

## EXHIBIT 2

### MYSTIC AT LAKE PLEASANT HEIGHTS COMMUNITY FACILITIES DISTRICT

#### CITY OF PEORIA, ARIZONA

#### Fiscal Year 2026 Tax Levy Statements and Estimates

#### Tax Rate and Levy for Fiscal Year 2026:

Tax rate assessed is \$2.65 per \$100 of Limited Property Assessed Valuation.

#### Assessed Valuation:

Maricopa County's estimation of net limited property assessed valuation for the district is \$14,588,883.

#### Estimated Levy Amount:

The levy is estimated to be \$386,605 for debt service.

#### Operation and Maintenance Expenses:

|  |                  |
|--|------------------|
| Insurance deductible   | \$250,000        |
| Insurance premium – general liability and District Board liability insurance | 15,000           |
| Auditing, trustee and other professional services                            | 10,000           |
| Other administrative costs   | 10,000           |
| Contingency  | 2,500            |
| Total:   | <u>\$287,500</u> |

#### Capital Expenses To Be Financed:

Estimated capital improvements to be financed by the tax levy in fiscal year 2026: \$3,675,000