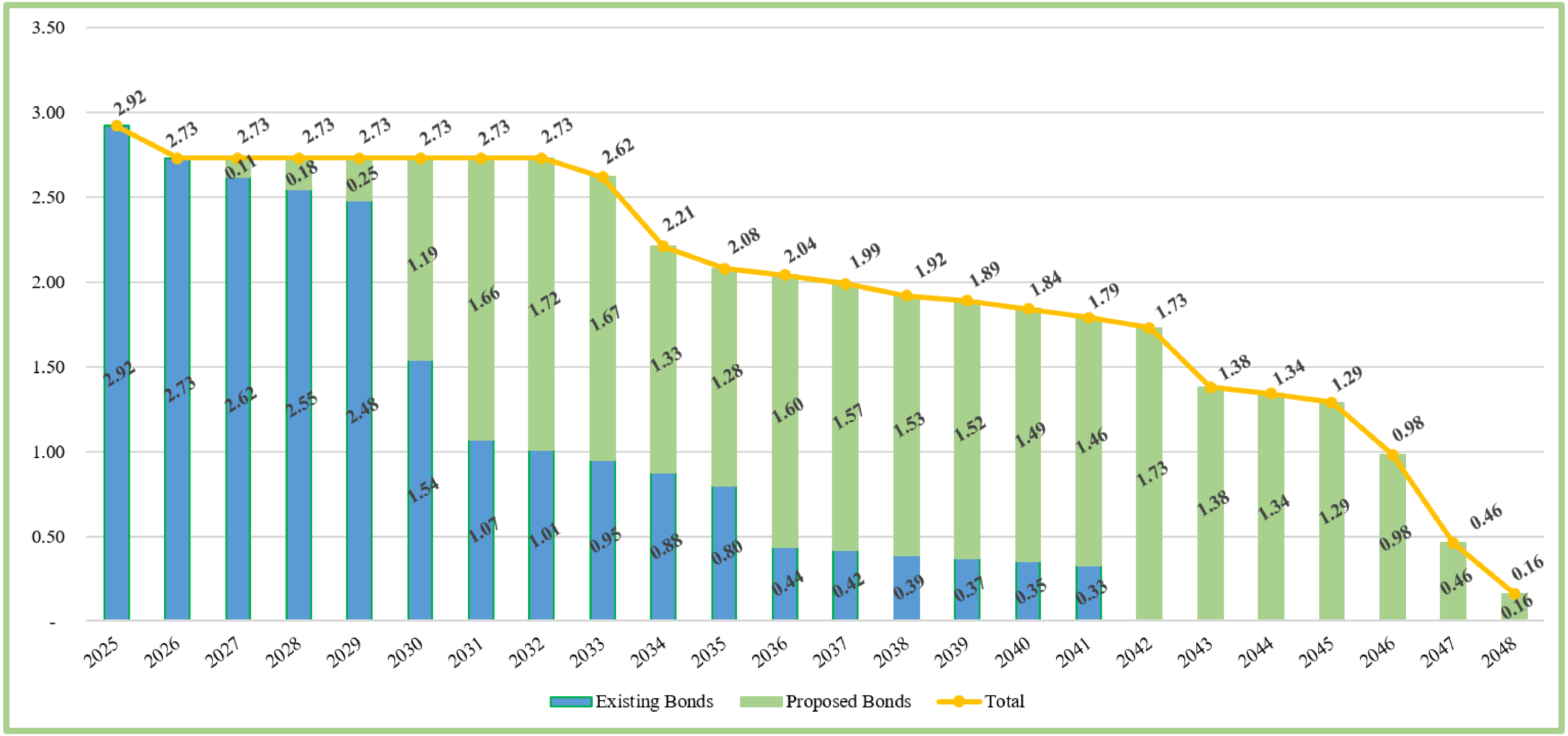
Summary Of Capital Improvement Plan

Bonds issue year	2027	2029	2031	Total Proposal
Estimated uses of funds				
Construction deposit	26,923,370	$28,638,898	$34,587,335	$90,149,603
Underwriter's discount allowance	269,850	286,750	346,150	902,750
Bond issuance/election costs	193,360	176,525	191,807	561,692
Less estimated interest income	(401,580)	(427,173)	(510,292)	(1,339,045)
Totals	$26,985,000	$28,675,000	$34,615,000	$90,275,000

Bond millage rate difference	2027	2026	Difference
Proposed bonds	0.11		0.11
Existing bonds	2.62	2.73	(0.11)
Total	2.73	2.73	-
Annual difference - $100,000 market value/ $50,000 taxable value property			$0.00
Monthly difference			$0.00

Estimated Proposed Bond Millage Rates

(Assumes Taxable Value Growth of 2.65% - 3.00%)



Estimated Bond Principal Balance & Bond Millage Rate

	Estimated Bonds Principal Balance							Estimated Bonds Millage Rate		
		Proposed Bonds Principal Balance								
As of June 30th	Existing Bonds Principal Balance	2027 Bonds	2028 Bonds	2029 Bonds	Total Proposed Principal Balance	Total Existing and Proposed Principal Balance		Existing Bonds Millage	Proposed Bonds Millage	Total Bonds Millage
2026	$72,820,000	$0	$0	$0	$0	$72,820,000		2.92	-	2.92
2027	65,735,000	-	-	-	-	65,735,000		2.73	-	2.73
2028	58,350,000	26,985,000	-	-	26,985,000	85,335,000		2.62	0.11	2.73
2029	50,650,000	26,785,000	-	-	26,785,000	77,435,000		2.55	0.18	2.73
2030	42,580,000	26,785,000	28,675,000	-	55,460,000	98,040,000		2.48	0.25	2.73
2031	34,100,000	26,785,000	28,675,000	-	55,460,000	89,560,000		1.54	1.19	2.73
2032	28,810,000	26,785,000	25,675,000	34,615,000	87,075,000	115,885,000		1.07	1.66	2.73
2033	25,075,000	26,785,000	25,100,000	32,615,000	84,500,000	109,575,000		1.01	1.72	2.73
2034	21,395,000	26,785,000	24,350,000	29,465,000	80,600,000	101,995,000		0.95	1.67	2.62
2035	17,760,000	26,625,000	23,575,000	26,290,000	76,490,000	94,250,000		0.88	1.33	2.21
2036	14,225,000	26,300,000	22,775,000	24,540,000	73,615,000	87,840,000		0.80	1.28	2.08
2037	10,860,000	25,750,000	21,900,000	23,065,000	70,715,000	81,575,000		0.44	1.60	2.04
2038	9,025,000	23,900,000	20,950,000	21,165,000	66,015,000	75,040,000		0.42	1.57	1.99
2039	7,205,000	22,000,000	19,900,000	19,140,000	61,040,000	68,245,000		0.39	1.53	1.92
2040	5,400,000	20,050,000	18,825,000	17,015,000	55,890,000	61,290,000		0.37	1.52	1.89
2041	3,585,000	18,000,000	17,725,000	14,675,000	50,400,000	53,985,000		0.35	1.49	1.84
2042	1,785,000	15,850,000	16,525,000	12,250,000	44,625,000	46,410,000		0.33	1.46	1.79
2043	-	13,600,000	15,300,000	9,650,000	38,550,000	38,550,000		-	1.73	1.73
2044	-	11,250,000	12,200,000	7,000,000	30,450,000	30,450,000		-	1.38	1.38
2045	-	8,800,000	8,950,000	6,000,000	23,750,000	23,750,000		-	1.34	1.34
2046	-	6,250,000	5,550,000	5,000,000	16,800,000	16,800,000		-	1.29	1.29
2047	-	3,600,000	2,000,000	4,000,000	9,600,000	9,600,000		-	0.98	0.98
2048	-	850,000	1,000,000	2,000,000	3,850,000	3,850,000		-	0.46	0.46
2049	-	-	-	1,000,000	1,000,000	1,000,000		-	0.16	0.16

Ballot Language

BRIGHTON AREA SCHOOLS
BOND PROPOSAL

Shall Brighton Area Schools, Livingston County, Michigan, borrow the sum of not to exceed Ninety Million Two Hundred Seventy-Five Thousand Dollars ($90,275,000) and issue its general obligation unlimited tax bonds therefor, in one or more series, for the purpose of:

> remodeling, including safety and security improvements to, furnishing and refurnishing, and equipping and re-equipping school buildings and facilities; erecting, furnishing, and equipping additions to school buildings; acquiring and installing instructional technology and instructional technology equipment for school buildings; and equipping, developing, and improving playgrounds, athletic fields and facilities, driveways, parking areas, and sites?

The following is for informational purposes only:

The estimated millage that will be levied for the proposed bonds in 2027 is 0.11 mill ($0.11 on each $1,000 of taxable valuation) for a -0- mill net increase over the prior year's levy. The maximum number of years the bonds of any series may be outstanding, exclusive of any refunding, is twenty-one (21) years. The estimated simple average annual millage anticipated to be required to retire this bond debt is 1.18 mills ($1.18 on each $1,000 of taxable valuation).

(Pursuant to State law, expenditure of bond proceeds must be audited and the proceeds cannot be used for repair or maintenance costs, teacher, administrator or employee salaries, or other operating expenses.)

Ballot Language FAQs

Question: In the ballot language, the first paragraph states a not to exceed figure of $90,275,000 of general obligation unlimited tax bonds, what does this mean?

Answer: If this bond proposal is approved by voters, the maximum amount of bonds to be issued can be no greater than $90,275,000.

Question: In the ballot language, it states that the estimated millage that will be levied in 2027 to pay the proposed bonds in the first year is 0.11 mills, what does this mean?

Answer: This means that the allocated bond millage for this proposal to be levied in the first year (2027) is 0.11 mills. (0.11 mills new bonds + 2.62 mills existing bonds = 2.73 total estimated 2027 millage rate)

Question: Is there an estimated increase in the bond millage rate in this bond proposal?

Answer: No, the bond millage rate is estimated to remain the same as illustrated in the table as seen.

	2027	2026	Difference
Proposed bonds	0.11		0.11
Existing bonds	2.62	2.73	(0.11)
Total estimated bond millage rate	2.73	2.73	-

Ballot Language FAQs

Question: In the ballot language it states that the maximum number of years any series of bonds may be outstanding, exclusive of refunding, is not more than 21 years, what does this mean?

Answer: The school district plans to issue the bonds in 3 separate series, in 2027, 2029 and 2031. Each bond series would have a length of 21 years or shorter.

Question: In the ballot language it states that estimated simple average annual millage that will be required to retire each bond series is 1.18 mills annually, what does this mean?

Answer: This means that over the entire life of the bond proposal (3 bond series) that the average annual bond millage rate is estimated to be 1.18 mills.

Other Financial FAQs

Question: When would the millage for this proposal first be levied?
Answer: On the December 1, 2027 property tax bill.

Question: Is the school district going to immediately issue $90,275,000 of bonds?
Answer: No. The bonds are proposed to be issued in 3 series (2027, 2029, 2031). This allows for years of bond repayments to occur before a new bond issue is completed.

Question: Is the bond millage rate estimated to be the same for the entire life of the bond proposal?
Answer: No, the bond millage rate is estimated to remain at 2.73 mills through 2032, thereafter it is estimated to decline due to bond repayment and taxable value growth.

Other Financial FAQs

Question: What are the present 5 year and 20-year historical taxable value growth averages for the school district? What taxable value growth assumptions are being utilized to estimate the proposed bond millage rate?

Answer: The present 5-year historical taxable value growth rate for the school district is 6.31%. The present 20-year average taxable value growth rate is 2.65%. For years 2027 through 2031, a 3.00% taxable value growth assumption has been used. For years 2032 and beyond, a 2.65% taxable value growth assumption has been used.

Question: Why are the bond issues being completed in a series as opposed to being completed immediately in one bond issue?

Answer: The bond issues are being completed in a series in order to implement a long-term capital plan as well as reduce total bond interest expense.

By issuing the bonds in series the school district receives capital funding over a multiple time period as opposed to one. This allows for the continual update and replacement of school district infrastructure. A multiple year technology replacement program is also included in the plan.

If the school district sold the entire bond proposal immediately it would immediately incur interest expense on $90,275,000. By issuing the bonds in series over time the school district achieves a lower annual bond balance. The bond issues are also being completed every 2 years. This allows 2 years of bond repayment before a new bond issue is added.

Other Financial FAQs

Question: Are there property tax exemptions to anyone of any kind?
Answer: If a business has been granted an Industrial Facilities Tax ("IFT") credit then only half of the taxable value is subject to the bond millage. The business would need to verify if some of the taxable value has been designated for the IFT credit. One item a community member could research is the Michigan Homestead Property Tax Credit. The Michigan Homestead Property Tax Credit is a method through which some taxpayers can receive a credit for an amount of their property tax that exceeds a certain percentage of their household income. This program establishes categories under which homeowners or renters are eligible for a Homestead Property Tax Credit. We would recommend that community members consult their tax provider to determine if they are eligible for this tax credit.

Question: Are businesses and second homes (non-homestead) and primary homes (homestead) treated the same regarding bond millage?
Answer: Yes, businesses and second homes (non-homestead) and primary homes (homestead) are treated the same regarding bond millage.