City of San Luis, Arizona

West Wastewater Treatment Plant Expansion Project

Summary of Financing Results:
WIFA CWSRF Loans No. 910223-26 & 910229-27

September 23, 2026

CITY OF SAN LUIS ARIZONA

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WIFA CWSRF Loan No. 910229-27

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Second WIFA loan for the wastewater treatment plant project

Loan Summary

Closing Date: TBD – not yet set (estimated 9/25/26 or later)

Loan Amount: $12,150,000.00 original loan amount as of the closing date

Forgivable Principal Amount: $4,000,000.00

Intended Repayment Amount: $8,150,000.00

Loan Term: 25 years – first payment period 07/01/27, final principal payment 07/01/51

Combined Interest & Fee Rate: 3.600%* (estimated per the draft Loan Agreement, TBD upon pricing/closing of the Loan. Fee component is 1.5% (150 basis points); interest is the rate less the fee

Revenues Pledge: Excise Tax Revenues of the City

Coverage Requirement: 200% of parity debt service on Excise Tax Revenues, plus 100% of subordinate debt service

Project Description

Major upgrades including new headworks with fine screening and grit removal, new secondary process configuration, new MBR system, new influent and return activated sludge channel, new sludge dewatering system, new odor control units, new facility operations buildings, and improvements to the existing effluent pump station and disinfection system. Electrical improvements include motor control center modifications and standby generator and automatic transfer switch upgrades.

Scope note: This is the second WIFA loan funding the project, which has a revised total cost of $41,390,000.00

Annualized Loan Repayment Schedule ($)

Yr	Due (July 1)	Interest & Fees	Principal	Total Payment
1	2027	220,865.00	206,475.05	427,340.05
2	2028	285,966.90	213,908.15	499,875.05
3	2029	278,266.22	221,608.83	499,875.05
4	2030	270,288.28	229,586.77	499,875.05
5	2031	262,023.16	237,851.89	499,875.05
6	2032	253,460.50	246,414.55	499,875.05
7	2033	244,589.56	255,285.49	499,875.05
8	2034	235,399.30	264,475.75	499,875.05
9	2035	225,878.16	273,996.89	499,875.05
10	2036	216,014.26	283,860.79	499,875.05
11	2037	205,795.30	294,079.75	499,875.05
12	2038	195,208.42	304,666.63	499,875.05
13	2039	184,240.42	315,634.63	499,875.05
14	2040	172,877.58	326,997.47	499,875.05
15	2041	161,105.66	338,769.39	499,875.05
16	2042	148,909.96	350,965.09	499,875.05
17	2043	136,275.22	363,599.83	499,875.05
18	2044	123,185.62	376,689.43	499,875.05
19	2045	109,624.80	390,250.25	499,875.05
20	2046	95,575.82	404,299.23	499,875.05
21	2047	81,021.02	418,854.03	499,875.05
22	2048	65,942.30	433,932.75	499,875.05
23	2049	50,320.70	449,554.35	499,875.05
24	2050	34,136.74	465,738.31	499,875.05
25	2051	17,370.18	482,504.70	499,874.88
Total		**4,274,341.08**	**8,150,000.00**	**12,424,341.08**

Source: City of San Luis WIFA Loan Agreement No. 910229-27 – Exhibit A, Sections 1 and 2, and Exhibit B, Sections 1 and 2. Annual amounts aggregate the two semi-annual payment periods in each loan year. Source of repayment is Excise Tax Revenues, subject to a 200% rate covenant under Exhibit D.

WIFA CWSRF Loan No. 910223-26

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First WIFA loan for the wastewater treatment plant project

Loan Summary

Closing Date: 12/11/25

Loan Amount: $26,240,000.00 original loan amount as of the closing date

Forgivable Principal Amount: $1,500,000.00

Intended Repayment Amount: $24,740,000.00

Loan Term: 25 years – first payment period 07/01/26. Principal repayments begin in period 6, first 07/01/28 and final 07/01/50

Combined Interest & Fee Rate: 3.312%. Fee component is 1.5% (150 basis points); interest is the rate less the fee

Revenues Pledge: Net Revenues of the City's Utility System Revenues (Water + Wastewater)

Coverage Requirement: 120% of parity debt service on Net Revenues of the System, plus 100% of subordinate debt service

Project Description

Major upgrades including new headworks with fine screening and grit removal, new secondary process configuration, new MBR system, new influent and return activated sludge channel, new sludge dewatering system, new odor control units, new facility operations buildings, and improvements to the existing effluent pump station and disinfection system. Electrical improvements include motor control center modifications and standby generator and automatic transfer switch upgrades.

Annualized Loan Repayment Schedule ($)

Yr	Due (July 1)	Interest & Fees	Principal	Total Payment
1	2026	455,216.00	–	455,216.00
2	2027	819,388.80	–	819,388.80
3	2028	819,388.80	734,373.16	1,553,761.96
4	2029	795,066.36	758,695.60	1,553,761.96
5	2030	769,938.36	783,823.60	1,553,761.96
6	2031	743,978.14	809,783.82	1,553,761.96
7	2032	717,158.08	836,603.88	1,553,761.96
8	2033	689,449.76	864,312.20	1,553,761.96
9	2034	660,823.74	892,938.22	1,553,761.96
10	2035	631,249.62	922,512.34	1,553,761.96
11	2036	600,696.02	953,065.94	1,553,761.96
12	2037	569,130.46	984,631.50	1,553,761.96
13	2038	536,519.48	1,017,242.48	1,553,761.96
14	2039	502,828.42	1,050,933.54	1,553,761.96
15	2040	468,021.50	1,085,740.46	1,553,761.96
16	2041	432,061.76	1,121,700.20	1,553,761.96
17	2042	394,911.06	1,158,850.90	1,553,761.96
18	2043	356,529.92	1,197,232.04	1,553,761.96
19	2044	316,877.58	1,236,884.38	1,553,761.96
20	2045	275,911.98	1,277,849.98	1,553,761.96
21	2046	233,589.58	1,320,172.38	1,553,761.96
22	2047	189,865.48	1,363,896.48	1,553,761.96
23	2048	144,693.24	1,409,068.72	1,553,761.96
24	2049	98,024.86	1,455,737.10	1,553,761.96
25	2050	49,810.86	1,503,951.08	1,553,761.94
Total		**12,271,129.86**	**24,740,000.00**	**37,011,129.86**

Source: City of San Luis WIFA Loan Agreement No. 910223-26 – Exhibit A, Sections 1 and 2, Exhibit B, Sections 1 and 2, and Resolution Addendum A2026-040. Annual amounts aggregate the two semi-annual payment periods in each loan year; years 1 and 2 are interest and fees only. Source of repayment is Net Revenues of the System, subject to a 120% rate covenant under Exhibit D.

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