United City of Yorkville
651 Prairie Pointe Drive
Yorkville, Illinois 60560
Telephone: 630-553-4350
www.yorkville.il.us

AGENDA
CITY COUNCIL MEETING
Tuesday, November 25, 2025
7:00 p.m.
City Hall Council Chambers
651 Prairie Pointe Drive, Yorkville, IL

Call to Order:

Pledge of Allegiance:

Roll Call by Clerk:

WARD I	WARD II	WARD III	WARD IV
Ken Koch	Arden Joe Plocher	Chris Funkhouser	Rusty Corneils
Dan Transier	Craig Soling	Matt Marek	Rusty Hyett

Establishment of Quorum:

Amendments to Agenda:

Presentations:

Public Hearings:

Citizen Comments on Agenda Items:

Consent Agenda:

1. Minutes of the Regular City Council – October 28, 2025
2. Bill Payments for Approval

   $ 3,772,714.50 (vendors)
   $ 449,447.73 (payroll period ending 11/01/25)
   $ 4,222,162.23 (total)
3. PW 2025-115 Resolution Approving a Change Order Related to the Eldamain Water Main Loop North Project – *authorize the Mayor and City Clerk to execute*
4. PW 2025-116 Resolution Approving Change Order Number Two Relating to the Eldamain Water Main Loop – South – *authorize the Mayor and City Clerk to execute*
5. PW 2025-117 Resolution Approving a Third Change Order Relating to the Southern Sanitary Sewer Connection – *authorize the Mayor and City Clerk to execute*
6. ADM 2025-49 Treasurer's Report for October 2025

Consent Agenda (cont'd):

7. ADM 2025-53 Bond Abatement Ordinances
    a. Ordinance abating the tax levied for the year 2025 to pay the principal of and interest on the $5,575,000 General Obligation Bonds (Alternate Revenue Source), Series 2015A
    b. Ordinance abating the tax levied for the year 2025 to pay the principal of and interest on the $1,235,000 General Obligation Refunding Bonds (Alternate Revenue Source), Series 2014
    c. Ordinance abating the tax levied for the year 2025 to pay the principal of and interest on the $4,295,000 General Obligation Bonds (Alternate Revenue Source), Series 2014A
    d. Ordinance abating the tax levied for the year 2025 to pay the principal of and interest on the $8,250,000 General Obligation Bonds (Alternate Revenue Source), Series 2021
    e. Ordinance abating the tax hereto levied for the year 2025 to pay debt service on General Obligation Bonds (Alternate Revenue Source), Series 2023A
    f. Ordinance abating the tax hereto levied for the year 2025 to pay debt service on General Obligation Bonds (Alternate Revenue Source), Series 2025A and 2025B
8. ADM 2025-54 Special Service Area Abatement Ordinances
    a. Ordinance Abating Special Service Area Taxes for Special Service Area Number 2003-100 (Raintree Village Project) and Approving the Amended Special Tax Roll
    b. Ordinance Abating Special Service Area Taxes for Special Service Area Number 2003-101 (Windett Ridge Project) and Approving the Amended Special Tax Roll
    c. Ordinance Abating Special Service Area Taxes for Special Service Area Number 2004-104 (Central Grande Reserve) and Approving the Amended Special Tax Roll
    d. Ordinance Abating Special Service Area Taxes for Special Services Area Number 2004-107 (Raintree Village II Project)
    e. Ordinance Abating Special Service Area Taxes for Special Service Area Numbers 2005-108 and 2005-109 Special Tax Refunding Bonds, Series 2016 (Autumn Creek Project and Bristol Bay I Project)
9. ADM 2025-55 Ordinance for the Amended Levy and Assessment of Taxes for the Fiscal Year Beginning May 1, 2026 and Ending April 30, 2027 in and for Special Service Area Number 2004-204 (Fox Hill)
10. ADM 2025-56 Ordinance for the Amended Levy and Assessment of Taxes for the Fiscal Year Beginning May 1, 2026 and Ending April 30, 2027 in and for Special Service Area Number 2006-119 (Sunflower Estates)

Mayor's Report:

1. CC 2025-82 Ordinance Providing for Issuance of United City of Yorkville, Kendall County, Illinois Special Service Area Number 2004-104 Special Tax Refunding Bonds, Series 2025 (Grande Reserve Project), and Authorizing the Execution of a Bond Order

Mayor's Report (cont'd):

2. CC 2025-87 Tax Levy
    a. Resolution Requesting Separate Limiting Rates for all City Funds
    b. Ordinance for the Levy and Assessment of Taxes for the Fiscal Year Beginning on May 1, 2026 and Ending on April 30, 2027
3. CC 2025-88 Resolution Approving Liability, Cyber, and Worker's Compensation Insurance Coverage for the Calendar Year 2026
4. CC 2025-89 Ordinance Authorizing the Release of Certain Easements for the Construction of Water Mains (Rosenwinkel)

Public Works Committee Report:

1. PW 2025-112 Resolution Approving a Bid to Construct Water Main Improvements Along Illinois Route 126 *(IL Route 126 Water Main Improvements)*
2. PW 2025-113 Resolution Approving an Engineering Agreement with Engineering Enterprises, Inc. (Route 126 Water Main Improvements – Construction Engineering)
3. PW 2025-114 E. Van Emmon Street Resurfacing – Balance Authorization No. 1
4. PW 2025-118 Resolution Approving an Engineering Agreement with Engineering Enterprises, Inc. (Risk and Resilience Assessment and Emergency Response Plan – 5-Year Review and Revisions)

Economic Development Committee Report:

Public Safety Committee Report:

Administration Committee Report:

1. ADM 2025-52 Resolution Approving Payment to Microsoft Pursuant to a License Agreement for Window Servers

Park Board:

Planning and Zoning Commission:

City Council Report:

City Clerk's Report:

Community and Liaison Report:

Staff Report:

Mayor's Report (cont'd):

5. CC 2025-08 Public Works and Parks Department Facility Update
6. CC 2025-09 Lake Michigan Water Project Update

Additional Business:

Citizen Comments:

Executive Session:

Adjournment:

COMMITTEES, MEMBERS AND RESPONSIBILITIES

ADMINISTRATION: December 17, 2025 – 6:00 p.m. – East Conference Room #337

Committee		Departments	Liaisons
Chairman:	Alderman Corneils	Finance	Library
Vice-Chairman:	Alderman Marek	Administration	
Committee:	Alderman Koch		
Committee:	Alderman Funkhouser		

ECONOMIC DEVELOPMENT: December 2, 2025 – 6:00 p.m. – East Conference Room #337

Committee		Departments	Liaisons
Chairman:	Alderman Koch	Community Development	Planning & Zoning Commission
Vice-Chairman:	Alderman Plocher	Building Safety & Zoning	Kendall Co. Plan Commission
Committee:	Alderman Marek		
Committee:	Alderman Hyett		

PUBLIC SAFETY: TBD – 6:00 p.m. – East Conference Room #337

Committee		Departments	Liaisons
Chairman:	Alderman Funkhouser	Police	School District
Vice-Chairman:	Alderman Transier		
Committee:	Alderman Soling		
Committee:	Alderman Hyett		

PUBLIC WORKS: December 16, 2025 – 6:00 p.m. – East Conference Room #337

Committee		Departments	Liaisons
Chairman:	Alderman Soling	Public Works	Park Board
Vice-Chairman:	Alderman Corneils	Engineering	YBSD
Committee:	Alderman Transier	Parks and Recreation	
Committee:	Alderman Plocher		

UNITED CITY OF YORKVILLE
WORKSHEET
CITY COUNCIL
Tuesday, November 25, 2025
7:00 PM
CITY COUNCIL CHAMBERS

AMENDMENTS TO AGENDA:

CITIZEN COMMENTS ON AGENDA ITEMS:

CONSENT AGENDA:

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1. Minutes of the Regular City Council – October 28, 2025
   - ☐ Approved: **Y** _____ **N** _____ □ Subject to _____
   - ☐ Removed _____
   - ☐ Notes _____

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2. Bill Payments for Approval
   - ☐ Approved _____
     - ☐ As presented
     - ☐ As amended
   - ☐ Notes _____

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3. PW 2025-115 Resolution Approving a Change Order Related to the Eldamain Water Main Loop North Project
   - ☐ Approved: **Y** _____ **N** _____ □ Subject to _____
   - ☐ Removed _____
   - ☐ Notes _____

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4. PW 2025-116 Resolution Approving Change Order Number Two Relating to the Eldamain Water Main Loop – South
   - ☐ Approved: **Y** _____ **N** _____ □ Subject to _____
   - ☐ Removed _____
   - ☐ Notes _____

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5. PW 2025-117 Resolution Approving a Third Change Order Relating to the Southern Sanitary Sewer Connection

☐ Approved: **Y** _____ **N** _____ □ Subject to _____

☐ Removed _____

☐ Notes _____

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6. ADM 2025-49 Treasurer's Report for October 2025

☐ Approved: **Y** _____ **N** _____ □ Subject to _____

☐ Removed _____

☐ Notes _____

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7. ADM 2025-53 Bond Abatement Ordinances

a. Ordinance abating the tax levied for the year 2025 to pay the principal of and interest on the $5,575,000 General Obligation Bonds (Alternate Revenue Source), Series 2015A

☐ Approved: **Y** _____ **N** _____ □ Subject to _____

☐ Removed _____

b. Ordinance abating the tax levied for the year 2025 to pay the principal of and interest on the $1,235,000 General Obligation Refunding Bonds (Alternate Revenue Source), Series 2014

☐ Approved: **Y** _____ **N** _____ □ Subject to _____

☐ Removed _____

c. Ordinance abating the tax levied for the year 2025 to pay the principal of and interest on the $4,295,000 General Obligation Bonds (Alternate Revenue Source), Series 2014A

☐ Approved: **Y** _____ **N** _____ □ Subject to _____

☐ Removed _____

d. Ordinance abating the tax levied for the year 2025 to pay the principal of and interest on the $8,250,000 General Obligation Bonds (Alternate Revenue Source), Series 2021

☐ Approved: **Y** _____ **N** _____ □ Subject to _____

☐ Removed _____

e. Ordinance abating the tax hereto levied for the year 2025 to pay debt service on General Obligation Bonds (Alternate Revenue Source), Series 2023A

☐ Approved: **Y** _____ **N** _____ □ Subject to _____

☐ Removed _____

f. Ordinance abating the tax hereto levied for the year 2025 to pay debt service on General Obligation Bonds (Alternate Revenue Source), Series 2025A and 2025B

☐ Approved: **Y** _____ **N** _____ □ Subject to _____

☐ Removed _____

☐ Notes _____

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8. ADM 2025-54 Special Service Area Abatement Ordinances

a. Ordinance Abating Special Service Area Taxes for Special Service Area Number 2003-100 (Raintree Village Project) and Approving the Amended Special Tax Roll

☐ Approved: **Y** _____ **N** _____ □ Subject to _____

☐ Removed _____

b. Ordinance Abating Special Service Area Taxes for Special Service Area Number 2003-101 (Windett Ridge Project) and Approving the Amended Special Tax Roll

☐ Approved: **Y** _____ **N** _____ □ Subject to _____

☐ Removed _____

c. Ordinance Abating Special Service Area Taxes for Special Service Area Number 2004-104 (Central Grande Reserve) and Approving the Amended Special Tax Roll

☐ Approved: **Y** _____ **N** _____ □ Subject to _____

☐ Removed _____

d. Ordinance Abating Special Service Area Taxes for Special Service Area Number 2004-107 (Raintree Village II Project)

☐ Approved: **Y** _____ **N** _____ □ Subject to _____

☐ Removed _____

e. Ordinance Abating Special Service Area Taxes for Special Service Area Number 2005-108 and 2005-109 Special Tax Refunding Bonds, Series 2016 (Autumn Creek Project and Bristol Bay I Project)

☐ Approved: **Y** _____ **N** _____ □ Subject to _____

☐ Removed _____

☐ Notes _____

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9. ADM 2025-55 Ordinance for the Amended Levy and Assessment of Taxes for the Fiscal Year Beginning May 1, 2026 and Ending April 30, 2027 in and for Special Service Area Number 2004-201 (Fox Hill)

☐ Approved: **Y** _____ **N** _____ □ Subject to _____

☐ Removed _____

☐ Notes _____

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10. ADM 2025-56 Ordinance for the Amended Levy and Assessment of Taxes for the Fiscal Year Beginning May 1, 2026 and Ending April 30, 2027 in and for Special Service Area Number 2006-119 (Sunflower Estates)

☐ Approved: **Y** _____ **N** _____ □ Subject to _____

☐ Removed _____

☐ Notes _____

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MAYOR'S REPORT:

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1. CC 2025-82 Ordinance Providing for Issuance of United City of Yorkville, Kendall County, Illinois Special Service Area Number 2004-104 Special Tax Refunding Bonds, Series 2025 (Grande Reserve Project), and Authorizing the Execution of a Bond Order

☐ Approved: **Y** _____ **N** _____ □ Subject to _____

☐ Removed _____

☐ Notes _____

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2. CC 2025-87 Tax Levy

a. Resolution Requesting Separate Limiting Rates for all City Funds

☐ Approved: **Y** _____ **N** _____ □ Subject to _____

☐ Removed _____

b. Ordinance for the Levy and Assessment of Taxes for the Fiscal Year Beginning on May 1, 2026 and Ending on April 30, 2027

☐ Approved: **Y** _____ **N** _____ □ Subject to _____

☐ Removed _____

☐ Notes _____

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3. CC 2025-88 Resolution Approving Liability, Cyber, and Worker's Compensation Insurance Coverage for the Calendar Year 2026

☐ Approved: **Y** _____ **N** _____ □ Subject to _____

☐ Removed _____

☐ Notes _____

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4. CC 2025-89 Ordinance Authorizing the Release of Certain Easements for the Construction of Water Mains (Rosenwinkel)

☐ Approved: **Y** _____ **N** _____ □ Subject to _____

☐ Removed _____

☐ Notes _____

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PUBLIC WORKS COMMITTEE REPORT:

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1. PW 2025-112 Resolution Approving a Bid to Construct Water Main Improvements Along Illinois Route 126 *(IL Route 126 Water Main Improvements)*

☐ Approved: **Y** _____ **N** _____ □ Subject to _____

☐ Removed _____

☐ Notes _____

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2. PW 2025-113 Resolution Approving an Engineering Agreement with Engineering Enterprises, Inc. (Route 126 Water Main Improvements – Construction Engineering)

☐ Approved: **Y** _____ **N** _____ □ Subject to _____

☐ Removed _____

☐ Notes _____

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3. PW 2025-114 E. Van Emmon Street Resurfacing – Balance Authorization No. 1

☐ Approved: **Y** _____ **N** _____ □ Subject to _____

☐ Removed _____

☐ Notes _____

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4. PW 2025-118 Resolution Approving an Engineering Agreement with Engineering Enterprises, Inc. (Risk and Resilience Assessment and Emergency Response Plan – 5-Year Review and Revisions)

☐ Approved: **Y** _____ **N** _____ □ Subject to _____

☐ Removed _____

☐ Notes _____

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ADMINISTRATION COMMITTEE REPORT:

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1. ADM 2025-52 Resolution Approving Payment to Microsoft Pursuant to a License Agreement for Windows Servers

   ☐ Approved: **Y** _____ **N** _____ □ Subject to _____

   ☐ Removed _____

   ☐ Notes _____

   _____

   _____

MAYOR'S REPORT (CONT'D):

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5. CC 2025-08 Public Works and Parks Department Facility Update

   ☐ Approved: **Y** _____ **N** _____ □ Subject to _____

   ☐ Removed _____

   ☐ Notes _____

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6. CC 2025-09 Lake Michigan Water Project Update

   ☐ Approved: **Y** _____ **N** _____ □ Subject to _____

   ☐ Removed _____

   ☐ Notes _____

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   _____

ADDITIONAL BUSINESS:

CITIZEN COMMENTS:

Reviewed By:	
Legal	☐
Finance	☐
Engineer	☐
City Administrator	☐
Community Development	☐
Purchasing	☐
Police	☐
Public Works	☐
Parks and Recreation	☐

Agenda Item Number

Consent Agenda #1

Tracking Number

Agenda Item Summary Memo

Title: Minutes of the Regular City Council – October 28, 2025

Meeting and Date: City Council – November 25, 2025

Synopsis: Approval of Minutes

Council Action Previously Taken:

Date of Action: _____ Action Taken: _____

Item Number: _____

Type of Vote Required: Majority

Council Action Requested: Approval

Submitted by: Jori Contrino (Name) Administration (Department)

Agenda Item Notes:

Have a question or comment about this agenda item?
Call us Monday-Friday, 8:00am to 4:30pm at 630-553-4350, email us at agendas@yorkville.il.us, post at www.facebook.com/CityofYorkville, tweet us at @CityofYorkville, and/or contact any of your elected officials at http://www.yorkville.il.us/320/City-Council

DRAFT

MINUTES OF THE REGULAR MEETING OF THE CITY COUNCIL OF THE UNITED CITY OF YORKVILLE, KENDALL COUNTY, ILLINOIS, HELD IN THE CITY COUNCIL CHAMBERS, 651 PRAIRIE POINTE DRIVE ON TUESDAY, OCTOBER 28, 2025

Mayor Purcell called the meeting to order at 7:06 p.m. and led the Council in the Pledge of Allegiance.

ROLL CALL

City Clerk Contrino called the roll.

Ward I	Koch	Present	
	Transier	Present	
Ward II	Plocher	Present	
	Soling	Present	
Ward III	Funkhouser	Present	
	Marek	Present	
Ward IV	Corneils	Present	(electronic attendance)
	Hyett	Present	

Staff in attendance at City Hall: City Administrator Olson, City Clerk Contrino, Chief Jensen, Attorney Castaldo, Public Works Director Dhuse, Community Development Director Barksdale-Noble, Finance Director Fredrickson, Parks and Recreation Director Evans, Assistant City Administrator Willrett, Economic Development Coordinator Gregory, Economic Development Director Dubajic Kellogg, and EEI Engineer Sanderson.

Staff in attendance electronically: Attorney Orr.

Members of the public were able to attend this meeting in person as well as being able to access the meeting remotely via Zoom which allowed for video, audio, and telephonic participation.

A meeting notice was posted on the City's website on the agenda, minutes, and packets webpage with instructions regarding remote meeting access and a link was included for the public to participate in the meeting remotely:
https://us02web.zoom.us/j/82856074424?pwd=PhEzOAh6QfAdIMZO3TSzOIbYy8xNJd.1.
The Zoom meeting ID was 828 5607 4424.

QUORUM

A quorum was established**.**

AMENDMENTS TO THE AGENDA

Mayor Purcell entertained a motion to table Consent Agenda item #11, Ordinance Authorizing the Acquisition of Easements for the Installation of Utilities at the Grande Reserve 28 Subdivision, to the November 10, 2025, City Council meeting and to hold an Executive Session after the Park Board Report. So moved by Alderman Funkhouser; seconded by Alderman Plocher.

Motion unanimously approved by a viva voce vote.

PRESENTATIONS

Recognition of Sergeant Samuel Stroup – 25 Years of Service

Chief of Police Jensen recognized Sergeant Samuel Stroup for 25 years of service with the Yorkville Police Department. He shared that Sergeant Stroup started with the department in October 2000. Jensen added that he has served with commitment, professionalism, and integrity. He also mentioned that he has enjoyed watching his career develop over the past 30 years.

Fiscal Year 2025 Audit Report

Jen Martinson from Lauterbach & Amen, LLP, gave an overview of the City's fiscal year 2025 financial statement audit. She thanked Finance Director Fredrickson and the finance team for their hard work during the audit. She explained that an audit, required by law, resulted in an unmodified, clean opinion indicating the financial statements are materially correct. She highlighted key areas for the Council and shared that the City received the Certificate of Achievement for Excellence in Financial Reporting from the Government Finance Officers Association for fiscal year 2024, expecting to receive it again for 2025.

Finance Director Fredrickson gave a brief overview of the fiscal year 2025 audit *(see attached presentation)*.

PUBLIC HEARINGS

None.

CITIZEN COMMENTS ON AGENDA ITEMS

Attorney Bernie Weiler, who represents homeowners near Project Cardinal, shared that he has reviewed the documents considered for action. He stated that their main issue is with the phasing, specifically that it should be centered out rather than as shown (west to east). He asked about switching the location of the switch yard and the building. Their second concern involves the setbacks, which were previously stated at 1,200 feet from existing residential structures but are now listed at 500 feet. He mentioned the agreement requires a berm but does not specify details about the landscape plan. The ornamental design on the facades of properties facing residential areas is not shown. Regarding building height, the agreement states 78 feet, including rooftop mechanicals. They want this to be reviewed. Noise studies and monitoring are also concerns; the developer must mitigate noise but not eliminate it. Water usage was promised to be less than that of a typical development, yet there is no such commitment in the agreement. Generators are allowed to be tested for six hours every weekday, with no noise restrictions during these tests. The developer is also exempt from future city amendments related to noise, energy, and water. Rights and entitlements transfer with the land. They request a thorough review of this agreement before approval.

Gil Rios and Rita Rios, residents who live across from the potential data center, shared concerns about their water wells drying up and the possibility of higher energy costs. If his well goes dry, Cardinal should be held responsible. He stated that all residents should be subsidized for their energy costs.

Sydney shared that she was representing Yorkville residents and stated that electricity and water costs will increase. She inquired about how this project would affect the Yorkville water supply. She inquired how this development would help residents. She also asked what these data centers will be used for. She mentioned that the developer's website is vague. How many people will be employed? How much is Pioneer investing? Will this be a mega project? She then urged the Council to delay the vote and expressed her opposition to having data centers in Yorkville.

John Bryan, a Legacy Farm resident, and owner of industrial property on E. Beecher, asked the council where the transparency is on this project. He inquired about water usage, power consumption, and noise levels. He mentioned that this will change the concept of Yorkville forever. He is still seeking plans and specifications for the generators to determine the amount of electricity required. He voiced concerns about the constant daily noise. He asked where the water recycling filtration system is located. He stated that natural gas generators are just as loud as diesel generators. He questioned what about the Havannah Syndrome. He noted that sound waves will be emanating. Mr. Bryan then provided examples of decibel measurements. He also stated that city staff said they wanted to phase from west to east in case the project didn't finish.

Keith Landovitz expressed appreciation to Attorney Weiler and Mr. Bryan. He then stated that he was disappointed with the updated PUD, which had no changes. He asked the Council to please modify the phasing. He expressed his gratitude to everyone for their efforts, but noted that this project is still very experimental. He recommends starting in the middle and then expanding outward, with reduced density and minimal impact on the City's citizens.

Allison Metz reported that Aurora started a data center and had to pause it at some point. Attorney Weiler responded, mentioning the moratorium. She then recommended to the Council that they take a field trip to Aurora to see the generators running, as you have to experience it personally.

Dorothy Flisk, owner of Legacy River Equestrian Center in Legacy Farms, owns six residential lots in Legacy Farms. She shared that this data center will impact the business, her 3 ½-year-old daughter, and the horses on her farm. She stated there is not enough information to understand the impact on future generations. She said property values will decrease, and everything will be affected.

Emma commented on the wells and asked whether the Council has looked at other studies on wells or is focusing only locally. She said we should consider other people's experiences. She noted that carbon emissions will be changing soon, and costs will go up. She asked whether the government or data centers would cover those costs. Then, she reminded the elected officials that the people employ them. She urged them to think about those who are unaware of this issue. She shared that she loves this town and asked the Council to please delay this vote.

Robert Delgado, a 20-year resident of Yorkville, shared that he loves his view and is concerned for residents closest to the data centers. He asked the Council to conduct more research. He doesn't want property values to decrease and urged the Council to wait before voting, encouraging them to pause and reflect.

Lani shared that many cities are being affected by water issues. She mentioned that data centers qualify for utility exemptions, but residents do not. What are the benefits of data centers? They said growth is good, but what about the benefits? It seems that residents will bear the cost, while the data center will reap the benefits.

Mayor Purcell then listed the benefits of the Data Centers.

CONSENT AGENDA

1. Minutes of the Regular City Council – October 14, 2025
2. Bill Payments for Approval
   $ 4,647,051.03 (vendors)
   $ 457,286.31 (payroll period ending 10/04/25)
   $ 5,104,337.34 (total)
3. Water Reports for January 2025 – September 2025 (PW 2025-96)
4. **Resolution 2025-110** Approving an Engineering Agreement with Engineering Enterprises, Inc. (South Receiving Station – Construction Engineering) – *authorize the Mayor and City Clerk to execute* (PW 2025-99)
5. **Resolution 2025-111** Approving an Agreement By and Between the United City of Yorkville and the State of Illinois Acting By and Through the Department of Transportation (IL Route 47/US Route 30 – Waterpark Way to Jericho Road) – *authorize the Mayor and City Clerk to execute* (PW 2025-100)
6. **Resolution 2025-112** Approving a Change Order Extending Completion Date (2025 Water Main Replacement) – *authorize the Mayor and City Clerk to execute* (PW 2025-101)
7. **Resolution 2025-113** Accepting the Dedication of Public Improvements Located Within the Caledonia Phase 3 Subdivision – *authorize the Mayor and City Clerk to execute* (PW 2025-103)
8. **Resolution 2025-114** Approving the Release of a Performance Guarantee Bond Related to Grande Reserve Unit 12 – *authorize the Mayor and City Clerk to execute* (PW 2025-104)
9. **Resolution 2025-115** Approving the Release of a Performance Guarantee Bond Related to Grande Reserve Unit 15 – *authorize the Mayor and City Clerk to execute* (PW 2025-105)
10. **Resolution 2025-116** Approving the Release of a Performance Guarantee Bond Related to Grande Reserve Unit 22 – *authorize the Mayor and City Clerk to execute* (PW 2025-106)
12. **Resolution 2025-117** Approving Change Orders (2024 Water Main Replacement – Contract A and Contract B – WIFIA) – *authorize the Mayor and City Clerk to execute* (PW 2025-108)
13. **Ordinance 2025-73** Amending the Traffic Schedule and Index (Windett Ridge Road and Fairfax Way) – *authorize the Mayor and City Clerk to execute* (PW 2025-111)

Mayor Purcell entertained a motion to approve the consent agenda as amended. So moved by Alderman Koch; seconded by Alderman Soling.

Motion approved by a roll call vote. Ayes-8 Nays-0
Koch-aye, Plocher-aye, Funkhouser-aye, Corneils-aye,
Transier-aye, Soling-aye, Marek-aye, Hyett-aye

REPORTS

MAYOR'S REPORT

2025 Tax Levy Estimate
(CC 2025-73)

Mayor Purcell entertained a motion to approve a tax levy estimate for 2025, to be used for the purpose of conducting a public hearing on the tax levy in the amount of $5,726,693. So moved by Alderman Marek; seconded by Alderman Hyett.

Motion approved by a roll call vote. Ayes-8 Nays-0
Plocher-aye, Funkhouser-aye, Corneils-aye, Transier-aye,
Soling-aye, Marek-aye, Hyett-aye, Koch-aye

Treasurer's Reports for August and September 2025
(CC 2025-77)

Mayor Purcell entertained a motion to approve the Treasurer's Reports for August and September 2025. So moved by Alderman Koch; seconded by Alderman Transier.

Motion approved by a roll call vote. Ayes-8 Nays-0
Funkhouser-aye, Corneils-aye, Transier-aye, Soling-aye,
Marek-aye, Hyett-aye, Koch-aye, Plocher-aye

Fiscal Year 2025 Annual Treasurer's Report
(CC 2025-78)

Mayor Purcell entertained a motion to approve the Fiscal Year 2025 Annual Treasurer's Report. So moved by Alderman Koch; seconded by Alderman Soling.

Motion approved by a roll call vote. Ayes-8 Nays-0
Corneils-aye, Transier-aye, Soling-aye, Marek-aye,
Hyett -aye, Koch-aye, Plocher-aye, Funkhouser-aye

Resolution 2025-118 **Approving an Agreement with Clariti Cloud USA, Inc.**
(CC 2025-79)

Mayor Purcell entertained a motion to approve a Resolution Approving an Agreement with Clariti Cloud USA, Inc. and authorize the Mayor and City Clerk to execute. So moved by Alderman Hyett; seconded by Alderman Koch.

Motion approved by a roll call vote. Ayes-8 Nays-0
Transier-aye, Soling-aye, Marek-aye, Hyett-aye,
Koch-aye, Plocher-aye, Funkhouser-aye, Corneils-aye

Ordinance 2025-74 **Authorizing the Third Amendment to the Annual Budget of the United City of Yorkville, for the Fiscal Year Commencing on May 1, 2025 and Ending on April 30, 2026 (Special Census)**
(CC 2025-80)

Mayor Purcell entertained a motion to approve an Ordinance Authorizing the Third Amendment to the Annual Budget of the United City of Yorkville, for the Fiscal Year Commencing on May 1, 2025 and Ending on April 30, 2026 (Special Census) and authorize the Mayor and City Clerk to execute. So moved by Alderman Marek; seconded by Alderman Funkhouser.

Motion approved by a roll call vote. Ayes-8 Nays-0
Soling-aye, Marek-aye, Hyett-aye, Koch-aye,
Plocher-aye, Funkhouser-aye, Corneils-aye, Transier-aye

Resolution 2025-119 **Approving Community Solar Participation**
(CC 2025-81)

Mayor Purcell entertained a motion to approve a Resolution Approving Community Solar Participation and authorize the Mayor and City Clerk to execute. So moved by Alderman Transier; seconded by Alderman Soling.

Motion approved by a roll call vote. Ayes-8 Nays-0
Marek-aye, Hyett-aye, Koch-aye, Plocher-aye,
Funkhouser-aye, Corneils-aye, Transier-aye, Soling-aye

Resolution 2025-120 **Approving Professional Service Agreements Regarding the Special Service Area No. 2004-104 Special Tax Refunding Bonds (Grande Reserve)**
(CC 2025-82)

Mayor Purcell entertained a motion to approve a Resolution Approving Professional Service Agreements Regarding the Special Service Area No. 2004-104 Special Tax Refunding Bonds (Grande Reserve) and authorize the Mayor and City Clerk to execute. So moved by Alderman Soling; seconded by Alderman Marek.

Motion approved by a roll call vote. Ayes-8 Nays-0
Hyett-aye, Koch-aye, Plocher-aye, Funkhouser-aye,
Corneils-aye, Transier-aye, Soling-aye, Marek-aye

PUBLIC WORKS COMMITTEE REPORT

Resolution 2025-121 **Approving a Preliminary Engineering Services Agreement with BNSF Railway Company for Quiet Zone Evaluation**
(PW 2025-97)

Alderman Soling made a motion to approve a Resolution Approving a Preliminary Engineering Services Agreement with BNSF Railway Company for Quiet Zone Evaluation and authorize the Mayor and City Clerk to execute; seconded by Alderman Marek.

Motion approved by a roll call vote. Ayes-7 Nays-1
Koch-aye, Plocher-aye, Funkhouser-nay, Corneils-aye,
Transier-aye, Soling-aye, Marek-aye, Hyett-aye

Resolution 2025-122 **Approving a Bid to Construct a New Water Receiving Station Building and Other Site Improvements (South Receiving Station)**
(PW 2025-98)

Alderman Soling made a motion to approve a Resolution Approving a Bid to Construct a New Water Receiving Station Building and Other Site Improvements (South Receiving Station) and authorize the Mayor and City Clerk to execute; seconded by Alderman Hyett.

Motion approved by a roll call vote. Ayes-8 Nays-0
Plocher-aye, Funkhouser-aye, Corneils-aye, Transier-aye,
Soling-aye, Marek-aye, Hyett-aye, Koch-aye

Resolution 2025-123 **Authorizing the Purchase of 3,928 Replacement Water Meters in an Amount Not to Exceed $1,830,389.10**
(PW 2025-102)

Alderman Soling made a motion to approve a Resolution Authorizing the Purchase of 3,928 Replacement Water Meters in an Amount Not to Exceed $1,830,389.10 and authorize the Mayor and City Clerk to execute; seconded by Alderman Transier.

Motion approved by a roll call vote. Ayes-8 Nays-0
Funkhouser-aye, Corneils-aye, Transier-aye, Soling-aye,
Marek-aye, Hyett-aye, Koch-aye, Plocher-aye

Resolution 2025-124 **Approving an Engineering Agreement with Engineering Enterprises, Inc. (Water Audit and Non-Revenue Water Reduction Consultation)**
(PW 2025-109)

Alderman Soling made a motion to approve a Resolution Approving an Engineering Agreement with Engineering Enterprises, Inc. (Water Audit and Non-Revenue Water Reduction Consultation) and authorize the Mayor and City Clerk to execute; seconded by Alderman Marek.

Motion approved by a roll call vote. Ayes-8 Nays-0
Corneils-aye, Transier-aye, Soling-aye, Marek-aye,
Hyett -aye, Koch-aye, Plocher-aye, Funkhouser-aye

ECONOMIC DEVELOPMENT COMMITTEE REPORT

No report.

PUBLIC SAFETY COMMITTEE REPORT

No report.

ADMINISTRATION COMMITTEE REPORT

No report.

PARK BOARD

Parks and Recreation Director Evans reported that Flags of Valor starts on November 4th through Veterans Day. He stated that you can sponsor a flag for $30 to recognize and honor a veteran in your life. All proceeds will be donated to the Yorkville American Legion Post 489. Director Evans also announced that Cannonball Ridge Park is closed for rehabilitation. Alderman Marek asked Director Evans about the AED at Riverfront Park. Director Evans stated that it had reached the end of its useful lifespan and was not functioning. At this time, it will not be replaced.

RECESS

Mayor Purcell announced that there would be a short recess combined with the executive session.

EXECUTIVE SESSION

Mayor Purcell entertained a motion to go into executive session for litigation, when an action against, affecting, or on behalf of the particular public body has been filed and is pending before a court or administrative tribunal, or when the public body finds that an action is probable or imminent, in which case the basis for the finding shall be recorded and entered into the minutes of the closed meeting.
So moved by Alderman Koch; seconded by Alderman Plocher.

Motion approved by a roll call vote. Ayes-8 Nays-0
Hyett-aye, Koch-aye, Plocher-aye, Funkhouser-aye,
Corneils-aye, Transier-aye, Soling-aye, Marek-aye

(Time out of regular City Council: 9:18 pm)
(Time back into Regular City Council: 10:28 pm)

PLANNING AND ZONING COMMISSION (cont'd)

Project Steel – Prologis
(Data Center) – Discussion
(PZC 2025-07 & EDC 2025-59)

a. Ordinance Approving a Planned Unit Development Agreement with Prologis L.P. (Project Steel)

b. Ordinance Authorizing the Execution of an Annexation Agreement for Certain Territory Located Generally South of Galena Road, East of Eldamain Road, and West of North Bridge Street (Project Steel)

c. Ordinance Approving the Rezoning to the M-2 General Manufacturing Zoning District of Certain Territory Located Generally South of Galena Road, East of Eldamain Road, and West of North Bridge Street (State Route 47) (Project Steel)

d. Ordinance Annexing Certain Territory Located Generally South of Galena Road, East of Eldamain Road, and West of North Bridge Street to the United City of Yorkville (Project Steel)

City Administrator Olson reported that there is nothing new in the packet or up for discussion tonight.

Project Cardinal - Pioneer
(Data Center) – Discussion
(PZC 2025-08 & EDC 2025-50)

a. Ordinance Approving a Planned Unit Development Agreement with Pioneer Development, LLC (Project Cardinal)

b. Ordinance Authorizing the Execution of an Annexation Agreement for Certain Territory Located at the Southwest Corner of Baseline Road and North Bridge Street (Project Cardinal)

c. Ordinance Approving the Rezoning to the M-2 General Manufacturing Zoning District of Certain Territory Located at the Southwest Corner of Baseline Road and North Bridge Street (State Route 47) (Project Cardinal)

d. Ordinance Annexing Certain Territory Located at the Southwest Corner of Baseline Road and North Bridge Street to the United City of Yorkville (Project Cardinal)

Mayor Purcell entertained a motion to table until the November 10, 2025, City Council meeting. So moved by Alderman Soling; seconded by Alderman Funkhouser.

Motion approved by a roll call vote. Ayes-8 Nays-0
Transier-aye, Soling-aye, Marek-aye, Hyett-aye,
Koch-aye, Plocher-aye, Funkhouser-aye, Corneils-aye

CITY COUNCIL REPORT

No report.

CITY CLERK'S REPORT

No report.

COMMUNITY & LIAISON REPORT

No report.

STAFF REPORT

No report.

MAYOR'S REPORT (cont'd)

Public Works and Parks Department
Facility Update
(CC 2025-08)

Public Works Director Dhuse reported that the asphalt binder course is completed. The Parks and Recreation Director also mentioned that they met and reviewed options for office furniture. City Administrator Olson shared that a contingency log is included in the packet.

Lake Michigan Water
Project Update
(CC 2025-09)

Mayor Purcell reported that another bid opening will take place on Friday, October 31st.

ADDITIONAL BUSINESS

No report.

CITIZEN COMMENTS

Anne Englehardt, a Yorkville resident, and past member of PADS shared that on October 16th she participated in an Encampment Virtual Training. She summarized the key points from the training. She asked if the City Council would gather for a visioning session and possibly create a task force to develop a systemic plan to end homelessness in this community one person at a time. She also stated that the camping ordinance needs to be repealed.

Nick McGovern, a union pipe fitter, reported that he has built the metadata center. He asked the Council if there are any benefits for the residents. He also inquired how many people need to sign a petition to stop this project.

ADJOURNMENT

Mayor Purcell entertained a motion to adjourn the City Council meeting. So moved by Alderman Koch; seconded by Alderman Plocher.

Motion unanimously approved by a viva voce vote.

Meeting adjourned at 10:43 p.m.

Minutes submitted by:

Jori Contrino, City Clerk, City of Yorkville, Illinois

United City of Yorkville

Audit Overview – Fiscal Year 2025

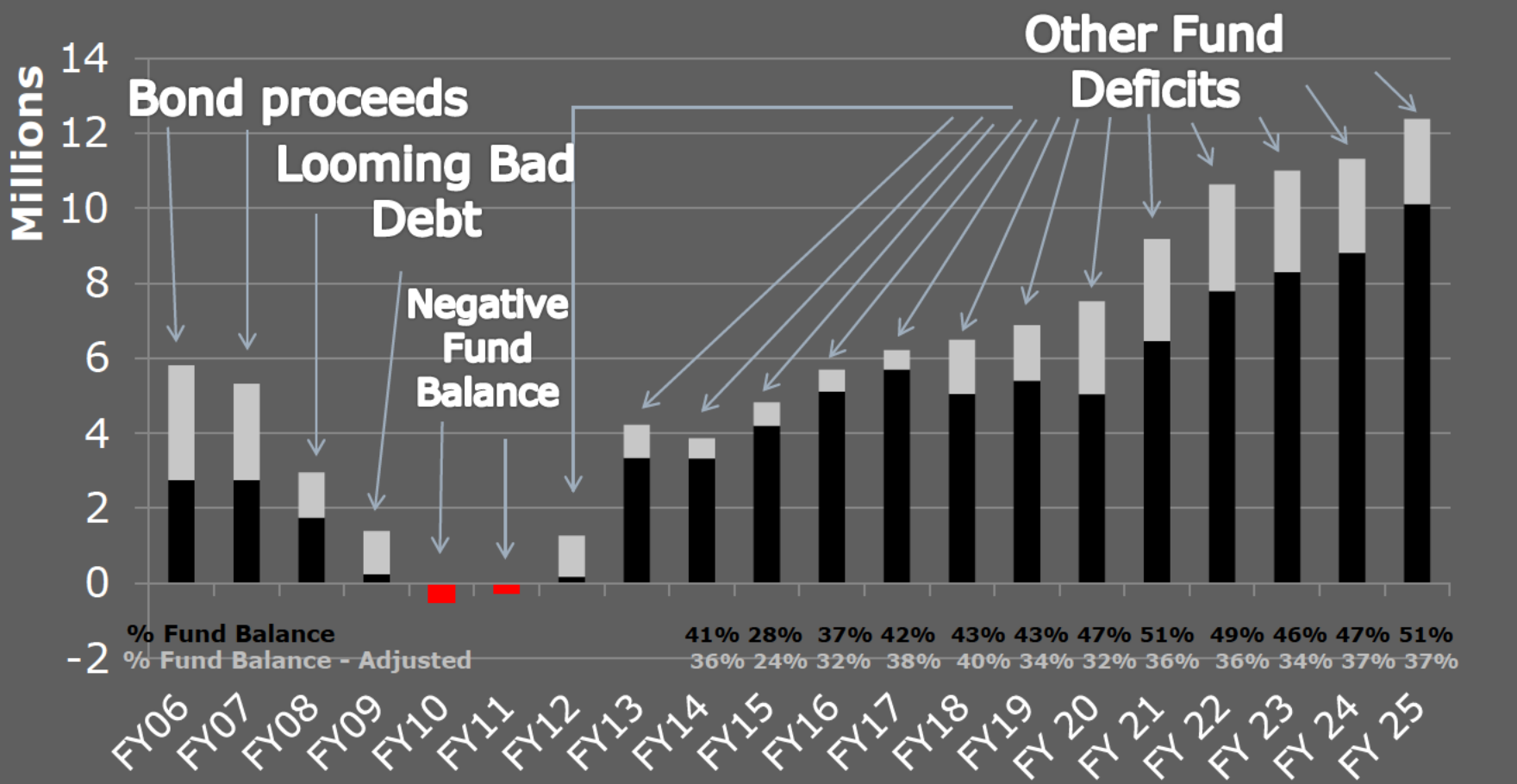
City Council

October 28, 2025

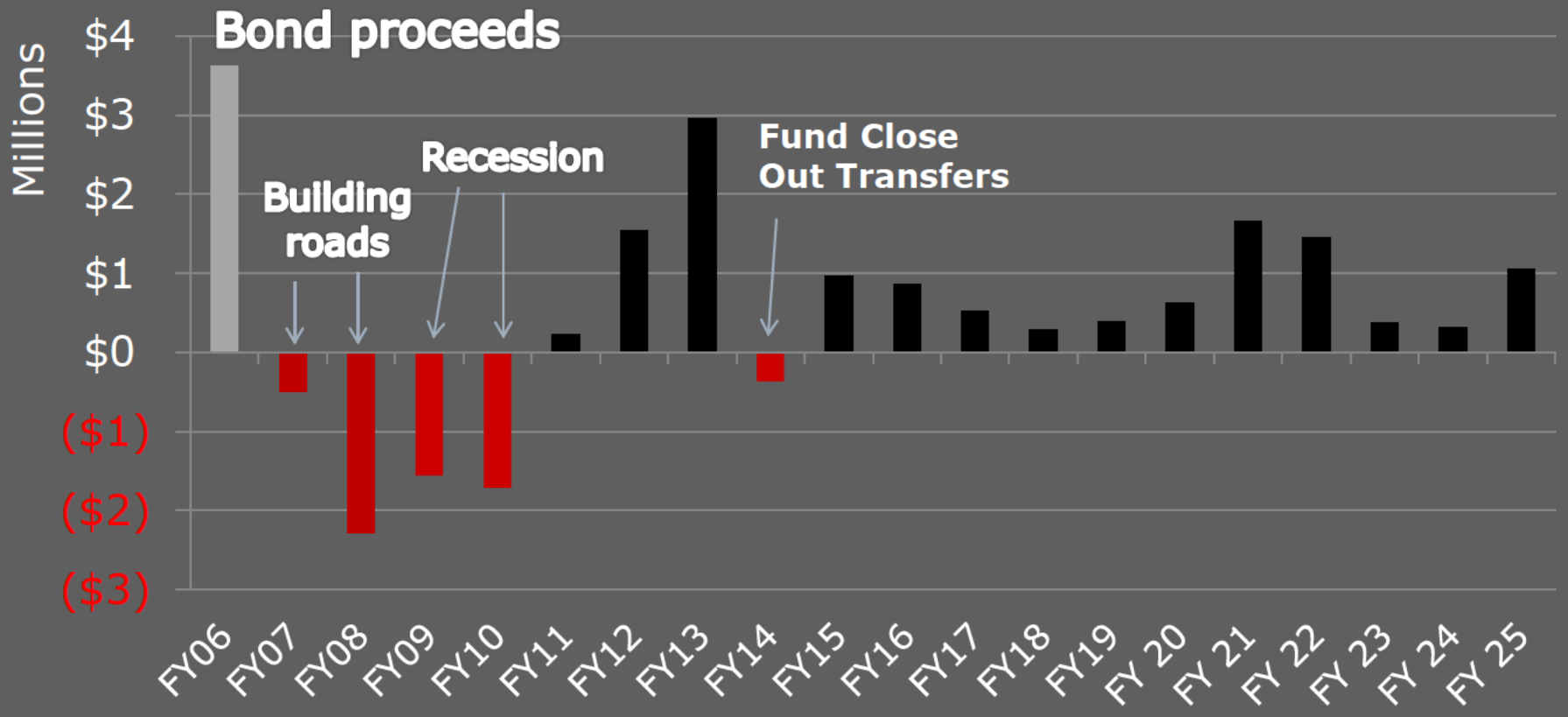
Another award

14th time
Certificate of Achievement for
Excellence in Financial Reporting Award
by the Government Finance Officers Association
of the US and Canada in FY 24

General Fund
Fund Balance History



General Fund Budget Surplus(Deficit)



Revenue performance

Page 113-114 of paper copy (page 120-121 of pdf copy)

Revenue Line-Item	Budgeted Amount	Actual Amount
Property Taxes	$3,900,313	$3,912,307
Sales Tax (local)	$4,916,400	$5,375,086
Sales Tax (non-home rule)	$3,844,380	$4,121,338
Utility Tax	$1,263,340	$1,204,680
Income Tax	$3,682,143	$3,826,828
Use Tax	$908,262	$612,039
Building Permits	$600,000	$680,232
Video Gaming Tax	$322,875	$324,586
Excise (i.e., Telecom) Tax	$169,200	$176,274
Investment Earnings	$350,000	$545,072

Controlling costs

Pages 116-121 of paper copy (pages 123-128 of pdf copy) - General Fund
Page 123 (130 pdf) - Library / Pages 126-127 (133-134 pdf) - Parks & Rec
Page 152 (159 pdf) for Sewer / Page 153 (160 pdf) for Water

Department	Budgeted Expenses	Actual Expenses
Administration	$996,863	$967,080
Finance	$741,086	$670,765
Police	$7,192,653	$7,027,675
Community Development	$1,323,325	$1,252,511
PW - Streets & Sanitation	$4,573,562	$4,471,372
Admin Services	$5,850,190	$4,478,983
Library Operations	$1,180,272	$954,823
Parks	$2,077,920	$2,075,329
Recreation	$1,776,483	$1,764,548
Sewer Operations	$4,856,236	$1,720,112
Water Operations	$38,120,074	$11,215,499

General Fund Performance

	Budgeted	Actual	Variance
Revenues	24,269,791	25,329,900	1,060,109
Expenditures	(20,677,679)	(18,868,386)	(1,809,293)
Net Transfers	(4,292,112)	(5,400,689)	1,108,577
Surplus(Deficit)	(700,000)	1,060,825	1,760,825

Items of Note

- Fund balance categories and amounts
  - Paper pages 76-77 (pdf pages 83-84)

- Pensions and OPEB(notes & add'l info)
  - Paper page 81-107 (pdf pages 88-114)

Illinois Municipal Retirement Fund (IMRF) –pages 97/100-101(pdf 104/107-108)

- Total Pension Liability
  - Increased by $2.0M
  - From $19.8M to $21.8M
- Net Position
  - Increased by $1.3M
  - From $18.9M to $20.1M

- Percent Funded
  - Dec 2020: 101.96%
  - Dec 2021: 111.05%
  - Dec 2022: 92.06%
  - Dec 2023: 95.32%
  - Dec 2024: 92.47%

Fiscal Year	Actuarial Determined Contribution	Actual Contribution	Excess (Deficit)	Covered Payroll	Contribution as % of Covered Payroll
2019	350,666	350,666	-	3,506,685	10.00%
2020	365,540	365,540	-	3,665,848	9.97%
2021	440,315	440,315	-	4,060,573	10.84%
2022	428,230	428,230	-	4,128,183	10.37%
2023	371,172	371,172	-	4,659,881	7.97%
2024	313,850	313,850	-	4,979,247	6.30%
2025	346,091	346,091	-	5,514,579	6.28%

Police Pension Fund
pages 98/102-103 (pdf 105/109-110)

- Total Pension Liability
  - Increased by $1.5M
  - From $29.4M to $30.9M
- Net Position
  - Increased by $1.8M
  - From $16.9M to $18.7M

- Percent Funded
  - Apr 2020: 46.17%
  - Apr 2021: 58.24%
  - Apr 2022: 53.56%
  - Apr 2023: 53.85%
  - Apr 2024: 57.49%
  - Apr 2025: 60.46%

Fiscal Year	Actuarial Determined Contribution	Actual Contribution	Excess (Deficit)	Covered Payroll	Contribution as % of Covered Payroll
2018	966,211	966,211	-	2,543,266	37.99%
2019	963,361	963,361	-	2,449,210	39.33%
2020	1,111,484	1,111,484	-	2,631,165	42.24%
2021	1,226,371	1,230,604	4,233	2,744,017	44.85%
2022	1,334,771	1,334,771	-	2,694,486	49.54%
2023	1,320,595	1,334,771	14,176	3,016,544	44.25%
2024	1,378,837	1,378,837	-	3,139,472	43.92%
2025	1,386,265	1,386,285	20	3,343,214	41.47%

Items of note

- Long term debt summary on paper pages 67-74 (pdf pages 74-81)
  - Debt service schedules on paper pages 155-165 (pdf pages 162-172)
- Developer commitment narratives start on paper page 78 (pdf page 85)

Other items of note
Statistical Section

- Pages 176 -204 (pdf pages 173-211)

- Historical Trends covering:
  - City financial trends
  - Revenue & debt capacity
  - Demographic & economic information
  - Operating information

Other items of note Statistical Section

- Paper pages 198-199 (pdf pages 205-206) employee counts
  - 102 full-time employees in 2025
  - 96 full-time employees in 2008

- Paper pages 200-204 (pdf pages 207-211) miscellaneous service data
  - Traffic violations
  - Permits issued
  - Streets resurfaced, in miles
  - Street inventory
  - New housing starts per year

Management Letter
Recommendations

- Funds with deficit equity (prior year)
  - Countryside & Downtown TIF
    - Over time development in the TIF Districts should yield sufficient surpluses to eliminate negative equity position.
    - Downtown TIF II finished FY 24 with a fund balance of +$221,130
- IT Security Awareness & Risks (new)
    - Informational

Management Letter
Recommendations (continued)

- Implementation of GASB 102 (new)
  - Concentration and Constraint Risks
    - Relying on one source of revenue, single employer
    - Other legal & policy restrictions
  - Effective April 30, 2026

- Implementation of GASB 96 (new)
  - Financial Reporting Model Improvements
  - Effective April 30, 2027

Upcoming

- 2025 Tax Levy discussion
  - Tax levy estimate approval
    - October 28th City Council meeting
  - Public Hearing
    - November 10th City Council meeting
  - Discussion and potential vote
    - November 25th or December 9th

Upcoming

- FY 27 Budget rollout
  - Nov 25-Jan 26 staff planning discussions
  - Feb 26 budget finalized
  - Feb 26 City Council presentation
  - March 10th public hearing
  - Discussion and potential vote
    - March 24, 2026 City Council or
    - April 14, 2026 City Council or
    - April 28, 2026 City Council

Debra Baumgartner
JM Farm, LLC
Baseline Road Farm Owner
[redacted]

October 27, 2025

Re: Project Cardinal /Pioneer Development Data Center

Dear Mayor Purcell and City Council Members:

Farmland north of the proposed Project Cardinal/Pioneer Development PUD, has been in my family for over fifty-five years. Our 200 acre farm is bounded by Ashe Road to the west, Mighell Road to the east and Baseline Road to the south spanning approximately three quarters of a mile along the north side of Baseline Road in line with the Phase 1 building site.

The proposed rezoning to an M-2 General Manufacturing District for the Project Cardinal Data Center PUD is inconsistent with the long-term planning of Kendall County. The 2016 United City of Yorkville Comprehensive Plan identifies the area as primarily agricultural and rural in character with a few scattered residential properties. The Plan recommends the area be developed as low-density conservation or estate residential properties to preserve the rural character.

The Project Cardinal land use is not compatible with the surrounding properties and existing land uses and will take agricultural land out of production. The size and scale of this proposed project will destroy rather than preserve the rural character of the area. The PUD development will significantly diminish the residential quality of life and value of adjacent properties. The Planning & Zoning Commission acknowledged as much on July 9, but voted to recommend approving the zoning change for special use PUD anyway.

During the October 14 City Council meeting several comments were made that the north property owners had not provided feedback on the planned phasing. After reviewing the October 14 City Council meeting packet, I realized that some significant changes had been made to the site plan affecting Phase 1, Phase 3, and by extension the property owners on the north side of Baseline Road.

Here are five issues of concern arising from the recently proposed site plan modifications. Below each item is explained in greater detail and followed with related questions:

1. New utility switchyard location
2. Increased size of “future” utility corridor
3. Noise study performed before utility switchyard was moved
4. Elevation drawings not adequate for approval
5. Separate Utility & Development Agreements to be negotiated after PUD Agreement is approved

1. **New utility switchyard location and other Phase 1 & 3 Changes:**

- The utility switchyard location was moved to Phase 3 close to Baseline Road
- Since the beginning, the site map located the switchyard in Phase 1, closer to Galena Road near the proposed Project Steel site and the planned industrial corridor which seems a more appropriate location.
- At that Phase 1 location, Data Center 4 would have provided some visual buffer to the north.

- A stormwater management basin is located to the south of the prior Phase 1 switchyard location near Galena Road that would buffer the noise and provide a setback.
- Baseline Road Phase 3 has no stormwater basins to muffle all of the sound generated from the switchyard, substation, and 3 data centers now turned sideways and pushed them to Baseline Road.
- By contrast, the properties to the east and west of the Project Cardinal site seem to receive preferential treatment with no entrance sites along Route 47 or Ashe Road, wider setbacks, storm management basins, and wider berms.
- I don't recall any discussion about moving the switchyard during the public meetings.

Questions:

1. Why was the switchyard moved to the north side of the development from Phase 1to Phase 3?

2. Will the developer and City Council consider returning the switchyard to the location in Phase 1where it was previously more appropriately sited?

2. **Increased size of "Future Utility Corridor"**

- Adding insult to injury, the previous 300' wide utility corridor substation entrance at Baseline Road located between Phase 1 and Phase 3, has more or less doubled to an approximately 600' wide gated security entrance along the north perimeter which is devoid of any trees, berms, or water management as shown on Exhibit D (Landscape Plan)
- Exhibit A(Site Plan) and B(Phasing Plan) incorrectly depict trees planted along the north boundary fence at this location.

Questions:

3.What will be installed in the utility corridor?

4.Why does the corridor require such a large footprint?

3**. Noise study performed prior to utility switchyard location change**

PUD 3.4 Noise Studies and Noise Monitoring.
The Developer has submitted an initial noise study attached hereto as Exhibit G ("Initial Noise Study") that included: (i) baseline noise measurements of the current environment and predictive modeling in phased and at full buildout to ensure the facility's design will meet local noise limits.

Questions:

5. Did Burns & McDonnell's study include the sound level that will be generated by the utility switchyard in their initial noise study calculations?

6. The sound study was completed before the proposed switchyard location moved close to Baseline Road. Will new testing be conducted in light of the proposed location change and potential increased sound levels from a switchyard and substation in close proximity to each other?

7. Utility switchyards and substations produce electromagnetic fields that emit radiation. Will the City of Yorkville or the data center developer commission a study to determine whether the levels of EMF radiation produced by the proposed switchyard, substations, power lines and data centers all clustered closely together near Baseline Road are safe or harmful and at what distances?

4. **City Council to approve building elevations per the PUD and delegate the remainder of building design approval to City staff to approve without public feedback**

> PUD 2.13 Appearance Standards.
> The Project is located adjacent to a main arterial thoroughfare at the City's northern boundary. Therefore, the Project serves as the first development members of the public see as they enter the City when driving south down Bridge Street. Given the location of the Project, Developer shall follow the requirements of Section 10-5-8-c-4b.(2) of the UDO requiring recesses, projections, windows, and other ornamental/architectural features. **The Developer has submitted prototype building elevations for the Project, a copy of which is attached hereto as Exhibit E (the "Building Elevations"). The Building Elevations are representative of architectural design and building materials to be utilized for the Project but are not intended to be an exact depiction of any building that may be constructed as part of the Project.**
> The City shall approve updated elevations which are consistent with the quality and character of the Building Elevations. **Any updated building elevations that are consistent in quality, character, and height with Exhibit E shall be approved administratively, with no further council or commission review required**.

The above highlighted language from the PUD delegates authority to administrative staff to approve changes to building elevations after the Council initially approves the PUD. With all due respect to the developer, the elevations in Exhibit E are inadequate.

- "Prototype" drawings do not depict the actual buildings being proposed for this site.
- Minimal, and in some cases, no detail or specifications are called out on the elevation drawings.
- Some of the elevations are impossible to interpret because 1"=300' is not an appropriate scale at which to illustrate buildings. At that scale, it is impossible to discern any useful information about the appearance of the proposed buildings or site.
- On the developer submitted *North Elevation from Baseline Road* Drawing A-9 the building elevations don't align with the associated dimension lines identifying the building locations.
- There is nothing indicating either the location or appearance of the utility switchyard, customer substation, or 600' wide "future substation corridor" entrance.
- Security site entrances are missing and the two included are only indicated by an arrow – no depiction of the actual appearance.
- Presumably the developer didn't update the elevations to match the proposed October 14 changes to the site plan.
- At minimum drawings should accurately represent the size, appearance, and location of buildings, entrance gates, utility switchyard and customer substations at a readable scale.
- Trees are a distraction on the elevations and some are misleadingly oversized, drawn at twice the height of the buildings. 150' tall trees to be planted, wouldn't that be nice?
- Elevation drawings showing only buildings and other permanent structures without trees would be more informative.

Questions:

8. Will the City Council require the developer to submit perimeter elevations drawn, scaled and dimensioned at a large enough size and scale (segmented over multiple pages if necessary) so the Council and public, including impacted adjacent property owners, have an opportunity to view accurate, realistic representations of the proposed exterior facing building facades and provide comment prior to City Council approval of the PUD Agreement?

9. Will the City Council require elevation drawings that accurately depict the quality, character, and design details of the exteriors of the 14 site specific buildings being proposed for this site and will those be made available for public view and comment?

5. <u>Separate Utility & Development Agreements negotiated after PUD Agreement is approved</u>

> PUD Sections 2.9, 3.2 and 3.6 of the PUD Agreement establish roadway and infrastructure improvements, ROW easements and dedications will be addressed in separate Utility Agreement or Development Agreement.

Reports and memorandums in City Council packets reference certain road right-of-way easement designations, including:

- Engineering Enterprises *Preliminary Cost Estimate-Baseline Road Reconstruction & Intersection Improvements* dated May 8, 2025 notes a ROW acquisition of 50' on the north side of Baseline Road
- Engineering Enterprises letter to Krysti Barksdale-Noble dated June 16, 2025, states "Baseline Road is not built to City standards and will be required to be reconstructed per City code. Baseline Road is under the jurisdiction of the City. We will require a right-of-way dedication of 50 feet (100 feet total planned for the corridor) along the north property line of the development."
- Krysti J. Barksdale-Noble's memo to City Council dated October 7, 2025 states "Revised site plan also contemplates all future roadway improvements required on Galena Road to occur within the Project Cardinal site and not require additional right-of-way acquisition from parcels located on the south side of the road."

Questions:

10. Since dedications will be governed by separate Utility and Development Agreements, will those agreements be discussed and approved at City Council meetings open to the public for review and comment or will they be delegated to City staff to negotiate, prepare, and approve?

11. Engineering Enterprises notes a 50' ROW acquisition needed from the north side of Baseline Road. I request the same consideration be extended to owners on the north side of Baseline Road that is being given to owners on the south side of Galena Road. Any ROW easement dedications necessary for road or infrastructure improvements necessitated for the Project Cardinal development should be granted by Project Cardinal and taken from within the footprint of its 1000+ acre site.

Lastly, on preference for phasing of the PUD, I am generally in agreement with prior suggestions from some owners on Ashe Road that construction begin in the southeast section closest to the center of the development (Buildings 8 & 9) thereby minimizing the initial impact to properties on all sides of the development since the project is highly speculative and may not come to fruition for many years if at all.

I've attended Yorkville meetings remotely since receiving notification of the Project Cardinal application for PUD in May. Activity and design changes to the proposed Project Cardinal site plan seemed fairly minimal until two weeks ago when significant changes appeared on the proposed site plan. While the City of Yorkville has signaled that it is prepared to vote to approve the Project Cardinal PUD on October 28, I am hopeful that Mayor Purcell, the City Council and Yorkville administrative staff will consider delaying the vote to allow time for more public comment on the site plan changes and phasing order, and for all parties to perform adequate due diligence.

Thank you in advance for your time, consideration and I look forward to receiving a reply.

Sincerely,

Debra Baumgartner
JM Farm, LLC
[redacted]

Monica Cisija

Subject: FW: WEITTEN COMMENT: 10/28 Project Cardinal

-----Original Message-----
From: Elizabeth Fotopoulos [redacted]
Sent: Monday, October 27, 2025 8:36 AM
To: Jori Contrino <jcontrino@yorkville.il.us>
Subject: WEITTEN COMMENT: 10/28 Project Cardinal

Hello,
Here are my public comments for the Project Cardinal.

I am a resident of Baseline and who loves directly across the street from this property I would like to express my gratitude for the project manager whom reached out to us recently to walk us through this project. While this did help to ease some stressors related to this project we do have a few additional comments we would like the project manager and city board to consider primarily since this is still an area where people are living and have investment money.

1. the current plan there is a switchyard building located directly in front of our home. I would like to request that that building be moved to a location where there is no current resident. I am concerned for the size of this building in relation to other (being more of an eye sore), I am still concerned for the sound that can be emitted from said building ca others. Could this building and a data building be swapped?

2. This was brought to my attention by my neighbor who noted that in the original plans there was a conversation regarding the widening of baseline to accommodate the construction of Project Cardinal. When they inquired about this they were told, “this will be discussed at a later date”. The plans currently note that to widen baseline and accommodate the construction needs The city of Yorkville is going to request additional feet from the residences and property owners north of baseline Road. Being that that is a completely different county, I would like to know what the justification is for requesting this additional fee and the city of Yorkville being able to request such. I would also like justification as to why the widening isn’t extending onto the property that is being constructed, I.e any additional footage that is needed to wide baseline should be taken from the property where said construction is occurring. I would like to formally note that I am currently not in favor of allotting the city of Yorkville any footage from my property to widen it. I also want to be explicit and state that if the city of Yorkville utilizes the current easement to widen baseline thais will severely reduce not only the easement that is currently there but it will seriously negatively impact the property value of my home which I am not in favor of.

Thank you,
Elizabeth

Sent from my iPhone

Monica Cisija

Subject: FW: WRITTEN COMMENT-Cardinal Development

From: Lawrence Wickter [redacted]
Sent: Tuesday, October 28, 2025 2:46 PM
To: Jori Contrino <jcontrino@yorkville.il.us>
Subject: WRITTEN COMMENT-Cardinal Development

To: City Council Meeting, October 28, 2025

From: Lawrence D. Wickter, Jr. and Deborah H. Wickter
[redacted]

Re: City Council Agenda: Planning and Zoning Commission Discussion Item #2

We would like to renew our objections to the proposed development and the related entitlement changes.

The development will result in loss of property value of our residence.

Contrary to assertions to the contrary by the developer/petitioner, a large commercial development of this nature on farmland in the immediate vicinity of our subdivision, will significantly impair the marketability (and, consequently, value) of all the homes in the subdivision. What was formerly a rural environment with all the associated appeal, becomes a sprawling commercial development with significant negative impacts on aesthetics, traffic, and noise (construction and operation). The appeal as a residential location is unalterably diminished; this is axiomatic.

The developer has not met the most remote burden of proof in his response to the City Special Use requirement that the use not "substantially diminish and impair property values …. near the neighborhood in which it is to be located". Only anecdotal evidence and conclusory comments have been offered. An evaluation on the impact on property values of the project by a professional appraisal firm should be performed.

The development is contrary to the designs of the 2016 Comprehensive Plan.

The Comprehensive Plan called for the Eldamain Road Corridor to be concentrated in "Estate/Conservation Residential". Now the Plan is being modified on an ex post facto basis to provide for commercial development along the entire Corridor. The entire "feel" of the west side of Yorkville is being dramatically altered in what appears to be an expedient shift towards maximizing tax revenues. Does the City budget require such a shift? The City does not appear to be undergoing the significant population growth that would require large new revenue sources or, consequently, a modification to the previous vision for a peaceful, rural environment for residential living. While the Comprehensive Plan is not binding on the City, it acts to influence decisions citizens make on whether to become part of this community. We would like the rural nature of our neighborhood to be preserved.

<u>The development is speculative.</u>

Data center development is one of the most frantic markets in commercial real estate presently. The number of proposals being presented to the City is certainly a testament to that notion. The risk of an oversupply condition developing in this product is no different than in any other development product that is "hot". While "staging" would appear to be an effective mitigant to overbuilding in this project, how would that staging be controlled or monitored by the City? If an oversupply of product interferes with full development of Cardinal, numerous complications will arise in the unwinding of the development and its redirection to other uses. Neighboring residents potentially will experience years of disruption until stability is restored to the living environment.

Considering the number of similar projects which have already been approved by the City, and the speculative nature of them, it seems prudent that a moratorium of at least 180 days on further approvals be adopted until additional market developments can be ascertained (similar to the action taken recently by the City of Aurora).

Thank you for your consideration.

--
Lawrence D. Wickter, Jr.
Deborah H.Wickter
[redacted]

C:[redacted]

E-mail: [redacted]

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Reviewed By:	
Legal	☐
Finance	■
Engineer	☐
City Administrator	☐
Community Development	☐
Purchasing	☐
Police	☐
Public Works	☐
Parks and Recreation	☐

Agenda Item Number

Consent Agenda #2

Tracking Number

Agenda Item Summary Memo

Title: Bills for Payment

Meeting and Date: City Council – November 25, 2025

Synopsis:

Council Action Previously Taken:

Date of Action: _____ Action Taken: _____

Item Number: _____

Type of Vote Required: Majority

Council Action Requested: Approval

Submitted by: Amy Simmons (Name) Finance (Department)

Agenda Item Notes:

Have a question or comment about this agenda item?
Call us Monday-Friday, 8:00am to 4:30pm at 630-553-4350, email us at agendas@yorkville.il.us, post at www.facebook.com/CityofYorkville, tweet us at @CityofYorkville, and/or contact any of your elected officials at http://www.yorkville.il.us/320/City-Council

UNITED CITY OF YORKVILLE
CHECK REGISTER

INVOICES DUE ON/BEFORE 11/14/2025

CHECK #	VENDOR # / INVOICE #		INVOICE DATE	ITEM #	DESCRIPTION	ACCOUNT #	PROJECT CODE	ITEM AMT
543896	DCONST	D. CONSTRUCTION, INC.						
	2400176.1F		10/27/25	01	ENGINEERS PAYMENT ESTIMATE 1	51-510-60-00-6025		62,728.23
				02	AND FINAL FOR VAN EMMON WATER	** COMMENT **		
				03	MAIN IMPROVEMENTS	** COMMENT **		
						INVOICE TOTAL:		62,728.23 *
						CHECK TOTAL:		62,728.23
D004551	DIETERG	GARY M. DIETER						
	110125		11/01/25	01	UMPIRE	79-795-54-00-5462		150.00
						INVOICE TOTAL:		150.00 *
						DIRECT DEPOSIT TOTAL:		150.00
543897	MARCO	MARCO TECHNOLOGIES LLC						
	567477567		10/27/25	01	10/20-11/20 COPIER CHARGES	01-110-54-00-5485		559.21
				02	10/20-11/20 COPIER CHARGES	01-120-54-00-5485		559.21
				03	10/20-11/20 COPIER CHARGES	01-220-54-00-5485		676.71
				04	10/20-11/20 COPIER CHARGES	01-210-54-00-5485		997.52
				05	10/20-11/20 COPIER CHARGES	01-410-54-00-5485		63.84
				06	10/20-11/20 COPIER CHARGES	51-510-54-00-5485		63.85
				07	10/20-11/20 COPIER CHARGES	52-520-54-00-5485		63.84
				08	10/20-11/20 COPIER CHARGES	79-795-54-00-5485		455.81
				09	10/20-11/20 COPIER CHARGES	79-790-54-00-5485		173.58
						INVOICE TOTAL:		3,613.57 *
						CHECK TOTAL:		3,613.57
D004552	OLEARYM	MARTIN J. O'LEARY						
	110125		11/01/25	01	REFEREE	79-795-54-00-5462		150.00
						INVOICE TOTAL:		150.00 *
						DIRECT DEPOSIT TOTAL:		150.00

01-110	ADMIN
01-120	FINANCE
01-210	POLICE
01-220	COMMUNITY DEVELOPMENT
01-410	STREETS OPERATIONS
01-640	ADMINISTRATIVE SERVICES
11-111	FOX HILL SSA
12-112	SUNFLOWER SSA
15-155	MOTOR FUEL TAX (MFT)
23-230	CITY WIDE CAPITAL
24-216	BUILDING & GROUNDS
25-205	POLICE CAPITAL
25-212	GENERAL GOVERNMENT CAPITAL
25-215	PUBLIC WORKS CAPITAL
25-225	PARK & RECREATION CAPITAL
51-510	WATER OPERATIONS
52-520	SEWER OPERATIONS
79-790	PARKS DEPARTMENT
79-795	RECREATION DEPARTMENT
82-820	LIBRARY OPERATIONS
84-840	LIBRARY CAPITAL
87-870	COUNTRYSIDE TIF
88-880	DOWNTOWN TIF
89-890	DOWNTOWN II TIF
90-XXX	DEVELOPER ESCROW
95-000	ESCROW DEPOSIT

UNITED CITY OF YORKVILLE
CHECK REGISTER

INVOICES DUE ON/BEFORE 11/14/2025

CHECK #	VENDOR # / INVOICE #		INVOICE DATE	ITEM #	DESCRIPTION	ACCOUNT #	PROJECT CODE	ITEM AMT	
D004553	THOMASR	RANDY THOMAS							
	110125		11/01/25	01	REFEREE	79-795-54-00-5462		150.00	
						INVOICE TOTAL:		150.00	*
						DIRECT DEPOSIT TOTAL:		150.00	
543898	WEX	WEX BANK							
	108297787		10/31/25	01	OCT 2025 GASOLINE	01-210-56-00-5695		6,724.83	
				02	OCT 2025 GASOLINE	01-220-56-00-5695		740.09	
						INVOICE TOTAL:		7,464.92	*
						CHECK TOTAL:		7,464.92	

TOTAL CHECKS PAID: 73,806.72

TOTAL DIRECT DEPOSITS PAID: 450.00

TOTAL AMOUNT PAID: 74,256.72

01-110	ADMIN
01-120	FINANCE
01-210	POLICE
01-220	COMMUNITY DEVELOPMENT
01-410	STREETS OPERATIONS
01-640	ADMINISTRATIVE SERVICES
11-111	FOX HILL SSA
12-112	SUNFLOWER SSA
15-155	MOTOR FUEL TAX (MFT)
23-230	CITY WIDE CAPITAL
24-216	BUILDING & GROUNDS
25-205	POLICE CAPITAL
25-212	GENERAL GOVERNMENT CAPITAL
25-215	PUBLIC WORKS CAPITAL
25-225	PARK & RECREATION CAPITAL
51-510	WATER OPERATIONS
52-520	SEWER OPERATIONS
79-790	PARKS DEPARTMENT
79-795	RECREATION DEPARTMENT
82-820	LIBRARY OPERATIONS
84-840	LIBRARY CAPITAL
87-870	COUNTRYSIDE TIF
88-880	DOWNTOWN TIF
89-890	DOWNTOWN II TIF
90-XXX	DEVELOPER ESCROW
95-000	ESCROW DEPOSIT

UNITED CITY OF YORKVILLE
CHECK REGISTER

INVOICES DUE ON/BEFORE 11/21/2025

CHECK #	VENDOR # / INVOICE #		INVOICE DATE	ITEM #	DESCRIPTION	ACCOUNT #	PROJECT CODE	ITEM AMT
D004557	DIETERG	GARY M. DIETER						
	110825		11/08/25	01	REFEREE	79-795-54-00-5462		150.00
						INVOICE TOTAL:		150.00 *
						DIRECT DEPOSIT TOTAL:		150.00
543979	MACKEYM	MICHAEL J. MACKEY						
	071425-BACK		07/14/25	01	UMPIRE	79-795-54-00-5462		93.00
						INVOICE TOTAL:		93.00 *
						CHECK TOTAL:		93.00
543980	MOHRR	RANDY MOHR						
	110825		11/08/25	01	REFEREE	79-795-54-00-5462		110.00
						INVOICE TOTAL:		110.00 *
						CHECK TOTAL:		110.00
D004558	OLEARYM	MARTIN J. O'LEARY						
	110825		11/08/25	01	REFEREE	79-795-54-00-5462		150.00
						INVOICE TOTAL:		150.00 *
						DIRECT DEPOSIT TOTAL:		150.00

TOTAL CHECKS PAID: 203.00

TOTAL DIRECT DEPOSITS PAID: 300.00

TOTAL AMOUNT PAID: 503.00

01-110	ADMIN
01-120	FINANCE
01-210	POLICE
01-220	COMMUNITY DEVELOPMENT
01-410	STREETS OPERATIONS
01-640	ADMINISTRATIVE SERVICES
11-111	FOX HILL SSA
12-112	SUNFLOWER SSA
15-155	MOTOR FUEL TAX (MFT)
23-230	CITY WIDE CAPITAL
24-216	BUILDING & GROUNDS
25-205	POLICE CAPITAL
25-212	GENERAL GOVERNMENT CAPITAL
25-215	PUBLIC WORKS CAPITAL
25-225	PARK & RECREATION CAPITAL
51-510	WATER OPERATIONS
52-520	SEWER OPERATIONS
79-790	PARKS DEPARTMENT
79-795	RECREATION DEPARTMENT
82-820	LIBRARY OPERATIONS
84-840	LIBRARY CAPITAL
87-870	COUNTRYSIDE TIF
88-880	DOWNTOWN TIF
89-890	DOWNTOWN II TIF
90-XXX	DEVELOPER ESCROW
95-000	ESCROW DEPOSIT

UNITED CITY OF YORKVILLE
CHECK REGISTER

INVOICES DUE ON/BEFORE 11/25/2025

CHECK #	VENDOR # / INVOICE #	INVOICE DATE	ITEM #	DESCRIPTION	ACCOUNT #	PROJECT CODE	ITEM AMT
543919	AACVB AURORA AREA CONVENTION						
	09/25-ALL-2	10/31/25	01	SEPT 2025 ALL SEASON HOTEL TAX	01-640-54-00-5481		11.57
					INVOICE TOTAL:		11.57 *
					CHECK TOTAL:		11.57
543920	ADVAAUTO ADVANCED AUTOMATION & CONTROLS						
	25-5147	10/29/25	01	PLANT FLOW METER WIRING	51-510-54-00-5445		840.00
					INVOICE TOTAL:		840.00 *
					CHECK TOTAL:		840.00
543921	AEPENERG AEP ENERGY						
	3025129010-111025	11/10/25	01	09/30-10/30 2224 TREMONT	51-510-54-00-5480		13,369.12
					INVOICE TOTAL:		13,369.12 *
	3025129021-111025	11/10/25	01	10/02-10/31 610 TOWER WELL	51-510-54-00-5480		8,986.01
					INVOICE TOTAL:		8,986.01 *
	3025129054-102825	10/28/25	01	09/19-10/21 2702 MILL RD	51-510-54-00-5480		11,083.00
					INVOICE TOTAL:		11,083.00 *
	3025129065-111025	11/10/25	01	09/30-10/30 2921 BRISTOL RDG	51-510-54-00-5480		6,017.37
					INVOICE TOTAL:		6,017.37 *
					CHECK TOTAL:		39,455.50
543922	ALTORFER ALTORFER INDUSTRIES, INC						
	P6AC0137294	10/31/25	01	COOLANT	01-410-56-00-5628		86.58
					INVOICE TOTAL:		86.58 *
	P6AC0137295	10/31/25	01	FREIGHT ON PARTS SOLD	01-410-56-00-5628		55.93
					INVOICE TOTAL:		55.93 *
					CHECK TOTAL:		142.51

01-110	ADMIN	12-112	SUNFLOWER SSA	25-225	PARK & RECREATION CAPITAL
01-120	FINANCE	15-155	MOTOR FUEL TAX (MFT)	51-510	WATER OPERATIONS
01-210	POLICE	23-230	CITY WIDE CAPITAL	52-520	SEWER OPERATIONS
01-220	COMMUNITY DEVELOPMENT	24-216	BUILDING & GROUNDS	79-790	PARKS DEPARTMENT
01-410	STREETS OPERATIONS	25-205	POLICE CAPITAL	79-795	RECREATION DEPARTMENT
01-640	ADMINISTRATIVE SERVICES	25-212	GENERAL GOVERNMENT CAPITAL	82-820	LIBRARY OPERATIONS
11-111	FOX HILL SSA	25-215	PUBLIC WORKS CAPITAL		

84-840	LIBRARY CAPITAL
87-870	COUNTRYSIDE TIF
88-880	DOWNTOWN TIF
89-890	DOWNTOWN II TIF
90-XXX	DEVELOPER ESCROW
95-000	ESCROW DEPOSIT

UNITED CITY OF YORKVILLE
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INVOICES DUE ON/BEFORE 11/25/2025

CHECK #	VENDOR # / INVOICE #	INVOICE DATE	ITEM #	DESCRIPTION	ACCOUNT #	PROJECT CODE	ITEM AMT	
543923	AMEHOIST	AMERICAN HOIST & MANLIFT, INC						
	41956	11/03/25	01	OCT 2025 QUARTERLY MAINTENANCE	24-216-54-00-5446		170.00	
					INVOICE TOTAL:		170.00	*
	41960	11/03/25	01	OCT 2025 QUARTERLY MAINTENANCE	24-216-54-00-5446		170.00	
					INVOICE TOTAL:		170.00	*
	41987	11/03/25	01	ELEVATOR SMOKE TESTING	24-216-54-00-5446		228.00	
					INVOICE TOTAL:		228.00	*
					CHECK TOTAL:		568.00	
D004555	ANTPLACE	ANTHONY PLACE YORKVILLE LP						
	DEC 2025	11/12/25	01	CITY OF YORKVILLE HOUSING	01-640-54-00-5427		662.00	
			02	ASSISTANCE RENT REIMBURSEMENT	** COMMENT **			
			03	FOR THE MONTH OF DEC 2025	** COMMENT **			
					INVOICE TOTAL:		662.00	*
					DIRECT DEPOSIT TOTAL:		662.00	
543924	BATTERYS	BATTERY SERVICE CORPORATION						
	0124181	10/24/25	01	6 BATTERIES WITH INSERT	01-410-54-00-5435		1,799.82	
			02	TERMINALS	** COMMENT **			
					INVOICE TOTAL:		1,799.82	*
	0124287	10/29/25	01	BATTERIES	01-410-56-00-5628		515.00	
					INVOICE TOTAL:		515.00	*
	0124353	10/31/25	01	BATTERY	01-410-56-00-5628		99.95	
					INVOICE TOTAL:		99.95	*
					CHECK TOTAL:		2,414.77	
543925	BRISTTWN	BRISTOL TOWNSHIP						

01-110	ADMIN
01-120	FINANCE
01-210	POLICE
01-220	COMMUNITY DEVELOPMENT
01-410	STREETS OPERATIONS
01-640	ADMINISTRATIVE SERVICES
11-111	FOX HILL SSA
12-112	SUNFLOWER SSA
15-155	MOTOR FUEL TAX (MFT)
23-230	CITY WIDE CAPITAL
24-216	BUILDING & GROUNDS
25-205	POLICE CAPITAL
25-212	GENERAL GOVERNMENT CAPITAL
25-215	PUBLIC WORKS CAPITAL
25-225	PARK & RECREATION CAPITAL
51-510	WATER OPERATIONS
52-520	SEWER OPERATIONS
79-790	PARKS DEPARTMENT
79-795	RECREATION DEPARTMENT
82-820	LIBRARY OPERATIONS
84-840	LIBRARY CAPITAL
87-870	COUNTRYSIDE TIF
88-880	DOWNTOWN TIF
89-890	DOWNTOWN II TIF
90-XXX	DEVELOPER ESCROW
95-000	ESCROW DEPOSIT

UNITED CITY OF YORKVILLE
CHECK REGISTER

INVOICES DUE ON/BEFORE 11/25/2025

CHECK #	VENDOR # / INVOICE #	INVOICE DATE	ITEM #	DESCRIPTION	ACCOUNT #	PROJECT CODE	ITEM AMT
543925	BRISTTWN BRISTOL TOWNSHIP						
	CANNONBALL TRL #3	11/07/25	01	PER MOU-RESOLUTION 2023-33	23-230-60-00-6025		50,000.00
			02	CANNONBALL CURVE PYMT 3 OF 4	** COMMENT **		
					INVOICE TOTAL:		50,000.00 *
					CHECK TOTAL:		50,000.00
543926	BUILDERS BUILDERS ASPHALT LLC						
	181840	10/31/25	01	HMA PRIVATE SURFACE	51-510-56-00-5640		231.84
					INVOICE TOTAL:		231.84 *
					CHECK TOTAL:		231.84
543927	COMED COMMONWEALTH EDISON						
	0505912000-103025	10/30/25	01	09/29-10/29 1908 RAINTREE	51-510-54-00-5480		168.69
					INVOICE TOTAL:		168.69 *
	1135300100-103125	11/07/25	01	09/30-10/30 456 KENNEDY	52-520-54-00-5480		73.07
					INVOICE TOTAL:		73.07 *
	1709169000-110325	11/03/25	01	10/03-11/03 RT34 & AUTUMN CRK	23-230-54-00-5482		224.68
					INVOICE TOTAL:		224.68 *
	1870344000-110525	11/05/25	01	10/03-11/03 105 W COUNTRYSIDE	79-795-54-00-5480		36.01
					INVOICE TOTAL:		36.01 *
	1951034000-110525	11/05/25	01	10/06-11/04 RT34 & BEECHER	23-230-54-00-5482		83.51
					INVOICE TOTAL:		83.51 *
	2173921222-110325	11/03/25	01	10/02-10/31 420 FAIRHAVEN	51-510-54-00-5480		137.00
					INVOICE TOTAL:		137.00 *
	2536492222-110525	11/05/25	01	10/03-11/03 SARAVANOS PUMP	52-520-54-00-5480		168.76
					INVOICE TOTAL:		168.76 *

01-110	ADMIN	12-112	SUNFLOWER SSA	25-225	PARK & RECREATION CAPITAL
01-120	FINANCE	15-155	MOTOR FUEL TAX (MFT)	51-510	WATER OPERATIONS
01-210	POLICE	23-230	CITY WIDE CAPITAL	52-520	SEWER OPERATIONS
01-220	COMMUNITY DEVELOPMENT	24-216	BUILDING & GROUNDS	79-790	PARKS DEPARTMENT
01-410	STREETS OPERATIONS	25-205	POLICE CAPITAL	79-795	RECREATION DEPARTMENT
01-640	ADMINISTRATIVE SERVICES	25-212	GENERAL GOVERNMENT CAPITAL	82-820	LIBRARY OPERATIONS
11-111	FOX HILL SSA	25-215	PUBLIC WORKS CAPITAL		

84-840	LIBRARY CAPITAL
87-870	COUNTRYSIDE TIF
88-880	DOWNTOWN TIF
89-890	DOWNTOWN II TIF
90-XXX	DEVELOPER ESCROW
95-000	ESCROW DEPOSIT

INVOICES DUE ON/BEFORE 11/25/2025

CHECK #	VENDOR # / INVOICE #	INVOICE DATE	ITEM #	DESCRIPTION	ACCOUNT #	PROJECT CODE	ITEM AMT	
543927	COMED COMMONWEALTH EDISON							
	2793598111-110325	11/03/25	01	10/02-10/31 1795 BRIDGE LIFT	52-520-54-00-5480		317.41	
					INVOICE TOTAL:		317.41	*
	3131491222-110325	11/03/25	01	10/02-10/31 101 BRUELL ST	52-520-54-00-5480		321.41	
					INVOICE TOTAL:		321.41	*
	3260462000-103125	10/31/25	01	10/02-10/31 RT47 & RIVER	23-230-54-00-5482		386.28	
					INVOICE TOTAL:		386.28	*
	3387801111-103025	10/30/25	01	09/29-10/29 872 PRAIRIE CR	79-795-54-00-5480		232.69	
					INVOICE TOTAL:		232.69	*
	3573137000-103125	10/31/25	01	09/30-10/30 133 E HYDRAULIC	79-795-54-00-5480		162.00	
					INVOICE TOTAL:		162.00	*
	3741450787-103025	10/30/25	01	09/30-10/30 1201 BADGER UNIT B	51-510-54-00-5480		59.22	
					INVOICE TOTAL:		59.22	*
	3852534000-102925	10/29/25	01	09/29-10/29 RT126 & SCHLHS	23-230-54-00-5482		112.08	
					INVOICE TOTAL:		112.08	*
	5110449000-110425	11/04/25	01	10/03-11/03 6780 RT47	51-510-54-00-5480		82.87	
					INVOICE TOTAL:		82.87	*
	5285646000-103125	10/31/25	01	09/30-10/30 KENNEDY & MCHUGH	23-230-54-00-5482		112.21	
					INVOICE TOTAL:		112.21	*
	5288861222-110325	11/03/25	01	10/02-10/31 1850 MARKETVIEW DR	23-230-54-00-5482		91.20	
					INVOICE TOTAL:		91.20	*
	6114554111-110325	11/03/25	01	10/02-10/31 610 TOWER	51-510-54-00-5480		199.04	
					INVOICE TOTAL:		199.04	*
	6242447000-101025	10/10/25	01	09/09-10/09 RT34 & CANNONBALL	23-230-54-00-5482		24.56	
					INVOICE TOTAL:		24.56	*

01-110	ADMIN
01-120	FINANCE
01-210	POLICE
01-220	COMMUNITY DEVELOPMENT
01-410	STREETS OPERATIONS
01-640	ADMINISTRATIVE SERVICES
11-111	FOX HILL SSA
12-112	SUNFLOWER SSA
15-155	MOTOR FUEL TAX (MFT)
23-230	CITY WIDE CAPITAL
24-216	BUILDING & GROUNDS
25-205	POLICE CAPITAL
25-212	GENERAL GOVERNMENT CAPITAL
25-215	PUBLIC WORKS CAPITAL
25-225	PARK & RECREATION CAPITAL
51-510	WATER OPERATIONS
52-520	SEWER OPERATIONS
79-790	PARKS DEPARTMENT
79-795	RECREATION DEPARTMENT
82-820	LIBRARY OPERATIONS
84-840	LIBRARY CAPITAL
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88-880	DOWNTOWN TIF
89-890	DOWNTOWN II TIF
90-XXX	DEVELOPER ESCROW
95-000	ESCROW DEPOSIT

UNITED CITY OF YORKVILLE
CHECK REGISTER

INVOICES DUE ON/BEFORE 11/25/2025

CHECK #	VENDOR # / INVOICE #	INVOICE DATE	ITEM #	DESCRIPTION	ACCOUNT #	PROJECT CODE	ITEM AMT	
543927	COMED COMMONWEALTH EDISON							
	6918342222-103125	10/31/25	01	09/30-10/30 301 E HYDRAULIC	79-795-54-00-5480		65.12	
					INVOICE TOTAL:		65.12	*
	7581432222-103025	10/30/25	01	09/29-10/29 1107 PRAIRIE LIFT	52-520-54-00-5480		169.47	
					INVOICE TOTAL:		169.47	*
	7824275000-110325	11/03/25	01	10/02-10/31 1 MCHUGH RD	23-230-54-00-5482		90.92	
					INVOICE TOTAL:		90.92	*
	8273737000-103025	10/30/25	01	09/30-10/30 104 E VAN EMMON	01-110-54-00-5480		447.01	
					INVOICE TOTAL:		447.01	*
	8500662000-103125	10/31/25	01	09/30-10/30 PRESTWICK LIFT	52-520-54-00-5480		156.07	
					INVOICE TOTAL:		156.07	*
	8503040100-110525	11/05/25	01	10/06-11/04 FOXHILL 7 LIFT	52-520-54-00-5480		101.87	
					INVOICE TOTAL:		101.87	*
	8507242000-110325	11/03/25	01	10/02-10/31 7 COUNTRYSIDE PKWY	23-230-54-00-5482		131.82	
					INVOICE TOTAL:		131.82	*
	9567127000-110325	11/03/25	01	10/02-10/31 1 COUNTRYSIDE PKWY	23-230-54-00-5482		198.42	
					INVOICE TOTAL:		198.42	*
	9810925111-103125	10/31/25	01	09/30-10/30 276 WINDHAM LIFT	52-520-54-00-5480		238.55	
					INVOICE TOTAL:		238.55	*
					CHECK TOTAL:			4,591.94
543928	CONTELEC CONSTELLATION TELECOM							
	6724	11/01/25	01	NOV 2025 ADMIN LINES	01-110-54-00-5440		257.50	
			02	NOV 2025 PW LINES	51-510-54-00-5440		579.45	
			03	NOV 2025 SEWER DEPT LINES	52-520-54-00-5440		257.53	

01-110	ADMIN	12-112	SUNFLOWER SSA	25-225	PARK & RECREATION CAPITAL
01-120	FINANCE	15-155	MOTOR FUEL TAX (MFT)	51-510	WATER OPERATIONS
01-210	POLICE	23-230	CITY WIDE CAPITAL	52-520	SEWER OPERATIONS
01-220	COMMUNITY DEVELOPMENT	24-216	BUILDING & GROUNDS	79-790	PARKS DEPARTMENT
01-410	STREETS OPERATIONS	25-205	POLICE CAPITAL	79-795	RECREATION DEPARTMENT
01-640	ADMINISTRATIVE SERVICES	25-212	GENERAL GOVERNMENT CAPITAL	82-820	LIBRARY OPERATIONS
11-111	FOX HILL SSA	25-215	PUBLIC WORKS CAPITAL		

84-840	LIBRARY CAPITAL
87-870	COUNTRYSIDE TIF
88-880	DOWNTOWN TIF
89-890	DOWNTOWN II TIF
90-XXX	DEVELOPER ESCROW
95-000	ESCROW DEPOSIT

UNITED CITY OF YORKVILLE
CHECK REGISTER

INVOICES DUE ON/BEFORE 11/25/2025

CHECK #	VENDOR # / INVOICE #	INVOICE DATE	ITEM #	DESCRIPTION	ACCOUNT #	PROJECT CODE	ITEM AMT
543928	CONTELEC CONSTELLATION TELECOM						
	6724	11/01/25	04	NOV 2025 RECREATION LINES	79-795-54-00-5440		257.53
			05	NOV 2025 TRAFFIC SIGNAL	01-410-54-00-5440		64.39
			06	MAINTENANCE ** COMMENT **			
					INVOICE TOTAL:		1,416.40 *
					CHECK TOTAL:		1,416.40
543929	COREMAIN CORE & MAIN LP						
	X460973	10/27/25	01	TOUCHPADS	51-510-54-00-5404		45.00
					INVOICE TOTAL:		45.00 *
	X942753	10/17/25	01	2025 METER INSTALLATIONS	51-510-54-00-5404		13,900.00
					INVOICE TOTAL:		13,900.00 *
	X946214	10/20/25	01	2025 METER INSTALLATION	51-510-54-00-5404		2,140.52
					INVOICE TOTAL:		2,140.52 *
	X969573	10/22/25	01	2025 METER INSTALLATIONS	51-510-54-00-5404		10,632.84
					INVOICE TOTAL:		10,632.84 *
	X986576	10/24/25	01	2025 METER INSTALLATIONS	51-510-54-00-5404		10,177.50
					INVOICE TOTAL:		10,177.50 *
	X989097	10/24/25	01	YARD HYDRANT	51-510-56-00-5640		413.97
					INVOICE TOTAL:		413.97 *
	X997257	10/28/25	01	100CF METER WITH PULSE CABLE	51-510-54-00-5404		2,815.00
					INVOICE TOTAL:		2,815.00 *
	Y027953	10/31/25	01	WASHERS	51-510-54-00-5404		120.18
					INVOICE TOTAL:		120.18 *
	Y034532	10/31/25	01	METER WITH PULSE CABLE	51-510-54-00-5404		1,011.23
					INVOICE TOTAL:		1,011.23 *
					CHECK TOTAL:		41,256.24

01-110	ADMIN
01-120	FINANCE
01-210	POLICE
01-220	COMMUNITY DEVELOPMENT
01-410	STREETS OPERATIONS
01-640	ADMINISTRATIVE SERVICES
11-111	FOX HILL SSA
12-112	SUNFLOWER SSA
15-155	MOTOR FUEL TAX (MFT)
23-230	CITY WIDE CAPITAL
24-216	BUILDING & GROUNDS
25-205	POLICE CAPITAL
25-212	GENERAL GOVERNMENT CAPITAL
25-215	PUBLIC WORKS CAPITAL
25-225	PARK & RECREATION CAPITAL
51-510	WATER OPERATIONS
52-520	SEWER OPERATIONS
79-790	PARKS DEPARTMENT
79-795	RECREATION DEPARTMENT
82-820	LIBRARY OPERATIONS
84-840	LIBRARY CAPITAL
87-870	COUNTRYSIDE TIF
88-880	DOWNTOWN TIF
89-890	DOWNTOWN II TIF
90-XXX	DEVELOPER ESCROW
95-000	ESCROW DEPOSIT

UNITED CITY OF YORKVILLE
CHECK REGISTER

INVOICES DUE ON/BEFORE 11/25/2025

CHECK #	VENDOR # / INVOICE #	INVOICE DATE	ITEM #	DESCRIPTION	ACCOUNT #	PROJECT CODE	ITEM AMT
543930	COXLAND	COX LANDSCAPING LLC					
	192877	11/04/25	01	OCT 2025 MOWING AT SUNFLOWER	12-112-54-00-5495		1,200.00
			02	ESTATES	** COMMENT **		
					INVOICE TOTAL:		1,200.00 *
	192878	11/04/25	01	OCT 2025 MOWING AT FOX HILL	11-111-54-00-5495		1,269.60
					INVOICE TOTAL:		1,269.60 *
	192880	11/04/25	01	OCT 2025 MOWING AT CANNONBALL	24-216-54-00-5446		215.00
			02	ESTATES	** COMMENT **		
					INVOICE TOTAL:		215.00 *
					CHECK TOTAL:		2,684.60
543931	DAVISK	KYLE DAVIS					
	101725-PER DIEM	10/17/25	01	COMMERCIAL VEHICLE	01-210-54-00-5415		95.00
			02	ENFORCEMENT TRAINING MEAL PER	** COMMENT **		
			03	DIEMS	** COMMENT **		
					INVOICE TOTAL:		95.00 *
					CHECK TOTAL:		95.00
543932	DCONST	D. CONSTRUCTION, INC.					
	2500072.01	11/03/25	01	ENGINEERS PAYMENT ESTIMATE 1	15-155-60-00-6025		599,447.10
			02	FOR 2025 MFT ROAD PROGRAM	** COMMENT **		
					INVOICE TOTAL:		599,447.10 *
					CHECK TOTAL:		599,447.10
543933	DUTEK	THOMAS & JULIE FLETCHER					
	1028221	11/02/25	01	HOSES	01-410-56-00-5628		52.00
					INVOICE TOTAL:		52.00 *
					CHECK TOTAL:		52.00

UNITED CITY OF YORKVILLE ILLINOIS EST. 1836
County of Kendall County

01-110	ADMIN
01-120	FINANCE
01-210	POLICE
01-220	COMMUNITY DEVELOPMENT
01-410	STREETS OPERATIONS
01-640	ADMINISTRATIVE SERVICES
11-111	FOX HILL SSA
12-112	SUNFLOWER SSA
15-155	MOTOR FUEL TAX (MFT)
23-230	CITY WIDE CAPITAL
24-216	BUILDING & GROUNDS
25-205	POLICE CAPITAL
25-212	GENERAL GOVERNMENT CAPITAL
25-215	PUBLIC WORKS CAPITAL
25-225	PARK & RECREATION CAPITAL
51-510	WATER OPERATIONS
52-520	SEWER OPERATIONS
79-790	PARKS DEPARTMENT
79-795	RECREATION DEPARTMENT
82-820	LIBRARY OPERATIONS
84-840	LIBRARY CAPITAL
87-870	COUNTRYSIDE TIF
88-880	DOWNTOWN TIF
89-890	DOWNTOWN II TIF
90-XXX	DEVELOPER ESCROW
95-000	ESCROW DEPOSIT

UNITED CITY OF YORKVILLE
CHECK REGISTER

INVOICES DUE ON/BEFORE 11/25/2025

CHECK #	VENDOR # / INVOICE #	INVOICE DATE	ITEM #	DESCRIPTION	ACCOUNT #	PROJECT CODE	ITEM AMT	
543934	EEI	ENGINEERING ENTERPRISES, INC.						
	85124	10/30/25	01	NORTH RT47 IMPROVEMENTS	01-640-54-00-5465		1,417.00	
						INVOICE TOTAL:	1,417.00	*
	85125	10/30/25	01	SOUTH RT47 IMPROVEMENTS	01-640-54-00-5465		3,656.00	
						INVOICE TOTAL:	3,656.00	*
	85126	10/30/25	01	TRAFFIC CONTROL SIGNAGE AND	01-640-54-00-5465		2,247.50	
			02	MARKINGS	** COMMENT **			
						INVOICE TOTAL:	2,247.50	*
	85127	10/30/25	01	UTILITY PERMIT REVIEWS	01-640-54-00-5465		1,399.25	
						INVOICE TOTAL:	1,399.25	*
	85128	10/30/25	01	WINDETT RIDGE UNIT 2	90-048-48-00-0111		2,164.75	
						INVOICE TOTAL:	2,164.75	*
	85129	10/30/25	01	GRANDE RESERVE UNITS 26 & 27	90-147-00-00-0111		1,653.25	
						INVOICE TOTAL:	1,653.25	*
	85130	10/30/25	01	KENDALL MARKETPLACE LOT 52	90-154-00-00-0111		563.75	
						INVOICE TOTAL:	563.75	*
	85131	10/30/25	01	GRANDE RESERVE UNIT 7	01-640-54-00-5465		97.50	
						INVOICE TOTAL:	97.50	*
	85132	10/30/25	01	GRANDE RESERVE UNITS 15 & 22	01-640-54-00-5465		131.25	
						INVOICE TOTAL:	131.25	*
	85133	10/30/25	01	KENDALL MARKETPLACE LOT 52	90-154-00-00-0111		1,004.00	
			02	PHASE 2 & 3	** COMMENT **			
						INVOICE TOTAL:	1,004.00	*
	85134	10/30/25	01	BRIGHT FARMS	90-173-00-00-0111		98.25	
						INVOICE TOTAL:	98.25	*

01-110	ADMIN
01-120	FINANCE
01-210	POLICE
01-220	COMMUNITY DEVELOPMENT
01-410	STREETS OPERATIONS
01-640	ADMINISTRATIVE SERVICES
11-111	FOX HILL SSA
12-112	SUNFLOWER SSA
15-155	MOTOR FUEL TAX (MFT)
23-230	CITY WIDE CAPITAL
24-216	BUILDING & GROUNDS
25-205	POLICE CAPITAL
25-212	GENERAL GOVERNMENT CAPITAL
25-215	PUBLIC WORKS CAPITAL
25-225	PARK & RECREATION CAPITAL
51-510	WATER OPERATIONS
52-520	SEWER OPERATIONS
79-790	PARKS DEPARTMENT
79-795	RECREATION DEPARTMENT
82-820	LIBRARY OPERATIONS
84-840	LIBRARY CAPITAL
87-870	COUNTRYSIDE TIF
88-880	DOWNTOWN TIF
89-890	DOWNTOWN II TIF
90-XXX	DEVELOPER ESCROW
95-000	ESCROW DEPOSIT

UNITED CITY OF YORKVILLE
CHECK REGISTER

INVOICES DUE ON/BEFORE 11/25/2025

CHECK #	VENDOR # / INVOICE #	INVOICE DATE	ITEM #	DESCRIPTION	ACCOUNT #	PROJECT CODE	ITEM AMT	
543934	EEI	ENGINEERING ENTERPRISES, INC.						
	85135	10/30/25	01	KENDALLWOOD ESTATES-RALLY	90-174-00-00-0111		3,976.25	
						INVOICE TOTAL:	3,976.25	*
	85136	10/30/25	01	BRISTOL BAY UNIT 13	90-179-00-00-0111		555.75	
						INVOICE TOTAL:	555.75	*
	85137	10/30/25	01	CALEDONIA UNIT 3	90-188-00-00-0111		861.00	
						INVOICE TOTAL:	861.00	*
	85138	10/30/25	01	GENERAL LAKE MICHIGAN DWC	01-640-54-00-5465		5,570.25	
			02	COORDINATION	** COMMENT **			
						INVOICE TOTAL:	5,570.25	*
	85139	10/30/25	01	BRISTOL BAY UNIT 10	90-186-00-00-0111		309.75	
						INVOICE TOTAL:	309.75	*
	85140	10/30/25	01	BRISTOL BAY UNIT 12	90-186-00-00-0111		568.00	
						INVOICE TOTAL:	568.00	*
	85141	10/30/25	01	GRANDE RESERVE UNIT 4	01-640-54-00-5465		128.00	
						INVOICE TOTAL:	128.00	*
	85142	10/30/25	01	LAKE MICHIGAN	51-510-60-00-6011		540.00	
			02	CONNECTION-CORROSION CONTROL	** COMMENT **			
			03	STUDY	** COMMENT **			
						INVOICE TOTAL:	540.00	*
	85143	10/30/25	01	PUBLIC WORKS SITE-BOOMBAH	24-216-60-00-6042		14,448.50	
						INVOICE TOTAL:	14,448.50	*
	85144	10/30/25	01	NORTHPOINTE SUBDIVISION	90-195-00-00-0111		4,414.00	
						INVOICE TOTAL:	4,414.00	*
	85145	10/30/25	01	WELL #10 AND RAW WATER MAIN	51-510-60-00-6029		2,577.50	
						INVOICE TOTAL:	2,577.50	*

01-110	ADMIN	12-112	SUNFLOWER SSA	25-225	PARK & RECREATION CAPITAL
01-120	FINANCE	15-155	MOTOR FUEL TAX (MFT)	51-510	WATER OPERATIONS
01-210	POLICE	23-230	CITY WIDE CAPITAL	52-520	SEWER OPERATIONS
01-220	COMMUNITY DEVELOPMENT	24-216	BUILDING & GROUNDS	79-790	PARKS DEPARTMENT
01-410	STREETS OPERATIONS	25-205	POLICE CAPITAL	79-795	RECREATION DEPARTMENT
01-640	ADMINISTRATIVE SERVICES	25-212	GENERAL GOVERNMENT CAPITAL	82-820	LIBRARY OPERATIONS
11-111	FOX HILL SSA	25-215	PUBLIC WORKS CAPITAL		

84-840	LIBRARY CAPITAL
87-870	COUNTRYSIDE TIF
88-880	DOWNTOWN TIF
89-890	DOWNTOWN II TIF
90-XXX	DEVELOPER ESCROW
95-000	ESCROW DEPOSIT

UNITED CITY OF YORKVILLE
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INVOICES DUE ON/BEFORE 11/25/2025

CHECK #	VENDOR # / INVOICE #	INVOICE DATE	ITEM #	DESCRIPTION	ACCOUNT #	PROJECT CODE	ITEM AMT	
543934	EEI	ENGINEERING ENTERPRISES, INC.						
	85146	10/30/25	01	GREEN DOOR HAGEMAN	90-221-00-00-0011		123.00	
						INVOICE TOTAL:	123.00	*
	85147	10/30/25	01	KENDALL COUTY BLDG-FOX ST	01-640-54-00-5465		3,169.00	
						INVOICE TOTAL:	3,169.00	*
	85148	10/30/25	01	SOUTHERN SANITARY SEWER	52-520-60-00-6024		1,655.50	
			02	CONNECTION-LP	** COMMENT **			
						INVOICE TOTAL:	1,655.50	*
	85149	10/30/25	01	QUIKTRIP GAS STATION	90-208-00-00-0111		1,730.00	
						INVOICE TOTAL:	1,730.00	*
	85150	10/30/25	01	DWC TRANSMISSION MAIN	51-510-60-00-6011		5,091.00	
						INVOICE TOTAL:	5,091.00	*
	85151	10/30/25	01	CENTER ST WATER MAIN EXTENSION	51-510-60-00-6025		1,107.50	
						INVOICE TOTAL:	1,107.50	*
	85152	10/30/25	01	1203 N BRIDGE ST-GERBER	90-214-00-00-0111		2,164.00	
						INVOICE TOTAL:	2,164.00	*
	85153	10/30/25	01	KENDALL MARKETPLACE LOT 52	90-154-00-00-0111		997.00	
			02	PHASE 4	** COMMENT **			
						INVOICE TOTAL:	997.00	*
	85154	10/30/25	01	LAKE MICHIGAN WIFIA LOAN APP.	51-510-60-00-6011		876.00	
						INVOICE TOTAL:	876.00	*
	85155	10/30/25	01	YORKVILLE SOLAR-NAGLE	90-212-00-00-0111		512.00	
						INVOICE TOTAL:	512.00	*
	85156	10/30/25	01	CORNEILS RD SOLAR/BEECHER RD	90-216-00-00-0111		2,622.75	
			02	SOLAR	** COMMENT **			
						INVOICE TOTAL:	2,622.75	*

01-110	ADMIN	12-112	SUNFLOWER SSA	25-225	PARK & RECREATION CAPITAL	84-840	LIBRARY CAPITAL
01-120	FINANCE	15-155	MOTOR FUEL TAX (MFT)	51-510	WATER OPERATIONS	87-870	COUNTRYSIDE TIF
01-210	POLICE	23-230	CITY WIDE CAPITAL	52-520	SEWER OPERATIONS	88-880	DOWNTOWN TIF
01-220	COMMUNITY DEVELOPMENT	24-216	BUILDING & GROUNDS	79-790	PARKS DEPARTMENT	89-890	DOWNTOWN II TIF
01-410	STREETS OPERATIONS	25-205	POLICE CAPITAL	79-795	RECREATION DEPARTMENT	90-XXX	DEVELOPER ESCROW
01-640	ADMINISTRATIVE SERVICES	25-212	GENERAL GOVERNMENT CAPITAL	82-820	LIBRARY OPERATIONS	95-000	ESCROW DEPOSIT
11-111	FOX HILL SSA	25-215	PUBLIC WORKS CAPITAL				

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CHECK #	VENDOR # / INVOICE #		INVOICE DATE	ITEM #	DESCRIPTION	ACCOUNT #	PROJECT CODE	ITEM AMT	
543934	EEI	ENGINEERING ENTERPRISES, INC.							
	85157		10/30/25	01	GRANDE RESERVE UNIT 21	90-222-00-00-0111		1,136.00	
						INVOICE TOTAL:		1,136.00	*
	85158		10/30/25	01	GRANDE RESERVE UNIT 28	90-244-00-00-0111		310.50	
						INVOICE TOTAL:		310.50	*
	85159		10/30/25	01	GRANDE RESERVE UNITS 18 & 25	90-228-00-00-0111		438.00	
						INVOICE TOTAL:		438.00	*
	85160		10/30/25	01	LM-NORTH RECEIVING STATION	51-510-60-00-6011		9,112.34	
						INVOICE TOTAL:		9,112.34	*
						CHECK TOTAL:		79,426.09	
543935	EEI	ENGINEERING ENTERPRISES, INC.							
	85161		10/30/25	01	LM-SOUTH RECEIVING STATION	51-510-60-00-6011		29,721.87	
						INVOICE TOTAL:		29,721.87	*
						CHECK TOTAL:		29,721.87	
543936	EEI	ENGINEERING ENTERPRISES, INC.							
	85162		10/30/25	01	LM-NORTHWEST ELEVATED WATER	51-510-60-00-6011		5,027.75	
				02	STORAGE TANK	** COMMENT **			
						INVOICE TOTAL:		5,027.75	*
	85163		10/30/25	01	LM-RT126 WATER MAIN	51-510-60-00-6011		9,827.34	
				02	IMPROVEMENTS	** COMMENT **			
						INVOICE TOTAL:		9,827.34	*
	85164		10/30/25	01	LM BLUESTEM WATER MAIN	51-510-60-00-6011		17,067.50	
				02	IMPROVEMENTS	** COMMENT **			
						INVOICE TOTAL:		17,067.50	*

EST. 1836 UNITED CITY OF YORKVILLE ILLINOIS County of Kendall County

01-110	ADMIN
01-120	FINANCE
01-210	POLICE
01-220	COMMUNITY DEVELOPMENT
01-410	STREETS OPERATIONS
01-640	ADMINISTRATIVE SERVICES
11-111	FOX HILL SSA
12-112	SUNFLOWER SSA
15-155	MOTOR FUEL TAX (MFT)
23-230	CITY WIDE CAPITAL
24-216	BUILDING & GROUNDS
25-205	POLICE CAPITAL
25-212	GENERAL GOVERNMENT CAPITAL
25-215	PUBLIC WORKS CAPITAL
25-225	PARK & RECREATION CAPITAL
51-510	WATER OPERATIONS
52-520	SEWER OPERATIONS
79-790	PARKS DEPARTMENT
79-795	RECREATION DEPARTMENT
82-820	LIBRARY OPERATIONS
84-840	LIBRARY CAPITAL
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88-880	DOWNTOWN TIF
89-890	DOWNTOWN II TIF
90-XXX	DEVELOPER ESCROW
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UNITED CITY OF YORKVILLE
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INVOICES DUE ON/BEFORE 11/25/2025

CHECK #	VENDOR # / INVOICE #	INVOICE DATE	ITEM #	DESCRIPTION	ACCOUNT #	PROJECT CODE	ITEM AMT	
543936	EEI	ENGINEERING ENTERPRISES, INC.						
	85165	10/30/25	01	GRANDE RESERVE UNITS 10 & 11	90-223-00-00-0111		887.75	
					INVOICE TOTAL:		887.75	*
	85166	10/30/25	01	CYRUS ONE	90-227-00-00-0111		128.00	
					INVOICE TOTAL:		128.00	*
	85167	10/30/25	01	2025 WATER MAIN REPLACEMENT	51-510-60-00-6025		51,414.00	
					INVOICE TOTAL:		51,414.00	*
	85168	10/30/25	01	LM-LAND AQUISITION SERVICES	51-510-60-00-6011		614.00	
					INVOICE TOTAL:		614.00	*
	85169	10/30/25	01	QUIET ZONE STUDY-BNSF	23-230-60-00-6069		267.00	
					INVOICE TOTAL:		267.00	*
	85170	10/30/25	01	FAXON RD RECONSTRUCTION	23-230-60-00-6046		500.00	
					INVOICE TOTAL:		500.00	*
	85171	10/30/25	01	KENNEDY RD ROADWAY	23-230-60-00-6040		333.50	
			02	RECONSTRUCTION PHASE 1	** COMMENT **			
					INVOICE TOTAL:		333.50	*
	85172	10/30/25	01	2820 BEECHER SOLAR	90-231-00-00-0111		6,118.25	
					INVOICE TOTAL:		6,118.25	*
	85173	10/30/25	01	GREEN DOOR-MEYER	90-249-00-00-0111		984.00	
					INVOICE TOTAL:		984.00	*
	85174	10/30/25	01	2024 SANITARY SEWER LINING	52-520-60-00-6025		1,543.00	
					INVOICE TOTAL:		1,543.00	*
	85175	10/30/25	01	PIONEER DEVELOPMENT-PROJECT	90-242-00-00-0111		1,912.50	
			02	CARDINAL	** COMMENT **			
					INVOICE TOTAL:		1,912.50	*

01-110	ADMIN
01-120	FINANCE
01-210	POLICE
01-220	COMMUNITY DEVELOPMENT
01-410	STREETS OPERATIONS
01-640	ADMINISTRATIVE SERVICES
11-111	FOX HILL SSA
12-112	SUNFLOWER SSA
15-155	MOTOR FUEL TAX (MFT)
23-230	CITY WIDE CAPITAL
24-216	BUILDING & GROUNDS
25-205	POLICE CAPITAL
25-212	GENERAL GOVERNMENT CAPITAL
25-215	PUBLIC WORKS CAPITAL
25-225	PARK & RECREATION CAPITAL
51-510	WATER OPERATIONS
52-520	SEWER OPERATIONS
79-790	PARKS DEPARTMENT
79-795	RECREATION DEPARTMENT
82-820	LIBRARY OPERATIONS
84-840	LIBRARY CAPITAL
87-870	COUNTRYSIDE TIF
88-880	DOWNTOWN TIF
89-890	DOWNTOWN II TIF
90-XXX	DEVELOPER ESCROW
95-000	ESCROW DEPOSIT

UNITED CITY OF YORKVILLE
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INVOICES DUE ON/BEFORE 11/25/2025

CHECK #	VENDOR # / INVOICE #	INVOICE DATE	ITEM #	DESCRIPTION	ACCOUNT #	PROJECT CODE	ITEM AMT	
543936	EEI	ENGINEERING ENTERPRISES, INC.						
	85176	10/30/25	01	HEARTLAND MEADOWS WEST	90-232-00-00-0111		2,064.75	
						INVOICE TOTAL:	2,064.75	*
	85177	10/30/25	01	2025 ROAD PROGRAM-MFT	23-230-60-00-6025		21,700.15	
						INVOICE TOTAL:	21,700.15	*
	85178	10/30/25	01	2025 LOCAL ROAD PROGRAM	23-230-60-00-6028		4,853.40	
						INVOICE TOTAL:	4,853.40	*
	85179	10/30/25	01	EAST ALLEY WATER MAIN	51-510-60-00-6025		2,088.95	
			02	IMPROVEMENTS	** COMMENT **			
						INVOICE TOTAL:	2,088.95	*
	85180	10/30/25	01	COSTCO	90-239-00-00-0111		17,674.50	
						INVOICE TOTAL:	17,674.50	*
	85181	10/30/25	01	FOX HAVEN-1115, LLC	90-236-00-00-0111		7,327.50	
						INVOICE TOTAL:	7,327.50	*
	85182	10/30/25	01	ELDAMAIN WATER MAIN LOOP-N	51-510-60-00-6024		1,374.50	
						INVOICE TOTAL:	1,374.50	*
	85183	10/30/25	01	ELDAMAIN WATER MAIN LOOP-S	51-510-60-00-6024		1,788.00	
						INVOICE TOTAL:	1,788.00	*
	85184	10/30/25	01	CITY OF YORKVILLE-GENERAL	01-640-54-00-5465		5,138.25	
						INVOICE TOTAL:	5,138.25	*
	85185	10/30/25	01	MUNICIPAL ENGINEERING SERVICES	01-640-54-00-5465		1,900.00	
						INVOICE TOTAL:	1,900.00	*
	85186	10/30/25	01	BERTRAM DRIVE CONNECTION	23-230-60-00-6098		4,235.00	
						INVOICE TOTAL:	4,235.00	*
	85187	10/30/25	01	CANNONBALL TRAIL SHARED USE	01-640-54-00-5465		3,606.50	

01-110	ADMIN
01-120	FINANCE
01-210	POLICE
01-220	COMMUNITY DEVELOPMENT
01-410	STREETS OPERATIONS
01-640	ADMINISTRATIVE SERVICES
11-111	FOX HILL SSA
12-112	SUNFLOWER SSA
15-155	MOTOR FUEL TAX (MFT)
23-230	CITY WIDE CAPITAL
24-216	BUILDING & GROUNDS
25-205	POLICE CAPITAL
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25-225	PARK & RECREATION CAPITAL
51-510	WATER OPERATIONS
52-520	SEWER OPERATIONS
79-790	PARKS DEPARTMENT
79-795	RECREATION DEPARTMENT
82-820	LIBRARY OPERATIONS
84-840	LIBRARY CAPITAL
87-870	COUNTRYSIDE TIF
88-880	DOWNTOWN TIF
89-890	DOWNTOWN II TIF
90-XXX	DEVELOPER ESCROW
95-000	ESCROW DEPOSIT

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543936	EEI	ENGINEERING ENTERPRISES, INC.					
	85187	10/30/25	02	PATH	** COMMENT **		
						INVOICE TOTAL:	3,606.50 *
	85188	10/30/25	01	PROLOGIS/PROJECT STEEL	90-246-00-00-0111		3,324.50
						INVOICE TOTAL:	3,324.50 *
	85189	10/30/25	01	2026 WATER MAIN IMPROVEMENT	51-510-60-00-6025		794.00
						INVOICE TOTAL:	794.00 *
	85190	10/30/25	01	801 PRAIRIE POINTE DR-REDS	90-248-00-00-0111		6,984.25
			02	BASEBALL TRAINING FACILITY	** COMMENT **		
						INVOICE TOTAL:	6,984.25 *
	85191	11/06/25	01	2025 NPDES PROGRAM & ANNUAL	01-640-54-00-5465		971.00
			02	REPORT	** COMMENT **		
						INVOICE TOTAL:	971.00 *
	85192	10/30/25	01	2026 LOCAL ROAD PROGRAM	23-230-60-00-6025		13,500.00
						INVOICE TOTAL:	13,500.00 *
					CHECK TOTAL:		195,949.84
543937	EEI	ENGINEERING ENTERPRISES, INC.					
	85193	10/30/25	01	2026 ROAD PROGRAM-MFT	23-230-60-00-6025		21,665.00
						INVOICE TOTAL:	21,665.00 *
					CHECK TOTAL:		21,665.00
543938	EEI	ENGINEERING ENTERPRISES, INC.					
	85194	10/30/25	01	FY 2027 BUDGET	01-640-54-00-5465		2,723.50
						INVOICE TOTAL:	2,723.50 *
	85195	10/30/25	01	E. HYDRAULIC AVE IMPROVEMENTS	88-880-60-00-6000		1,325.00
						INVOICE TOTAL:	1,325.00 *

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543938	EEI	ENGINEERING ENTERPRISES, INC.							
	85196		10/30/25	01	CYRUS ONE-CHI 12 CAMPUS	90-250-00-00-0111		911.50	
						INVOICE TOTAL:		911.50	*
	85197		10/30/25	01	GRANDE RESERVE UNIT 9	01-640-54-00-5465		770.00	
						INVOICE TOTAL:		770.00	*
						CHECK TOTAL:		5,730.00	
543939	FIRSTNET	AT&T MOBILITY							
	287313454005X1103202		10/25/25	01	09/26-10/25 MOBILE DEVICES	01-220-54-00-5440		42.29	
				02	09/26-10/25 MOBILE DEVICES	51-510-54-00-5440		121.59	
				03	09/26-10/25 MOBILE DEVICES	01-110-54-00-5440		84.58	
				04	09/26-10/25 MOBILE DEVICES	01-210-54-00-5440		882.04	
				05	09/26-10/25 MOBILE DEVICES	79-795-54-00-5440		158.60	
						INVOICE TOTAL:		1,289.10	*
						CHECK TOTAL:		1,289.10	
543940	FIRSTNET	AT&T MOBILITY							
	287313454207X1103202		10/25/25	01	09/26-10/25 MOBILE DEVICES	01-220-54-00-5440		404.75	
				02	09/26-10/25 MOBILE DEVICES	79-790-54-00-5440		36.24	
				03	09/26-10/25 MOBILE DEVICES	79-795-54-00-5440		157.06	
				04	09/26-10/25 MOBILE DEVICES	51-510-54-00-5440		277.88	
				05	09/26-10/25 MOBILE DEVICES	52-520-54-00-5440		72.48	
						INVOICE TOTAL:		948.41	*
						CHECK TOTAL:		948.41	
543941	FOXVALLE	FOX VALLEY TROPHY & AWARDS							
	T323		11/04/25	01	GIRLS BASKETBALL MEDALS	79-795-56-00-5606		384.25	
						INVOICE TOTAL:		384.25	*
						CHECK TOTAL:		384.25	

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543942	GARDKOCH GARDINER KOCH & WEISBERG						
	27153	11/13/25	01	OCT 2025 KIMBALL HILL I MATTER	01-640-54-00-5461		22,770.76
					INVOICE TOTAL:		22,770.76 *
	27263	11/13/25	01	OCT 2025 MISC ADMIN MATTER	01-640-54-00-5461		1,125.00
					INVOICE TOTAL:		1,125.00 *
					CHECK TOTAL:		23,895.76
543943	HACH HACH COMPANY						
	14697867	10/02/25	01	CHEMICALS	51-510-56-00-5638		227.33
					INVOICE TOTAL:		227.33 *
					CHECK TOTAL:		227.33
543944	HARRIS HARRIS COMPUTER SYSTEMS						
	MSIMN0001036	10/31/25	01	MSI ANNUAL MAINTENANCE	01-120-54-00-5462		30,424.76
			02	AGREEMENT RENEWAL	** COMMENT **		
					INVOICE TOTAL:		30,424.76 *
					CHECK TOTAL:		30,424.76
543945	IDNETWOR ID NETWORKS						
	284758	09/24/25	01	WINDOWS 11 PRO DESKTOP PC TO	01-210-54-00-5469		1,049.00
			02	REPLACE EXISTING LIVESCAN	** COMMENT **		
					INVOICE TOTAL:		1,049.00 *
					CHECK TOTAL:		1,049.00
543946	IMPERINV IMPERIAL INVESTMENTS						
	SEPT 2025-REBATE	11/10/25	01	SEPT 2025 BUS. DIST. REBATE	01-000-24-00-2488		3,572.86
					INVOICE TOTAL:		3,572.86 *
					CHECK TOTAL:		3,572.86

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543947	INSITUFO	INSITUFORM TECHNOLOGIES LLC					
	807504	11/04/25	01	ENGINEERS PAYMENT ESTIMATE 2	52-520-60-00-6025		29,397.15
			02	FOR 2024 SANITARY SEWER LINING	** COMMENT **		
			03	IMPROVEMENTS	** COMMENT **		
					INVOICE TOTAL:		29,397.15 *
					CHECK TOTAL:		29,397.15
543948	INTERDEV	INTERDEV, LLC					
	MSP-1051274	10/13/25	01	ONE-TIME ESCALATOR CORRECTION	01-640-54-00-5450		2,881.94
			02	JUL-SEPT MANAGED IT SERVICES	** COMMENT **		
					INVOICE TOTAL:		2,881.94 *
	MSP-1051383	10/31/25	01	MONTHLY IT BILLINING FOR OCT	01-640-54-00-5450		21,012.59
			02	2025	** COMMENT **		
					INVOICE TOTAL:		21,012.59 *
					CHECK TOTAL:		23,894.53
543949	JIMSTRCK	JIM'S TRUCK INSPECTION LLC					
	212485	11/06/25	01	TRUCK INSPECTION	01-410-54-00-5490		65.00
					INVOICE TOTAL:		65.00 *
	212529	11/07/25	01	TRUCK INSPECTION	01-410-54-00-5490		65.00
					INVOICE TOTAL:		65.00 *
					CHECK TOTAL:		130.00
543950	KENDCROS	KENDALL CROSSING, LLC					
	111025	11/10/25	01	SEPT 2025 BUS. DIST. REBATE	01-000-24-00-2487		6,230.44
					INVOICE TOTAL:		6,230.44 *
					CHECK TOTAL:		6,230.44

01-110	ADMIN
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543951	KLUBER	KLUBER, INC						
	9869		10/31/25	01	COMPLETED WORK ON THE CITY OF	24-216-60-00-6042		26,752.40
				02	YORKVILLE PUBLIC WORKS AND	** COMMENT **		
				03	PARK MAINTENANCE BUILDING	** COMMENT **		
						INVOICE TOTAL:		26,752.40 *
						CHECK TOTAL:		26,752.40
543952	LINDCO	LINDCO EQUIPMENT SALES INC						
	2308831-SWL		10/28/25	01	DUMP VEHICLE	25-215-60-00-6070		162,529.00
						INVOICE TOTAL:		162,529.00 *
						CHECK TOTAL:		162,529.00
543953	MEADE	MEADE ELECTRIC COMPANY, INC.						
	714819		11/11/25	01	CABLE LOCATE AT RT47 & US34	01-410-54-00-5435		1,219.22
						INVOICE TOTAL:		1,219.22 *
						CHECK TOTAL:		1,219.22
543954	MECHANIC	MECHANICS LAB LLC						
	6774		10/13/25	01	REPLACE FUNCTIONAL SPEEDOMETER	01-410-56-00-5640		1,516.65
						INVOICE TOTAL:		1,516.65 *
						CHECK TOTAL:		1,516.65
543955	MESIMPSO	M.E. SIMPSON CO, INC						
	45475		10/31/25	01	LEAK LOCATION SERVICES AT 2825	51-510-54-00-5462		545.00
				02	SILVER SPRINGS CT	** COMMENT **		
						INVOICE TOTAL:		545.00 *
	45476		10/31/25	01	LEAK LOCATION SERVICES AT 501	51-510-54-00-5462		545.00

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543955	MESIMPSO M.E. SIMPSON CO, INC						
	45476	10/31/25	02	MADISON ST	** COMMENT **		
						INVOICE TOTAL:	545.00 *
					CHECK TOTAL:		1,090.00
543956	METIRI METIRI ANALYTICAL GROUP INC						
	GA5005395	11/04/25	01	COLIFORM SAMPLES	51-510-54-00-5429		736.00
						INVOICE TOTAL:	736.00 *
					CHECK TOTAL:		736.00
543957	NEOPOST QUADIENT FINANCE USA, INC						
	110725-CITY	11/07/25	01	REFILL POSTAGE MACHINE	01-000-14-00-1410		300.00
						INVOICE TOTAL:	300.00 *
					CHECK TOTAL:		300.00
543958	NICOR NICOR GAS						
	00-41-22-8748 4-1031	10/31/25	01	10/01-10/31 1107 PRAIRIE LN	01-110-54-00-5480		57.27
						INVOICE TOTAL:	57.27 *
	15-64-61-3532 5-1031	10/31/25	01	10/01-10/31 1991 CANNONBALL TR	01-110-54-00-5480		58.54
						INVOICE TOTAL:	58.54 *
	20-52-56-2042 1-1029	10/29/25	01	09/29-10/29 420 FAIR HAVEN	01-110-54-00-5480		151.63
						INVOICE TOTAL:	151.63 *
	23-45-91-4862 5-1103	11/03/25	01	10/02-11/03 101 BRUELL	01-110-54-00-5480		166.84
						INVOICE TOTAL:	166.84 *
	40-52-64-8356 1-1104	11/04/25	01	10/03-11/04 102 E VAN EMMON	01-110-54-00-5480		251.42
						INVOICE TOTAL:	251.42 *

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543958	NICOR NICOR GAS						
	61-60-41-1000 9-1103	11/03/25	01	10/02-11/03 610 TOWER	01-110-54-00-5480		119.10
					INVOICE TOTAL:		119.10 *
	83-80-00-1000 7-1103	11/03/25	01	10/02-11/03 610 TOWER UNIT B	01-110-54-00-5480		55.41
					INVOICE TOTAL:		55.41 *
	91-85-68-4012 8-1103	11/03/25	01	10/01-10/31 902 GAME FARM	82-820-54-00-5480		1,279.26
					INVOICE TOTAL:		1,279.26 *
					CHECK TOTAL:		2,139.47
543959	OSWEFIRE OSWEGO FIRE PROTECTION DIST.						
	103125-LC	11/05/25	01	AUG-OCT 2025 DEVELOPMENT FEES	95-000-24-00-2456		13,154.40
					INVOICE TOTAL:		13,154.40 *
					CHECK TOTAL:		13,154.40
543960	OSWEGO VILLAGE OF OSWEGO						
	3343	11/03/25	01	SEPT 2025 SALARY	01-210-54-00-5413		4,397.95
			02	REIMBURSEMENT FOR THE TRAINING	** COMMENT **		
			03	COORDINATOR	** COMMENT **		
					INVOICE TOTAL:		4,397.95 *
					CHECK TOTAL:		4,397.95
543961	OTTOSEN OTTOSEN DINOLFO						
	17323	09/30/25	01	AUG 2025 MISC ADMIN MATTERS	01-640-54-00-5456		14,260.43
					INVOICE TOTAL:		14,260.43 *
	17324	09/30/25	01	AUG 2025 PARK & REC MATTERS	79-795-54-00-5462		157.30
					INVOICE TOTAL:		157.30 *

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543961	OTTOSEN	OTTOSEN DINOLFO						
	17326		09/30/25	01	AUG 2025 WIDENING OF KENNEDY	01-640-54-00-5456		121.00
				02	ROAD MATTERS	** COMMENT **		
						INVOICE TOTAL:		121.00 *
	17635		09/30/25	01	AUG 2025 MEETINGS	01-640-54-00-5456		1,600.00
						INVOICE TOTAL:		1,600.00 *
						CHECK TOTAL:		16,138.73
543962	PETITEPA	THE PETITE PALETTE						
	110525		11/05/25	01	FALL SESSION 2 PIANO LESSONS	79-795-54-00-5462		480.00
						INVOICE TOTAL:		480.00 *
						CHECK TOTAL:		480.00
543963	PIPERSON	STEVE PIPER & SONS, INC.						
	25515		11/10/25	01	REMOTE TUB GRINDING	01-410-54-00-5458		11,840.00
						INVOICE TOTAL:		11,840.00 *
						CHECK TOTAL:		11,840.00
543964	PIZZO	PIZZO AND ASSOCIATES, LTD						
	341-8		11/01/25	01	UPKEEP OF NATURALIZATION AREA	24-216-54-00-5446		732.19
				02	AT 651 PRAIRIE POINTE	** COMMENT **		
						INVOICE TOTAL:		732.19 *
						CHECK TOTAL:		732.19
543965	R0002726	LLONA KUCHTA						
	76457-JIMMY LAND		10/16/25	01	REPAIRED SPRINKLER SYSTEM	51-510-60-00-6011		1,270.00

01-110	ADMIN	12-112	SUNFLOWER SSA	25-225	PARK & RECREATION CAPITAL	84-840	LIBRARY CAPITAL
01-120	FINANCE	15-155	MOTOR FUEL TAX (MFT)	51-510	WATER OPERATIONS	87-870	COUNTRYSIDE TIF
01-210	POLICE	23-230	CITY WIDE CAPITAL	52-520	SEWER OPERATIONS	88-880	DOWNTOWN TIF
01-220	COMMUNITY DEVELOPMENT	24-216	BUILDING & GROUNDS	79-790	PARKS DEPARTMENT	89-890	DOWNTOWN II TIF
01-410	STREETS OPERATIONS	25-205	POLICE CAPITAL	79-795	RECREATION DEPARTMENT	90-XXX	DEVELOPER ESCROW
01-640	ADMINISTRATIVE SERVICES	25-212	GENERAL GOVERNMENT CAPITAL	82-820	LIBRARY OPERATIONS	95-000	ESCROW DEPOSIT
11-111	FOX HILL SSA	25-215	PUBLIC WORKS CAPITAL				

UNITED CITY OF YORKVILLE
CHECK REGISTER

INVOICES DUE ON/BEFORE 11/25/2025

CHECK #	VENDOR # / INVOICE #	INVOICE DATE	ITEM #	DESCRIPTION	ACCOUNT #	PROJECT CODE	ITEM AMT
543965	R0002726	LLONA KUCHTA					
	76457-JIMMY LAND	10/16/25	02	REIMBURSEMENT	** COMMENT **		
					INVOICE TOTAL:		1,270.00 *
					CHECK TOTAL:		1,270.00
543966	RCWEGMAN	R.C. WEGMAN CONSTRUCTION					
	7	10/31/25	01	COMPLETED WORK ON THE	24-216-60-00-6042		2,172,076.84
			02	YORKVILLE PUBLIC WORKS AND	** COMMENT **		
			03	PARKS DEPARTMENT FACILITY	** COMMENT **		
					INVOICE TOTAL:		2,172,076.84 *
					CHECK TOTAL:		2,172,076.84
543967	SAUCEDO	SAUCEDO TIRES					
	5721	10/29/25	01	FLAT REPAIR	01-410-56-00-5640		200.00
					INVOICE TOTAL:		200.00 *
					CHECK TOTAL:		200.00
543968	STRYPES	STRYPES PLUS MORE INC.					
	18572	10/01/25	01	REMOVE VEHICLE GRAPHICS	01-210-54-00-5495		1,501.00
					INVOICE TOTAL:		1,501.00 *
	18573	11/12/25	01	STRIP VEHICLE GRAPHICS	01-210-54-00-5495		544.00
					INVOICE TOTAL:		544.00 *
					CHECK TOTAL:		2,045.00
543969	TERRACON	TERRACON CONSULTS, INC					
	TP74894	10/28/25	01	08/24/25-10/11/25 PROVIDED	89-890-60-00-6000		37,050.00

EST. 1836 UNITED CITY OF YORKVILLE ILLINOIS County Seat Kendall County

01-110	ADMIN
01-120	FINANCE
01-210	POLICE
01-220	COMMUNITY DEVELOPMENT
01-410	STREETS OPERATIONS
01-640	ADMINISTRATIVE SERVICES
11-111	FOX HILL SSA
12-112	SUNFLOWER SSA
15-155	MOTOR FUEL TAX (MFT)
23-230	CITY WIDE CAPITAL
24-216	BUILDING & GROUNDS
25-205	POLICE CAPITAL
25-212	GENERAL GOVERNMENT CAPITAL
25-215	PUBLIC WORKS CAPITAL
25-225	PARK & RECREATION CAPITAL
51-510	WATER OPERATIONS
52-520	SEWER OPERATIONS
79-790	PARKS DEPARTMENT
79-795	RECREATION DEPARTMENT
82-820	LIBRARY OPERATIONS
84-840	LIBRARY CAPITAL
87-870	COUNTRYSIDE TIF
88-880	DOWNTOWN TIF
89-890	DOWNTOWN II TIF
90-XXX	DEVELOPER ESCROW
95-000	ESCROW DEPOSIT

UNITED CITY OF YORKVILLE
CHECK REGISTER

INVOICES DUE ON/BEFORE 11/25/2025

CHECK #	VENDOR # / INVOICE #	INVOICE DATE	ITEM #	DESCRIPTION	ACCOUNT #	PROJECT CODE	ITEM AMT
543969	TERRACON	TERRACON CONSULTS, INC					
	TP74894	10/28/25	02	SERVICES FOR THE FORMER	** COMMENT **		
			03	GRAINCO FS AND CITY PARKING	** COMMENT **		
			04	LOT	** COMMENT **		
					INVOICE TOTAL:		37,050.00 *
					CHECK TOTAL:		37,050.00
543970	TKELEVAT	TK ELEVATOR CORPORATION					
	3008982321	11/01/25	01	11/1-1/31 ELEVATOR MAINTENANCE	82-820-54-00-5462		625.14
			02	AT 902 GAME FARM RD	** COMMENT **		
					INVOICE TOTAL:		625.14 *
					CHECK TOTAL:		625.14
543971	TRAFFIC	TRAFFIC CONTROL CORPORATION					
	161124	10/10/25	01	PED VISOR	01-410-54-00-5435		61.00
					INVOICE TOTAL:		61.00 *
	161453	10/27/25	01	PAR 38 LAMP BATTERIES	01-410-54-00-5435		1,460.00
					INVOICE TOTAL:		1,460.00 *
					CHECK TOTAL:		1,521.00
543972	TRICO	TRICO MECHANICAL , INC					
	15957	10/31/25	01	VAN EMMON HEAT EXCHANGER	24-216-54-00-5446		3,631.61
			02	REPAIR	** COMMENT **		
					INVOICE TOTAL:		3,631.61 *
	15961	10/31/25	01	REPLACE FURNACE IGNITORS AT	24-216-54-00-5446		909.18
			02	TOWER LANE	** COMMENT **		
					INVOICE TOTAL:		909.18 *

01-110	ADMIN	12-112	SUNFLOWER SSA	25-225	PARK & RECREATION CAPITAL
01-120	FINANCE	15-155	MOTOR FUEL TAX (MFT)	51-510	WATER OPERATIONS
01-210	POLICE	23-230	CITY WIDE CAPITAL	52-520	SEWER OPERATIONS
01-220	COMMUNITY DEVELOPMENT	24-216	BUILDING & GROUNDS	79-790	PARKS DEPARTMENT
01-410	STREETS OPERATIONS	25-205	POLICE CAPITAL	79-795	RECREATION DEPARTMENT
01-640	ADMINISTRATIVE SERVICES	25-212	GENERAL GOVERNMENT CAPITAL	82-820	LIBRARY OPERATIONS
11-111	FOX HILL SSA	25-215	PUBLIC WORKS CAPITAL		

84-840	LIBRARY CAPITAL
87-870	COUNTRYSIDE TIF
88-880	DOWNTOWN TIF
89-890	DOWNTOWN II TIF
90-XXX	DEVELOPER ESCROW
95-000	ESCROW DEPOSIT

UNITED CITY OF YORKVILLE
CHECK REGISTER

INVOICES DUE ON/BEFORE 11/25/2025

CHECK #	VENDOR # / INVOICE #	INVOICE DATE	ITEM #	DESCRIPTION	ACCOUNT #	PROJECT CODE	ITEM AMT	
543972	TRICO TRICO MECHANICAL , INC							
	15962	10/31/25	01	HEATING REPAIR AT VAN EMMON	24-216-54-00-5446		310.00	
					INVOICE TOTAL:		310.00	*
	15963	10/31/25	01	INSTALL NEW IGNITOR AT BEECHER	24-216-54-00-5446		1,350.81	
			02	CENTER	** COMMENT **			
					INVOICE TOTAL:		1,350.81	*
	15993	10/31/25	01	INSTALL NEW THERMOSTAT AND	24-216-54-00-5446		2,087.29	
			02	SENSORS AT BEECHER CENTER	** COMMENT **			
					INVOICE TOTAL:		2,087.29	*
					CHECK TOTAL:			8,288.89
543973	TROTSKY TROTSKY INVESTIGATIVE							
	YORKVILLE PD-25-03	10/29/25	01	APPLICANT POLYGRAPH EXAM	01-210-54-00-5411		210.00	
					INVOICE TOTAL:		210.00	*
					CHECK TOTAL:			210.00
543974	VITOSH CHRISTINE M. VITOSH							
	2384	10/31/25	01	10/14/25 CC MEETING	51-510-54-00-5402		242.00	
					INVOICE TOTAL:		242.00	*
	2386	10/21/25	01	OCT 2025 ADMIN HEARING	01-210-54-00-5467		350.00	
					INVOICE TOTAL:		350.00	*
					CHECK TOTAL:			592.00
543975	YBSD YORKVILLE BRISTOL							
	133-0-110625	11/06/25	01	08/31-10/31 610 TOWER	51-510-54-00-5480		156.50	
					INVOICE TOTAL:		156.50	*

01-110	ADMIN	12-112	SUNFLOWER SSA	25-225	PARK & RECREATION CAPITAL
01-120	FINANCE	15-155	MOTOR FUEL TAX (MFT)	51-510	WATER OPERATIONS
01-210	POLICE	23-230	CITY WIDE CAPITAL	52-520	SEWER OPERATIONS
01-220	COMMUNITY DEVELOPMENT	24-216	BUILDING & GROUNDS	79-790	PARKS DEPARTMENT
01-410	STREETS OPERATIONS	25-205	POLICE CAPITAL	79-795	RECREATION DEPARTMENT
01-640	ADMINISTRATIVE SERVICES	25-212	GENERAL GOVERNMENT CAPITAL	82-820	LIBRARY OPERATIONS
11-111	FOX HILL SSA	25-215	PUBLIC WORKS CAPITAL		

84-840	LIBRARY CAPITAL
87-870	COUNTRYSIDE TIF
88-880	DOWNTOWN TIF
89-890	DOWNTOWN II TIF
90-XXX	DEVELOPER ESCROW
95-000	ESCROW DEPOSIT

UNITED CITY OF YORKVILLE
CHECK REGISTER

INVOICES DUE ON/BEFORE 11/25/2025

CHECK #	VENDOR # / INVOICE #	INVOICE DATE	ITEM #	DESCRIPTION	ACCOUNT #	PROJECT CODE	ITEM AMT
543975	YBSD YORKVILLE BRISTOL						
	147-0-110625	11/06/25	01	08/31-10/31 908 GAME FARM RD	01-110-54-00-5480		305.00
					INVOICE TOTAL:		305.00 *
					CHECK TOTAL:		461.50
543976	YBSD YORKVILLE BRISTOL						
	2025.021	11/03/25	01	NOV 2025 LANDFILL EXPENSE	51-510-54-00-5445		31,089.04
					INVOICE TOTAL:		31,089.04 *
					CHECK TOTAL:		31,089.04
543977	YBSD YORKVILLE BRISTOL						
	32-0-110625	11/06/25	01	08/31-10/31 102 E VAN EMMON	79-795-54-00-5480		356.50
					INVOICE TOTAL:		356.50 *
	365-0-110625	11/06/25	01	08/31-10/31 651 PRAIRIE POINTE	01-110-54-00-5480		531.00
					INVOICE TOTAL:		531.00 *
	487-0-110625	11/06/25	01	08/31-10/31 651 PRAIRIE POINTE	01-110-54-00-5480		104.00
					INVOICE TOTAL:		104.00 *
	507-0-110625	11/06/25	01	08/31-10/31 3651 KENNEDY	79-795-54-00-5480		139.00
					INVOICE TOTAL:		139.00 *
	66-2-110625	11/06/25	01	08/31-10/31 1203B BADGER	51-510-54-00-5480		104.00
					INVOICE TOTAL:		104.00 *
	720-0-110625	11/06/25	01	08/31-10/31 185 WOLF	79-795-54-00-5480		119.00
					INVOICE TOTAL:		119.00 *
					CHECK TOTAL:		1,353.50
543978	YOUNGM MARLYS J. YOUNG						

01-110	ADMIN
01-120	FINANCE
01-210	POLICE
01-220	COMMUNITY DEVELOPMENT
01-410	STREETS OPERATIONS
01-640	ADMINISTRATIVE SERVICES
11-111	FOX HILL SSA
12-112	SUNFLOWER SSA
15-155	MOTOR FUEL TAX (MFT)
23-230	CITY WIDE CAPITAL
24-216	BUILDING & GROUNDS
25-205	POLICE CAPITAL
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25-225	PARK & RECREATION CAPITAL
51-510	WATER OPERATIONS
52-520	SEWER OPERATIONS
79-790	PARKS DEPARTMENT
79-795	RECREATION DEPARTMENT
82-820	LIBRARY OPERATIONS
84-840	LIBRARY CAPITAL
87-870	COUNTRYSIDE TIF
88-880	DOWNTOWN TIF
89-890	DOWNTOWN II TIF
90-XXX	DEVELOPER ESCROW
95-000	ESCROW DEPOSIT

UNITED CITY OF YORKVILLE
CHECK REGISTER

INVOICES DUE ON/BEFORE 11/25/2025

CHECK #	VENDOR # / INVOICE #	INVOICE DATE	ITEM #	DESCRIPTION	ACCOUNT #	PROJECT CODE	ITEM AMT	
543978	YOUNGM MARLYS J. YOUNG							
	101525-ADMIN	10/25/25	01	10/15/25 ADMIN MEETING MINUTES	01-110-54-00-5462		85.00	
					INVOICE TOTAL:		85.00	*
	102025-ADMIN	10/27/25	01	10/20/25 ADMIN MEETING MINUTES	01-110-54-00-5462		85.00	
					INVOICE TOTAL:		85.00	*
	102125-PW	10/27/25	01	10/21/25 PW MEETING MINUTES	01-110-54-00-5462		85.00	
					INVOICE TOTAL:		85.00	*
	102325-PC	10/30/25	01	10/23/25 PC MEETING MINUTES	90-250-00-00-0011		85.00	
					INVOICE TOTAL:		85.00	*
					CHECK TOTAL:			340.00

TOTAL CHECKS PAID: 3,697,292.78

TOTAL DIRECT DEPOSITS PAID: 662.00

TOTAL AMOUNT PAID: 3,697,954.78

01-110	ADMIN
01-120	FINANCE
01-210	POLICE
01-220	COMMUNITY DEVELOPMENT
01-410	STREETS OPERATIONS
01-640	ADMINISTRATIVE SERVICES
11-111	FOX HILL SSA
12-112	SUNFLOWER SSA
15-155	MOTOR FUEL TAX (MFT)
23-230	CITY WIDE CAPITAL
24-216	BUILDING & GROUNDS
25-205	POLICE CAPITAL
25-212	GENERAL GOVERNMENT CAPITAL
25-215	PUBLIC WORKS CAPITAL
25-225	PARK & RECREATION CAPITAL
51-510	WATER OPERATIONS
52-520	SEWER OPERATIONS
79-790	PARKS DEPARTMENT
79-795	RECREATION DEPARTMENT
82-820	LIBRARY OPERATIONS
84-840	LIBRARY CAPITAL
87-870	COUNTRYSIDE TIF
88-880	DOWNTOWN TIF
89-890	DOWNTOWN II TIF
90-XXX	DEVELOPER ESCROW
95-000	ESCROW DEPOSIT

UNITED CITY OF YORKVILLE
PAYROLL SUMMARY
November 1, 2025

	REGULAR	OVERTIME	TOTAL	IMRF	FICA	TOTALS
ADMINISTRATION	23,320.43	-	23,320.43	1,558.43	1,212.48	26,091.34
FINANCE	16,121.67	-	16,121.67	1,077.12	1,205.07	18,403.86
POLICE	148,374.43	3,252.91	151,627.34	504.39	11,236.11	163,367.84
COMMUNITY DEV.	35,820.02	-	35,820.02	2,395.05	2,659.41	40,874.48
STREETS	32,115.63	-	32,115.63	2,132.47	2,369.62	36,617.72
BUILDING & GROUNDS	6,977.17	-	6,977.17	473.24	530.83	7,981.24
WATER	24,899.83	572.08	25,471.91	1,630.71	1,868.74	28,971.36
SEWER	17,556.42	-	17,556.42	1,165.72	1,286.35	20,008.49
PARKS	39,657.80	192.31	39,850.11	2,497.12	2,991.75	45,338.98
RECREATION	33,917.54	-	33,917.54	1,611.00	2,540.05	38,068.59
LIBRARY	21,200.92	-	21,200.92	947.86	1,575.05	23,723.83
TOTALS	$ 399,961.86	$ 4,017.30	$ 403,979.16	$ 15,993.11	$ 29,475.46	$ 449,447.73

TOTAL PAYROLL **$ 449,447.73**

UNITED CITY OF YORKVILLE

BILL LIST SUMMARY

Tuesday, November 25, 2025

ACCOUNTS PAYABLE		**DATE**		
Manual City Check Register *(Pages 1 - 2)*		11/14/2025	$	74,256.72
Manual City Check Register *(Page 3)*		11/21/2025		503.00
City Check Register *(Pages 4 - 29)*		11/25/2025		3,697,954.78
	SUB-TOTAL:		**$**	**3,772,714.50**
PAYROLL				
Bi - Weekly *(Page 30)*		11/01/2025	$	449,447.73
	SUB-TOTAL:		**$**	**449,447.73**
	TOTAL DISBURSEMENTS:		**$**	**4,222,162.23**

Reviewed By:	
Legal	■
Finance	☐
Engineer	■
City Administrator	■
Community Development	☐
Purchasing	☐
Police	☐
Public Works	■
Parks and Recreation	☐

Agenda Item Number

Consent Agenda #3

Tracking Number

PW 2025-115

Agenda Item Summary Memo

Title: Eldamain Water Main Loop – North – Change Order No. 1 (Final Balancing)

Meeting and Date: City Council – November 25, 2025

Synopsis: Consideration of Change Order No. 1 Final Balancing

Council Action Previously Taken:

Date of Action: PW – 11/18/25 Action Taken: Moved forward to CC consent agenda.

Item Number: PW 2025-115

Type of Vote Required: Majority

Council Action Requested: Consideration of Approval

Submitted by: Brad Sanderson (Name) Engineering (Department)

Agenda Item Notes:

Have a question or comment about this agenda item?
Call us Monday-Friday, 8:00am to 4:30pm at 630-553-4350, email us at agendas@yorkville.il.us, post at www.facebook.com/CityofYorkville, tweet us at @CityofYorkville, and/or contact any of your elected officials at http://www.yorkville.il.us/gov_officials.php

Memorandum

To: Bart Olson, City Administrator
From: Brad Sanderson, EEI
CC: Eric Dhuse, Director of Public Works
Erin Willrett, Assistant City Administrator
Rob Fredrickson, Finance Director
Jori Contrino, City Clerk

Date: November 18, 2025
Subject: Eldamain Water Main Loop – North - Change Order No. 1

The purpose of this memo is to present Change Order No. 1 – Final Balancing for the above-referenced project.

A Change Order, as defined by the General Conditions of the Contract Documents, is a written order to the Contractor authorizing an addition, deletion or revision in the work within the general scope of the Contract Documents, or authorizing an adjustment in the Contract Price or Contract Time.

Background:

The United City of Yorkville entered into an agreement with J&S Construction Sewer and Water, Inc. for the construction of the Eldamain Water Main Loop - North project for a current contract value of $1,999,133.68.

The project is now complete, and this change order represents the adjustment of the Contract to final measured quantities.

Question Presented:

Should the City approve Change Order No. 1 - Final Balancing which would **decrease** the Contract Value by $56,738.64?

Discussion:

Notable deductions in contract value came from a reduction in the following pay items:

6 - BUTTERFLY VALVE AND VALVE VAULT, 16-INCH - $ (15,200.00)
11 - STEEL CASING PIPE, 30-INCH (.3" WALL THICKNESS) BORED AND JACKED - $ (16,280.00)

Other savings were realized from final measurement for a handful of other pay items.

Action Required:

Consideration of approval of Change Order No. 1 - Final Balancing to decrease the contract value by $56,738.64.

Resolution No. 2025-_____

A RESOLUTION OF THE UNITED CITY OF YORKVILLE, KENDALL COUNTY, ILLINOIS APPROVING A CHANGE ORDER RELATED TO THE ELDAMAIN WATER MAIN LOOP NORTH PROJECT

WHEREAS, the United City of Yorkville (the "*City*") is a duly organized and validly existing non home-rule municipality created in accordance with the Constitution of the State of Illinois of 1970 and the laws of the State; and

WHEREAS, the City has approved a contract in the amount of $1,999,133.68 with J & S Construction Sewer and Water, Inc., P.O. Box 760, Oswego, Illinois 60543 ("*J&S Construction*"), for a project commonly known as the Eldamain Water Main Loop North Project (the "*Project*"), the price of which has decreased from the original contract amount in the amount of $56,738.64 (the "*Change Order*") due to final balancing of the contract cost upon completion of the Project; and

WHEREAS, all change orders increasing or decreasing the cost of a public contract by at least $25,000 must meet the required findings that circumstances necessitating the change were not reasonably foreseeable at the time the contract was signed; or the change is germane to the original contract as signed; or the Change Order is in the best interest of the City as required by Section 33E-9 of the Illinois Criminal Code (720 ILCS 5/33E-9); and

WHEREAS, it has been recommended to the Mayor and City Council (the "Corporate Authorities") that a Change Order decreasing the total contract price to the amount of $1,942,395.04 is in the best interest of the City.

NOW, THEREFORE, BE IT RESOLVED by the Mayor and City Council of the United City of Yorkville, Kendall County, Illinois:

Section 1. The foregoing recitals are hereby incorporated in this Resolution as the findings of the Corporate Authorities.

Section 2. The Corporate Authorities hereby find and declare that the Change Order to the contract with J&S Construction to complete the Project, which results in a total decrease of $56,738.64, is in the best interests of the City and is hereby approved, and the City Administrator is authorized to execute the Change Order as hereinabove identified.

Section 3. That this resolution shall be in full force and effect from and after its passage and approval according to law.

Passed by the City Council of the United City of Yorkville, Kendall County, Illinois this ____ day of _____, A.D. 2025.

_____

CITY CLERK

KEN KOCH	_____	DAN TRANSIER	_____
ARDEN JOE PLOCHER	_____	CRAIG SOLING	_____
CHRIS FUNKHOUSER	_____	MATT MAREK	_____
RUSTY CORNEILS	_____	RUSTY HYETT	_____

APPROVED by me, as Mayor of the United City of Yorkville, Kendall County, Illinois this ____ day of _____, A.D. 2025.

_____

MAYOR

Attest:

_____

CITY CLERK

CHANGE ORDER

Order No. 1 – Final Balancing

Date: November 18, 2025

Agreement Date: 2/2/2025

NAME OF PROJECT: Eldamain Water Main Loop - North

OWNER: United City of Yorkville

CONTRACTOR: J&S Construction Sewer and Water Inc.

The following changes are hereby made to the CONTRACT DOCUMENTS:

1. Final balancing of Contract quantities $ (56,738.64)

Change of CONTRACT PRICE:

Original CONTRACT PRICE: $1,999,133.68

Current CONTRACT PRICE adjusted by previous CHANGE ORDER(S): $1,999,133.68

The CONTRACT PRICE due to this CHANGE ORDER will be (~~increased~~)(decreased) by:

$ 56,738.64

The new CONTRACT PRICE including this CHANGE ORDER will be: $1,942,395.04

Justification:

This final balancing change order adjusts the Contract value to quantities final measured in the field.

Change to CONTRACT TIME:

The contract time is increased/~~decreased~~ by 0 days.

Requested by: J&S Construction Sewer and Water Inc.

Recommended by: Engineering Enterprises, Inc.

Accepted by: United City of Yorkville

Reviewed By:	
Legal	■
Finance	□
Engineer	■
City Administrator	■
Community Development	□
Purchasing	□
Police	□
Public Works	■
Parks and Recreation	□

Agenda Item Number

Consent Agenda #4

Tracking Number

PW 2025-116

Agenda Item Summary Memo

Title: Eldamain Water Main Loop – South – Change Order No. 2

Meeting and Date: City Council – November 25, 2025

Synopsis: Consideration of Change Order No. 2

Council Action Previously Taken:

Date of Action: PW – 11/18/25 Action Taken: Moved forward to CC consent agenda.

Item Number: PW 2025-116

Type of Vote Required: Majority

Council Action Requested: Consideration of Approval

Submitted by: Brad Sanderson (Name) Engineering (Department)

Agenda Item Notes:

Have a question or comment about this agenda item?
Call us Monday-Friday, 8:00am to 4:30pm at 630-553-4350, email us at agendas@yorkville.il.us, post at www.facebook.com/CityofYorkville, tweet us at @CityofYorkville, and/or contact any of your elected officials at http://www.yorkville.il.us/gov_officials.php

Memorandum

To: Bart Olson, City Administrator
From: Brad Sanderson, EEI
CC: Eric Dhuse, Director of Public Works
Erin Willrett, Assistant City Administrator
Rob Fredrickson, Finance Director
Jori Contrino, City Clerk

Date: October 24, 2025
Subject: Eldamain Water Main Loop – South – Change Order No. 2

The purpose of this memo is to present Change Order No. 2 for the above-referenced project.

A Change Order, as defined by in the General Conditions of the Contract Documents, is a written order to the Contractor authorizing an addition, deletion or revision in the work within the general scope of the Contract Documents, or authorizing an adjustment in the Contract Price or Contract Time.

Background:

The United City of Yorkville and Winninger Excavating, Inc. entered into an agreement for a Contract value of **$2,679,397.65** for the above-referenced project. The project's funding is by C1 Yorkville, LLC.

Question Presented:

Should the City approve Change Order No. 2, which would **increase** the contract amount by $84,580.00.

Discussion:

Following the completion of the Eldamain water main loop, several residents noticed cloudy water coming from their tap. Investigation of the water found the problem to be a significant amount of entrained air in the distribution system.

Subsequent flushing of the main yielded only temporary relief of the entrained air.

The profile of the water main loop was analyzed and four local high points were identified as primary locations for air release valves.

The installation of the air release valves should alleviate the problem over time, and keep it from coming back, as in similar applications for large transmission mains.

Action Required:

Consideration of approval of Change Order No. 2 in the amount of $84,580.00.

Resolution No. 2025-_____

A RESOLUTION OF THE UNITED CITY OF YORKVILLE, KENDALL COUNTY, ILLINOIS APPROVING CHANGE ORDER NUMBER TWO RELATING TO THE ELDAMAIN WATER MAIN LOOP – SOUTH

WHEREAS, the United City of Yorkville (the "*City*") is a duly organized and validly existing non home-rule municipality created in accordance with the Constitution of the State of Illinois of 1970 and the laws of the State; and

WHEREAS, the City had approved a contract in the amount of $2,679,397.65 with Winninger Excavating, Inc. ("*Winninger*"), for a project commonly known as the Eldamain Water Main Loop – South (the "*Project*"); and

WHEREAS, C1 Yorkville, LLC, a Delaware limited liability company ("C1 Yorkville") has agreed to pay the costs of the Project, as it is necessary to a data center project that C1 Yorkville plans to develop; and

WHEREAS, a first change order that increased the price of the Project in the amount of $77,744.00 to a total contract price of $2,757,141.65, was approved by Resolution No. 2025-78, adopted June 27, 2025; and

WHEREAS, the price of the Project has since increased an additional $84,580.00 (the "*Change Order*") as it was discovered that air was entering the water main, causing cloudy water at residents' taps and necessitating the installation of air release valves; and

WHEREAS, all change orders increasing or decreasing the cost of a public contract by at least $25,000 must meet the required findings that circumstances necessitating the change were not reasonably foreseeable at the time the contract was signed; or the change is germane to the original contract as signed; or the Change Order is in the best interest of the City as required by Section 33E-9 of the Illinois Criminal Code (720 ILCS 5/33E-9); and

WHEREAS, it has been recommended to the Mayor and City Council (the "*Corporate Authorities*") that a Change Order increasing the total contract price to the amount of $2,841,721.65 was not reasonably foreseeable at the time the contract was signed, and is in the best interest of the City, as set forth in the proposal from Winninger.

NOW, THEREFORE, BE IT RESOLVED by the Mayor and City Council of the United City of Yorkville, Kendall County, Illinois:

Section 1. The foregoing recitals are hereby incorporated in this Resolution as the findings of the Corporate Authorities.

Section 2. The Corporate Authorities hereby find and declare that Change Order No. 2 to the Eldamain Water Main Loop - South contract with Winninger Excavating, Inc., which results in a total increase in the amount of $84,580.00, is required and that such increase was not reasonably foreseeable at the time the contract was signed and is in the best interests of the City.

Section 3. The Change Order is hereby approved, and the City Administrator is authorized to execute the Change Order as hereinabove identified.

Section 4. That this resolution shall be in full force and effect from and after its passage and approval according to law.

[Remainder of Page Intentionally Blank; Roll Call Vote to Follow]

Passed by the City Council of the United City of Yorkville, Kendall County, Illinois this ____ day of _____, A.D. 2025.

_____

CITY CLERK

KEN KOCH	_____	DAN TRANSIER	_____
ARDEN JOE PLOCHER	_____	CRAIG SOLING	_____
CHRIS FUNKHOUSER	_____	MATT MAREK	_____
RUSTY CORNEILS	_____	RUSTY HYETT	_____

APPROVED by me, as Mayor of the United City of Yorkville, Kendall County, Illinois this ____ day of _____, A.D. 2025.

_____

MAYOR

Attest:

_____

CITY CLERK

CHANGE ORDER

Order No. 2

Date: November 25, 2025

Agreement Date: February 27, 2025

NAME OF PROJECT: Eldamain Water Main Loop - South

OWNER: United City of Yorkville

CONTRACTOR: Winninger Excavating, Inc.

The following changes are hereby made to the CONTRACT DOCUMENTS:

1) Addition of four air release valves $ 84,580.00

Change of CONTRACT PRICE:

Original CONTRACT PRICE: $ 2,679,397.65

Current CONTRACT PRICE adjusted by previous CHANGE ORDER(S) $ 2,757,141.65

The CONTRACT PRICE due to this CHANGE ORDER will be (increased)(~~decreased~~) by:

$ 84,580.00

The new CONTRACT PRICE including this CHANGE ORDER will be $ 2,841,721.65

Justification:

1) Due to resident concern for cloudy water appearance that occurred after the completion of the Eldamain Water Main Loop, the City sampled local water and found a significant degree of air entrainment. Subsequent flushing of the newly installed 16-inch water main only yielded temporary relief of the condition. The installation of the air release valves should alleviate the problem over time, and keep it from coming back, as in similar applications for large transmission mains.

Change to CONTRACT TIME:

The contract time is increased/decreased by 0 days.

Requested by: Winninger Excavating, Inc.

Recommended by: Engineering Enterprises, Inc.

Accepted by: United City of Yorkville

WINNINGER
630-364-8785 EXCAVATING, INC
EARTHWORK - SEWER - WATER - DEMOLITION
8845 SCHOGER DRIVE NAPERVILLE, IL 60564

10/13/25

Todd Wells, PE, CPII
Engineering Enterprises, Inc.
52 Wheeler Rd, Sugar Grove, IL
twells@eeiweb.com

Re: 2” Air Release Valve on Eldamain Water Main

Dear Todd,

I respectfully submit the following agreed unit price for the above mentioned project:

Furnish and Install 2” GA Air Release Valve in 5’ Doghouse Vault on ex 16” water main @ $21,145.00/ EA
(excludes AIS and BABA requirements, excludes restoration, 4-6 week lead time on air release valve)

If there are any questions concerning this unit price please call me at (630) 364-8785

Sincerely,

Jeff Young

Estimator/ PM
Winninger Excavating, Inc.

Reviewed By:	
Legal	■
Finance	☐
Engineer	■
City Administrator	■
Community Development	☐
Purchasing	☐
Police	☐
Public Works	■
Parks and Recreation	☐

Agenda Item Number

Consent Agenda #5

Tracking Number

PW 2025-117

Agenda Item Summary Memo

Title: Southern Sanitary Sewer Connection – Change Order No. 3 Final Balancing

Meeting and Date: City Council – November 25, 2025

Synopsis: Consideration of Change Order No. 3 Final Balancing

Council Action Previously Taken:

Date of Action: PW – 11/18/25 Action Taken: Moved forward to CC consent agenda.

Item Number: PW 2025-117

Type of Vote Required: Majority

Council Action Requested: Consideration of Approval

Submitted by: Brad Sanderson (Name) Engineering (Department)

Agenda Item Notes:

Have a question or comment about this agenda item?
Call us Monday-Friday, 8:00am to 4:30pm at 630-553-4350, email us at agendas@yorkville.il.us, post at www.facebook.com/CityofYorkville, tweet us at @CityofYorkville, and/or contact any of your elected officials at http://www.yorkville.il.us/gov_officials.php

Memorandum

To: Bart Olson, City Administrator
From: Brad Sanderson, EEI
CC: Eric Dhuse, Director of Public Works
Erin Willrett, Assistant City Administrator
Rob Fredrickson, Finance Director
Jori Contrino, City Clerk

Date: November 18, 2025
Subject: Southern Sanitary Sewer Connection – Change Order No. 3

The purpose of this memo is to present Change Order No. 3 – Final Balancing for the above-referenced project.

A Change Order, as defined by the General Conditions of the Contract Documents, is a written order to the Contractor authorizing an addition, deletion or revision in the work within the general scope of the Contract Documents, or authorizing an adjustment in the Contract Price or Contract Time.

Background:

The United City of Yorkville entered into an agreement with Fischer Excavating, Inc. for the construction of the Southern Sanitary Sewer Connection project for a contract value of $826,384.00. Subsequent change orders have increased the Contract value, currently to $1,000,066.00. Per Ordinance 2024-31, the project's funding is by C1 Yorkville, LLC.

The project is now complete, and this change order represents the adjustment of the Contract to final measured quantities.

Question Presented:

Should the City approve Change Order No. 3 - Final Balancing which would **decrease** the Contract Value by $121,257.00?

Discussion:

The change order reflects the actual quantities constructed and measured in the field.

Action Required:

Consideration of approval of Change Order No. 3 - Final Balancing to **decrease** the current contract value by $121,257.00.

The Final Contract Value will be $52,425.00 above the awarded bid value.

Resolution No. 2025-_____

A RESOLUTION OF THE UNITED CITY OF YORKVILLE, KENDALL COUNTY, ILLINOIS APPROVING A THIRD CHANGE ORDER RELATING TO THE SOUTHERN SANITARY SEWER CONNECTION

WHEREAS, the United City of Yorkville (the "*City*") is a duly organized and validly existing non home-rule municipality created in accordance with the Constitution of the State of Illinois of 1970 and the laws of the State; and

WHEREAS, the City had approved a contract in the amount of $826,384.00 with Fischer Excavating, Inc. ("*Fischer*"), for a project commonly known as the Southern Sanitary Sewer Connection (the "*Project*"); and

WHEREAS, a first change order to this Project, approved by Resolution No. 2025-46, adopted March 25, 2025, increased the total price of the Project to $915,066.00; and

WHEREAS, a second change order to this Project, approved by Resolution No. 2025-63, adopted May 27, 2025, increased the total price of the Project to $1,000,066.00; and

WHEREAS, C1 Yorkville, LLC, a Delaware limited liability company ("C1 Yorkville") has agreed to pay the costs of the Project, as it is necessary to a data center project that C1 Yorkville plans to develop; and

WHEREAS, the price of the Project has since decreased in the amount of $121,257.00 (the "*Change Order*") due to final balancing of the contract cost upon completion of the Project; and

WHEREAS, all change orders increasing or decreasing the cost of a public contract by at least $25,000 must meet the required findings that circumstances necessitating the change were not reasonably foreseeable at the time the contract was signed; or the change is germane to the

original contract as signed; or the Change Order is in the best interest of the City as required by Section 33E-9 of the Illinois Criminal Code (720 ILCS 5/33E-9); and

WHEREAS, it has been recommended to the Mayor and City Council (the "*Corporate Authorities*") that a Change Order decreasing the total contract price to the amount of $878,809.00 is in the best interests of the City, as set forth in the proposal from Fischer.

NOW, THEREFORE, BE IT RESOLVED by the Mayor and City Council of the United City of Yorkville, Kendall County, Illinois:

Section 1. The foregoing recitals are hereby incorporated in this Resolution as the findings of the Corporate Authorities.

Section 2. The Corporate Authorities hereby find and declare that Change Order No. 3 to the Southern Sanitary Sewer Connection contract with Fischer Excavating, Inc., which results in a total decrease in the amount of $121,257.00, is required and that such decrease is in the best interests of the City.

Section 3. The Change Order is hereby approved, and the City Administrator is authorized to execute the Change Order as hereinabove identified.

Section 4. That this resolution shall be in full force and effect from and after its passage and approval according to law.

[Remainder of Page Intentionally Blank; Roll Call Vote to Follow]

Passed by the City Council of the United City of Yorkville, Kendall County, Illinois this ____ day of _____, A.D. 2025.

_____
CITY CLERK

KEN KOCH	_____	DAN TRANSIER	_____
ARDEN JOE PLOCHER	_____	CRAIG SOLING	_____
CHRIS FUNKHOUSER	_____	MATT MAREK	_____
RUSTY CORNEILS	_____	RUSTY HYETT	_____

APPROVED by me, as Mayor of the United City of Yorkville, Kendall County, Illinois this ____ day of _____, A.D. 2025.

_____
MAYOR

Attest:

_____
City Clerk

CHANGE ORDER

Order No. 3 – Final Balancing

Date: November 18, 2025

Agreement Date: 2/2/2025

NAME OF PROJECT: Southern Sanitary Sewer Connection

OWNER: United City of Yorkville

CONTRACTOR: Fischer Excavating Inc.

The following changes are hereby made to the CONTRACT DOCUMENTS:

1. Final balancing of Contract quantities $ (121,257.00)

Change of CONTRACT PRICE:

Original CONTRACT PRICE: $ 826,384.00

Current CONTRACT PRICE adjusted by previous CHANGE ORDER(S): $1,000,066.00

The CONTRACT PRICE due to this CHANGE ORDER will be (~~increased~~)(decreased) by:

$ 121,257.00

The new CONTRACT PRICE including this CHANGE ORDER will be: $ 878,809.00

Justification:

This final balancing change order adjusts the Contract value to quantities final measured in the field.

Change to CONTRACT TIME:

The contract time is increased/~~decreased~~ by 0 days.

Requested by: Fischer Excavating, Inc.

Recommended by: Engineering Enterprises, Inc.

Accepted by: United City of Yorkville

PAYABLE TO: FISCHER EXCAVATING, INC
ADDRESS: 1567 N. HEINE RD, FREEPORT, IL 61032

ENGINEERS PAYMENT ESTIMATE NO. 4 - FINAL
SOUTHERN SANITARY SEWER CONNECTION
UNITED CITY OF YORKVILLE

PAY PERIOD **FROM:** 7/30/2025 **TO:** 9/30/2025

ITEM NO.	ITEMS	UNIT	QUANTITY	AWARDED VALUE	ADDED QUANTITY	DEDUCTED QUANTITY	UNIT PRICE	COMPLETED QUANTITY THIS PAY PERIOD	COMPLETED VALUE THIS PAY PERIOD	TOTAL COMPLETED QUANTITY	TOTAL COMPLETED VALUE
1	STABILIZED CONSTRUCTION ENTRANCE	EACH	2	$ 1,486.00	1.0		$ 743.00	0.0	$ -	3.0	$ 2,229.00
2	TREE REMOVAL	LSUM	1	$ 5,000.00			$ 5,000.00	0.0	$ -	1.0	$ 5,000.00
3	PERIMETER EROSION BARRIER	FOOT	4,050	$ 12,150.00		1638.0	$ 3.00	0.0	$ -	2412.0	$ 7,236.00
4	FOUNDATION MATERIAL	CUYD	50	$ 3,750.00		50.0	$ 75.00	0.0	$ -	0.0	$ -
5	SELECT GRANULAR BACKFILL	CUYD	380	$ 25,080.00		310.0	$ 66.00	0.0	$ -	70.0	$ 4,620.00
6	DRAIN TILE REPLACEMENT	FOOT	100	$ 10,000.00		100.0	$ 100.00	0.0	$ -	0.0	$ -
7	TYPE A SANITARY MANHOLE, 4' DIA, TYPE 1 FRAME AND CLOSED LID	EACH	7	$ 85,687.00			$ 12,241.00	0.0	$ -	7.0	$ 85,687.00
8	ADDITIONAL DEPTH OF MANHOLE	FOOT	67	$ 16,080.00	7.6		$ 240.00	0.05	$ 12.00	74.60	$ 17,904.00
9	SANITARY SEWER, PVC C900, DR-21, 12-INCH	FOOT	1,822	$ 442,746.00		90.0	$ 243.00	0.0	$ -	1732.0	$ 420,876.00
10	SANITARY SEWER PVC C900, 12-INCH, CERTA-LOK	FOOT	110	$ 14,740.00	80.0		$ 134.00	0.0	$ -	190.0	$ 25,460.00
11	BORE AND JACK 24" STEEL CASING PIPE (SANITARY SEWER NOT INCLUDED)	FOOT	110	$ 89,320.00		110.0	$ 812.00	0.0	$ -	0.0	$ -
12	CONNECT TO EXISTING SANITARY SEWER	EACH	1	$ 4,555.00			$ 4,555.00	0.0	$ -	1.0	$ 4,555.00
13	DEFLECTION TESTING SANITARY SEWER	FOOT	1,932	$ 1,932.00		10.0	$ 1.00	523.0	$ 523.00	1922.0	$ 1,922.00
14	TELEVISING SANITARY SEWER	FOOT	1,932	$ 5,796.00		10.0	$ 3.00	1922.0	$ 5,766.00	1922.0	$ 5,766.00
15	SANITARY MANHOLE VACUUM TESTING	EACH	7	$ 2,422.00			$ 346.00	0.0	$ -	7.0	$ 2,422.00
16	PRESSURE TESTING SANITARY SEWER	FOOT	1,932	$ 1,932.00		10.0	$ 1.00	-10.0	$ (10.00)	1922.0	$ 1,922.00
17	HMA PAVEMENT REMOVAL AND REPLACEMENT	SQYD	22	$ 7,590.00			$ 345.00	0.0	$ -	22.0	$ 7,590.00
18	FLOW DIVERSION OF ROB ROY CREEK	LSUM	1	$ 6,318.00		1.0	$ 6,318.00	0.0	$ -	0.0	$ -
19	NON-SPECIAL, NON-HAZARDOUS SOIL WASTE DISPOSAL, TYPE 2	TONS	100	$ 7,800.00		100.0	$ 78.00	0.0	$ -	0.0	$ -
20	TRAFFIC CONTROL AND PROTECTION	LSUM	1	$ 5,000.00			$ 5,000.00	0.0	$ -	1.0	$ 5,000.00
21	RESTORATION	LSUM	1	$ 27,000.00			$ 27,000.00	0.25	$ 6,750.00	1.00	$ 27,000.00
22	ALLOWANCE - ITEMS ORDERED BY ENGINEER	DOLLAR	50,000	$ 50,000.00			$ 1.00	0.0	$ -	0.0	$ -
		BID VALUE AWARDED:		**$ 826,384.00**			**VALUE COMPLETED - THIS REQUEST:**		**$ 13,041.00**	**- TO DATE:**	**$ 625,189.00**

MISCELLANEOUS EXTRAS AND CREDITS		**QUANTITY**	**UNIT PRICE**	**VALUES**
1	DEWATERING	1	$ 35,880.00	$ 35,880.00
2	UPSIZE TO 30" CASING (CREEK CROSSING)	80	$ 1,146.00	$ 91,680.00
3	UPSIZE TO 30" CASING (RR CROSSING)	110	$ 1,146.00	$ 126,060.00
4				
5				

DEBITS		**VALUES**
1	PAY ESTIMATE 1	$ 474,924.60
2	PAY ESTIMATE 2	$ 156,246.30
3	PAY ESTIMATE 3	$ 148,020.30
4		
5		

SUMMARY	
TOTAL MISCELLANEOUS ADDITIONS	$ 253,620.00
TOTAL COMPLETED CONSTRUCTION COSTS	$ 878,809.00
DEDUCT RETAINAGE	$0
TOTAL AMOUNT DUE TO CONTRACTOR	$ 878,809.00
TOTAL DEBITS	$ 779,191.20
NET AMOUNT DUE - THIS PAYMENT	**$ 99,617.80**

PREPARED BY: Alexander Brooke - Project Technician

APPROVED BY:

ENGINEERING ENTERPRISES, INC.
52 WHEELER ROAD
SUGAR GROVE, ILLINOIS 60554

Reviewed By:	
Legal	☐
Finance	■
Engineer	☐
City Administrator	■
Community Development	☐
Purchasing	☐
Police	☐
Public Works	☐
Parks and Recreation	☐

Agenda Item Number

Consent Agenda #6

Tracking Number

ADM 2025-49

Agenda Item Summary Memo

Title: Treasurer's Report for October 2025

Meeting and Date: City Council – November 25, 2025

Synopsis:

Council Action Previously Taken:

Date of Action: ADM – 11/19/25 Action Taken: Moved forward to CC consent agenda.

Item Number: ADM 2025-49

Type of Vote Required: Majority

Council Action Requested: Approval

Submitted by: Rob Fredrickson (Name) Finance (Department)

Agenda Item Notes:

Have a question or comment about this agenda item?
Call us Monday-Friday, 8:00am to 4:30pm at 630-553-4350, email us at agendas@yorkville.il.us, post at www.facebook.com/CityofYorkville, tweet us at @CityofYorkville, and/or contact any of your elected officials at http://www.yorkville.il.us/320/City-Council

UNITED CITY OF YORKVILLE

TREASURER'S REPORT - for the month ended October 31, 2025

Cash Basis

	Beginning Fund Balance	October Revenues	YTD Revenues	Revenue Budget	% of Budget	October Expenses	YTD Expenses	Expense Budget	% of Budget	Projected Ending Fund Balance
General Fund										
01 - General	$ 12,378,336	$ 2,516,492	$ 15,531,524	$ 25,738,613	60%	$ 2,315,873	$ 12,268,730	$ 26,638,613	46%	$ 15,641,130
Special Revenue Funds										
15 - Motor Fuel Tax	403,825	89,805	666,192	1,125,830	59%	-	-	1,475,000	0%	1,070,017
79 - Parks and Recreation	206,643	307,764	2,307,427	4,042,732	57%	283,366	2,039,050	4,329,254	47%	475,020
87 - Countryside TIF	(1,172,915)	71,808	209,279	249,100	84%	1,022	45,160	378,957	12%	(1,008,795)
88 - Downtown TIF	(1,315,406)	3,941	352,568	396,672	89%	1,022	6,129	353,822	2%	(968,967)
89 - Downtown TIF II	221,130	3,959	275,879	296,932	93%	-	173,886	277,020	63%	323,123
11 - Fox Hill SSA	62,707	163	23,892	24,000	100%	1,270	6,665	65,640	10%	79,934
12 - Sunflower SSA	21,127	292	22,000	22,000	100%	1,200	20,585	43,640	47%	22,542
Capital Project Funds										
25 - Vehicle & Equipment	596,223	90,525	267,657	607,916	44%	143,219	451,680	1,251,952	36%	412,200
23 - City-Wide Capital	3,430,243	371,546	1,918,268	7,660,678	25%	67,899	3,507,362	10,991,669	32%	1,841,149
24 - Buildings & Grounds	39,494,842	31,291	1,260,056	3,731,995	34%	1,174,867	9,039,497	31,827,532	28%	31,715,402
Enterprise Funds										
* 51 - Water	9,741,361	1,563,025	8,575,656	104,600,040	8%	1,696,913	12,952,593	110,611,404	12%	5,364,424
* 52 - Sewer	4,912,840	371,585	2,261,674	4,508,341	50%	680,460	1,980,510	7,283,833	27%	5,194,005
Library Funds										
82 - Library Operations	1,097,789	26,924	1,148,281	1,187,771	97%	92,434	475,323	1,335,485	36%	1,770,747
84 - Library Capital	183,058	30,417	95,839	50,750	189%	28,602	57,204	128,000	45%	221,693
Total Funds	**$ 70,261,803**	**$ 5,479,538**	**$ 34,916,193**	**$ 154,243,370**	**23%**	**$ 6,488,147**	**$ 43,024,373**	**$ 196,991,821**	**22%**	**$ 62,153,622**

* Fund Balance Equivalency

As Treasurer of the United City of Yorkville, I hereby attest, to the best of my knowledge, that the information contained in this Treasurer's Report is accurate as of the date detailed herein. Further information is available in the Finance Department.

Rob Fredrickson, Finance Director/Treasurer

Reviewed By:	
Legal	☐
Finance	■
Engineer	☐
City Administrator	■
Community Development	☐
Purchasing	☐
Police	☐
Public Works	☐
Parks and Recreation	☐

Agenda Item Number

Consent Agenda #7

Tracking Number

ADM 2025-53

Agenda Item Summary Memo

Title: 2025 Bond Abatements

Meeting and Date: City Council – November 25, 2025

Synopsis: Please see attached memo.

Council Action Previously Taken:

Date of Action: ADM – 11/19/25 Action Taken: Moved forward to CC consent agenda.

Item Number: ADM 2025-53

Type of Vote Required: Majority

Council Action Requested: Approval

Submitted by: Rob Fredrickson (Name) Finance (Department)

Agenda Item Notes:

Have a question or comment about this agenda item?
Call us Monday-Friday, 8:00am to 4:30pm at 630-553-4350, email us at agendas@yorkville.il.us, post at www.facebook.com/CityofYorkville, tweet us at @CityofYorkville, and/or contact any of your elected officials at http://www.yorkville.il.us/320/City-Council

Memorandum

To: Administration Committee
From: Rob Fredrickson, Finance Director
Date: November 3, 2025
Subject: 2025 Bond Abatements

Summary

Approval of various bond abatements.

Background

As presented at the October 14th City Council meeting, it is the recommendation of staff that the City increase its levy only by the amount of incremental property taxes generated from new construction (currently estimated at $120,287) in addition to fully abating all City bonds. Based on the above recommendation, staff presents the following abatement ordinances on the subsequent page for your review and consideration:

1) 2015A (Partial 2005 Countryside Refi) Total abatement
2) 2014 (Partial 2005 Countryside Refi) Total abatement
3) 2014A (Game Farm) Total abatement
4) 2021 (New City Hall/Police Station) Total abatement
5) 2023A (Water Main Repl/Well #10) Total abatement
6) 2025A (Water Sourcing Project) Total abatement
7) 2025B (New PW/Parks Facility) Total abatement

As shown in Exhibit A (attached), this is the tenth year in a row that the City will fully abate its bond issues.

Recommendation

Staff recommends approval of the 2025 bond abatement ordinances.

United City of Yorkville
Bond Abatements
Levy Years 2010 - 2025 (Fiscal Years 2012 - 2027)

Tax Levy Year: 2025 (Fiscal Year 2027)

Bonds that were Abated - Proposed

Bond Issue	Debt Service Amount	Fund
2015A^	$ 313,800	Countryside TIF/Water
2014 Countryside	276,515	Countryside TIF
2014A	313,387	City-Wide Capital
2021	544,700	Bldg & Grounds
2023A	606,094	Water
2025A	1,153,544	Water
2025B	2,694,244	Bldg & Grounds
Total	**$ 5,902,284**	

Bonds to NOT be Abated - Proposed

N/A	$ -
Total	**$ -**

Tax Levy Year: 2024 (Fiscal Year 2026)

Bonds that were Abated - Actual

Bond Issue	Debt Service Amount	Fund
2015A^	$ 317,400	Countryside TIF/Water
2014 Countryside	280,715	Countryside TIF
2014A	315,138	City-Wide Capital
2021	544,100	Bldg & Grounds
2022	1,335,074	Bldg & Grounds / Sewer
2023A	609,344	Water
2025A	996,534	Water
2025B	2,689,799	Bldg & Grounds
Total	**$ 7,088,104**	

Bonds to NOT be Abated - Actual

N/A	$ -
Total	**$ -**

Tax Levy Year: 2023 (Fiscal Year 2025)

Bonds that were Abated - Actual

Bond Issue	Debt Service Amount	Fund
2015A^	$ 596,400	Countryside TIF/Water
2014 Countryside	50,715	Countryside TIF
2014A	316,738	City-Wide Capital
2014C** Refunding	139,050	Water
2021	542,900	Bldg & Grounds
2022	1,329,920	Bldg & Grounds / Sewer
2023A	601,844	Water
Total	**$ 3,577,567**	

Bonds to NOT be Abated - Actual

N/A	$ -
Total	**$ -**

Tax Levy Year: 2022 (Fiscal Year 2024)

Bonds that were Abated - Actual

Bond Issue	Debt Service Amount	Fund
2015A^	$ 599,800	Countryside TIF/Water
2014 Countryside	50,715	Countryside TIF
2014A	313,038	City-Wide Capital
2014C** Refunding	148,250	Water
2021	541,100	Bldg & Grounds
2022	1,324,538	Bldg & Grounds / Sewer
Total	**$ 2,977,441**	

Bonds to NOT be Abated - Actual

N/A	$ -
Total	**$ -**

United City of Yorkville
Bond Abatements
Levy Years 2010 - 2025 (Fiscal Years 2012 - 2027)

Tax Levy Year: 2021 (Fiscal Year 2023)

Bonds that were Abated - Actual

Bond Issue	Debt Service Amount	Fund
2011 ^^ Refunding	$ 1,135,694	Sewer
2015A^	597,400	Countryside TIF/Water
2016*** Refunding	942,450	Water
2014 Countryside	50,715	Countryside TIF
2014C** Refunding	147,300	Water
2014B** Refunding	329,600	Debt Service
2021	543,900	Bldg & Grounds
2014A	319,338	City-Wide Capital
Total	**$ 4,066,397**	

Bonds to NOT be Abated - Actual

N/A	$ -
Total	**$ -**

Tax Levy Year: 2020 (Fiscal Year 2022)

Bonds that were Abated - Actual

Bond Issue	Debt Service Amount	Fund
2011 Refunding	$ 1,135,070	Sewer
2015A^	599,400	Countryside TIF/Water
2016*** Refunding	1,098,650	Water
2014 Countryside	50,715	Countryside TIF
2014C** Refunding	151,350	Water
2014B** Refunding	328,900	Debt Service
2021	-	Bldg & Grounds
2014A	315,338	City-Wide Capital
Total	**$ 3,679,423**	

Bonds to NOT be Abated - Actual

N/A	$ -
Total	**$ -**

Tax Levy Year: 2019 (Fiscal Year 2021)

Bonds that were Abated - Actual

Bond Issue	Debt Service Amount	Fund
2011 Refunding	$ 1,137,948	Sewer
2015A^	595,600	Countryside TIF/Water
2016*** Refunding	1,592,650	Water
2014 Countryside	50,715	Countryside TIF
2014C** Refunding	150,250	Water
2014B** Refunding	322,750	Debt Service
2021	-	Bldg & Grounds
2014A	321,338	City-Wide Capital
Total	**$ 4,171,251**	

Bonds to NOT be Abated - Actual

N/A	$ -
Total	**$ -**

Tax Levy Year: 2018 (Fiscal Year 2020)

Bonds that were Abated - Actual

Bond Issue	Debt Service Amount	Fund
2011 Refunding	$ 1,134,114	Sewer
2015A^	601,400	Countryside TIF/Water
2016*** Refunding	1,646,450	Water
2014 Countryside	50,715	Countryside TIF
2014C** Refunding	147,750	Water
2004B	-	Sewer
2014B** Refunding	323,550	Debt Service
2014A	322,188	City-Wide Capital
Total	**$ 4,226,167**	

Bonds to NOT be Abated - Actual

N/A	$ -
Total	**$ -**
% Change	0.00%

Tax Levy Year: 2017 (Fiscal Year 2019)

Bonds that were Abated - Actual

Bond Issue	Debt Service Amount	Fund
2011 Refunding	$ 1,133,782	Sewer
2015A^	372,800	Countryside TIF/Water
2016*** Refunding	665,250	Water
2014 Countryside	50,715	Countryside TIF
2014C** Refunding	155,350	Water
2004B	473,200	Sewer
2014B** Refunding	324,250	Debt Service
2014A	322,888	City-Wide Capital
Total	**$ 3,498,235**	

Bonds to NOT be Abated - Actual

N/A	$ -
Total	**$ -**
% Change	0.00%

Tax Levy Year: 2016 (Fiscal Year 2018)

ds that were Abated - Actual

Bond Issue	Debt Service Amount	Fund
2011 Refunding	$ 1,137,166	Sewer
2015A^	374,000	Countryside TIF/Water
2016*** Refunding	679,629	Water
2014 Countryside	50,715	Countryside TIF
2014C** Refunding	147,750	Water
2004B	470,600	Sewer
2014B** Refunding	319,750	Debt Service
2014A	328,588	City-Wide Capital
Total	**$ 3,508,198**	

Bonds to NOT be Abated - Actual

N/A	$ -
Total	**$ -**
% Change	0.00%

United City of Yorkville
Bond Abatements
Levy Years 2010 - 2025 (Fiscal Years 2012 - 2027)

Tax Levy Year: 2015 (Fiscal Year 2017)

Bonds that were Abated - Actual

Bond Issue	Debt Service Amount	Fund
2011 Refunding	$ 1,134,052	Sewer
2015A^	411,581	Countryside TIF
2014 Countryside	50,715	Countryside TIF
2014C** Refunding	150,150	Water
2007A	136,163	Water
2004B	462,000	Sewer
2014B** Refunding	272,653	Debt Service
2014A	329,138	City-Wide Capital
Total	**$ 2,946,452**	

Bonds to NOT be Abated - Actual

2014B** Refunding	$ 47,497	Debt Service
Total	**$ 47,497**	
% Change	-71.31%	

Tax Levy Year: 2014 (Fiscal Year 2016)

Bonds that were Abated - Actual

Bond Issue	Debt Service Amount	Fund
2011 Refunding	$ 1,134,654	Sewer
2005 Countryside	68,073	Countryside TIF
2014 Countryside	25,538	Countryside TIF
2014C** Refunding	152,550	Water
2007A	136,793	Water
2004B	460,825	Sewer
2014B** Refunding	144,723	Debt Service
2014A	330,937	City-Wide Capital
Total	**$ 2,454,093**	

Bonds to NOT be Abated - Actual

2014B** Refunding	$ 165,527	Debt Service
Total	**$ 165,527**	
% Change	-50.56%	

Tax Levy Year: 2013 (Fiscal Year 2015)

Bonds that were Abated - Actual

Bond Issue	Debt Service Amount	Fund
2011 Refunding	$ 1,133,972	Sewer
2005 Countryside	305,523	Countryside TIF
2005C	167,175	Water
2007A	132,187	Water
2004B	453,950	Sewer
Total	**$ 2,192,807**	

Bonds to NOT be Abated - Actual

2007A	$ 5,236	Water
2005A	329,580	Debt Service
Total	**$ 334,816**	
% Change	-31.13%	

Tax Levy Year: 2012 (Fiscal Year 2014)

Bonds that were Abated - Actual

Bond Issue	Debt Service Amount	Fund
2011 Refunding	$ 1,137,220	Sewer
2005 Countryside	302,738	Countryside TIF
2005C	165,975	Water
2007A	95,014	Water
2004B	253,810	Sewer
Total	**$ 1,954,757**	

Bonds to NOT be Abated - Actual

2004B	$ 114,941	Sewer
2007A	43,029	Water
2005A	328,180	Debt Service
Total	**$ 486,150**	
% Change	-32.82%	

Tax Levy Year: 2011 (Fiscal Year 2013)

Bonds that were Abated - Actual

Bond Issue	Debt Service Amount	Fund
2002 Fox Industrial	$ 78,563	Fox Industrial TIF
2005 Countryside	304,668	Countryside TIF
2005C	164,575	Water
Total	**$ 547,806**	

Bonds to NOT be Abated - Actual

2004B	$ 263,850	Sewer
2007A	133,454	Water
2005A	326,379	Debt Service
Total	**$ 723,683**	
% Change	-67.29%	

Tax Levy Year: 2010 (Fiscal Year 2012)

Bonds that were Abated - Actual

Bond Issue	Debt Service Amount	Fund
2002 Fox Industrial	$ 76,783	Fox Industrial TIF
2005 Countryside	306,143	Countryside TIF
2005C	167,725	Water
Total	**$ 550,651**	

Bonds that were NOT Abated - Actual

2004B	$ 258,650	Sewer
2007A	133,866	Water
2005D	1,385,950	Sewer
2008	110,090	Sewer
2005A	324,179	Debt Service
Total	**$ 2,212,735**	
% Change	-	

United City of Yorkville
Bond Abatements
Levy Years 2010 - 2025 (Fiscal Years 2012 - 2027)

NOTES

* The 2005D and 2008 bonds were refunded by the 2011 Bond - which is funded by Non-Home Rule Sales Tax.

** The 2005A and 2005C bonds were refunded by the 2014B and 2014C bonds during Fiscal Year 2015.

^^ The 2011 Refunding bonds were refunded by the 2022 bonds during Fiscal Year 2022.

*** The 2007A bonds were refunded by the 2016 bonds during Fiscal Year 2017.

^ The remaining 2005 Countryside bonds were refunded by the 2015A bonds during Fiscal Year 2016.

BOND MATURITY DATES

2015A Refunding Bond matures in 2034 (FY 2035).
2016 Refunding Bond matured in 2022 (FY 2023).
2014 Countryside Refunding Bond matures in 2029 (FY 2030).
2014C Refunding Bond matured in 2024 (FY 2025).
2004B Bond matured in 2018 (FY 2019).
2014B Refunding Bond matured in 2022 (FY 2023).
2014A Bond matures in 2033 (FY 2034).
2021 Bond matures in 2040 (FY 2041).
2022 Bond matures in 2025 (FY 2026).
2023A Bond matures in 2053 (FY 2054).
2025A Bond matures in 2050 (FY 2051).
2025B Bond matures in 2048 (FY 2049).

Bond has matured.

ORDINANCE NO. 2025-_____

AN ORDINANCE abating the tax levied for the year 2025 to pay the principal of and interest on the $5,575,000 General Obligation Bonds (Alternate Revenue Source), Series 2015A, of the United City of Yorkville, Kendall County, Illinois.

WHEREAS the City Council (the *"Corporate Authorities"*) of the United City of Yorkville, Kendall County, Illinois (the *"City"*), by Ordinance Number 2015-38, adopted on the 23rd day of June, 2015 (the *"Ordinance"*), did provide for the issue of $5,575,000 General Obligation Bonds (Alternate Revenue Source), Series 2015A (the *"Bonds"*), and the levy of a direct annual tax sufficient to pay the principal of and interest on the Bonds; and

WHEREAS the City will have the Pledged Revenues (as defined in the Ordinance) available for the purpose of paying the principal of and interest on the Bonds during the next succeeding bond year; and

WHEREAS it is necessary and in the best interests of the City that the tax heretofore levied for the year 2025 to pay the principal of and interest on the Bonds be abated;

NOW, THEREFORE, BE IT ORDAINED by the City Council of the United City of Yorkville, Kendall County, Illinois, as follows:

Section 1. *Abatement of Tax*. The tax heretofore levied for the year 2025 in the Ordinance is hereby abated in its entirety.

Section 2. *Filing of Ordinance*. Forthwith upon the adoption of this ordinance, the City Clerk shall file a certified copy hereof with the County Clerk of The County of Kendall, Illinois, and it shall be the duty of said County Clerk to abate said tax levied for the year 2025 in accordance with the provisions hereof.

Section 3. *Effective Date*. This Ordinance shall be in full force and effect upon its passage and approval as provided by law.

ADOPTED by the Corporate Authorities on the ____ day of _____, 2025, pursuant to a roll call vote as follows:

KEN KOCH	_____	DAN TRANSIER	_____
ARDEN JOE PLOCHER	_____	CRAIG SOLING	_____
CHRIS FUNKHOUSER	_____	MATT MAREK	_____
RUSTY CORNEILS	_____	RUSTY HYETT	_____

APPROVED by me, as Mayor of the United City of Yorkville, Kendall County, Illinois, the ____ day of _____, 2025.

_____
MAYOR

PASSED by the City Council of the United City of Yorkville, Kendall County, Illinois, the ____ day of _____, 2025.

Attest: _____
CITY CLERK

STATE OF ILLINOIS)
) SS
COUNTY OF KENDALL)

FILING CERTIFICATE

I, the undersigned, do hereby certify that I am the duly qualified and acting County Clerk of the County of Kendall, Illinois, and as such official I do further certify that on the ____ day of _____, 2025, there was filed in my office a duly certified copy of Ordinance No. _____ entitled:

> AN ORDINANCE abating the tax hereto levied for the year 2025 to pay the principal of and interest on the $5,575,000 General Obligation Bonds (Alternate Revenue Source), Series 2015A, of the United City of Yorkville, Kendall County, Illinois.

(the *"Ordinance"*) duly adopted by the City Council of the United City of Yorkville, Kendall County, Illinois (the *"City"*), on the ____ day of _____, 2025, and that the same has been deposited in the official files and records of my office.

I do further certify that the taxes heretofore levied for the year 2025 for the payment of the City's $5,575,000 General Obligation Bonds (Alternate Revenue Source), Series 2015A, as described in the Ordinance will be abated as provided in the Ordinance.

IN WITNESS WHEREOF I hereunto affix my official signature and the seal of said County this ____ day of _____, 2025.

_____
County Clerk

[SEAL]

STATE OF ILLINOIS)
) SS
COUNTY OF KENDALL)

CITY CLERK'S CERTIFICATE

I, **JORI CONTRINO,** the duly qualified and acting City Clerk of the United City of Yorkville, Kendall County, Illinois, do hereby certify that attached hereto is a true and correct copy of an Ordinance entitled:

ORDINANCE NO. 2025-_____

> AN ORDINANCE abating the tax hereto levied for the year 2025 to pay the principal of and interest on the $5,575,000 General Obligation Bonds (Alternate Revenue Source), Series 2015A, of the United City of Yorkville, Kendall County, Illinois.

which Ordinance was duly adopted by the City Council of the United City of Yorkville at a regular meeting held on the ____ day of _____, 2025.

I do further certify that a quorum of said City Council was present at said meeting, and that all requirements of the Illinois Open Meetings Act were complied with.

IN WITNESS WHEREOF, I have hereunto set my hand this ____ day of _____, 2025.

_____
Jori Contrino, City Clerk
United City of Yorkville

ORDINANCE NO. 2025-_____

AN ORDINANCE abating the tax levied for the year 2025 to pay the principal of and interest on the $1,235,000 General Obligation Refunding Bonds (Alternate Revenue Source), Series 2014, of the United City of Yorkville, Kendall County, Illinois.

WHEREAS the City Council (the *"Corporate Authorities"*) of the United City of Yorkville, Kendall County, Illinois (the *"City"*), by Ordinance Number 2013-60, adopted on the 22nd day of October, 2013 (the *"Ordinance"*), did provide for the issue of $1,235,000 General Obligation Refunding Bonds (Alternate Revenue Source), Series 2014 (the *"Bonds"*), and the levy of a direct annual tax sufficient to pay the principal of and interest on the Bonds; and

WHEREAS the City will have the Pledged Revenues (as defined in the Ordinance) available for the purpose of paying the principal of and interest on the Bonds during the next succeeding bond year; and

WHEREAS it is necessary and in the best interests of the City that the tax heretofore levied for the year 2025 to pay the principal of and interest on the Bonds be abated;

NOW, THEREFORE, BE IT ORDAINED by the City Council of the United City of Yorkville, Kendall County, Illinois, as follows:

Section 1. *Abatement of Tax*. The tax heretofore levied for the year 2025 in the Ordinance is hereby abated in its entirety.

Section 2. *Filing of Ordinance*. Forthwith upon the adoption of this ordinance, the City Clerk shall file a certified copy hereof with the County Clerk of The County of Kendall, Illinois, and it shall be the duty of said County Clerk to abate said tax levied for the year 2025 in accordance with the provisions hereof.

Section 3. *Effective Date*. This Ordinance shall be in full force and effect upon its passage and approval as provided by law.

ADOPTED by the Corporate Authorities on the ____ day of _____, 2025, pursuant to a roll call vote as follows:

KEN KOCH	_____	DAN TRANSIER	_____
ARDEN JOE PLOCHER	_____	CRAIG SOLING	_____
CHRIS FUNKHOUSER	_____	MATT MAREK	_____
RUSTY CORNEILS	_____	RUSTY HYETT	_____

APPROVED by me, as Mayor of the United City of Yorkville, Kendall County, Illinois, the ____ day of _____, 2025.

_____
MAYOR

PASSED by the City Council of the United City of Yorkville, Kendall County, Illinois, the ____ day of _____, 2025.

Attest: _____
CITY CLERK

STATE OF ILLINOIS)
) SS
COUNTY OF KENDALL)

FILING CERTIFICATE

I, the undersigned, do hereby certify that I am the duly qualified and acting County Clerk of the County of Kendall, Illinois, and as such official I do further certify that on the ____ day of _____, 2025, there was filed in my office a duly certified copy of Ordinance No. _____ entitled:

> AN ORDINANCE abating the tax hereto levied for the year 2025 to pay the principal of and interest on the $1,235,000 General Obligation Refunding Bonds (Alternate Revenue Source), Series 2014, of the United City of Yorkville, Kendall County, Illinois.

(the *"Ordinance"*) duly adopted by the City Council of the United City of Yorkville, Kendall County, Illinois (the *"City"*), on the ____ day of _____, 2025, and that the same has been deposited in the official files and records of my office.

I do further certify that the taxes heretofore levied for the year 2025 for the payment of the City's $1,235,000 General Obligation Refunding Bonds (Alternate Revenue Source), Series 2014, as described in the Ordinance will be abated as provided in the Ordinance.

IN WITNESS WHEREOF I hereunto affix my official signature and the seal of said County this ____ day of _____, 2025.

_____
County Clerk

[SEAL]

STATE OF ILLINOIS)
) SS
COUNTY OF KENDALL)

CITY CLERK'S CERTIFICATE

I, **JORI CONTRINO,** the duly qualified and acting City Clerk of the United City of Yorkville, Kendall County, Illinois, do hereby certify that attached hereto is a true and correct copy of an Ordinance entitled:

ORDINANCE NO. 2025-_____

> AN ORDINANCE abating the tax hereto levied for the year 2025 to pay the principal of and interest on the $1,235,000 General Obligation Refunding Bonds (Alternate Revenue Source), Series 2014, of the United City of Yorkville, Kendall County, Illinois.

which Ordinance was duly adopted by the City Council of the United City of Yorkville at a regular meeting held on the ____ day of _____, 2025.

I do further certify that a quorum of said City Council was present at said meeting, and that all requirements of the Illinois Open Meetings Act were complied with.

IN WITNESS WHEREOF, I have hereunto set my hand this ____ day of _____, 2025.

_____
Jori Contrino, City Clerk
United City of Yorkville

ORDINANCE NO. 2025-_____

AN ORDINANCE abating the tax levied for the year 2025 to pay the principal of and interest on the $4,295,000 General Obligation Bonds (Alternate Revenue Source), Series 2014A, of the United City of Yorkville, Kendall County, Illinois.

WHEREAS the City Council (the *"Corporate Authorities"*) of the United City of Yorkville, Kendall County, Illinois (the *"City"*), by Ordinance Number 2014-32, adopted on the 22nd day of July, 2014 (the *"Ordinance"*), did provide for the issue of $4,295,000 General Obligation Bonds (Alternate Revenue Source), Series 2014A (the *"Bonds"*), and the levy of a direct annual tax sufficient to pay the principal of and interest on the Bonds; and

WHEREAS the City will have the Pledged Revenues (as defined in the Ordinance) available for the purpose of paying the principal of and interest on the Bonds during the next succeeding bond year; and

WHEREAS it is necessary and in the best interests of the City that the tax heretofore levied for the year 2025 to pay the principal of and interest on the Bonds be abated;

NOW, THEREFORE, BE IT ORDAINED by the City Council of the United City of Yorkville, Kendall County, Illinois, as follows:

Section 1. *Abatement of Tax*. The tax heretofore levied for the year 2025 in the Ordinance is hereby abated in its entirety.

Section 2. *Filing of Ordinance*. Forthwith upon the adoption of this ordinance, the City Clerk shall file a certified copy hereof with the County Clerk of The County of Kendall, Illinois, and it shall be the duty of said County Clerk to abate said tax levied for the year 2025 in accordance with the provisions hereof.

Section 3. *Effective Date*. This Ordinance shall be in full force and effect upon its passage and approval as provided by law.

ADOPTED by the Corporate Authorities on the ____ day of _____, 2025, pursuant to a roll call vote as follows:

KEN KOCH	_____	DAN TRANSIER	_____
ARDEN JOE PLOCHER	_____	CRAIG SOLING	_____
CHRIS FUNKHOUSER	_____	MATT MAREK	_____
RUSTY CORNEILS	_____	RUSTY HYETT	_____

APPROVED by me, as Mayor of the United City of Yorkville, Kendall County, Illinois, the ____ day of _____, 2025.

_____
MAYOR

PASSED by the City Council of the United City of Yorkville, Kendall County, Illinois, the ____ day of _____, 2025.

Attest: _____
CITY CLERK

STATE OF ILLINOIS)
) SS
COUNTY OF KENDALL)

FILING CERTIFICATE

I, the undersigned, do hereby certify that I am the duly qualified and acting County Clerk of the County of Kendall, Illinois, and as such official I do further certify that on the ____ day of _____, 2025, there was filed in my office a duly certified copy of Ordinance No. _____ entitled:

> AN ORDINANCE abating the tax hereto levied for the year 2025 to pay the principal of and interest on the $4,295,000 General Obligation Bonds (Alternate Revenue Source), Series 2014A, of the United City of Yorkville, Kendall County, Illinois.

(the *"Ordinance"*) duly adopted by the City Council of the United City of Yorkville, Kendall County, Illinois (the *"City"*), on the ____ day of _____, 2025, and that the same has been deposited in the official files and records of my office.

I do further certify that the taxes heretofore levied for the year 2025 for the payment of the City's $4,295,000 General Obligation Bonds (Alternate Revenue Source), Series 2014A, as described in the Ordinance will be abated as provided in the Ordinance.

IN WITNESS WHEREOF I hereunto affix my official signature and the seal of said County this ____ day of _____, 2025.

_____
County Clerk

[SEAL]

STATE OF ILLINOIS)
) SS
COUNTY OF KENDALL)

CITY CLERK'S CERTIFICATE

I, **JORI CONTRINO,** the duly qualified and acting City Clerk of the United City of Yorkville, Kendall County, Illinois, do hereby certify that attached hereto is a true and correct copy of an Ordinance entitled:

ORDINANCE NO. 2025-_____

> AN ORDINANCE abating the tax hereto levied for the year 2025 to pay the principal of and interest on the $4,295,000 General Obligation Bonds (Alternate Revenue Source), Series 2014A, of the United City of Yorkville, Kendall County, Illinois.

which Ordinance was duly adopted by the City Council of the United City of Yorkville at a regular meeting held on the ____ day of _____, 2025.

I do further certify that a quorum of said City Council was present at said meeting, and that all requirements of the Illinois Open Meetings Act were complied with.

IN WITNESS WHEREOF, I have hereunto set my hand this ____ day of _____, 2025.

_____
Jori Contrino, City Clerk
United City of Yorkville

ORDINANCE NO. 2025-_____

AN ORDINANCE abating the tax levied for the year 2025 to pay the principal of and interest on the $8,250,000 General Obligation Bonds (Alternate Revenue Source), Series 2021, of the United City of Yorkville, Kendall County, Illinois.

WHEREAS the City Council (the *"Corporate Authorities"*) of the United City of Yorkville, Kendall County, Illinois (the *"City"*), by Ordinance Number 2021-12, adopted on the 11th day of May, 2021 (the *"Ordinance"*), did provide for the issue of $8,250,000 General Obligation Bonds (Alternate Revenue Source), Series 2021 (the *"Bonds"*), and the levy of a direct annual tax sufficient to pay the principal of and interest on the Bonds; and

WHEREAS the City will have the Pledged Revenues (as defined in the Ordinance) available for the purpose of paying the principal of and interest on the Bonds during the next succeeding bond year; and

WHEREAS it is necessary and in the best interests of the City that the tax heretofore levied for the year 2025 to pay the principal of and interest on the Bonds be abated;

NOW, THEREFORE, BE IT ORDAINED by the City Council of the United City of Yorkville, Kendall County, Illinois, as follows:

Section 1. *Abatement of Tax*. The tax heretofore levied for the year 2025 in the Ordinance is hereby abated in its entirety.

Section 2. *Filing of Ordinance*. Forthwith upon the adoption of this ordinance, the City Clerk shall file a certified copy hereof with the County Clerk of The County of Kendall, Illinois, and it shall be the duty of said County Clerk to abate said tax levied for the year 2025 in accordance with the provisions hereof.

Section 3. *Effective Date*. This Ordinance shall be in full force and effect upon its passage and approval as provided by law.

ADOPTED by the Corporate Authorities on the ____ day of _____, 2025, pursuant to a roll call vote as follows:

KEN KOCH	_____	DAN TRANSIER	_____
ARDEN JOE PLOCHER	_____	CRAIG SOLING	_____
CHRIS FUNKHOUSER	_____	MATT MAREK	_____
RUSTY CORNEILS	_____	RUSTY HYETT	_____

APPROVED by me, as Mayor of the United City of Yorkville, Kendall County, Illinois, the ____ day of _____, 2025.

_____
MAYOR

PASSED by the City Council of the United City of Yorkville, Kendall County, Illinois, the ____ day of _____, 2025.

Attest: _____
CITY CLERK

STATE OF ILLINOIS)
) SS
COUNTY OF KENDALL)

FILING CERTIFICATE

I, the undersigned, do hereby certify that I am the duly qualified and acting County Clerk of the County of Kendall, Illinois, and as such official I do further certify that on the ____ day of _____, 2025, there was filed in my office a duly certified copy of Ordinance No. _____ entitled:

> AN ORDINANCE abating the tax hereto levied for the year 2025 to pay the principal of and interest on the $8,250,000 General Obligation Bonds (Alternate Revenue Source), Series 2021, of the United City of Yorkville, Kendall County, Illinois.

(the *"Ordinance"*) duly adopted by the City Council of the United City of Yorkville, Kendall County, Illinois (the *"City"*), on the ____ day of _____, 2025, and that the same has been deposited in the official files and records of my office.

I do further certify that the taxes heretofore levied for the year 2025 for the payment of the City's $8,250,000 General Obligation Bonds (Alternate Revenue Source), Series 2021, as described in the Ordinance will be abated as provided in the Ordinance.

IN WITNESS WHEREOF I hereunto affix my official signature and the seal of said County this ____ day of _____, 2025.

_____
County Clerk

[SEAL]

STATE OF ILLINOIS)
) SS
COUNTY OF KENDALL)

CITY CLERK'S CERTIFICATE

I, **JORI CONTRINO,** the duly qualified and acting City Clerk of the United City of Yorkville, Kendall County, Illinois, do hereby certify that attached hereto is a true and correct copy of an Ordinance entitled:

ORDINANCE NO. 2025-_____

AN ORDINANCE abating the tax hereto levied for the year 2025 to pay the principal of and interest on the $8,250,000 General Obligation Bonds (Alternate Revenue Source), Series 2021, of the United City of Yorkville, Kendall County, Illinois.

which Ordinance was duly adopted by the City Council of the United City of Yorkville at a regular meeting held on the ____ day of _____, 2025.

I do further certify that a quorum of said City Council was present at said meeting, and that all requirements of the Illinois Open Meetings Act were complied with.

IN WITNESS WHEREOF, I have hereunto set my hand this ____ day of _____, 2025.

_____
Jori Contrino, City Clerk
United City of Yorkville

ORDINANCE NO. 2025-_____

AN ORDINANCE abating the tax hereto levied for the year 2025 to pay debt service on General Obligation Bonds (Alternate Revenue Source), Series 2023A, of the United City of Yorkville, Kendall County, Illinois.

WHEREAS the City Council (the *"Corporate Authorities"*) of the United City of Yorkville, Kendall County, Illinois (the *"City"*), by Ordinance Number 2023-24, adopted on the 11th day of July, 2023 (the *"Ordinance"*), did provide for the issue of $9,985,000 General Obligation Bonds (Alternate Revenue Source), Series 2023A (the *"Bonds"*), and the levy of a direct annual tax sufficient to pay the principal of and interest on the Bonds; and

WHEREAS the City will have the Pledged Revenues (as defined in the Ordinance) available for the purpose of paying the principal of and interest on the Bonds during the next succeeding bond year; and

WHEREAS it is necessary and in the best interests of the City that the tax heretofore levied for the year 2025 to pay the principal of and interest on the Bonds be abated;

NOW, THEREFORE, BE IT ORDAINED by the City Council of the United City of Yorkville, Kendall County, Illinois, as follows:

Section 1. *Abatement of Tax*. The tax heretofore levied for the year 2025 in the Ordinance is hereby abated in its entirety.

Section 2. *Filing of Ordinance*. Forthwith upon the adoption of this ordinance, the City Clerk shall file a certified copy hereof with the County Clerk of The County of Kendall, Illinois, and it shall be the duty of said County Clerk to abate said tax levied for the year 2025 in accordance with the provisions hereof.

Section 3. *Effective Date*. This Ordinance shall be in full force and effect upon its passage and approval as provided by law.

ADOPTED by the Corporate Authorities on the ____ day of _____, 2025, pursuant to a roll call vote as follows:

KEN KOCH	_____	DAN TRANSIER	_____
ARDEN JOE PLOCHER	_____	CRAIG SOLING	_____
CHRIS FUNKHOUSER	_____	MATT MAREK	_____
RUSTY CORNEILS	_____	RUSTY HYETT	_____

APPROVED by me, as Mayor of the United City of Yorkville, Kendall County, Illinois, the ____ day of _____, 2025.

_____
MAYOR

PASSED by the City Council of the United City of Yorkville, Kendall County, Illinois, the ____ day of _____, 2025.

Attest: _____
CITY CLERK

STATE OF ILLINOIS)
) SS
COUNTY OF KENDALL)

FILING CERTIFICATE

I, the undersigned, do hereby certify that I am the duly qualified and acting County Clerk of the County of Kendall, Illinois, and as such official I do further certify that on the ____ day of _____, 2025, there was filed in my office a duly certified copy of Ordinance No. _____ entitled:

> AN ORDINANCE abating the tax hereto levied for the year 2025 to pay debt service on General Obligation Bonds (Alternate Revenue Source), Series 2023A, of the United City of Yorkville, Kendall County, Illinois.

(the *"Ordinance"*) duly adopted by the City Council of the United City of Yorkville, Kendall County, Illinois (the *"City"*), on the ____ day of _____, 2025, and that the same has been deposited in the official files and records of my office.

I do further certify that the taxes heretofore levied for the year 2025 for the payment of the City's $9,985,000 General Obligation Bonds (Alternate Revenue Source), Series 2023A, as described in the Ordinance will be abated as provided in the Ordinance.

IN WITNESS WHEREOF I hereunto affix my official signature and the seal of said County this ____ day of _____, 2025.

_____
County Clerk

[SEAL]

STATE OF ILLINOIS)
) SS
COUNTY OF KENDALL)

CITY CLERK'S CERTIFICATE

I, **JORI CONTRINO,** the duly qualified and acting City Clerk of the United City of Yorkville, Kendall County, Illinois, do hereby certify that attached hereto is a true and correct copy of an Ordinance entitled:

ORDINANCE NO. 2025-_____

AN ORDINANCE abating the tax hereto levied for the year 2025 to pay debt service on General Obligation Bonds (Alternate Revenue Source), Series 2023A, of the United City of Yorkville, Kendall County, Illinois.

which Ordinance was duly adopted by the City Council of the United City of Yorkville at a regular meeting held on the ____ day of _____, 2025.

I do further certify that a quorum of said City Council was present at said meeting, and that all requirements of the Illinois Open Meetings Act were complied with.

IN WITNESS WHEREOF, I have hereunto set my hand this ____ day of _____, 2025.

_____
Jori Contrino, City Clerk
United City of Yorkville

ORDINANCE NO. 2025-_____

AN ORDINANCE abating the tax hereto levied for the year 2025 to pay debt service on General Obligation Bonds (Alternate Revenue Source), Series 2025A and Series 2025B, of the United City of Yorkville, Kendall County, Illinois.

WHEREAS the City Council (the *"Corporate Authorities"*) of the United City of Yorkville, Kendall County, Illinois (the *"City"*), by Ordinance Number 2024-76, adopted on the 12th day of December, 2024 (the *"Ordinance"*), did provide for the issue of $68,850,000 General Obligation Bonds (Alternate Revenue Source), Series 2025A and Series 2025B (the *"Bonds"*), and the levy of a direct annual tax sufficient to pay the principal of and interest on the Bonds; and

WHEREAS the City will have the Pledged Revenues (as defined in the Ordinance) available for the purpose of paying the principal of and interest on the Bonds during the next succeeding bond year; and

WHEREAS it is necessary and in the best interests of the City that the tax heretofore levied for the year 2025 to pay the principal of and interest on the Bonds be abated;

NOW, THEREFORE, BE IT ORDAINED by the City Council of the United City of Yorkville, Kendall County, Illinois, as follows:

Section 1. *Abatement of Tax*. The taxes heretofore levied for the year 2025 in the Ordinance authorizing the General Obligation Bonds (Alternate Revenue Source), Series 2025A and General Obligation Bonds (Alternative Revenue Source), Series 2025B are hereby abated in their entirety.

Section 2. *Filing of Ordinance*. Forthwith upon the adoption of this ordinance, the City Clerk shall file a certified copy hereof with the County Clerk of The County of Kendall, Illinois, and it shall be the duty of said County Clerk to abate said taxes levied for the year 2025 in accordance with the provisions hereof.

Section 3. *Effective Date*. This Ordinance shall be in full force and effect upon its passage and approval as provided by law.

ADOPTED by the Corporate Authorities on the ____ day of _____, 2025, pursuant to a roll call vote as follows:

KEN KOCH	_____	DAN TRANSIER	_____
ARDEN JOE PLOCHER	_____	CRAIG SOLING	_____
CHRIS FUNKHOUSER	_____	MATT MAREK	_____
RUSTY CORNEILS	_____	RUSTY HYETT	_____

APPROVED by me, as Mayor of the United City of Yorkville, Kendall County, Illinois, the ____ day of _____, 2025.

_____
MAYOR

PASSED by the City Council of the United City of Yorkville, Kendall County, Illinois, the ____ day of _____, 2025.

Attest: _____
CITY CLERK

STATE OF ILLINOIS)
) SS
COUNTY OF KENDALL)

FILING CERTIFICATE

I, the undersigned, do hereby certify that I am the duly qualified and acting County Clerk of the County of Kendall, Illinois, and as such official I do further certify that on the ____ day of _____, 2025, there was filed in my office a duly certified copy of Ordinance No. _____ entitled:

> AN ORDINANCE abating the tax hereto levied for the year 2025 to pay debt service on General Obligation Bonds (Alternate Revenue Source), Series 2025A and Series 2025B, of the United City of Yorkville, Kendall County, Illinois.

(the *"Ordinance"*) duly adopted by the City Council of the United City of Yorkville, Kendall County, Illinois (the *"City"*), on the ____ day of _____, 2025, and that the same has been deposited in the official files and records of my office.

I do further certify that the taxes heretofore levied for the year 2025 for the payment of the City's $68,850,000 General Obligation Bonds (Alternate Revenue Source), Series 2025A and Series 2025B, as described in the Ordinance will be abated as provided in the Ordinance.

IN WITNESS WHEREOF I hereunto affix my official signature and the seal of said County this ____ day of _____, 2025.

_____
County Clerk

[SEAL]

STATE OF ILLINOIS)
) SS
COUNTY OF KENDALL)

CITY CLERK'S CERTIFICATE

I, **JORI CONTRINO,** the duly qualified and acting City Clerk of the United City of Yorkville, Kendall County, Illinois, do hereby certify that attached hereto is a true and correct copy of an Ordinance entitled:

ORDINANCE NO. 2025-_____

AN ORDINANCE abating the tax hereto levied for the year 2025 to pay debt service on General Obligation Bonds (Alternate Revenue Source), Series 2025A and Series 2025B, of the United City of Yorkville, Kendall County, Illinois.

which Ordinance was duly adopted by the City Council of the United City of Yorkville at a regular meeting held on the ____ day of _____, 2025.

I do further certify that a quorum of said City Council was present at said meeting, and that all requirements of the Illinois Open Meetings Act were complied with.

IN WITNESS WHEREOF, I have hereunto set my hand this ____ day of _____, 2025.

_____
Jori Contrino, City Clerk
United City of Yorkville

Reviewed By:	
Legal	☐
Finance	■
Engineer	☐
City Administrator	■
Community Development	☐
Purchasing	☐
Police	☐
Public Works	☐
Parks and Recreation	☐

Agenda Item Number

Consent Agenda #8

Tracking Number

ADM 2025-54

Agenda Item Summary Memo

Title: 2025 Special Service Area Abatement Ordinances

Meeting and Date: City Council – November 25, 2025

Synopsis: Please see attached memo.

Council Action Previously Taken:

Date of Action: ADM – 11/19/25 Action Taken: Moved forward to CC consent agenda.

Item Number: ADM 2025-54

Type of Vote Required: Majority

Council Action Requested: Approval

Submitted by: Rob Fredrickson (Name) Finance (Department)

Agenda Item Notes:

Have a question or comment about this agenda item?
Call us Monday-Friday, 8:00am to 4:30pm at 630-553-4350, email us at agendas@yorkville.il.us, post at www.facebook.com/CityofYorkville, tweet us at @CityofYorkville, and/or contact any of your elected officials at http://www.yorkville.il.us/320/City-Council

United City of Yorkville
2025 Special Service Area (SSA) Property Tax Extension & Abatement Overview

Special Service No. 2003-100 (Raintree Village)

Tax Classification	2025 Levy	2024 Levy	% Change
Maximum Parcel Amount			
Single Family	$ 2,826.00	$ 2,784.00	1.51%
Duplex	$ 2,313.00	$ 2,279.00	1.49%
Extended Parcel Amounts			
Single Family	$ 2,317.36	$ 2,282.72	1.52%
Duplex	$ 1,896.70	$ 1,868.64	1.50%
Total Special Tax Requirement	**$ 564,646.74**	**$ 558,512.16**	**1.10%**

Special Service No. 2005-108 (Autumn Creek)

Tax Classification	2025 Levy	2024 Levy	% Change
Maximum Parcel Amount			
Single Family	$ 2,613.00	$ 2,574.00	1.52%
Townhome	$ 2,222.00	$ 2,189.00	1.51%
Extended Parcel Amounts			
Single Family	$ 1,916.12	$ 1,885.46	1.63%
Townhome	$ 1,629.40	$ 1,603.44	1.62%
Total Special Tax Requirement	**$ 869,442.76**	**$ 855,546.66**	**1.62%**

Special Service No. 2003-101 (Windett Ridge)

Tax Classification	2025 Levy	2024 Levy	% Change
Maximum Parcel Amount			
Single Family	$ 2,659.00	$ 2,620.00	1.49%
Extended Parcel Amounts			
Single Family	$ 2,151.12	$ 2,118.68	1.53%
Total Special Tax Requirement	**$ 495,922.22**	**$ 496,918.18**	**-0.20%**

Special Service No. 2004-104 (Grande Reserve)

Tax Classification	2025 Levy	2024 Levy	% Change
Maximum Parcel Amount - First Series			
Single Family	$ 2,826.00	$ 2,784.00	1.51%
Extended Parcel Amounts - First Series			
Single Family	$ 2,364.34	$ 2,270.94	4.11%
Total Special Tax Requirement	**$ 512,344.92**	**$ 492,082.14**	**4.12%**

Special Service No. 2004-107 (Raintree Village II)

Tax Classification	2025 Levy	2024 Levy	% Change
Maximum Parcel Amount			
Single Family	$ 2,826.00	$ 2,784.00	1.51%
Duplex	$ 2,313.00	$ 2,279.00	1.49%
Townhome	$ 1,952.00	$ 1,923.00	1.51%
Extended Parcel Amounts			
Single Family	$ 1,948.60	$ 1,919.78	1.50%
Duplex	$ 1,594.88	$ 1,571.54	1.49%
Townhome	$ 1,345.96	$ 1,326.06	1.50%
Total Special Tax Requirement	**$ 583,315.64**	**$ 574,697.40**	**1.50%**

Special Service No. 2005-109 (Bristol Bay)

Tax Classification	2025 Levy	2024 Levy	% Change
Maximum Parcel Amount - First Series			
Single Family	$ 2,822.00	$ 2,780.00	1.51%
Townhome	$ 2,287.00	$ 2,253.00	1.51%
Condominium	$ 1,927.00	$ 1,899.00	1.47%
Extended Parcel Amounts - First Series			
Single Family	$ 2,131.54	$ 2,098.09	1.59%
Townhome	$ 1,727.44	$ 1,699.34	1.65%
Condominium	$ 1,455.52	$ 1,432.34	1.62%
Total Special Tax Requirement	**$ 1,319,836.78**	**$ 1,300,591.66**	**1.48%**

Memorandum

To: Administration Committee
From: Rob Fredrickson, Finance Director
Date: November 12, 2025
Subject: SSA No. 2003-100 Raintree Village – Tax Abatement

The table below represents a year-over year comparison of maximum and extended tax levy amounts on a per parcel basis for the Raintree Village Special Service Area (2003-100), as shown in Table 5 (page 7) of the Administration Report prepared by the City's SSA consultant, David Taussig & Associates (DTA).

Special Service No. 2003-100 (Raintree Village)

Tax Classification	2025 Levy	2024 Levy	% Change
Maximum Parcel Amount			
Single Family	$ 2,826.00	$ 2,784.00	1.51%
Duplex	$ 2,313.00	$ 2,279.00	1.49%
Extended Parcel Amounts			
Single Family	$ 2,317.76	$ 2,282.72	1.52%
Duplex	$ 1,896.70	$ 1,868.64	1.50%

As noted above, extended (actual) 2025 tax levy amounts will increase by 1.5% for both single family and duplex parcels in comparison with the previous year. Taken in the aggregate, these parcels will yield special service area property taxes totaling $564,646.74 (out of a maximum amount of $707,850.00 – with $143,203.26 being abated).

It is the recommendation of staff that the SSA abatement ordinance be approved. Both the ordinance and Raintree Village SSA Administration Report have been attached for your review and consideration.

Ordinance No. 2025-_____

ORDINANCE ABATING SPECIAL SERVICE AREA TAXES FOR SPECIAL SERVICE AREA NUMBER 2003-100 (RAINTREE VILLAGE PROJECT) AND APPROVING THE AMENDED SPECIAL TAX ROLL

BE IT ORDAINED BY THE CITY COUNCIL OF THE UNITED CITY OF YORKVILLE, KENDALL COUNTY, ILLINOIS, AS FOLLOWS:

Section 1. It is found and declared by the City Council of the United City of Yorkville, Kendall County, Illinois (the "City"), as follows:

(a) The City Council of the City adopted Ordinance No. 2003-55 on August 12, 2003 (the "Bond Ordinance") which: (i) provided for the issuance of $7,150,000 of Special Service Area Number 2003-100 Special Tax Bonds, Series 2003 (Raintree Village Project) (the "Bonds"), of the United City of Yorkville, for the purpose of paying for the costs of certain improvements benefiting the Special Service Area Number 2003-100 (the "Special Service Area"); and (ii) provided for the levy of a Special Tax upon all taxable property within the Special Service Area sufficient to pay the principal of the Bonds for each year at maturity or mandatory sinking fund redemption dates and to pay interest and Administrative Expenses of the Special Service Area for each such year. The Bond Ordinance also authorized the City to abate the taxes levied pursuant to such Ordinance to the extent the taxes levied exceeded the Special Tax Requirement (as defined in the Bond Ordinance) as calculated pursuant to the Special Tax Roll and Report for the Special Service Area (the "Special Tax Roll") prepared by DTA, Inc. (the "Consultant").

(b) Pursuant to the Special Tax Roll, the Consultant of the City has determined that the Special Tax Requirement for 2025 for the Bonds is $564,646.74 and the 2025 Levy for Special Taxes is $564,646.74 (which complies with the Kendall County tax billing

requirement of rounding the per parcel special tax up to the nearest even cent on single family property).

Section 2. Of the $707,850.00 of Special Taxes levied for calendar year 2025 pursuant to Section 6 of the Bond Ordinance $143,203.26 of such Special Taxes is hereby abated resulting in a 2025 calendar year levy of $564,646.74.

Section 3. It is the duty of the County Clerk of Kendall County to abate those taxes as provided in Section 2 of this Ordinance.

Section 4. The City Council of the City hereby approves the United City of Yorkville Special Service Area Number 2003-100 Administration Report Levy Year 2025 dated November 10, 2025, prepared by DTA, Inc. and the 2025 Amended Special Tax Roll attached to such report with such changes therein as are deemed necessary by the Mayor and the City's consultant to reflect any changes in final parcel identification numbers.

Section 5. All ordinances, resolutions and orders or parts of ordinances, resolutions and orders in conflict with this ordinance are repealed to the extent of such conflict. The City Clerk shall cause this Ordinance to be published in pamphlet form. This Ordinance shall be in full force and effect after passage and publication as provided by law.

PASSED by the City Council of the City this _____ ___, 2025.

KEN KOCH	_____	DAN TRANSIER	_____
ARDEN JOE PLOCHER	_____	CRAIG SOLING	_____
CHRIS FUNKHOUSER	_____	MATT MAREK	_____
RUSTY CORNEILS	_____	RUSTY HYETT	_____

_____
City Clerk

SIGNED by the Mayor this _____ ___, 2025.

_____
Mayor

ATTEST:

_____
City Clerk

Published in pamphlet form _____ ____, 2025.

www.FinanceDTA.com

ADMINISTRATION REPORT (LEVY YEAR 2025)

UNITED CITY OF YORKVILLE

SPECIAL SERVICE AREA NO. 2003-100

November 10, 2025

Public Finance
Public-Private Partnerships
Development Economics
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18201 Von Karman Avenue, Suite 220
Irvine, CA 92612

UNITED CITY OF YORKVILLE

ADMINISTRATION REPORT

(LEVY YEAR 2025)

Special Service Area No. 2003-100

Prepared for:

United City of Yorkville

800 Game Farm Road

Yorkville, IL 60560

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APPENDIX E	AERIAL APPENDIX OF SSA BOUNDARIES
APPENDIX F	SPECIAL TAX ROLL AND REPORT
APPENDIX G	2025 AMENDED SPECIAL TAX ROLL

www.FinanceDTA.com

INTRODUCTION

This report calculates the 2025 special taxes required to pay annual debt service on the United City of Yorkville (the "City") Special Service Area Number 2003-100 ("SSA No. 2003-100") Special Tax Refunding Bonds, Series 2013 (Raintree Village Project) (the "Series 2013 Bonds") and administrative expenses and apportions the special taxes to each taxable parcel within SSA No. 2003-100. Pursuant to the Special Service Area Act (the "Act"), the City Aldermen are the governing body of SSA No. 2003-100. The City Aldermen must annually, prior to the last Tuesday of December, approve by ordinance the special taxes to be collected, abate the Maximum Parcel Special Taxes in excess of the special taxes to be collected, and direct the County Clerk of Kendall County to extend the special taxes for collection. The special taxes will be billed on the tax bill for *ad valorem* property taxes.

SSA No. 2003-100 was established by Ordinance No. 2003-54 (the "Establishing Ordinance"), adopted on August 12, 2003. The Establishing Ordinance authorized SSA No. 2003-100 to provide special services, issue bonds, and levy a special tax to repay the bonds.

A Authorized Special Services

The authorized special services include:

- Engineering;
- Soil testing and appurtenant work;
- Mass grading and demolition;
- Storm water management facilities;
- Storm drainage systems and storm sewers;
- Site clearing and tree removal;
- Public water facilities;
- Sanitary sewer facilities;
- Erosion control measures;
- Roads, streets, curbs, gutters, street lighting, traffic controls, sidewalks, equestrian paths and related street improvements, equipment and materials necessary for the maintenance thereof;
- Landscaping, wetland mitigation and tree installation;
- Costs for land and easement acquisitions relating to any of the foregoing improvements; and
- Required tap-on and related fees for water or sanitary sewer services and other eligible costs.

B Bonded Indebtedness

The Establishing Ordinance specified that not more than $15,000,000 in bonds may be issued by SSA No. 2003-100. Ordinance No. 2003-55 (the "2003 Bond Ordinance"), adopted on August 12, 2003, approved the form of a trust indenture and preliminary limited offering memorandum and provided for the issuance of not more than $8,000,000 in United City of Yorkville Special Service Area Number 2003-100 Special Tax Bonds, Series 2003 (Raintree Village Project) (the "Series 2003 Bonds"). The Series 2003 Bonds were issued in the amount of $7,150,000 in September 2003.

Ordinance No. 2013-25 (the "2013 Bond Ordinance"), adopted on April 23, 2013, approved the form of a trust indenture and preliminary limited offering memorandum and provided for the issuance of not more than $7,300,000 in bonds to refund the Series 2003 Bonds.

The Series 2013 Bonds were issued in May 2013 in the amount of $6,705,000 to refund the Series 2003 Bonds in full. The current debt service schedule is attached hereto as Appendix D and a brief summary of any optional redemption of bonds is contained in Section VI herein.

C Special Taxes

The Establishing Ordinance incorporates the United City of Yorkville Special Service Area Number 2003-100 Special Tax Roll and Report (the "Special Tax Roll and Report"). The Special Tax Roll and Report sets forth the Maximum Parcel Special Taxes which have been levied for the payment of principal of and interest on the Series 2013 Bonds and the administration and maintenance of SSA No. 2003-100 and is attached hereto as Appendix F. A table of the Maximum Parcel Special Taxes is included in Section III herein.

I SPECIAL TAX REQUIREMENT

The SSA No. 2003-100 2025 Special Tax Requirement is equal to $564,647. As shown in Table 1 below, the 2025 Special Tax Requirement is equal to the sum of the Series 2013 Bonds debt service for the 12 months ending March 1, 2027, estimated administrative expenses, contingency for estimated delinquent special taxes, and, and less the estimated projected available fund as of March 1, 2026, as shown in Table 1 below.

Table 1: Levy Year 2025 Special Tax Requirement

Types of Funds	Total Amount
Sources of Funds	
Prior Year Surplus/(Deficit)	$33,500
Earnings	$0
Special Taxes	$564,647
Subtotal	**$598,147**
Uses of Funds	
Debt Service	
Interest - 09/01/2026	($83,150)
Interest - 03/01/2027	($83,150)
Principal - 03/01/2027	($389,000)
Administrative Expenses	($25,906)
Delinquent Special Taxes	($16,941)
Reserve Fund Replenishment	$0
Subtotal	**($598,147)**
Projected Surplus/(Deficit) – March 1, 2027	**$0**

II ACCOUNT ACTIVITY SUMMARY

The Trust Indenture for the Series 2013 Bonds (the "2013 Indenture") establishes six funds and one account. The six funds are the Bond and Interest Fund, Reserve Fund, Special Reserve Fund, Cost of Issuance Fund, Administrative Expense Fund, and Rebate Fund. Within the Bond and Interest Fund is the Special Redemption Account. A diagram of the funds and accounts is included herein as Appendix A.

Money held in any of the funds and accounts can be invested at the direction of the City and in conformance with the limitations set forth in the 2013 Indenture. Investment interest earnings, if any, will generally be applied to the fund or account for which the investment is made. Diagrams of the application of special taxes and earnings are attached as Appendices B and C, respectively.

A summary of account activity for the 12 months ending September 30, 2025, is shown in Table 2 on the following page.

Table 2: Transaction Summary (10/01/2024 through 9/30/2025)

Types of Funds	Administrative Expense Fund	Reserve Fund	Bond and Interest Fund	Special Redemption Fund
Beginning Balance (October 1, 2024)	$3,122	$630,795	$776,565	$37,890
Earnings	$625	$27,557	$26,906	$1,602
Special Taxes				
Prior Year(s)	$0	$0	$4,770	$0
Levy Year 2024	$0	$0	$544,087	$0
Account Transfers	$0	($44,390)	$81,034	($36,645)
Administrative Expense Fund Transfers				
2024 Budgeted	$0	$0	$0	$0
2025 Prefunding	$47,741	$0	($31,456)	($200)
Debt Service				
Interest and Principal - 03/01/2025	$0	$0	($414,920)	$0
Interest - 09/01/2025	$0	$0	($92,675)	$0
Bond Redemptions/Prepayments				
Receipts	$0	$0	$0	$10,830
Principal Redemption	$0	$0	($17,000)	$0
Redemption Premium	$0	$0	$0	$0
Property Owner Refunds	$0	$0	$0	$0
Administrative Expenses	($18,453)	$0	$0	$0
Ending Balance (September 30, 2025)	**$33,035**	**$613,962**	**$877,312**	**$13,478**

The calculation of the estimated fund balances as of March 1, 2026, is shown in Table 3 below.

Table 3: Estimated Transaction Summary (10/01/2025 through 3/1/2026)

Types of Funds	Administrative Expense Fund	Reserve Fund	Bond and Interest Fund	Special Redemption Fund
Beginning Balance (October 1, 2025)	$33,035	$613,962	$906,602	$13,478
Earnings	$0	$0	$0	$0
Special Taxes				
Prior Year(s)	$0	$0	$0	$0
Levy Year 2024	$0	$0	$14,425	$0
Prepayment Receipts	$0	$0	$0	$0
Account Transfers				
Bond Redemption/Prepayments	$100	($2,511)	$15,125	($12,714)
All Other/Non-Administrative Expense	$0	($12,162)	$12,162	$0
Administrative Expense Fund Transfers				
2025 Budgeted	$0	$0	$0	$0
2026 Prefunding	$11,926	$0	($11,926)	$0
Debt Service				
Interest - 03/01/2026	$0	$0	($92,250)	$0
Principal - 03/01/2026	$0	$0	($364,000)	$0
Bond Redemptions/Prepayments				
Principal Redemption	$0	$0	$0	$0
Redemption Premium	$0	$0	($262,723)	$0
One-Time Corrected Transfer	$0	$0		
Remaining 2024 Administrative Expenses	($19,155)	$0	$0	$0
Ending Balance - March 1, 2026	**$25,906**	**$599,289**	**$217,417**	**$763**
Reserve Fund Requirement	N/A	($599,289)	N/A	N/A
Funds Not Eligible for Levy Surplus	($25,906)	N/A	($183,917)	($763)
Projected Surplus/(Deficit) as of March 1, 2026	**$0**	**$0**	**$33,500**	**$0**

III MAXIMUM, ABATED, AND EXTENDED SPECIAL TAXES

Pursuant to the 2013 Bond Ordinance, the 2025 Maximum Parcel Special Taxes equal $707,850.00. The total required abatement for prepayments is $19,269.00, resulting in the adjusted 2025 Maximum Parcel Special Taxes of $688,581.00. Subtracting the 2025 Special Tax Requirement of $564,646.74, results in an abatement of $123,934.26 for parcels subject to the special tax and a total abatement of $143,203.26. In accordance with the Special Tax Roll and Report the Maximum Parcel Special Tax applicable to each Parcel in SSA 2003-100 is abated in equal percentages until the special tax remaining equals the Special Tax Requirement.

The 2025 maximum, abated, and extended special tax for each special tax classification is shown in Table 4 below. The Amended Special Tax Roll, which lists the maximum, abated, and extended special tax for each parcel, is attached as Appendix G. Note, the special tax levy and abatement have been adjusted to reconcile with the special taxes set forth in the bond ordinance.

Table 4: Maximum, Abated and Extended Special Taxes

Special Tax Classification	Maximum Parcel Special Tax	Abated Special Tax	Extended Special Tax
Single-Family Dwelling Unit	$2,826.00	$508.64	$2,317.36
Duplex Dwelling Unit	$2,313.00	$416.30	$1,896.70
Prepaid Single-Family Dwelling Unit	$2,826.00	$2,826.00	$0.00
Prepaid Duplex Dwelling Unit	$2,313.00	$2,313.00	$0.00

A comparison of the maximum and extended special tax amounts for 2025 and 2024 is shown in Table 5 below.

Table 5: Comparison of Maximum and Extended Special Taxes

Special Tax Classification	Levy Year 2025	Levy Year 2024	Percentage Change
Maximum Parcel Special Tax			
Single-Family Dwelling Unit	$2,826.00	$2,784.00	1.51%
Duplex Dwelling Unit	$2,313.00	$2,279.00	1.49%
Extended Special Tax			
Single-Family Dwelling Unit	$2,317.36	$2,282.72	1.52%
Duplex Dwelling Unit	$1,896.70	$1,868.64	1.50%

The schedule of the remaining SSA No. 2003-100 Maximum Parcel Special Taxes is shown in Table 6 on the following page. The Maximum Parcel Special Taxes escalate 1.50% annually through 2031.

Table 6: Maximum Parcel Special Taxes

Levy Year	Collection Year	Aggregate [1]	Per Unit	
			Single-Family	Duplex
2025	2026	$707,850	$2,826	$2,313
2026	2027	$718,420	$2,868	$2,348
2027	2028	$729,175	$2,911	$2,383
2028	2029	$740,195	$2,955	$2,419
2029	2030	$751,215	$2,999	$2,455
2030	2031	$762,500	$3,044	$2,492
2031	2032	$773,970	$3,090	$2,529

Note:

1. Special Taxes per the 2013 Bond Ordinance, as adjusted for prepayments.

IV PRIOR YEAR SPECIAL TAX COLLECTIONS

The SSA No. 2003-100 special tax is billed and collected by Kendall County (the "County") in the same manner and at the same time as general *ad valorem* property taxes. The City may provide other means of collecting the special tax, if necessary, to meet the financial obligations of SSA No. 2003-100.

A 2024 Special Tax Receipts

As of November 3, 2025, $558,512.16 of $558,512.16 in Levy Year 2024 special tax levies have been collected, resulting in a delinquency amount $0.00 and a delinquency rate of 0.00%.

B Tax Sales and Foreclosures

The lien and foreclosure remedies provided for in Article 9 of the Illinois Municipal Code shall apply upon the nonpayment of the special tax. The City is not currently pursuing any foreclosure actions.

Kendall County held their annual tax sale on October 27, 2025. Prior to the County Tax Sale, there were 3 parcels with delinquent special taxes of $6,434.08. Delinquent property taxes for 3 and parcels with special taxes of $6,434.08 were purchased at the County Tax Sale.

V DEVELOPMENT STATUS

SSA No. 2003-100 is comprised of 200 single-family homes and 86 duplex units, which is consistent with the original projections. An aerial map of SSA No. 2003-100 is attached as Appendix E. The number of units in each plat is summarized in Table 7 below.

Table 7: Land Use Summary

Plat	Recorded	Land Use	Number of Units
Unit 1	Yes	Single-Family	100
Unit 2	Yes	Single-Family	100
Unit 3	Yes	Duplex	86
		Total	**286**

A Equalized Assessed Value

Equalized assessed value increased in 2024 to $27,244,720.

VI OUTSTANDING BONDS

The Series 2013 Bonds were issued in May 2013 as fixed rate bonds with an original principal amount of $6,705,000. As of September 30, 2025, the outstanding principal was $3,690,000. The current debt schedule adjusted for early redemptions from special tax prepayments is attached herein as Appendix D.

A Bond Redemptions from Special Tax Prepayments

As a result of special tax prepayments received from property owners, $106,000 of the Series 2013 Bonds were redeemed as shown in Table 8 below.

Table 8: Special Mandatory Bond Redemptions from Special Tax Prepayments

Redemption Date	Bonds Redeemed
September 1, 2015	$25,000
September 1, 2018	$40,000
June 1, 2024	$41,000
September 1, 2025	$17,000
Total Redeemed	**$123,000**

B Special Tax Prepayments

The SSA No. 2003-100 Maximum Parcel Special Tax may be prepaid and permanently satisfied, or prepaid in part, provided that proceeds for any such prepayment are sufficient to permit the redemption of Bonds in such amounts and maturities deemed necessary by the Administrator and in accordance with the Bond Indenture. The prepayment calculation formula is set forth in the Special Tax Roll and Report.

Prior to the issuance of Series 2013 Bonds, the Maximum Parcel Special Taxes were prepaid in full for 15 single-family dwelling units and 8 duplex dwelling units. After the issuance of Series 2013 Bonds, the Maximum Parcel Special Taxes have been prepaid in full for additional 6 single-family dwelling units and 1 duplex dwelling units. No partial prepayments have been received.

VII EQUALIZED ASSESSED VALUE AND VALUE-TO-LIEN RATIO

The SSA No. 2003-100 Equalized Assessed Value and Value-to-Lien Ratio is shown in Table 9 below.

Table 9: Equalized Assessed Value and Value-to-Lien Ratio

2024 Equalized Assessed Value [1]	2024 Appraised Value [2]	Outstanding Bonds [3]	Value-to-Lien Ratio
$27,244,720	$81,734,160	$3,690,000	22.15:1

Notes:

1. Source: Kendall County.
2. Appraised Value is equal to three times the equalized assessed value.
3. As of September 2, 2025.

VIII *AD VALOREM* PROPERTY TAX RATES

The 2024 general *ad valorem* tax rates for SSA No. 2003-100 are shown in Table 10 below.

Table 10: 2024 General *Ad Valorem* Property Tax Rates [1]

Type of Rate	*Ad Valorem* Rate
United City of Yorkville Rates	
Corporate	0.10718%
Police Protection	0.13938%
Police Pension	0.15955%
Audit	0.00327%
Liability Insurance	0.00436%
Social Security	0.01633%
School Crossing Guard	0.00000%
Revenue Recapture	0.00052%
Subtotal City Tax Rate	**0.44148%**
District Rates	
School District CU-115	5.74732%
Bristol-Kendall Fire Protection District	0.62408%
County	0.52808%
Yorkville/Bristol Sanitary District	0.41827%
Junior College #516	0.41827%
Yorkville Library	0.11642%
Kendall Road District	0.18905%
Forest Preserve	0.13040%
Kendall Township	5.74732%
Subtotal District Tax Rate	**7.82797%**
Total Tax Rate	**8.26945%**

Note:

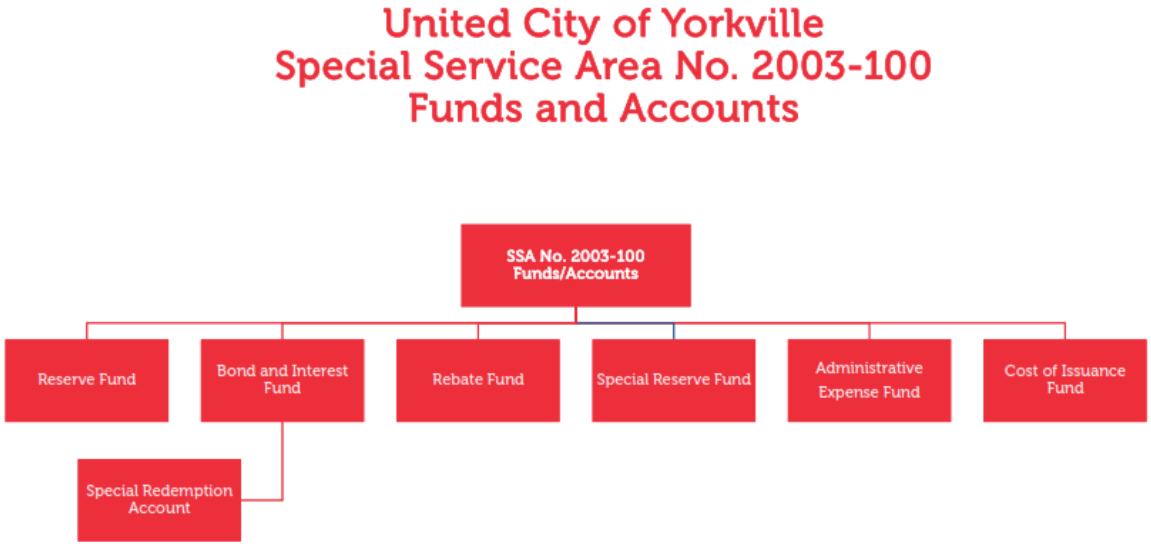
1. Source: Kendall County, Tax Code KE015.

APPENDIX A

United City of Yorkville SSA No. 2003-100
Administration Report
(Levy Year 2025)

FUNDS AND ACCOUNTS

Figure A-1: Funds and Accounts



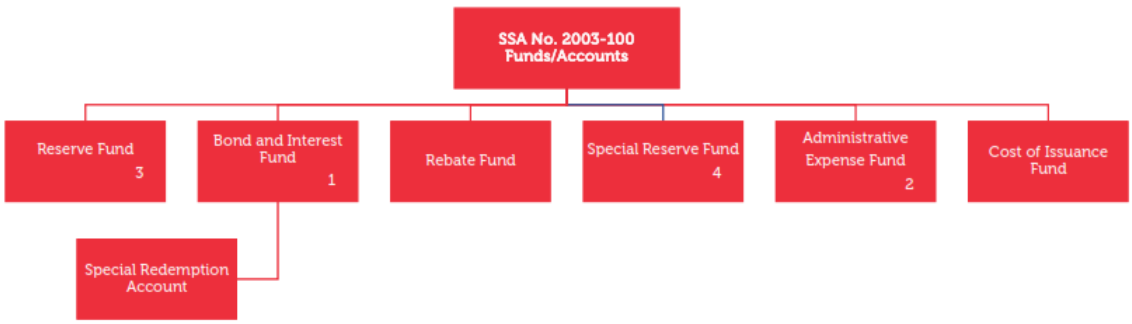
APPENDIX B

United City of Yorkville SSA No. 2003-100
Administration Report
(Levy Year 2025)



APPLICATION OF SPECIAL TAX

Figure B-1: Application of Special Tax



Notes:
1. Special Tax applied in sequence indicated.

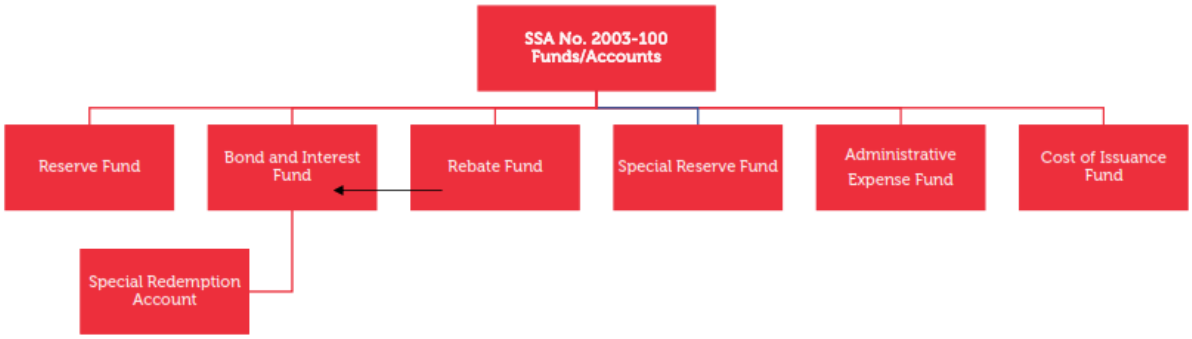
APPENDIX C

United City of Yorkville SSA No. 2003-100
Administration Report
(Levy Year 2025)

APPLICATION OF EARNINGS

Figure C-1: Application of Earnings

United City of Yorkville
Special Service Area No. 2003-100
Application of Earnings[1]



Notes:
1. Earnings remain in fund or account from which they accrued unless otherwise indicated.

APPENDIX D

United City of Yorkville SSA No. 2003-100
Administration Report
(Levy Year 2025)

DEBT SERVICE SCHEDULE

Table D-1: Revised Debt Service Schedule

Year Ending (3/1)	Payment Date	Principal	Interest	Annual Debt Service
2026	3/1/2026	$364,000	$92,250	$456,250.00
2027	9/1/2026		$83,150	$83,150.00
2027	3/1/2027	$389,000	$83,150	$472,150.00
2028	9/1/2027		$73,425	$73,425.00
2028	3/1/2028	$413,000	$73,425	$486,425.00
2029	9/1/2028		$63,100	$63,100.00
2029	3/1/2029	$443,000	$63,100	$506,100.00
2030	9/1/2029		$52,025	$52,025.00
2030	3/1/2030	$478,000	$52,025	$530,025.00
2031	9/1/2030		$40,075	$40,075.00
2031	3/1/2031	$507,000	$40,075	$547,075.00
2032	9/1/2031		$27,400	$27,400.00
2032	3/1/2032	$547,000	$27,400	$574,400.00
2033	9/1/2032		$13,725	$13,725.00
2033	3/1/2033	$549,000	$13,725	$562,725.00

APPENDIX E

United City of Yorkville SSA No. 2003-100
Administration Report
(Levy Year 2025)

AERIAL APPENDIX OF SSA BOUNDARIES


United City of Yorkville
SSA 2003-100
Illinois Route 71
Wing Rd
126
71
Candleberry Ln
Clover Ct
Country Hills Dr
Greenfield Turn
Hampton Ln
Canary Ave
Goldfinch Ave
Deerpoint Ln
Ingemunson Ln
Hazeltine Way
Raintree Rd
Weston Ave
Banbury Ave
Kingsmill St
Parkside Ln
Hartfield Ave
Hearthstone Ave
Astor Ln
Drayton
Windelt Ridge Rd
Sutton St
© 2008 Acxiom
© 2008 Tele Atlas
Google

APPENDIX F

United City of Yorkville SSA No. 2003-100
Administration Report
(Levy Year 2025)

SPECIAL TAX ROLL AND REPORT

UNITED CITY OF YORKVILLE
SPECIAL SERVICES AREA NUMBER 2003-100
SPECIAL TAX ROLL AND REPORT

September 4, 2003

UNITED CITY OF YORKVILLE

SPECIAL SERVICE AREA NUMBER 2003-100

SPECIAL TAX ROLL AND REPORT

Prepared for

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UNITED CITY OF YORKVILLE
SPECIAL SERVICE AREA NUMBER 2003-100

SPECIAL TAX ROLL AND REPORT
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Exhibit A – Special Tax Roll

Exhibit B – Prepayment of the Maximum Parcel Special Tax

I. INTRODUCTION

Pursuant to the provisions of the Act and in accordance with the "Establishing Ordinance" being Ordinance No. 2003-54 passed by the City Council of the United City of Yorkville, County of Kendall, State of Illinois, on August 12, 2003 in connection with the proceedings for Special Service Area Number 2003-100 (hereinafter referred to as "SSA No. 2003-100"), this Special Tax Roll and Report of SSA No. 2003-100 (the "Report") is herewith submitted and made part of the Establishing Ordinance.

II. DEFINITIONS

The terms used herein shall have the following meanings:

"Act" means the Special Service Area Tax Act, being 35 ILCS 200/27-5 et seq., as amended.

"Administrative Expenses" means the following actual or reasonably estimated costs permitted in accordance with the Act and directly related to the administration of SSA No. 2003-100 and the Bonds as determined by the City or its designee: the costs of computing the Special Taxes and of preparing the amended Special Tax Roll (whether by the City or designee thereof or both); the costs of collecting the Special Taxes (whether by the City, the County, or otherwise); the costs of remitting the Special Taxes to the fiscal agent and/or trustee for any Bonds; the costs of the fiscal agent and/or trustee (including its legal counsel) in the discharge of the duties required of it under the Bond Indenture; the costs of the City or designee in computing the amount of rebatable arbitrage, if any; the costs of the City or designee in obtaining ratings of the Bonds; the costs of the City or designee in complying with the disclosure requirements of applicable federal and state securities laws and of the Act, including, but not limited to, public inquiries regarding the Special Taxes; the costs associated with the release of funds from any escrow account or funds held pursuant to the Bond Indenture; and any termination payments owed by the City in connection with any guaranteed investment contract, forward purchase agreement, or other investment of funds held under the Bond Indenture. Administrative Expenses shall also include amounts advanced by the City for any administrative purpose of SSA No. 2003-100 including the costs of computing Special Tax Bond Prepayment amounts, recording of lien satisfaction or other notices related to a Special Tax Bond Prepayment or Mandatory Special Tax Prepayment, discharge or satisfaction of Special Taxes; and the costs of commencing and pursuing to completion any foreclosure action arising from and pursuing the collection of delinquent Special Taxes and the reasonable fees of legal counsel to the City incurred in connection with all of the foregoing.

"Administrator" means the designee of the City responsible for determining the Special Taxes and assisting the City and the County in providing for the collection of the Special Taxes, continuing disclosure, and any other administrative efforts related to SSA No. 2003-100.

"Bond Indenture" means the trust indenture and any supplemental indentures between the City and the trustee named therein authorizing the issuance of the Bonds.

"Bonds" means any bonds or other debt, including refunding bonds, whether in one or more series, issued by the City and secured by the Maximum Parcel Special Tax for SSA No. 2003-100, the proceeds of which will be used to finance inter alia, all or a portion of the public improvements.

"Calendar Year" means the twelve-month period starting January 1 and ending December 31.

"City" means the United City of Yorkville, County of Kendall, State of Illinois.

"Council" means the Mayor and City Council, having jurisdiction over SSA No. 2003-100.

"County" means the County of Kendall, Illinois.

"Duplex Property" means all Parcels within the boundaries of SSA No. 2003-100 on which the eighty-eight duplex Dwelling Units have been, may be, or are anticipated to be constructed as determined from any Preliminary Plat, or any Final Plat, as applicable.

"Dwelling Unit" means a residential dwelling unit.

"EDU" means an equivalent dwelling unit.

"Final Plat" means a final plat of subdivision approved by the City and recorded with the County.

"Mandatory Special Tax Prepayment" means the Special Tax Bond Prepayment required upon a reduction in the anticipated number of Dwelling Units as described more fully in Section VI.G herein and calculated pursuant to Exhibit B attached hereto.

"Maximum Parcel Special Tax" means the maximum special tax, determined in accordance with Section VI that can be collected by the City in any Calendar Year on any Parcel. Maximum Parcel Special Taxes means the amount determined by multiplying the greater of the actual or anticipated number of Duplex Property and Single-family Property Dwelling Units by the applicable Maximum Parcel Special Tax.

"Maximum SSA Special Taxes" means the Maximum Parcel Special Taxes plus any additional special taxes levied, in accordance with any supplemental ordinances adopted by the City, that can be collected by the City in any Calendar Year.

"Parcel" means a lot or parcel within the boundaries of SSA No. 2003-100 shown on a Final Plat and/or PIN Map.

"Partial Special Tax Bond Prepayment" means that amount required to partially prepay the Maximum Parcel Special Tax computed pursuant to Exhibit B attached hereto.

"PIN Map" means an official map of the County Assessments Division or other authorized County official designating parcels by permanent index number.

"Preliminary Plat" means the preliminary subdivision plat for SSA No. 2003-100 approved by the City, as may be amended.

"Single-family Property" means all Parcels within the boundaries of SSA No. 2003-100 on which the two hundred single-family homes have been, may be, or are anticipated to be constructed as determined from the Preliminary Plat, or any Final Plat, as applicable.

"Special Tax" means the special tax to be extended in each Calendar Year on each Parcel.

"Special Tax Bond Prepayment" means that amount required to prepay the Maximum Parcel Special Tax computed pursuant to Exhibit B attached hereto in order to fully release the lien of the Maximum Parcel Special Tax.

"Special Tax Requirement" means that amount determined by the City or its designee as required in any Calendar Year to pay: (1) the Administrative Expenses, (2) debt service on any Bonds, (3) reasonably anticipated delinquent Special Taxes, (4) any amount required to replenish any reserve fund established in connection with such Bonds, (5) the costs of credit enhancement and fees for instruments that serve as the basis of a reserve fund in lieu of cash related to any such Bonds and less (6) available funds as directed under the Bond Indenture.

"Special Tax Roll" means the Special Tax Roll included herein as Exhibit A, as may be amended pursuant to Section VI.E.

III. SPECIAL SERVICE AREA DESCRIPTION

A. Boundaries of SSA No. 2003-100

SSA No. 2003-100 consists of approximately one hundred sixty-five (165) acres which is generally located south of State Route 71 between State Route 47 to the west and State Route 126 to the east, the legal description for which is attached as Exhibit D of the Establishing Ordinance.

B. Anticipated Land Uses

SSA No. 2003-100 is anticipated to consist of 200 single-family homes and 88 duplex Dwelling Units.

IV. SPECIAL SERVICES

SSA No. 2003-100 has been established to finance certain special services conferring special benefit thereto and which are in addition to the municipal services provided to the City as a whole. A general description, estimated cost, and allocation of these special services are set forth on the following page.

A. GENERAL DESCRIPTION

The special services that are eligible to be financed by SSA No. 2003-100 consist of certain public improvements with appurtenances and appurtenant work in connection therewith necessary to serve SSA No. 2003-100 (hereinafter referred to as the "Eligible Improvements"). The Eligible Improvements are generally described as follows:

- City sanitary sewer facilities including engineering, soil testing and appurtenant work, mass grading and demolition, site clearing and tree removal, erosion control measurers, wetland mitigation and tree installation, underground repairs, costs for land and easement acquisitions relating to any of the foregoing, required tap-on and related fees for sanitary sewer services and other eligible costs;
- City water facilities including engineering, soil testing and appurtenant work, mass grading and demolition, site clearing and tree removal, erosion control measurers, wetland mitigation and tree installation, underground repairs, costs for land and easement acquisitions relating to any of the foregoing, required tap-on and related fees for water services and other eligible costs;
- City road facilities including engineering, soil testing and appurtenant work, mass grading and demolition, site clearing and tree removal, erosion control measures, roads, streets, curbs, gutters, street lighting, traffic controls, sidewalks, equestrian paths and related street improvements, and equipment and materials necessary for the maintenance thereof, landscaping, wetland mitigation and tree installation, costs for land and easement acquisitions relating to any of the foregoing improvements, and other eligible costs;
- City storm water management facilities including engineering, soil testing and appurtenant work, mass grading and demolition, storm drainage systems and storm sewers, site clearing and tree removal, erosion control measures, landscaping, wetland mitigation and tree installation, underground repairs, costs for land and easement acquisitions relating to any of the foregoing improvements, and other eligible costs.
- Costs for land and easement acquisitions relating to City parks and open space.

B. ESTIMATED COSTS

The estimated costs for the Eligible Improvements and the amounts anticipated to be financed by SSA No. 2003-100 are presented in Table 1 on the following page.

TABLE 1 ESTIMATED COSTS FOR ELIGIBLE IMPROVEMENTS		
PUBLIC IMPROVEMENT	TOTAL COSTS	COSTS ANTICIPATED TO BE FINANCED BY SSA NO. 2003-100
Sanitary Sewer Facilities	$719,442	$308,640
Water Facilities	$984,279	$453,943
Road Facilities	$3,988,809	$2,353,206
Storm Water Management Facilities	$1,953,848	$1,378,365
Parks and Open Space	$434,942	$434,942
Grand Total	**$8,081,320**	**$4,929,097**

C. ALLOCATION

Special taxes levied pursuant to the Act must bear a rational relationship between the amount of the special tax levied against each Parcel within SSA No. 2003-100 and the special service benefit rendered. Therefore, the public improvements anticipated to be financed by SSA No. 2003-100 as shown in Table 1 have been allocated in accordance with the benefit rendered to the property therein, with benefit estimated to be a function of (i) the service or benefit area for said improvements and (ii) the relative capacity for said improvements reserved for or used by properties within the benefit area. A discussion of the relevant benefit area(s) and measures of public facilities usage is detailed below.

1. BENEFIT AREA

The scope of the eligible public improvements is local in nature, and therefore the benefit area includes only that property within SSA No. 2003-100. The public improvements will be located within SSA No. 2003-100 and will comprise a portion of the system of infrastructure that makes the special services available to the individual Dwelling Units therein, and therefore benefit is conferred to each such Dwelling Unit.

2. PUBLIC FACILITY USAGE

Once the benefit area has been established, the special services may be allocated among the various properties within such area in accordance with use. As is discussed in the following sections, commonly accepted measures for public facility usage indicate that the benefit conferred by the Eligible Improvements applies uniformly by land use type.

a. SEWER AND WATER USAGE

The primary determinant of sanitary sewer and water usage is the applicable population equivalent, or P.E. Household population is

the criteria commonly used to project sewer and water service demand. *Wastewater Engineering, Third Edition* indicates that residential wastewater flow rates are typically determined on the basis of population density and the average per capita contribution of wastewater. The Illinois Environmental Protection Agency's ("IEPA") criteria for water storage and distribution systems assume an everyday use equal to 50 gallons per day per person. In addition, an emergency capacity is set at 50 gallons per day per person. This equates to 350 gallons per day for each single-family home given the applicable IEPA P.E. factor of 3.5 for single-family homes.

The IEPA does not publish P.E. factors for duplex dwelling units. However, IEPA indicates that the published P.E. factors for apartments may be used to estimate P.E. for duplex dwelling units. P.E. factors for apartments range from 1.5 to 3.0 depending upon bedroom count. As the duplex dwelling units are anticipated to average between three and four bedrooms each, the P.E. factor of 3.0 for a three bedroom apartments is used.

b. ROAD USAGE

Road usage is typically computed on the basis of anticipated trip generation. The Institute of Traffic Engineers publication, *Trip Generation, Sixth Edition,* indicates average weekday trips per single-family detached home of 9.57. As with P. E. factors, trip factors for duplex dwelling units are not published in *Trip Generation, Sixth Edition.* However, *Trip Generation, Sixth Edition* states that the number of vehicles and residents have a high correlation with the average weekday trips for residential land uses.

As vehicle counts are obviously unknown at present, household size is used to estimate the average weekday trips for duplex Dwelling Units. Multiplying the population ratio between a duplex Dwelling Unit and a single-family home of eighty-five and seven-tenths (85.7%), or 3.0 divided by 3.5, by the average weekday trips for single-family homes yields an estimated 8.20 trips for a duplex Dwelling Unit.

c. STORM SEWER USAGE

Storm sewer facilities are sized based upon estimated storm flows which vary with the size of the tributary drainage area, slope, soil type, antecedent runoff condition, and impervious ground cover. In its "Urban Hydrology for Small Watersheds: TR-55" (the "TR-55 Manual"), the United States Department of Agriculture indicates average "runoff curve numbers" for purposes of measuring storm

flows or runoff. The runoff curve equation estimates storm runoff given a particular volume of rainfall.

The runoff curve numbers for fully developed urban areas indicated in the TR-55 Manual vary by land use type, impervious area, and hydrologic soil group. Assuming generally uniform antecedent runoff and hydrologic soil conditions within SSA No. 2003-100, storm flows will tend to vary with land use and the associated impervious area.

Impervious ground coverage factors for residential development varies by development density or the number of dwelling units per gross acre, with gross acreage being exclusive of open space. The gross density for the Single-family Property in SSA No. 2003-100 is two and one-tenth Dwelling Units to an acre, or 20,743 square feet per lot which, according to the TR-55 Manual, would categorize the Single-family Property in SSA No. 2003-100 as having a development density of 1/2 acre. The TR-55 Manual indicates an impervious ground coverage factor of twenty-five percent (25%) for the development density category of 1/2 acre. Multiplying the twenty-five percent factor by the average residential lot area of approximately 20,488 square feet results in estimated impervious ground area per single family lot of 5,186 square feet.

The TR-55 Manual indicates an impervious ground coverage factor of thirty-eight percent (38%) for residential units with a development density of 1/4 acre. Multiplying the gross area, for the Duplex Property in SSA No. 2003-100 of nineteen and nine-tenths acres by the factor of 38% results in estimated aggregate impervious ground area of seven and fifty-seven hundredths (7.57) acres. Dividing this aggregate impervious ground coverage by eighty-eight (88) Dwelling Units yields an estimated impervious ground cover of 3,747 square feet per duplex Dwelling Unit.

d. PARKS AND OPEN SPACE

Park and open space use is assumed to be a function of household size, given then that the park and open space areas are local in nature and will be utilized by the residents within SSA No. 2003-100. Single-family and duplex Dwelling Unit household sizes are 3.5 and 3.0, consistent with the P.E. factors discussed above.

Multiplying the preceding P.E., trips, impervious area, and household size per single-family home or duplex Dwelling Unit, as applicable, by the respective projected total of 200 single-family homes and 88 duplex Dwelling Units yields the total P.E., trip generation, impervious ground area, and population shown in Table 2 on the following page.

TABLE 2
TOTAL P.E., TRIP ENDS, AND IMPERVIOUS AREA

PUBLIC IMPROVEMENT	SINGLE-FAMILY HOME		DUPLEX DWELLING UNIT		GRAND TOTAL
	USAGE FACTOR PER SFH[1]	TOTAL	USAGE FACTOR PER DUP[2]	TOTAL	
Sanitary Sewer Facilities	3.5 P.E.	700 Total P.E. (3.5 P.E. x 200)	3.0 P.E.	264 Total P.E. (3.0 P.E. x 88)	964 Grand Total P.E.
Water Facilities	3.5 P.E.	700 Total P.E. (3.5 P.E. x 200)	3.0 P.E.	264 Total P.E. (3.0 P.E. x 88)	964 Grand Total P.E.
Road Facilities	9.57 Trips	1,914.00 Total Trips (9.57 Trip Ends x 200)	8.20 Trips	721.60 Total Trips (8.20 Trip Ends x 88)	2,635.60 Grand Total Trips
Storm Water Management Facilities	5,186 Impervious SF	1,037,143 Total Impervious SF (5,186 SF Impervious Area x 200)	3,747 Impervious SF	329,715 Total Impervious SF (3,747 SF Impervious Area x 88)	1,366,858 Grand Total Impervious SF
Parks and Open Space	3.5 Persons	700 Total Persons (3.5 Persons x 200)	3.0 Persons	264 Total Persons (3.0 Persons x 88)	964 Grand Persons

[1]Single-Family Home
[2]Duplex Dwelling Unit

3. ALLOCATED COSTS

Dividing the estimated total cost for each respective category of Eligible Improvements in Table 1 by the total P.E., trips, impervious area, or persons, as applicable, in Table 2 results in Eligible Improvement costs per P.E., trip, impervious square foot, or person as shown in Table 3 below. Multiplying these "unit" costs by the applicable P.E., trip, impervious area, and household size factors for each land use type yields the allocated Eligible Improvements per single-family home and duplex Dwelling Unit shown in Table 4. The estimated Eligible Improvements costs anticipated to be funded by SSA No. 2003-100 is shown in Table 5. Eligible Improvements not funded with bond proceeds will be paid by the developer and are categorized as "Developer's Equity."

TABLE 3
ALLOCATED ELIGIBLE IMPROVEMENT COSTS
PER P.E., TRIP END, AND IMPERVIOUS SF

PUBLIC IMPROVEMENT	ALLOCATED COST
Sanitary Sewer Facilities	$746.31 / P.E. ($719,442 / 964 P.E.)
Water Facilities	$1,021.04 / P.E. ($984,279 / 964 P.E.)
Road Facilities	$1,513.43 / Trip ($3,988,809 / 2,635.60 Trips)
Storm Water Management Facilities	$1.43 / Impervious SF ($1,953,848 / 1,366,858 Impervious SF)
Parks and Open Space	$451.18 / Person. ($434,942 / 964 Persons)

TABLE 4 ALLOCATED ELIGIBLE IMPROVEMENT COSTS PER SINGLE-FAMILY HOME		
	ALLOCATED COST	
PUBLIC IMPROVEMENT	PER SINGLE-FAMILY HOME	PER DUPLEX DWELLING UNIT
Sanitary Sewer Facilities	$2,612.08 / SFH[1] ($746.31 / P.E. x 3.5 P.E. / SFH[1])	$2,238.93 / DUP[2] ($746.31 / P.E. x 3.0 P.E. / DUP[2])
Water Facilities	$3,573.63 / SFH[1] ($1,021.04 / P.E. x 3.5 P.E. / SFH[1])	$3,063.11 / DUP[2] ($1,021.04 / P.E. x 3.0 P.E. / DUP[2])
Road Facilities	$14,483.57 / SFH[1] ($1,513.43 / Trip x 9.57 Trips / SFH[1])	$12,410.17 / DUP[2] ($1,513.43 / Trip x 8.20 Trips / DUP[2])
Storm Water Management Facilities	$7,412.69 / SFH[1] ($1.43 / Impervious SF x 5,186 Impervious SF / SFH[1])	$5,355.79 / DUP[2] ($1.43 / Impervious SF x 3,747 Impervious SF / DUP[2])
Parks and Open Space	$1,579.14 / SFH[1] ($451.18 / Person x 3.5 Persons / SFH[1])	$1,353.55 / DUP[2] ($451.18 / Person x 3.0 Persons / DUP[2])
[1]Single-Family Home [2]Duplex Dwelling Unit		

TABLE 5 FUNDING OF ELIGIBLE PUBLIC IMPROVEMENTS				
	SSA NO. 2003-100			
PUBLIC IMPROVEMENT	TOTAL	SINGLE-FAMILY HOME	DUPLEX DWELLING UNIT	DEVELOPER'S EQUITY
Sanitary Sewer Facilities	$308,640	$224,117	$84,524	$410,801
Water Facilities	$453,943	$329,627	$124,316	$530,336
Road Facilities	$2,353,206	$1,708,923	$644,284	$1,635,602
Storm Water Management Facilities	$1,378,365	$1,045,874	$332,491	$575,483
Parks and Open Space	$434,942	$315,829	$119,113	$0
Total	$4,929,097	$3,624,369	$1,304,728	$3,152,223

D. ALTERNATIVES, MODIFICATIONS, AND/OR SUBSTITUTIONS

The description of the Eligible Improvements, as set forth herein, is general in nature. The final description, specifications, location, and costs of improvements and facilities will be determined upon the preparation of final plans and

specifications and completion of the improvements. The final plans may show substitutes, in lieu or modifications to the Eligible Improvements in order to accomplish the works of improvements, and any substitution, increase, or decrease to the amount of public improvements financed shall not be a change or modification in the proceedings as long as (i) the allocation of the Eligible Improvement costs actually funded by SSA No. 2003-100, using the preceding methodology, is uniform within the single-family home and duplex land use categories and (ii) such allocation results in the same ratio of funded Eligible Improvements between these two land use types, as established in Section VI.A below.

V. BOND ASSUMPTIONS

It is anticipated that certain of the Eligible Improvements will be financed through the issuance of a single series of bonds. Total authorized bonded indebtedness is $8,000,000. Bonds in the approximate amount of $7,200,000 are anticipated to be issued in August 2003. Issuance costs are estimated to be approximately five percent (5.00%) of the principal amount of the bonds. The bond issue will include a reserve fund equal not more than ten percent (10.00%) of the original principal amount of the bonds and approximately three years of capitalized interest. The term of the bonds is 30 years, with principal amortized over a period of approximately 27 years. Annual debt service payments will increase approximately one and one-half percent (1.50%) annually.

The final sizing of the bonds may be modified as appropriate to meet the objectives of the financing and prevailing bond market conditions. These modifications may include, but are not limited to, changes in the following:

- Bond timing, phasing, and/or escrows;
- Capitalized interest period;
- Principal amortization (i.e., bond term and annual debt service payment);
- Reserve fund size and form; and
- Coupon rates.

Therefore, the actual bonded indebtedness, and consequently the amount of public improvements financed by SSA No. 2003-100, may increase or decrease depending upon these variables.

VI. MAXIMUM PARCEL SPECIAL TAX

A. DETERMINATION

When multiple land uses are anticipated, the Maximum Parcel Special Tax is a function of the (i) relative amounts of the allocated Eligible Improvement costs for such land uses and (ii) the required Maximum Parcel Special Taxes. In order to measure the relative difference in public improvement costs for each land use type, EDU factors have been calculated. Single-family homes are deemed the typical residential unit and are assigned an EDU factor of 1.00. The EDU factor for the duplex Dwelling Units is equal to the ratio of the funded Eligible

Improvements for the duplex Dwelling Units to the funded Eligible Improvements for single-family homes. EDUs are shown in Table 6 below.

TABLE 6
EDU FACTORS

	COST/UNIT	EDU FACTOR	NO. OF DWELLING UNITS	EDUS
Single-family Home	$18,121.85	1.000	200 units	200.00
Duplex Dwelling Unit	$14,826.45	0.818	88 units	71.98
Total			288 units	271.98

The Maximum Parcel Special Tax is derived from the Maximum Parcel Special Taxes, which are equal to the sum of the estimated (i) maximum annual interest and principal payments on the Bonds, net of projected earnings on the reserve fund, (ii) a contingency for delinquent Special Taxes, and (iii) estimated Administrative Expenses. The derivation of the Maximum Parcel Special Tax is shown in Table 7 below.

TABLE 7
MAXIMUM PARCEL SPECIAL TAX
(LEVIED CALENDAR YEAR 2004 / COLLECTED CALENDAR YEAR 2005)

		PER DWELLING UNIT	
	TOTAL	SINGLE-FAMILY	DUPLEX
Maximum Parcel Special Taxes	$570,896	$419,800	$151,096
Number of EDUs	271.98	200.00	71.98
Maximum Parcel Special Tax / EDU* (Maximum Parcel Special Taxes / Number of EDUs)	$2,099	NA	NA
EDU Factor	NA	1.00	0.818
Maximum Parcel Special Tax / DU* (Maximum Parcel Special Tax / EDU x EDU Factor)	NA	$2,099	$1,717

*Amounts have been rounded to the nearest dollar.

The Maximum Parcel Special Tax per EDU is simply computed by dividing the Maximum Parcel Special Taxes by the number of EDUs. Multiplying this amount by the applicable EDU factor yields the Maximum Parcel Special Tax for Single-family Property and Duplex Property. Therefore, the Maximum Parcel Special Taxes are weighted in proportion to the allocation of funded Eligible Improvements as shown in Section IV.C, and consequently the amount of the Maximum Parcel Special Tax bears a rational relationship to the benefit that the

special services render to each Parcel within SSA No. 2003-100 as required pursuant to the Act.

B. APPLICATION

The Maximum Parcel Special Tax for a Parcel of Single-family Property or Duplex Property which is not located within a Final Plat shall be calculated by multiplying the number of expected single-family and/or duplex Dwelling Units for such Parcel, as determined from the Preliminary Plat in effect as of the September 30 preceding the Calendar Year for which the Special Tax is being extended, by the applicable Maximum Parcel Special Tax determined pursuant to Table 7 above, as increased in accordance with the Section VI.C below.

C. ESCALATION

The Maximum Parcel Special Tax that has been levied in each subsequent Calendar Year escalates one and one-half percent (1.50%) annually, rounded to the nearest dollar, with such escalation commencing with Calendar Year 2006. Note, that while the annual increase in the Maximum Parcel Special Tax is limited to one and one-half percent (1.50%), which is consistent with the anticipated graduated payment schedule for interest and principal on the Bonds, the percentage annual change in the Special Tax extended may be greater depending upon actual Special Tax receipts, capitalized interest, investment earnings, and Administrative Expenses.

D. TERM

The Maximum Parcel Special Tax shall not be levied after Calendar Year 2031 (to be collected in Calendar Year 2032).

E. SPECIAL TAX ROLL AMENDMENT

Each Calendar Year, in conjunction with the abatement ordinance adopted by the City, the City shall amend the Special Tax Roll to reflect the Maximum Parcel Special Tax applicable to any new Parcels established by the County. The amended Special Tax Roll shall be recorded with the County.

F. OPTIONAL PREPAYMENT

The Maximum Parcel Special Tax for any Parcel may be prepaid and the obligation of the Parcel to pay the Maximum Parcel Special Tax permanently satisfied pursuant to Section A of Exhibit B attached hereto, provided that a prepayment may be made only if there are no delinquent Special Taxes with respect to such Parcel at the time of prepayment. The Maximum Parcel Special Tax may also be prepaid in part, provided that proceeds for any such prepayment are sufficient to permit the redemption of Bonds in such amounts and maturities deemed necessary by the Administrator and in accordance with the Bond Indenture.

An owner of a Parcel intending to prepay the Maximum Parcel Special Tax, either partially or in full, shall provide the City with written notice of intent to prepay. Within 30 days of receipt of such written notice, the City or its designee shall notify such owner of the amount of the Special Tax Bond Prepayment or the Partial Special Tax Bond Prepayment, as applicable, for such Parcel and the date through which the such amount shall be valid.

G. MANDATORY PREPAYMENT

If at any time the Administrator determines that there has been or will be a reduction in the Maximum Parcel Special Taxes as a result of an amendment to the Preliminary Plat, Final Plat, or other event which reduces the anticipated number of single-family or duplex Dwelling Units (i.e. 200 and 88, respectively), then a Mandatory Special Tax Prepayment shall be calculated pursuant to Section B of Exhibit B attached hereto. As required under the Bond Indenture, the City may adopt a supplemental ordinance to provide for the levy of the Mandatory Special Tax Prepayment.

VII. ABATEMENT AND COLLECTION

A. ABATEMENT

On or before the last Tuesday of December of each Calendar Year, commencing with Calendar Year 2004 and for each following Calendar Year, the Council or its designee shall determine the Special Tax Requirement, and the Maximum Parcel Special Tax authorized by the ordinance providing for the issuance of the Bonds shall be abated to the extent the amounts so levied exceed the Special Tax Requirement. The Maximum Parcel Special Tax applicable to each Parcel shall be abated in equal percentages until the Special Tax remaining equals the Special Tax Requirement. Abated in equal percentages means that the amount abated for each Parcel, computed as a percentage of its applicable Maximum Parcel Special Tax, is the same.

B. COLLECTION PROCESS

With the exception of the Mandatory Special Tax Prepayment, the Special Tax will be billed and collected by the County in the same manner and at the same time as general ad valorem property taxes. The lien and foreclosure remedies provided for in Article 9 of the Illinois Municipal Code shall apply upon the nonpayment of the Special Tax. The Council may provide for other means of collecting the Special Tax, if necessary to meet the financial obligations of SSA No. 2003-100.

The Mandatory Special Tax Prepayment shall be due prior to any development approval, subdivision of land, conveyance, or other action that results in a reduction in the Maximum Parcel Special Taxes. The Mandatory Special Tax Prepayment shall be levied against the property on which the reduction has or will occur. The Mandatory Special Tax Prepayment shall have the same sale and lien

priorities as are provided for regular property taxes. A Mandatory Special Tax Prepayment shall not reduce the Maximum Parcel Special Tax for any Parcel.

C. ADMINISTRATIVE REVIEW

Any owner of a Parcel claiming that a calculation error has been made in the amount of the Special Tax applicable to such Parcel for any Calendar Year may send a written notice describing the error to the Administrator not later than thirty (30) days after having paid the Special Tax which is alleged to be in error. The Administrator shall promptly review the notice, and if necessary, meet with the property owner, consider written and oral evidence regarding the alleged error, and decide whether, in fact, such an error occurred. If the Administrator determines that an error did in fact occur and the Special Tax should be modified or changed in favor of the property owner, an adjustment shall be made in the amount of the Special Tax applicable to such Parcel in the next Calendar Year. Cash refunds shall only be made in the final Calendar Year for the Special Tax). The decision of the Administrator regarding any error in respect to the Special Tax shall be final.

VIII. AMENDMENTS

This Report may be amended by ordinance of the City and, to the maximum extent permitted by the Act, such amendments may be made without further notice under the Act and without notice to owners of property within SSA No. 2003-100 in order to (i) clarify or correct minor inconsistencies in the matters set forth herein, (ii) provide for lawful procedures for the collection and enforcement of the Special Tax so as to assure the efficient collection of the Special Tax for the benefit of the owners of the Bonds, (iii) otherwise improve the ability of the City to fulfill its obligations to levy, extend, and collect the Special Tax and to make it available for the payment of the Bonds and Administrative Expenses, and (iv) make any change deemed necessary or advisable by the City, provided such change is not detrimental to the owners of property subject to the Maximum Parcel Special Tax. No such amendment shall be approved by the Council if it violates any other agreement binding upon the City and unless and until it has (i) found and determined that the amendment is necessary and appropriate and does not materially adversely affect the rights of the owners of the Bonds or the City has obtained the consent of one hundred percent (100.00%) of the owners of the Bonds and (ii) received an opinion of a nationally recognized bond counsel to the effect that the amendment does not violate the Act, and is authorized pursuant to the terms of the Bond Indenture and this Report.

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EXHIBIT A

SPECIAL TAX ROLL

UNITED CITY OF YORKVILLE
SSA No. 2003-100
SPECIAL TAX ROLL
CALENDAR YEAR 2004 THROUGH CALENDAR YEAR 2031

Levied Calendar Year	Maximum Parcel Special Tax Per Dwelling Unit SFH	DUP	Permanent Index Number 05-04-300-022 SFH	DUP	05-04-400-005 SFH	DUP	05-09-200-008 SFH	DUP
			7	0	22	0	73	0
2004	$2,099.00	$1,717.00	$14,693.00	$0.00	$46,178.00	$0.00	$153,227.00	$0.00
2005	$2,099.00	$1,717.00	$14,693.00	$0.00	$46,178.00	$0.00	$153,227.00	$0.00
2006	$2,130.00	$1,743.00	$14,910.00	$0.00	$46,860.00	$0.00	$155,490.00	$0.00
2007	$2,162.00	$1,769.00	$15,134.00	$0.00	$47,564.00	$0.00	$157,826.00	$0.00
2008	$2,194.00	$1,796.00	$15,358.00	$0.00	$48,268.00	$0.00	$160,162.00	$0.00
2009	$2,227.00	$1,823.00	$15,589.00	$0.00	$48,994.00	$0.00	$162,571.00	$0.00
2010	$2,260.00	$1,850.00	$15,820.00	$0.00	$49,720.00	$0.00	$164,980.00	$0.00
2011	$2,294.00	$1,878.00	$16,058.00	$0.00	$50,468.00	$0.00	$167,462.00	$0.00
2012	$2,328.00	$1,906.00	$16,296.00	$0.00	$51,216.00	$0.00	$169,944.00	$0.00
2013	$2,363.00	$1,935.00	$16,541.00	$0.00	$51,986.00	$0.00	$172,499.00	$0.00
2014	$2,398.00	$1,964.00	$16,786.00	$0.00	$52,756.00	$0.00	$175,054.00	$0.00
2015	$2,434.00	$1,993.00	$17,038.00	$0.00	$53,548.00	$0.00	$177,682.00	$0.00
2016	$2,471.00	$2,023.00	$17,297.00	$0.00	$54,362.00	$0.00	$180,383.00	$0.00
2017	$2,508.00	$2,053.00	$17,556.00	$0.00	$55,176.00	$0.00	$183,084.00	$0.00
2018	$2,546.00	$2,084.00	$17,822.00	$0.00	$56,012.00	$0.00	$185,858.00	$0.00
2019	$2,584.00	$2,115.00	$18,088.00	$0.00	$56,848.00	$0.00	$188,632.00	$0.00
2020	$2,623.00	$2,147.00	$18,361.00	$0.00	$57,706.00	$0.00	$191,479.00	$0.00
2021	$2,662.00	$2,179.00	$18,634.00	$0.00	$58,564.00	$0.00	$194,326.00	$0.00
2022	$2,702.00	$2,212.00	$18,914.00	$0.00	$59,444.00	$0.00	$197,246.00	$0.00
2023	$2,743.00	$2,245.00	$19,201.00	$0.00	$60,346.00	$0.00	$200,239.00	$0.00
2024	$2,784.00	$2,279.00	$19,488.00	$0.00	$61,248.00	$0.00	$203,232.00	$0.00
2025	$2,826.00	$2,313.00	$19,782.00	$0.00	$62,172.00	$0.00	$206,298.00	$0.00
2026	$2,868.00	$2,348.00	$20,076.00	$0.00	$63,096.00	$0.00	$209,364.00	$0.00
2027	$2,911.00	$2,383.00	$20,377.00	$0.00	$64,042.00	$0.00	$212,503.00	$0.00
2028	$2,955.00	$2,419.00	$20,685.00	$0.00	$65,010.00	$0.00	$215,715.00	$0.00
2029	$2,999.00	$2,455.00	$20,993.00	$0.00	$65,978.00	$0.00	$218,927.00	$0.00
2030	$3,044.00	$2,492.00	$21,308.00	$0.00	$66,968.00	$0.00	$222,212.00	$0.00
2031	$3,090.00	$2,529.00	$21,630.00	$0.00	$67,980.00	$0.00	$225,570.00	$0.00

UNITED CITY OF YORKVILLE
SSA No. 2003-100
SPECIAL TAX ROLL
CALENDAR YEAR 2004 THROUGH CALENDAR YEAR 2031

Levied Calendar Year	Maximum Parcel Special Tax Per Dwelling Unit		Permanent Index Number 05-04-400-011		05-09-200-006		05-03-300-020	
	SFH	DUP	SFH	DUP	SFH	DUP	SFH	DUP
			13	0	13	0	65	0
2004	$2,099.00	$1,717.00	$27,287.00	$0.00	$27,287.00	$0.00	$136,435.00	$0.00
2005	$2,099.00	$1,717.00	$27,287.00	$0.00	$27,287.00	$0.00	$136,435.00	$0.00
2006	$2,130.00	$1,743.00	$27,690.00	$0.00	$27,690.00	$0.00	$138,450.00	$0.00
2007	$2,162.00	$1,769.00	$28,106.00	$0.00	$28,106.00	$0.00	$140,530.00	$0.00
2008	$2,194.00	$1,796.00	$28,522.00	$0.00	$28,522.00	$0.00	$142,610.00	$0.00
2009	$2,227.00	$1,823.00	$28,951.00	$0.00	$28,951.00	$0.00	$144,755.00	$0.00
2010	$2,260.00	$1,850.00	$29,380.00	$0.00	$29,380.00	$0.00	$146,900.00	$0.00
2011	$2,294.00	$1,878.00	$29,822.00	$0.00	$29,822.00	$0.00	$149,110.00	$0.00
2012	$2,328.00	$1,906.00	$30,264.00	$0.00	$30,264.00	$0.00	$151,320.00	$0.00
2013	$2,363.00	$1,935.00	$30,719.00	$0.00	$30,719.00	$0.00	$153,595.00	$0.00
2014	$2,398.00	$1,964.00	$31,174.00	$0.00	$31,174.00	$0.00	$155,870.00	$0.00
2015	$2,434.00	$1,993.00	$31,642.00	$0.00	$31,642.00	$0.00	$158,210.00	$0.00
2016	$2,471.00	$2,023.00	$32,123.00	$0.00	$32,123.00	$0.00	$160,615.00	$0.00
2017	$2,508.00	$2,053.00	$32,604.00	$0.00	$32,604.00	$0.00	$163,020.00	$0.00
2018	$2,546.00	$2,084.00	$33,098.00	$0.00	$33,098.00	$0.00	$165,490.00	$0.00
2019	$2,584.00	$2,115.00	$33,592.00	$0.00	$33,592.00	$0.00	$167,960.00	$0.00
2020	$2,623.00	$2,147.00	$34,099.00	$0.00	$34,099.00	$0.00	$170,495.00	$0.00
2021	$2,662.00	$2,179.00	$34,606.00	$0.00	$34,606.00	$0.00	$173,030.00	$0.00
2022	$2,702.00	$2,212.00	$35,126.00	$0.00	$35,126.00	$0.00	$175,630.00	$0.00
2023	$2,743.00	$2,245.00	$35,659.00	$0.00	$35,659.00	$0.00	$178,295.00	$0.00
2024	$2,784.00	$2,279.00	$36,192.00	$0.00	$36,192.00	$0.00	$180,960.00	$0.00
2025	$2,826.00	$2,313.00	$36,738.00	$0.00	$36,738.00	$0.00	$183,690.00	$0.00
2026	$2,868.00	$2,348.00	$37,284.00	$0.00	$37,284.00	$0.00	$186,420.00	$0.00
2027	$2,911.00	$2,383.00	$37,843.00	$0.00	$37,843.00	$0.00	$189,215.00	$0.00
2028	$2,955.00	$2,419.00	$38,415.00	$0.00	$38,415.00	$0.00	$192,075.00	$0.00
2029	$2,999.00	$2,455.00	$38,987.00	$0.00	$38,987.00	$0.00	$194,935.00	$0.00
2030	$3,044.00	$2,492.00	$39,572.00	$0.00	$39,572.00	$0.00	$197,860.00	$0.00
2031	$3,090.00	$2,529.00	$40,170.00	$0.00	$40,170.00	$0.00	$200,850.00	$0.00

UNITED CITY OF YORKVILLE
SSA No. 2003-100
SPECIAL TAX ROLL
CALENDAR YEAR 2004 THROUGH CALENDAR YEAR 2031

Levied Calendar Year	Maximum Parcel Special Tax Per Dwelling Unit SFH	DUP	Permanent Index Number 05-03-300-018 SFH 3	DUP 86	05-10-100-006 SFH 3	DUP 2	05-10-100-005 SFH 1	DUP 0	GRAND TOTAL
2004	$2,099.00	$1,717.00	$6,297.00	$147,662.00	$6,297.00	$3,434.00	$2,099.00	$0.00	$570,896.00
2005	$2,099.00	$1,717.00	$6,297.00	$147,662.00	$6,297.00	$3,434.00	$2,099.00	$0.00	$570,896.00
2006	$2,130.00	$1,743.00	$6,390.00	$149,898.00	$6,390.00	$3,486.00	$2,130.00	$0.00	$579,384.00
2007	$2,162.00	$1,769.00	$6,486.00	$152,134.00	$6,486.00	$3,538.00	$2,162.00	$0.00	$588,072.00
2008	$2,194.00	$1,796.00	$6,582.00	$154,456.00	$6,582.00	$3,592.00	$2,194.00	$0.00	$596,848.00
2009	$2,227.00	$1,823.00	$6,681.00	$156,778.00	$6,681.00	$3,646.00	$2,227.00	$0.00	$605,824.00
2010	$2,260.00	$1,850.00	$6,780.00	$159,100.00	$6,780.00	$3,700.00	$2,260.00	$0.00	$614,800.00
2011	$2,294.00	$1,878.00	$6,882.00	$161,508.00	$6,882.00	$3,756.00	$2,294.00	$0.00	$624,064.00
2012	$2,328.00	$1,906.00	$6,984.00	$163,916.00	$6,984.00	$3,812.00	$2,328.00	$0.00	$633,328.00
2013	$2,363.00	$1,935.00	$7,089.00	$166,410.00	$7,089.00	$3,870.00	$2,363.00	$0.00	$642,880.00
2014	$2,398.00	$1,964.00	$7,194.00	$168,904.00	$7,194.00	$3,928.00	$2,398.00	$0.00	$652,432.00
2015	$2,434.00	$1,993.00	$7,302.00	$171,398.00	$7,302.00	$3,986.00	$2,434.00	$0.00	$662,184.00
2016	$2,471.00	$2,023.00	$7,413.00	$173,978.00	$7,413.00	$4,046.00	$2,471.00	$0.00	$672,224.00
2017	$2,508.00	$2,053.00	$7,524.00	$176,558.00	$7,524.00	$4,106.00	$2,508.00	$0.00	$682,264.00
2018	$2,546.00	$2,084.00	$7,638.00	$179,224.00	$7,638.00	$4,168.00	$2,546.00	$0.00	$692,592.00
2019	$2,584.00	$2,115.00	$7,752.00	$181,890.00	$7,752.00	$4,230.00	$2,584.00	$0.00	$702,920.00
2020	$2,623.00	$2,147.00	$7,869.00	$184,642.00	$7,869.00	$4,294.00	$2,623.00	$0.00	$713,536.00
2021	$2,662.00	$2,179.00	$7,986.00	$187,394.00	$7,986.00	$4,358.00	$2,662.00	$0.00	$724,152.00
2022	$2,702.00	$2,212.00	$8,106.00	$190,232.00	$8,106.00	$4,424.00	$2,702.00	$0.00	$735,056.00
2023	$2,743.00	$2,245.00	$8,229.00	$193,070.00	$8,229.00	$4,490.00	$2,743.00	$0.00	$746,160.00
2024	$2,784.00	$2,279.00	$8,352.00	$195,994.00	$8,352.00	$4,558.00	$2,784.00	$0.00	$757,352.00
2025	$2,826.00	$2,313.00	$8,478.00	$198,918.00	$8,478.00	$4,626.00	$2,826.00	$0.00	$768,744.00
2026	$2,868.00	$2,348.00	$8,604.00	$201,928.00	$8,604.00	$4,696.00	$2,868.00	$0.00	$780,224.00
2027	$2,911.00	$2,383.00	$8,733.00	$204,938.00	$8,733.00	$4,766.00	$2,911.00	$0.00	$791,904.00
2028	$2,955.00	$2,419.00	$8,865.00	$208,034.00	$8,865.00	$4,838.00	$2,955.00	$0.00	$803,872.00
2029	$2,999.00	$2,455.00	$8,997.00	$211,130.00	$8,997.00	$4,910.00	$2,999.00	$0.00	$815,840.00
2030	$3,044.00	$2,492.00	$9,132.00	$214,312.00	$9,132.00	$4,984.00	$3,044.00	$0.00	$828,096.00
2031	$3,090.00	$2,529.00	$9,270.00	$217,494.00	$9,270.00	$5,058.00	$3,090.00	$0.00	$840,552.00

EXHIBIT B

PREPAYMENT OF THE MAXIMUM PARCEL SPECIAL TAX

UNITED CITY OF YORKVILLE
SPECIAL SERVICE AREA NO. 2003-100

PREPAYMENT FORMULA

All capitalized terms not defined in this Exhibit B shall have the meaning given to such terms in the Report.

A. OPTIONAL PREPAYMENT OF THE MAXIMUM PARCEL SPECIAL TAX

Pursuant to Section VI.F of the Report, the Maximum Parcel Special Tax may be prepaid and permanently satisfied under the conditions set forth therein. The Special Tax Bond Prepayment is calculated as follows.

1. Prior to the Issuance of Bonds

Prior to the issuance of Bonds, the Special Tax Bond Prepayment for a Parcel of Single-family Property and Duplex Property shall equal $18,122 or $14,826 per Dwelling Unit, respectively, subject to changes as described in Section IV.D of the Special Tax Roll and Report of SSA No. 2003-100. If at the time of the prepayment, the Parcel intending to prepay is not located within a Final Plat, the prepayment amount shall be calculated by multiplying the number of expected single-family and duplex Dwelling Units for such Parcel, as determined from the Preliminary Plat, by the applicable Special Tax Bond Prepayment per Dwelling Unit.

2. Special Tax Bond Prepayment Subsequent to Issuance of the Bonds

Subsequent to the issuance of the Bonds, the Special Tax Bond Prepayment for a Parcel means an amount equal to (a) the sum of (1) Principal, (2) Premium, (3) Defeasance, and (4) Fees and (b) minus the Reserve Fund Credit, where the terms "Principal," "Premium," "Defeasance," "Fees," and "Reserve Fund Credit" have the following meanings:

"Principal" means the principal amount of Bonds to be redeemed and equals the quotient derived by dividing (a) the then current Calendar Year Maximum Parcel Special Tax for the Parcel intending to prepay by (b) the corresponding Calendar Year Maximum Parcel Special Taxes for SSA No. 2003-100, (and excluding from (b) that portion of the Maximum Parcel Special Tax for any Parcel(s) that has been prepaid), and multiplying the quotient by the principal amount of outstanding Bonds.

"Premium" means an amount equal to the Principal multiplied by the applicable redemption premium, if any, for any Bonds so redeemed with the proceeds of any such prepayment. Any applicable redemption premium shall be as set forth in the Bond Indenture.

"Defeasance" means the amount needed to pay interest on the Principal to be redeemed until the earliest redemption date for the outstanding Bonds less for any Special Tax heretofore paid and which has not been or will not be used for the Special Tax Requirement.

"Fees" equal the expenses of SSA No. 2003-100 associated with the Special Tax Bond Prepayment as calculated by the City or its designee and include, but are not limited to, the costs of computing the Special Tax Bond Prepayment, the costs of redeeming the Bonds, and the costs of recording and publishing any notices to evidence the Special Tax Bond Prepayment and the redemption of Bonds.

"Reserve Fund Credit" shall equal the balance in the Reserve Fund (as defined in the Bond Indenture) on the prepayment date multiplied by the quotient used to calculate Principal. Reserve Fund earnings to be applied toward the Special Tax Requirement shall not be considered when computing the Reserve Fund Credit.

The amount of any Partial Special Tax Bond Prepayment shall be computed pursuant to the preceding prepayment formula by substituting the portion of the Maximum Parcel Special Tax to be prepaid for the Maximum Parcel Special Tax when computing Principal. The amount of any Special Tax Bond Prepayment or Partial Special Tax Bond Prepayment computed pursuant to this Section A.2 shall not exceed the Bonds plus any Premium, Defeasance, and Fees as such terms are defined herein.

The sum of the amounts calculated in Section A.1 shall be paid to the City, deposited with the trustee, and used to pay for public improvements in accordance with the Bond Indenture and to pay the Fees associated with the Special Tax Bond Prepayment. The sum of the amounts calculated in A.2 shall be paid to the City, deposited with the trustee, and used to pay and redeem Bonds in accordance with the Bond Indenture and to pay the Fees associated with the Special Tax Bond Prepayment. Upon the payment of the Special Tax Bond Prepayment amount to the City, the obligation to pay the portion of the Maximum Parcel Special Tax which is prepaid for such Parcel shall be deemed to be permanently satisfied, such portion of the Maximum Parcel Special Tax shall not be collected thereafter from such Parcel, and in the event the entire Maximum Parcel Special Tax is prepaid the Administrator shall cause a satisfaction of special tax lien for such Parcel to be recorded within 30 working days of receipt of the Special Tax Bond Prepayment.

B. MANDATORY PREPAYMENT

Pursuant to Section VI.G of the Special Tax Roll Report of SSA No. 2003-100, the Maximum Parcel Special Tax must be prepaid if at any time the Administrator determines there is or will be a reduction in the number of anticipated Dwelling Units (i.e. 200 single-family homes and 88 duplex Dwelling Units). The Mandatory Special Tax Prepayment amount will be calculated using the prepayment formula described in Section A.2 above with the following modifications:

The amount by which the Maximum Parcel Special Taxes have been reduced shall serve as the numerator when computing Principal; and

No Reserve Fund Credit shall be given.

The amount of any Mandatory Special Tax Prepayment shall not exceed the Bonds plus any Premium, Defeasance, and Fees as such terms are defined in Section A above.

APPENDIX G

United City of Yorkville SSA No. 2003-100
Administration Report
(Levy Year 2025)

2025 AMENDED SPECIAL TAX ROLL

United City of Yorkville
Special Servces Area No. 2003-100
(Raintree Village)
Levy Year 2025

PIN	Lot	Land Use	# of Units	2025 Special Tax Levy		
				Original Amount Levied	Amount to be Abated	Amount to be Collected
Single Family Property						
05-03-351-002	129	SFD	1	$2,826.00	$508.64	$2,317.36
05-03-351-003	130	SFD	1	$2,826.00	$508.64	$2,317.36
05-03-351-004	131	SFD	1	$2,826.00	$508.64	$2,317.36
05-03-351-005	132	SFD	1	$2,826.00	$508.64	$2,317.36
05-03-351-006	133	SFD	1	$2,826.00	$508.64	$2,317.36
05-03-351-007	134	SFD	1	$2,826.00	$508.64	$2,317.36
05-03-351-008	135	SFD	1	$2,826.00	$508.64	$2,317.36
05-03-351-009	136	SFD	1	$2,826.00	$508.64	$2,317.36
05-03-351-010	137	SFD	1	$2,826.00	$508.64	$2,317.36
05-03-351-011	138	SFD	1	$2,826.00	$508.64	$2,317.36
05-03-352-001	206	SFD	1	$2,826.00	$508.64	$2,317.36
05-03-352-002	207	SFD	1	$2,826.00	$508.64	$2,317.36
05-03-352-003	208	SFD	1	$2,826.00	$508.64	$2,317.36
05-03-352-004	209	SFD	1	$2,826.00	$508.64	$2,317.36
05-03-352-006	211	SFD	1	$2,826.00	$508.64	$2,317.36
05-03-352-007	212	SFD	1	$2,826.00	$508.64	$2,317.36
05-03-352-008	192	SFD	1	$2,826.00	$508.64	$2,317.36
05-03-353-001	156	SFD	1	$2,826.00	$508.64	$2,317.36
05-03-353-002	157	SFD	1	$2,826.00	$508.64	$2,317.36
05-03-353-003	158	SFD	1	$2,826.00	$508.64	$2,317.36
05-03-353-004	159	SFD	1	$2,826.00	$508.64	$2,317.36
05-03-353-005	152	SFD	1	$2,826.00	$508.64	$2,317.36
05-03-353-006	153	SFD	1	$2,826.00	$508.64	$2,317.36
05-03-353-007	154	SFD	1	$2,826.00	$508.64	$2,317.36
05-03-353-008	155	SFD	1	$2,826.00	$508.64	$2,317.36
05-03-354-001	139	SFD	1	$2,826.00	$508.64	$2,317.36
05-03-354-002	140	SFD	1	$2,826.00	$508.64	$2,317.36
05-03-354-003	141	SFD	1	$2,826.00	$508.64	$2,317.36
05-03-354-004	142	SFD	1	$2,826.00	$508.64	$2,317.36
05-03-354-005	143	SFD	1	$2,826.00	$508.64	$2,317.36
05-04-378-002	16	SFD	1	$2,826.00	$508.64	$2,317.36
05-04-378-004	14	SFD	1	$2,826.00	$508.64	$2,317.36
05-04-378-005	13	SFD	1	$2,826.00	$508.64	$2,317.36
05-04-378-006	12	SFD	1	$2,826.00	$508.64	$2,317.36
05-04-378-007	11	SFD	1	$2,826.00	$508.64	$2,317.36
05-04-378-008	10	SFD	1	$2,826.00	$508.64	$2,317.36
05-04-379-002	19	SFD	1	$2,826.00	$508.64	$2,317.36
05-04-379-003	20	SFD	1	$2,826.00	$508.64	$2,317.36
05-04-380-002	39	SFD	1	$2,826.00	$508.64	$2,317.36
05-04-380-004	43	SFD	1	$2,826.00	$508.64	$2,317.36
05-04-380-005	42	SFD	1	$2,826.00	$508.64	$2,317.36
05-04-381-001	60	SFD	1	$2,826.00	$508.64	$2,317.36
05-04-381-002	59	SFD	1	$2,826.00	$508.64	$2,317.36
05-04-381-003	58	SFD	1	$2,826.00	$508.64	$2,317.36
05-04-381-004	57	SFD	1	$2,826.00	$508.64	$2,317.36
05-04-401-012	8	SFD	1	$2,826.00	$508.64	$2,317.36
05-04-401-013	7	SFD	1	$2,826.00	$508.64	$2,317.36
05-04-401-014	6	SFD	1	$2,826.00	$508.64	$2,317.36

United City of Yorkville
Special Servces Area No. 2003-100
(Raintree Village)
Levy Year 2025

PIN	Lot	Land Use	# of Units	2025 Special Tax Levy		
				Original Amount Levied	Amount to be Abated	Amount to be Collected
05-04-401-015	5	SFD	1	$2,826.00	$508.64	$2,317.36
05-04-401-016	4	SFD	1	$2,826.00	$508.64	$2,317.36
05-04-405-006	83	SFD	1	$2,826.00	$508.64	$2,317.36
05-04-405-007	82	SFD	1	$2,826.00	$508.64	$2,317.36
05-04-405-008	81	SFD	1	$2,826.00	$508.64	$2,317.36
05-04-405-009	80	SFD	1	$2,826.00	$508.64	$2,317.36
05-04-408-001	61	SFD	1	$2,826.00	$508.64	$2,317.36
05-04-408-003	63	SFD	1	$2,826.00	$508.64	$2,317.36
05-04-408-004	64	SFD	1	$2,826.00	$508.64	$2,317.36
05-04-408-005	65	SFD	1	$2,826.00	$508.64	$2,317.36
05-04-435-003	121	SFD	1	$2,826.00	$508.64	$2,317.36
05-04-435-004	120	SFD	1	$2,826.00	$508.64	$2,317.36
05-04-435-005	119	SFD	1	$2,826.00	$508.64	$2,317.36
05-04-435-006	118	SFD	1	$2,826.00	$508.64	$2,317.36
05-04-436-003	124	SFD	1	$2,826.00	$508.64	$2,317.36
05-04-436-004	126	SFD	1	$2,826.00	$508.64	$2,317.36
05-04-436-005	127	SFD	1	$2,826.00	$508.64	$2,317.36
05-04-436-006	128	SFD	1	$2,826.00	$508.64	$2,317.36
05-04-437-001	203	SFD	1	$2,826.00	$508.64	$2,317.36
05-04-437-002	204	SFD	1	$2,826.00	$508.64	$2,317.36
05-04-437-003	205	SFD	1	$2,826.00	$508.64	$2,317.36
05-09-205-013	101	SFD	1	$2,826.00	$508.64	$2,317.36
05-09-205-014	100	SFD	1	$2,826.00	$508.64	$2,317.36
05-09-205-015	99	SFD	1	$2,826.00	$508.64	$2,317.36
05-09-205-017	97	SFD	1	$2,826.00	$508.64	$2,317.36
05-09-205-018	96	SFD	1	$2,826.00	$508.64	$2,317.36
05-09-205-019	95	SFD	1	$2,826.00	$508.64	$2,317.36
05-09-205-020	94	SFD	1	$2,826.00	$508.64	$2,317.36
05-09-205-022	92	SFD	1	$2,826.00	$508.64	$2,317.36
05-09-205-024	90	SFD	1	$2,826.00	$508.64	$2,317.36
05-09-205-025	89	SFD	1	$2,826.00	$508.64	$2,317.36
05-09-205-026	88	SFD	1	$2,826.00	$508.64	$2,317.36
05-09-205-028	86	SFD	1	$2,826.00	$508.64	$2,317.36
05-09-205-029	85	SFD	1	$2,826.00	$508.64	$2,317.36
05-09-205-030	84	SFD	1	$2,826.00	$508.64	$2,317.36
05-09-207-002	22	SFD	1	$2,826.00	$508.64	$2,317.36
05-09-207-004	24	SFD	1	$2,826.00	$508.64	$2,317.36
05-09-207-005	25	SFD	1	$2,826.00	$508.64	$2,317.36
05-09-207-007	27	SFD	1	$2,826.00	$508.64	$2,317.36
05-09-207-009	30	SFD	1	$2,826.00	$508.64	$2,317.36
05-09-208-001	37	SFD	1	$2,826.00	$508.64	$2,317.36
05-09-208-002	36	SFD	1	$2,826.00	$508.64	$2,317.36
05-09-208-003	35	SFD	1	$2,826.00	$508.64	$2,317.36
05-09-208-004	34	SFD	1	$2,826.00	$508.64	$2,317.36
05-09-208-005	33	SFD	1	$2,826.00	$508.64	$2,317.36
05-09-208-006	32	SFD	1	$2,826.00	$508.64	$2,317.36
05-09-208-007	31	SFD	1	$2,826.00	$508.64	$2,317.36
05-09-208-008	50	SFD	1	$2,826.00	$508.64	$2,317.36
05-09-208-009	49	SFD	1	$2,826.00	$508.64	$2,317.36
05-09-208-010	48	SFD	1	$2,826.00	$508.64	$2,317.36

United City of Yorkville
Special Servces Area No. 2003-100
(Raintree Village)
Levy Year 2025

PIN	Lot	Land Use	# of Units	2025 Special Tax Levy		
				Original Amount Levied	Amount to be Abated	Amount to be Collected
05-09-208-011	47	SFD	1	$2,826.00	$508.64	$2,317.36
05-09-208-013	45	SFD	1	$2,826.00	$508.64	$2,317.36
05-09-208-014	44	SFD	1	$2,826.00	$508.64	$2,317.36
05-09-209-002	72	SFD	1	$2,826.00	$508.64	$2,317.36
05-09-209-003	73	SFD	1	$2,826.00	$508.64	$2,317.36
05-09-209-004	74	SFD	1	$2,826.00	$508.64	$2,317.36
05-09-209-005	75	SFD	1	$2,826.00	$508.64	$2,317.36
05-09-210-001	66	SFD	1	$2,826.00	$508.64	$2,317.36
05-09-210-002	67	SFD	1	$2,826.00	$508.64	$2,317.36
05-09-210-003	68	SFD	1	$2,826.00	$508.64	$2,317.36
05-09-210-004	69	SFD	1	$2,826.00	$508.64	$2,317.36
05-09-210-005	70	SFD	1	$2,826.00	$508.64	$2,317.36
05-09-210-007	52	SFD	1	$2,826.00	$508.64	$2,317.36
05-09-210-008	53	SFD	1	$2,826.00	$508.64	$2,317.36
05-09-210-009	54	SFD	1	$2,826.00	$508.64	$2,317.36
05-09-210-010	55	SFD	1	$2,826.00	$508.64	$2,317.36
05-09-210-011	56	SFD	1	$2,826.00	$508.64	$2,317.36
05-09-211-001	76	SFD	1	$2,826.00	$508.64	$2,317.36
05-09-211-002	77	SFD	1	$2,826.00	$508.64	$2,317.36
05-09-211-003	78	SFD	1	$2,826.00	$508.64	$2,317.36
05-09-211-004	79	SFD	1	$2,826.00	$508.64	$2,317.36
05-09-211-005	107	SFD	1	$2,826.00	$508.64	$2,317.36
05-09-211-006	108	SFD	1	$2,826.00	$508.64	$2,317.36
05-09-211-007	109	SFD	1	$2,826.00	$508.64	$2,317.36
05-09-225-001	102	SFD	1	$2,826.00	$508.64	$2,317.36
05-09-225-002	103	SFD	1	$2,826.00	$508.64	$2,317.36
05-09-226-001	104	SFD	1	$2,826.00	$508.64	$2,317.36
05-09-227-001	112	SFD	1	$2,826.00	$508.64	$2,317.36
05-09-227-002	113	SFD	1	$2,826.00	$508.64	$2,317.36
05-09-227-003	114	SFD	1	$2,826.00	$508.64	$2,317.36
05-09-227-004	115	SFD	1	$2,826.00	$508.64	$2,317.36
05-09-227-005	116	SFD	1	$2,826.00	$508.64	$2,317.36
05-09-227-006	117	SFD	1	$2,826.00	$508.64	$2,317.36
05-09-228-001	202	SFD	1	$2,826.00	$508.64	$2,317.36
05-09-228-002	201	SFD	1	$2,826.00	$508.64	$2,317.36
05-09-228-003	200	SFD	1	$2,826.00	$508.64	$2,317.36
05-09-229-001	180	SFD	1	$2,826.00	$508.64	$2,317.36
05-09-229-002	181	SFD	1	$2,826.00	$508.64	$2,317.36
05-09-229-003	182	SFD	1	$2,826.00	$508.64	$2,317.36
05-09-229-004	177	SFD	1	$2,826.00	$508.64	$2,317.36
05-09-229-005	178	SFD	1	$2,826.00	$508.64	$2,317.36
05-09-229-006	179	SFD	1	$2,826.00	$508.64	$2,317.36
05-10-101-001	199	SFD	1	$2,826.00	$508.64	$2,317.36
05-10-101-002	198	SFD	1	$2,826.00	$508.64	$2,317.36
05-10-101-003	197	SFD	1	$2,826.00	$508.64	$2,317.36
05-10-101-004	196	SFD	1	$2,826.00	$508.64	$2,317.36
05-10-101-005	195	SFD	1	$2,826.00	$508.64	$2,317.36
05-10-101-006	194	SFD	1	$2,826.00	$508.64	$2,317.36
05-10-101-007	193	SFD	1	$2,826.00	$508.64	$2,317.36
05-10-102-001	183	SFD	1	$2,826.00	$508.64	$2,317.36

United City of Yorkville
Special Servces Area No. 2003-100
(Raintree Village)
Levy Year 2025

PIN	Lot	Land Use	# of Units	2025 Special Tax Levy Original Amount Levied	Amount to be Abated	Amount to be Collected
05-10-102-002	184	SFD	1	$2,826.00	$508.64	$2,317.36
05-10-102-003	185	SFD	1	$2,826.00	$508.64	$2,317.36
05-10-102-004	186	SFD	1	$2,826.00	$508.64	$2,317.36
05-10-102-005	187	SFD	1	$2,826.00	$508.64	$2,317.36
05-10-102-006	188	SFD	1	$2,826.00	$508.64	$2,317.36
05-10-102-007	189	SFD	1	$2,826.00	$508.64	$2,317.36
05-10-102-008	190	SFD	1	$2,826.00	$508.64	$2,317.36
05-10-102-009	191	SFD	1	$2,826.00	$508.64	$2,317.36
05-10-102-010	165	SFD	1	$2,826.00	$508.64	$2,317.36
05-10-102-011	166	SFD	1	$2,826.00	$508.64	$2,317.36
05-10-102-012	167	SFD	1	$2,826.00	$508.64	$2,317.36
05-10-102-013	168	SFD	1	$2,826.00	$508.64	$2,317.36
05-10-102-014	169	SFD	1	$2,826.00	$508.64	$2,317.36
05-10-102-015	170	SFD	1	$2,826.00	$508.64	$2,317.36
05-10-102-016	171	SFD	1	$2,826.00	$508.64	$2,317.36
05-10-102-017	172	SFD	1	$2,826.00	$508.64	$2,317.36
05-10-102-018	173	SFD	1	$2,826.00	$508.64	$2,317.36
05-10-102-019	174	SFD	1	$2,826.00	$508.64	$2,317.36
05-10-102-020	175	SFD	1	$2,826.00	$508.64	$2,317.36
05-10-102-021	176	SFD	1	$2,826.00	$508.64	$2,317.36
05-10-103-002	161	SFD	1	$2,826.00	$508.64	$2,317.36
05-10-103-003	162	SFD	1	$2,826.00	$508.64	$2,317.36
05-10-103-004	163	SFD	1	$2,826.00	$508.64	$2,317.36
05-10-103-005	164	SFD	1	$2,826.00	$508.64	$2,317.36
05-10-103-006	147	SFD	1	$2,826.00	$508.64	$2,317.36
05-10-103-007	148	SFD	1	$2,826.00	$508.64	$2,317.36
05-10-103-008	149	SFD	1	$2,826.00	$508.64	$2,317.36
05-10-103-009	150	SFD	1	$2,826.00	$508.64	$2,317.36
05-10-103-010	151	SFD	1	$2,826.00	$508.64	$2,317.36
05-10-104-001	144	SFD	1	$2,826.00	$508.64	$2,317.36
05-10-104-002	145	SFD	1	$2,826.00	$508.64	$2,317.36
	Subtotal		**179**	**$505,854.00**	**$91,046.56**	**$414,807.44**
Duplex Property						
05-03-354-009	233	DUP	1	$2,313.00	$416.30	$1,896.70
05-03-354-010	233	DUP	1	$2,313.00	$416.30	$1,896.70
05-03-354-011		DUP	1	$2,313.00	$416.30	$1,896.70
05-03-354-012		DUP	1	$2,313.00	$416.30	$1,896.70
05-03-354-013		DUP	1	$2,313.00	$416.30	$1,896.70
05-03-354-014		DUP	1	$2,313.00	$416.30	$1,896.70
05-03-355-005		DUP	1	$2,313.00	$416.30	$1,896.70
05-03-355-006		DUP	1	$2,313.00	$416.30	$1,896.70
05-03-355-007		DUP	1	$2,313.00	$416.30	$1,896.70
05-03-355-008		DUP	1	$2,313.00	$416.30	$1,896.70
05-03-355-009		DUP	1	$2,313.00	$416.30	$1,896.70
05-03-355-010		DUP	1	$2,313.00	$416.30	$1,896.70
05-03-355-011	230	DUP	1	$2,313.00	$416.30	$1,896.70
05-03-375-015	221	DUP	1	$2,313.00	$416.30	$1,896.70
05-03-375-016	221	DUP	1	$2,313.00	$416.30	$1,896.70
05-03-375-017	223	DUP	1	$2,313.00	$416.30	$1,896.70

United City of Yorkville
Special Servces Area No. 2003-100
(Raintree Village)
Levy Year 2025

PIN	Lot	Land Use	# of Units	2025 Special Tax Levy		
				Original Amount Levied	Amount to be Abated	Amount to be Collected
05-03-375-018	223	DUP	1	$2,313.00	$416.30	$1,896.70
05-03-375-019	222	DUP	1	$2,313.00	$416.30	$1,896.70
05-03-375-020	222	DUP	1	$2,313.00	$416.30	$1,896.70
05-03-375-021	224	DUP	1	$2,313.00	$416.30	$1,896.70
05-03-375-022	224	DUP	1	$2,313.00	$416.30	$1,896.70
05-03-375-023	225	DUP	1	$2,313.00	$416.30	$1,896.70
05-03-375-024	225	DUP	1	$2,313.00	$416.30	$1,896.70
05-03-375-025	226	DUP	1	$2,313.00	$416.30	$1,896.70
05-03-375-026	226	DUP	1	$2,313.00	$416.30	$1,896.70
05-03-375-027		DUP	1	$2,313.00	$416.30	$1,896.70
05-03-375-028		DUP	1	$2,313.00	$416.30	$1,896.70
05-03-375-029		DUP	1	$2,313.00	$416.30	$1,896.70
05-03-375-030		DUP	1	$2,313.00	$416.30	$1,896.70
05-03-375-031		DUP	1	$2,313.00	$416.30	$1,896.70
05-03-375-032		DUP	1	$2,313.00	$416.30	$1,896.70
05-03-375-033		DUP	1	$2,313.00	$416.30	$1,896.70
05-03-375-034		DUP	1	$2,313.00	$416.30	$1,896.70
05-03-376-013	260	DUP	1	$2,313.00	$416.30	$1,896.70
05-03-376-014	260	DUP	1	$2,313.00	$416.30	$1,896.70
05-03-376-015	259	DUP	1	$2,313.00	$416.30	$1,896.70
05-03-376-016	259	DUP	1	$2,313.00	$416.30	$1,896.70
05-03-376-017	258	DUP	1	$2,313.00	$416.30	$1,896.70
05-03-376-019	257	DUP	1	$2,313.00	$416.30	$1,896.70
05-03-376-020	257	DUP	1	$2,313.00	$416.30	$1,896.70
05-03-376-021	252	DUP	1	$2,313.00	$416.30	$1,896.70
05-03-376-022	252	DUP	1	$2,313.00	$416.30	$1,896.70
05-03-376-023	254	DUP	1	$2,313.00	$416.30	$1,896.70
05-03-376-024	254	DUP	1	$2,313.00	$416.30	$1,896.70
05-03-376-025	255	DUP	1	$2,313.00	$416.30	$1,896.70
05-03-376-026	255	DUP	1	$2,313.00	$416.30	$1,896.70
05-03-376-027		DUP	1	$2,313.00	$416.30	$1,896.70
05-03-376-028		DUP	1	$2,313.00	$416.30	$1,896.70
05-03-376-029		DUP	1	$2,313.00	$416.30	$1,896.70
05-03-376-030		DUP	1	$2,313.00	$416.30	$1,896.70
05-03-376-033		DUP	1	$2,313.00	$416.30	$1,896.70
05-03-376-034		DUP	1	$2,313.00	$416.30	$1,896.70
05-03-376-035		DUP	1	$2,313.00	$416.30	$1,896.70
05-03-376-036		DUP	1	$2,313.00	$416.30	$1,896.70
05-03-377-009		DUP	1	$2,313.00	$416.30	$1,896.70
05-03-377-010		DUP	1	$2,313.00	$416.30	$1,896.70
05-03-377-011		DUP	1	$2,313.00	$416.30	$1,896.70
05-03-377-012		DUP	1	$2,313.00	$416.30	$1,896.70
05-03-377-013		DUP	1	$2,313.00	$416.30	$1,896.70
05-03-377-014		DUP	1	$2,313.00	$416.30	$1,896.70
05-03-377-016		DUP	1	$2,313.00	$416.30	$1,896.70
05-03-377-017		DUP	1	$2,313.00	$416.30	$1,896.70
05-03-377-018		DUP	1	$2,313.00	$416.30	$1,896.70
05-03-377-019		DUP	1	$2,313.00	$416.30	$1,896.70
05-03-377-020		DUP	1	$2,313.00	$416.30	$1,896.70
05-03-377-021		DUP	1	$2,313.00	$416.30	$1,896.70

United City of Yorkville
Special Servces Area No. 2003-100
(Raintree Village)
Levy Year 2025

PIN	Lot	Land Use	# of Units	2025 Special Tax Levy Original Amount Levied	Amount to be Abated	Amount to be Collected
05-03-377-022		DUP	1	$2,313.00	$416.30	$1,896.70
05-03-377-023		DUP	1	$2,313.00	$416.30	$1,896.70
05-03-377-024		DUP	1	$2,313.00	$416.30	$1,896.70
05-03-378-004	238	DUP	1	$2,313.00	$416.30	$1,896.70
05-03-378-005	238	DUP	1	$2,313.00	$416.30	$1,896.70
05-03-378-006		DUP	1	$2,313.00	$416.30	$1,896.70
05-03-378-007		DUP	1	$2,313.00	$416.30	$1,896.70
05-03-378-008		DUP	1	$2,313.00	$416.30	$1,896.70
05-03-378-009		DUP	1	$2,313.00	$416.30	$1,896.70
05-10-125-004	239	DUP	1	$2,313.00	$416.30	$1,896.70
05-10-125-005	239	DUP	1	$2,313.00	$416.30	$1,896.70
05-10-125-006	240	DUP	2	$4,626.00	$832.60	$3,793.40
	Subtotal		**79**	**$182,727.00**	**$32,887.70**	**$149,839.30**
Prepaid Property Single Family Property						
05-04-380-001	40	PREPAY1	1	$2,826.00	$2,826.00	$0.00
05-04-435-002	122	PREPAY1	1	$2,826.00	$2,826.00	$0.00
05-09-207-001	21	PREPAY1	1	$2,826.00	$2,826.00	$0.00
05-09-207-006	26	PREPAY1	1	$2,826.00	$2,826.00	$0.00
05-09-208-012	46	PREPAY1	1	$2,826.00	$2,826.00	$0.00
05-09-210-006	51	PREPAY1	1	$2,826.00	$2,826.00	$0.00
	Subtotal		**6**	**$16,956.00**	**$16,956.00**	**$0.00**
Prepaid Property Duplex Property						
05-03-376-032	251	PREPAY2	1	$2,313.00	$2,313.00	$0.00
	Subtotal		**1**	**$2,313.00**	**$2,313.00**	**$0.00**
	GRAND TOTALS		**265**	**$707,850.00**	**$143,203.26**	**$564,646.74**
			(# of units)	(maximum taxes)	(taxes abated)	(taxes levied)



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Public Finance
Public-Private Partnerships
Development Economics
Clean Energy Bonds

Memorandum

To: City Council
From: Rob Fredrickson, Finance Director
Date: November 12, 2025
Subject: SSA No. 2003-101 Windett Ridge – Tax Abatement

The table below represents a year-over year comparison of maximum and extended tax levy amounts on a per parcel basis for the Windett Ridge Special Service Area (2003-101), as shown on Table 5 (page 7) of the Administration Report prepared by the City's SSA consultant, David Taussig & Associates (DTA).

Special Service No. 2003-101 (Windett Ridge)

Tax Classification	2025 Levy	2024 Levy	% Change
Maximum Parcel Amount			
Single Family	$ 2,659.00	$ 2,620.00	1.49%
Extended Parcel Amounts			
Single Family	$ 2,151.12	$ 2,118.68	1.53%
Single Family - Detached	$ 1,164.62	$ 1,147.06	1.53%

As noted above, extended (actual) 2025 tax levy amounts will increase by 1.5% for single family parcels in comparison with the previous year. Taken in aggregate, these parcels will yield special service area property taxes totaling $495,922.22 (out of a maximum amount of $635,501.00 – with $139,578.78 being abated).

It is the recommendation of staff that the SSA abatement ordinance be approved. Both the ordinance and Windett Ridge SSA Administration Report have been attached for your review and consideration.

Ordinance No. 2025-_____

ORDINANCE ABATING SPECIAL SERVICE AREA TAXES FOR SPECIAL SERVICE AREA NUMBER 2003-101 (WINDETT RIDGE PROJECT) AND APPROVING THE AMENDED SPECIAL TAX ROLL

BE IT ORDAINED BY THE CITY COUNCIL OF THE UNITED CITY OF YORKVILLE, KENDALL COUNTY, ILLINOIS, AS FOLLOWS:

Section 1. It is found and declared by the City Council of the United City of Yorkville, Kendall County, Illinois (the "City"), as follows:

(a) The City Council of the City adopted Ordinance No. 2003-57 on August 12, 2003 (the "Bond Ordinance") which: (i) provided for the issuance of $6,900,000 of Special Service Area Number 2003-101 Special Tax Bonds, Series 2003 (Windett Ridge Project) (the "Bonds"), of the United City of Yorkville, for the purpose of paying for the costs of certain improvements benefiting the Special Service Area Number 2003-101 (the "Special Service Area"); and (ii) provided for the levy of a Special Tax upon all taxable property within the Special Service Area sufficient to pay the principal of the Bonds for each year at maturity or mandatory sinking fund redemption dates and to pay interest and Administrative Expenses of the Special Service Area for each such year. The Bond Ordinance also authorized the City to abate the taxes levied pursuant to such Ordinance to the extent the taxes levied exceeded the Special Tax Requirement (as defined in the Bond Ordinance) as calculated pursuant to the Special Tax Roll and Report for the Special Service Area (the "Special Tax Roll").

(b) Pursuant to the Special Tax Roll, the Consultant of the City has determined (i) that the Special Tax Requirement for 2025 for the Bonds is $495,922.22 and the 2025 Levy for Special Taxes is $495,922.22 (which complies with the Kendall County tax billing

requirement of rounding the per parcel special tax up to the nearest even cent on single family property).

Section 2. Of the $635,501.00 of Special Taxes levied for calendar year 2025 pursuant to Section 6 of the Bond Ordinance $139,578.78 of such Special Taxes is hereby abated resulting in a 2025 calendar year levy of $495,922.22.

Section 3. It is the duty of the County Clerk of Kendall County to abate those taxes as provided in Section 2 of this Ordinance.

Section 4. The City Council of the City hereby approves the United City of Yorkville Special Service Area Number 2003-101 Administration Report Levy Year 2025 dated November 10, 2025, prepared by DTA, Inc. and the 2025 Amended Special Tax Roll attached to such report with such changes therein as are deemed necessary by the Mayor and the City's consultant to reflect any changes in final parcel identification numbers.

Section 5. All ordinances, resolutions and orders or parts of ordinances, resolutions and orders in conflict with this ordinance are repealed to the extent of such conflict. The City Clerk shall cause this Ordinance to be published in pamphlet form. This Ordinance shall be in full force and effect after passage and publication as provided by law.

PASSED by the City Council of the City this _____ ___, 2025.

KEN KOCH	_____	DAN TRANSIER	_____
ARDEN JOE PLOCHER	_____	CRAIG SOLING	_____
CHRIS FUNKHOUSER	_____	MATT MAREK	_____
RUSTY CORNEILS	_____	RUSTY HYETT	_____

_____
City Clerk

SIGNED by the Mayor this _____ ___, 2025.

_____
Mayor

ATTEST:

_____
City Clerk

Published in pamphlet form _____ ____, 2025.

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ADMINISTRATION REPORT (LEVY YEAR 2025)

UNITED CITY OF YORKVILLE

SPECIAL SERVICE AREA NO. 2003-101

November 10, 2025

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UNITED CITY OF YORKVILLE

ADMINISTRATION REPORT

(LEVY YEAR 2025)

Special Service Area No. 2003-101

Prepared for:

United City of Yorkville

800 Game Farm Road

Yorkville, IL 60560

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APPENDICES

APPENDIX A	FUNDS AND ACCOUNTS
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APPENDIX E	AERIAL APPENDIX OF SSA BOUNDARIES
APPENDIX F	SPECIAL TAX ROLL AND REPORT
APPENDIX G	2025 AMENDED SPECIAL TAX ROLL

I INTRODUCTION

This report calculates the 2025 special taxes required to pay annual debt service on the United City of Yorkville (the "City") Special Service Area Number 2003-101 ("SSA No. 2003-101") Special Tax Refunding Bonds, Series 2019 (Windett Ridge Project) (the "Series 2019 Bonds") and administrative expenses and apportions the special taxes to each taxable parcel within SSA No. 2003-101. Pursuant to the Special Service Area Act (the "Act"), the City Aldermen are the governing body of SSA No. 2003-101. The City Aldermen must annually, prior to the last Tuesday of December, approve by ordinance the special taxes to be collected, abate the Maximum Parcel Special Taxes in excess of the special taxes to be collected, and direct the County Clerk of Kendall County to extend the special taxes for collection. The special taxes will be billed on the tax bill for ad valorem property taxes.

SSA No. 2003-101 was established by Ordinance No. 2003-56 (the "Establishing Ordinance"), adopted on August 12, 2003. The Establishing Ordinance authorized SSA No. 2003-101 to provide special services, issue bonds, and levy a special tax to repay the bonds.

A Authorized Special Services

The authorized special services include:

- Engineering;
- Soil testing and appurtenant work;
- Mass grading and demolition;
- Storm water management facilities;
- Storm drainage systems and storm sewers;
- Site clearing and tree removal;
- Public water facilities;
- Sanitary sewer facilities;
- Erosion control measures;
- Roads, streets, curbs, gutters, street lighting, traffic controls, sidewalks, equestrian paths and related street improvements, equipment and materials necessary for the maintenance thereof;
- Landscaping, wetland mitigation and tree installation;
- Costs for land and easement acquisitions relating to any of the foregoing improvements; and
- Required tap-on and related fees for water or sanitary sewer services and other eligible costs.

B Bonded Indebtedness

The Establishing Ordinance specified that not more than $15,000,000 in bonds may be issued by SSA No. 2003-101. Ordinance No. 2003-57, adopted on August 12, 2003, approved the form of a trust indenture and preliminary limited offering memorandum and provided for the issuance of not more than $7,300,000 in United City of Yorkville Special Service Area Number 2003-101 Special Tax Bonds, Series 2003 (Windett Ridge Project) (the "Series 2003") Bonds. The Series 2003 Bonds were issued in the amount of $6,900,000 in September 2003.

Ordinance No. 2019-10 (the "2019 Bond Ordinance"), adopted on February 26, 2019, approved the form of a trust indenture and preliminary limited offering memorandum and provided for the issuance of not more than $5,232,000 in Series 2019 Bonds. Series 2019 Bonds were issued in March 2019 in the amount of $5,220,000 to refund the Series 2003 Bonds in full. The current debt service schedule is attached hereto as Appendix D and a brief summary of any optional redemption of bonds is contained in Section VI herein.

C Special Taxes

The Establishing Ordinance incorporates the United City of Yorkville Special Service Area Number 2003-101 Special Tax Roll and Report (the "Special Tax Roll and Report"). The Special Tax Roll and Report sets forth the Maximum Parcel Special Taxes which have been levied for the payment of principal of and interest on the Series 2019 Bonds and the administration and maintenance of SSA No. 2003-101 and is attached hereto as Appendix F. A table of the Maximum Parcel Special Taxes is included in Section III herein.

I SPECIAL TAX REQUIREMENT

The SSA No. 2003-101 2025 Special Tax Requirement is equal to $495,922 . As shown in Table 1 below, the 2025 Special Tax Requirement is equal to the sum of the Series 2019 Bond debt service for the bond year ending March 1, 2027, estimated administrative expenses, estimated delinquencies, and less the estimated projected available fund as of March 1, 2026.

Table 1: Levy Year 2025 Special Tax Requirement

Types of Funds	Total Amount
Sources of Funds	
Prior Year Surplus/(Deficit)	$10,000
Earnings	$0
Special Taxes	$495,922
Subtotal	**$505,922**
Uses of Funds	
Debt Service	
Interest - 09/01/2026	($53,521)
Interest - 03/01/2027	($53,521)
Principal - 03/01/2027	($363,000)
Administrative Expenses	($21,003)
Delinquent Special Taxes	($14,878)
Reserve Fund Replenishment	$0
Subtotal	**($505,922)**
Projected Surplus/(Deficit) – March 1, 2027	$0

II ACCOUNT ACTIVITY SUMMARY

The Trust Indenture for the Series 2019 Bonds (the "2019 Indenture") establishes five funds and two accounts. The five funds are the Bond and Interest Fund, Reserve Fund, Administrative Expense Fund, Rebate Fund and Investment of Funds. Within the Bond and Interest Fund is the Special Redemption Account. Within the Administrative Expense Fund is the Cost of Issuance Account. A diagram of the funds and accounts is included herein as Appendix A.

Money held in any of the funds and accounts can be invested at the direction of the City and in conformance with the limitations set forth in the 2019 Indenture. Investment interest earnings, if any, will generally be applied to the fund or account for which the investment is made. Diagrams of the application of special taxes and earnings are attached as Appendices B and C, respectively.

A summary of account activity for the 12 months ending September 30, 2025, is shown in Table 2 on the following page.

Table 2: Transaction Summary (10/01/2024 through 09/30/2025)

Types of Funds	Administrative Expense Fund	Reserve Fund	Bond and Interest Fund	Special Redemption Fund
Beginning Balance (October 1, 2024)	$1,483	$515,011	$495,172	$346
Earnings	$487	$21,249	$13,458	$151
Special Taxes				
Prior Year(s)	$0	$0	$4,772	$0
Levy Year 2024	$0	$0	$497,551	$0
Account Transfers	$0	($21,715)	$21,715	$0
Administrative Expense Fund Transfers				
2024 Budgeted	$25,040	$0	($25,040)	$0
2025 Prefunding	$0	$0	$0	$0
Debt Service				
Interest and Principal – 03/01/2025	$0	$0	($398,333)	$0
Interest – 09/01/2025	$0	$0	($59,323)	$0
Bond Redemptions/Prepayments				
Receipts	$0	$0	$0	$51,571
Principal Redemption	$0	$0	$0	$0
Redemption Premium	$0	$0	$0	$0
Property Owner Refunds	$0	$0	$0	$0
Administrative Expenses	($15,434)	$0	$0	$0
Ending Balance (September 30, 2025)	**$11,576**	**$514,546**	**$549,972**	**$52,068**

The calculation of the estimated fund balances as of March 1, 2026, is shown in Table 3 below.

Table 3: Estimated Transaction Summary (10/01/2025 through 3/1/2026)

Types of Funds	Administrative Expense Fund	Reserve Fund	Bond and Interest Fund	Special Redemption Fund
Beginning Balance (October 1, 2025)	$11,576	$514,546	$549,972	$52,068
Earnings	$0	$0	$0	$0
Special Taxes				
Prior Year(s)	$0	$0	$0	$0
Levy Year 2024	$0	$0	$7,716	$0
Prepayment Receipts	$0	$0	$0	$0
Account Transfers				
Bond Redemption/Prepayments	$0	($8,777)	$59,730	($51,053)
All Other/Non-Administrative Expense	$0	($2,084)	$2,084	$0
Administrative Expense Fund Transfers				
2025 Budgeted	$11,380	$0	($11,380)	$0
2026 Prefunding	$20,903	$0	($20,903)	$0
Debt Service				
Interest - 03/01/2026	$0	$0	($59,150)	$0
Principal - 03/01/2026	$0	$0	($345,000)	$0
Bond Redemptions/Prepayments				
Principal Redemption	$0	$0		
Redemption Premium	$0	$0	($51,000)	$0
Property Owner Refunds	$0	$0	($2,381)	$0
Remaining 2024 Administrative Expenses	($22,956)	$0	$0	$0
Ending Balance - March 1, 2026	$21,003	$503,684	$129,689	$1,015
Reserve Fund Requirement	N/A	($503,684)	N/A	N/A
Funds Not Eligible for Levy Surplus	($21,003)	N/A	($119,689)	($1,015)
Projected Surplus/(Deficit) as of March 1, 2026	$0	$0	$10,000	$0

III MAXIMUM, ABATED, AND EXTENDED SPECIAL TAXES

Pursuant to the 2019 Bond Ordinance, the 2025 Maximum Parcel Special Taxes equal $635,501.00. The total required abatement for prepayments is $22,491.42, resulting in the adjusted 2025 Maximum Parcel Special Taxes of $613,009.58. Subtracting the 2025 Special Tax Requirement of $495,922.22, results in an abatement of $117,087.36 for parcels subject to the special tax and a total abatement of $139,578.78. In accordance with the Special Tax Roll and Report the Maximum Parcel Special Tax applicable to each Parcel in SSA 2003-101 is abated in equal percentages until the special tax remaining equals the Special Tax Requirement.

The 2025 maximum, abated, and extended special tax for each special tax classification is shown in Table 4 below. The Amended Special Tax Roll, which lists the maximum, abated, and extended special tax for each parcel, is attached as Appendix G. Note, the special tax levy and abatement have been adjusted to reconcile with the special taxes set forth in the bond ordinance.

Table 4: Maximum, Abated and Extended Special Taxes

Special Tax Classification	Maximum Parcel Special Tax	Abated Special Tax	Extended Special Tax
Single-Family Dwelling Unit	$2,659.00	$507.88	$2,151.12
Single-Family Detached - Partial (54.14% Remaining)	$2,659.00	$1,494.38	$1,164.62
Single-Family Dwelling Unit - Prepaid	$2,659.00	$2,659.00	$0.00

Note:

1. Adjusted to reconcile with the special taxes set forth in the bond ordinance.

A comparison of the maximum and extended special tax amounts for 2025 and 2024 is shown in Table 5 below.

Table 5: Comparison of Maximum and Extended Special Taxes

Special Tax Classification	Levy Year 2025	Levy Year 2024	Percentage Change
Maximum Parcel Special Tax			
Single-Family Dwelling Unit	$2,659.00	$2,620.00	1.49%
Extended Special Tax			
Single-Family Dwelling Unit	$2,151.12	$2,118.68	1.53%
Single-Family Detached - Partial (54.14% Remaining)	$1,164.62	$1,147.06	1.53%

The schedule of the remaining SSA No. 2003-101 Maximum Parcel Special Taxes is shown in Table 6 on the following page. The Maximum Parcel Special Taxes escalate 1.50% annually through 2031.

Table 6: Maximum Parcel Special Taxes

Levy Year	Collection Year	Aggregate [1]	Per Single-Family Unit
2025	2026	$635,501	$2,659
2026	2027	$645,061	$2,699
2027	2028	$654,621	$2,739
2028	2029	$664,420	$2,780
2029	2030	$674,458	$2,822
2030	2031	$684,496	$2,864
2031	2032	$694,773	$2,907

IV PRIOR YEAR SPECIAL TAX COLLECTIONS

The SSA No. 2003-101 special tax is billed and collected by Kendall County (the "County") in the same manner and at the same time as general *ad valorem* property taxes. The City may provide other means of collecting the special tax, if necessary, to meet the financial obligations of SSA No. 2003-101.

A 2024 Special Tax Receipts

As of November 3, 2025, $496,918.18 of $496,918.18 in Levy Year 2024 special tax levies have been collected, resulting in a delinquency amount $0.00 and a delinquency rate of 0.00%.

B Tax Sales and Foreclosures

The lien and foreclosure remedies provided for in Article 9 of the Illinois Municipal Code shall apply upon the nonpayment of the special tax. The City is not currently pursuing any foreclosure actions.

Kendall County held their annual tax sale on October 27, 2025. Prior to the County Tax Sale, there were 2 parcels with delinquent special taxes of $4,237.36. Delinquent property taxes for 2 and parcels with special taxes of $4,237.36 were purchased at the County Tax Sale.

V DEVELOPMENT STATUS

SSA No. 2003-101 is comprised of 277 single-family homes, which is consistent with the original projections. An aerial map of SSA No. 2003-101 is attached as Appendix E. The number of units in each plat is summarized in Table 7 below.

Table 7: Land Use Summary

Plat	Recorded	Land Use	Number of Units
Unit 1	Yes	Single-Family	261
Unit 2	Yes	Single-Family	16
		Total	**277**

A Equalized Assessed Value

Equalized assessed value increased in 2024 to $26,506,597.

VI OUTSTANDING BONDS

The Series 2019 Bonds were issued in March 2019 with an original principal amount of $5,220,000. Outstanding Principal The current debt schedule adjusted for early redemptions from special tax prepayments is attached herein as Appendix D.

A Bond Redemptions from Special Tax Prepayments

As a result of special tax prepayments received from property owners, $80,000 of the Series 2019 Bonds have been redeemed as shown in Table 8 below.

Table 8: Special Mandatory Bond Redemptions from Special Tax Prepayments

Redemption Date	Bonds Redeemed
December 1, 2019	$19,000
June 1, 2021	$10,000
December 1, 2025	$51,000
Total Redeemed	**$80,000**

B Prepayments

The SSA No. 2003-101 Maximum Parcel Special Tax may be prepaid and permanently satisfied, or prepaid in part, provided that proceeds for any such prepayment are sufficient to permit the redemption of Bonds in such amounts and maturities deemed necessary by the Administrator and in accordance with the Bond Indenture. The prepayment calculation formula is set forth in the Special Tax Roll and Report.

Prior to the issuance of Series 2019 Bonds, the Maximum Parcel Special Taxes were prepaid in full for 38 single-family dwelling units. After the issuance of Series 2019 Bonds, the Maximum Parcel Special Taxes have been prepaid in full for additional 8 single-family dwelling units. One partial prepayment has been received.

VII EQUALIZED ASSESSED VALUE AND VALUE-TO-LIEN RATIO

The SSA No. 2003-101 Equalized Assessed Value and Value-to-Lien Ratio is shown in Table 9 below.

Table 9: Equalized Assessed Value and Value-to-Lien Ratio

2024 Equalized Assessed Value [1]	2024 Appraised Value [2]	Outstanding Bonds [3]	Value-to-Lien Ratio
$26,506,597	$79,519,791	$3,311,000	24.02:1

Notes:

1. Source: Kendall County
2. Appraised Value is equal to three times the equalized assessed value.
3. As of September 2, 2025, and reflecting the additional $51,000 scheduled to be redeemed on December 1, 2025

VIII *AD VALOREM* PROPERTY TAX RATES

The 2024 general *ad valorem* tax rates for SSA No. 2003-101 are shown in Table 10 below.

Table 10: 2024 *Ad Valorem* Property Tax Rates [1]

Type of Rate	*Ad Valorem* Rate
United City of Yorkville Rates	
Police Protection	0.13938%
Police Pension	0.15955%
Audit	0.00327%
Liability Insurance	0.00436%
Social Security	0.01633%
School Crossing Guard	0.00000%
Revenue Recapture	0.00052%
Subtotal City Tax Rate	**0.44148%**
District Rates	
School District CU-115	5.74732%
Bristol-Kendall Fire Protection District	0.62408%
County	0.52808%
Yorkville/Bristol Sanitary District	0.00000%
Junior College #516	0.41827%
Yorkville Library	0.11642%
Kendall Road District	0.18905%
Forest Preserve	0.13040%
Kendall Township	0.07435%
Subtotal District Tax Rate	**7.82797%**
Total Tax Rate	**8.26945%**

Note:

1. Source: Kendall County, for Tax Codes KE016.

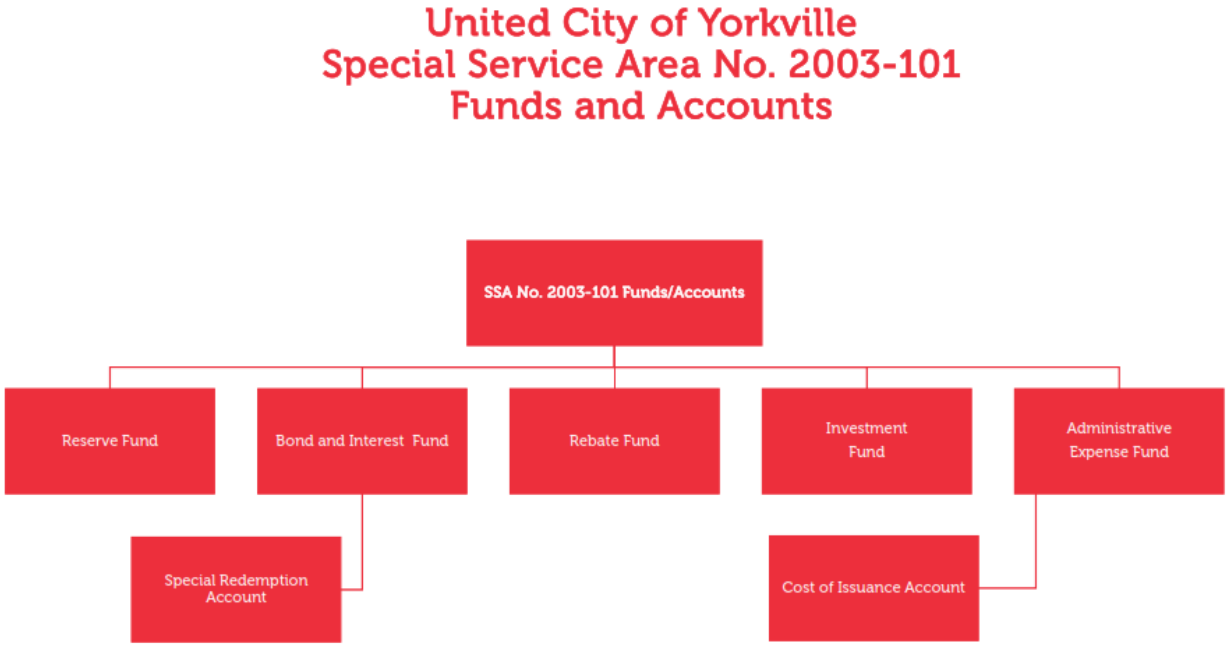
APPENDIX A

United City of Yorkville SSA No. 2003-101
Administration Report
(Levy Year 2025)



FUNDS AND ACCOUNTS

Figure A-1: Funds and Accounts

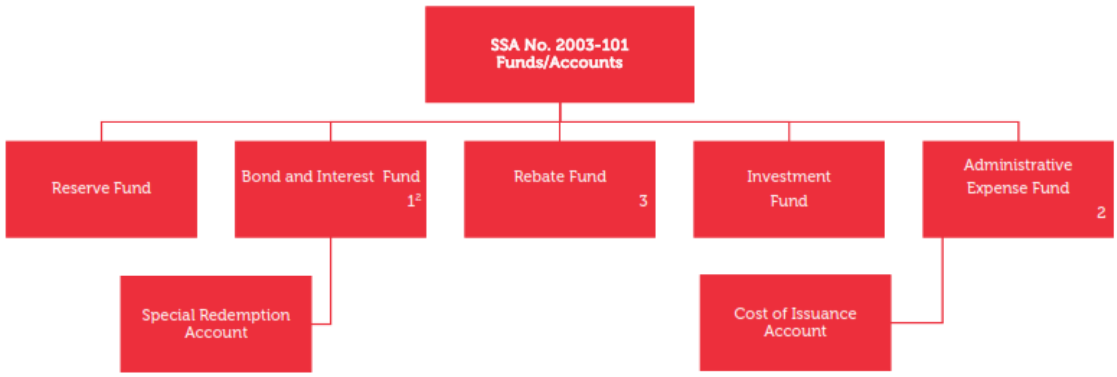


APPENDIX B

United City of Yorkville SSA No. 2003-101
Administration Report
(Levy Year 2025)

APPLICATION OF SPECIAL TAX

Figure B-1: Application of Special Tax



Notes:
1. Special Tax applied in sequence indicated.
2. In an amount sufficient to pay interest and principal on the Bonds.

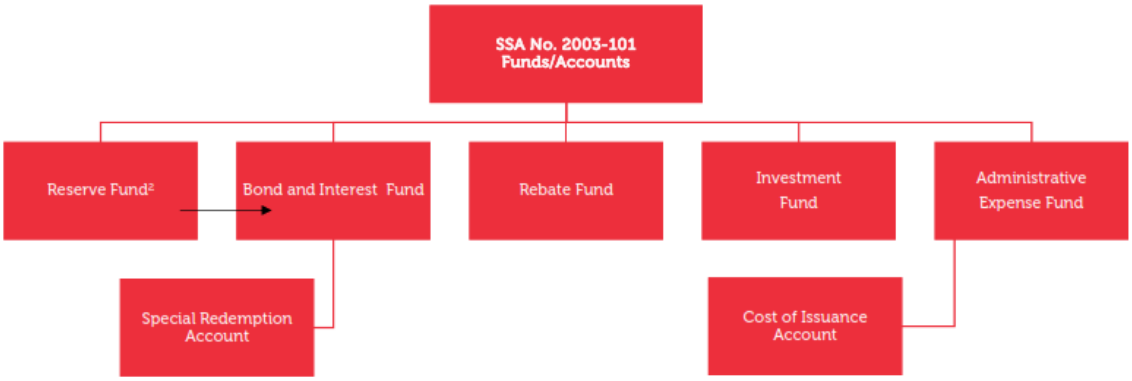
APPENDIX C

United City of Yorkville SSA No. 2003-101
Administration Report
(Levy Year 2025)

APPLICATION OF EARNINGS

Figure C-1: Application of Earnings

United City of Yorkville
Special Service Area No. 2003-101
Application of Earnings[1]



Notes:
1. Earnings remain in fund or account from which they accrued unless otherwise indicated.
2. Reserve Fund earnings shall be transferred to the Bond and Interest Fund.

APPENDIX D

United City of Yorkville SSA No. 2003-101
Administration Report
(Levy Year 2025)

DEBT SERVICE SCHEDULE

Table D-1: Revised Debt Service Schedule

Year Ending (3/1)	Payment Date	Principal	Interest	Debt Service
2026	3/1/2026	$345,000	$59,149.50	$404,149.50
2027	9/1/2026		$53,520.75	$53,520.75
2027	3/1/2027	$363,000	$53,520.75	$416,520.75
2028	9/1/2027		$48,075.75	$48,075.75
2028	3/1/2028	$378,000	$48,075.75	$426,075.75
2029	9/1/2028		$41,744.25	$41,744.25
2029	3/1/2029	$398,000	$41,744.25	$439,744.25
2030	9/1/2029		$34,779.25	$34,779.25
2030	3/1/2030	$421,000	$34,779.25	$455,779.25
2031	9/1/2030		$27,096.00	$27,096.00
2031	3/1/2031	$444,000	$27,096.00	$471,096.00
2032	9/1/2031		$18,771.00	$18,771.00
2032	3/1/2032	$469,000	$18,771.00	$487,771.00
2033	9/1/2032		$9,860.00	$9,860.00
2033	3/1/2033	$493,000	$9,860.00	$502,860.00

APPENDIX E

United City of Yorkville SSA No. 2003-101
Administration Report
(Levy Year 2025)

AERIAL APPENDIX OF SSA BOUNDARIES


United City of Yorkville
SSA 2003-101
Parkside Lane
Wythe Place
Sutton Street
Fairfax Way
Windett Ridge Road
© 2008 Tele Atlas
Google

APPENDIX F

United City of Yorkville SSA No. 2003-101
Administration Report
(Levy Year 2025)

SPECIAL TAX ROLL AND REPORT

UNITED CITY OF YORKVILLE
SPECIAL SERVICES AREA NUMBER 2003-101
SPECIAL TAX ROLL AND REPORT

September 4, 2003

UNITED CITY OF YORKVILLE

SPECIAL SERVICE AREA NUMBER 2003-101

SPECIAL TAX ROLL AND REPORT

Prepared for

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UNITED CITY OF YORKVILLE
SPECIAL SERVICE AREA NUMBER 2003-101

SPECIAL TAX ROLL AND REPORT
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Exhibit B – Prepayment of the Maximum Parcel Special Tax

I. INTRODUCTION

Pursuant to the provisions of the Act and in accordance with the "Establishing Ordinance" being Ordinance No. 2003-56 passed by the City Council of the United City of Yorkville, County of Kendall, State of Illinois, on August 12, 2003 in connection with the proceedings for Special Service Area Number 2003-101 (hereinafter referred to as "SSA No. 2003-101"), this Special Tax Roll and Report of SSA No. 2003-101 (the "Report") is herewith submitted and made part of the Establishing Ordinance.

II. DEFINITIONS

The terms used herein shall have the following meanings:

"Act" means the Special Service Area Tax Act, being 35 ILCS 200/27-5 et seq., as amended.

"Administrative Expenses" means the following actual or reasonably estimated costs permitted in accordance with the Act and directly related to the administration of SSA No. 2003-101 and the Bonds as determined by the City or its designee: the costs of computing the Special Taxes and of preparing the amended Special Tax Roll (whether by the City or designee thereof or both); the costs of collecting the Special Taxes (whether by the City, the County, or otherwise); the costs of remitting the Special Taxes to the fiscal agent and/or trustee for any Bonds; the costs of the fiscal agent and/or trustee (including its legal counsel) in the discharge of the duties required of it under the Bond Indenture; the costs of the City or designee in computing the amount of rebatable arbitrage, if any; the costs of the City or designee in obtaining ratings of the Bonds; the costs of the City or designee in complying with the disclosure requirements of applicable federal and state securities laws and of the Act, including, but not limited to, public inquiries regarding the Special Taxes; the costs associated with the release of funds from any escrow account or funds held pursuant to the Bond Indenture; and any termination payments owed by the City in connection with any guaranteed investment contract, forward purchase agreement, or other investment of funds held under the Bond Indenture. Administrative Expenses shall also include amounts advanced by the City for any administrative purpose of SSA No. 2003-101 including the costs of computing Special Tax Bond Prepayment amounts, recording of lien satisfaction or other notices related to a Special Tax Bond Prepayment or Mandatory Special Tax Prepayment, discharge or satisfaction of Special Taxes; and the costs of commencing and pursuing to completion any foreclosure action arising from and pursuing the collection of delinquent Special Taxes and the reasonable fees of legal counsel to the City incurred in connection with all of the foregoing.

"Administrator" means the designee of the City responsible for determining the Special Taxes and assisting the City and the County in providing for the collection of the Special Taxes, continuing disclosure, and any other administrative efforts related to SSA No. 2003-101.

"Bond Indenture" means the trust indenture and any supplemental indentures between the City and the trustee named therein authorizing the issuance of the Bonds.

"Bonds" means any bonds or other debt, including refunding bonds, whether in one or more series, issued by the City and secured by the Maximum Parcel Special Tax for SSA No. 2003-101, the proceeds of which will be used to finance inter alia, all or a portion of the public improvements.

"Calendar Year" means the twelve-month period starting January 1 and ending December 31.

"City" means the United City of Yorkville, County of Kendall, State of Illinois.

"Council" means the Mayor and City Council, having jurisdiction over SSA No. 2003-101.

"County" means the County of Kendall, Illinois.

"Dwelling Unit" means a residential dwelling unit.

"Final Plat" means a final plat of subdivision approved by the City and recorded with the County.

"Mandatory Special Tax Prepayment" means the Special Tax Bond Prepayment required upon a reduction in the anticipated number of Dwelling Units as described more fully in Section VI.G herein and calculated pursuant to Exhibit B herein.

"Maximum Parcel Special Tax" means the maximum special tax, determined in accordance with Section VI that can be collected by the City in any Calendar Year on any Parcel. Maximum Parcel Special Taxes means the amount determined by multiplying the greater of the actual or anticipated number of Dwelling Units by the Maximum Parcel Special Tax.

"Maximum SSA Special Taxes" means the Maximum Parcel Special Taxes plus any additional special taxes levied, in accordance with any supplemental ordinances adopted by the City, that can be collected by the City in any Calendar Year.

"Parcel" means a lot or parcel within the boundaries of SSA No. 2003-101 shown on a Final Plat and/or PIN Map.

"Partial Special Tax Bond Prepayment" means that amount required to partially prepay the Maximum Parcel Special Tax computed pursuant to Exhibit B herein.

"PIN Map" means an official map of the County Assessments Division or other authorized County official designating parcels by permanent index number.

"Preliminary Plat" means the preliminary subdivision plat for SSA No. 2003-101 approved by the City, as may be amended.

"Residential Property" means all Parcels within the boundaries of SSA No. 2003-101 on which Dwelling Units have been, may be, or are anticipated to be constructed as determined from the Preliminary Plat, or any Final Plat, as applicable.

"Special Tax" means the special tax to be extended in each Calendar Year on each Parcel.

"Special Tax Bond Prepayment" means that amount required to prepay the Maximum Parcel Special Tax computed pursuant to Exhibit B herein in order to fully release the lien of the Maximum Parcel Special Tax.

"Special Tax Requirement" means that amount determined by the City or its designee as required in any Calendar Year to pay: (1) the Administrative Expenses, (2) debt service on any Bonds, (3) reasonably anticipated delinquent Special Taxes, (4) any amount required to replenish any reserve fund established in connection with such Bonds, (5) the costs of credit enhancement and fees for instruments that serve as the basis of a reserve fund in lieu of cash related to any such Bonds, and less (6) available funds as directed under the Bond Indenture.

"Special Tax Roll" means the Special Tax Roll included herein as Exhibit A, as may be amended pursuant to Section VI.E.

III. SPECIAL SERVICE AREA DESCRIPTION

A. BOUNDARIES OF SSA NO. 2003-101

SSA No. 2003-101 consists of approximately one hundred seventy (170) acres which is generally located east of the State Route 47 and Legion Road intersection, a few miles south of State Route 71, the legal description for which is attached as Exhibit D of the Establishing Ordinance.

B. ANTICIPATED LAND USES

SSA No. 2003-101 is anticipated to consist of two hundred seventy-seven (277) single-family homes and approximately five and seven-tenths acres of commercial development.

IV. SPECIAL SERVICES

SSA No. 2003-101 has been established to finance certain special services conferring special benefit thereto and which are in addition to the municipal services provided to the City as a whole. A general description, estimated cost, and allocation of these special services are set forth below.

A. GENERAL DESCRIPTION

The special services that are eligible to be financed by SSA No. 2003-101 consist of certain public improvements with appurtenances and appurtenant work in

connection therewith necessary to serve SSA No. 2003-101 (hereinafter referred to as the "Eligible Improvements"). The Eligible Improvements are generally described as follows:

- City sanitary sewer facilities including engineering, soil testing and appurtenant work, mass grading and demolition, site clearing and tree removal, erosion control measurers, wetland mitigation and tree installation, underground repairs, costs for land and easement acquisitions relating to any of the foregoing, required tap-on and related fees for sanitary sewer services and other eligible costs;
- City water facilities including engineering, soil testing and appurtenant work, mass grading and demolition, site clearing and tree removal, erosion control measurers, wetland mitigation and tree installation, underground repairs, costs for land and easement acquisitions relating to any of the foregoing, required tap-on and related fees for water services and other eligible costs;
- City road facilities including engineering, soil testing and appurtenant work, mass grading and demolition, site clearing and tree removal, erosion control measures, roads, streets, curbs, gutters, street lighting, traffic controls, sidewalks, equestrian paths and related street improvements, and equipment and materials necessary for the maintenance thereof, landscaping, wetland mitigation and tree installation, costs for land and easement acquisitions relating to any of the foregoing improvements, and other eligible costs;
- City storm water management facilities including engineering, soil testing and appurtenant work, mass grading and demolition, storm drainage systems and storm sewers, site clearing and tree removal, erosion control measures, landscaping, wetland mitigation and tree installation, underground repairs, costs for land and easement acquisitions relating to any of the foregoing improvements, and other eligible costs.

B. ESTIMATED COSTS

The estimated costs for the Eligible Improvements and the amounts anticipated to be financed by SSA No. 2003-101 are presented in Table 1 on the following page.

TABLE 1 ESTIMATED COSTS FOR ELIGIBLE IMPROVEMENTS		
PUBLIC IMPROVEMENT	TOTAL COSTS	COSTS ANTICIPATED TO BE FINANCED BY SSA NO. 2003-101
Sanitary Sewer Facilities	$981,483	$849,520
Water Facilities	$866,000	$797,579
Road Facilities		
Shared Section of Fairfax Way	$28,500	$16,731
Remaining Road Facilities	$7,707,671	$2,021,345
Storm Water Management Facilities	$1,153,996	$1,044,744
Underground Repairs	$126,000	$0
Grand Total	**$10,863,650**	**$4,729,919**

C. ALLOCATION

Special taxes levied pursuant to the Act must bear a rational relationship between the amount of the special tax levied against each Parcel within SSA No. 2003-100 and the special service benefit rendered. Therefore, the public improvements anticipated to be financed by SSA No. 2003-101 as shown in Table 1 have been allocated in accordance with the benefit rendered to the property therein, with benefit estimated to be a function of (i) the service or benefit area for said improvements and (ii) the relative capacity for said improvements reserved for or used by properties within the benefit area. A discussion of the relevant benefit area(s) and measures of public facilities usage is detailed below.

1. BENEFIT AREA

The scope of the eligible public improvements is local in nature, and therefore the benefit area includes only that property within SSA No. 2003-101 since the Eligible Improvements will be located within the SSA No. 2003-101. The vast majority of these improvements will bring the special services directly to the individual residential lots, and therefore benefit is rendered to each Dwelling Unit. However, only a portion of the Eligible Improvements benefits both the commercial and residential property, and is therefore allocated accordingly between the two land uses for such improvements. Further discussion for each of the major categories of improvements and its related benefit area follows.

a. SANITARY SEWER AND WATER

All sanitary sewer and water improvements will benefit only the residential property within SSA No. 2003-101. Given the commercial property's location along State Route 47, it is anticipated the commercial property will be required to pay for connection to the existing sewer and water lines along said state

route and will therefore not benefit from any of the sanitary sewer and water improvements.

b. ROAD ALLOCATION

While all the road improvements benefit the residential property, a small segment of the road improvements to be funded through SSA No. 2003-101 will partially render benefit to the commercial property. This section of improvements runs along the south side on Fairfax Way commencing at the intersection of State Route 47 and Fairfax Way and extending easterly for approximately two hundred feet (200'). The costs for this segment of road have been identified from all other eligible road improvements in order to allocate the costs accordingly between both the commercial and residential property. All other road improvements anticipated to be funded benefit only the residential property and have been allocated accordingly.

c. STORM WATER MANAGEMENT

All storm water management improvements benefit both the commercial and residential property. The allocation of the storm water management improvement costs is discussed in Section IV.C.2 below.

Furthermore, while certain Eligible Improvements will benefit the commercial property, SSA No. 2003-101 will not finance with bond proceeds the improvement costs attributable to such property. As shown in the following tables, the commercial property is allocated its share of the Eligible Improvements, but it will be funded by the developer, as the current property owner, and will therefore not be taxed.

2. PUBLIC FACILITY USAGE

Once the benefit area has been established, the special services may be allocated among the various properties within such area in accordance with use. As is discussed in the following sections, commonly accepted measures for public facility usage indicate that the benefit conferred by the Eligible Improvements applies uniformly by land use type.

a. SANITARY SEWER AND WATER USAGE

The primary determinant of sanitary sewer and water usage is the applicable population equivalent, or P.E. Household population is the criteria commonly used to project sewer and water service demand. *Wastewater Engineering, Third Edition* indicates that residential wastewater flow rates are typically determined on the basis of population density and the average per capita contribution

of wastewater. The Illinois Environmental Protection Agency's criteria for water storage and distribution systems assume an everyday use equal to 50 gallons per day per person. In addition, an emergency capacity is set at 50 gallons per day per person. This equates to 350 gallons per day for each single-family home given the applicable IEPA P.E. factor of 3.5 for single-family homes.

b. ROAD USAGE

Road usage is typically computed on the basis of anticipated trip generation. The Institute of Traffic Engineers publication *Trip Generation Sixth Edition*, indicates average weekday trips per single-family detached home of 9.57 trips.

Average weekday trips for commercial developments are commonly expressed per 1,000 square feet of gross leasable area. For shopping center development, average weekday trips equal 42.92 per 1,000 square feet of gross leasable area. However, a significant percentage of these trips will be considered pass-by (i.e., trips made as an intermediate stops on the way from an origin to a primary trip destination). This is particularly true for the subject shopping center development given its location on State Route 47 just south of U.S. Highway 45. Based upon data contained in *Trip Generation Fifth Edition*, it is estimated that at least thirty percent (30%) of the trips will be comprised of pass-by traffic, resulting in a net trip factor of 30.04 per 1,000 square feet, or 0.03004 trips per square foot of building.

The commercial site of SSA No. 2003-101 is estimated to have a twenty-five percent (25%) floor-to-area ratio ("FAR"). To determine the estimated building square footage, the gross land area of 248,292 square feet (five and seven-tenths acres x 43,560 square feet to an acre) is multiplied by the 25% FAR resulting in an estimated 62,073 of building square feet.

c. STORM SEWER USAGE

Storm sewer facilities are sized based upon estimated storm flows which vary with the size of the tributary drainage area, slope, soil type, antecedent runoff condition, and impervious ground cover. In its "Urban Hydrology for Small Watersheds: TR-55" (the "TR-55 Manual"), the United States Department of Agriculture indicates average "runoff curve numbers" for purposes of measuring storm flows or runoff. The runoff curve equation estimates storm runoff given a particular volume of rainfall.

The runoff curve numbers for fully developed urban areas indicated in the TR-55 Manual vary by land use type, impervious

area, and hydrologic soil group. Assuming generally uniform antecedent runoff and hydrologic soil conditions within the SSA No. 2003-101, storm flows will tend to vary with land use and the associated impervious area.

Impervious ground coverage factors for residential development varies by development density or the number of dwelling units per gross acre, with gross acreage being exclusive of open space. The gross density for the Residential Property in SSA No. 2003-100 is two and two-tenths Dwelling Units to an acre, or 19,800 square feet per lot which, according to the TR-55 Manual, would categorize the Residential Property in SSA No. 2003-100 as having a development density of 1/2 acre. The TR-55 Manual indicates an impervious ground coverage factor of twenty-five percent (25%) for the development density category of 1/2 acre. Multiplying the twenty-five percent factor by the average residential lot area of approximately 19,800 square feet results in estimated impervious ground area per single family lot of 4,950 square feet. As all lots are anticipated to have approximately the same impervious area, the storm flow and therefore usage of the storm sewer system is not expected to vary in any material amount from single-family home to single-family home.

With respect to the commercial property, the developer's engineer has indicated that three percent of the overall benefit rendered from the storm water management improvements can be allocated to the commercial property since three percent of the storm flows is attributable to such property.

Multiplying the preceding P.E., trips, impervious area, and household size per single-family home or commercial building square foot, as applicable, by the respective projected total yields the total P.E., trip generation, impervious ground area, and percent allocation shown in Table 2 on the following page.

TABLE 2
TOTAL P.E., TRIPS, IMPERVIOUS AREA, AND PERCENT ALLOCATION

PUBLIC IMPROVEMENT	SINGLE-FAMILY HOME		COMMERCIAL PROPERTY		GRAND TOTAL	PERCENT ALLOCATION OF ELIGIBLE IMPROVEMENTS	
	USAGE FACTOR PER SFH[1]	TOTAL	USAGE FACTOR PER BSF[2]	TOTAL			
Sanitary Sewer Facilities	3.5 P.E.	969.50 Total P.E. (3.5 P.E. x 277)	NA	NA	969.50 Grand Total P.E.	100.0%	0.0%
Water Facilities	3.5 P.E.	969.50 Total P.E. (3.5 P.E. x 277)	NA	NA	969.50 Grand Total P.E.	100.0%	0.0%
Road Facilities							
Shared Section of Fairfax Way	9.57 Trips	2,650.89 Total Trips (9.57 Trips x 277)	0.03004 Trips	1,864.67 Total Trips (0.03004 Trips x 62,073)	4,515.56 Grand Total Trips	58.7%	41.3%
Remaining Road Facilities	9.57 Trips	2,650.89 Total Trips (9.57 Trips x 277)	NA	NA	2,650.89 Grand Total Trips	100.0%	0.0%
Storm Water Management Facilities	4,950 Impervious SF	1,371,150 Total Impervious SF (4,950 SF Impervious Area x 277)	NA	NA	1,371,150 Grand Total Impervious SF	97.0%	3.0%

[1]Single-Family Home
[2]Building Square Foot

3. ALLOCATED COSTS

Dividing the estimated total cost for each respective category of Eligible Improvements in Table 1 by the total P.E., trips, impervious area or percent allocation, as applicable, in Table 2 results in Eligible Improvement costs per P.E., trips, impervious square foot, or percent of costs as shown in Table 3 below. Multiplying these "unit" costs by the P.E., trips, impervious area, or percent allocable, as applicable, yields the allocated Eligible Improvements shown in Table 4. The estimated Eligible Improvements costs anticipated to be funded by SSA No. 2003-101 is shown in Table 5.

As all the Eligible Improvements cannot be financed through SSA No. 2003-101, the portion of the on-site improvements to be financed with bond proceeds are detailed in Table 5. All Eligible Improvements attributable to the Residential Property that are not financed through SSA No. 2003-101 will be funded by the developer and are categorized as "Unfunded Residential" under "Developer's Equity" in Table 5.

TABLE 3
ALLOCATED ELIGIBLE IMPROVEMENT COSTS
PER P.E., TRIP, IMPERVIOUS SF, AND PERCENT OF COSTS

PUBLIC IMPROVEMENT	ALLOCATED COST
Sanitary Sewer Facilities	$1,012.36 / P.E. ($981,483 / 969.50 P.E.)
Water Facilities	$893.24 / P.E. ($866,000 / 969.50 P.E.)
Road Facilities	
Shared Section of Fairfax Way	$6.31 / Trip ($28,500 / 4,515.56 Trips)
Remaining Road Facilities	$2,907.58 / Trip ($7,707,671 / 2,650.89 Trips)
Storm Water Management Facilities[1]	
Percent Allocation	$11,539.96 / Percent of Costs ($1,153,996 / 100)
Impervious Square Foot[2]	$0.82 / Impervious Square Foot ($1,119,376 / 1,371,150 Impervious Square Foot)

[1] The storm water management facilities are initially allocated between the commercial property and the residential property by the percent allocable to such land use. Then the percent allocable to the residential property, or ninety-seven percent (97%), are calculated into impervious square foot.
[2] Total amount equals 97% of the Eligible Improvement costs.

TABLE 4
ALLOCATED ELIGIBLE IMPROVEMENT COSTS
PER SINGLE-FAMILY HOME

PUBLIC IMPROVEMENT	ALLOCATED COST	
	PER SINGLE-FAMILY HOME	COMMERCIAL PROPERTY (ENTIRE SITE)
Sanitary Sewer Facilities	$3,543.26 / SFH[1] ($1,012.36 / P.E. x 3.5 P.E. / SFH[1])	Not Applicable
Water Facilities	$3,126.35 / SFH[1] ($893.24 / P.E. x 3.5 P.E. / SFH[1])	Not Applicable
Road Facilities		
Shared Section of Fairfax Way	$60.40 / SFH[1] ($6.31 / Trip x 9.57 Trips / SFH[1])	$11,768.89 ($6.31 / Trip x 1,864.67 Trips)
Remaining Road Facilities	$27,825.53 / SFH[1] ($2,907.58 / Trip x 9.57 Trips / SFH[1])	Not Applicable
Storm Water Management Facilities[2]		
Percent Allocation	Not Applicable	$34,619.88 ($11,539.96 / Percent x 3 Percent)
Impervious Square Foot[3]	$4,041.07 / SFH[1] ($0.82 / Impervious SF x 4,950 Impervious SF / SFH[1])	Not Applicable

[1]Single-Family Home
[2]The storm water management facilities are initially allocated between the commercial property and the residential property by the percent allocable to such land use. Then the percent allocable of costs with respect to the residential property, or ninety-seven percent (97%), are calculated into impervious square foot.
[3]Total amount equals 97% of the Eligible Improvement costs.

TABLE 5
FUNDING OF ELIGIBLE PUBLIC IMPROVEMENTS

PUBLIC IMPROVEMENT	GRAND TOTAL	SSA NO. 2003-101	DEVELOPER'S EQUITY	
			COMMERCIAL PROPERTY	UNFUNDED RESIDENTIAL
Sanitary Sewer Facilities	$981,483	$849,520	NA	$131,963
Water Facilities	$866,000	$797,579	NA	$68,421
Road Facilities				
Shared Section of Fairfax Way	$28,500	$16,731	$11,769	$0
Remaining Road Facilities	$7,707,671	$2,021,345	NA	$5,686,326
Storm Water Management Facilities	$1,153,996	$1,044,744	$34,620	$74,632
Underground Repairs	$126,000	$0	$0	$126,000
Grand Total	$10,863,650	$4,729,919	$46,389	$6,087,342

D. ALTERNATIVES, MODIFICATIONS, AND/OR SUBSTITUTIONS

The description of the Eligible Improvements, as set forth herein, is general in nature. The final description, specifications, location, and costs of improvements and facilities will be determined upon the preparation of final plans and specifications and completion of the improvements. The final plans may show substitutes, in lieu or modifications to the Eligible Improvements in order to accomplish the works of improvements, and any substitution, increase, or decrease to the amount of public improvements financed shall not be a change or modification in the proceedings as long as the allocation of the Eligible Improvement costs actually funded by SSA No. 2003-101, using the preceding methodology, is equivalent for each single-family home therein.

V. BOND ASSUMPTIONS

It is anticipated that certain of the Eligible Improvements will be financed through the issuance of a single series of bonds. Total authorized bonded indebtedness is $8,000,000. Bonds in the approximate amount of $7,000,000 are anticipated to be issued in August 2003. Issuance costs are estimated to be approximately five percent (5.00%) of the principal amount of the bonds. The bond issue will include a reserve fund not more than ten percent (10.00%) of the original principal amount of the bonds and approximately three years of capitalized interest. The term of the bonds is 30 years, with principal amortized over a period of approximately 27 years. Annual debt service payments will increase approximately one and one-half percent (1.50%) annually.

The final sizing of the bonds may be modified as appropriate to meet the objectives of the financing and prevailing bond market conditions. These modifications may include, but are not limited to, changes in the following:

- Bond timing, phasing, and/or escrows;
- Capitalized interest period;
- Principal amortization (i.e., bond term and annual debt service payment);
- Reserve fund size and form; and
- Coupon rates.

Therefore, the actual bonded indebtedness, and consequently the amount of public improvements financed by SSA No. 2003-101, may increase or decrease depending upon these variables.

VI. MAXIMUM PARCEL SPECIAL TAX

As mentioned previously, the Eligible Improvements allocable to the commercial property will not be financed with bond proceeds for SSA No. 2003-101. Therefore, this land use will not be subject to the special tax. The discussion that follows applies only to the Residential Property.

A. DETERMINATION

When multiple land uses are anticipated, the Maximum Parcel Special Tax is a function of (i) the relative amounts of the allocated Eligible Improvement costs for such land uses and (ii) required Maximum Parcel Special Taxes. In this case there is only one land use, single-family homes, and the allocated Eligible Improvement costs are equal for each such home. Therefore, the Maximum Parcel Special Tax will be equal for each single-family home.

The Maximum Parcel Special Tax is derived from the Maximum Parcel Special Taxes which are equal to the sum of the estimated (i) maximum annual interest and principal payments on the Bonds, net of projected earnings on the reserve fund, (ii) contingency for delinquent Special Taxes, and (iii) estimated Administrative Expenses. The derivation of the Maximum Parcel Special Tax is shown in Table 6 below.

TABLE 6
MAXIMUM PARCEL SPECIAL TAX
(LEVIED CALENDAR YEAR 2004/
COLLECTED CALENDAR YEAR 2005)

Maximum Parcel Special Taxes	$547,075
Single-family Homes	277
Maximum Parcel Special Tax[1]	$1,975
[1]Per Single-Family Dwelling Unit	

The required annual Maximum Parcel Special Taxes are based upon the bond assumptions set forth in Section V above and an assumption of an average coupon rate of 6.75%. The Maximum Parcel Special Tax per single-family home is simply computed by dividing the Maximum Parcel Special Taxes by the number of single-family homes. Therefore, the special taxes are proportional to the cost of the public improvements and consequently the amount of the Maximum Parcel Special Tax bears a rational relationship to the benefit that the special services render to each Parcel within SSA No. 2003-100 as required pursuant to the Act.

B. APPLICATION

The Maximum Parcel Special Tax for a Parcel of Residential Property which is not located within a Final Plat shall be calculated by multiplying the number of expected single-family Dwelling Units for such Parcel, as determined from the Preliminary Plat in effect as of September 30 preceding the Calendar Year for which the Special Tax is being extended, by the applicable Maximum Parcel Special Tax determined pursuant to Table 6, as increased in accordance with the Section VI.C below.

C. ESCALATION

The Maximum Parcel Special Tax that has been levied in each subsequent Calendar Year escalates one and one-half percent (1.50%) annually, rounded to the nearest dollar, with such escalation commencing with Calendar Year 2006. Note, that while the annual increase in the Maximum Parcel Special Tax is limited to one and one-half percent (1.50%), which is consistent with the anticipated graduated payment schedule for interest and principal on the Bonds, the percentage annual change in the Special Tax extended may be greater depending upon actual Special Tax receipts, capitalized interest, investment earnings, and Administrative Expenses.

D. TERM

The Maximum Parcel Special Tax shall not be levied after Calendar Year 2031 (to be collected in Calendar Year 2032).

E. SPECIAL TAX ROLL AMENDMENT

Each Calendar Year, in conjunction with the abatement ordinance adopted by the City, the City shall amend the Special Tax Roll to reflect the Maximum Parcel Special Tax applicable to any new Parcels established by the County. The amended Special Tax Roll shall be recorded with the County.

F. OPTIONAL PREPAYMENT

The Maximum Parcel Special Tax for any Parcel may be prepaid and the obligation of the Parcel to pay the Maximum Parcel Special Tax permanently satisfied pursuant to Section A of Exhibit B attached hereto, provided that a prepayment may be made only if there are no delinquent Special Taxes with respect to such Parcel at the time of prepayment. The Maximum Parcel Special Tax may also be prepaid in part, provided that proceeds for any such prepayment are sufficient to permit the redemption of Bonds in such amounts and maturities deemed necessary by the Administrator and in accordance with the Bond Indenture.

An owner of a Parcel intending to prepay the Maximum Parcel Special Tax, either partially or in full, shall provide the City with written notice of intent to prepay. Within 30 days of receipt of such written notice, the City or its designee shall notify such owner of the amount of the Special Tax Bond Prepayment or the Partial Special Tax Bond Prepayment, as applicable, for such Parcel and the date through which the amount such amount shall be valid.

G. MANDATORY PREPAYMENT

If at any time the Administrator determines that there has been or will be a reduction in the Maximum Parcel Special Taxes as a result of an amendment to the Preliminary Plat, Final Plat, or other event which reduces the anticipated

number of single-family Dwelling Units (i.e. 277 single-family homes), then a Mandatory Special Tax Prepayment shall be calculated pursuant to Section B of Exhibit B attached hereto. As required under the Bond Indenture, the City may adopt a supplemental ordinance to provide for the levy of the Mandatory Special Tax Prepayment.

VII. ABATEMENT AND COLLECTION

A. ABATEMENT

On or before the last Tuesday of December of each Calendar Year, commencing with Calendar Year 2004 and for each following Calendar Year, the Council or its designee shall determine the Special Tax Requirement and the Maximum Parcel Special Tax authorized by the ordinance providing for the issuance of the Bonds shall be abated to the extent the amounts so levied exceed the Special Tax Requirement. The Maximum Parcel Special Tax applicable to each Parcel shall be abated in equal percentages until the Special Tax remaining equals the Special Tax Requirement. Abated in equal percentages means that the amount abated for each Parcel, computed as a percentage of its applicable Maximum Parcel Special Tax, is the same.

B. COLLECTION PROCESS

With the exception of the Mandatory Special Tax Prepayment, the Special Tax will be billed and collected by the County in the same manner and at the same time as general ad valorem property taxes. The lien and foreclosure remedies provided for in Article 9 of the Illinois Municipal Code shall apply upon the nonpayment of the Special Tax. The Council may provide for other means of collecting the Special Tax, if necessary to meet the financial obligations of SSA No. 2003-101.

The Mandatory Special Tax Prepayment shall be due prior to any development approval, subdivision of land, conveyance, or other action that results in a reduction in the Maximum Parcel Special Taxes. The Mandatory Special Tax Prepayment shall be levied against the property on which the reduction has or will occur. The Mandatory Special Tax Prepayment shall have the same sale and lien priorities as are provided for regular property taxes. A Mandatory Special Tax Prepayment shall not reduce the Maximum Parcel Special Tax for any Parcel.

C. ADMINISTRATIVE REVIEW

Any owner of a Parcel claiming that a calculation error has been made in the amount of the Special Tax applicable to such Parcel for any Calendar Year may send a written notice describing the error to the Administrator not later than thirty (30) days after having paid the Special Tax which is alleged to be in error. The Administrator shall promptly review the notice, and if necessary, meet with the property owner, consider written and oral evidence regarding the alleged error, and decide whether, in fact, such an error occurred. If the Administrator

determines that an error did in fact occur and the Special Tax should be modified or changed in favor of the property owner, an adjustment shall be made in the amount of the Special Tax applicable to such Parcel in the next Calendar Year. Cash refunds shall only be made in the final Calendar Year for the Special Tax). The decision of the Administrator regarding any error in respect to the Special Tax shall be final.

VIII. AMENDMENTS

This Report may be amended by ordinance of the City and, to the maximum extent permitted by the Act, such amendments may be made without further notice under the Act and without notice to owners of property within SSA No. 2003-101 in order to (i) clarify or correct minor inconsistencies in the matters set forth herein, (ii) provide for lawful procedures for the collection and enforcement of the Special Tax so as to assure the efficient collection of the Special Tax for the benefit of the owners of the Bonds, (iii) otherwise improve the ability of the City to fulfill its obligations to levy, extend, and collect the Special Tax and to make it available for the payment of the Bonds and Administrative Expenses, and (iv) make any change deemed necessary or advisable by the City, provided such change is not detrimental to the owners of property subject to the Maximum Parcel Special Tax. No such amendment shall be approved by the Council if it violates any other agreement binding upon the City and unless and until it has (i) found and determined that the amendment is necessary and appropriate and does not materially adversely affect the rights of the owners of the Bonds or the City has obtained the consent of one hundred percent (100.00%) of the owners of the Bonds and (ii) received an opinion of a nationally recognized bond counsel to the effect that the amendment does not violate the Act, and is authorized pursuant to the terms of the Bond Indenture and this Report.

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EXHIBIT A

SPECIAL TAX ROLL

UNITED CITY OF YORKVILLE
SSA No. 2003-101
SPECIAL TAX ROLL
CALENDAR YEAR 2004 THROUGH CALENDAR YEAR 2031

Levied Calendar Year	Maximum Parcel Special Tax Per Dwelling Unit	Permanent Index Number 05-09-176-005 Dwelling Units 277	GRAND TOTAL
2004	$1,975.00	$547,075.00	$547,075.00
2005	$1,975.00	$547,075.00	$547,075.00
2006	$2,005.00	$555,385.00	$555,385.00
2007	$2,035.00	$563,695.00	$563,695.00
2008	$2,066.00	$572,282.00	$572,282.00
2009	$2,097.00	$580,869.00	$580,869.00
2010	$2,128.00	$589,456.00	$589,456.00
2011	$2,160.00	$598,320.00	$598,320.00
2012	$2,192.00	$607,184.00	$607,184.00
2013	$2,225.00	$616,325.00	$616,325.00
2014	$2,258.00	$625,466.00	$625,466.00
2015	$2,292.00	$634,884.00	$634,884.00
2016	$2,326.00	$644,302.00	$644,302.00
2017	$2,361.00	$653,997.00	$653,997.00
2018	$2,396.00	$663,692.00	$663,692.00
2019	$2,432.00	$673,664.00	$673,664.00
2020	$2,468.00	$683,636.00	$683,636.00
2021	$2,505.00	$693,885.00	$693,885.00
2022	$2,543.00	$704,411.00	$704,411.00
2023	$2,581.00	$714,937.00	$714,937.00
2024	$2,620.00	$725,740.00	$725,740.00
2025	$2,659.00	$736,543.00	$736,543.00
2026	$2,699.00	$747,623.00	$747,623.00
2027	$2,739.00	$758,703.00	$758,703.00
2028	$2,780.00	$770,060.00	$770,060.00
2029	$2,822.00	$781,694.00	$781,694.00
2030	$2,864.00	$793,328.00	$793,328.00
2031	$2,907.00	$805,239.00	$805,239.00

EXHIBIT B

PREPAYMENT OF THE MAXIMUM PARCEL SPECIAL TAX

UNITED CITY OF YORKVILLE
SPECIAL SERVICE AREA NO. 2003-101

PREPAYMENT FORMULA

All capitalized terms not defined in this Exhibit B shall have the meaning given to such terms in the Report.

A. OPTIONAL PREPAYMENT OF THE MAXIMUM PARCEL SPECIAL TAX

Pursuant to Section VI.F of the Report, the Maximum Parcel Special Tax may be prepaid and permanently satisfied under the conditions set forth therein. The Special Tax Bond Prepayment is calculated as follows.

1. Prior to the Issuance of Bonds

Prior to the issuance of any Bonds, the Special Tax Bond Prepayment for a Parcel of Residential Property shall equal $17,076 per Dwelling Unit subject to changes as described in Section IV.D of the Special Tax Roll and Report of SSA No. 2003-101. If at the time of the prepayment, the Parcel intending to prepay is not located within a Final Plat, the prepayment amount shall be calculated by multiplying the number of expected single-family Dwelling Units for such Parcel, as determined from the Preliminary Plat by the applicable Special Tax Bond Prepayment per Dwelling Unit.

2. Special Tax Bond Prepayment Subsequent to Issuance of the Bonds

Subsequent to the issuance of the Bonds, the Special Tax Bond Prepayment for a Parcel means an amount equal to (a) the sum of (1) Principal, (2) Premium, (3) Defeasance, and (4) Fees and (b) minus the Reserve Fund Credit, where the terms "Principal," "Premium," "Defeasance," "Fees," and "Reserve Fund Credit" have the following meanings:

"Principal" means the principal amount of Bonds to be redeemed and equals the quotient derived by dividing (a) the then current Calendar Year Maximum Parcel Special Tax for the Parcel intending to prepay by (b) the corresponding Calendar Year Maximum Parcel Special Taxes for SSA No. 2003-101, (and excluding from (b) that portion of the Maximum Parcel Special Tax for any Parcel(s) that has been prepaid), and multiplying the quotient by the principal amount of outstanding Bonds.

"Premium" means an amount equal to the Principal multiplied by the applicable redemption premium, if any, for any Bonds so redeemed with the proceeds of any such prepayment. Any applicable redemption premium shall be as set forth in the Bond Indenture.

"Defeasance" means the amount needed to pay interest on the Principal to be redeemed until the earliest redemption date for the outstanding Bonds less for any Special Tax heretofore paid and has not been or will not be used for the Special Tax Requirement.

"Fees" equal the expenses of SSA No. 2003-101 associated with the Special Tax Bond Prepayment as calculated by the City or its designee and include, but are not limited to, the costs of computing the Special Tax Bond Prepayment, the costs of redeeming the Bonds, and the costs of recording and publishing any notices to evidence the Special Tax Bond Prepayment and the redemption of Bonds.

"Reserve Fund Credit" shall equal the balance in the Reserve Fund (as defined in the Bond Indenture) multiplied by the quotient used to calculate Principal. Reserve Fund earnings to be applied toward the Special Tax Requirement shall not be considered when computing the Reserve Fund Credit.

The amount of any Partial Special Tax Bond Prepayment shall be computed pursuant to the preceding prepayment formula substituting the portion of the Maximum Parcel Special Tax to be prepaid for the Maximum Parcel Special Tax when computing Principal. The amount of any Special Tax Bond Prepayment or Partial Special Tax Bond Prepayment computed pursuant to this Section A.2 shall not exceed the Bonds plus any Premium, Defeasance, and Fees as such terms are defined herein.

The sum of the amounts calculated in Section A.1 shall be paid to the City, deposited with the trustee, and used to pay for public improvements in accordance with the Bond Indenture and to pay the Fees associated with the Special Tax Bond Prepayment. The sum of the amounts calculated in A.2 shall be paid to the City, deposited with the trustee, and used to pay and redeem Bonds in accordance with the Bond Indenture and to pay the Fees associated with the Special Tax Bond Prepayment. Upon the payment of the Special Tax Bond Prepayment amount to the City, the obligation to pay the portion of the Maximum Parcel Special Tax which is prepaid for such Parcel shall be deemed to be permanently satisfied, such portion of the Maximum Parcel Special Tax shall not be collected thereafter from such Parcel, and in the event the entire Maximum Parcel Special Tax is prepaid the Administrator shall cause a satisfaction of special tax lien for such Parcel to be recorded within 30 working days of receipt of the Special Tax Bond Prepayment.

B. MANDATORY PREPAYMENT

Pursuant to Section VI.G of the Special Tax Roll and Report of SSA No. 2003-101, the Maximum Parcel Special Tax must be prepaid if at any time the Administrator determines there is or will be a reduction in the number of anticipated Dwelling Units (i.e. 277 single-family homes). The Mandatory Special Tax Prepayment amount will be calculated using the prepayment formula described in Section A.2 above with the following modifications:

The amount by which the Maximum Parcel Special Taxes have been reduced shall serve as the numerator when computing Principal; and

No Reserve Fund Credit shall be given.

The amount of any Mandatory Special Tax Prepayment shall not exceed the Bonds plus any Premium, Defeasance, and Fees as such terms are defined in Section A above.

APPENDIX G

United City of Yorkville SSA No. 2003-101
Administration Report
(Levy Year 2025)

2025 AMENDED SPECIAL TAX ROLL

United City of Yorkville
Special Servces Area No. 2003-101
(Windett Ridge)
Levy Year 2025

PIN	Lot	Land Use	# of Units	2025 Special Tax Levy		
				Original Amount Levied	Amount to be Abated	Amount to be Collected
Single Family Property						
05-09-159-001	30	SFD	1	$2,659.00	$507.88	$2,151.12
05-09-159-003	32	SFD	1	$2,659.00	$507.88	$2,151.12
05-09-159-006	35	SFD	1	$2,659.00	$507.88	$2,151.12
05-09-159-007	36	SFD	1	$2,659.00	$507.88	$2,151.12
05-09-160-001	1	SFD	1	$2,659.00	$507.88	$2,151.12
05-09-160-002	2	SFD	1	$2,659.00	$507.88	$2,151.12
05-09-177-002	29	SFD	1	$2,659.00	$507.88	$2,151.12
05-09-177-005	26	SFD	1	$2,659.00	$507.88	$2,151.12
05-09-177-008	23	SFD	1	$2,659.00	$507.88	$2,151.12
05-09-178-001	37	SFD	1	$2,659.00	$507.88	$2,151.12
05-09-178-002	38	SFD	1	$2,659.00	$507.88	$2,151.12
05-09-178-004	40	SFD	1	$2,659.00	$507.88	$2,151.12
05-09-178-006	42	SFD	1	$2,659.00	$507.88	$2,151.12
05-09-178-007	43	SFD	1	$2,659.00	$507.88	$2,151.12
05-09-178-008	44	SFD	1	$2,659.00	$507.88	$2,151.12
05-09-179-004	17	SFD	1	$2,659.00	$507.88	$2,151.12
05-09-179-006	15	SFD	1	$2,659.00	$507.88	$2,151.12
05-09-179-007	14	SFD	1	$2,659.00	$507.88	$2,151.12
05-09-179-008	13	SFD	1	$2,659.00	$507.88	$2,151.12
05-09-179-009	12	SFD	1	$2,659.00	$507.88	$2,151.12
05-09-179-010	11	SFD	1	$2,659.00	$507.88	$2,151.12
05-09-179-011	10	SFD	1	$2,659.00	$507.88	$2,151.12
05-09-179-012	9	SFD	1	$2,659.00	$507.88	$2,151.12
05-09-179-013	8	SFD	1	$2,659.00	$507.88	$2,151.12
05-09-179-014	7	SFD	1	$2,659.00	$507.88	$2,151.12
05-09-179-015	6	SFD	1	$2,659.00	$507.88	$2,151.12
05-09-179-016	5	SFD	1	$2,659.00	$507.88	$2,151.12
05-09-179-017	4	SFD	1	$2,659.00	$507.88	$2,151.12
05-09-179-018	3	SFD	1	$2,659.00	$507.88	$2,151.12
05-09-180-001	216	SFD	1	$2,659.00	$507.88	$2,151.12
05-09-180-002	217	SFD	1	$2,659.00	$507.88	$2,151.12
05-09-180-003	218	SFD	1	$2,659.00	$507.88	$2,151.12
05-09-180-005	220	SFD	1	$2,659.00	$507.88	$2,151.12
05-09-180-006	221	SFD	1	$2,659.00	$507.88	$2,151.12
05-09-180-007	222	SFD	1	$2,659.00	$507.88	$2,151.12
05-09-180-008	223	SFD	1	$2,659.00	$507.88	$2,151.12
05-09-180-009	224	SFD	1	$2,659.00	$507.88	$2,151.12
05-09-180-010	225	SFD	1	$2,659.00	$507.88	$2,151.12
05-09-181-001	195	SFD	1	$2,659.00	$507.88	$2,151.12

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PIN	Lot	Land Use	# of Units	2025 Special Tax Levy		
				Original Amount Levied	Amount to be Abated	Amount to be Collected
05-09-181-002	196	SFD	1	$2,659.00	$507.88	$2,151.12
05-09-181-003	197	SFD	1	$2,659.00	$507.88	$2,151.12
05-09-181-004	198	SFD	1	$2,659.00	$507.88	$2,151.12
05-09-181-006	200	SFD	1	$2,659.00	$507.88	$2,151.12
05-09-181-008	202	SFD	1	$2,659.00	$507.88	$2,151.12
05-09-181-010	204	SFD	1	$2,659.00	$507.88	$2,151.12
05-09-181-011	182	SFD	1	$2,659.00	$507.88	$2,151.12
05-09-181-012	183	SFD	1	$2,659.00	$507.88	$2,151.12
05-09-181-013	184	SFD	1	$2,659.00	$507.88	$2,151.12
05-09-181-014	185	SFD	1	$2,659.00	$507.88	$2,151.12
05-09-181-015	192	SFD	1	$2,659.00	$507.88	$2,151.12
05-09-181-016	193	SFD	1	$2,659.00	$507.88	$2,151.12
05-09-181-017	194	SFD	1	$2,659.00	$507.88	$2,151.12
05-09-182-002	45	SFD	1	$2,659.00	$507.88	$2,151.12
05-09-182-003	46	SFD	1	$2,659.00	$507.88	$2,151.12
05-09-182-004	47	SFD	1	$2,659.00	$507.88	$2,151.12
05-09-182-005	48	SFD	1	$2,659.00	$507.88	$2,151.12
05-09-182-006	49	SFD	1	$2,659.00	$507.88	$2,151.12
05-09-182-007	50	SFD	1	$2,659.00	$507.88	$2,151.12
05-09-182-008	51	SFD	1	$2,659.00	$507.88	$2,151.12
05-09-182-011	54	SFD	1	$2,659.00	$507.88	$2,151.12
05-09-182-012	55	SFD	1	$2,659.00	$507.88	$2,151.12
05-09-182-015	58	SFD	1	$2,659.00	$507.88	$2,151.12
05-09-182-016	59	SFD	1	$2,659.00	$507.88	$2,151.12
05-09-251-001	60	SFD	1	$2,659.00	$507.88	$2,151.12
05-09-251-002	61	SFD	1	$2,659.00	$507.88	$2,151.12
05-09-251-003	62	SFD	1	$2,659.00	$507.88	$2,151.12
05-09-251-004	63	SFD	1	$2,659.00	$507.88	$2,151.12
05-09-251-006	65	SFD	1	$2,659.00	$507.88	$2,151.12
05-09-251-007	66	SFD	1	$2,659.00	$507.88	$2,151.12
05-09-251-008	67	SFD	1	$2,659.00	$507.88	$2,151.12
05-09-252-001	68	SFD	1	$2,659.00	$507.88	$2,151.12
05-09-252-004	71	SFD	1	$2,659.00	$507.88	$2,151.12
05-09-252-005	72	SFD	1	$2,659.00	$507.88	$2,151.12
05-09-252-006	73	SFD	1	$2,659.00	$507.88	$2,151.12
05-09-253-001	74	SFD	1	$2,659.00	$507.88	$2,151.12
05-09-254-001	191	SFD	1	$2,659.00	$507.88	$2,151.12
05-09-254-002	190	SFD	1	$2,659.00	$507.88	$2,151.12
05-09-254-003	189	SFD	1	$2,659.00	$507.88	$2,151.12

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				Original Amount Levied	Amount to be Abated	Amount to be Collected
05-09-254-004	188	SFD	1	$2,659.00	$507.88	$2,151.12
05-09-254-006	186	SFD	1	$2,659.00	$507.88	$2,151.12
05-09-255-001	181	SFD	1	$2,659.00	$507.88	$2,151.12
05-09-255-002	180	SFD	1	$2,659.00	$507.88	$2,151.12
05-09-255-004	178	SFD	1	$2,659.00	$507.88	$2,151.12
05-09-255-005	177	SFD	1	$2,659.00	$507.88	$2,151.12
05-09-255-007	175	SFD	1	$2,659.00	$507.88	$2,151.12
05-09-255-008	174	SFD	1	$2,659.00	$507.88	$2,151.12
05-09-255-009	173	SFD	1	$2,659.00	$507.88	$2,151.12
05-09-255-010	172	SFD	1	$2,659.00	$507.88	$2,151.12
05-09-255-011	171	SFD	1	$2,659.00	$507.88	$2,151.12
05-09-255-012	170	SFD	1	$2,659.00	$507.88	$2,151.12
05-09-255-013	169	SFD	1	$2,659.00	$507.88	$2,151.12
05-09-255-014	168	SFD	1	$2,659.00	$507.88	$2,151.12
05-09-255-015	167	SFD	1	$2,659.00	$507.88	$2,151.12
05-09-255-016	215	SFD	1	$2,659.00	$507.88	$2,151.12
05-09-255-017	214	SFD	1	$2,659.00	$507.88	$2,151.12
05-09-255-019	212	SFD	1	$2,659.00	$507.88	$2,151.12
05-09-255-020	211	SFD	1	$2,659.00	$507.88	$2,151.12
05-09-255-021	210	SFD	1	$2,659.00	$507.88	$2,151.12
05-09-255-022	209	SFD	1	$2,659.00	$507.88	$2,151.12
05-09-255-023	208	SFD	1	$2,659.00	$507.88	$2,151.12
05-09-255-024	207	SFD	1	$2,659.00	$507.88	$2,151.12
05-09-255-025	206	SFD	1	$2,659.00	$507.88	$2,151.12
05-09-255-026	205	SFD	1	$2,659.00	$507.88	$2,151.12
05-09-256-002	228	SFD	1	$2,659.00	$507.88	$2,151.12
05-09-256-003	229	SFD	1	$2,659.00	$507.88	$2,151.12
05-09-256-004	230	SFD	1	$2,659.00	$507.88	$2,151.12
05-09-256-005	231	SFD	1	$2,659.00	$507.88	$2,151.12
05-09-258-001	160	SFD	1	$2,659.00	$507.88	$2,151.12
05-09-258-002	159	SFD	1	$2,659.00	$507.88	$2,151.12
05-09-258-003	158	SFD	1	$2,659.00	$507.88	$2,151.12
05-09-258-004	157	SFD	1	$2,659.00	$507.88	$2,151.12
05-09-276-001	75	SFD	1	$2,659.00	$507.88	$2,151.12
05-09-276-002	76	SFD	1	$2,659.00	$507.88	$2,151.12
05-09-276-003	77	SFD	1	$2,659.00	$507.88	$2,151.12
05-09-276-004	78	SFD	1	$2,659.00	$507.88	$2,151.12
05-09-379-001	261	SFD	1	$2,659.00	$507.88	$2,151.12
05-09-379-002	260	SFD	1	$2,659.00	$507.88	$2,151.12

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				Original Amount Levied	Amount to be Abated	Amount to be Collected
05-09-379-003	259	SFD	1	$2,659.00	$507.88	$2,151.12
05-09-379-004	258	SFD	1	$2,659.00	$507.88	$2,151.12
05-09-379-005	257	SFD	1	$2,659.00	$507.88	$2,151.12
05-09-379-006	256	SFD	1	$2,659.00	$507.88	$2,151.12
05-09-379-007	255	SFD	1	$2,659.00	$507.88	$2,151.12
05-09-380-001	262	SFD	1	$2,659.00	$507.88	$2,151.12
05-09-380-002	263	SFD	1	$2,659.00	$507.88	$2,151.12
05-09-380-003	264	SFD	1	$2,659.00	$507.88	$2,151.12
05-09-380-004	265	SFD	1	$2,659.00	$507.88	$2,151.12
05-09-380-005	266	SFD	1	$2,659.00	$507.88	$2,151.12
05-09-380-006	267	SFD	1	$2,659.00	$507.88	$2,151.12
05-09-380-007	268	SFD	1	$2,659.00	$507.88	$2,151.12
05-09-380-008	269	SFD	1	$2,659.00	$507.88	$2,151.12
05-09-380-009	270	SFD	1	$2,659.00	$507.88	$2,151.12
05-09-380-010	271	SFD	1	$2,659.00	$507.88	$2,151.12
05-09-380-011	272	SFD	1	$2,659.00	$507.88	$2,151.12
05-09-380-012	273	SFD	1	$2,659.00	$507.88	$2,151.12
05-09-380-013	274	SFD	1	$2,659.00	$507.88	$2,151.12
05-09-401-003	233	SFD	1	$2,659.00	$507.88	$2,151.12
05-09-401-004	234	SFD	1	$2,659.00	$507.88	$2,151.12
05-09-401-005	235	SFD	1	$2,659.00	$507.88	$2,151.12
05-09-401-007	237	SFD	1	$2,659.00	$507.88	$2,151.12
05-09-401-010	241	SFD	1	$2,659.00	$507.88	$2,151.12
05-09-401-011	242	SFD	1	$2,659.00	$507.88	$2,151.12
05-09-401-012	243	SFD	1	$2,659.00	$507.88	$2,151.12
05-09-401-013	244	SFD	1	$2,659.00	$507.88	$2,151.12
05-09-401-014	245	SFD	1	$2,659.00	$507.88	$2,151.12
05-09-401-015	246	SFD	1	$2,659.00	$507.88	$2,151.12
05-09-401-017	248	SFD	1	$2,659.00	$507.88	$2,151.12
05-09-401-018	249	SFD	1	$2,659.00	$507.88	$2,151.12
05-09-401-019	250	SFD	1	$2,659.00	$507.88	$2,151.12
05-09-401-020	251	SFD	1	$2,659.00	$507.88	$2,151.12
05-09-401-021	252	SFD	1	$2,659.00	$507.88	$2,151.12
05-09-401-022	253	SFD	1	$2,659.00	$507.88	$2,151.12
05-09-401-023	254	SFD	1	$2,659.00	$507.88	$2,151.12
05-09-402-002	162	SFD	1	$2,659.00	$507.88	$2,151.12
05-09-402-003	163	SFD	1	$2,659.00	$507.88	$2,151.12
05-09-402-005	165	SFD	1	$2,659.00	$507.88	$2,151.12
05-09-402-007	125	SFD	1	$2,659.00	$507.88	$2,151.12

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05-09-402-008	126	SFD	1	$2,659.00	$507.88	$2,151.12
05-09-402-009	127	SFD	1	$2,659.00	$507.88	$2,151.12
05-09-402-010	128	SFD	1	$2,659.00	$507.88	$2,151.12
05-09-402-011	129	SFD	1	$2,659.00	$507.88	$2,151.12
05-09-402-012	130	SFD	1	$2,659.00	$507.88	$2,151.12
05-09-402-013	156	SFD	1	$2,659.00	$507.88	$2,151.12
05-09-402-014	133	SFD	1	$2,659.00	$507.88	$2,151.12
05-09-403-001	275	SFD	1	$2,659.00	$507.88	$2,151.12
05-09-403-002	276	SFD	1	$2,659.00	$507.88	$2,151.12
05-09-403-003	277	SFD	1	$2,659.00	$507.88	$2,151.12
05-09-403-005	124	SFD	1	$2,659.00	$507.88	$2,151.12
05-09-403-007	122	SFD	1	$2,659.00	$507.88	$2,151.12
05-09-403-008	121	SFD	1	$2,659.00	$507.88	$2,151.12
05-09-403-009	120	SFD	1	$2,659.00	$507.88	$2,151.12
05-09-403-010	119	SFD	1	$2,659.00	$507.88	$2,151.12
05-09-403-011	118	SFD	1	$2,659.00	$507.88	$2,151.12
05-09-425-001	79	SFD	1	$2,659.00	$507.88	$2,151.12
05-09-425-002	80	SFD	1	$2,659.00	$507.88	$2,151.12
05-09-425-003	81	SFD	1	$2,659.00	$507.88	$2,151.12
05-09-425-004	82	SFD	1	$2,659.00	$507.88	$2,151.12
05-09-425-005	83	SFD	1	$2,659.00	$507.88	$2,151.12
05-09-425-006	84	SFD	1	$2,659.00	$507.88	$2,151.12
05-09-425-007	85	SFD	1	$2,659.00	$507.88	$2,151.12
05-09-425-008	86	SFD	1	$2,659.00	$507.88	$2,151.12
05-09-425-009	87	SFD	1	$2,659.00	$507.88	$2,151.12
05-09-425-011	89	SFD	1	$2,659.00	$507.88	$2,151.12
05-09-426-001	155	SFD	1	$2,659.00	$507.88	$2,151.12
05-09-426-002	154	SFD	1	$2,659.00	$507.88	$2,151.12
05-09-426-003	153	SFD	1	$2,659.00	$507.88	$2,151.12
05-09-426-004	152	SFD	1	$2,659.00	$507.88	$2,151.12
05-09-426-005	151	SFD	1	$2,659.00	$507.88	$2,151.12
05-09-426-006	150	SFD	1	$2,659.00	$507.88	$2,151.12
05-09-426-007	149	SFD	1	$2,659.00	$507.88	$2,151.12
05-09-426-008	148	SFD	1	$2,659.00	$507.88	$2,151.12
05-09-426-009	147	SFD	1	$2,659.00	$507.88	$2,151.12
05-09-426-010	146	SFD	1	$2,659.00	$507.88	$2,151.12
05-09-426-011	145	SFD	1	$2,659.00	$507.88	$2,151.12
05-09-426-012	144	SFD	1	$2,659.00	$507.88	$2,151.12
05-09-426-013	143	SFD	1	$2,659.00	$507.88	$2,151.12

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05-09-426-014	142	SFD	1	$2,659.00	$507.88	$2,151.12
05-09-426-015	141	SFD	1	$2,659.00	$507.88	$2,151.12
05-09-426-016	140	SFD	1	$2,659.00	$507.88	$2,151.12
05-09-426-017	139	SFD	1	$2,659.00	$507.88	$2,151.12
05-09-426-018	138	SFD	1	$2,659.00	$507.88	$2,151.12
05-09-426-019	137	SFD	1	$2,659.00	$507.88	$2,151.12
05-09-426-020	136	SFD	1	$2,659.00	$507.88	$2,151.12
05-09-426-021	135	SFD	1	$2,659.00	$507.88	$2,151.12
05-09-426-022	134	SFD	1	$2,659.00	$507.88	$2,151.12
05-09-426-023	132	SFD	1	$2,659.00	$507.88	$2,151.12
05-09-426-024	131	SFD	1	$2,659.00	$507.88	$2,151.12
05-09-427-001	117	SFD	1	$2,659.00	$507.88	$2,151.12
05-09-427-002	116	SFD	1	$2,659.00	$507.88	$2,151.12
05-09-427-003	115	SFD	1	$2,659.00	$507.88	$2,151.12
05-09-427-004	114	SFD	1	$2,659.00	$507.88	$2,151.12
05-09-427-005	113	SFD	1	$2,659.00	$507.88	$2,151.12
05-09-427-006	112	SFD	1	$2,659.00	$507.88	$2,151.12
05-09-427-007	111	SFD	1	$2,659.00	$507.88	$2,151.12
05-09-427-008	110	SFD	1	$2,659.00	$507.88	$2,151.12
05-09-427-009	109	SFD	1	$2,659.00	$507.88	$2,151.12
05-09-427-010	108	SFD	1	$2,659.00	$507.88	$2,151.12
05-09-427-011	107	SFD	1	$2,659.00	$507.88	$2,151.12
05-09-427-012	106	SFD	1	$2,659.00	$507.88	$2,151.12
05-09-428-008	90	SFD	1	$2,659.00	$507.88	$2,151.12
05-09-428-009	91	SFD	1	$2,659.00	$507.88	$2,151.12
05-09-428-010	92	SFD	1	$2,659.00	$507.88	$2,151.12
05-09-428-011	93	SFD	1	$2,659.00	$507.88	$2,151.12
05-09-428-012	94	SFD	1	$2,659.00	$507.88	$2,151.12
05-09-428-013	95	SFD	1	$2,659.00	$507.88	$2,151.12
05-09-428-014	96	SFD	1	$2,659.00	$507.88	$2,151.12
05-09-428-015	97	SFD	1	$2,659.00	$507.88	$2,151.12
05-09-428-016	98	SFD	1	$2,659.00	$507.88	$2,151.12
05-09-429-009	100	SFD	1	$2,659.00	$507.88	$2,151.12
05-09-429-010	101	SFD	1	$2,659.00	$507.88	$2,151.12
05-09-429-011	102	SFD	1	$2,659.00	$507.88	$2,151.12
		Subtotal	**230**	**$611,570.00**	**$116,812.40**	**$494,757.60**
Prepaid Single Family Property						
05-09-179-005	16	PREPAY	1	$2,659.00	$2,659.00	$0.00
05-09-402-001	161	PREPAY	1	$2,659.00	$2,659.00	$0.00
05-09-403-006	123	PREPAY	1	$2,659.00	$2,659.00	$0.00

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05-09-425-010	88	PREPAY	1	$2,659.00	$2,659.00	$0.00
05-09-429-008	99	PREPAYS	4	$10,636.00	$10,636.00	$0.00
		Subtotal	**8**	**$21,272.00**	**$21,272.00**	**$0.00**
Partially Prepaid Single Family Property						
05-09-252-002	69	PARTIAL	1	$2,659.00	$1,494.38	$1,164.62
		Subtotal	**1**	**$2,659.00**	**$1,494.38**	**$1,164.62**
		GRAND TOTALS	**239**	**$635,501.00**	**$139,578.78**	**$495,922.22**
			(# of units)	(maximum taxes)	(taxes abated)	(taxes levied)



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Memorandum

To: City Council
From: Rob Fredrickson, Finance Director
Date: November 20, 2025
Subject: SSA No. 2004-104 Grande Reserve – Tax Abatement

The table below represents a year-over year comparison of maximum and extended tax levy amounts on a per parcel basis for the Grande Reserve Special Service Area (2004-104), as shown on Table 5 (page 8) of the Administration Report prepared by the City's SSA consultant, David Taussig & Associates (DTA).

Special Service No. 2004-104 (Grande Reserve)

Tax Classification	2025 Levy	2024 Levy	% Change
Maximum Parcel Amount - First Series			
Single Family	$ 2,826.00	$ 2,784.00	1.51%
Extended Parcel Amounts - First Series			
Single Family	$ 2,364.34	$ 2,270.94	4.11%

As noted above, extended (actual) 2025 tax levy amounts will increase by 4.1% for single family in comparison with the previous year. Taken in the aggregate, these parcels will yield special service area property taxes totaling $512,344.92 (out of a maximum amount of $3,143,006.00 – with $2,630,661.08 being abated).

It is the recommendation of staff that the SSA abatement ordinance be approved. Both the ordinance and Grande Reserve SSA Administration Report have been attached for your review and consideration.

***** Update *****

As noted at the November 19th Administration Committee meeting, the City's SSA consultant expects the 2025 levy amounts for the Grande Reserve SSA to remain unchanged from 2024, contingent upon Council approval of the ordinance authorizing the refunding of the 2004-104 SSA bonds on November 25th.

The proposed bond refinancing is projected to generate approximately $434,000 in nominal savings, resulting in estimated annual tax reductions of $214 to $232 per parcel through 2034. The refunding is expected to close by the end of the year, after which staff will present a revised partial abatement ordinance at the January 13th Council meeting. This will allow homeowners in the subdivision to begin benefiting from lower SSA property tax amounts starting in tax year 2025 (payable in 2026).

Ordinance No. 2025-_____

ORDINANCE ABATING SPECIAL SERVICE AREA TAXES FOR SPECIAL SERVICE AREA NUMBER 2004-104 CENTRAL GRANDE RESERVE AND APPROVING THE AMENDED SPECIAL TAX ROLL

BE IT ORDAINED BY THE CITY COUNCIL OF THE UNITED CITY OF YORKVILLE, KENDALL COUNTY, ILLINOIS, AS FOLLOWS:

Section 1. It is found and declared by the City Council of the United City of Yorkville, Kendall County, Illinois (the "City"), as follows:

(a) The City Council of the City adopted Ordinance No. 2004-61 on October 26, 2004 (the "Bond Ordinance") which: (i) provided for the issuance of Special Service Area Number 2004-104 Central Grande Reserve Special Tax Bonds, Series 2004 (MPI Grande Reserve Project) (the "Bonds"), of the United City of Yorkville, for the purpose of paying for the costs of certain improvements benefiting the Special Service Area Number 2004-104 Central Grande Reserve (the "Special Service Area"); and (ii) provided for the levy of Special Taxes upon all taxable property within the Special Service Area sufficient to pay the principal of the Bonds for each year at maturity or mandatory sinking fund redemption dates and to pay interest and Administrative Expenses of the Special Service Area for each such year. The Bond Ordinance also authorized the City to abate the taxes levied pursuant to such Ordinance to the extent the taxes levied exceeded the Special Tax Requirement (as defined in the Bond Ordinance) as calculated pursuant to the Special Service Area Number 2004-104 Special Tax Roll and Report (the "Special Tax Report") prepared by DTA, Inc. (the "Consultant").

(b) Pursuant to the Special Tax Report, the Consultant of the City has determined that the Special Tax Requirement for 2025 for the Bonds is $512,344.92 and the 2025 Levy for Special Taxes is $512,344.92.

Section 2. Of the $3,143,006.00 Special Taxes levied for calendar year 2025 pursuant to Section 6 of the Bond Ordinance $2,630,661.08 of such Special Tax is hereby abated resulting in a 2025 calendar year levy of $512,344.92.

Section 3. It is the duty of the County Clerk of Kendall County to abate those taxes as provided in Section 2 of this Ordinance.

Section 4. The City Council of the City hereby approves the United City of Yorkville Special Service Area Number 2004-104 Administration Report Levy Year 2025 dated November 10, 2025, prepared by DTA, Inc. and the 2025 Amended Special Tax Roll attached to such report with such changes therein as are deemed necessary by the Mayor and the City's consultant to reflect any changes in final parcel identification numbers.

Section 5. All ordinances, resolutions and orders or parts of ordinances, resolutions and orders in conflict with this ordinance are repealed to the extent of such conflict. The City Clerk shall cause this Ordinance to be published in pamphlet form. This Ordinance shall be in full force and effect after passage and publication as provided by law.

PASSED by the City Council of the City this _____ ___, 2025.

KEN KOCH	_____	DAN TRANSIER	_____
ARDEN JOE PLOCHER	_____	CRAIG SOLING	_____
CHRIS FUNKHOUSER	_____	MATT MAREK	_____
RUSTY CORNEILS	_____	RUSTY HYETT	_____

_____
City Clerk

SIGNED by the Mayor this _____ ___, 2025.

_____
Mayor

ATTEST:

_____
City Clerk

Published in pamphlet form _____ ____, 2025.

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ADMINISTRATION REPORT (LEVY YEAR 2025)

UNITED CITY OF YORKVILLE

SPECIAL SERVICE AREA NO. 2004-104

November 10, 2025

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UNITED CITY OF YORKVILLE

ADMINISTRATION REPORT

(LEVY YEAR 2025)

Special Service Area No. 2004-104

Prepared for:

United City of Yorkville

800 Game Farm Road

Yorkville, IL 60560

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INTRODUCTION

This report calculates the 2025 special taxes required to pay annual debt service on the United City of Yorkville (the "City") Special Service Area Number 2004-104 ("SSA No. 2004-104") Special Tax Bonds, Series 2004 (Grande Reserve Project) (the "Series 2004 Bonds") and administrative expenses and apportions the special taxes to each taxable parcel within SSA No. 2004-104. Pursuant to the Special Service Area Act (the "Act"), the City Aldermen are the governing body of SSA No. 2004-104. The City Aldermen must annually, prior to the last Tuesday of December, approve by ordinance the special taxes to be collected, abate the Maximum Parcel Special Taxes in excess of the special taxes to be collected, and direct the County Clerk of Kendall County to extend the special taxes for collection. The special taxes will be billed on the tax bill for ad valorem property taxes.

SSA No. 2004-104 was established by Ordinance No. 2004-49, adopted on September 14, 2004, and later amended by Ordinance No. 2004-60 (the "Establishing Ordinance"), adopted on October 26, 2004. The Establishing Ordinance authorized SSA No. 2004-104 to provide special services, issue bonds, and levy a special tax to repay the bonds.

A Authorized Special Services

The authorized special services include:

- Engineering;
- Soil testing and appurtenant work;
- Mass grading and demolition;
- Storm water management facilities;
- Storm drainage systems and storm sewers;
- Site clearing and tree removal;
- Public water facilities;
- Sanitary sewer facilities;
- Erosion control measures;
- Roads, streets, curbs, gutters, street lighting, traffic controls, sidewalks, equestrian paths and related street improvements, equipment and materials necessary for the maintenance thereof;
- Landscaping, wetland mitigation and tree installation;
- Costs for land and easement acquisitions relating to any of the foregoing improvements; and
- Required tap-on and related fees for water or sanitary sewer services and other eligible costs.

B Bonded Indebtedness

The Establishing Ordinance specified that not more than $35,000,000 in bonds may be issued by SSA No. 2004-104. Ordinance No. 2004-61 (the "Bond Ordinance"), adopted on October 26, 2004, approved the form of a trust indenture and preliminary limited offering memorandum and provided for the issuance of not more than $14,000,000 in Series 2004 Bonds. The Series 2004 Bonds were issued in the amount of $13,200,000 in December 2004. The current debt service schedule is attached hereto as Appendix D and a brief summary of any optional redemption of bonds is contained in Section VI herein.

C Special Taxes

The Establishing Ordinance incorporates the United City of Yorkville Special Service Area Number 2004-104 Special Tax Roll and Report (the "Special Tax Roll and Report"). The Special Tax Roll and Report sets forth the Maximum Parcel Special Taxes which have been levied for the payment of principal of and interest on the Series 2004 Bonds and the administration and maintenance of SSA No. 2004-104 and is attached hereto as Appendix F. A table of the Maximum Parcel Special Taxes is included in Section III herein.

I SPECIAL TAX REQUIREMENT

The SSA No. 2004-104 2025 Special Tax Requirement is equal to $512,345. As shown in Table 1 below, the 2025 Special Tax Requirement is equal to the sum of the Series 2004 Bond debt service for the bond year ending March 1, 2027, estimated administrative expenses, estimated delinquencies, and less the estimated projected available fund as of March 1, 2026.

Table 1: 2025 Special Tax Requirement

Types of Funds	Total Amount
Sources of Funds	
Prior Year Surplus/(Deficit)	$43,801
Earnings	$0
Special Taxes	$512,345
Subtotal	**$556,146**
Uses of Funds	
Debt Service	
Interest - 09/01/2026	($105,060)
Interest - 03/01/2027	($105,060)
Principal - 03/01/2027	($305,000)
Administrative Expenses	($25,656)
Delinquent Special Taxes	($15,370)
Reserve Fund Replenishment	$0
Subtotal	**($556,146)**
Projected Surplus/(Deficit) - March 1, 2027	**$0**

II ACCOUNT ACTIVITY SUMMARY

The Trust Indenture for the Series 2004 Bonds (the "2004 Indenture") establishes five funds and three accounts. The five funds are the Bond and Interest Fund, Reserve Fund, Improvement Fund, Administrative Expense Fund, and Rebate Fund. Within the Bond and Interest Fund are the Capitalized Interest Account and Special Redemption Account. Within the Improvement Fund is the Cost of Issuance Account. A diagram of the funds and accounts is included herein as Appendix A.

Money held in any of the funds and accounts can be invested at the direction of the City and in conformance with the limitations set forth in the 2004 Indenture. Investment interest earnings, if any, will generally be applied to the fund or account for which the investment is made. Diagrams of the application of special taxes and earnings are attached as Appendices B and C, respectively.

A summary of account activity for the 12 months ending September 30, 2025, is shown in Table 2 on the following page.

Table 2: Transaction Summary (10/1/2024 through 9/30/2025)

Types of Funds	Administrative Expense Fund	Reserve Fund	Bond and Interest Fund	Special Redemption Fund
Beginning Balance (October 1, 2024)	$1,918	$457,233	$370,529	$2,425
Earnings	$233	$18,358	$9,912	$105
Special Taxes				
Prior Year(s)	$0	$0	$15,011	$0
Levy Year 2024	$0	$0	$471,761	$0
Account Transfers	$0	($27,589)	$27,589	$0
Administrative Expense Fund Transfers				
2024 Budgeted	$15,167	$0	($15,167)	$0
2025 Prefunding	$0	$0	$0	$0
Debt Service				
Interest and Principal - 03/01/2025	$0	$0	($374,412)	$0
Interest - 09/01/2025	$0	$0	($113,348)	$0
Bond Redemptions/Prepayments				
Receipts	$0	$0	$0	$0
Principal Redemption	$0	$0	$0	$0
Redemption Premium	$0	$0	$0	$0
Property Owner Refunds	$0	$0	($1,110)	$0
Administrative Expenses	($14,467)	$0	$0	$0
Ending Balance (September 30, 2025)	**$2,851**	**$448,002**	**$390,766**	**$2,529**

The calculation of the estimated fund balances as of March 1, 2026, is shown in Table 3 on the following page.

Table 3: Estimated Transaction Summary (10/01/2025 through 3/1/2026)

Types of Funds	Administrative Expense Fund	Reserve Fund	Bond and Interest Fund	Special Redemption Fund
Beginning Balance (October 1, 2025)	$2,851	$448,002	$390,766	$2,529
Earnings	$0	$0	$0	$0
Special Taxes				
Prior Year(s)	$0	$0	$0	$0
Levy Year 2024	$0	$0	$20,321	$0
Prepayment Receipts	$0	$0	$0	$0
Account Transfers				
Bond Redemption/Prepayments	$0	$0	$0	$0
All Other/Non-Administrative Expense	$0	($39,502)	$39,502	$0
Administrative Expense Fund Transfers				
2025 Budgeted	$14,866	$0	($14,866)	$0
2026 Prefunding	$0	$0	$0	$0
Debt Service				
Interest - 03/01/2026	$0	$0	($113,921)	$0
Principal - 03/01/2026	$0	$0	($278,000)	$0
Bond Redemptions/Prepayments				
Principal Redemption	$0	$0	$0	$0
Redemption Premium	$0	$0	$0	$0
Property Owner Refunds	$0	$0	$0	$0
Remaining 2024 Administrative Expenses	($17,717)	$0	$0	$0
Ending Balance - March 1, 2026	**$0**	**$408,500**	**$43,801**	**$2,529**
Reserve Fund Requirement	N/A	($408,500)	N/A	N/A
Funds Not Eligible for Levy Surplus	$0	N/A	$0	N/A
Projected Surplus/(Deficit) - March 1, 2026	**$0**	**$0**	**$43,801**	**$2,529**

III MAXIMUM, ABATED, AND EXTENDED SPECIAL TAXES

Pursuant to the Bond Ordinance, the 2025 Maximum Parcel Special Taxes equal $3,143,006.00. The total required abatement for Second Series and First Series prepayments are $1,758,266.00[1] and $772,354.84, respectively, resulting in the adjusted 2025 Maximum Parcel Special Taxes of $612,385.16. Subtracting the 2025 Special Tax Requirement of $512,344.92, results in an abatement of $103,723.08 for parcels subject to the special tax and a total abatement of $2,630,661.08. In accordance with the Special Tax Roll and Report the Maximum Parcel Special Tax applicable to each Parcel in SSA 2004-104 is abated in equal percentages until the special tax remaining equals the Special Tax Requirement.

The 2025 maximum, abated, and extended special tax for each special tax classification is shown in Table 4 below. The Amended Special Tax Roll, which lists the maximum, abated, and extended special tax for each parcel, is attached as Appendix G. Note, the special tax levy and abatement have been adjusted to reconcile with the special taxes set forth in the bond ordinance.

Table 4: Maximum, Abated and Extended Special Taxes

Special Tax Classification	Maximum Parcel Special Tax	Abated Special Tax	Extended Special Tax
First Series			
Single-Family Dwelling Unit	$2,826.00	$461.66	$2,364.34
Single-Family Dwelling Unit - Partial Prepayment (96%)	$2,826.00	$2,731.66	$94.34
Single-Family Dwelling Unit - Partial Prepayment (34%)	$2,826.00	$1,272.86	$1,553.14
Single-Family Dwelling Unit - Prepaid	$2,826.00	$2,826.00	$0.00
Second Series			
Single-Family Dwelling Unit	$2,826.00	$2,826.00	$0.00
Duplex Dwelling Unit	$2,313.00	$2,313.00	$0.00
Townhome Dwelling Unit	$1,952.00	$1,952.00	$0.00

A comparison of the maximum and extended special tax amounts for 2025 and 2024 is shown in Table 5 on the following page.

[1] Based on the original development projection of 233 single-family dwelling units, 224 duplex dwelling units, and 298 townhome dwelling units.

Table 5: Comparison of Maximum and Extended Special Taxes

Special Tax Classification	Levy Year 2025	Levy Year 2024	Percentage Change
Maximum Parcel Special Tax - First Series			
Single-Family Dwelling Unit	$2,826.00	$2,784.00	1.51%
Extended Special Tax - First Series			
Single-Family Dwelling Unit	$2,364.34	$2,270.94	4.11%
Maximum Parcel Special Tax - Second Series			
Single-Family Dwelling Unit	$2,826.00	$2,784.00	1.51%
Townhome Dwelling Unit	$2,313.00	$2,279.00	1.49%
Condominium Dwelling Unit	$1,952.00	$1,923.00	1.51%
Extended Special Tax - Second Series			
Single-Family Dwelling Unit	$0.00	$0.00	N/A
Townhome Dwelling Unit	$0.00	$0.00	N/A
Condominium Dwelling Unit	$0.00	$0.00	N/A

The schedule of the remaining SSA No. 2004-104 Maximum Parcel Special Taxes is shown in Table 6 below. The Maximum Parcel Special Taxes escalate 1.50% annually through 2032.

Table 6: Maximum Parcel Special Taxes

Levy Year	Collection Year	Aggregate	Per Unit		
			Single-Family	Duplex	Townhome
2025	2026	$3,143,006	$2,826	$2,313	$1,952
2026	2027	$3,189,854	$2,868	$2,348	$1,981
2027	2028	$3,237,723	$2,911	$2,383	$2,011
2028	2029	$3,286,539	$2,955	$2,419	$2,041
2029	2030	$3,335,653	$2,999	$2,455	$2,072
2030	2031	$3,385,714	$3,044	$2,492	$2,103
2031	2032	$3,436,796	$3,090	$2,529	$2,135
2032	2033	$3,488,102	$3,136	$2,567	$2,167

IV PRIOR YEAR SPECIAL TAX COLLECTIONS

The SSA No. 2004-104 special tax is billed and collected by Kendall County (the "County") in the same manner and at the same time as general *ad valorem* property taxes. The City may provide other means of collecting the special tax, if necessary, to meet the financial obligations of SSA No. 2004-104.

A 2024 Special Tax Receipts

As of November 10, 2025, $492,082.14 of $492,082.14 in Levy Year 2024 special tax levies have been collected, resulting in a delinquency amount $0.00 and a delinquency rate of 0.00%.

B Tax Sales and Foreclosures

The lien and foreclosure remedies provided for in Article 9 of the Illinois Municipal Code shall apply upon the nonpayment of the special tax. The City is not currently pursuing any foreclosure actions.

Kendall County held their annual tax sale on October 27, 2025. Prior to the County Tax Sale, there were 4 parcels with delinquent special taxes of $9,083.76. Delinquent property taxes for 4 parcels with special taxes of $9,083.76 were purchased at the County Tax Sale.

V DEVELOPMENT STATUS

SSA No. 2004-104 is comprised of 723 single-family homes, 224 duplex units, 298 townhome units, the clubhouse property, and the school property, which is consistent with the original projections. The clubhouse and school property will not be subjected to the special tax. An aerial map of SSA No. 2004-104 is attached as Appendix E. The number of units in each plat is summarized in Table 7 below.

Table 7: Land Use Summary

Plat	Bond Series	Recorded	Land Use	Number of Units
Neighborhood 6	Series 2	No	Townhome	156
Neighborhood 7	Series 2	No	Townhome	142
Neighborhood 8	Series 2	No	Duplex	224
Neighborhood 9	Series 2	No	Single-Family	135
Neighborhood 10	Series 1	Yes	Single-Family	84
Neighborhood 11	Series 1	Yes	Single-Family	87
Neighborhood 12	Series 1	Yes	Single-Family	90
Neighborhood 13	Series 1	Yes	Single-Family	50
Neighborhood 14	Series 1	Yes	Single-Family	116
Neighborhood 15	Series 1	Yes	Single-Family	63
Neighborhood 16	Series 2	No	Single-Family	98
			Total	**1,245**

A Equalized Assessed Value

The 2024 equalized assessed value for taxable property in SSA No. 2004-104 increased to $26,055,727.

VI OUTSTANDING BONDS

The Series 2004 Bonds were issued in December 2004 as fixed rate bonds with an original principal amount of $13,200,000. Outstanding Principal The current debt schedule adjusted for early redemptions from special tax prepayments is attached herein as Appendix D.

A Bond Redemptions from Special Tax Prepayments

As a result of special tax prepayments received from property owners, $6,353,000 of the Series 2004 Bonds have been redeemed as shown in Table 8 below.

Table 8: Special Mandatory Bond Redemptions from Special Tax Payments

Redemption Date	Bonds Redeemed
March 1, 2007	$80,000
June 1, 2007	$26,000
September 1, 2007	$79,000
March 1, 2008	$241,000
September 1, 2008	$146,000
March 1, 2009	$108,000
March 1, 2013	$26,000
September 1, 2016	$463,000
March 1, 2017	$439,000
September 1, 2017	$1,501,000
March 1, 2018	$264,000
September 1, 2018	$23,000
March 1, 2019	$2,873,000
March 1, 2021	$41,000
September 1. 2021	$21,000
December 1. 2023	$22,000
Total Redeemed	**$6,353,000**

B Special Tax Prepayments

The SSA No. 2004-104 Maximum Parcel Special Tax may be prepaid and permanently satisfied, or prepaid in part, provided that proceeds for any such prepayment are sufficient to permit the redemption of Bonds in such amounts and maturities deemed necessary by the Administrator and in accordance with the Bond Indenture. The prepayment calculation formula is set forth in the Special Tax Roll and Report.

To date, the Maximum Parcel Special Tax has been prepaid in full for 272 single-family dwelling units. Two partial prepayments have been received.

VII EQUALIZED ASSESSED VALUE AND VALUE-TO-LIEN RATIO

The SSA No. 2004-104 Equalized Assessed Value and Value-to-Lien Ratio is shown in Table 9 below.

Table 9: Equalized Assessed Value and Value-to-Lien Ratio

2024 Equalized Assessed Value [1]	2024 Appraised Value [2]	Outstanding Bonds [3]	Value-to-Lien Ratio
$26,055,727	$78,167,181	$3,574,000	21.87:1

Notes:

1. Source: Kendall County
2. Appraised Value is equal to three times the equalized assessed value.
3. As of September 2, 2025.

VIII *AD VALOREM* PROPERTY TAX RATES

The 2024 general *ad valorem* tax rates for SSA No. 2004-104 are shown in Table 11 below.

Table 10: 2024 *Ad Valorem* Property Tax Rates [1]

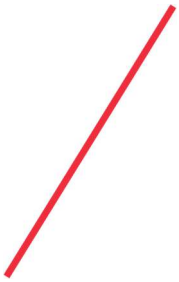
Type of Rate	*Ad Valorem* Rate
United City of Yorkville Rates	
Corporate	0.10718%
Police Protection	0.13938%
Police Pension	0.15955%
Audit	0.00327%
Liability Insurance	0.00436%
Social Security	0.01633%
School Crossing Guard	0.00000%
Revenue Recapture	0.00052%
Subtotal City Tax Rate	**0.44148%**
District Tax Rates	
County	0.52808%
Bristol-Kendall Fire Protection District	0.62408%
Forest Preserve	0.13040%
Junior College #516	0.41827%
Yorkville Library	0.11642%
Fox Metro Wastewater Reclamation District	0.00000%
Kendall Township	0.07435%
Kendall Road District	0.18905%
School District CU-115	5.74732%
Subtotal District Tax Rate	**7.82797%**
Total Tax Rate	**8.26945%**

Note:

1. Source: Kendall County, for Tax Codes KE016.

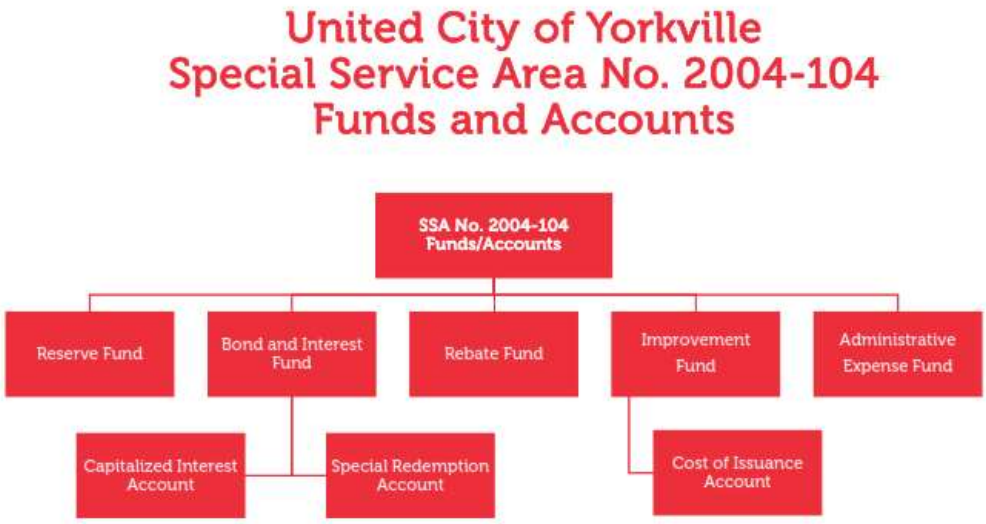
APPENDIX A

United City of Yorkville SSA No. 2004-104
Administration Report
(Levy Year 2025)



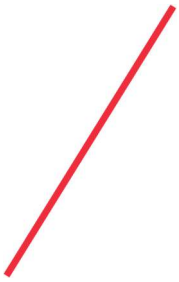
FUNDS AND ACCOUNTS

Figure A-1: Funds and Accounts



APPENDIX B

United City of Yorkville SSA No. 2004-104
Administration Report
(Levy Year 2025)



APPLICATION OF SPECIAL TAX

Figure B-1: Application of Special Tax



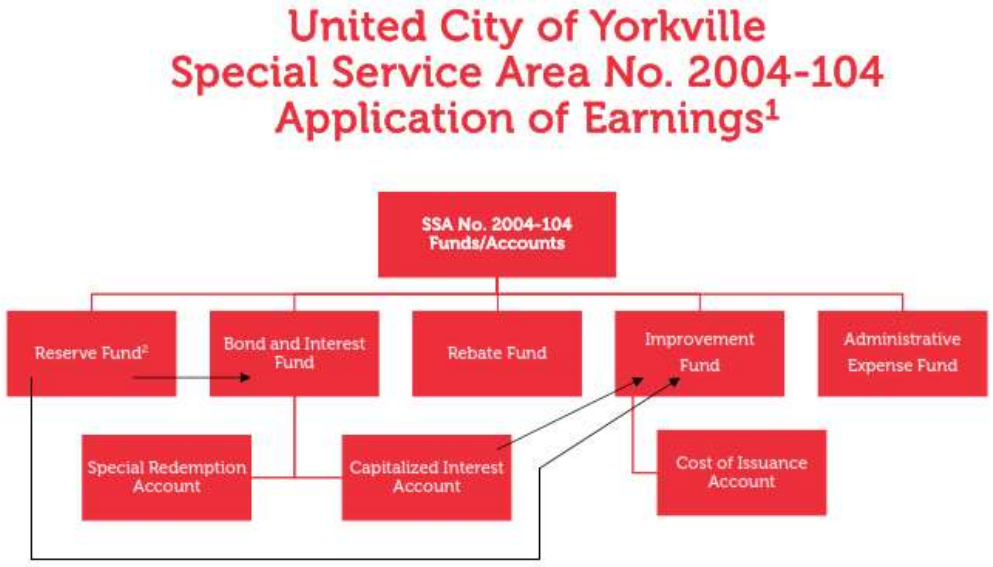
Notes:
1. Special Tax applied in sequence shown.
2. In an amount sufficient to pay Debt Service on the Bonds.

APPENDIX C

United City of Yorkville SSA No. 2004-104
Administration Report
(Levy Year 2025)

APPLICATION OF EARNINGS

Figure C-1: Application of Earnings



Notes:

1.Earnings remain in fund or account from which they accrued unless otherwise indicated.

2.Reserve Fund earnings are transferred into the Improvement Fund prior to completion of the Special Services and to the Bond and Interest Fund thereafter.

APPENDIX D

United City of Yorkville SSA No. 2004-104
Administration Report
(Levy Year 2025)

DEBT SERVICE SCHEDULE

Table D-1: Revised Debt Service Schedule

Year Ending (3/1)	Payment Date	Principal	Interest	Debt Service
2026	3/1/2026	$279,000	$113,921.25	$392,921.25
2027	9/1/2026		$105,060.00	$105,060.00
2027	3/1/2027	$305,000	$105,060.00	$410,060.00
2028	9/1/2027		$95,338.13	$95,338.13
2028	3/1/2028	$328,000	$95,338.13	$423,338.13
2029	9/1/2028		$84,883.13	$84,883.13
2029	3/1/2029	$359,000	$84,883.13	$443,883.13
2030	9/1/2029		$73,440.00	$73,440.00
2030	3/1/2030	$391,000	$73,440.00	$464,440.00
2031	9/1/2030		$60,976.88	$60,976.88
2031	3/1/2031	$424,000	$60,976.88	$484,976.88
2032	9/1/2031		$47,461.88	$47,461.88
2032	3/1/2032	$460,000	$47,461.88	$507,461.88
2033	9/1/2032		$32,799.38	$32,799.38
2033	3/1/2033	$495,000	$32,799.38	$527,799.38
2034	9/1/2033		$17,021.25	$17,021.25
2034	3/1/2034	$534,000	$17,021.25	$551,021.25

APPENDIX E

United City of Yorkville SSA No. 2004-104
Administration Report
(Levy Year 2025)

AERIAL APPENDIX OF SSA BOUNDARIES


United City of Yorkville
SSA 2004-104
Freedom Pl
Kennedy Rd
Lehman Crossing
Berrywood Ln
Seeley St
Old Glory Dr
Amos Ave
Rood St
McLellan Blvd
Cryder Way
Squire Circle
Patriot Ct
Grande Trail
Burr St
American Way
Lewis St
Edythe St
W Rickard Dr
E Rickard Dr
34
© 2008 Tele Atlas
Google
41°41'04.18" N
88°23'54.36" W
elev 197 m
Oct 11, 2007
Eye alt 2.36 km

APPENDIX F

United City of Yorkville SSA No. 2004-104
Administration Report
(Levy Year 2025)

SPECIAL TAX ROLL AND REPORT

UNITED CITY OF YORKVILLE

SPECIAL SERVICE AREA NUMBER 2004-104
CENTRAL GRANDE RESERVE

SPECIAL TAX ROLL AND REPORT

Prepared for

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UNITED CITY OF YORKVILLE
SPECIAL SERVICE AREA NUMBER 2004-104
CENTRAL GRANDE RESERVE
SPECIAL TAX ROLL AND REPORT

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I. INTRODUCTION

Pursuant to the provisions of the Act and in accordance with the "Establishing Ordinance" being Ordinance No. _____ passed by the City Council of the United City of Yorkville, County of Kendall, State of Illinois, on _____, 2004 in connection with the proceedings for Special Service Area Number 2004-104 Central Grande Reserve (hereinafter referred to as "SSA No. 2004-104"), this Special Tax Roll and Report of SSA No. 2004-104 (the "Report") is herewith submitted and made part of the Establishing Ordinance.

II. DEFINITIONS

The terms used herein shall have the following meanings:

"Act" means the Special Service Area Tax Act, being 35 ILCS 200/27-5 et seq., as amended.

"Administrative Expenses" means the following actual or reasonably estimated costs permitted in accordance with the Act and directly related to the administration of SSA No. 2004-104 and the Bonds as determined by the City or its designee: the costs of computing the Special Taxes and of preparing the amended Special Tax Roll (whether by the City or designee thereof or both); the costs of collecting the Special Taxes (whether by the City, the County, or otherwise); the costs of remitting the Special Taxes to the fiscal agent and/or trustee for any Bonds; the costs of the fiscal agent and/or trustee (including its legal counsel) in the discharge of the duties required of it under the Bond Indenture; periodic costs on the Bonds, including, but not limited to, the costs of remarketing and letter of credit draw fees; the costs of the City or designee in computing the amount of rebatable arbitrage, if any; the costs of the City or designee in obtaining or maintaining ratings of the Bonds; the costs of the City or designee in complying with the disclosure requirements of applicable federal and state securities laws and of the Act, including, but not limited to, public inquiries regarding the Special Taxes; the costs associated with the release of funds from any escrow account or funds held pursuant to the Bond Indenture; and any termination payments owed by the City in connection with any guaranteed investment contract, forward purchase agreement, or other investment of funds held under the Bond Indenture. Administrative Expenses shall also include amounts advanced by the City for any administrative purpose of SSA No. 2004-104 including the costs of computing Special Tax Bond Prepayment amounts, recording of lien satisfaction or other notices related to a Special Tax Bond Prepayment, Partial Special Tax Bond Prepayment, or Mandatory Special Tax Prepayment, discharge or satisfaction of Special Taxes; and the costs of commencing and pursuing to completion any foreclosure action arising from and pursuing the collection of delinquent Special Taxes and the reasonable fees of legal counsel to the City incurred in connection with all of the foregoing.

"Administrator" means the designee of the City responsible for determining the Special Taxes and assisting the City and the County in providing for the collection of the Special Taxes, continuing disclosure, and any other administrative efforts related to SSA No. 2004-104.

"Annexation Agreement" means that Annexation Agreement and Planned Unit Development Agreement dated August 7, 2003 between the City and MPI-2 Yorkville North LLC, MPI-2 Yorkville Central LLC, MPI-2 Yorkville South I LLC, and MPI-2 Yorkville South II LLC.

"Bond Indenture" means the trust indenture dated as of November 1, 2004 between the City and LaSalle Bank National Association and any supplemental indentures between the City and the trustee named therein authorizing the issuance of the Bonds.

"Bonds" means any bonds or other debt, including refunding bonds, whether in one or more series, issued by the City and secured by the Maximum Parcel Special Tax for SSA No. 2004-104, the proceeds of which will be used to finance inter alia, all or a portion of the public improvements.

"Calendar Year" means the twelve-month period starting January 1 and ending December 31.

"Central Grande Reserve" means all property within the area defined as the Central Grande Reserve as shown in Exhibit D attached hereto (i.e., neighborhoods 6 – 16 on the Concept Plan, the School Property, and the Clubhouse Property).

"City" means the United City of Yorkville, County of Kendall, State of Illinois.

"Clubhouse Property" means that property within the boundaries of SSA No. 2004-104 on which the clubhouse facility has been, may be, or is anticipated to be constructed as determined from the Concept Plan (i.e., designated as HOA Club), any Preliminary Plat, or any Final Plat, as applicable.

"Concept Plan" means the concept plan for the Grande Reserve project attached as Exhibit D to the Annexation Agreement, as may be amended.

"Council" means the Mayor and City Council, having jurisdiction over SSA No. 2004-104.

"County" means the County of Kendall, Illinois.

"Duplex Property" means that property within the boundaries of SSA No. 2004-104 on which duplex Dwelling Units have been, may be, or are anticipated to be constructed as determined from the Concept Plan, any Preliminary Plat, or any Final Plat, as applicable.

"Dwelling Unit" or "DU" means a residential dwelling unit.

"Final Plat" means a final plat of subdivision approved by the City and recorded with the County.

"First Series" means the first series of Bonds issued for SSA No. 2004-104.

"First Series Property" means the lots in the following table:

Neighborhood	Lots Numbers / Number of DUs	Land Use Designation	Recordation Data
10	Lots 344 – 427	Single-family Property	Final Plat Recorded on August 17, 2004
11	Lots 91 – 177	Single-family Property	Final Plat Recorded on July 7, 2004
12	Lots 1 – 90	Single-family Property	Final Plat Recorded on July 7, 2004
13	Lots 178 – 227	Single-family Property	Final Plat Recorded on July 7, 2004
14	Lots 228 – 343	Single-family Property	Final Plat Recorded on July 7, 2004
15	Lots 428 – 490	Single-family Property	Final Plat Recorded on July 7, 2004

"Grande Reserve Subdivision" means all the property located within North Grande Reserve, Central Grande Reserve, and South Grande Reserve.

"Mandatory Special Tax Prepayment" means the Special Tax Bond Prepayment required upon a reduction in the anticipated number of Dwelling Units as described more fully in Section VII.H herein and calculated pursuant to Exhibit C attached hereto.

"Maximum Parcel Special Tax" means the maximum special tax, determined in accordance with Section VII that can be collected by the City in any Calendar Year on any Parcel. Maximum Parcel Special Taxes means the amount determined by multiplying the actual or anticipated number, as applicable, of Single-family Property, Duplex Property, or Townhome Property Dwelling Units by the applicable Maximum Parcel Special Tax.

"Maximum SSA Special Taxes" means the Maximum Parcel Special Taxes plus any additional special taxes levied, in accordance with any supplemental ordinances adopted by the City that can be collected by the City in any Calendar Year.

"North Grande Reserve" means all property within the area defined as the North Grande Reserve as shown in Exhibit D attached hereto (i.e., neighborhoods 1 – 5 on the Concept Plan and the Commercial Property).

"Parcel" means a lot or parcel within the boundaries of SSA No. 2004-104 shown on a Final Plat and/or PIN Map.

"Partial Special Tax Bond Prepayment" means that amount required to partially prepay the Maximum Parcel Special Tax computed pursuant to Exhibit C attached hereto.

"PIN Map" means an official map of the County Assessments Division or other authorized County official designating Parcels by permanent index number.

"Preliminary Plat" means the preliminary subdivision plat(s) for SSA No. 2004-104 approved by the City, as may be amended.

"Residential Property" means all property within the boundaries of SSA No. 2004-104 on which Dwelling Units have been, may be, or are anticipated to be constructed as determined from the Concept Plan, Preliminary Plat, or any Final Plat, as applicable.

"School Property" means all property on which an elementary school in SSA No. 2004-104 has been, may be, or is anticipated to be constructed as determined from the Concept Plan, Preliminary Plat, or any Final Plat, as applicable.

"Second Series" means the second series of Bonds issued for SSA No. 2004-104 (exclusive of any refunding Bonds).

"Second Series Property" means the lots in the following table:

Neighborhood	Lots Numbers / Number of DUs	Land Use Designation	Recordation Data
6	156 DUs	Townhome Property	Final Plat Not Recorded, Number of DUs Based on Concept Plan
7	142 DUs	Townhome Property	Final Plat Not Recorded, Number of DUs Based on Concept Plan
8	224 DUs	Duplex Property	Final Plat Not Recorded, Lot Count Based on Concept Plan
9	Lots 589 – 723	Single-family Property	Final Plat Recorded on July 7, 2004
16	Lots 491 – 588	Single-family Property	Final Plat Recorded on July 7, 2004

"Single-family Property" means that property within the boundaries of SSA No. 2004-104 on which single-family Dwelling Units have been, may be, or are anticipated to be constructed as determined from the Concept Plan, any Preliminary Plat, or any Final Plat, as applicable.

"South Grande Reserve" means all property within the area defined as the South Grande Reserve as shown in Exhibit D attached hereto (i.e., neighborhoods 17 – 19 on the Concept Plan).

"Special Tax" means the special tax to be extended in each Calendar Year on each Parcel.

"Special Tax Bond Prepayment" means that amount required to prepay the Maximum Parcel Special Tax computed pursuant to Exhibit C attached hereto in order to fully release the lien of the Maximum Parcel Special Tax.

"Special Tax Requirement" means that amount determined by the City or its designee as required in any Calendar Year to pay: (1) the Administrative Expenses, (2) debt service on any Bonds, (3) reasonably anticipated delinquent Special Taxes, (4) any amount required to replenish any reserve fund established in connection with such Bonds, (5) the costs of credit enhancement and fees for instruments that serve as the basis of a reserve fund in lieu of cash related to any such Bonds and less (6) available funds as directed under the Bond Indenture.

"Special Tax Roll" means the Special Tax Roll included herein as Exhibit B, as may be amended pursuant to Section VII.F.

"Townhome Property" means that property within the boundaries of SSA No. 2004-104 on which townhome Dwelling Units have been, may be, or are anticipated to be

constructed as determined from the Concept Plan, any Preliminary Plat or any Final Plat, as applicable.

III. SPECIAL SERVICE AREA DESCRIPTION

A. BOUNDARIES OF SSA NO. 2004-104

SSA No. 2004-104 is a portion of the Grande Reserve Subdivision and includes the residential components, the School Property, and the Clubhouse Property of Central Grande Reserve, which total approximately five hundred thirty-four (534) acres. A legal description is attached as Exhibit C of the Establishing Ordinance. The Grande Reserve Subdivision is generally located north of State Route 34, northeast of Bristol Ridge Road, and east of Kennedy Road.

B. ANTICIPATED LAND USES

While SSA No. 2004-104 encompasses only the development within Central Grande Reserve, certain Eligible Improvements will benefit other development areas of the Grande Reserve Subdivision, namely North Grande Reserve and South Grande Reserve. Therefore, these development areas are included as part of the discussion, where applicable.

1. NORTH GRANDE RESERVE

North Grande Reserve is anticipated to consist of 290 single-family Dwelling Units, 126 duplex Dwelling Units, and 409 townhome Dwelling Units, 300 apartment Dwelling Units, and the Commercial Property. It is anticipated that the 290 single-family Dwelling Units in the North Grande Reserve will be an age-targeted active adult community.

2. CENTRAL GRANDE RESERVE

Central Grande Reserve is anticipated to consist of 723 single-family Dwelling Units, 224 duplex Dwelling Units, 298 townhome Dwelling Units, the Clubhouse Property, and the School Property.

3. SOUTH GRANDE RESERVE

South Grande Reserve is anticipated to consist of 276 single-family Dwelling Units.

IV. FINANCING PLAN

Pursuant to the Annexation Agreement, the maximum special service area bonded indebtedness permitted for the Grande Reserve Subdivision is $60,000,000. The special service area financing plan contemplates the issuance of approximately $12,950,000 and $47,050,000 in variable and fixed rate bonds, respectively. All of the bonds to be issued in variable rate mode have been issued by the previously established SSA No. 2004-106

Total Grande Reserve. All of the fixed rate bonds will be issued by separate special service areas established for the North Grande Reserve, Central Grande Reserve, and South Grande Reserve (each a "Development Area"). The property included within North Grande Reserve, Central Grande Reserve, and South Grande Reserve overlaps SSA No. 2004-106 Total Grande Reserve.

The Report focuses on the fixed rate bonds to be issued by SSA No. 2004-104 Central Grande Reserve. The public improvements to be funded by SSA No. 2004-104 include community and other neighborhood specific sewer, water, road, and storm water management facilities. These costs are described in greater detail in Section V below.

V. SPECIAL SERVICES

SSA No. 2004-104 has been established to finance certain City special services conferring special benefit thereto and which are in addition to the municipal services provided to the City as a whole. A general description, estimated cost, and allocation of these special services are set forth below.

A. GENERAL DESCRIPTION

As set forth in the Establishing Ordinance, the special services that are eligible to be financed by SSA No. 2004-104 (hereinafter referred to as the "Eligible Improvements") include, but are not limited to, the following

- City owned sanitary sewer facilities, water facilities, road facilities, storm water management facilities, public parks and park improvements, including, but not limited to, the cost of engineering, soil testing and appurtenant work, mass grading and demolition, storm water management facilities, storm drainage systems and storm sewers, site clearing and tree removal, public water facilities, sanitary sewer facilities, erosion control measures, roads, streets, curbs, gutters, street lighting, traffic controls, sidewalks, equestrian paths and related street improvements, and equipment and materials necessary for the maintenance thereof, public parks, park improvements, bicycle paths, landscaping, wetland mitigation and tree installation, costs for land and easement acquisitions relating to any of the foregoing improvements, required tap-on and related fees for water or sanitary sewer services and other eligible costs.

Community improvements to be funded include a portion of the following improvements allocable to the Central Grande Reserve:

- The Grande Reserve Subdivision adjacent portions of the Galena and State Route 34 water mains;
- On-site lift station facilities;
- Collector and entrance roads and associated sewer and water facilities and rights-of-way;
- On-site storm sewers and associated earthwork.

Neighborhood improvements to be funded include neighborhood specific sewer, water, road, and storm water management facilities to be constructed within and serving SSA No. 2004-104.

B. ESTIMATED COSTS

The total estimated Eligible Improvement costs and the portion of the Eligible Improvement costs anticipated to be funded by SSA No. 2004-104 are shown in detail in Exhibit A attached hereto. A summary of these amounts and the allocation of the costs to be funded by SSA No. 2004-104 are shown in Table 1 on the following page.

TABLE 1
SSA No. 2004-104
CENTRAL GRANDE RESERVE

ESTIMATED PUBLIC IMPROVEMENT COSTS

Public Improvement Description	Public Improvement	Anticipated To Be Funded Through SSA No. 2004-104
Community [1]		
Sewer	$2,154,405	$2,005,824
Water	$1,033,704	$660,460
Storm Sewer	$7,294,460	$5,132,269
Roads	$3,545,535	$1,446,112
Neighborhood		
Sewer	$3,641,314	$3,623,776
Water	$3,641,314	$3,623,776
Storm Sewer	$3,246,114	$3,228,576
Roads	$5,065,185	$1,010,684
Grand Total [2]	$29,622,033	$20,731,475

[1] Amounts shown represent the total cost for the Grande Reserve Subdivision.

[2] Calculations may vary due to rounding.

C. ALLOCATION OF COSTS

Special taxes levied pursuant to the Act must bear a rational relationship between the amount of the special tax levied against each Parcel within SSA No. 2004-104 and the special service benefit rendered. Therefore, the public improvements anticipated to be financed by SSA No. 2004-104 as shown in Table 1 have been allocated in accordance with the benefit rendered to the property therein, with benefit estimated to be a function of (i) the service or benefit area for said improvements and (ii) the relative capacity for said improvements reserved for or used by properties within the benefit area. A discussion of the relevant benefit area(s) and measures of public facilities usage is detailed below.

As mentioned previously, SSA No. 2004-104 is anticipated to fund only certain of the community and neighborhood improvements. However, this section addresses all the Eligible Improvements in an effort to provide a comprehensive discussion of benefit areas and the allocation of costs.

1. BENEFIT AREA

a. COMMUNITY IMPROVEMENTS

The community water and park improvements benefit all of the Grande Reserve Subdivision. The community water facilities are extensions of the master-planned water mains. The benefit area for the remaining community improvements is limited to the boundaries of SSA No. 2004-104. These improvements include community road improvements (i.e., the collector and entrance roads), the earthwork pertaining to the on-site storm water detention areas, and the on-site lift station and storm sewer facilities.

b. NEIGHBORHOOD IMPROVEMENTS

As mentioned previously, the neighborhood improvements will be constructed within the neighborhoods comprising the Central Grande Reserve, and therefore logically benefit those specific neighborhoods.

2. PUBLIC FACILITY USAGE

Once the benefit area has been established, the special services may be allocated among the various properties within such area in accordance with use. As is discussed in the following sections, commonly accepted measures for public facility usage indicate that the benefit conferred by public improvements applies uniformly by land use type.

a. SEWER AND WATER USAGE

The primary determinant of sanitary sewer and water usage is the applicable population equivalent, or P.E. Household population is the criteria commonly used to project sewer and water service demand. *Wastewater Engineering, Third Edition* indicates that residential wastewater flow rates are typically determined on the basis of population density and the average per capita contribution of wastewater. The Illinois Environmental Protection Agency's ("IEPA") criteria for water storage and distribution systems assume an everyday use equal to 50 gallons per day per person. In addition, an emergency capacity is set at 50 gallons per day per person. This equates to 350 gallons per day for each single-family home given the IEPA P.E. factor of 3.5 for single-family homes.

The factors published by the IEPA for apartments range from 1.0 to 3.0 depending upon bedroom count. For purposes of this analysis, a simple average of the three factors published, 1.0 for one bedroom units, 1.5 for two bedroom units, and 3.0 for three or more bedroom units is assumed, resulting in an average P.E. factor of 1.8 for apartment Dwelling Units. The IEPA does not publish P.E. factors for duplex or townhome Dwelling Units, but indicates that the published P.E. factors for apartments may be used to estimate their P.E. As the duplex and townhome Dwelling Units are anticipated to average three bedrooms, a P.E. factor of 3.0 is used.

Sewer and water demand for commercial development is a function of the nature and intensity of use. The Commercial Property is a small development site approximately 4.5 acres in size. The developer indicates potential uses would include relatively low P.E. uses such as a service station and convenience market. Therefore, a P.E. factor of 10 per acre is employed in this analysis. Sewer and water demand for public schools is driven by two factors: type of school (i.e. elementary school, middle school, or high school) and the estimated number of students and employees. According to the school district, an elementary school, with an estimated capacity of 600 students and approximately fifty (50) employees, is anticipated to be built in SSA No. 2004-104. Applying the IEPA's standard of 25 gallons per student and employee per day yields a total of 162.50 P.E. for the site. Clubhouse sewer and water demand is a function of the nature and intensity of use. Information provided by the developer's engineer estimated the Clubhouse Property P.E. at 22.50.

Tables 2 and 3 on the following pages show these P.E. factors and their equivalency (i.e., the P.E. factor for each land use type expressed in terms of the P.E. factor for a single-family home).

Table 2 represents the land uses in the North Grande Reserve, Central Grande Reserve, and South Grande Reserve. Table 3 represents the land uses of only SSA No. 2004-104.

TABLE 2
SSA No. 2004-104
CENTRAL GRANDE RESERVE

P.E. AND EQUIVALENT UNITS
FOR GRANDE RESERVE SUBDIVISION

Land Use [1]	Count				P.E. Factor	Total P.E. [2]	Equivalent Unit [3]	Total Equivalent Units [4], [5]
	Dwelling Units	Students	Employees	Acres				
(1) Single-family (per DU)	1,289	NA	NA	NA	3.50	4,511.50	1.000	1,289.000
(2) Duplex (per DU)	350	NA	NA	NA	3.00	1,050.00	0.857	300.000
(3) Townhome (per DU)	707	NA	NA	NA	3.00	2,121.00	0.857	606.000
(4) Apartment (per DU)	300	NA	NA	NA	1.80	540.00	0.514	154.286
School							46.429	46.429
(5) (Per Student)	NA	600	NA	NA	0.25	150.00		
(6) (Per Employee)	NA	NA	50	NA	0.25	12.50		
(7) Clubhouse (per Clubhouse)	NA	NA	NA	NA	22.50	22.50	6.429	6.429
(8) Commercial (per acre)	NA	NA	NA	4.5	10.00	45.00	12.857	12.857
Grand Total [4]	**2,646**	**600**	**50**	**4.5**	**NA**	**8,452.50**	**68.943**	**2,415.000**

[1] Land uses represent the Dwelling Units and other property in North Grande Reserve, Central Grande Reserve, and South Grande Reserve.
[2] P.E. factor multiplied by applicable number of dwelling units, students, employees.
[3] Equivalent units for land uses 1 - 4 computed by dividing P.E. factor for each such land use by P.E. factor for single-family land use. Equivalent units for land uses 5, 6, and 8 computed by dividing total P.E. by P.E. factor for single-family land use.
[4] Equivalent unit factor multiplied by applicable number of dwelling units, schools, clubhouses, or acres.
[5] Calculations may vary slightly due to rounding.

TABLE 3
SSA No. 2004-104
CENTRAL GRANDE RESERVE

P.E. AND EQUIVALENT UNITS
FOR CENTRAL GRANDE RESERVE

Land Use [1]	Count				P.E. Factor	Total P.E. [2]	Equivalent Unit [3]	Total Equivalent Units [4], [5]
	Dwelling Units	Students	Employees	Acres				
(1) Single-family (per DU)	723	NA	NA	NA	3.50	2,530.50	1.000	723.000
(2) Duplex (per DU)	224	NA	NA	NA	3.00	672.00	0.857	192.000
(3) Townhome (per DU)	298	NA	NA	NA	3.00	894.00	0.857	255.429
(4) Apartment (per DU)	NA	NA	NA	NA	NA	NA	NA	NA
School							46.429	46.429
(5) (Per Student)	NA	600	NA	NA	0.25	150.00		
(6) (Per Employee)	NA	NA	50	NA	0.25	12.50		
(7) Clubhouse (per Clubhouse)	NA	NA	NA	NA	22.50	22.50	6.429	6.429
(8) Commercial (per acre)	NA	NA	NA	NA	NA	NA	NA	NA
Grand Total [4]	**1,245**	**600**	**50**	**0.0**	**NA**	**4,281.50**	**55.571**	**1,223.286**

[1] Land uses represent the Dwelling Units and other property in Central Grande Reserve only.
[2] P.E. factor multiplied by applicable number of dwelling units, students, employees.
[3] Equivalent units for land uses 1 - 4 computed by dividing P.E. factor for each such land use by P.E. factor for single-family land use. Equivalent units for land uses 5, 6, and 8 computed by dividing total P.E. by P.E. factor for single-family land use.
[4] Equivalent unit factor multiplied by applicable number of dwelling units, schools, clubhouses, or acres.
[5] Calculations may vary slightly due to rounding.

b. ROAD IMPROVEMENTS

Road usage is typically computed on the basis of anticipated trip generation. The Institute of Traffic Engineers publication, *Trip Generation, Sixth Edition,* indicates average weekday trips per single-family, townhome, and apartment Dwelling Unit of 9.57, 5.86, and 6.59, respectively.

As mentioned previously, the single-family property in North Grande Reserve is anticipated to be age-targeted. Consequently, the Traffic Study employs a reduced trip generation assumption of 2.76 trips per Dwelling Unit. As with P.E. factors, trip factors for duplex Dwelling Units are not published in *Trip Generation, Sixth Edition.* However, *Trip Generation, Sixth Edition* states that the average weekday trips for residential land uses have a high correlation with the number of vehicles and residents. Therefore, household size is used to estimate the average weekday trips for duplex Dwelling Units. Multiplying the population ratio between a duplex Dwelling Unit and a single-family home (i.e., 3.0 divided by 3.5) by the average weekday trips for single-family homes yields an estimated average weekday trips of 8.20 for a duplex Dwelling Unit.

The average weekday trips associated with an elementary school are typically expressed per student and are estimated by *Trip Generation Sixth Edition* at 1.02 per elementary school student. The developer's engineer estimates average weekday trips for the Clubhouse Property at 90.

Table 4 on the following page shows these trip factors and their equivalency (i.e., the average weekday trip factor for each land use type expressed in terms of the average weekday trip factor for the typical single-family home) for SSA No. 2004-104.

TABLE 4
SSA No. 2004-104
CENTRAL GRANDE RESERVE

AVERAGE WEEKDAY TRIPS AND EQUIVALENT UNITS
FOR CENTRAL GRANDE RESERVE

Land Use [1]	Count			Average Weekday Trip Factor	Total Weekday Trips [2]	Equivalent Unit [3]	Total Equivalent Units [4], [5]
	Dwelling Units	Students	Employees				
(1) Single-family - Typical (per DU)	723	NA	NA	9.57	6,919.11	1.000	723.000
(2) Single-family - Age Targeted (per DU)	NA	NA	NA	NA	NA	NA	NA
(3) Duplex (per DU)	224	NA	NA	8.20	1,836.80	0.857	191.933
(4) Townhome (per DU)	298	NA	NA	5.86	1,746.28	0.612	182.474
(5) Apartment (per DU)	NA	NA	NA	NA	NA	NA	NA
School						63.950	63.950
(6) (Per Student)	NA	600	NA	1.02	612.00		
(7) (Per Employee)	NA	NA	50	NA	0.00		
(8) Clubhouse (per Clubhouse)	NA	NA	NA	90.00	90.00	9.404	9.404
Grand Total [4]	**1,245**	**600**	**50**	**NA**	**11,204.19**	**NA**	**1,170.762**

[1] Land uses represent the Dwelling Units and other property in Central Grande Reserve only.
[2] Average weekday trip factor multiplied by applicable number of dwelling units, students, employees.
[3] Equivalent units for land uses 1 - 5 computed by dividing average weekday trip factor for each such land use by average weekday trip factor for typical single-family home. Equivalent units for land uses 6 and 7 computed by dividing total weekday trips by the average trips for the typical single-family land home.
[4] Equivalent unit factor multiplied by applicable number of dwelling units, schools, or clubhouses.
[5] Calculations may vary slightly due to rounding.

c. STORM WATER MANAGEMENT FACILITIES

Storm sewer facilities are sized based upon estimated storm flows, which vary with the size of the tributary drainage area, slope, soil type, antecedent runoff condition, and impervious ground cover. In its "TR-55, Urban Hydrology for Small Watershed (the "TR-55 Manual"), the United States Department of Agriculture specifies average "runoff curve numbers" for purposes of measuring storm flows or runoff. The runoff curve number for fully developed urban areas indicated in the TR-55 Manual vary by land use type, impervious area, and hydrologic soil group. Assuming generally uniform antecedent runoff and hydrologic soil conditions within SSA No. 2004-104, storm flows will tend to vary with land use and the associated impervious area.

Impervious ground coverage factors for residential development vary by development density or the number of dwelling units per gross acre, with gross acreage being exclusive of open space. The anticipated gross density for the three residential land uses are as shown in Table 4 below. The TR-55 Manual estimates impervious ground area at approximately 30.00% for development densities of 3.0 units to an acre, 40.00% for development densities of 4.0 units to an acre, and 65.00% for development densities of 8.0 or greater units to an acre.

The TR-55 Manual does not contain impervious ground areas for apartments, elementary schools, and clubhouses. For apartments, the impervious ground area for commercial is used as a proxy (85.00% impervious area per acre). The impervious ground coverage factor for the School Property is based on discussion with the school district's architect. The impervious ground coverage for the Clubhouse Property has been provided by the developer's engineer and is based upon the preliminary clubhouse plans.

Table 5 on the following page shows the impervious ground area factors and their equivalency (i.e., the average impervious area for each land use type expressed in terms of the average impervious area for the typical single-family home) for SSA No. 2004-104.

TABLE 5
SSA No. 2004-104
CENTRAL GRANDE RESERVE

IMPERVIOUS AREA AND EQUIVALENT UNITS
FOR CENTRAL GRANDE RESERVE

Land Use [1]	Dwelling Units	Density	Acres	Coverage Factor	Impervious Area [2]		Equivalent Unit [3]	Total Equivalent Units [4], [5]
					Per DU	Total		
(1) Single-family - Typical (per DU)	723	2.57	NA	30.0%	5,087	NA	1.000	723.000
(2) Single-family - Age Targeted (per DU)	NA	NA	NA	NA	NA	NA	NA	NA
(3) Duplex (per DU)	224	5.47	NA	38.0%	3,024	NA	0.595	133.185
(4) Townhome (per DU)	298	8.36	NA	65.0%	3,385	NA	0.666	198.325
(5) Apartment (per DU)	NA	NA	NA	NA	NA	NA	NA	NA
(6) School (per school)	NA	NA	12.0	33.3%	NA	174,240	34.254	34.254
(7) Clubhouse (per clubhouse)	NA	NA	4.51	52.8%	NA	103,729	20.392	20.392
Grand Total [4]	**1,245**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**1,109.155**

[1] Land uses represent Dwelling Units and other property in Central Grande Reserve only.
[2] Impervious area per dwelling unit for land uses 1 - 5 computed by multiplying coverage factor by 43,560 (square feet in an acre) and then dividing by density. Total impervious area for land uses 6 and 7 computed by multiplying coverage factor by total land square footage (43,560 multiplied by acres).
[3] Equivalent units for land uses 1 - 5 computed by dividing impervious area for each such land use by impervious area for typical single-family home. Equivalent units for land uses 6 and 7 computed by dividing total impervious area by impervious area for the typical single-family land home.
[4] Equivalent unit factor multiplied by applicable number of dwelling units, schools, or clubhouses.
[5] Calculations may vary slightly due to rounding.

3. ALLOCATED COSTS

As mentioned previously, SSA No. 2004-104 is anticipated to fund community and neighborhood improvements for Central Grande Reserve. However, this section shows the allocation of all the community and neighborhood public improvements in an effort to provide a comprehensive public improvement cost allocation.

a. COMMUNITY IMPROVEMENTS

The community improvements are allocated to each land use type within the benefit area in accordance with the equivalent units shown in Tables 2, 3, 4, and 5. The cost per equivalent unit is computed first. Then, the cost per equivalent unit is multiplied by the equivalent unit factor for each land use to arrive at the cost per dwelling unit. These calculations are shown in Tables 6, 7, 8 and 9.

TABLE 6

SSA No. 2004-104

CENTRAL GRANDE RESERVE

COMMUNITY WATER IMPROVEMENTS - COST PER EQUIVALENT UNIT

Community Improvement	Total Estimated Cost	Total Equivalent Units [1]	Cost Per Equivalent Unit [2], [3]
Water	$578,402	2,415.000	$240
Grand Total [3]	$578,402		$240

[1] From Table 2.
[2] Total estimated cost divided by applicable total equivalent units.
[3] Calculations may vary slightly due to rounding.

TABLE 7

SSA No. 2004-104

CENTRAL GRANDE RESERVE

COMMUNITY WATER IMPROVEMENTS - ALLOCATED COSTS BY LAND USE

Land Use [1]	Community Water Improvements		
	Cost Per Equivalent Unit [2]	Equivalent Unit Factor [3]	Allocated Cost [4], [5]
(1) Single-family - Typical (per DU)	$240	1.000	$240
(2) Single-family - Age Targeted (per DU)	$240	1.000	$240
(3) Duplex (per DU)	$240	0.857	$205
(4) Townhome (per DU)	$240	0.857	$205
(5) Apartment (per DU)	$240	0.514	$123
(6) School (per school)	$240	46.429	$11,120
(7) Clubhouse (per clubhouse)	$240	6.429	$1,540
(8) Commercial (per parcel)	$240	12.857	$3,079

[1] Land uses represent the Dwelling Units and other property in North Grande Reserve, Central Grande Reserve and South Grande Reserve.
[2] From Table 6.
[3] From Table 2.
[4] Cost per equivalent unit multiplied by equivalent unit factor.
[5] Calculations may vary slightly due to rounding.

TABLE 8

SSA No. 2004-104

CENTRAL GRANDE RESERVE

COMMUNITY ROAD AND ASSOCIATED SEWER, WATER, AND STORM SEWER IMPROVEMENTS

CENTRAL GRANDE RESERVE COST PER EQUIVALENT UNIT

Improvement Description	Total Estimated Cost [1]	Total Equivalent Units [2]	Cost Per Equivalent Unit [3], [4]
Sewer and Water			
Road Associated	$2,132,212	1,223.286	$1,743
Lift Station	$361,500	1,223.286	$296
Road Improvements	$1,998,689	1,170.762	$1,707
Storm Sewer Improvements			
Road Associated	$1,111,399	1,109.155	$1,002
Storm Sewer Main	$361,498	1,109.155	$326
Storm Water Detention (Earthwork)	$3,925,070	1,109.155	$3,539
Storm Water Detention Basins	$2,527,500	1,109.155	$2,279
Grand Total [4]	$12,417,868		$10,891

[1] See Exhibit A.

[2] From Tables 3, 4, and 5, as applicable.

[3] Total cost divided by applicable total equivalent units.

[4] Calculations may vary slightly due to rounding.

TABLE 9
SSA No. 2004-104
CENTRAL GRANDE RESERVE

COMMUNITY ROAD AND ASSOCIATED SEWER, WATER, AND STORM IMPROVEMENTS
CENTRAL GRANDE RESERVE - ALLOCATED COST BY LAND USE

Land Use [1]	Sewer and Water Improvements			Road Improvements			Storm Sewer Improvements		
	Cost Per Equivalent Unit [2]	Equivalent Unit Factor [3]	Allocated Cost [4], [7]	Cost Per Equivalent Unit [2]	Equivalent Unit Factor [5]	Allocated Cost [4], [7]	Cost Per Equivalent Unit [2]	Equivalent Unit Factor [6]	Allocated Cost [4], [7]
(1) Single-family - Typical (per DU)	$2,039	1.000	$2,039	$1,707	1.000	$1,707	$7,145	1.000	$7,145
(2) Single-family - Age Targeted (per DU)	NA	NA	NA	NA	NA	NA	NA	NA	NA
(3) Duplex (per DU)	$2,039	0.857	$1,747	$1,707	0.857	$1,463	$7,145	0.595	$4,249
(4) Townhome (per DU)	$2,039	0.857	$1,747	$1,707	0.612	$1,045	$7,145	0.666	$4,755
(5) Apartment (per DU)	NA	NA	NA	NA	NA	NA	NA	NA	NA
(6) School (per school)	$2,039	46.429	$94,646	$1,707	63.950	$109,173	$7,145	34.254	$244,760
(7) Clubhouse (per clubhouse)	$2,039	6.429	$13,105	$1,707	9.404	$16,055	$7,145	20.392	$145,710
(8) Commercial (per parcel)	NA	NA	NA	NA	NA	NA	NA	NA	NA

[1] Land uses represent the Dwelling Units and other property within Central Grande Reserve only.
[2] From Table 8.
[3] From Table 3.
[4] Cost per equivalent unit multiiplied by equivalent unit factor.
[5] From Table 4.
[6] From Table 5.
[7] Calculations may vary slightly due to rounding.

b. NEIGHBORHOOD IMPROVEMENTS

The costs for each neighborhood are grouped with other neighborhoods comprised of the same land use. Each neighborhood within the Grande Reserve Subdivision contains a single land use. Then, these costs are simply allocated on a Dwelling Unit basis because the land uses are sufficiently uniform that the public facilities usage factors do not vary within land use type. An estimate of probable costs for each neighborhood has been prepared by the developer's engineer, a summary of which is attached hereto as Exhibit A. The aggregated neighborhood costs by land use type are shown for SSA No. 2004-104 in Table 10 on the following page.

TABLE 10
SSA No. 2004-104
CENTRAL GRANDE RESERVE
NEIGHBORHOOD IMPROVEMENTS

CENTRAL GRANDE RESERVE - ALLOCATED COST BY LAND USE

Land Use [1]	Sewer and Water Improvements			Road Improvements			Storm Sewer Improvements		
	Total [2]	Dwelling Units [3]	Allocated Cost [4], [5]	Total [2]	Dwelling Units [3]	Allocated Cost [4], [5]	Total [2]	Dwelling Units [3]	Allocated Cost [4], [5]
(1) Single-family - Typical (per DU)	$5,061,000	723	$7,000	$3,742,053	723	$5,176	$2,530,500	723	$3,500
(2) Single-family - Age Targeted (per DU)	NA	NA	NA	NA	NA	NA	NA	NA	NA
(3) Duplex (per DU)	$1,030,400	224	$4,600	$756,000	224	$3,375	$358,400	224	$1,600
(4) Townhome (per DU)	$1,311,200	298	$4,400	$752,450	298	$2,525	$417,200	298	$1,400
(5) Apartment (per DU)	NA	NA	NA	NA	NA	NA	NA	NA	NA

[1] Land uses represent the Dwelling Unit and other property within Central Grande Reserve only.
[2] Exhibit A.
[3] From Table 3.
[4] Total cost divided by number of dwelling units.
[5] Calculations may vary slightly due to rounding.

Aggregating the allocated costs in the preceding tables results in the total allocated costs by land use shown in Table 11 on the following page.

TABLE 11
SSA No. 2004-104
CENTRAL GRANDE RESERVE

CENTRAL GRANDE RESERVE - TOTAL ALLOCATED COST BY LAND USE

Land Use [1]	Total	Community	Neighborhood
(1) Single-family - Typical (per DU)	$26,806	$11,131	$15,676
(2) Single-family - Age Targeted (per DU)	NA	NA	NA
(3) Duplex (per DU)	$17,239	$7,664	$9,575
(4) Townhome (per DU)	$16,078	$7,753	$8,325
(5) Apartment (per DU)	NA	NA	NA
(6) School (per school)	$459,699	$459,699	$0
(7) Clubhouse (per clubhouse)	$176,410	$176,410	$0

[1] Land uses represent the Dwelling Units and other property in Central Grande Reserve only.

4. SSA FUNDED COSTS

The Eligible Improvements anticipated to be funded by SSA No. 2004-104 including proceeds from the Second Series are shown in Table 12 on the following page. Note, with respect to SSA No. 2004-104, the developer will privately finance all of the improvements allocated to the School Property and the Clubhouse Property. Therefore, these properties are exempt from the Maximum Parcel Special Tax.

TABLE 12
SSA No. 2004-104
CENTRAL GRANDE RESERVE

COSTS FUNDED BY BONDS
BY DEVELOPMENT AREA AND LAND USE

	SSA No. 2004-104 CENTRAL GRANDE RESERVE FUNDED COSTS								
	NORTH GRANDE RESERVE			CENTRAL GRANDE RESERVE			SOUTH GRANDE RESERVE		
Land Use	**Total**	**Community**	**Neighborhood**	**Total**	**Community**	**Neighborhood**	**Total**	**Community**	**Neighborhood**
(1) Single-family Property (per DU)	NA	NA	NA	$18,641	$8,463	$10,178	NA	NA	NA
(2) Duplex Property (per DU)	NA	NA	NA	$15,248	$5,975	$9,273	NA	NA	NA
(3) Townhome Property (per DU)	NA	NA	NA	$12,880	$5,999	$6,882	NA	NA	NA
(4) School Property (per school)	NA	NA	NA	$0	$0	$0	NA	NA	NA
(5) Clubhouse Property (per clubhouse)	NA	NA	NA	$0	$0	$0	NA	NA	NA

D. ALTERNATIVES, MODIFICATIONS, AND/OR SUBSTITUTIONS

The description of the Eligible Improvements, as set forth herein, is general in nature. The final description, specifications, location, and costs of improvements and facilities will be determined upon the preparation of final plans and specifications and completion of the improvements. The final plans may show substitutes, in lieu or modifications to the Eligible Improvements in order to accomplish the works of improvements, and any substitution, increase, or decrease to the amount of public improvements financed shall not be a change or modification in the proceedings as long as (i) the allocation of the Eligible Improvement costs actually funded by SSA No. 2004-104, using the preceding methodology, is uniform for each land use and (ii) such allocation results in the same ratio of funded Eligible Improvements among the land use types, as shown in Section VII below.

VI. BOND ASSUMPTIONS

Total authorized bonded indebtedness is $35,000,000. It is anticipated that the Eligible Improvements will be financed through the issuance of two series of bonds. Bonds in the approximate amount of $13,200,000 and $16,700,000 are anticipated to be issued in November 2004 and January 2007, respectively. Issuance costs are estimated to be approximately five percent (5.0%) of the principal amount of the bonds. Each bond issue is estimated to include a reserve fund equal to approximately ten percent (10.0%) of the original principal amount of the bonds and approximately twenty-eight months of capitalized interest. The term of the bonds is expected to range from 28 to 30 years. Annual debt service payments will increase approximately 1.5% annually.

The final sizing of the bonds may be modified as appropriate to meet the objectives of the financing and prevailing bond market conditions. These modifications may include, but are not limited to, changes in the following:

- Bond timing, phasing, and/or escrows;
- Capitalized interest period;
- Principal amortization (i.e., bond term and annual debt service payment);
- Reserve fund size and form; and
- Coupon rates.

The actual bonded indebtedness and consequently the amount of public improvements funded by SSA No. 2004-104 may increase or decrease depending on these variables.

VII. MAXIMUM PARCEL SPECIAL TAX

As mentioned previously, no Eligible Improvements for the School Property and the Clubhouse Property will be financed by SSA No. 2004-104. Therefore, these properties will not be subject to the Maximum Parcel Special Tax. The discussion that follows applies only to the remaining Residential Property.

A. EQUIVALENT UNITS

When multiple land uses are anticipated, the Maximum Parcel Special Tax is a function of the (i) relative amounts of the Eligible Improvement costs funded for such land uses and (ii) the associated Maximum Parcel Special Taxes required to pay debt service on the Bonds. In order to measure the relative difference in funded public improvement costs for each land use type, equivalent unit factors have been calculated for the Eligible Improvements to be funded by SSA No. 2004-104. Single-family Dwelling Units are deemed the typical residential unit and are assigned an equivalent unit factor of 1.00. The equivalent unit factors for other land use types are computed as the ratio of the funded Eligible Improvements for such land use type to the funded Eligible Improvements for a single-family Dwelling Unit. Equivalent unit calculations are shown in Table 13 on the following page.

TABLE 13

SSA No. 2004-104

CENTRAL GRANDE RESERVE

CENTRAL GRANDE RESERVE - EQUIVALENT UNITS FOR FUNDED COSTS BY LAND USE

Land Use	Funded Costs	Equivalent Unit Factor	Dwelling Units	Total Equivalent Units
(1) Single-family Property (per DU)	$18,641	1.000	723	723.000
(2) Duplex Property (per DU)	$15,248	0.818	224	183.232
(3) Townhome Property (per DU)	$12,880	0.691	298	205.907
(4) School Property (per school)	$0	0.000	NA	0.000
(5) Clubhouse Property (per clubhouse)	$0	0.000	NA	0.000
Grand Total			1,245	1,112.139

B. MAXIMUM PARCEL SPECIAL TAX CALCULATION

The Maximum Parcel Special Tax is derived from the required Maximum Parcel Special Taxes for SSA No. 2004-104, which are equal to the sum of the estimated (i) maximum annual interest and principal payments on the Bonds, net of projected earnings on the reserve fund, (ii) a contingency for delinquent Special Taxes, and (iii) estimated Administrative Expenses. The Maximum Parcel Special Tax is computed in two steps. First, the Maximum Parcel Special Tax per equivalent unit is calculated. Then, that amount is multiplied by the applicable equivalent unit factor for each land use type. Therefore, the Maximum Parcel Special Taxes are weighted in proportion to the allocation of funded Eligible Improvements as shown in Section V, and consequently the amount of the Maximum Parcel Special Tax bears a rational relationship to the benefit that the special services render to each Parcel within SSA No. 2004-104 as required pursuant to the Act. These calculations are shown in Tables 14 and 15 on the following page.

TABLE 14
SSA No. 2004-104
CENTRAL GRANDE RESERVE

MAXIMUM PARCEL SPECIAL TAX PER EQUIVALENT UNIT
CALENDAR YEAR 2005

Development Area	Required Maximum Parcel Special Taxes	Total Equivalent Units	Maximum Parcel Special Tax Per Equivalent Unit [1]
Central Grande Reserve	$2,334,285	1,112.139	$2,099

[1] Maximum Parcel Special Taxes divided by total equivalent units.

TABLE 15
SSA No. 2004-106
CENTRAL GRANDE RESERVE

MAXIMUM PARCEL SPECIAL TAX
CALENDAR YEAR 2005

Land Use	Central Grande Reserve		
	Maximum Parcel Special Tax Per Equivalent Unit	Equivalent Unit Factor	Maximum Parcel Special Tax [1]
(1) Single-family Property (per DU)	$2,099	1.000	$2,099.00
(2) Duplex Property (per DU)	$2,099	0.818	$1,717.00
(3) Townhome Property (per DU)	$2,099	0.691	$1,450.00
(4) School Property (per school)	NA	NA	NA
(5) Clubhouse Property (per clubhouse)	NA	NA	NA

[1] Calculations may vary slightly due to rounding.

C. ESCALATION

The Maximum Parcel Special Tax that has been levied in each subsequent Calendar Year escalates one and one-half percent (1.50%) annually, rounded to the nearest dollar, with such escalation commencing in Calendar Year 2006. Note, that while the annual increase in the Maximum Parcel Special Tax is limited to one and one-half percent (1.50%) which is consistent with the anticipated graduated payment schedule for interest and principal on the Bonds, the percentage annual change in the Special Tax extended may be greater depending upon actual Special Tax receipts, capitalized interest, investment earnings, and Administrative Expenses.

D. APPLICATION

Prior to the recordation of a Final Plat, the Maximum Parcel Special Tax for a Parcel of Residential Property shall be calculated by multiplying the number of expected single-family, duplex, or townhome Dwelling Units for such Parcel by the applicable Maximum Parcel Special Tax. For each Calendar Year for which the Maximum Parcel Special Tax has been levied, the expected number of single-family, duplex, or townhome Dwelling Units shall be based on the most recent Concept Plan or Preliminary Plat in effect as of September 30 of that year.

Subsequent to the recordation of the Final Plat but prior to the initial sale of each Dwelling Unit, the Maximum Parcel Special Tax for a lot of Residential Property shall be calculated by multiplying the Maximum Parcel Special Tax per Dwelling Unit by the applicable Maximum Parcel Special Tax determined pursuant to Table 15, as increased in accordance with Section VI.C above by the number of anticipated Dwelling Units to be constructed on such lot. (e.g., for a single-family lot, one Dwelling Unit is anticipated.)

E. TERM

The Maximum Parcel Special Tax shall not be levied after Calendar Year 2032 (to be collected in Calendar Year 2033).

F. SPECIAL TAX ROLL AMENDMENT

Each Calendar Year, in conjunction with the abatement ordinance adopted by the City, the City shall amend the Special Tax Roll to reflect the Maximum Parcel Special Tax applicable to any new Parcels established by the County. The amended Special Tax Roll shall be recorded with the County.

G. OPTIONAL PREPAYMENT

The Maximum Parcel Special Tax for any Parcel may be prepaid and the obligation of the Parcel to pay the Maximum Parcel Special Tax permanently satisfied pursuant to Section A of Exhibit C attached hereto, provided that a prepayment may be made only if there are no delinquent Special Taxes with

respect to such Parcel at the time of prepayment. The Maximum Parcel Special Tax may also be prepaid in part, provided that proceeds for any such prepayment are sufficient to permit the redemption of Bonds in such amounts and maturities deemed necessary by the Administrator and in accordance with the Bond Indenture.

An owner of a Parcel intending to prepay the Maximum Parcel Special Tax, either partially or in full, shall provide the City with written notice of intent to prepay. Within 30 days of receipt of such written notice, the City or its designee shall notify such owner of the amount of the Special Tax Bond Prepayment or the Partial Special Tax Bond Prepayment, as applicable, for such Parcel and the date through which the such amount shall be valid.

H. MANDATORY PREPAYMENT

If at any time the Administrator determines that there has been or will be a reduction in the Maximum Parcel Special Taxes as a result of an amendment to the Concept Plan, Preliminary Plat, Final Plat, or other event which reduces the anticipated number of Dwelling Units as shown in Section B of Exhibit C, attached hereto, then a Mandatory Special Tax Prepayment shall be calculated. As required under the Bond Indenture, the City may adopt a supplemental ordinance to provide for the levy of the Mandatory Special Tax Prepayment.

VIII. ABATEMENT METHODOLOGY AND COLLECTION

A. ABATEMENT METHODOLOGY

On or before the last Tuesday of December of each Calendar Year, commencing with Calendar Year 2005 and for each following Calendar Year, the City or its designee shall calculate the Special Tax Requirement.

1. Prior to the Issuance of the Second Series

Prior to the issuance of the Second Series, the Special Tax Requirement will be funded only by the Maximum Parcel Special Taxes applicable to the First Series Property. The Special Tax authorized by the ordinance providing for the issuance of the Bonds shall be abated each year to the extent the amounts so authorized exceed the Special Tax Requirement. The Maximum Parcel Special Tax applicable to each Parcel of First Series Property shall be abated in equal percentages until the Special Taxes remaining equal the Special Tax Requirement. The Maximum Parcel Special Tax applicable to Second Series Property shall be abated in full.

2. Subsequent to the Issuance of the Second Series

Subsequent to the issuance of the Second Series, the Special Tax Requirement will be funded by the Maximum Parcel Special Taxes applicable to both the First Series Property and the Second Series

Property. The Maximum Parcel Special Tax authorized by the ordinance providing for the issuance of the First Series and Second Series shall be abated each year to the extent the amounts so authorized exceed the Special Tax Requirement. The Maximum Parcel Special Tax applicable to each Parcel shall be abated in equal percentages until the Special Taxes remaining equal the Special Tax Requirement. Notwithstanding the above, if the Administrator determines there are sufficient moneys available pursuant to the Bond Indenture (i.e. capitalized interest) to pay the debt service on the Second Series for the bond year next following the calculation of the Special Tax Requirement, the Maximum Parcel Special Tax applicable to the Second Series Property shall be abated in full and the Maximum Parcel Special Tax for the First Series Property shall be abated pursuant to Section VIII.A.1 above.

B. COLLECTION PROCESS

The Special Tax shall be billed and collected by the County in the same manner and at the same time as general ad valorem property taxes. The lien and foreclosure remedies provided for in Article 9 of the Illinois Municipal Code shall apply upon the nonpayment of the Maximum Parcel Special Tax levied against any Parcel. The Council may provide for other means of collecting the Special Tax, if necessary to meet the financial obligations of SSA No. 2004-104.

The Mandatory Special Tax Prepayment shall be due prior to any development approval, subdivision of land, conveyance, or other action that results in a reduction in the Maximum Parcel Special Taxes. The Mandatory Special Tax Prepayment shall be levied against the property on which the reduction has or will occur. The Mandatory Special Tax Prepayment shall have the same sale and lien priorities as are provided for regular property taxes. A Mandatory Special Tax Prepayment shall not reduce the Maximum Parcel Special Tax for any Parcel.

C. ADMINISTRATIVE REVIEW

Any owner of a Parcel claiming that a calculation error has been made in the amount of the Special Tax applicable to such Parcel for any Calendar Year may send a written notice describing the error to the Administrator not later than thirty (30) days after having paid the Special Tax which is alleged to be in error. The Administrator shall promptly review the notice, and if necessary, meet with the property owner, consider written and oral evidence regarding the alleged error, and decide whether, in fact, such an error occurred. If the Administrator determines that an error did in fact occur and the Special Tax should be modified or changed in favor of the property owner, an adjustment shall be made in the amount of the Special Tax applicable to such Parcel in the next Calendar Year. Cash refunds shall only be made in the final Calendar Year for the Special Tax. The decision of the Administrator regarding any error in respect to the Special Tax shall be final.

IX. AMENDMENTS

This Report may be amended by ordinance of the City and, to the maximum extent permitted by the Act, such amendments may be made without further notice under the Act and without notice to owners of property within SSA No. 2004-104 in order to (i) clarify or correct minor inconsistencies in the matters set forth herein, (ii) provide for lawful procedures for the collection and enforcement of the Special Tax so as to assure the efficient collection of the Special Tax for the benefit of the owners of the Bonds, (iii) otherwise improve the ability of the City to fulfill its obligations to levy, extend, and collect the Special Tax and to make it available for the payment of the Bonds and Administrative Expenses, and (iv) make any change deemed necessary or advisable by the City, provided such change is not detrimental to the owners of property subject to the Maximum Parcel Special Tax. No such amendment shall be approved by the Council if it violates any other agreement binding upon the City and unless and until it has (i) found and determined that the amendment is necessary and appropriate and does not materially adversely affect the rights of the owners of the Bonds or the City has obtained the consent of one hundred percent (100.00%) of the owners of the Bonds and (ii) received an opinion of a nationally recognized bond counsel to the effect that the amendment does not violate the Act, and is authorized pursuant to the terms of the Bond Indenture and this Report.

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EXHIBIT A

COST ESTIMATE SUMMARY FOR THE CENTRAL GRANDE RESERVE PROJECT

EXHIBIT A
SSA No. 2004-104
CENTRAL GRANDE RESERVE

BREAKDOWN OF COST ESTIMATE FOR CENTRAL GRANDE RESERVE

IMPROVEMENTS	TOTAL	NBH 6 - 7 THM	NBH 8 DUP	NBH 9 - 16 SFH	SCHOOL PROPERTY	CLUBHOUSE PROPERTY
MASTER PLANNED IMPROVEMENTS						
ROADS						
BRISTOL	$355,757	$55,448	$58,322	$219,696	$19,432	$2,858
KENNEDY	$1,140,262	$177,721	$186,933	$704,165	$62,284	$9,159
MILL	$614,902	$95,838	$100,806	$379,731	$33,587	$4,939
GALENA	$304,353	$47,436	$49,895	$187,952	$16,625	$2,445
STATE ROUTE 34	$381,056	$59,391	$62,470	$235,320	$20,814	$3,061
SUBTOTAL MASTER PLANNED ROAD	$2,796,330	$435,835	$458,427	$1,726,864	$152,742	$22,462
WATER						
WATER TOWER	$896,570	$187,209	$140,720	$529,901	$34,028	$4,712
TWO WELLS	$686,357	$143,315	$107,727	$405,658	$26,050	$3,607
WELL HOUSE & TREATMENT	$1,650,803	$344,696	$259,101	$975,676	$62,655	$8,675
GALENA ROAD WATERMAIN	$326,716	$68,220	$51,280	$193,099	$12,400	$1,717
STATE ROUTE 34 WATERMAIN	$253,268	$52,884	$39,752	$149,689	$9,613	$1,331
WATERMAIN BETWEEN WELLS	$227,941	$47,595	$35,776	$134,720	$8,651	$1,198
ENGINEERING AND SURVEY TESTING	$455,883	$95,191	$71,553	$269,441	$17,303	$2,396
LESS ESTIMATED RECAPTURE	($46,387)	$0	$0	$0	($40,746)	($5,642)
SUBTOTAL MASTER PLANNED WATER	$4,451,150	$939,110	$705,908	$2,658,185	$129,954	$17,994
COMMUNITY IMPROVEMENTS						
SANITARY SEWER						
ROAD ASSOCIATED	$1,734,908	$362,258	$272,301	$1,025,384	$65,847	$9,117
LIFT STATION	$361,500	$75,483	$56,739	$213,658	$13,720	$1,900
SUBTOTAL COMMUNITY SEWER	$2,096,408	$437,741	$329,040	$1,239,042	$79,567	$11,017
WATER						
ROAD ASSOCIATED	$397,304	$82,959	$62,359	$234,819	$15,079	$2,088
GALENA WATER MAIN	$146,491	$30,588	$22,992	$86,581	$5,560	$770
STATE ROUTE 34 WATER MAIN	$146,491	$30,588	$22,992	$86,581	$5,560	$770
SUBTOTAL COMMUNITY WATER	$690,286	$144,135	$108,343	$407,981	$26,199	$3,628
STORM SEWER						
ROAD ASSOCIATED	$1,111,399	$198,736	$133,461	$724,497	$34,282	$20,423
STORM SEWER MAIN	$361,498	$64,642	$43,410	$235,653	$11,151	$6,643
STORM WATER DETENTION (EARTHWORK)	$3,925,070	$701,865	$471,336	$2,558,670	$121,072	$72,127
STORM WATER MANAGEMENT	$2,527,500	$451,957	$303,511	$1,647,624	$77,963	$46,446
SUBTOTAL COMMUNITY STORM SEWER	$7,925,468	$1,417,199	$951,717	$5,166,444	$244,468	$145,639
ROADS						
COLLECTOR ROADS	$1,400,003	$218,204	$229,515	$864,567	$76,472	$11,246
EARTHWORK	$142,772	$22,252	$23,406	$88,168	$7,799	$1,147
RIGHT OF WAY	$455,914	$71,059	$74,742	$281,548	$24,903	$3,662
SUBTOTAL COMMUNITY ROADS	$1,998,689	$311,515	$327,662	$1,234,284	$109,173	$16,055
PARKS	$1,391,481	$303,670	$228,262	$859,549	$0	$0
SUBTOTAL COMMUNITY PARKS	$1,391,481	$303,670	$228,262	$859,549	$0	$0
NEIGHBORHOOD IMPROVEMENTS						
SANITARY SEWER	$3,701,300	$655,600	$515,200	$2,530,500	$0	$0
WATER	$3,701,300	$655,600	$515,200	$2,530,500	$0	$0
STORM SEWER	$3,306,100	$417,200	$358,400	$2,530,500	$0	$0
ROADS	$5,250,503	$752,450	$756,000	$3,742,053	$0	$0
SUBTOTAL NEIGHBORHOOD IMPROVEMENTS	$15,959,203	$2,480,850	$2,144,800	$11,333,553	$0	$0
SOFT COSTS						
CONSTRUCTION MANAGEMENT	$737,341	$125,779	$103,741	$488,946	$15,023	$3,852
PRELIMINARY ENGINEERING	$60,860	$10,382	$8,563	$40,358	$1,240	$318
FINAL ENGINEERING	$529,382	$89,303	$100,382	$334,856	$4,110	$731
VILLAGE ENGINEER REVIEW FEES	$327,717	$55,903	$46,109	$217,316	$6,677	$1,712
OTHER PERMIT FEES	$141,163	$24,080	$19,861	$93,608	$2,876	$738
TORNADO SIREN	$38,785	$8,464	$6,362	$23,959	$0	$0
SUBTOTAL SOFT COSTS	$1,835,249	$313,911	$285,018	$1,199,042	$29,926	$7,351
GRAND TOTAL COSTS	$39,144,264	$6,783,967	$5,539,178	$25,824,944	$772,030	$224,145
NUMBER OF UNITS	1,245	298	224	723	NA	NA

EXHIBIT B

SPECIAL TAX ROLL

UNITED CITY OF YORKVILLE
SSA No. 2004-104
CENTRAL GRANDE RESERVE
SPECIAL TAX ROLL
CALENDAR YEAR 2005 THROUGH CALENDAR YEAR 2032

Levied Calendar Year	Maximum Parcel Special Tax Per Dwelling Unit [1]			Permanent Index Number								
				02-11-300-005			02-11-400-005			02-14-100-007		
				SFH	DUP	THM	SFH	DUP	THM	SFH	DUP	THM
	SF	DUP	THM	0	0	0	0	26	0	238	0	156
2005	$2,099.00	$1,717.00	$1,450.00	$0	$0	$0	$0	$44,642	$0	$499,562	$0	$226,200
2006	$2,130.00	$1,743.00	$1,472.00	$0	$0	$0	$0	$45,318	$0	$506,940	$0	$229,632
2007	$2,162.00	$1,769.00	$1,494.00	$0	$0	$0	$0	$45,994	$0	$514,556	$0	$233,064
2008	$2,194.00	$1,796.00	$1,516.00	$0	$0	$0	$0	$46,696	$0	$522,172	$0	$236,496
2009	$2,227.00	$1,823.00	$1,539.00	$0	$0	$0	$0	$47,398	$0	$530,026	$0	$240,084
2010	$2,260.00	$1,850.00	$1,562.00	$0	$0	$0	$0	$48,100	$0	$537,880	$0	$243,672
2011	$2,294.00	$1,878.00	$1,585.00	$0	$0	$0	$0	$48,828	$0	$545,972	$0	$247,260
2012	$2,328.00	$1,906.00	$1,609.00	$0	$0	$0	$0	$49,556	$0	$554,064	$0	$251,004
2013	$2,363.00	$1,935.00	$1,633.00	$0	$0	$0	$0	$50,310	$0	$562,394	$0	$254,748
2014	$2,398.00	$1,964.00	$1,657.00	$0	$0	$0	$0	$51,064	$0	$570,724	$0	$258,492
2015	$2,434.00	$1,993.00	$1,682.00	$0	$0	$0	$0	$51,818	$0	$579,292	$0	$262,392
2016	$2,471.00	$2,023.00	$1,707.00	$0	$0	$0	$0	$52,598	$0	$588,098	$0	$266,292
2017	$2,508.00	$2,053.00	$1,733.00	$0	$0	$0	$0	$53,378	$0	$596,904	$0	$270,348
2018	$2,546.00	$2,084.00	$1,759.00	$0	$0	$0	$0	$54,184	$0	$605,948	$0	$274,404
2019	$2,584.00	$2,115.00	$1,785.00	$0	$0	$0	$0	$54,990	$0	$614,992	$0	$278,460
2020	$2,623.00	$2,147.00	$1,812.00	$0	$0	$0	$0	$55,822	$0	$624,274	$0	$282,672
2021	$2,662.00	$2,179.00	$1,839.00	$0	$0	$0	$0	$56,654	$0	$633,556	$0	$286,884
2022	$2,702.00	$2,212.00	$1,867.00	$0	$0	$0	$0	$57,512	$0	$643,076	$0	$291,252
2023	$2,743.00	$2,245.00	$1,895.00	$0	$0	$0	$0	$58,370	$0	$652,834	$0	$295,620
2024	$2,784.00	$2,279.00	$1,923.00	$0	$0	$0	$0	$59,254	$0	$662,592	$0	$299,988
2025	$2,826.00	$2,313.00	$1,952.00	$0	$0	$0	$0	$60,138	$0	$672,588	$0	$304,512
2026	$2,868.00	$2,348.00	$1,981.00	$0	$0	$0	$0	$61,048	$0	$682,584	$0	$309,036
2027	$2,868.00	$2,348.00	$2,011.00	$0	$0	$0	$0	$61,048	$0	$682,584	$0	$313,716
2028	$2,955.00	$2,419.00	$2,011.00	$0	$0	$0	$0	$62,894	$0	$703,290	$0	$313,716
2029	$2,999.00	$2,455.00	$2,072.00	$0	$0	$0	$0	$63,830	$0	$713,762	$0	$323,232
2030	$3,044.00	$2,492.00	$2,103.00	$0	$0	$0	$0	$64,792	$0	$724,472	$0	$328,068
2031	$3,090.00	$2,529.00	$2,135.00	$0	$0	$0	$0	$65,754	$0	$735,420	$0	$333,060
2032	$3,136.00	$2,567.00	$2,167.00	$0	$0	$0	$0	$66,742	$0	$746,368	$0	$338,052

[1] SF is Single-family Property, DUP is Duplex Property, and THM is Townhome Property.

UNITED CITY OF YORKVILLE
SSA No. 2004-104
CENTRAL GRANDE RESERVE
SPECIAL TAX ROLL
CALENDAR YEAR 2005 THROUGH CALENDAR YEAR 2032

Levied Calendar Year	Maximum Parcel Special Tax Per Dwelling Unit [1]			Permanent Index Number								
				02-14-100-009			02-14-201-001			02-14-352-001		
	SF	DUP	THM	SFH	DUP	THM	SFH	DUP	THM	SFH	DUP	THM
				173	0	0	35	198	142	67	0	0
2005	$2,099.00	$1,717.00	$1,450.00	$363,127	$0	$0	$73,465	$339,966	$205,900	$140,633	$0	$0
2006	$2,130.00	$1,743.00	$1,472.00	$368,490	$0	$0	$74,550	$345,114	$209,024	$142,710	$0	$0
2007	$2,162.00	$1,769.00	$1,494.00	$374,026	$0	$0	$75,670	$350,262	$212,148	$144,854	$0	$0
2008	$2,194.00	$1,796.00	$1,516.00	$379,562	$0	$0	$76,790	$355,608	$215,272	$146,998	$0	$0
2009	$2,227.00	$1,823.00	$1,539.00	$385,271	$0	$0	$77,945	$360,954	$218,538	$149,209	$0	$0
2010	$2,260.00	$1,850.00	$1,562.00	$390,980	$0	$0	$79,100	$366,300	$221,804	$151,420	$0	$0
2011	$2,294.00	$1,878.00	$1,585.00	$396,862	$0	$0	$80,290	$371,844	$225,070	$153,698	$0	$0
2012	$2,328.00	$1,906.00	$1,609.00	$402,744	$0	$0	$81,480	$377,388	$228,478	$155,976	$0	$0
2013	$2,363.00	$1,935.00	$1,633.00	$408,799	$0	$0	$82,705	$383,130	$231,886	$158,321	$0	$0
2014	$2,398.00	$1,964.00	$1,657.00	$414,854	$0	$0	$83,930	$388,872	$235,294	$160,666	$0	$0
2015	$2,434.00	$1,993.00	$1,682.00	$421,082	$0	$0	$85,190	$394,614	$238,844	$163,078	$0	$0
2016	$2,471.00	$2,023.00	$1,707.00	$427,483	$0	$0	$86,485	$400,554	$242,394	$165,557	$0	$0
2017	$2,508.00	$2,053.00	$1,733.00	$433,884	$0	$0	$87,780	$406,494	$246,086	$168,036	$0	$0
2018	$2,546.00	$2,084.00	$1,759.00	$440,458	$0	$0	$89,110	$412,632	$249,778	$170,582	$0	$0
2019	$2,584.00	$2,115.00	$1,785.00	$447,032	$0	$0	$90,440	$418,770	$253,470	$173,128	$0	$0
2020	$2,623.00	$2,147.00	$1,812.00	$453,779	$0	$0	$91,805	$425,106	$257,304	$175,741	$0	$0
2021	$2,662.00	$2,179.00	$1,839.00	$460,526	$0	$0	$93,170	$431,442	$261,138	$178,354	$0	$0
2022	$2,702.00	$2,212.00	$1,867.00	$467,446	$0	$0	$94,570	$437,976	$265,114	$181,034	$0	$0
2023	$2,743.00	$2,245.00	$1,895.00	$474,539	$0	$0	$96,005	$444,510	$269,090	$183,781	$0	$0
2024	$2,784.00	$2,279.00	$1,923.00	$481,632	$0	$0	$97,440	$451,242	$273,066	$186,528	$0	$0
2025	$2,826.00	$2,313.00	$1,952.00	$488,898	$0	$0	$98,910	$457,974	$277,184	$189,342	$0	$0
2026	$2,868.00	$2,348.00	$1,981.00	$496,164	$0	$0	$100,380	$464,904	$281,302	$192,156	$0	$0
2027	$2,868.00	$2,348.00	$2,011.00	$496,164	$0	$0	$100,380	$464,904	$285,562	$192,156	$0	$0
2028	$2,955.00	$2,419.00	$2,011.00	$511,215	$0	$0	$103,425	$478,962	$285,562	$197,985	$0	$0
2029	$2,999.00	$2,455.00	$2,072.00	$518,827	$0	$0	$104,965	$486,090	$294,224	$200,933	$0	$0
2030	$3,044.00	$2,492.00	$2,103.00	$526,612	$0	$0	$106,540	$493,416	$298,626	$203,948	$0	$0
2031	$3,090.00	$2,529.00	$2,135.00	$534,570	$0	$0	$108,150	$500,742	$303,170	$207,030	$0	$0
2032	$3,136.00	$2,567.00	$2,167.00	$542,528	$0	$0	$109,760	$508,266	$307,714	$210,112	$0	$0

[1] SF is Single-family Property, DUP is Duplex Property, and THM is Townhome Property.

UNITED CITY OF YORKVILLE
SSA No. 2004-104
CENTRAL GRANDE RESERVE
SPECIAL TAX ROLL
CALENDAR YEAR 2005 THROUGH CALENDAR YEAR 2032

Levied Calendar Year	Maximum Parcel Special Tax Per Dwelling Unit [1] SF	DUP	THM	Permanent Index Number 02-15-477-001 SFH	DUP	THM	02-23-126-001 SFH	DUP	THM	02-23-201-001 SFH	DUP	THM	GRAND TOTAL
				0	0	0	187	0	0	23	0	0	
2005	$2,099.00	$1,717.00	$1,450.00	$0	$0	$0	$392,513	$0	$0	$48,277	$0	$0	$2,334,285.00
2006	$2,130.00	$1,743.00	$1,472.00	$0	$0	$0	$398,310	$0	$0	$48,990	$0	$0	$2,369,078.00
2007	$2,162.00	$1,769.00	$1,494.00	$0	$0	$0	$404,294	$0	$0	$49,726	$0	$0	$2,404,594.00
2008	$2,194.00	$1,796.00	$1,516.00	$0	$0	$0	$410,278	$0	$0	$50,462	$0	$0	$2,440,334.00
2009	$2,227.00	$1,823.00	$1,539.00	$0	$0	$0	$416,449	$0	$0	$51,221	$0	$0	$2,477,095.00
2010	$2,260.00	$1,850.00	$1,562.00	$0	$0	$0	$422,620	$0	$0	$51,980	$0	$0	$2,513,856.00
2011	$2,294.00	$1,878.00	$1,585.00	$0	$0	$0	$428,978	$0	$0	$52,762	$0	$0	$2,551,564.00
2012	$2,328.00	$1,906.00	$1,609.00	$0	$0	$0	$435,336	$0	$0	$53,544	$0	$0	$2,589,570.00
2013	$2,363.00	$1,935.00	$1,633.00	$0	$0	$0	$441,881	$0	$0	$54,349	$0	$0	$2,628,523.00
2014	$2,398.00	$1,964.00	$1,657.00	$0	$0	$0	$448,426	$0	$0	$55,154	$0	$0	$2,667,476.00
2015	$2,434.00	$1,993.00	$1,682.00	$0	$0	$0	$455,158	$0	$0	$55,982	$0	$0	$2,707,450.00
2016	$2,471.00	$2,023.00	$1,707.00	$0	$0	$0	$462,077	$0	$0	$56,833	$0	$0	$2,748,371.00
2017	$2,508.00	$2,053.00	$1,733.00	$0	$0	$0	$468,996	$0	$0	$57,684	$0	$0	$2,789,590.00
2018	$2,546.00	$2,084.00	$1,759.00	$0	$0	$0	$476,102	$0	$0	$58,558	$0	$0	$2,831,756.00
2019	$2,584.00	$2,115.00	$1,785.00	$0	$0	$0	$483,208	$0	$0	$59,432	$0	$0	$2,873,922.00
2020	$2,623.00	$2,147.00	$1,812.00	$0	$0	$0	$490,501	$0	$0	$60,329	$0	$0	$2,917,333.00
2021	$2,662.00	$2,179.00	$1,839.00	$0	$0	$0	$497,794	$0	$0	$61,226	$0	$0	$2,960,744.00
2022	$2,702.00	$2,212.00	$1,867.00	$0	$0	$0	$505,274	$0	$0	$62,146	$0	$0	$3,005,400.00
2023	$2,743.00	$2,245.00	$1,895.00	$0	$0	$0	$512,941	$0	$0	$63,089	$0	$0	$3,050,779.00
2024	$2,784.00	$2,279.00	$1,923.00	$0	$0	$0	$520,608	$0	$0	$64,032	$0	$0	$3,096,382.00
2025	$2,826.00	$2,313.00	$1,952.00	$0	$0	$0	$528,462	$0	$0	$64,998	$0	$0	$3,143,006.00
2026	$2,868.00	$2,348.00	$1,981.00	$0	$0	$0	$536,316	$0	$0	$65,964	$0	$0	$3,189,854.00
2027	$2,868.00	$2,348.00	$2,011.00	$0	$0	$0	$536,316	$0	$0	$65,964	$0	$0	$3,198,794.00
2028	$2,955.00	$2,419.00	$2,011.00	$0	$0	$0	$552,585	$0	$0	$67,965	$0	$0	$3,277,599.00
2029	$2,999.00	$2,455.00	$2,072.00	$0	$0	$0	$560,813	$0	$0	$68,977	$0	$0	$3,335,653.00
2030	$3,044.00	$2,492.00	$2,103.00	$0	$0	$0	$569,228	$0	$0	$70,012	$0	$0	$3,385,714.00
2031	$3,090.00	$2,529.00	$2,135.00	$0	$0	$0	$577,830	$0	$0	$71,070	$0	$0	$3,436,796.00
2032	$3,136.00	$2,567.00	$2,167.00	$0	$0	$0	$586,432	$0	$0	$72,128	$0	$0	$3,488,102.00

[1] SF is Single-family Property, DUP is Duplex Property, and THM is Townhome Property.

EXHIBIT C

PREPAYMENT OF MAXIMUM PARCEL SPECIAL TAX

UNITED CITY OF YORKVILLE
SPECIAL SERVICE AREA NO. 2004-104

PREPAYMENT FORMULA

All capitalized terms not defined in this Exhibit C shall have the meaning given to such terms in the Report.

A. OPTIONAL PREPAYMENT OF THE MAXIMUM PARCEL SPECIAL TAX

Pursuant to Section VII.G of the Report, the Maximum Parcel Special Tax may be prepaid and permanently satisfied under the conditions set forth therein. The Special Tax Bond Prepayment is calculated as follows.

1. Special Tax Bond Prepayment Prior to the Issuance of any Bonds

The Special Tax Bond Prepayment for Residential Property prior to the issuance of any Bonds shall equal the amounts shown in Table A-1 below, subject to changes as described in Section V.D of the Report. If at the time of the prepayment, the Parcel intending to prepay is not located within a Final Plat, the prepayment amount shall be calculated by multiplying the number of expected single-family, duplex, or townhome Dwelling Units for such Parcel as shown on the applicable approved Concept Plan, Preliminary Plat, or Final Plat whichever is the most recent by the corresponding prepayment amount per Dwelling Unit for the corresponding land use.

TABLE A-1
SSA NO. 2004-104
CENTRAL GRANDE RESERVE

Land Use	Special Tax Bond Prepayment per Dwelling Unit
Single-family Property	$18,641 / DU
Duplex Property	$15,248 / DU
Townhome Property	$12,880 / DU

2. First Series Property Prior to the Issuance of the Second Series

Prior to the issuance of the Second Series, the Special Tax Bond Prepayment for a Parcel of First Series Property means an amount equal to (a) the sum of (1) Principal, (2) Premium, (3) Defeasance, (4) Fees and (b) minus the Reserve Fund Credit where the terms "Principal," "Premium," "Defeasance," "Fees," and "Reserve Fund Credit" have the following meanings:

"Principal" means the principal amount of Bonds to be redeemed and

equals the quotient derived by dividing (a) the then current Calendar Year Maximum Parcel Special Tax for the Parcel intending to prepay by (b) the corresponding Calendar Year Maximum Parcel Special Taxes for First Series Property, (and excluding from (b) that portion of the Maximum Parcel Special Tax for any Parcel(s) of First Series Property that has been prepaid), and multiplying the quotient by the principal amount of outstanding Bonds.

"Premium" means an amount equal to the Principal multiplied by the applicable redemption premium, if any, for any Bonds so redeemed with the proceeds of any such prepayment. Any applicable redemption premium shall be as set forth in the Bond Indenture.

"Defeasance" means the amount needed to pay interest on the Principal to be redeemed until the earliest redemption date for the outstanding Bonds less any Special Tax heretofore paid and which has not been or will not be used for the Special Tax Requirement.

"Fees" equal the expenses of SSA No. 2004-104 associated with the Special Tax Bond Prepayment as calculated by the City or its designee and include, but are not limited to, the costs of computing the Special Tax Bond Prepayment, the costs of redeeming the Bonds, and the costs of recording and publishing any notices to evidence the Special Tax Bond Prepayment and the redemption of Bonds.

"Reserve Fund Credit" shall equal the balance in the Reserve Fund (as defined in the Bond Indenture) multiplied by the quotient used to calculate Principal. Reserve Fund earnings to be applied toward the Special Tax Requirement shall not be considered when computing the Reserve Fund Credit.

3. Second Series Property Prior to the Issuance of the Second Series

Prior to the issuance of the Second Series, the Special Tax Bond Prepayment amount for a Parcel of Second Series Property shall be calculated pursuant to the preceding Section A.1.

4. After the Issuance of the Second Series

After the issuance of the Second Series, the Special Tax Bond Prepayment amount for a Parcel of First Series Property or Second Series Property shall be calculated pursuant to the preceding Section A.2 substituting the Maximum Parcel Special Taxes for SSA No. 2004-104 for the Maximum Parcel Special Taxes for First Series Property when computing Principal.

The amount of any Partial Special Tax Bond Prepayment shall be computed pursuant to the appropriate preceding prepayment section substituting the portion of the Maximum Parcel Special Tax to be prepaid for the Maximum Parcel Special Tax when computing

Principal, as applicable. The amount of any Special Tax Bond Prepayment or Partial Special Tax Bond Prepayment computed pursuant to this Section A shall not exceed the Bonds plus any Premium, Defeasance, and Fees as such terms are defined herein.

B. MANDATORY PREPAYMENT

1. Mandatory Special Tax Prepayment Calculation Prior to the Issuance of the Second Series

Pursuant to Section VII.H of the Report, the Maximum Parcel Special Tax must be prepaid if at any time prior to the issuance of the Second Series the Administrator determines there is or will be a reduction in the number of anticipated Dwelling Units as shown in Table B-1 below for First Series Property.

TABLE B-1
SSA NO. 2004-104
CENTRAL GRANDE RESERVE

PROJECTED DWELLING UNITS
FIRST SERIES PROPERTY

Land Use	Dwelling Units
Single-family Property	490
Duplex Property	0
Townhome Property	0

The Mandatory Special Tax Prepayment amount for First Series Property will be calculated using the prepayment formula described in Section A.2 above with the following modifications:

> The amount by which the Maximum Parcel Special Taxes have been reduced shall serve as the numerator when computing Principal; and
>
> No Reserve Fund Credit shall be given.

The Mandatory Special Tax Prepayment does not apply to Second Series Property prior to the issuance of the Second Series.

2. Mandatory Special Tax Prepayment Calculation Subsequent to the Issuance of the Second Series

Subsequent to the issuance of the Second Series, if at any time the Administrator determines there is or will be a reduction in the number of anticipated Dwelling Units as shown in Table B-2 on the following page for Residential Property, as may be amended per Section B.3 below, then a Mandatory Special Tax Prepayment shall be calculated.

TABLE B-2 SSA NO. 2004-104 CENTRAL GRANDE RESERVE PROJECTED DWELLING UNITS SSA NO. 2004-104 (FIRST SERIES PROPERTY AND SECOND SERIES PROPERTY)	
Land Use	**Dwelling Units**
Single-family Property	723
Duplex Property	224
Townhome Property	298

The Mandatory Special Tax Prepayment amount will be calculated using the prepayment formula described in Section A.4 above with the following modifications:

The amount by which the Maximum Parcel Special Taxes have been reduced shall serve as the numerator when computing Principal; and

No Reserve Fund Credit shall be given.

3. Changes to Projected Number of Dwelling Units Prior to the Issuance of the Second Series

The projected number of Dwelling Units for SSA No. 2004-104 as shown in Table B-2 above may be modified provided any such changes to the projected number of Dwelling Units is submitted to and approved by the Administrator prior to the issuance of the Second Series.

Notwithstanding the above, the amount of any Mandatory Special Tax Prepayment shall not exceed the Bonds plus any Premium, Defeasance, and Fees as such terms are defined in Section A above. The Mandatory Special Tax Prepayment shall be levied and collected pursuant to Section VII.H and Section VIII.B of the Report.

The sum of the amounts calculated in Section A and Section B above shall be paid to the City, deposited with the trustee, and used to redeem Bonds and/or pay for public improvements in accordance with the Bond Indenture and to pay the Fees associated with the Special Tax Bond Prepayment. Upon the payment of the Special Tax Bond Prepayment amount to the City, the obligation to pay the portion of the Maximum Parcel Special Tax which is prepaid for such Parcel shall be deemed to be permanently satisfied, such portion of the Maximum Parcel Special Tax shall not be collected thereafter from such Parcel, and in the event the entire Maximum Parcel Special Tax is prepaid the Administrator shall cause a satisfaction of special tax lien for such Parcel to be recorded within 30 working days of receipt of the Special Tax Bond Prepayment. A Mandatory Special Tax Prepayment shall not reduce the Maximum Parcel Special Tax for any Parcel.

EXHIBIT D

CONCEPT PLAN

Site Data

	Acres	Percent
Total Site	1037.91	100.00
Perimeter Road R.O.W.	37.31	3.60
Feature Roads	21.40	2.06
Commercial	4.44	0.43
Open Space (incl. Det., Parks & Buffers)	352.48	33.96
Residential	622.28	59.95

Gross Site Density = 2.55 D.U./Ac. (2646 D.U./1037.91 Ac.)

Residential Area

Neighborhood	Residence Type	Minimum Lot Size	Average Min. Lot Size	Minimum Lot Width	Typical Lot Width	D.U.
1	Single Family Villas	NA	NA	NA	NA	290
2	Two-Family	10,000	NA	80 Ft.	80 Ft.	126
3	Townhomes	NA	NA	NA	NA	245
4	Multi-Family	NA	NA	NA	NA	300
5	Townhomes	NA	NA	NA	NA	164
6	Townhomes	NA	NA	NA	NA	156
7	Townhomes	NA	NA	NA	NA	142
8	Two-Family	10,000	NA	NA	NA	224
9	Single Family	10,000	11,500	70 Ft.	75 Ft.	135
10	Single Family	10,000	11,500	70 Ft.	75 Ft.	84
11	Single Family	10,000	11,500	70 Ft.	75 Ft.	87
12	Single Family	11,000	12,650	75 Ft.	80 Ft.	90
13	Single Family	11,000	12,650	75 Ft.	80 Ft.	50
14	Single Family	12,000	13,800	80 Ft.	85 Ft.	116
15	Single Family	12,000	13,800	80 Ft.	85 Ft.	63
16	Single Family	11,000	12,650	75 Ft.	80 Ft.	98
17	Single Family	12,000	13,800	80 Ft.	85 Ft.	159
18	Single Family	12,000	13,800	80 Ft.	85 Ft.	58
19	Single Family	12,000	13,800	80 Ft.	85 Ft.	59
Total						2646

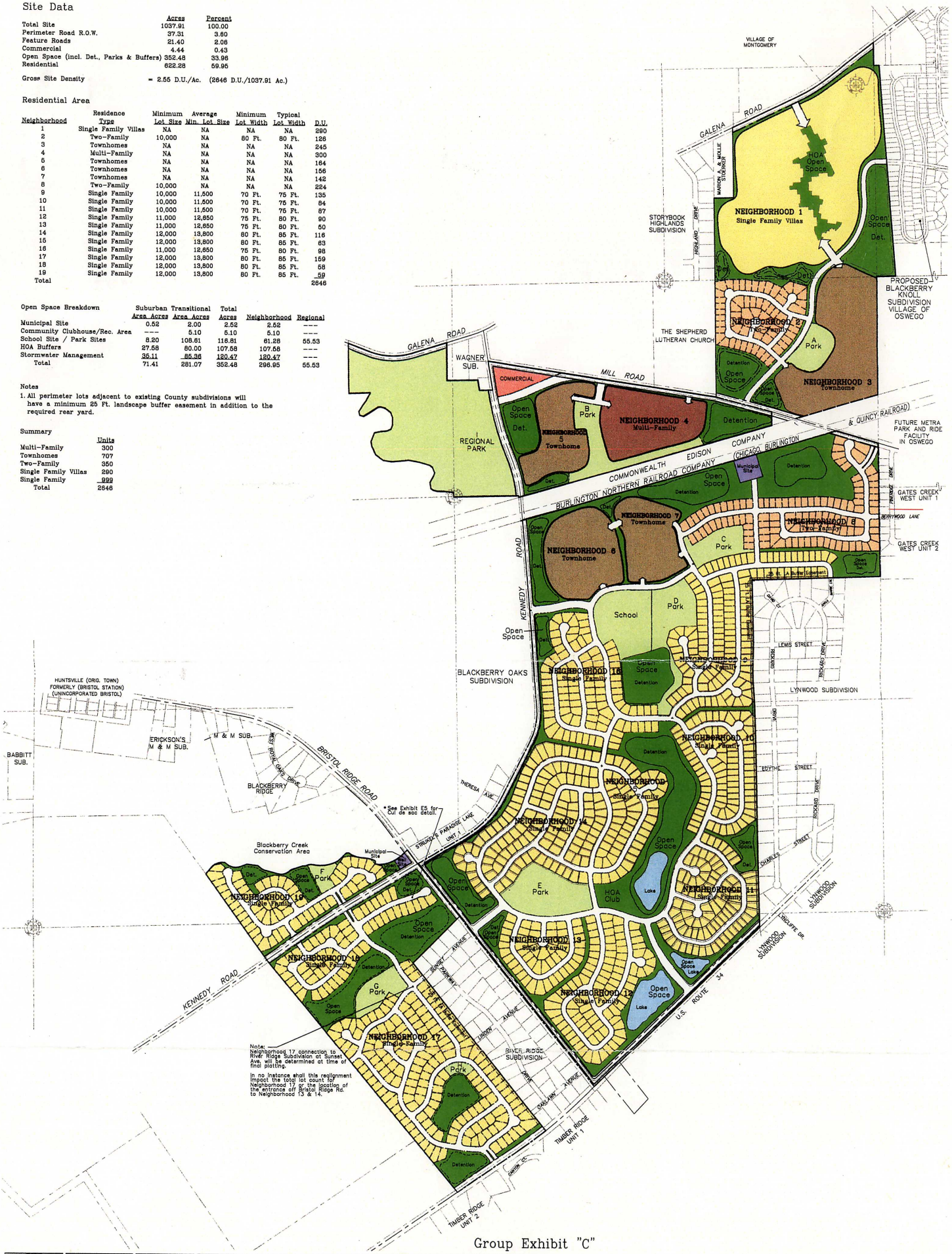
Open Space Breakdown	Suburban Area Acres	Transitional Area Acres	Total Acres	Neighborhood	Regional
Municipal Site	0.52	2.00	2.52	2.52	---
Community Clubhouse/Rec. Area	---	5.10	5.10	5.10	---
School Site / Park Sites	8.20	108.61	116.81	61.28	55.53
HOA Buffers	27.58	80.00	107.58	107.58	---
Stormwater Management	35.11	85.36	120.47	120.47	---
Total	71.41	281.07	352.48	296.95	55.53

Notes

1. All perimeter lots adjacent to existing County subdivisions will have a minimum 25 Ft. landscape buffer easement in addition to the required rear yard.

Summary

	Units
Multi-Family	300
Townhomes	707
Two-Family	350
Single Family Villas	290
Single Family	999
Total	2646



Group Exhibit "C"

Revisions 06-20-03 07-21-03

Job No. 3300

Scale 1"=400'

Date 05-23-03

MPI – Yorkville
535 Plainfield Road Suite E
Willowbrook, IL 60527
(630) 325-4500

Concept Plan

GRANDE RESERVE

Yorkville, Illinois

JEN LAND DESIGN, INC.
PLANNING • LANDSCAPE ARCHITECTURE
5517 N.Cumberland, Ste.906 Chicago,IL 60656 • 773/763-3320
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APPENDIX G

United City of Yorkville SSA No. 2004-104
Administration Report
(Levy Year 2025)

2025 AMENDED SPECIAL TAX ROLL

United City of Yorkville
Special Service Area No. 2004-104
(Central Grande Reserve)
Levy Year 2025

PIN	Lot	Land Use	# of Units	2025 Special Tax Levy		
				Original Amount Levied	Amount to be Abated	Amount to be Collected
Series 1 Single Family Property						
02-14-353-001	228	SFD	1	$2,826.00	$461.66	$2,364.34
02-14-353-002	229	SFD	1	$2,826.00	$461.66	$2,364.34
02-14-353-003	230	SFD	1	$2,826.00	$461.66	$2,364.34
02-14-353-005	232	SFD	1	$2,826.00	$461.66	$2,364.34
02-14-353-007	234	SFD	1	$2,826.00	$461.66	$2,364.34
02-14-353-008	235	SFD	1	$2,826.00	$461.66	$2,364.34
02-14-353-009	236	SFD	1	$2,826.00	$461.66	$2,364.34
02-14-353-010	237	SFD	1	$2,826.00	$461.66	$2,364.34
02-14-353-011	238	SFD	1	$2,826.00	$461.66	$2,364.34
02-14-353-012	239	SFD	1	$2,826.00	$461.66	$2,364.34
02-14-353-018	245	SFD	1	$2,826.00	$461.66	$2,364.34
02-14-353-019	246	SFD	1	$2,826.00	$461.66	$2,364.34
02-14-353-020	247	SFD	1	$2,826.00	$461.66	$2,364.34
02-14-353-021	248	SFD	1	$2,826.00	$461.66	$2,364.34
02-14-353-022	249	SFD	1	$2,826.00	$461.66	$2,364.34
02-14-353-023	250	SFD	1	$2,826.00	$461.66	$2,364.34
02-14-353-024	251	SFD	1	$2,826.00	$461.66	$2,364.34
02-14-353-025	252	SFD	1	$2,826.00	$461.66	$2,364.34
02-14-353-026	253	SFD	1	$2,826.00	$461.66	$2,364.34
02-14-353-027	254	SFD	1	$2,826.00	$461.66	$2,364.34
02-14-353-028	255	SFD	1	$2,826.00	$461.66	$2,364.34
02-14-353-029	256	SFD	1	$2,826.00	$461.66	$2,364.34
02-14-353-030	257	SFD	1	$2,826.00	$461.66	$2,364.34
02-14-353-032	259	SFD	1	$2,826.00	$461.66	$2,364.34
02-14-354-001	272	SFD	1	$2,826.00	$461.66	$2,364.34
02-14-354-002	271	SFD	1	$2,826.00	$461.66	$2,364.34
02-14-354-003	270	SFD	1	$2,826.00	$461.66	$2,364.34
02-14-354-004	269	SFD	1	$2,826.00	$461.66	$2,364.34
02-14-354-005	268	SFD	1	$2,826.00	$461.66	$2,364.34
02-14-354-006	267	SFD	1	$2,826.00	$461.66	$2,364.34
02-14-354-007	266	SFD	1	$2,826.00	$461.66	$2,364.34
02-14-354-008	265	SFD	1	$2,826.00	$461.66	$2,364.34
02-14-354-009	264	SFD	1	$2,826.00	$461.66	$2,364.34
02-14-354-010	263	SFD	1	$2,826.00	$461.66	$2,364.34
02-14-354-011	262	SFD	1	$2,826.00	$461.66	$2,364.34
02-14-354-012	261	SFD	1	$2,826.00	$461.66	$2,364.34
02-14-354-013	302	SFD	1	$2,826.00	$461.66	$2,364.34
02-14-354-014	301	SFD	1	$2,826.00	$461.66	$2,364.34
02-14-354-015	300	SFD	1	$2,826.00	$461.66	$2,364.34
02-14-354-017	298	SFD	1	$2,826.00	$461.66	$2,364.34
02-14-354-018	297	SFD	1	$2,826.00	$461.66	$2,364.34
02-14-354-019	296	SFD	1	$2,826.00	$461.66	$2,364.34
02-14-354-020	295	SFD	1	$2,826.00	$461.66	$2,364.34
02-14-354-021	294	SFD	1	$2,826.00	$461.66	$2,364.34
02-14-355-001	283	SFD	1	$2,826.00	$461.66	$2,364.34
02-14-355-002	282	SFD	1	$2,826.00	$461.66	$2,364.34

United City of Yorkville
Special Service Area No. 2004-104
(Central Grande Reserve)
Levy Year 2025

PIN	Lot	Land Use	# of Units	2025 Special Tax Levy		
				Original Amount Levied	Amount to be Abated	Amount to be Collected
Series 1 Single Family Property						
02-14-355-003	281	SFD	1	$2,826.00	$461.66	$2,364.34
02-14-355-004	280	SFD	1	$2,826.00	$461.66	$2,364.34
02-14-357-001	330	SFD	1	$2,826.00	$461.66	$2,364.34
02-14-358-001	313	SFD	1	$2,826.00	$461.66	$2,364.34
02-14-358-002	312	SFD	1	$2,826.00	$461.66	$2,364.34
02-14-358-003	311	SFD	1	$2,826.00	$461.66	$2,364.34
02-14-375-002	489	SFD	1	$2,826.00	$461.66	$2,364.34
02-14-375-003	488	SFD	1	$2,826.00	$461.66	$2,364.34
02-14-375-004	487	SFD	1	$2,826.00	$461.66	$2,364.34
02-14-375-005	486	SFD	1	$2,826.00	$461.66	$2,364.34
02-14-375-006	485	SFD	1	$2,826.00	$461.66	$2,364.34
02-14-375-007	484	SFD	1	$2,826.00	$461.66	$2,364.34
02-14-376-001	466	SFD	1	$2,826.00	$461.66	$2,364.34
02-14-376-007	472	SFD	1	$2,826.00	$461.66	$2,364.34
02-14-376-008	473	SFD	1	$2,826.00	$461.66	$2,364.34
02-14-376-009	474	SFD	1	$2,826.00	$461.66	$2,364.34
02-14-376-015	480	SFD	1	$2,826.00	$461.66	$2,364.34
02-14-376-016	481	SFD	1	$2,826.00	$461.66	$2,364.34
02-14-376-017	454	SFD	1	$2,826.00	$461.66	$2,364.34
02-14-376-018	455	SFD	1	$2,826.00	$461.66	$2,364.34
02-14-376-019	456	SFD	1	$2,826.00	$461.66	$2,364.34
02-14-376-020	457	SFD	1	$2,826.00	$461.66	$2,364.34
02-14-376-023	460	SFD	1	$2,826.00	$461.66	$2,364.34
02-14-376-024	461	SFD	1	$2,826.00	$461.66	$2,364.34
02-14-376-025	462	SFD	1	$2,826.00	$461.66	$2,364.34
02-14-376-026	463	SFD	1	$2,826.00	$461.66	$2,364.34
02-14-376-027	464	SFD	1	$2,826.00	$461.66	$2,364.34
02-14-376-028	465	SFD	1	$2,826.00	$461.66	$2,364.34
02-14-377-001	428	SFD	1	$2,826.00	$461.66	$2,364.34
02-14-377-002	429	SFD	1	$2,826.00	$461.66	$2,364.34
02-14-377-004	431	SFD	1	$2,826.00	$461.66	$2,364.34
02-14-377-005	432	SFD	1	$2,826.00	$461.66	$2,364.34
02-14-377-006	433	SFD	1	$2,826.00	$461.66	$2,364.34
02-14-377-007	434	SFD	1	$2,826.00	$461.66	$2,364.34
02-14-377-008	435	SFD	1	$2,826.00	$461.66	$2,364.34
02-14-377-009	436	SFD	1	$2,826.00	$461.66	$2,364.34
02-14-377-010	437	SFD	1	$2,826.00	$461.66	$2,364.34
02-14-377-011	438	SFD	1	$2,826.00	$461.66	$2,364.34
02-14-377-012	439	SFD	1	$2,826.00	$461.66	$2,364.34
02-14-377-013	440	SFD	1	$2,826.00	$461.66	$2,364.34
02-14-377-014	441	SFD	1	$2,826.00	$461.66	$2,364.34
02-14-377-016	443	SFD	1	$2,826.00	$461.66	$2,364.34
02-14-377-020	447	SFD	1	$2,826.00	$461.66	$2,364.34
02-14-377-021	448	SFD	1	$2,826.00	$461.66	$2,364.34
02-14-377-022	449	SFD	1	$2,826.00	$461.66	$2,364.34
02-14-377-023	450	SFD	1	$2,826.00	$461.66	$2,364.34

United City of Yorkville
Special Service Area No. 2004-104
(Central Grande Reserve)
Levy Year 2025

PIN	Lot	Land Use	# of Units	2025 Special Tax Levy		
				Original Amount Levied	Amount to be Abated	Amount to be Collected
Series 1 Single Family Property						
02-14-377-024	451	SFD	1	$2,826.00	$461.66	$2,364.34
02-14-402-004	390	SFD	1	$2,826.00	$461.66	$2,364.34
02-14-402-005	389	SFD	1	$2,826.00	$461.66	$2,364.34
02-14-402-007	387	SFD	1	$2,826.00	$461.66	$2,364.34
02-14-402-008	386	SFD	1	$2,826.00	$461.66	$2,364.34
02-14-402-009	385	SFD	1	$2,826.00	$461.66	$2,364.34
02-14-402-018	376	SFD	1	$2,826.00	$461.66	$2,364.34
02-14-403-006	399	SFD	1	$2,826.00	$461.66	$2,364.34
02-14-403-014	407	SFD	1	$2,826.00	$461.66	$2,364.34
02-14-403-015	408	SFD	1	$2,826.00	$461.66	$2,364.34
02-14-403-016	409	SFD	1	$2,826.00	$461.66	$2,364.34
02-14-403-017	410	SFD	1	$2,826.00	$461.66	$2,364.34
02-14-403-018	411	SFD	1	$2,826.00	$461.66	$2,364.34
02-14-403-019	412	SFD	1	$2,826.00	$461.66	$2,364.34
02-14-403-020	413	SFD	1	$2,826.00	$461.66	$2,364.34
02-14-403-021	414	SFD	1	$2,826.00	$461.66	$2,364.34
02-14-403-023	416	SFD	1	$2,826.00	$461.66	$2,364.34
02-14-403-024	417	SFD	1	$2,826.00	$461.66	$2,364.34
02-14-403-026	419	SFD	1	$2,826.00	$461.66	$2,364.34
02-14-404-002	345	SFD	1	$2,826.00	$461.66	$2,364.34
02-14-404-013	356	SFD	1	$2,826.00	$461.66	$2,364.34
02-14-404-014	357	SFD	1	$2,826.00	$461.66	$2,364.34
02-14-404-015	358	SFD	1	$2,826.00	$461.66	$2,364.34
02-14-404-016	359	SFD	1	$2,826.00	$461.66	$2,364.34
02-14-404-018	361	SFD	1	$2,826.00	$461.66	$2,364.34
02-14-404-019	362	SFD	1	$2,826.00	$461.66	$2,364.34
02-14-404-020	363	SFD	1	$2,826.00	$461.66	$2,364.34
02-14-404-021	364	SFD	1	$2,826.00	$461.66	$2,364.34
02-14-404-022	365	SFD	1	$2,826.00	$461.66	$2,364.34
02-14-404-023	366	SFD	1	$2,826.00	$461.66	$2,364.34
02-14-404-024	367	SFD	1	$2,826.00	$461.66	$2,364.34
02-14-404-025	368	SFD	1	$2,826.00	$461.66	$2,364.34
02-14-404-026	369	SFD	1	$2,826.00	$461.66	$2,364.34
02-14-404-028	371	SFD	1	$2,826.00	$461.66	$2,364.34
02-14-404-030	373	SFD	1	$2,826.00	$461.66	$2,364.34
02-14-404-031	374	SFD	1	$2,826.00	$461.66	$2,364.34
02-14-454-002	91	SFD	1	$2,826.00	$461.66	$2,364.34
02-14-454-003	92	SFD	1	$2,826.00	$461.66	$2,364.34
02-14-454-005	94	SFD	1	$2,826.00	$461.66	$2,364.34
02-14-454-008	97	SFD	1	$2,826.00	$461.66	$2,364.34
02-14-454-010	99	SFD	1	$2,826.00	$461.66	$2,364.34
02-14-454-011	100	SFD	1	$2,826.00	$461.66	$2,364.34
02-14-454-012	101	SFD	1	$2,826.00	$461.66	$2,364.34
02-14-454-013	102	SFD	1	$2,826.00	$461.66	$2,364.34
02-14-454-014	103	SFD	1	$2,826.00	$461.66	$2,364.34
02-14-455-001	168	SFD	1	$2,826.00	$461.66	$2,364.34

United City of Yorkville
Special Service Area No. 2004-104
(Central Grande Reserve)
Levy Year 2025

PIN	Lot	Land Use	# of Units	2025 Special Tax Levy		
				Original Amount Levied	Amount to be Abated	Amount to be Collected
Series 1 Single Family Property						
02-14-455-002	167	SFD	1	$2,826.00	$461.66	$2,364.34
02-14-455-003	166	SFD	1	$2,826.00	$461.66	$2,364.34
02-14-455-004	165	SFD	1	$2,826.00	$461.66	$2,364.34
02-14-455-005	164	SFD	1	$2,826.00	$461.66	$2,364.34
02-14-455-006	163	SFD	1	$2,826.00	$461.66	$2,364.34
02-14-455-007	162	SFD	1	$2,826.00	$461.66	$2,364.34
02-14-455-008	161	SFD	1	$2,826.00	$461.66	$2,364.34
02-14-455-009	160	SFD	1	$2,826.00	$461.66	$2,364.34
02-14-455-010	159	SFD	1	$2,826.00	$461.66	$2,364.34
02-14-455-011	158	SFD	1	$2,826.00	$461.66	$2,364.34
02-14-455-012	157	SFD	1	$2,826.00	$461.66	$2,364.34
02-14-455-013	156	SFD	1	$2,826.00	$461.66	$2,364.34
02-14-455-014	155	SFD	1	$2,826.00	$461.66	$2,364.34
02-14-455-015	177	SFD	1	$2,826.00	$461.66	$2,364.34
02-14-455-017	175	SFD	1	$2,826.00	$461.66	$2,364.34
02-14-455-018	174	SFD	1	$2,826.00	$461.66	$2,364.34
02-14-455-023	169	SFD	1	$2,826.00	$461.66	$2,364.34
02-14-456-001	154	SFD	1	$2,826.00	$461.66	$2,364.34
02-14-456-002	153	SFD	1	$2,826.00	$461.66	$2,364.34
02-14-457-001	147	SFD	1	$2,826.00	$461.66	$2,364.34
02-14-457-002	146	SFD	1	$2,826.00	$461.66	$2,364.34
02-14-457-003	145	SFD	1	$2,826.00	$461.66	$2,364.34
02-14-457-004	144	SFD	1	$2,826.00	$461.66	$2,364.34
02-14-457-005	143	SFD	1	$2,826.00	$461.66	$2,364.34
02-14-457-006	142	SFD	1	$2,826.00	$461.66	$2,364.34
02-14-457-007	141	SFD	1	$2,826.00	$461.66	$2,364.34
02-14-457-009	139	SFD	1	$2,826.00	$461.66	$2,364.34
02-14-457-010	138	SFD	1	$2,826.00	$461.66	$2,364.34
02-14-457-011	137	SFD	1	$2,826.00	$461.66	$2,364.34
02-14-457-012	136	SFD	1	$2,826.00	$461.66	$2,364.34
02-23-124-004	35	SFD	1	$2,826.00	$461.66	$2,364.34
02-23-124-005	34	SFD	1	$2,826.00	$461.66	$2,364.34
02-23-129-016	16	SFD	1	$2,826.00	$461.66	$2,364.34
02-23-129-017	17	SFD	1	$2,826.00	$461.66	$2,364.34
02-23-129-018	18	SFD	1	$2,826.00	$461.66	$2,364.34
02-23-129-019	19	SFD	1	$2,826.00	$461.66	$2,364.34
02-23-129-020	20	SFD	1	$2,826.00	$461.66	$2,364.34
02-23-129-022	22	SFD	1	$2,826.00	$461.66	$2,364.34
02-23-129-023	23	SFD	1	$2,826.00	$461.66	$2,364.34
02-23-129-024	24	SFD	1	$2,826.00	$461.66	$2,364.34
02-23-129-026	26	SFD	1	$2,826.00	$461.66	$2,364.34
02-23-129-028	28	SFD	1	$2,826.00	$461.66	$2,364.34
02-23-129-030	30	SFD	1	$2,826.00	$461.66	$2,364.34
02-23-130-001	63	SFD	1	$2,826.00	$461.66	$2,364.34
02-23-130-002	64	SFD	1	$2,826.00	$461.66	$2,364.34
02-23-130-004	66	SFD	1	$2,826.00	$461.66	$2,364.34

United City of Yorkville
Special Service Area No. 2004-104
(Central Grande Reserve)
Levy Year 2025

PIN	Lot	Land Use	# of Units	2025 Special Tax Levy		
				Original Amount Levied	Amount to be Abated	Amount to be Collected
Series 1 Single Family Property						
02-23-130-007	69	SFD	1	$2,826.00	$461.66	$2,364.34
02-23-130-008	70	SFD	1	$2,826.00	$461.66	$2,364.34
02-23-130-011	73	SFD	1	$2,826.00	$461.66	$2,364.34
02-23-130-012	74	SFD	1	$2,826.00	$461.66	$2,364.34
02-23-130-013	75	SFD	1	$2,826.00	$461.66	$2,364.34
02-23-130-014	76	SFD	1	$2,826.00	$461.66	$2,364.34
02-23-130-015	77	SFD	1	$2,826.00	$461.66	$2,364.34
02-23-201-002	135	SFD	1	$2,826.00	$461.66	$2,364.34
02-23-201-003	134	SFD	1	$2,826.00	$461.66	$2,364.34
02-23-201-004	133	SFD	1	$2,826.00	$461.66	$2,364.34
02-23-201-005	132	SFD	1	$2,826.00	$461.66	$2,364.34
02-23-201-007	130	SFD	1	$2,826.00	$461.66	$2,364.34
02-23-201-010	127	SFD	1	$2,826.00	$461.66	$2,364.34
02-23-201-011	126	SFD	1	$2,826.00	$461.66	$2,364.34
02-23-201-012	125	SFD	1	$2,826.00	$461.66	$2,364.34
02-23-201-013	124	SFD	1	$2,826.00	$461.66	$2,364.34
02-23-201-014	152	SFD	1	$2,826.00	$461.66	$2,364.34
02-23-201-015	151	SFD	1	$2,826.00	$461.66	$2,364.34
02-23-201-016	150	SFD	1	$2,826.00	$461.66	$2,364.34
02-23-201-017	149	SFD	1	$2,826.00	$461.66	$2,364.34
02-23-201-018	148	SFD	1	$2,826.00	$461.66	$2,364.34
02-23-203-005	114	SFD	1	$2,826.00	$461.66	$2,364.34
02-23-203-006	113	SFD	1	$2,826.00	$461.66	$2,364.34
02-23-203-007	112	SFD	1	$2,826.00	$461.66	$2,364.34
02-23-203-008	111	SFD	1	$2,826.00	$461.66	$2,364.34
02-23-203-009	110	SFD	1	$2,826.00	$461.66	$2,364.34
02-23-203-010	109	SFD	1	$2,826.00	$461.66	$2,364.34
02-23-203-011	108	SFD	1	$2,826.00	$461.66	$2,364.34
02-23-203-012	107	SFD	1	$2,826.00	$461.66	$2,364.34
02-23-203-013	106	SFD	1	$2,826.00	$461.66	$2,364.34
02-23-203-014	105	SFD	1	$2,826.00	$461.66	$2,364.34
02-23-203-015	104	SFD	1	$2,826.00	$461.66	$2,364.34
	Subtotal		**216**	**$610,416.00**	**$99,718.56**	**$510,697.44**
Single Family Property - Partial Prepayment (96.01%)						
02-14-354-016	299	PREPAY96	1	$2,826.00	$2,731.66	$94.34
	Subtotal		**1**	**$2,826.00**	**$2,731.66**	**$94.34**
Single Family Property - Partial Prepayment (34.31%)						
02-23-129-002	2	PREPAY34	1	$2,826.00	$1,272.86	$1,553.14
	Subtotal		**1**	**$2,826.00**	**$1,272.86**	**$1,553.14**
Prepaid Single Family Property						
02-14-353-004	231	PREPAYS	1	$2,826.00	$2,826.00	$0.00
02-14-353-006	233	PREPAYS	1	$2,826.00	$2,826.00	$0.00
02-14-353-013	240	PREPAYS	1	$2,826.00	$2,826.00	$0.00
02-14-353-014	241	PREPAYS	1	$2,826.00	$2,826.00	$0.00
02-14-353-015	242	PREPAYS	1	$2,826.00	$2,826.00	$0.00

United City of Yorkville
Special Service Area No. 2004-104
(Central Grande Reserve)
Levy Year 2025

PIN	Lot	Land Use	# of Units	2025 Special Tax Levy		
				Original Amount Levied	Amount to be Abated	Amount to be Collected
Prepaid Single Family Property						
02-14-353-016	243	PREPAYS	1	$2,826.00	$2,826.00	$0.00
02-14-353-017	244	PREPAYS	1	$2,826.00	$2,826.00	$0.00
02-14-353-031	258	PREPAYS	1	$2,826.00	$2,826.00	$0.00
02-14-353-033	260	PREPAYS	1	$2,826.00	$2,826.00	$0.00
02-14-355-005	279	PREPAYS	1	$2,826.00	$2,826.00	$0.00
02-14-355-006	278	PREPAYS	1	$2,826.00	$2,826.00	$0.00
02-14-355-007	277	PREPAYS	1	$2,826.00	$2,826.00	$0.00
02-14-355-008	276	PREPAYS	1	$2,826.00	$2,826.00	$0.00
02-14-355-009	275	PREPAYS	1	$2,826.00	$2,826.00	$0.00
02-14-355-010	274	PREPAYS	1	$2,826.00	$2,826.00	$0.00
02-14-355-011	273	PREPAYS	1	$2,826.00	$2,826.00	$0.00
02-14-355-012	293	PREPAYS	1	$2,826.00	$2,826.00	$0.00
02-14-355-013	292	PREPAYS	1	$2,826.00	$2,826.00	$0.00
02-14-355-014	291	PREPAYS	1	$2,826.00	$2,826.00	$0.00
02-14-355-015	290	PREPAYS	1	$2,826.00	$2,826.00	$0.00
02-14-355-016	289	PREPAYS	1	$2,826.00	$2,826.00	$0.00
02-14-355-017	288	PREPAYS	1	$2,826.00	$2,826.00	$0.00
02-14-355-018	287	PREPAYS	1	$2,826.00	$2,826.00	$0.00
02-14-355-019	286	PREPAYS	1	$2,826.00	$2,826.00	$0.00
02-14-355-020	285	PREPAYS	1	$2,826.00	$2,826.00	$0.00
02-14-355-021	284	PREPAYS	1	$2,826.00	$2,826.00	$0.00
02-14-356-001	329	PREPAYS	1	$2,826.00	$2,826.00	$0.00
02-14-356-002	328	PREPAYS	1	$2,826.00	$2,826.00	$0.00
02-14-356-003	327	PREPAYS	1	$2,826.00	$2,826.00	$0.00
02-14-356-004	326	PREPAYS	1	$2,826.00	$2,826.00	$0.00
02-14-356-005	325	PREPAYS	1	$2,826.00	$2,826.00	$0.00
02-14-356-006	324	PREPAYS	1	$2,826.00	$2,826.00	$0.00
02-14-356-007	323	PREPAYS	1	$2,826.00	$2,826.00	$0.00
02-14-356-008	322	PREPAYS	1	$2,826.00	$2,826.00	$0.00
02-14-356-009	321	PREPAYS	1	$2,826.00	$2,826.00	$0.00
02-14-356-010	320	PREPAYS	1	$2,826.00	$2,826.00	$0.00
02-14-356-011	319	PREPAYS	1	$2,826.00	$2,826.00	$0.00
02-14-356-012	318	PREPAYS	1	$2,826.00	$2,826.00	$0.00
02-14-356-013	317	PREPAYS	1	$2,826.00	$2,826.00	$0.00
02-14-356-014	316	PREPAYS	1	$2,826.00	$2,826.00	$0.00
02-14-356-015	315	PREPAYS	1	$2,826.00	$2,826.00	$0.00
02-14-356-016	314	PREPAYS	1	$2,826.00	$2,826.00	$0.00
02-14-357-002	331	PREPAYS	1	$2,826.00	$2,826.00	$0.00
02-14-357-003	332	PREPAYS	1	$2,826.00	$2,826.00	$0.00
02-14-357-004	333	PREPAYS	1	$2,826.00	$2,826.00	$0.00
02-14-357-005	334	PREPAYS	1	$2,826.00	$2,826.00	$0.00
02-14-357-006	335	PREPAYS	1	$2,826.00	$2,826.00	$0.00
02-14-357-007	336	PREPAYS	1	$2,826.00	$2,826.00	$0.00
02-14-357-008	337	PREPAYS	1	$2,826.00	$2,826.00	$0.00
02-14-357-009	338	PREPAYS	1	$2,826.00	$2,826.00	$0.00
02-14-357-010	339	PREPAYS	1	$2,826.00	$2,826.00	$0.00

United City of Yorkville
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(Central Grande Reserve)
Levy Year 2025

PIN	Lot	Land Use	# of Units	2025 Special Tax Levy		
				Original Amount Levied	Amount to be Abated	Amount to be Collected
Prepaid Single Family Property						
02-14-357-011	340	PREPAYS	1	$2,826.00	$2,826.00	$0.00
02-14-357-012	341	PREPAYS	1	$2,826.00	$2,826.00	$0.00
02-14-357-013	342	PREPAYS	1	$2,826.00	$2,826.00	$0.00
02-14-357-014	343	PREPAYS	1	$2,826.00	$2,826.00	$0.00
02-14-358-004	310	PREPAYS	1	$2,826.00	$2,826.00	$0.00
02-14-358-005	309	PREPAYS	1	$2,826.00	$2,826.00	$0.00
02-14-358-006	308	PREPAYS	1	$2,826.00	$2,826.00	$0.00
02-14-358-007	307	PREPAYS	1	$2,826.00	$2,826.00	$0.00
02-14-358-008	306	PREPAYS	1	$2,826.00	$2,826.00	$0.00
02-14-358-009	305	PREPAYS	1	$2,826.00	$2,826.00	$0.00
02-14-358-010	304	PREPAYS	1	$2,826.00	$2,826.00	$0.00
02-14-358-011	303	PREPAYS	1	$2,826.00	$2,826.00	$0.00
02-14-375-001	490	PREPAYS	1	$2,826.00	$2,826.00	$0.00
02-14-375-008	483	PREPAYS	1	$2,826.00	$2,826.00	$0.00
02-14-375-009	482	PREPAYS	1	$2,826.00	$2,826.00	$0.00
02-14-376-002	467	PREPAYS	1	$2,826.00	$2,826.00	$0.00
02-14-376-003	468	PREPAYS	1	$2,826.00	$2,826.00	$0.00
02-14-376-004	469	PREPAYS	1	$2,826.00	$2,826.00	$0.00
02-14-376-005	470	PREPAYS	1	$2,826.00	$2,826.00	$0.00
02-14-376-006	471	PREPAYS	1	$2,826.00	$2,826.00	$0.00
02-14-376-010	475	PREPAYS	1	$2,826.00	$2,826.00	$0.00
02-14-376-011	476	PREPAYS	1	$2,826.00	$2,826.00	$0.00
02-14-376-012	477	PREPAYS	1	$2,826.00	$2,826.00	$0.00
02-14-376-013	478	PREPAYS	1	$2,826.00	$2,826.00	$0.00
02-14-376-014	479	PREPAYS	1	$2,826.00	$2,826.00	$0.00
02-14-376-021	458	PREPAYS	1	$2,826.00	$2,826.00	$0.00
02-14-376-022	459	PREPAYS	1	$2,826.00	$2,826.00	$0.00
02-14-377-003	430	PREPAYS	1	$2,826.00	$2,826.00	$0.00
02-14-377-015	442	PREPAYS	1	$2,826.00	$2,826.00	$0.00
02-14-377-017	444	PREPAYS	1	$2,826.00	$2,826.00	$0.00
02-14-377-018	445	PREPAYS	1	$2,826.00	$2,826.00	$0.00
02-14-377-019	446	PREPAYS	1	$2,826.00	$2,826.00	$0.00
02-14-377-025	452	PREPAYS	1	$2,826.00	$2,826.00	$0.00
02-14-377-026	453	PREPAYS	1	$2,826.00	$2,826.00	$0.00
02-14-402-001	393	PREPAYS	1	$2,826.00	$2,826.00	$0.00
02-14-402-002	392	PREPAYS	1	$2,826.00	$2,826.00	$0.00
02-14-402-003	391	PREPAYS	1	$2,826.00	$2,826.00	$0.00
02-14-402-006	388	PREPAYS	1	$2,826.00	$2,826.00	$0.00
02-14-402-010	384	PREPAYS	1	$2,826.00	$2,826.00	$0.00
02-14-402-011	383	PREPAYS	1	$2,826.00	$2,826.00	$0.00
02-14-402-012	382	PREPAYS	1	$2,826.00	$2,826.00	$0.00
02-14-402-013	381	PREPAYS	1	$2,826.00	$2,826.00	$0.00
02-14-402-014	380	PREPAYS	1	$2,826.00	$2,826.00	$0.00
02-14-402-015	379	PREPAYS	1	$2,826.00	$2,826.00	$0.00
02-14-402-016	378	PREPAYS	1	$2,826.00	$2,826.00	$0.00
02-14-402-017	377	PREPAYS	1	$2,826.00	$2,826.00	$0.00

United City of Yorkville
Special Service Area No. 2004-104
(Central Grande Reserve)
Levy Year 2025

PIN	Lot	Land Use	# of Units	2025 Special Tax Levy		
				Original Amount Levied	Amount to be Abated	Amount to be Collected
Prepaid Single Family Property						
02-14-402-019	375	PREPAYS	1	$2,826.00	$2,826.00	$0.00
02-14-403-001	394	PREPAYS	1	$2,826.00	$2,826.00	$0.00
02-14-403-002	395	PREPAYS	1	$2,826.00	$2,826.00	$0.00
02-14-403-003	396	PREPAYS	1	$2,826.00	$2,826.00	$0.00
02-14-403-004	397	PREPAYS	1	$2,826.00	$2,826.00	$0.00
02-14-403-005	398	PREPAYS	1	$2,826.00	$2,826.00	$0.00
02-14-403-007	400	PREPAYS	1	$2,826.00	$2,826.00	$0.00
02-14-403-008	401	PREPAYS	1	$2,826.00	$2,826.00	$0.00
02-14-403-009	402	PREPAYS	1	$2,826.00	$2,826.00	$0.00
02-14-403-010	403	PREPAYS	1	$2,826.00	$2,826.00	$0.00
02-14-403-011	404	PREPAYS	1	$2,826.00	$2,826.00	$0.00
02-14-403-012	405	PREPAYS	1	$2,826.00	$2,826.00	$0.00
02-14-403-013	406	PREPAYS	1	$2,826.00	$2,826.00	$0.00
02-14-403-022	415	PREPAYS	1	$2,826.00	$2,826.00	$0.00
02-14-403-025	418	PREPAYS	1	$2,826.00	$2,826.00	$0.00
02-14-403-027	420	PREPAYS	1	$2,826.00	$2,826.00	$0.00
02-14-403-028	421	PREPAYS	1	$2,826.00	$2,826.00	$0.00
02-14-403-029	422	PREPAYS	1	$2,826.00	$2,826.00	$0.00
02-14-403-030	423	PREPAYS	1	$2,826.00	$2,826.00	$0.00
02-14-403-031	424	PREPAYS	1	$2,826.00	$2,826.00	$0.00
02-14-403-032	425	PREPAYS	1	$2,826.00	$2,826.00	$0.00
02-14-403-033	426	PREPAYS	1	$2,826.00	$2,826.00	$0.00
02-14-403-034	427	PREPAYS	1	$2,826.00	$2,826.00	$0.00
02-14-404-001	344	PREPAYS	1	$2,826.00	$2,826.00	$0.00
02-14-404-003	346	PREPAYS	1	$2,826.00	$2,826.00	$0.00
02-14-404-004	347	PREPAYS	1	$2,826.00	$2,826.00	$0.00
02-14-404-005	348	PREPAYS	1	$2,826.00	$2,826.00	$0.00
02-14-404-006	349	PREPAYS	1	$2,826.00	$2,826.00	$0.00
02-14-404-007	350	PREPAYS	1	$2,826.00	$2,826.00	$0.00
02-14-404-008	351	PREPAYS	1	$2,826.00	$2,826.00	$0.00
02-14-404-009	352	PREPAYS	1	$2,826.00	$2,826.00	$0.00
02-14-404-010	353	PREPAYS	1	$2,826.00	$2,826.00	$0.00
02-14-404-011	354	PREPAYS	1	$2,826.00	$2,826.00	$0.00
02-14-404-012	355	PREPAYS	1	$2,826.00	$2,826.00	$0.00
02-14-404-017	360	PREPAYS	1	$2,826.00	$2,826.00	$0.00
02-14-404-027	370	PREPAYS	1	$2,826.00	$2,826.00	$0.00
02-14-404-029	372	PREPAYS	1	$2,826.00	$2,826.00	$0.00
02-14-454-004	93	PREPAYS	1	$2,826.00	$2,826.00	$0.00
02-14-454-006	95	PREPAYS	1	$2,826.00	$2,826.00	$0.00
02-14-454-007	96	PREPAYS	1	$2,826.00	$2,826.00	$0.00
02-14-454-009	98	PREPAYS	1	$2,826.00	$2,826.00	$0.00
02-14-455-016	176	PREPAYS	1	$2,826.00	$2,826.00	$0.00
02-14-455-019	173	PREPAYS	1	$2,826.00	$2,826.00	$0.00
02-14-455-020	172	PREPAYS	1	$2,826.00	$2,826.00	$0.00
02-14-455-021	171	PREPAYS	1	$2,826.00	$2,826.00	$0.00
02-14-455-022	170	PREPAYS	1	$2,826.00	$2,826.00	$0.00

United City of Yorkville
Special Service Area No. 2004-104
(Central Grande Reserve)
Levy Year 2025

PIN	Lot	Land Use	# of Units	2025 Special Tax Levy		
				Original Amount Levied	Amount to be Abated	Amount to be Collected
Prepaid Single Family Property						
02-14-456-003	123	PREPAYS	1	$2,826.00	$2,826.00	$0.00
02-14-457-008	140	PREPAYS	1	$2,826.00	$2,826.00	$0.00
02-23-103-002	202	PREPAYS	1	$2,826.00	$2,826.00	$0.00
02-23-103-003	201	PREPAYS	1	$2,826.00	$2,826.00	$0.00
02-23-103-004	200	PREPAYS	1	$2,826.00	$2,826.00	$0.00
02-23-103-005	199	PREPAYS	1	$2,826.00	$2,826.00	$0.00
02-23-103-006	198	PREPAYS	1	$2,826.00	$2,826.00	$0.00
02-23-103-007	197	PREPAYS	1	$2,826.00	$2,826.00	$0.00
02-23-103-008	196	PREPAYS	1	$2,826.00	$2,826.00	$0.00
02-23-103-009	195	PREPAYS	1	$2,826.00	$2,826.00	$0.00
02-23-103-010	194	PREPAYS	1	$2,826.00	$2,826.00	$0.00
02-23-103-011	193	PREPAYS	1	$2,826.00	$2,826.00	$0.00
02-23-103-012	192	PREPAYS	1	$2,826.00	$2,826.00	$0.00
02-23-103-013	191	PREPAYS	1	$2,826.00	$2,826.00	$0.00
02-23-103-014	190	PREPAYS	1	$2,826.00	$2,826.00	$0.00
02-23-103-015	189	PREPAYS	1	$2,826.00	$2,826.00	$0.00
02-23-103-016	188	PREPAYS	1	$2,826.00	$2,826.00	$0.00
02-23-103-017	187	PREPAYS	1	$2,826.00	$2,826.00	$0.00
02-23-103-018	186	PREPAYS	1	$2,826.00	$2,826.00	$0.00
02-23-103-019	185	PREPAYS	1	$2,826.00	$2,826.00	$0.00
02-23-104-001	203	PREPAYS	1	$2,826.00	$2,826.00	$0.00
02-23-104-002	204	PREPAYS	1	$2,826.00	$2,826.00	$0.00
02-23-104-003	205	PREPAYS	1	$2,826.00	$2,826.00	$0.00
02-23-104-004	206	PREPAYS	1	$2,826.00	$2,826.00	$0.00
02-23-104-005	207	PREPAYS	1	$2,826.00	$2,826.00	$0.00
02-23-104-006	208	PREPAYS	1	$2,826.00	$2,826.00	$0.00
02-23-104-007	209	PREPAYS	1	$2,826.00	$2,826.00	$0.00
02-23-104-008	210	PREPAYS	1	$2,826.00	$2,826.00	$0.00
02-23-104-009	211	PREPAYS	1	$2,826.00	$2,826.00	$0.00
02-23-104-010	212	PREPAYS	1	$2,826.00	$2,826.00	$0.00
02-23-104-011	213	PREPAYS	1	$2,826.00	$2,826.00	$0.00
02-23-104-012	214	PREPAYS	1	$2,826.00	$2,826.00	$0.00
02-23-104-013	215	PREPAYS	1	$2,826.00	$2,826.00	$0.00
02-23-104-014	216	PREPAYS	1	$2,826.00	$2,826.00	$0.00
02-23-104-015	217	PREPAYS	1	$2,826.00	$2,826.00	$0.00
02-23-104-016	218	PREPAYS	1	$2,826.00	$2,826.00	$0.00
02-23-104-017	219	PREPAYS	1	$2,826.00	$2,826.00	$0.00
02-23-104-018	220	PREPAYS	1	$2,826.00	$2,826.00	$0.00
02-23-104-019	221	PREPAYS	1	$2,826.00	$2,826.00	$0.00
02-23-104-020	222	PREPAYS	1	$2,826.00	$2,826.00	$0.00
02-23-104-021	223	PREPAYS	1	$2,826.00	$2,826.00	$0.00
02-23-104-022	224	PREPAYS	1	$2,826.00	$2,826.00	$0.00
02-23-104-023	225	PREPAYS	1	$2,826.00	$2,826.00	$0.00
02-23-104-024	226	PREPAYS	1	$2,826.00	$2,826.00	$0.00
02-23-104-025	227	PREPAYS	1	$2,826.00	$2,826.00	$0.00
02-23-124-001	38	PREPAYS	1	$2,826.00	$2,826.00	$0.00

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PIN	Lot	Land Use	# of Units	2025 Special Tax Levy		
				Original Amount Levied	Amount to be Abated	Amount to be Collected
Prepaid Single Family Property						
02-23-124-002	37	PREPAYS	1	$2,826.00	$2,826.00	$0.00
02-23-124-003	36	PREPAYS	1	$2,826.00	$2,826.00	$0.00
02-23-124-006	33	PREPAYS	1	$2,826.00	$2,826.00	$0.00
02-23-124-007	32	PREPAYS	1	$2,826.00	$2,826.00	$0.00
02-23-124-008	31	PREPAYS	1	$2,826.00	$2,826.00	$0.00
02-23-127-001	50	PREPAYS	1	$2,826.00	$2,826.00	$0.00
02-23-127-002	49	PREPAYS	1	$2,826.00	$2,826.00	$0.00
02-23-127-003	48	PREPAYS	1	$2,826.00	$2,826.00	$0.00
02-23-127-004	47	PREPAYS	1	$2,826.00	$2,826.00	$0.00
02-23-127-005	46	PREPAYS	1	$2,826.00	$2,826.00	$0.00
02-23-127-006	45	PREPAYS	1	$2,826.00	$2,826.00	$0.00
02-23-127-007	44	PREPAYS	1	$2,826.00	$2,826.00	$0.00
02-23-127-008	43	PREPAYS	1	$2,826.00	$2,826.00	$0.00
02-23-127-009	42	PREPAYS	1	$2,826.00	$2,826.00	$0.00
02-23-127-010	41	PREPAYS	1	$2,826.00	$2,826.00	$0.00
02-23-127-011	40	PREPAYS	1	$2,826.00	$2,826.00	$0.00
02-23-127-012	39	PREPAYS	1	$2,826.00	$2,826.00	$0.00
02-23-128-001	51	PREPAYS	1	$2,826.00	$2,826.00	$0.00
02-23-128-002	52	PREPAYS	1	$2,826.00	$2,826.00	$0.00
02-23-128-003	53	PREPAYS	1	$2,826.00	$2,826.00	$0.00
02-23-128-004	54	PREPAYS	1	$2,826.00	$2,826.00	$0.00
02-23-128-005	55	PREPAYS	1	$2,826.00	$2,826.00	$0.00
02-23-128-006	56	PREPAYS	1	$2,826.00	$2,826.00	$0.00
02-23-128-007	57	PREPAYS	1	$2,826.00	$2,826.00	$0.00
02-23-128-008	58	PREPAYS	1	$2,826.00	$2,826.00	$0.00
02-23-128-009	59	PREPAYS	1	$2,826.00	$2,826.00	$0.00
02-23-128-010	60	PREPAYS	1	$2,826.00	$2,826.00	$0.00
02-23-128-011	61	PREPAYS	1	$2,826.00	$2,826.00	$0.00
02-23-128-012	62	PREPAYS	1	$2,826.00	$2,826.00	$0.00
02-23-128-013	78	PREPAYS	1	$2,826.00	$2,826.00	$0.00
02-23-128-014	79	PREPAYS	1	$2,826.00	$2,826.00	$0.00
02-23-128-015	80	PREPAYS	1	$2,826.00	$2,826.00	$0.00
02-23-128-016	81	PREPAYS	1	$2,826.00	$2,826.00	$0.00
02-23-128-017	82	PREPAYS	1	$2,826.00	$2,826.00	$0.00
02-23-128-018	83	PREPAYS	1	$2,826.00	$2,826.00	$0.00
02-23-128-019	84	PREPAYS	1	$2,826.00	$2,826.00	$0.00
02-23-128-020	85	PREPAYS	1	$2,826.00	$2,826.00	$0.00
02-23-128-021	86	PREPAYS	1	$2,826.00	$2,826.00	$0.00
02-23-128-022	87	PREPAYS	1	$2,826.00	$2,826.00	$0.00
02-23-128-023	88	PREPAYS	1	$2,826.00	$2,826.00	$0.00
02-23-128-024	89	PREPAYS	1	$2,826.00	$2,826.00	$0.00
02-23-128-025	90	PREPAYS	1	$2,826.00	$2,826.00	$0.00
02-23-129-001	1	PREPAYS	1	$2,826.00	$2,826.00	$0.00
02-23-129-003	3	PREPAYS	1	$2,826.00	$2,826.00	$0.00
02-23-129-004	4	PREPAYS	1	$2,826.00	$2,826.00	$0.00
02-23-129-005	5	PREPAYS	1	$2,826.00	$2,826.00	$0.00

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PIN	Lot	Land Use	# of Units	2025 Special Tax Levy		
				Original Amount Levied	Amount to be Abated	Amount to be Collected
Prepaid Single Family Property						
02-23-129-006	6	PREPAYS	1	$2,826.00	$2,826.00	$0.00
02-23-129-007	7	PREPAYS	1	$2,826.00	$2,826.00	$0.00
02-23-129-008	8	PREPAYS	1	$2,826.00	$2,826.00	$0.00
02-23-129-009	9	PREPAYS	1	$2,826.00	$2,826.00	$0.00
02-23-129-010	10	PREPAYS	1	$2,826.00	$2,826.00	$0.00
02-23-129-011	11	PREPAYS	1	$2,826.00	$2,826.00	$0.00
02-23-129-012	12	PREPAYS	1	$2,826.00	$2,826.00	$0.00
02-23-129-013	13	PREPAYS	1	$2,826.00	$2,826.00	$0.00
02-23-129-014	14	PREPAYS	1	$2,826.00	$2,826.00	$0.00
02-23-129-015	15	PREPAYS	1	$2,826.00	$2,826.00	$0.00
02-23-129-021	21	PREPAYS	1	$2,826.00	$2,826.00	$0.00
02-23-129-025	25	PREPAYS	1	$2,826.00	$2,826.00	$0.00
02-23-129-027	27	PREPAYS	1	$2,826.00	$2,826.00	$0.00
02-23-129-029	29	PREPAYS	1	$2,826.00	$2,826.00	$0.00
02-23-130-003	65	PREPAYS	1	$2,826.00	$2,826.00	$0.00
02-23-130-005	67	PREPAYS	1	$2,826.00	$2,826.00	$0.00
02-23-130-006	68	PREPAYS	1	$2,826.00	$2,826.00	$0.00
02-23-130-009	71	PREPAYS	1	$2,826.00	$2,826.00	$0.00
02-23-130-010	72	PREPAYS	1	$2,826.00	$2,826.00	$0.00
02-23-131-002	122	PREPAYS	1	$2,826.00	$2,826.00	$0.00
02-23-131-003	121	PREPAYS	1	$2,826.00	$2,826.00	$0.00
02-23-131-004	120	PREPAYS	1	$2,826.00	$2,826.00	$0.00
02-23-131-005	119	PREPAYS	1	$2,826.00	$2,826.00	$0.00
02-23-132-001	178	PREPAYS	1	$2,826.00	$2,826.00	$0.00
02-23-132-002	179	PREPAYS	1	$2,826.00	$2,826.00	$0.00
02-23-132-003	180	PREPAYS	1	$2,826.00	$2,826.00	$0.00
02-23-132-004	181	PREPAYS	1	$2,826.00	$2,826.00	$0.00
02-23-132-005	182	PREPAYS	1	$2,826.00	$2,826.00	$0.00
02-23-132-006	183	PREPAYS	1	$2,826.00	$2,826.00	$0.00
02-23-132-007	184	PREPAYS	1	$2,826.00	$2,826.00	$0.00
02-23-201-006	131	PREPAYS	1	$2,826.00	$2,826.00	$0.00
02-23-201-008	129	PREPAYS	1	$2,826.00	$2,826.00	$0.00
02-23-201-009	128	PREPAYS	1	$2,826.00	$2,826.00	$0.00
02-23-203-001	118	PREPAYS	1	$2,826.00	$2,826.00	$0.00
02-23-203-002	117	PREPAYS	1	$2,826.00	$2,826.00	$0.00
02-23-203-003	116	PREPAYS	1	$2,826.00	$2,826.00	$0.00
02-23-203-004	115	PREPAYS	1	$2,826.00	$2,826.00	$0.00
	Subtotal		**272**	**$768,672.00**	**$768,672.00**	**$0.00**
Series 2 Single Family Property						
02-14-170-001	501	SFD	1	$2,826.00	$2,826.00	$0.00
02-14-170-002	502	SFD	1	$2,826.00	$2,826.00	$0.00
02-14-170-003	503	SFD	1	$2,826.00	$2,826.00	$0.00
02-14-170-004	504	SFD	1	$2,826.00	$2,826.00	$0.00
02-14-170-005	505	SFD	1	$2,826.00	$2,826.00	$0.00
02-14-170-006	506	SFD	1	$2,826.00	$2,826.00	$0.00
02-14-170-007	507	SFD	1	$2,826.00	$2,826.00	$0.00

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				Original Amount Levied	Amount to be Abated	Amount to be Collected
Series 2 Single Family Property						
02-14-170-008	508	SFD	1	$2,826.00	$2,826.00	$0.00
02-14-170-009	509	SFD	1	$2,826.00	$2,826.00	$0.00
02-14-170-010	510	SFD	1	$2,826.00	$2,826.00	$0.00
02-14-170-011	511	SFD	1	$2,826.00	$2,826.00	$0.00
02-14-170-012	512	SFD	1	$2,826.00	$2,826.00	$0.00
02-14-170-013	513	SFD	1	$2,826.00	$2,826.00	$0.00
02-14-170-014	514	SFD	1	$2,826.00	$2,826.00	$0.00
02-14-171-001	500	SFD	1	$2,826.00	$2,826.00	$0.00
02-14-171-002	499	SFD	1	$2,826.00	$2,826.00	$0.00
02-14-171-003	498	SFD	1	$2,826.00	$2,826.00	$0.00
02-14-171-004	497	SFD	1	$2,826.00	$2,826.00	$0.00
02-14-171-005	496	SFD	1	$2,826.00	$2,826.00	$0.00
02-14-171-006	495	SFD	1	$2,826.00	$2,826.00	$0.00
02-14-171-007	494	SFD	1	$2,826.00	$2,826.00	$0.00
02-14-171-008	493	SFD	1	$2,826.00	$2,826.00	$0.00
02-14-171-009	492	SFD	1	$2,826.00	$2,826.00	$0.00
02-14-171-010	491	SFD	1	$2,826.00	$2,826.00	$0.00
02-14-172-001	588	SFD	1	$2,826.00	$2,826.00	$0.00
02-14-172-002	587	SFD	1	$2,826.00	$2,826.00	$0.00
02-14-172-003	586	SFD	1	$2,826.00	$2,826.00	$0.00
02-14-172-004	585	SFD	1	$2,826.00	$2,826.00	$0.00
02-14-172-005	584	SFD	1	$2,826.00	$2,826.00	$0.00
02-14-172-006	583	SFD	1	$2,826.00	$2,826.00	$0.00
02-14-173-001	573	SFD	1	$2,826.00	$2,826.00	$0.00
02-14-173-002	574	SFD	1	$2,826.00	$2,826.00	$0.00
02-14-173-003	575	SFD	1	$2,826.00	$2,826.00	$0.00
02-14-173-004	576	SFD	1	$2,826.00	$2,826.00	$0.00
02-14-173-005	577	SFD	1	$2,826.00	$2,826.00	$0.00
02-14-173-006	578	SFD	1	$2,826.00	$2,826.00	$0.00
02-14-174-001	572	SFD	1	$2,826.00	$2,826.00	$0.00
02-14-174-002	571	SFD	1	$2,826.00	$2,826.00	$0.00
02-14-174-003	570	SFD	1	$2,826.00	$2,826.00	$0.00
02-14-174-004	569	SFD	1	$2,826.00	$2,826.00	$0.00
02-14-174-005	568	SFD	1	$2,826.00	$2,826.00	$0.00
02-14-174-006	567	SFD	1	$2,826.00	$2,826.00	$0.00
02-14-174-007	566	SFD	1	$2,826.00	$2,826.00	$0.00
02-14-174-008	557	SFD	1	$2,826.00	$2,826.00	$0.00
02-14-174-009	556	SFD	1	$2,826.00	$2,826.00	$0.00
02-14-174-010	555	SFD	1	$2,826.00	$2,826.00	$0.00
02-14-174-011	554	SFD	1	$2,826.00	$2,826.00	$0.00
02-14-174-012	553	SFD	1	$2,826.00	$2,826.00	$0.00
02-14-174-013	552	SFD	1	$2,826.00	$2,826.00	$0.00
02-14-174-014	551	SFD	1	$2,826.00	$2,826.00	$0.00
02-14-174-015	550	SFD	1	$2,826.00	$2,826.00	$0.00
02-14-175-001	549	SFD	1	$2,826.00	$2,826.00	$0.00
02-14-175-002	548	SFD	1	$2,826.00	$2,826.00	$0.00

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				Original Amount Levied	Amount to be Abated	Amount to be Collected
Series 2 Single Family Property						
02-14-175-003	547	SFD	1	$2,826.00	$2,826.00	$0.00
02-14-175-004	546	SFD	1	$2,826.00	$2,826.00	$0.00
02-14-175-005	545	SFD	1	$2,826.00	$2,826.00	$0.00
02-14-175-006	544	SFD	1	$2,826.00	$2,826.00	$0.00
02-14-175-007	543	SFD	1	$2,826.00	$2,826.00	$0.00
02-14-175-008	542	SFD	1	$2,826.00	$2,826.00	$0.00
02-14-175-009	541	SFD	1	$2,826.00	$2,826.00	$0.00
02-14-225-001	703	SFD	1	$2,826.00	$2,826.00	$0.00
02-14-225-002	704	SFD	1	$2,826.00	$2,826.00	$0.00
02-14-225-003	705	SFD	1	$2,826.00	$2,826.00	$0.00
02-14-225-004	706	SFD	1	$2,826.00	$2,826.00	$0.00
02-14-225-005	707	SFD	1	$2,826.00	$2,826.00	$0.00
02-14-225-006	708	SFD	1	$2,826.00	$2,826.00	$0.00
02-14-225-007	709	SFD	1	$2,826.00	$2,826.00	$0.00
02-14-225-008	710	SFD	1	$2,826.00	$2,826.00	$0.00
02-14-225-009	711	SFD	1	$2,826.00	$2,826.00	$0.00
02-14-227-001	712	SFD	1	$2,826.00	$2,826.00	$0.00
02-14-227-002	713	SFD	1	$2,826.00	$2,826.00	$0.00
02-14-227-003	714	SFD	1	$2,826.00	$2,826.00	$0.00
02-14-227-004	715	SFD	1	$2,826.00	$2,826.00	$0.00
02-14-227-005	716	SFD	1	$2,826.00	$2,826.00	$0.00
02-14-227-006	717	SFD	1	$2,826.00	$2,826.00	$0.00
02-14-227-007	718	SFD	1	$2,826.00	$2,826.00	$0.00
02-14-227-008	719	SFD	1	$2,826.00	$2,826.00	$0.00
02-14-227-009	720	SFD	1	$2,826.00	$2,826.00	$0.00
02-14-227-010	721	SFD	1	$2,826.00	$2,826.00	$0.00
02-14-227-011	722	SFD	1	$2,826.00	$2,826.00	$0.00
02-14-227-012	723	SFD	1	$2,826.00	$2,826.00	$0.00
02-14-228-001	596	SFD	1	$2,826.00	$2,826.00	$0.00
02-14-228-002	595	SFD	1	$2,826.00	$2,826.00	$0.00
02-14-228-003	594	SFD	1	$2,826.00	$2,826.00	$0.00
02-14-228-004	593	SFD	1	$2,826.00	$2,826.00	$0.00
02-14-228-005	592	SFD	1	$2,826.00	$2,826.00	$0.00
02-14-228-006	591	SFD	1	$2,826.00	$2,826.00	$0.00
02-14-228-007	590	SFD	1	$2,826.00	$2,826.00	$0.00
02-14-228-008	589	SFD	1	$2,826.00	$2,826.00	$0.00
02-14-253-001	663	SFD	1	$2,826.00	$2,826.00	$0.00
02-14-253-002	662	SFD	1	$2,826.00	$2,826.00	$0.00
02-14-253-003	661	SFD	1	$2,826.00	$2,826.00	$0.00
02-14-253-004	660	SFD	1	$2,826.00	$2,826.00	$0.00
02-14-253-005	659	SFD	1	$2,826.00	$2,826.00	$0.00
02-14-253-006	658	SFD	1	$2,826.00	$2,826.00	$0.00
02-14-253-007	657	SFD	1	$2,826.00	$2,826.00	$0.00
02-14-253-008	656	SFD	1	$2,826.00	$2,826.00	$0.00
02-14-253-009	655	SFD	1	$2,826.00	$2,826.00	$0.00
02-14-253-010	654	SFD	1	$2,826.00	$2,826.00	$0.00

United City of Yorkville
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PIN	Lot	Land Use	# of Units	2025 Special Tax Levy		
				Original Amount Levied	Amount to be Abated	Amount to be Collected
Series 2 Single Family Property						
02-14-253-011	653	SFD	1	$2,826.00	$2,826.00	$0.00
02-14-253-012	652	SFD	1	$2,826.00	$2,826.00	$0.00
02-14-253-013	651	SFD	1	$2,826.00	$2,826.00	$0.00
02-14-253-014	650	SFD	1	$2,826.00	$2,826.00	$0.00
02-14-253-015	649	SFD	1	$2,826.00	$2,826.00	$0.00
02-14-253-016	648	SFD	1	$2,826.00	$2,826.00	$0.00
02-14-253-017	647	SFD	1	$2,826.00	$2,826.00	$0.00
02-14-253-018	646	SFD	1	$2,826.00	$2,826.00	$0.00
02-14-253-019	645	SFD	1	$2,826.00	$2,826.00	$0.00
02-14-253-020	644	SFD	1	$2,826.00	$2,826.00	$0.00
02-14-253-021	643	SFD	1	$2,826.00	$2,826.00	$0.00
02-14-253-022	642	SFD	1	$2,826.00	$2,826.00	$0.00
02-14-253-023	641	SFD	1	$2,826.00	$2,826.00	$0.00
02-14-253-024	640	SFD	1	$2,826.00	$2,826.00	$0.00
02-14-253-025	639	SFD	1	$2,826.00	$2,826.00	$0.00
02-14-253-026	638	SFD	1	$2,826.00	$2,826.00	$0.00
02-14-253-027	637	SFD	1	$2,826.00	$2,826.00	$0.00
02-14-253-028	636	SFD	1	$2,826.00	$2,826.00	$0.00
02-14-253-029	635	SFD	1	$2,826.00	$2,826.00	$0.00
02-14-253-030	634	SFD	1	$2,826.00	$2,826.00	$0.00
02-14-253-031	633	SFD	1	$2,826.00	$2,826.00	$0.00
02-14-253-032	632	SFD	1	$2,826.00	$2,826.00	$0.00
02-14-254-001	664	SFD	1	$2,826.00	$2,826.00	$0.00
02-14-254-002	665	SFD	1	$2,826.00	$2,826.00	$0.00
02-14-254-003	666	SFD	1	$2,826.00	$2,826.00	$0.00
02-14-254-004	667	SFD	1	$2,826.00	$2,826.00	$0.00
02-14-254-005	668	SFD	1	$2,826.00	$2,826.00	$0.00
02-14-254-006	669	SFD	1	$2,826.00	$2,826.00	$0.00
02-14-254-007	670	SFD	1	$2,826.00	$2,826.00	$0.00
02-14-254-008	671	SFD	1	$2,826.00	$2,826.00	$0.00
02-14-254-009	672	SFD	1	$2,826.00	$2,826.00	$0.00
02-14-254-010	673	SFD	1	$2,826.00	$2,826.00	$0.00
02-14-254-011	674	SFD	1	$2,826.00	$2,826.00	$0.00
02-14-254-012	675	SFD	1	$2,826.00	$2,826.00	$0.00
02-14-254-013	676	SFD	1	$2,826.00	$2,826.00	$0.00
02-14-254-014	677	SFD	1	$2,826.00	$2,826.00	$0.00
02-14-254-015	678	SFD	1	$2,826.00	$2,826.00	$0.00
02-14-254-016	679	SFD	1	$2,826.00	$2,826.00	$0.00
02-14-254-017	680	SFD	1	$2,826.00	$2,826.00	$0.00
02-14-254-018	681	SFD	1	$2,826.00	$2,826.00	$0.00
02-14-254-019	682	SFD	1	$2,826.00	$2,826.00	$0.00
02-14-254-020	683	SFD	1	$2,826.00	$2,826.00	$0.00
02-14-254-021	684	SFD	1	$2,826.00	$2,826.00	$0.00
02-14-254-022	685	SFD	1	$2,826.00	$2,826.00	$0.00
02-14-254-023	686	SFD	1	$2,826.00	$2,826.00	$0.00
02-14-254-024	687	SFD	1	$2,826.00	$2,826.00	$0.00

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PIN	Lot	Land Use	# of Units	2025 Special Tax Levy		
				Original Amount Levied	Amount to be Abated	Amount to be Collected
Series 2 Single Family Property						
02-14-254-025	688	SFD	1	$2,826.00	$2,826.00	$0.00
02-14-254-026	689	SFD	1	$2,826.00	$2,826.00	$0.00
02-14-254-027	690	SFD	1	$2,826.00	$2,826.00	$0.00
02-14-254-028	691	SFD	1	$2,826.00	$2,826.00	$0.00
02-14-254-029	692	SFD	1	$2,826.00	$2,826.00	$0.00
02-14-254-030	693	SFD	1	$2,826.00	$2,826.00	$0.00
02-14-254-031	694	SFD	1	$2,826.00	$2,826.00	$0.00
02-14-254-032	695	SFD	1	$2,826.00	$2,826.00	$0.00
02-14-254-033	696	SFD	1	$2,826.00	$2,826.00	$0.00
02-14-254-034	697	SFD	1	$2,826.00	$2,826.00	$0.00
02-14-254-035	698	SFD	1	$2,826.00	$2,826.00	$0.00
02-14-254-036	699	SFD	1	$2,826.00	$2,826.00	$0.00
02-14-254-037	700	SFD	1	$2,826.00	$2,826.00	$0.00
02-14-254-038	701	SFD	1	$2,826.00	$2,826.00	$0.00
02-14-254-039	702	SFD	1	$2,826.00	$2,826.00	$0.00
02-14-255-001	597	SFD	1	$2,826.00	$2,826.00	$0.00
02-14-255-002	598	SFD	1	$2,826.00	$2,826.00	$0.00
02-14-255-003	599	SFD	1	$2,826.00	$2,826.00	$0.00
02-14-255-004	600	SFD	1	$2,826.00	$2,826.00	$0.00
02-14-255-005	601	SFD	1	$2,826.00	$2,826.00	$0.00
02-14-255-006	602	SFD	1	$2,826.00	$2,826.00	$0.00
02-14-255-007	603	SFD	1	$2,826.00	$2,826.00	$0.00
02-14-255-008	604	SFD	1	$2,826.00	$2,826.00	$0.00
02-14-255-009	605	SFD	1	$2,826.00	$2,826.00	$0.00
02-14-255-010	606	SFD	1	$2,826.00	$2,826.00	$0.00
02-14-255-011	607	SFD	1	$2,826.00	$2,826.00	$0.00
02-14-255-012	608	SFD	1	$2,826.00	$2,826.00	$0.00
02-14-255-013	609	SFD	1	$2,826.00	$2,826.00	$0.00
02-14-255-014	610	SFD	1	$2,826.00	$2,826.00	$0.00
02-14-255-015	611	SFD	1	$2,826.00	$2,826.00	$0.00
02-14-255-016	612	SFD	1	$2,826.00	$2,826.00	$0.00
02-14-255-017	613	SFD	1	$2,826.00	$2,826.00	$0.00
02-14-255-018	614	SFD	1	$2,826.00	$2,826.00	$0.00
02-14-255-019	615	SFD	1	$2,826.00	$2,826.00	$0.00
02-14-255-020	616	SFD	1	$2,826.00	$2,826.00	$0.00
02-14-255-021	617	SFD	1	$2,826.00	$2,826.00	$0.00
02-14-255-022	618	SFD	1	$2,826.00	$2,826.00	$0.00
02-14-255-023	619	SFD	1	$2,826.00	$2,826.00	$0.00
02-14-255-024	620	SFD	1	$2,826.00	$2,826.00	$0.00
02-14-255-025	621	SFD	1	$2,826.00	$2,826.00	$0.00
02-14-255-026	622	SFD	1	$2,826.00	$2,826.00	$0.00
02-14-255-027	623	SFD	1	$2,826.00	$2,826.00	$0.00
02-14-255-028	624	SFD	1	$2,826.00	$2,826.00	$0.00
02-14-255-029	625	SFD	1	$2,826.00	$2,826.00	$0.00
02-14-255-030	626	SFD	1	$2,826.00	$2,826.00	$0.00
02-14-255-031	627	SFD	1	$2,826.00	$2,826.00	$0.00

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PIN	Lot	Land Use	# of Units	2025 Special Tax Levy		
				Original Amount Levied	Amount to be Abated	Amount to be Collected
Series 2 Single Family Property						
02-14-255-032	628	SFD	1	$2,826.00	$2,826.00	$0.00
02-14-255-033	629	SFD	1	$2,826.00	$2,826.00	$0.00
02-14-255-034	630	SFD	1	$2,826.00	$2,826.00	$0.00
02-14-255-035	631	SFD	1	$2,826.00	$2,826.00	$0.00
02-14-320-001	515	SFD	1	$2,826.00	$2,826.00	$0.00
02-14-320-002	516	SFD	1	$2,826.00	$2,826.00	$0.00
02-14-320-003	517	SFD	1	$2,826.00	$2,826.00	$0.00
02-14-320-004	518	SFD	1	$2,826.00	$2,826.00	$0.00
02-14-320-005	519	SFD	1	$2,826.00	$2,826.00	$0.00
02-14-321-001	582	SFD	1	$2,826.00	$2,826.00	$0.00
02-14-321-002	581	SFD	1	$2,826.00	$2,826.00	$0.00
02-14-321-003	580	SFD	1	$2,826.00	$2,826.00	$0.00
02-14-321-004	579	SFD	1	$2,826.00	$2,826.00	$0.00
02-14-322-001	520	SFD	1	$2,826.00	$2,826.00	$0.00
02-14-322-002	521	SFD	1	$2,826.00	$2,826.00	$0.00
02-14-322-003	522	SFD	1	$2,826.00	$2,826.00	$0.00
02-14-322-004	523	SFD	1	$2,826.00	$2,826.00	$0.00
02-14-322-005	524	SFD	1	$2,826.00	$2,826.00	$0.00
02-14-322-006	525	SFD	1	$2,826.00	$2,826.00	$0.00
02-14-323-001	565	SFD	1	$2,826.00	$2,826.00	$0.00
02-14-323-002	564	SFD	1	$2,826.00	$2,826.00	$0.00
02-14-323-003	563	SFD	1	$2,826.00	$2,826.00	$0.00
02-14-323-004	562	SFD	1	$2,826.00	$2,826.00	$0.00
02-14-323-005	561	SFD	1	$2,826.00	$2,826.00	$0.00
02-14-323-006	560	SFD	1	$2,826.00	$2,826.00	$0.00
02-14-323-007	559	SFD	1	$2,826.00	$2,826.00	$0.00
02-14-323-008	558	SFD	1	$2,826.00	$2,826.00	$0.00
02-14-324-001	540	SFD	1	$2,826.00	$2,826.00	$0.00
02-14-324-002	539	SFD	1	$2,826.00	$2,826.00	$0.00
02-14-324-003	538	SFD	1	$2,826.00	$2,826.00	$0.00
02-14-324-004	537	SFD	1	$2,826.00	$2,826.00	$0.00
02-14-324-005	536	SFD	1	$2,826.00	$2,826.00	$0.00
02-14-324-006	535	SFD	1	$2,826.00	$2,826.00	$0.00
02-14-325-001	526	SFD	1	$2,826.00	$2,826.00	$0.00
02-14-325-002	527	SFD	1	$2,826.00	$2,826.00	$0.00
02-14-325-003	528	SFD	1	$2,826.00	$2,826.00	$0.00
02-14-325-004	529	SFD	1	$2,826.00	$2,826.00	$0.00
02-14-325-005	530	SFD	1	$2,826.00	$2,826.00	$0.00
02-14-325-006	531	SFD	1	$2,826.00	$2,826.00	$0.00
02-14-325-007	532	SFD	1	$2,826.00	$2,826.00	$0.00
02-14-325-008	533	SFD	1	$2,826.00	$2,826.00	$0.00
02-14-325-009	534	SFD	1	$2,826.00	$2,826.00	$0.00
	Subtotal		**233**	**$658,458.00**	**$658,458.00**	**$0.00**
Series 2 Duplex Property						
02-11-490-002	804	DUP	2	$4,626.00	$4,626.00	$0.00
02-11-490-003	805	DUP	2	$4,626.00	$4,626.00	$0.00

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PIN	Lot	Land Use	# of Units	2025 Special Tax Levy		
				Original Amount Levied	Amount to be Abated	Amount to be Collected
Series 2 Duplex Property						
02-11-490-004	806	DUP	2	$4,626.00	$4,626.00	$0.00
02-11-490-005	807	DUP	2	$4,626.00	$4,626.00	$0.00
02-11-490-006	808	DUP	2	$4,626.00	$4,626.00	$0.00
02-11-490-007	809	DUP	2	$4,626.00	$4,626.00	$0.00
02-11-490-008	810	DUP	2	$4,626.00	$4,626.00	$0.00
02-11-490-009	811	DUP	2	$4,626.00	$4,626.00	$0.00
02-11-490-010	812	DUP	2	$4,626.00	$4,626.00	$0.00
02-11-490-011	813	DUP	2	$4,626.00	$4,626.00	$0.00
02-11-491-002	724	DUP	2	$4,626.00	$4,626.00	$0.00
02-11-491-003	725	DUP	2	$4,626.00	$4,626.00	$0.00
02-11-491-004	726	DUP	2	$4,626.00	$4,626.00	$0.00
02-14-222-001	773	DUP	2	$4,626.00	$4,626.00	$0.00
02-14-222-002	774	DUP	2	$4,626.00	$4,626.00	$0.00
02-14-222-003	775	DUP	2	$4,626.00	$4,626.00	$0.00
02-14-222-004	776	DUP	2	$4,626.00	$4,626.00	$0.00
02-14-222-005	777	DUP	2	$4,626.00	$4,626.00	$0.00
02-14-222-006	778	DUP	2	$4,626.00	$4,626.00	$0.00
02-14-222-007	779	DUP	2	$4,626.00	$4,626.00	$0.00
02-14-222-008	780	DUP	2	$4,626.00	$4,626.00	$0.00
02-14-222-009	781	DUP	2	$4,626.00	$4,626.00	$0.00
02-14-222-010	782	DUP	2	$4,626.00	$4,626.00	$0.00
02-14-222-011	783	DUP	2	$4,626.00	$4,626.00	$0.00
02-14-222-012	784	DUP	2	$4,626.00	$4,626.00	$0.00
02-14-223-001	785	DUP	2	$4,626.00	$4,626.00	$0.00
02-14-223-002	786	DUP	2	$4,626.00	$4,626.00	$0.00
02-14-223-003	787	DUP	2	$4,626.00	$4,626.00	$0.00
02-14-223-004	788	DUP	2	$4,626.00	$4,626.00	$0.00
02-14-223-005	789	DUP	2	$4,626.00	$4,626.00	$0.00
02-14-223-006	790	DUP	2	$4,626.00	$4,626.00	$0.00
02-14-223-007	791	DUP	2	$4,626.00	$4,626.00	$0.00
02-14-223-008	792	DUP	2	$4,626.00	$4,626.00	$0.00
02-14-223-009	793	DUP	2	$4,626.00	$4,626.00	$0.00
02-14-223-010	794	DUP	2	$4,626.00	$4,626.00	$0.00
02-14-223-011	795	DUP	2	$4,626.00	$4,626.00	$0.00
02-14-223-012	796	DUP	2	$4,626.00	$4,626.00	$0.00
02-14-223-013	797	DUP	2	$4,626.00	$4,626.00	$0.00
02-14-223-014	798	DUP	2	$4,626.00	$4,626.00	$0.00
02-14-223-015	799	DUP	2	$4,626.00	$4,626.00	$0.00
02-14-223-016	800	DUP	2	$4,626.00	$4,626.00	$0.00
02-14-223-017	801	DUP	2	$4,626.00	$4,626.00	$0.00
02-14-223-018	802	DUP	2	$4,626.00	$4,626.00	$0.00
02-14-223-019	803	DUP	2	$4,626.00	$4,626.00	$0.00
02-14-224-001	814	DUP	2	$4,626.00	$4,626.00	$0.00
02-14-224-002	815	DUP	2	$4,626.00	$4,626.00	$0.00
02-14-224-003	816	DUP	2	$4,626.00	$4,626.00	$0.00
02-14-224-004	817	DUP	2	$4,626.00	$4,626.00	$0.00

United City of Yorkville
Special Service Area No. 2004-104
(Central Grande Reserve)
Levy Year 2025

PIN	Lot	Land Use	# of Units	2025 Special Tax Levy		
				Original Amount Levied	Amount to be Abated	Amount to be Collected
Series 2 Duplex Property						
02-14-224-005	818	DUP	2	$4,626.00	$4,626.00	$0.00
02-14-224-006	819	DUP	2	$4,626.00	$4,626.00	$0.00
02-14-224-007	820	DUP	2	$4,626.00	$4,626.00	$0.00
02-14-224-008	821	DUP	2	$4,626.00	$4,626.00	$0.00
02-14-224-009	822	DUP	2	$4,626.00	$4,626.00	$0.00
02-14-224-010	823	DUP	2	$4,626.00	$4,626.00	$0.00
02-14-224-011	824	DUP	2	$4,626.00	$4,626.00	$0.00
02-14-224-012	825	DUP	2	$4,626.00	$4,626.00	$0.00
02-14-224-013	826	DUP	2	$4,626.00	$4,626.00	$0.00
02-14-224-014	827	DUP	2	$4,626.00	$4,626.00	$0.00
02-14-224-015	828	DUP	2	$4,626.00	$4,626.00	$0.00
02-14-224-016	829	DUP	2	$4,626.00	$4,626.00	$0.00
02-14-224-017	830	DUP	2	$4,626.00	$4,626.00	$0.00
02-14-224-018	831	DUP	2	$4,626.00	$4,626.00	$0.00
02-14-224-019	832	DUP	2	$4,626.00	$4,626.00	$0.00
02-14-224-020	833	DUP	2	$4,626.00	$4,626.00	$0.00
02-14-224-021	834	DUP	2	$4,626.00	$4,626.00	$0.00
02-14-224-022	835	DUP	2	$4,626.00	$4,626.00	$0.00
02-14-225-011	772	DUP	2	$4,626.00	$4,626.00	$0.00
02-14-225-012	771	DUP	2	$4,626.00	$4,626.00	$0.00
02-14-225-013	770	DUP	2	$4,626.00	$4,626.00	$0.00
02-14-225-014	769	DUP	2	$4,626.00	$4,626.00	$0.00
02-14-225-015	768	DUP	2	$4,626.00	$4,626.00	$0.00
02-14-225-016	767	DUP	2	$4,626.00	$4,626.00	$0.00
02-14-225-017	766	DUP	2	$4,626.00	$4,626.00	$0.00
02-14-225-018	765	DUP	2	$4,626.00	$4,626.00	$0.00
02-14-225-019	764	DUP	2	$4,626.00	$4,626.00	$0.00
02-14-225-020	763	DUP	2	$4,626.00	$4,626.00	$0.00
02-14-225-021	762	DUP	2	$4,626.00	$4,626.00	$0.00
02-14-225-022	761	DUP	2	$4,626.00	$4,626.00	$0.00
02-14-225-023	760	DUP	2	$4,626.00	$4,626.00	$0.00
02-14-225-024	759	DUP	2	$4,626.00	$4,626.00	$0.00
02-14-225-025	758	DUP	2	$4,626.00	$4,626.00	$0.00
02-14-227-014	757	DUP	2	$4,626.00	$4,626.00	$0.00
02-14-227-015	756	DUP	2	$4,626.00	$4,626.00	$0.00
02-14-227-016	755	DUP	2	$4,626.00	$4,626.00	$0.00
02-14-227-017	754	DUP	2	$4,626.00	$4,626.00	$0.00
02-14-227-018	753	DUP	2	$4,626.00	$4,626.00	$0.00
02-14-227-019	752	DUP	2	$4,626.00	$4,626.00	$0.00
02-14-227-020	751	DUP	2	$4,626.00	$4,626.00	$0.00
02-14-227-021	750	DUP	2	$4,626.00	$4,626.00	$0.00
02-14-227-022	749	DUP	2	$4,626.00	$4,626.00	$0.00
02-14-227-023	748	DUP	2	$4,626.00	$4,626.00	$0.00
02-14-227-024	747	DUP	2	$4,626.00	$4,626.00	$0.00
02-14-227-025	746	DUP	2	$4,626.00	$4,626.00	$0.00
02-14-227-026	745	DUP	2	$4,626.00	$4,626.00	$0.00

United City of Yorkville
Special Service Area No. 2004-104
(Central Grande Reserve)
Levy Year 2025

PIN	Lot	Land Use	# of Units	2025 Special Tax Levy		
				Original Amount Levied	Amount to be Abated	Amount to be Collected
Series 2 Duplex Property						
02-14-227-027	744	DUP	2	$4,626.00	$4,626.00	$0.00
02-14-227-028	743	DUP	2	$4,626.00	$4,626.00	$0.00
02-14-227-029	742	DUP	2	$4,626.00	$4,626.00	$0.00
02-14-227-030	741	DUP	2	$4,626.00	$4,626.00	$0.00
02-14-227-031	740	DUP	2	$4,626.00	$4,626.00	$0.00
02-14-227-032	739	DUP	2	$4,626.00	$4,626.00	$0.00
02-14-227-033	738	DUP	2	$4,626.00	$4,626.00	$0.00
02-14-227-034	737	DUP	2	$4,626.00	$4,626.00	$0.00
02-14-227-035	736	DUP	2	$4,626.00	$4,626.00	$0.00
02-14-227-036	735	DUP	2	$4,626.00	$4,626.00	$0.00
02-14-227-037	734	DUP	2	$4,626.00	$4,626.00	$0.00
02-14-227-038	733	DUP	2	$4,626.00	$4,626.00	$0.00
02-14-227-039	732	DUP	2	$4,626.00	$4,626.00	$0.00
02-14-227-040	731	DUP	2	$4,626.00	$4,626.00	$0.00
02-14-229-001	727	DUP	2	$4,626.00	$4,626.00	$0.00
02-14-229-002	728	DUP	2	$4,626.00	$4,626.00	$0.00
02-14-229-003	729	DUP	2	$4,626.00	$4,626.00	$0.00
02-14-229-004	730	DUP	2	$4,626.00	$4,626.00	$0.00
	Subtotal		**224**	**$518,112.00**	**$518,112.00**	**$0.00**
Series 2 Townhome Property						
02-14-100-020	NA	THM	298	$581,696.00	$581,696.00	$0.00
	Subtotal		**298**	**$581,696.00**	**$581,696.00**	**$0.00**
Exempt						
02-11-300-015	3013	EX	0	$0.00	$0.00	$0.00
02-11-490-001	3016	EX	0	$0.00	$0.00	$0.00
02-11-491-001	3015	EX	0	$0.00	$0.00	$0.00
02-14-100-019	3010	EX	0	$0.00	$0.00	$0.00
02-14-170-015	3009	EX	0	$0.00	$0.00	$0.00
02-14-175-012	3026	EX	0	$0.00	$0.00	$0.00
02-14-175-013	3027	EX	0	$0.00	$0.00	$0.00
02-14-225-010	3017	EX	0	$0.00	$0.00	$0.00
02-14-227-013	3014	EX	0	$0.00	$0.00	$0.00
02-14-352-004	3006	EX	0	$0.00	$0.00	$0.00
02-14-352-005	3004	EX	0	$0.00	$0.00	$0.00
02-14-353-034	3007	EX	0	$0.00	$0.00	$0.00
02-14-404-032	3008	EX	0	$0.00	$0.00	$0.00
02-14-454-001	3002	EX	0	$0.00	$0.00	$0.00
02-14-458-002	3003	EX	0	$0.00	$0.00	$0.00
02-14-458-003	3003	EX	0	$0.00	$0.00	$0.00
02-23-103-001	3005	EX	0	$0.00	$0.00	$0.00
02-23-129-031	3000	EX	0	$0.00	$0.00	$0.00
02-23-131-006	3001	EX	0	$0.00	$0.00	$0.00
	Subtotal		**0**	**$0.00**	**$0.00**	**$0.00**

United City of Yorkville
Special Service Area No. 2004-104
(Central Grande Reserve)
Levy Year 2025

PIN	Lot	Land Use	# of Units	2025 Special Tax Levy		
				Original Amount Levied	Amount to be Abated	Amount to be Collected
GRAND TOTALS			1,245	$3,143,006.00	$2,630,661.08	$512,344.92
			(# of units)	(maximum taxes)	(taxes abated)	(taxes levied)



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Public Finance
Public-Private Partnerships
Development Economics
Clean Energy Bonds

Memorandum

To: Administration Committee
From: Rob Fredrickson, Finance Director
Date: November 12, 2025
Subject: SSA No. 2004-107 Raintree Village II – Tax Abatement

---

The table below represents a year-over year comparison of maximum and extended tax levy amounts on a per parcel basis for the Raintree Village II Special Service Area (2004-107), as shown on Table 5 (page 7) of the Administration Report prepared by the City's SSA consultant, David Taussig & Associates (DTA).

Special Service No. 2004-107 (Raintree Village II)

Tax Classification	2025 Levy	2024 Levy	% Change
Maximum Parcel Amount			
Single Family	$ 2,826.00	$ 2,784.00	1.51%
Duplex	$ 2,313.00	$ 2,279.00	1.49%
Townhome	$ 1,952.00	$ 1,923.00	1.51%
Extended Parcel Amounts			
Single Family	$ 1,948.60	$ 1,919.78	1.50%
Duplex	$ 1,594.88	$ 1,571.54	1.49%
Townhome	$ 1,345.96	$ 1,326.06	1.50%

As noted above, extended (actual) 2025 tax levy amounts will decrease by approximately 1.5% for single family, duplex and townhome parcels in comparison with the previous year. This substantial reduction in SSA taxes is attributable to reduced debt service amounts following the Raintree II bond refunding, which was approved by City Council this past March. Taken in the aggregate, these parcels will yield special service area property taxes totaling $583,315.64 (out of a maximum amount of $858,347.00 – with $275,031.36) being abated).

It is the recommendation of staff that the SSA abatement ordinance be approved. Both the ordinance and Raintree Village II SSA Administration Report have been attached for your review and consideration.

Ordinance No. 2025-_____

ORDINANCE ABATING SPECIAL SERVICE AREA TAXES FOR SPECIAL SERVICE AREA NUMBER 2004-107 (RAINTREE VILLAGE II PROJECT)

BE IT ORDAINED BY THE CITY COUNCIL OF THE UNITED CITY OF YORKVILLE, KENDALL COUNTY, ILLINOIS, AS FOLLOWS:

Section 1. It is found and declared by the City Council of the United City of Yorkville, Kendall County, Illinois (the "City"), as follows:

(a) The City Council of the City adopted Ordinance No. 2005-91 on November 22, 2005 (the "Bond Ordinance") which: (i) provided for the issuance of not to exceed $10,000,000 of Special Service Area Number 2004-107 Special Tax Bonds, Series 2005 (Raintree Village II Project) (the "Bonds"), of the United City of Yorkville, which were issued in the original principal amount of $9,400,000 for the purpose of paying for the costs of certain improvements benefiting the Special Service Area Number 2004-107 (the "Special Service Area"); and (ii) provided for the levy of a Special Tax upon all taxable property within the Special Service Area sufficient to pay the principal of the Bonds for each year at maturity or mandatory sinking fund redemption dates and to pay interest and Administrative Expenses of the Special Service Area for each such year. The Bond Ordinance also authorized the City to abate the taxes levied pursuant to such Ordinance to the extent the taxes levied exceeded the Special Tax Requirement (as defined in the Bond Ordinance) as calculated pursuant to the Special Service Area Number 2004-107 Special Tax Roll and Report (the "Special Tax Report") prepared by DTA, Inc. (the "Consultant").

(b) Pursuant to the Special Tax Report, the Consultant of the City has determined that the Special Tax Requirement for 2025 for the Bonds is $583,315.64 and the 2025 Levy for Special Taxes is $583,315.64.

Section 2. Of the $858,347.00 Special Taxes levied for calendar year 2025 pursuant to Section 6 of the Bond Ordinance $275,031.36 of such Special Taxes is hereby abated resulting in a 2025 calendar year levy of $583,315.64.

Section 3. It is the duty of the County Clerk of Kendall County to abate those taxes as provided in Section 2 of this Ordinance.

Section 4. The City Council of the City hereby approves the United City of Yorkville Special Service Area Number 2004-107 Trustee's Report Levy Year 2025 dated November 10, 2025, prepared by DTA, Inc. and the 2025 Amended Special Tax Roll attached to such report with such changes therein as are deemed necessary by the Mayor and the City's consultant to reflect any changes in final parcel identification numbers.

Section 5. All ordinances, resolutions and orders or parts of ordinances, resolutions and orders in conflict with this ordinance are repealed to the extent of such conflict. The City Clerk shall cause this Ordinance to be published in pamphlet form. This Ordinance shall be in full force and effect after passage and publication as provided by law.

PASSED by the City Council of the City this _____ ___, 2025.

KEN KOCH	_____	DAN TRANSIER	_____
ARDEN JOE PLOCHER	_____	CRAIG SOLING	_____
CHRIS FUNKHOUSER	_____	MATT MAREK	_____
RUSTY CORNEILS	_____	RUSTY HYETT	_____

_____
City Clerk

SIGNED by the Mayor this _____ ___, 2025.

_____
Mayor

ATTEST:

_____
City Clerk

Published in pamphlet form _____ ____, 2025.

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ADMINISTRATION REPORT (LEVY YEAR 2025)

UNITED CITY OF YORKVILLE

SPECIAL SERVICE AREA NO. 2004-107

November 10, 2025

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UNITED CITY OF YORKVILLE

ADMINISTRATION REPORT

(LEVY YEAR 2025)

Special Service Area No. 2004-107

Prepared for:

United City of Yorkville

800 Game Farm Road

Yorkville, IL 60560

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APPENDICES

APPENDIX A	FUNDS AND ACCOUNTS
APPENDIX B	APPLICATION OF SPECIAL TAX
APPENDIX C	APPLICATION OF EARNINGS
APPENDIX D	DEBT SERVICE SCHEDULE
APPENDIX E	AERIAL APPENDIX OF SSA BOUNDARIES
APPENDIX F	SPECIAL TAX ROLL AND REPORT
APPENDIX G	2025 AMENDED SPECIAL TAX ROLL

I INTRODUCTION

This report calculates the 2025 special taxes required to pay annual debt service on the United City of Yorkville (the "City") Special Service Area Number 2004-107 ("SSA No. 2004-107") Special Tax Refunding Bonds, Series 2024 (Raintree Village II Project) (the "Series 2024 Bonds") and administrative expenses and apportions the special taxes to each taxable parcel within SSA No. 2004-107. Pursuant to the Special Service Area Act (the "Act"), the City Aldermen are the governing body of SSA No. 2004-107. The City Aldermen must annually, prior to the last Tuesday of December, approve by ordinance the special taxes to be collected, abate the Maximum Parcel Special Taxes in excess of the special taxes to be collected, and direct the County Clerk of Kendall County to extend the special taxes for collection. The special taxes will be billed on the tax bill for ad valorem property taxes.

SSA No. 2004-107 was established by Ordinance No. 2005-90 (the "Establishing Ordinance"), adopted on November 22, 2005. The Establishing Ordinance authorized SSA No. 2004-107 to provide special services, issue bonds, and levy a special tax to repay the bonds.

A Authorized Special Services

The authorized special services include:

- Engineering;
- Soil testing and appurtenant work;
- Mass grading and demolition;
- Storm water management facilities;
- Storm drainage systems and storm sewers;
- Site clearing and tree removal;
- Public water facilities;
- Sanitary sewer facilities;
- Erosion control measures;
- Roads, streets, curbs, gutters, street lighting, traffic controls, sidewalks, equestrian paths and related street improvements, equipment and materials necessary for the maintenance thereof;
- Landscaping, wetland mitigation and tree installation;
- Park improvements;
- Costs for land and easement acquisitions relating to any of the foregoing improvements; and
- Required tap-on and related fees for water or sanitary sewer services and other eligible costs.

B Bonded Indebtedness

The Establishing Ordinance specified that not more than $10,000,000 in bonds may be issued by SSA No. 2004-107. Ordinance No. 2005-91 (the "2005 Bond Ordinance"), adopted on December 2, 2005, approved the form of a trust indenture and preliminary limited offering memorandum and provided for the issuance of not more than $10,000,000 in bonded indebtedness. The Special Tax Bonds, Series 2005 (Raintree Village II Project) (the "Series 2005 Bonds") were issued in the amount of $9,400,000 in December 2005.

Ordinance No. 2024-91 (the "2024 Bond Ordinance"), adopted on March 12, 2024, approved the form of a trust indenture and preliminary limited offering memorandum and provided for the issuance of not more than $6,000,000 in bonded indebtedness to refund the Series 2005 Bonds. The Series 2024 Bonds were issued in the amount of $5,121,000 in April 2024 to effect the defeasance and current refunding of the Series 2005 Bonds.

C Special Taxes

The Establishing Ordinance incorporates the United City of Yorkville Special Service Area Number 2004-107 Special Tax Roll and Report (the "Special Tax Roll and Report"). The Special Tax Roll and Report sets forth the Maximum Parcel Special Taxes which have been levied for the payment of principal of and interest on the Series 2024 Bonds and the administration and maintenance of SSA No. 2004-107 and is attached hereto as Appendix F. A table of the Maximum Special Taxes is included in Section I herein.

I SPECIAL TAX REQUIREMENT

The SSA No. 2004-107 2025 Special Tax Requirement is equal to $583,316. As shown in Table 1 below, the 2025 Special Tax Requirement is equal to the sum of the Series 2024 Bond debt service for the bond year ending March 1, 2027, estimated administrative expenses, estimated delinquencies, reserve replenishment, and less the estimated projected available fund as of March 1, 2026.

Table 1: 2025 Special Tax Requirement

Types of Funds	Total Amount
Sources of Funds	
Prior Year Surplus/(Deficit)	$3,300
Earnings	$0
Special Taxes	$583,316
Subtotal	**$586,616**
Uses of Funds	
Debt Service	
Interest - 09/01/2026	($80,933)
Interest - 03/01/2027	($80,933)
Principal - 03/01/2027	($369,000)
Administrative Expenses	($38,250)
Delinquent Special Tax	($17,499)
Reserve Replenishment	$0
Subtotal	($586,616)
Projected Surplus/(Deficit) - March 1, 2027	**($0)**

II ACCOUNT ACTIVITY SUMMARY

The Trust Indenture for the Series 2024 Bonds (the "2024 Indenture") establishes five funds and two accounts. The four funds are the Bond and Interest Fund, Reserve Fund, Special Reserve Fund, Rebate Fund, and Administrative Expense Fund. Within the Bond and Interest Fund is the Special Redemption Account. Within the Administrative Expense Fund is the Cost of Issuance Account. A diagram of the funds and accounts is included herein as Appendix A.

Money held in any of the funds and accounts can be invested at the direction of the City and in conformance with the limitations set forth in the 2024 Indenture. Investment interest earnings, if any, will generally be applied to the fund or account for which the investment is made. Diagrams of the application of special taxes and earnings are attached as Appendices B and C, respectively.

A summary of account activity for the 12 months ending September 30, 2025, is shown in Table 2 on the following page.

Table 2: Transaction Summary (10/01/2024 through 09/30/2025)

Types of Funds	Administrative Expense Fund	Reserve Fund	Special Reserve Fund	Bond and Interest Fund	Special Redemption Account
Beginning Balance (October 1, 2024)	$0	$257,134	$15,296	$755,870	$0
Earnings	$877	$10,636	$639	$17,421	$85
Special Taxes					
Prior Year(s)	$0	$0	$0	$10,335	$0
Levy Year 2024	$0	$0	$0	$561,841	$0
Miscellaneous Source of Funds	$0.00	$0	$0	$0.00	$0
Account Transfers	$0	($10,859)	$0	$20,356	($10,297)
Administrative Expense Transfers					
2024 Budgeted	$53,823	$0	$0	($53,723)	$700
2025 Prefunding	$0	$0	$0	$0	$0
Debt Service					
Interest and Principal – 03/01/2025	$0	$0	$0	($695,349)	$0
Interest – 09/01/2025	$0	$0	$0	($87,727)	$0
Bond Redemptions/Prepayments					
Receipts	$0	$0	$0	$0	$10,218
Principal Redemption	$0	$0	$0	($10,297)	$0
Redemption Premium	$0	$0	$0	$0	$0
Property Owner Refunds	$0	$0	$0	($3,762)	$0
Administrative Expenses	($30,695)	$0	$0	$0	$0
Ending Balance (September 30, 2025)	**$24,004**	**$256,911**	**$15,935**	**$514,965**	**$707**

The calculation of the estimated fund balances as of March 1, 2026, is shown in Table 3 on the following page.

Table 3: Estimated Transaction Summary (10/1/2025 through 3/1/2026)

Types of Funds	Administrative Expense Fund	Reserve Fund	Special Reserve Fund	Bond and Interest Fund	Special Redemption Account
Beginning Balance (October 1, 2025)	$24,004	$256,911	$15,935	$514,965	$707
Earnings	$0	$0	$0	$0	$0
Special Taxes					
Prior Year(s)	$0	$0	$0	$0	$0
Levy Year 2024	$0	$0	$0	$12,856	$0
Prepayment Receipts	$0	$0	$0	$0	$0
Account Transfers					
Bond Redemption/Prepayment	$0	$0	$0	$0	$0
All Other/Non-Administrative Expenses	$0	($861)	$0	$861	$0
Administrative Expense Transfers					
2025 Budgeted	$2,654	$0	$0	($2,654)	$0
2026 Prefunding	$38,250	$0	$0	($38,250)	$0
Debt Service					
Interest - 03/01/2026	$0	$0	$0	($87,727)	$0
Principal - 03/01/2026	$0	$0	$0	($344,000)	$0
Bond Redemptions/Prepayments					
Principal Redemption	$0	$0	$0	$0	$0
Redemption Premium	$0	$0	$0	$0	$0
Property Owner Refunds	$0	$0	$0	$0	$0
Administrative Expenses					
Remaining Levy Year 2024 Expenses	($26,658)	$0	$0	$0	$0
Ending Balance - March 1, 2026	**$38,250**	**$256,050**	**$15,935**	**$56,051**	**$707**
Reserve Fund Requirement	N/A	($256,050)	($15,000)	N/A	N/A
Funds Not Eligible for Levy Surplus	($38,250)	N/A	($935)	$0	($707)
Projected Surplus/(Deficit) - March 1, 2026	**$0**	**$0**	**$0**	**$56,051**	**$0**

III MAXIMUM, ABATED, AND EXTENDED SPECIAL TAXES

Pursuant to the 2024 Bond Ordinance, the 2025 Maximum Parcel Special Taxes equal $858,347.00. The total required abatement for prepayments is $12,382.00, resulting in the adjusted 2025 Maximum Parcel Special Taxes of $845,965.00. Subtracting the 2025 Special Tax Requirement of $583,315.64, results in an abatement of $262,649.36 for parcels subject to the special tax and a total abatement of $275,031.36. In accordance with the Special Tax Roll and Report the Maximum Parcel Special Tax applicable to each Parcel in SSA 2004-107 is abated in equal percentages until the special tax remaining equals the Special Tax Requirement.

The 2025 maximum, abated, and extended special tax for each special tax classification is shown in Table 4 below. The Amended Special Tax Roll, which lists the maximum, abated, and extended special tax for each parcel, is attached as Appendix G. Note, the special tax levy and abatement have been adjusted to reconcile with the special taxes set forth in the bond ordinance.

Table 4: Maximum, Abated and Extended Special Taxes

Special Tax Classification	Maximum Parcel Special Taxes	Abated Special Tax	Extended Special Tax
Single-Family Dwelling Unit	$2,826.00	$877.40	$1,948.60
Duplex Dwelling Unit	$2,313.00	$718.12	$1,594.88
Townhome Dwelling Unit	$1,952.00	$606.04	$1,345.96
Single-Family Dwelling Unit - Prepaid	$2,826.00	$2,826.00	$0.00
Duplex Dwelling Unit - Prepaid	$2,313.00	$2,313.00	$0.00
Townhome Dwelling Unit - Prepaid	$1,952.00	$1,952.00	$0.00

A comparison of the maximum and extended special tax amounts for 2025 and 2024 is shown in Table 5 below.

Table 5: Comparison of Maximum and Extended Special Taxes

Special Tax Classification	Levy Year 2025	Levy Year 2024	Percentage Change
Maximum Parcel Special Tax			
Single-Family Dwelling Unit	$2,826.00	$2,784.00	1.51%
Duplex Dwelling Unit	$2,313.00	$2,279.00	1.49%
Townhome Dwelling Unit	$1,952.00	$1,923.00	1.51%
Extended Special Tax			
Single-Family Dwelling Unit	$1,948.60	$1,919.78	1.50%
Duplex Dwelling Unit	$1,594.88	$1,571.54	1.49%
Townhome Dwelling Unit	$1,345.96	$1,326.06	1.50%

The schedule of the remaining SSA No. 2004-107 Maximum Parcel Special Taxes is shown in Table 6 on the following page. The Maximum Parcel Special Taxes escalate 1.50%

annually through 2033.

Table 6: Maximum Parcel Special Taxes

Levy Year	Collection Year	Aggregate	Per Unit		
			Single-Family	Duplex	Townhome
2025	2026	$858,347	$2,826	$2,313	$1,952
2026	2027	$871,123	$2,868	$2,348	$1,981
2027	2028	$884,215	$2,911	$2,383	$2,011
2028	2029	$897,529	$2,955	$2,419	$2,041
2029	2030	$910,970	$2,999	$2,455	$2,072
2030	2031	$924,633	$3,044	$2,492	$2,103
2031	2032	$938,612	$3,090	$2,529	$2,135
2032	2033	$993,562	$3,136	$2,567	$2,167
2033	2034	$952,624	$3,183	$2,606	$2,200

IV PRIOR YEAR SPECIAL TAX COLLECTIONS

The SSA No. 2004-107 special tax is billed and collected by Kendall County (the "County") in the same manner and at the same time as general *ad valorem* property taxes. The City may provide other means of collecting the special tax, if necessary, to meet the financial obligations of SSA No. 2004-107.

A 2024 Special Tax Receipts

As of November 3, 2025, $574,697.40 of $574,697.40 in Levy Year 2024 special tax levies have been collected, resulting in a delinquency amount $0.00 and a delinquency rate of 0.00%.

B Tax Sales and Foreclosures

The lien and foreclosure remedies provided for in Article 9 of the Illinois Municipal Code shall apply upon the nonpayment of the special tax. The City is not currently pursuing any foreclosure actions.

Kendall County held their annual tax sale on October 27, 2025. Prior to the County Tax Sale, there were 5 parcels with delinquent special taxes of $7,469.50. Delinquent property taxes for 5 parcels with special taxes of $7,469.50 were purchased at the County Tax Sale.

V DEVELOPMENT STATUS

SSA No. 2004 107 is a subdivision of approximately 156 acres known as Raintree Village II, generally located on the southeast side of Illinois Route 71, the southwest side of Illinois Route 126 and east of State Route 47 in the United City of Yorkville, Illinois. SSA No. 2004 107 is fully developed with 189 Single Family Homes, 33 Duplexes and 127 Townhomes.

A Equalized Assessed Value

The 2024 equalized assessed value increased to $36,044,117.

VI OUTSTANDING BONDS

As of September 2, 2025, the outstanding principal was $4,515,000. The current debt schedule adjusted for early redemptions from special tax prepayments is attached herein as Appendix D.

A Bond Redemptions from Special Tax Prepayments

As a result of special tax prepayments received from property owners, $10,000 of the Series 2024 Bonds were redeemed on December 1, 2024, as shown in Table 12 below.

Table 7: Special Mandatory Series 2024 Bonds Bond Redemptions from Special Tax Prepayments

Redemption Date	Bonds Redeemed
December 1, 2024	$10,000
Total Redeemed	**$10,000**

B Special Tax Prepayments

The SSA No. 2004-107 Maximum Parcel Special Taxes may be prepaid and permanently satisfied, or prepaid in part, provided that proceeds for any such prepayment are sufficient to permit the redemption of Seres 2024 Bonds in such amounts and maturities deemed necessary by the Administrator and in accordance with the 2024 Bond Indenture. The prepayment calculation formula for SSA No. 2004-107 is set forth in the Special Tax Roll and Reports.

Prior to the issuance of Series 2024 Bonds, the Maximum Parcel Special Taxes had been prepaid in full for 13 single-family dwelling units, 5 duplex dwelling units, and 1 townhome dwelling unit. After the issuance of Series 2024 Bonds, the Maximum Parcel Special Taxes have been prepaid in full for 3 single-family dwelling units and for 2 townhome dwelling units. No partial prepayments have been received.

VII EQUALIZED ASSESSED VALUE AND VALUE-TO-LIEN RATIO

The SSA No. 2004-107 Equalized Assessed Value and Value-to-Lien Ratio is shown in Table 7 below.

Table 8: Equalized Assessed Value and Value-to-Lien Ratio

2024 Equalized Assessed Value [1]	2024 Appraised Value [2]	Outstanding Bonds [3]	Value-to-Lien Ratio
$36,044,117	$108,132,351	$4,515,000	23.95:1

Notes:

1. Source: Kendall County.
2. Based on three times the equalized assessed value of the special service area.
3. As of September 2, 2025..

VIII *AD VALOREM* PROPERTY TAX RATES

The 2024 general *ad valorem* tax rates for SSA No. 2004-107 are shown in Table 8 below.

Table 9: 2024 *Ad Valorem* Property Tax Rates [1]

Type of Rate	*Ad Valorem* Rate
United City of Yorkville Rates	
Corporate	0.10718%
Police Protection	0.13938%
Police Pension	0.15955%
Audit	0.00327%
Liability Insurance	0.00436%
Social Security	0.01633%
School Crossing Guard	0.00000%
Revenue Recapture	0.00052%
Subtotal City Tax Rate	0.44148%
District Rates	
County	0.52808%
Bristol-Kendall Fire Protection District	0.62408%
Forest Preserve	0.13040%
Junior College #516	0.41827%
Yorkville Library	0.11642%
Yorkville/Bristol Sanitary District	0.00000%
Kendall Township	0.07435%
Kendall Road District	0.18905%
School District CU-115	5.74732%
Subtotal District Tax Rate	7.82797%
Total Tax Rate	8.26945%

Note:

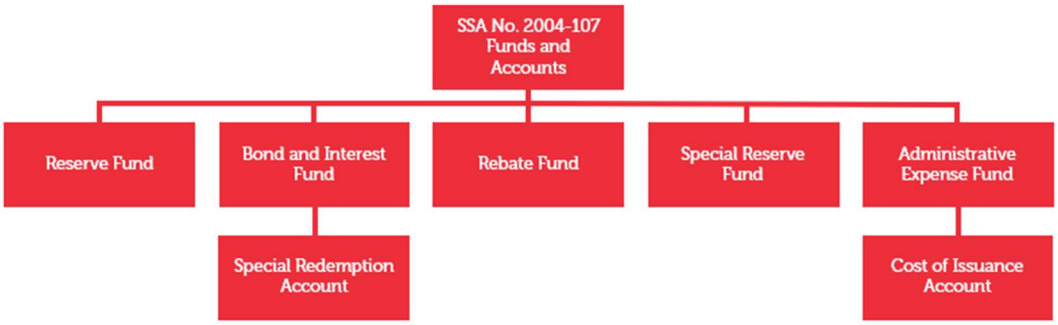
1. Source: Kendall County, for Tax Codes KE021.

APPENDIX A

United City of Yorkville SSA No. 2004-107
Administration Report
(Levy Year 2025)

FUNDS AND ACCOUNTS

Figure A-1: Funds and Accounts

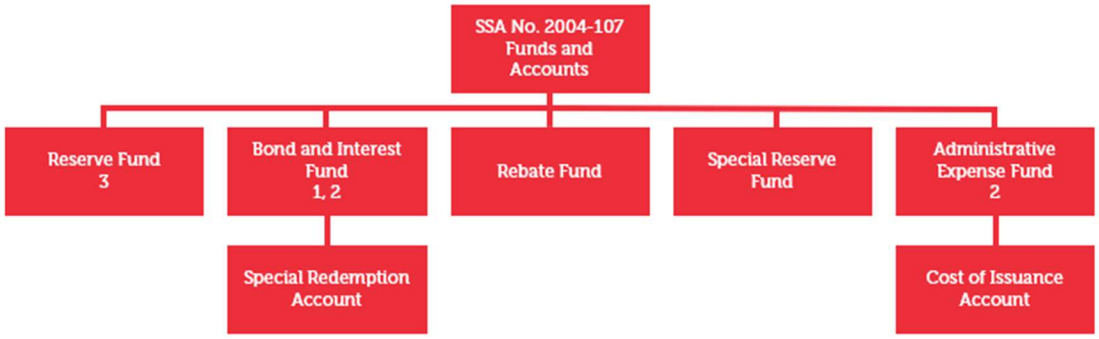


APPENDIX B

United City of Yorkville SSA No. 2004-107
Administration Report
(Levy Year 2025)

APPLICATION OF SPECIAL TAX

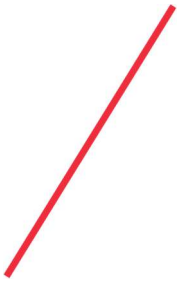
Figure B-1: Application of Special Tax



Notes:
1. Special Tax applied in sequence shown.
2. In an amount sufficient to pay Debt Service on the Bonds.

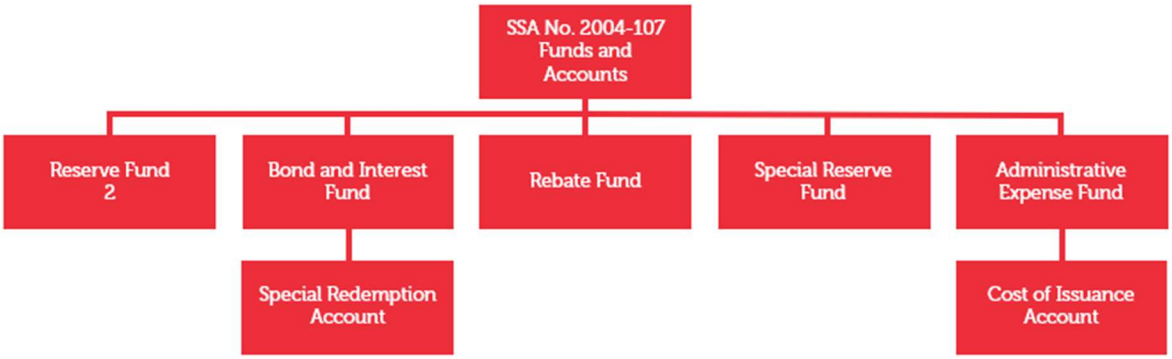
APPENDIX C

United City of Yorkville SSA No. 2004-107
Administration Report
(Levy Year 2025)



APPLICATION OF EARNINGS

Figure C-1: Application of Earnings



Notes:
1. Earnings remain in fund or account from which they accrued unless otherwise indicated.
2. Reserve Fund earnings are transferred into the Improvement Fund prior to completion of the Special Services and to the Bond and Interest Fund thereafter.

APPENDIX D

United City of Yorkville SSA No. 2004-107
Administration Report
(Levy Year 2025)

DEBT SERVICE SCHEDULE

Table D-1: Revised Debt Service Schedule after December 1, 2024 Redemption

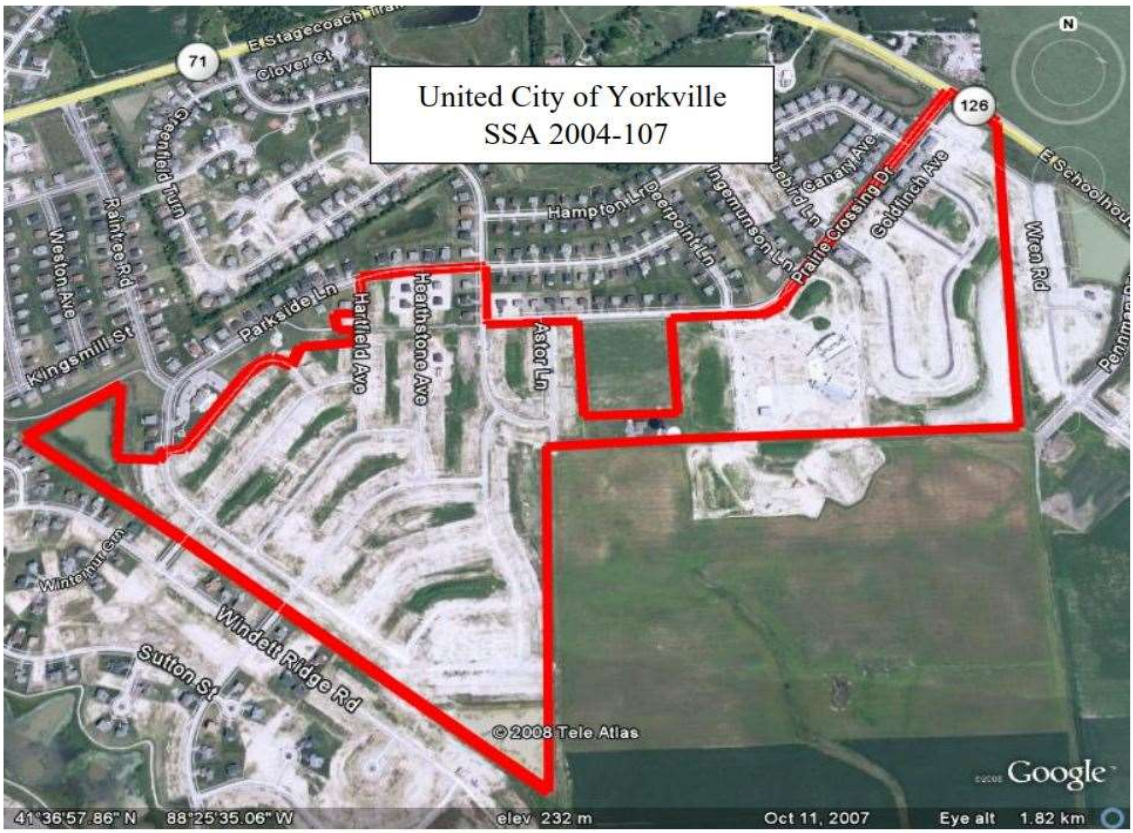
Year Ending (3/1)	Payment Date	Principal	Interest	Debt Service
2026	3/1/2026	$344,000	$87,727.25	$431,727.25
2027	9/1/2026		$80,933.25	$80,933.25
2027	3/1/2027	$369,000	$80,933.25	$449,933.25
2028	9/1/2027		$73,830.00	$73,830.00
2028	3/1/2028	$389,000	$73,830.00	$462,830.00
2029	9/1/2028		$66,439.00	$66,439.00
2029	3/1/2029	$409,000	$66,439.00	$475,439.00
2030	9/1/2029		$58,668.00	$58,668.00
2030	3/1/2030	$434,000	$58,668.00	$492,668.00
2031	9/1/2030		$50,422.00	$50,422.00
2031	3/1/2031	$459,000	$50,422.00	$509,422.00
2032	9/1/2031		$41,586.25	$41,586.25
2032	3/1/2032	$484,000	$41,586.25	$525,586.25
2033	9/1/2032		$32,148.25	$32,148.25
2033	3/1/2033	$514,000	$32,148.25	$546,148.25
2034	9/1/2033		$22,125.25	$22,125.25
2034	3/1/2034	$539,000	$22,125.25	$561,125.25
2035	9/1/2034		$11,480.00	$11,480.00
2035	3/1/2035	$574,000	$11,480.00	$585,480.00

APPENDIX E

United City of Yorkville SSA No. 2004-107
Administration Report
(Levy Year 2025)

AERIAL APPENDIX OF SSA BOUNDARIES

Figure E-1: Aerial Appendix of SSA Boundaries



APPENDIX F

United City of Yorkville SSA No. 2004-107
Administration Report
(Levy Year 2025)

SPECIAL TAX ROLL AND REPORT

UNITED CITY OF YORKVILLE

SPECIAL SERVICE AREA NO. 2004-107

SPECIAL TAX ROLL AND REPORT

Prepared for

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UNITED CITY OF YORKVILLE
SPECIAL SERVICE AREA NO. 2004-107
(RAINTREE VILLAGE II)

SPECIAL TAX ROLL AND REPORT
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I. INTRODUCTION

Pursuant to the provisions of the Act and in accordance with the "Establishing Ordinance" being Ordinance No. _____ passed by the City Council of the United City of Yorkville, County of Kendall, State of Illinois, on November 22, 2005 in connection with the proceedings for Special Service Area Number 2004-107 (hereinafter referred to as "SSA No. 2004-107"), this Special Tax Roll and Report of SSA No. 2004-107 (the "Report") is herewith submitted and made part of the Establishing Ordinance.

II. DEFINITIONS

The terms used herein shall have the following meanings:

"Act" means the Special Service Area Tax Act, being 35 ILCS 200/27-5 et seq., as amended.

"Administrative Expenses" means the following actual or reasonably estimated costs permitted in accordance with the Act and directly related to the administration of SSA No. 2004-107 and the Bonds as determined by the City or the Consultant on its behalf: the costs of computing the Special Taxes and of preparing the annual Special Taxes collection schedules; the costs of collecting the Special Taxes (whether by the City, the County, or otherwise); the costs of remitting the Special Taxes to the trustee; the costs of the trustee and any fiscal agent (including its legal counsel) in the discharge of the duties required of it under the Bond Indenture or any trustee or fiscal agent agreement; the costs of the City or designee in computing the amount of rebatable arbitrage, if any; the costs of the City or its designee in complying with disclosure requirements of applicable federal and state securities laws and of the Act, including, but not limited to, public inquiries regarding the Special Taxes; the costs associated with the release of funds from any escrow account; the costs of obtaining or maintaining ratings of the Bonds; any termination payments owed by the City in connection with any guaranteed investment contract, forward purchase agreement or other investment of funds held under the Bond Indenture; and amounts advanced by the City for any other administrative purposes of SSA No. 2004-107, including the costs of prepayment of Special Taxes, recordings related to the prepayment, discharge or satisfaction of Special Taxes; the costs of commencing foreclosure and pursuing collection of delinquent Special Taxes and the reasonable fees of legal counsel of the City incurred in connection with the foregoing.

"Attached Property" means all Parcels within the boundaries of SSA No. 2004-107 classified as Duplex Property or Townhome Property.

"Bond Indenture" means the trust indenture and any supplemental indentures between the City and the trustee named therein authorizing the issuance of the Bonds.

"Bonds" means any bonds or other debt, including refunding bonds, whether in one or more series, issued by the City and secured by the Maximum Parcel Special Tax for SSA No. 2004-107, the proceeds of which will be used to finance inter alia, all or a portion of the public improvements authorized pursuant to the Establishing Ordinance.

"Calendar Year" means the twelve-month period starting January 1 and ending December 31.

"City" means the United City of Yorkville, County of Kendall, State of Illinois.

"Consultant" means the designee of the City responsible for determining the Special Taxes and assisting the City and the County in providing for the collection of the Special Taxes, continuing disclosure, and any other administrative efforts related to SSA No. 2004-107.

"Council" means the Mayor and City Council of the United City of Yorkville, having jurisdiction over SSA No. 2004-107.

"County" means the County of Kendall, Illinois.

"Duplex Property" means all Parcels within the boundaries of SSA No. 2004-107 on which duplex Dwelling Units have been, may be, or are anticipated to be constructed as determined from the applicable Preliminary Plat, Exhibit B to Ordinance No. 2005-81 of the City, Final Plat for Unit 4 (lots for which the exception to blanket easement designation does not apply), or other document approved by the City as determined by the Consultant.

"Dwelling Unit" or "DU" means a residential dwelling unit.

"Final Plat" means a final plat of subdivision approved by the City and recorded with the County which creates individual single-family home, duplex, and/or townhome lots.

"Mandatory Special Tax Prepayment" means the Special Tax Bond Prepayment required pursuant to Section VI.G herein and calculated pursuant to Exhibit B herein.

"Maximum Parcel Special Tax" means the maximum special tax, determined in accordance with Section VI that can be collected by the City in any Calendar Year on any Parcel.

"Maximum Parcel Special Taxes" means the amount determined by multiplying the actual or anticipated number of Single-family Property Dwelling Units, Duplex Property Dwelling Units and Townhome Property Dwelling Units, in accordance with Section VI.B, by the applicable Maximum Parcel Special Tax.

"Parcel" means a lot, parcel, and/or other interest in real property within the boundaries of SSA No. 2004-107 to which a permanent index number ("PIN") is assigned as determined from a PIN Map or the assessment roll.

"Partial Special Tax Bond Prepayment" means that amount required to partially prepay the Maximum Parcel Special Tax computed pursuant to Exhibit B herein.

"PIN Map" means an official map of the County Assessments Division or other authorized County official designating lots, parcels, and/or other interests in real property by permanent index number.

"Preliminary Plat" means a preliminary plat of subdivision approved by the City.

"Residential Property" means all Parcels within the boundaries of SSA No. 2004-107 on which Dwelling Units have been, may be, or are anticipated to be constructed as determined from any Preliminary Plat, Final Plat, or other document approved by the City as determined by the Consultant.

"Single-family Property" means all Parcels within the boundaries of SSA No. 2004-107 on which single-family Dwelling Units have been, may be, or are anticipated to be constructed as determined from the applicable Preliminary Plat, Exhibit B to Ordinance No. 2005-81 of the City, the Final Plats for Units 5 and 6, or other document approved by the City as determined by the Consultant.

"Special Tax" means the special tax to be extended in each Calendar Year on each Parcel.

"Special Tax Bond Prepayment" means that amount required to prepay the Maximum Parcel Special Tax computed pursuant to Exhibit B herein in order to fully release the lien of the Maximum Parcel Special Tax.

"Special Tax Requirement" means that amount determined by the City or its designee as required in any Calendar Year to pay: (1) the Administrative Expenses, (2) debt service on any Bonds, (3) reasonably anticipated delinquent Special Taxes, (4) any amount required to replenish any reserve fund established in connection with such Bonds, (5) the costs of credit enhancement and fees for instruments that serve as the basis of a reserve fund in lieu of cash related to any such Bonds, and less (6) available funds as directed under the Bond Indenture.

"Special Tax Roll" means the Special Tax Roll included herein as Exhibit A, as may be amended pursuant to Section VI.E.

"SSA No. 2003-100 Duplex Property" means all Parcels within the boundaries of SSA No. 2003-100 of the City on which duplex Dwelling Units have been, may be, or are anticipated to be constructed as determined pursuant to the Special Tax Roll and Report of SSA No. 2003-100.

"Townhome Property" means all Parcels within the boundaries of SSA No. 2004-107 on which townhome Dwelling Units have been, may be, or are anticipated to be constructed as determined from the applicable Preliminary Plat, Exhibit B to Ordinance No. 2005-81 of the City, Final Plat for Unit 4 (lots for which the exception to blanket easement designation does apply), or other document approved by the City as determined by the Consultant.

"Unit 4" means that plat of subdivision within Raintree Village designated as Unit 4.

"Unit 5" means that plat of subdivision within Raintree Village designated as Unit 5.

"Unit 6" means that plat of subdivision within Raintree Village designated as Unit 6.

III. SPECIAL SERVICE AREA DESCRIPTION

A. BOUNDARIES OF SSA NO. 2004-107

SSA No. 2004-107 consists of approximately one hundred fifty-six (156) acres within Units 4, 5, and 6 which comprises the southern portion of the Raintree Village subdivision. SSA No. 2004-107 is generally located south of State Route 71 between State Route 47 to the west and State Route 126 to the east. A legal description is attached as Exhibit C of the Establishing Ordinance.

B. ANTICIPATED LAND USES

SSA No. 2004-107 is anticipated to consist of two hundred and two (202) single-family Dwelling Units (i.e., single-family homes), thirty-eight (38) duplex Dwelling Units, and one hundred twenty-eight (128) townhome Dwelling Units.

IV. SPECIAL SERVICES

SSA No. 2004-107 has been established to finance certain special services conferring special benefit thereto and which are in addition to the municipal services provided to the City as a whole. A general description, estimated cost, and allocation of these special services are set forth below.

A. GENERAL DESCRIPTION

1. ELIGIBLE IMPROVEMENTS

The special services that are eligible to be financed by SSA No. 2004-107 consist of certain public improvements with appurtenances and appurtenant work in connection therewith necessary to serve SSA No. 2004-107 (hereinafter referred to as the "Eligible Improvements"). The Eligible Improvements are generally described as follows: the acquisition, construction and installation of public improvements including, but not limited to:

- City owned sanitary sewer facilities, water facilities, road facilities, storm sewer facilities, public parks and park improvements, including, but not limited to, engineering, soil testing and appurtenant work, mass grading and demolition, storm water management facilities, storm drainage systems and storm sewers, site clearing and tree removal, public water facilities, sanitary sewer facilities, erosion control measures, roads, streets, curbs, gutters, street lighting, traffic controls, sidewalks, equestrian paths

and related street improvements, and equipment and materials necessary for the maintenance thereof, landscaping, wetland mitigation, public park improvements and tree installation, costs for land and easement acquisitions relating to any of the foregoing improvements, required tap-on fees and related fees for water or sanitary sewer services and other eligible costs.

2. SSA FUNDED IMPROVEMENTS

SSA No. 2004-107 is anticipated to fund the following improvements (subject to alternatives, modifications, and/or substitutions as described in Section IV.D below). Certain facilities are local in scope in that they bring the special services directly to the individual single-family homes, duplexes and townhomes and generally consist of sanitary sewer and water lines, streets, storm sewer and detention areas, and parks and open space. Certain other facilities are community wide in scope in that they provide sewer capacity to an area that extends beyond the boundaries of SSA No. 2004-107. The community wide facilities include a lift station that will benefit the townhomes and duplexes within SSA No. 2004-107 as well as the SSA No. 2003-100 Duplex Property. Only the share of the lift station benefiting property within the boundaries of SSA No. 2004-107 will be funded by SSA No. 2004-107.

B. ESTIMATED COSTS

The estimated costs for the Eligible Improvements and the amounts anticipated to be financed by SSA No. 2004-107 for each anticipated land use are presented in Table 1 on the following page. The costs shown in Table 1 do not include any off site improvements or improvements for the school site located within the Final Plat for Unit 4. Therefore, the school site will be exempt from the Special Tax.

TABLE 1

ESTIMATED COSTS FOR ELIGIBLE IMPROVEMENTS

	ELIGIBLE IMPROVEMENTS			SSA FUNDED IMPROVEMENTS		
PUBLIC IMPROVEMENT	TOTAL	LOCAL	COMMUNITY WIDE	TOTAL	LOCAL	COMMUNITY WIDE
Sanitary Sewer Improvements	$1,485,158	$1,279,634	$205,524	$1,284,428	$1,078,904	$205,524
Water Improvements	$1,211,959	$1,211,959	$0	$1,022,869	$1,022,869	$0
Roads Improvements	$2,127,889	$2,127,889	$0	$1,799,413	$1,799,413	$0
Earthwork	$381,203	$381,203	$0	$322,365	$322,365	
Storm Water Management Improvements	$1,570,188	$1,570,188	$0	$1,325,035	$1,325,035	$0
Earthwork	$244,710	$244,710	$0	$205,769	$205,769	$0
Parks and Landscaping Improvements	$790,246	$790,246	$0	$664,353	$664,353	$0
Earthwork	$33,227	$33,227	$0	$27,769	$27,769	$0
GRAND TOTAL	**$7,844,580**	**$7,639,056**	**$205,524**	**$6,652,000**	**$6,446,477**	**$205,524**

*Any differences in amounts shown are due to rounding.

C. ALLOCATION

Special taxes levied pursuant to the Act must bear a rational relationship between the amount of the special tax levied against each Parcel within SSA No. 2004-107 and the special service benefit rendered. Therefore, the public improvements anticipated to be financed by SSA No. 2004-107 as shown in Table 1 have been allocated in accordance with the benefit rendered to the property therein, with benefit estimated to be a function of (i) the service or benefit area for said improvements and (ii) the relative capacity for said improvements reserved for or used by properties within the benefit area. A discussion of the relevant benefit area(s) and measures of public facilities usage is detailed below.

1. BENEFIT AREA

Generally, the Eligible Improvements can be classified as either "local improvements" or "community wide improvements." The benefit areas for these improvements are discussed in more detail below.

a. LOCAL IMPROVEMENTS

The local improvements are those Eligible Improvements which are constructed to serve specific subdivisions, or units, within SSA No. 2004-107. Their scope is local in nature, and therefore the benefit area includes only that property within each respective group of subdivisions or units served by the improvements. These improvements will bring the special services directly to the individual residential lots, and therefore, benefit is rendered to each Dwelling Unit.

b. COMMUNITY WIDE IMPROVEMENTS

The community wide improvements are those Eligible Improvements which serve a portion of SSA No. 2004-107 and a portion of SSA No. 2003-100 rather than a specific subdivision or unit. These improvements consist of a lift station serving the Attached Property and the SSA No. 2003-100 Duplex Property.

2. PUBLIC FACILITY USAGE

Once the benefit area has been established, the special services may be allocated among the various properties within such area in accordance with use. As is discussed in the following sections, commonly accepted measures for public facility usage indicate that the benefit conferred by the Eligible Improvements applies uniformly by land use type.

a. SANITARY SEWER AND WATER USAGE

The primary determinant of sanitary sewer and water usage is the applicable population equivalent, or P.E. Household population is the criteria commonly used to project sewer and water service demand. *Wastewater Engineering, Third Edition* indicates that residential wastewater flow rates are typically determined on the basis of population density and the average per capita contribution of wastewater. The Illinois Environmental Protection Agency's criteria for water storage and distribution systems assume an everyday use equal to 50 gallons per day per person. In addition, an emergency capacity is set at 50 gallons per day per person. This equates to 350 gallons per day for each single-family home given the applicable IEPA P.E. factor of 3.5 for single-family homes.

The IEPA does not publish P.E. factors for duplex Dwelling Units or townhome Dwelling Units. However, IEPA indicates that the published P.E. factors for apartments may be used to estimate P.E. for duplexes and townhomes. P.E. factors for apartments range from 1.5 to 3.0 depending upon bedroom count. As each duplex Dwelling Unit and townhome Dwelling Units is anticipated to

have two or three bedrooms, the P.E. factor of 3.0 for two to three-bedroom apartments is used.

b. ROAD USAGE

Road usage is typically computed on the basis of anticipated trip generation. The Institute of Traffic Engineers publication *Trip Generation Sixth Edition*, indicates average weekday trips per single-family detached home and townhome of 9.57 and 5.86, respectively. As with P.E. factors, trip factors for duplex dwelling units are not published in *Trip Generation, Sixth Edition.* However, *Trip Generation, Sixth Edition* states that the number of vehicles and residents has a high correlation with the average weekday trips for residential land uses.

As vehicle counts are obviously unknown at present, household size is used to estimate the average weekday trips for duplex Dwelling Units. Multiplying the population ratio between a duplex Dwelling Unit and a single-family home (i.e., 3.0 divided by 3.5) by the average weekday trips for single-family homes yields an estimated average weekday trips of 8.20 for a duplex Dwelling Unit.

c. STORM SEWER USAGE

Storm sewer facilities are sized based upon estimated storm flows which vary with the size of the tributary drainage area, slope, soil type, antecedent runoff condition, and impervious ground cover. In its "Urban Hydrology for Small Watersheds: TR-55" (the "TR-55 Manual"), the United States Department of Agriculture indicates average "runoff curve numbers" for purposes of measuring storm flows or runoff. The runoff curve equation estimates storm runoff given a particular volume of rainfall. The runoff curve numbers for fully developed urban areas indicated in the TR-55 Manual vary by land use type, impervious area, and hydrologic soil group. Assuming generally uniform antecedent runoff and hydrologic soil conditions, storm flows will tend to vary with land use and the associated impervious area.

Impervious ground coverage factors for residential development vary by development density or the number of dwelling units per gross acre, with gross acreage being exclusive of open space. The TR-55 Manual estimates impervious ground area at approximately 25.00% for development densities of 2 units to an acre, 30.00% for development densities of 3 units to an acre, 38.00% for development densities of 4 units to an acre, and 65.00% for development densities of 8 or greater units to an acre. Generally, the greater the density the more impervious area per acre. The

gross densities for the single-family homes, duplexes, and townhomes are approximately two to an acre, five and six-tenths to an acre, and six and one half to an acre, respectively. Interpolating for the duplexes and townhomes, the impervious area is estimated at 25.00%, 49.00%, and 55.00% for the single-family homes, duplexes and townhomes, respectively.

d. PARKS AND OPEN SPACE

Park and landscaping benefit is estimated to be a function of household size, given that the park and landscaped open space areas are local in nature and will be utilized by the residents within SSA No. 2004-107. Household sizes are estimated at 3.5, 3.0, and 3.0 respectively for single-family homes, duplexes, and townhomes, consistent with the P.E. factors discussed above.

Tables 2 – 5 below show these public improvement usage factors and their equivalency (i.e., the relationship of these factors among the different land uses within SSA No. 2004-107).

TABLE 2

SEWER AND WATER USAGE FACTORS

	(A) Land Use	(B) P.E.	(C) Equivalent Unit Factor
(1)	Single-family Property (DU)	3.5	1.00[1]
(2)	Duplex Property (DU)	3.0	0.86[2]
(3)	Townhome Property (DU)	3.0	0.86[3]

[1] B1 / B1, [2] B2 / B1, [3] B3 / B1.

TABLE 3

ROAD USAGE FACTORS

	(A) Land Use	(B) Trip Factor	(C) Pass-by Factor	(D) Floor Area Ratio	(E) Equivalent Unit Factor
(1)	Single-family Property (DU)	9.57	NA	NA	1.00[1]
(2)	Duplex Property (DU)	8.20	NA	NA	0.86[2]
(3)	Townhome Property (DU)	5.86	NA	NA	0.61[3]

[1] B1 / B1, [2] B2 / B1, [3] B3 / B1.

TABLE 4

STORM SEWER USAGE FACTORS

	(A) Land Use	(B) Density	(C) Coverage Factor	(D) Impervious Area Per Lot[1]	(E) Equivalent Unit Factor
(1)	Single-family Property (DU)	2.00	25%	5,445	1.00[2]
(2)	Duplex Property (DU)	5.60	49%	3,812	0.70[3]
(3)	Townhome Property (DU)	6.50	55%	3,686	0.68[4]

[1] (43,560 x C) / B
[2] D1 / D1, [3] D2 / D1, [4] D3 / D1.

TABLE 5

PARK AND LANDSCAPING USAGE FACTORS

	(A) Land Use	(B) Household Size	(C) Equivalent Unit Factor
(1)	Single-family Property (DU)	3.5	1.00[1]
(2)	Duplex Property (DU)	3.0	0.86[2]
(3)	Townhome Property (DU)	3.0	0.86[3]

[1] B1 / B1, [2] B2 / B1, [3] B3 / B1.

3. ALLOCATED COSTS

a. LOCAL IMPROVEMENTS

The local improvement costs, shown in Table 6 on the following page, are based on the developer's estimate of improvement costs for the Single-family Property (Units 5 and 6) and the Attached Property (Unit 4)[1]. Since the equivalent unit factors discussed above are uniform for single-family homes, the local improvement costs allocable to each single-family home is calculated by dividing the estimated total local improvement costs for Single-family Property by the total number of single family homes, as shown in Table 6 on the following page.

[1] The Unit 4 costs shown in Table 6 include only the Eligible Improvements allocable to the Duplex Property Dwelling Units and the Townhome Property Dwelling Units and exclude all Eligible Improvements related to the school site.

TABLE 6 ELIGIBLE LOCAL IMPROVEMENTS SINGLE-FAMILY PROPERTY AND ATTACHED PROPERTY		
PUBLIC IMPROVEMENT	**SINGLE-FAMILY PROPERTY**	**ATTACHED PROPERTY**
Sanitary Sewer		
Improvements	$794,978	$484,656
Water		
Improvements	$838,769	$373,190
Roads		
Improvements	$1,534,606	$593,283
Earthwork	$275,986	$105,217
Storm Water Management		
Improvements	$1,056,585	$513,603
Earthwork	$101,004	$143,706
Parks and Landscaping		
Improvements	$328,951	$461,295
Earthwork	$0	$33,227
GRAND TOTAL	**$4,930,879**	**$2,708,177**
Number of DUs	**202**	**NA**
Total Cost/DU	**$24,410.29**	**NA**

As the developer has prepared a combined cost estimate for the Attached Property, the local improvement costs for Duplex Property and Townhome Property are allocated in accordance with the applicable equivalent unit factor. As shown in Tables 7 – 11, the allocated cost per equivalent unit is computed by dividing the estimated local improvement costs in Table 6, by the total applicable equivalent units for Duplex Property and Townhome Property. The total allocated costs for each Attached Property land use type is computed by multiplying the allocated cost per equivalent unit by the applicable equivalent units.

TABLE 7

ATTACHED PROPERTY
LOCAL SANITARY SEWER COST ALLOCATION

	(A) Land Use	(B) Units	(C) Equivalent Unit Factor	(D) Equivalent Units	(E) Allocated Cost
(1)	Duplex Property (DU)	38	0.86	32.68[1]	$110,945[3]
(2)	Townhome Property (DU)	128	0.86	110.08[2]	$373,711[4]
(3)	Grand Total	166	NA	142.76	$484,656

[1] B1*C1, [2] B2*C2, [3] $484,656/D3*D1, [4] $484,656/D3*D2

TABLE 8

ATTACHED PROPERTY
LOCAL WATER COST ALLOCATION

	(A) Land Use	(B) Units	(C) Equivalent Unit Factor	(D) Equivalent Units	(E) Allocated Cost
(1)	Duplex Property (DU)	38	0.86	32.68[1]	$85,429[3]
(2)	Townhome Property (DU)	128	0.86	110.08[2]	$287,761[4]
(3)	Grand Total	166	NA	142.76	$373,190

[1] B1*C1, [2] B2*C2, [3] $373,190/D3*D1, [4] $373,190/D3*D2

TABLE 9

ATTACHED PROPERTY
LOCAL ROAD COST ALLOCATION

	(A) Land Use	(B) Units	(C) Equivalent Unit Factor	(D) Equivalent Units	(E) Allocated Cost
(1)	Duplex Property (DU)	38	0.86	32.68[1]	$206,095[3]
(2)	Townhome Property (DU)	128	0.61	78.08[2]	$492,405[4]
(3)	Grand Total	166	NA	110.76	$698,500

[1] B1*C1, [2] B2*C2, [3] $698,500/D3*D1, [4] $698,500/D3*D2

TABLE 10

ATTACHED PROPERTY
LOCAL STORM SEWER COST ALLOCATION

	(A) Land Use	(B) Units	(C) Equivalent Unit Factor	(D) Equivalent Units	(E) Cost Per Unit
(1)	Duplex Property (DU)	38	0.70	26.60[1]	$153,858[3]
(2)	Townhome Property (DU)	128	0.68	87.04[2]	$503,451[4]
(3)	Grand Total	166	NA	113.64	$657,309

[1] B1*C1, [2] B2*C2, [3] $657,309/D3*D1, [4] $657,309/D3*D2

TABLE 11

ATTACHED PROPERTY
LOCAL PARKS AND LANDSCAPING COST ALLOCATION

	(A) Land Use	(B) Units	(C) Equivalent Unit Factor	(D) Equivalent Units	(E) Cost Per Unit
(1)	Duplex Property (DU)	38	0.86	32.68[1]	$113,204[3]
(2)	Townhome Property (DU)	128	0.86	110.08[2]	$381,318[4]
(3)	Grand Total	166	NA	142.76	$494,522

[1] B1*C1, [2] B2*C2, [3] $494,522/D3*D1, [4] $494,522/D3*D2

b. COMMUNITY WIDE IMPROVEMENTS

As shown in Table 12 on the following page, the total cost of the lift station is allocated between Duplex Property, Townhome Property, and SSA No. 2003-100 Duplex Property. The allocated cost per equivalent unit is computed by dividing the estimated total cost of the lift station by the total number of applicable equivalent units. The total allocated costs for each land use type is computed by multiplying the allocated cost per equivalent unit by the applicable equivalent units

TABLE 12

COMMUNITY WIDE LIFT STATION COST ALLOCATION

	(A) Land Use	(B) Units	(C) Equivalent Unit Factor	(D) Equivalent Units	(E) Allocated Cost
(1)	Duplex Property (DU)	38	0.86	32.68[1]	$47,048[4]
(2)	Townhome Property (DU)	128	0.86	110.08[2]	$158,476[5]
(3)	SSA No. 2003-100 Duplex Property (DU)	86	0.86	73.96[3]	$106,476[6]
(4)	Grand Total	252	NA	216.72	$312,000

[1] B1*C1, [2] B2*C2, [3] B3*C3, [4] $312,000/D4*D1, [5] $312,000/D4*D2, [6] $312,000/D4*D3

Aggregating the local improvements and the community improvements yields the total estimated Eligible Improvements as shown in Table 13 on the following page. The portion of these improvements to be financed with bond proceeds is shown in Tables 14. All Eligible Improvements that are not financed through SSA No. 2004-107 will be funded by the developer and are categorized as "Developer's Equity."

TABLE 13

COMBINED LOCAL IMPROVEMENTS AND COMMUNITY WIDE IMPROVEMENTS

	SINGLE-FAMILY PROPERTY			DUPLEX PROPERTY			TOWNHOME PROPERTY		
PUBLIC IMPROVEMENT	TOTAL	LOCAL	COMMUNITY WIDE	TOTAL	LOCAL	COMMUNITY WIDE	TOTAL	LOCAL	COMMUNITY WIDE
Sanitary Sewer	$794,978	$794,978	NA	$157,993	$110,945	$47,048	$532,187	$373,711	$158,476
Water	$838,769	$838,769	$0	$85,429	$85,429	$0	$287,761	$287,761	$0
Roads	$1,810,592	$1,810,592	$0	$206,094	$206,094	$0	$492,405	$492,405	$0
Storm Water Management	$1,157,589	$1,157,589	$0	$153,858	$153,858	$0	$503,451	$503,451	$0
Parks and Landscaping	$328,951	$328,951	$0	$113,204	$113,204	$0	$381,318	$381,318	$0
GRAND TOTAL	**$4,930,879**	**$4,930,879**	**$0**	**$716,578**	**$669,530**	**$47,048**	**$2,197,122**	**$2,038,646**	**$158,476**
NUMBER OF DUS	**202**	**202**	**202**	**38**	**38**	**38**	**128**	**128**	**128**
TOTAL COST/DU	**$24,410.29**	**$24,410.29**	**$0.00**	**$18,857.32**	**$17,619.21**	**$1,238.11**	**$17,165.01**	**$15,926.92**	**$1,238.09**

*Any differences in the amounts shown are due to rounding

TABLE 14

FUNDING OF ELIGIBLE PUBLIC IMPROVEMENTS

PUBLIC IMPROVEMENT	GRAND TOTAL	SSA NO. 2004-107									DEVELOPER'S EQUITY
		SINGLE-FAMILY PROPERTY			DUPLEX PROPERTY			TOWNHOME PROPERTY			
		TOTAL	LOCAL	COMMUNITY WIDE	TOTAL	LOCAL	COMMUNITY WIDE	TOTAL	LOCAL	COMMUNITY WIDE	
Sanitary Sewer	$1,591,634	$673,864	$673,864	$0	$145,829	$98,781	$47,048	$464,736	$306,260	$158,476	$307,205
Water	$1,211,959	$710,983	$710,983	$0	$76,062	$76,062	$0	$235,823	$235,823	$0	$189,091
Roads	$2,509,092	$1,534,750	$1,534,750	$0	$183,497	$183,497	$0	$403,531	$403,531	$0	$387,314
Storm Water Management	$1,814,898	$981,231	$981,231	$0	$136,988	$136,988	$0	$412,583	$412,583	$0	$284,096
Parks and Landscaping	$823,473	$278,836	$278,836	$0	$100,792	$100,792	$0	$312,495	$312,495	$0	$131,350
GRAND TOTAL	**$7,951,056**	**$4,179,664**	**$4,179,664**	**$0**	**$643,168**	**$596,120**	**$47,048**	**$1,829,168**	**$1,670,692**	**$158,476**	**$1,299,056**
NUMBER OF DUS	**NA**	**202**	**202**	**202**	**38**	**38**	**38**	**128**	**128**	**128**	**NA**
TOTAL COST/DU	**NA**	**$20,691.41**	**$20,691.41**	**$0.00**	**$16,925.47**	**$15,687.37**	**$1,238.10**	**$14,290.38**	**$13,052.28**	**$1,238.10**	**NA**

*Any differences in the amounts shown are due to rounding

D. ALTERNATIVES, MODIFICATIONS, AND/OR SUBSTITUTIONS

The description of the Eligible Improvements, as set forth herein, is general in nature. The final description, specifications, location, and costs of improvements and facilities will be determined upon the preparation of final plans and specifications and completion of the improvements. The final plans may show substitutes, in lieu or modifications to the Eligible Improvements in order to accomplish the works of improvements, and any substitution, increase, or decrease to the amount of public improvements financed shall not be a change or modification in the proceedings as long as (i) the allocation of the Eligible Improvement costs actually funded by SSA No. 2004-107, using the preceding methodology, is uniform within Single-family Property, Duplex Property, and Townhome Property and (ii) such allocation results in the same ratio of funded Eligible Improvements among these three land use types, as established in Section VI.A below.

V. BOND ASSUMPTIONS

It is anticipated that certain of the Eligible Improvements will be financed through the issuance of a single series of bonds. Total authorized bonded indebtedness is $10,000,000. Bonds in the approximate amount of $9,250,000 are anticipated to be issued in November 2005. Issuance costs are estimated to be approximately four and eight-tenths percent (4.8%) of the principal amount of the bonds. The bond issue will include a reserve fund not more than nine and eight tenths (9.8%) of the original principal amount of the bonds and approximately twenty-seven (27) months of capitalized interest. The term of the bonds is 30 years, with principal amortized over a period of approximately 27 years. Annual debt service payments will increase approximately one and one-half percent (1.50%) annually.

The final sizing of the bonds may be modified as appropriate to meet the objectives of the financing and prevailing bond market conditions. These modifications may include, but are not limited to, changes in the following:

- Bond timing, phasing, and/or escrows;
- Capitalized interest period;
- Principal amortization (i.e., bond term and annual debt service payment);
- Reserve fund size and form; and
- Coupon rates.

Therefore, the actual bonded indebtedness, and consequently the amount of public improvements financed by SSA No. 2004-107, may increase or decrease depending upon these variables.

VI. MAXIMUM PARCEL SPECIAL TAX

A. DETERMINATION

When multiple land uses are anticipated, the Maximum Parcel Special Tax is a function of the (i) relative amounts of the allocated Eligible Improvement costs for such land uses and (ii) the Maximum Parcel Special Taxes required to fund the Special Tax Requirement. In order to measure the relative difference in public improvement costs for each land use type, Equivalent Dwelling Units ("EDU") factors have been calculated. A Single-family Property Dwelling Unit is deemed the typical residential unit and is assigned an EDU factor of 1.00. The EDU factor for the Duplex Property Dwelling Units and Townhome Property Dwelling Units is equal to the ratio of the funded Eligible Improvements for each respective category to the funded Eligible Improvements for Single-family Property Dwelling Units. The funded Eligible Improvements per Dwelling Unit is calculated by dividing the amounts to be funded for Single-family Property, Duplex Property, and Townhome Property shown in Table 14 by the respective number of Dwelling Units. EDUs are shown in Table 15 below.

TABLE 15

EDU FACTORS

	COST/UNIT	EDU FACTOR	NO. OF DWELLING UNITS	EDUS
Single-family Property Dwelling Unit	$20,691.41	1.000	202 units	202.00
Duplex Property Dwelling Unit	$16,925.47	0.818	38 units	31.08
Townhome Property Dwelling Unit	$14,290.38	0.691	128 units	88.45
Total			368 units	321.53

The Maximum Parcel Special Tax is derived from the Maximum Parcel Special Taxes which are equal to the sum of the estimated (i) maximum annual interest and principal payments on the Bonds, net of projected earnings on the reserve fund, (ii) contingency for delinquent Special Taxes, and (iii) estimated Administrative Expenses. The derivation of the Maximum Parcel Special Tax is shown in Table 16 on the following page.

TABLE 16

MAXIMUM PARCEL SPECIAL TAX
(LEVIED CALENDAR YEAR 2006 / COLLECTED CALENDAR YEAR 2007)

	TOTAL	PER DWELLING UNIT		
		SINGLE-FAMILY PROPERTY	DUPLEX PROPERTY	TOWNHOME PROPERTY
Maximum Parcel Special Taxes	$684,910	$430,260	$66,234	$188,416
Number of EDUs	321.53	202.00	31.08	88.45
Maximum Parcel Special Tax / EDU* (Maximum Parcel Special Taxes / Number of EDUs)	$2,130	NA	NA	NA
EDU Factor	NA	1.000	0.818	0.691
Maximum Parcel Special Tax / DU* (Maximum Parcel Special Tax / EDU x EDU Factor)	NA	$2,130	$1,743	$1,472

*Amounts have been rounded.

The Maximum Parcel Special Tax per EDU is simply computed by dividing the Maximum Parcel Special Taxes by the number of EDUs. Multiplying this amount by the applicable EDU factor yields the Maximum Parcel Special Tax for Single-family Property, Duplex Property, and Townhome Property. Therefore, the Maximum Parcel Special Taxes are weighted in proportion to the allocation of funded Eligible Improvements as shown in Section IV.C, and consequently the amount of the Maximum Parcel Special Tax bears a rational relationship to the benefit that the special services render to each Parcel within SSA No. 2004-107 as required pursuant to the Act.

B. APPLICATION

Prior to the recordation of a Final Plat, the Maximum Parcel Special Tax for a Parcel of Residential Property shall be calculated by multiplying the number of expected Dwelling Units of Single-family Property, Duplex Property, or Townhome Property for such Parcel, as determined from the Preliminary Plat, Exhibit B to Ordinance No. 2005-81 of the City, the Final Plat(s), or other document approved by the City as determined by the Consultant, whichever is most recent as of September 30 preceding the Calendar Year for which the Special Tax is being extended, by the applicable Maximum Parcel Special Tax determined pursuant to Table 16, as increased in accordance with the Section VI.C below.

Subsequent to the recordation of the Final Plat, the Maximum Parcel Special Tax for a Parcel of Residential Property shall be calculated by multiplying the number

of Dwelling Units of Single-family Property, Duplex Property, and Townhome Property which may be constructed on such Parcel, as determined from the applicable Final Plat and/or site plan by the applicable Maximum Parcel Special Tax determined pursuant to Table 16, as increased in accordance with Section VI.C below.

C. ESCALATION

The Maximum Parcel Special Tax that has been levied escalates one and one-half percent (1.50%) annually through and including Calendar Year 2033, rounded to the nearest dollar. Note, while the annual increase in the Maximum Parcel Special Tax is limited to one and one-half percent (1.50%), which is consistent with the anticipated graduated payment schedule for interest and principal on the Bonds, the percentage annual change in the Special Tax may be greater depending upon actual Special Tax receipts, capitalized interest, investment earnings, and Administrative Expenses.

D. TERM

The Maximum Parcel Special Tax shall not be levied after Calendar Year 2033 (to be collected in Calendar Year 2034).

E. SPECIAL TAX ROLL AMENDMENT

Each Calendar Year, in conjunction with the abatement ordinance adopted by the City, the City shall amend the Special Tax Roll to reflect the Maximum Parcel Special Tax applicable to any new Parcels established by the County. The amended Special Tax Roll shall be recorded with the County.

F. OPTIONAL PREPAYMENT

The Maximum Parcel Special Tax for any Parcel may be prepaid and the obligation of the Parcel to pay the Maximum Parcel Special Tax permanently satisfied pursuant to Section A of Exhibit B attached hereto, provided that a prepayment may be made only if there are no delinquent Special Taxes with respect to such Parcel at the time of prepayment. The Maximum Parcel Special Tax may also be prepaid in part, provided that proceeds for any such prepayment are sufficient to permit the redemption of Bonds in such amounts and maturities deemed necessary by the Consultant and in accordance with the Bond Indenture.

An owner of a Parcel intending to prepay the Maximum Parcel Special Tax, either partially or in full, shall provide the City with written notice of intent to prepay. Within 30 days of receipt of such written notice, the City or its designee shall notify such owner of the amount of the Special Tax Bond Prepayment or the Partial Special Tax Bond Prepayment, as applicable, for such Parcel and the date through which the amount such amount shall be valid.

G. MANDATORY PREPAYMENT

If at any time the Consultant determines that there has been or will be a reduction in the Maximum Parcel Special Taxes as a result of an amendment to the Preliminary Plat or Final Plat, or other event which reduces the Maximum Parcel Special Taxes such that the annual debt service coverage ratio is less than one hundred ten percent (110%), then a Mandatory Special Tax Prepayment shall be calculated pursuant to Section B of Exhibit B attached hereto. Each year's annual debt service coverage ratio shall be determined by dividing (i) such year's reduced Maximum Parcel Special Taxes by (ii) the sum of the corresponding annual interest and principal payment on the Bonds, plus estimated Administrative Expenses and less estimated earnings on the Reserve Fund (as such term is defined in the Bond Indenture). As required under the Bond Indenture, the City may adopt a supplemental ordinance to provide for the levy of the Mandatory Special Tax Prepayment.

Please refer to Section VII.B below for details on the collection procedure of the Mandatory Special Tax Prepayment.

VII. ABATEMENT AND COLLECTION

A. ABATEMENT

On or before the last Tuesday of December of each Calendar Year, commencing with Calendar Year 2006 and for each following Calendar Year, the Council or its designee shall determine the Special Tax Requirement and the Maximum Parcel Special Tax authorized by the ordinance providing for the issuance of the Bonds shall be abated to the extent the amounts so levied exceed the Special Tax Requirement. The Maximum Parcel Special Tax applicable to each Parcel shall be abated in equal percentages until the Special Tax remaining equals the Special Tax Requirement. Abated in equal percentages means that the amount abated for each Parcel, computed as a percentage of its applicable Maximum Parcel Special Tax, is the same.

B. COLLECTION PROCESS

With the exception of the Mandatory Special Tax Prepayment, the Special Tax will be billed and collected by the County in the same manner and at the same time as general ad valorem property taxes. The lien and foreclosure remedies provided for in Article 9 of the Illinois Municipal Code shall apply upon the nonpayment of the Special Tax. The Council may provide for other means of collecting the Special Tax, if necessary to meet the financial obligations of SSA No. 2004-107.

The Mandatory Special Tax Prepayment shall be due prior to any development approval, subdivision of land, conveyance, or other action that results in a reduction in the Maximum Parcel Special Taxes such that the annual debt service

coverage ratio is less than one hundred ten percent (110%). The Mandatory Special Tax Prepayment shall be levied against the property on which the reduction has or will occur. The Mandatory Special Tax Prepayment shall have the same sale and lien priorities as are provided for regular property taxes. A Mandatory Special Tax Prepayment shall not reduce the Maximum Parcel Special Tax for any Parcel.

C. ADMINISTRATIVE REVIEW

Any owner of a Parcel claiming that a calculation error has been made in the amount of the Special Tax applicable to such Parcel for any Calendar Year may send a written notice describing the error to the Consultant not later than thirty (30) days after having paid the Special Tax which is alleged to be in error. The Consultant shall promptly review the notice, and if necessary, meet with the property owner, consider written and oral evidence regarding the alleged error, and decide whether, in fact, such an error occurred. If the Consultant determines that an error did in fact occur and the Special Tax should be modified or changed in favor of the property owner, an adjustment shall be made in the amount of the Special Tax applicable to such Parcel in the next Calendar Year. Cash refunds shall only be made in the final Calendar Year for the Special Tax). The decision of the Consultant regarding any error in respect to the Special Tax shall be final.

VIII. AMENDMENTS

This Report may be amended by ordinance of the City and, to the maximum extent permitted by the Act, such amendments may be made without further notice under the Act and without notice to owners of property within SSA No. 2004-107 in order to (i) clarify or correct minor inconsistencies in the matters set forth herein, (ii) provide for lawful procedures for the collection and enforcement of the Special Tax so as to assure the efficient collection of the Special Tax for the benefit of the owners of the Bonds, (iii) otherwise improve the ability of the City to fulfill its obligations to levy, extend, and collect the Special Tax and to make it available for the payment of the Bonds and Administrative Expenses, and (iv) make any change deemed necessary or advisable by the City, provided such change is not detrimental to the owners of property subject to the Maximum Parcel Special Tax. No such amendment shall be approved by the Council if it violates any other agreement binding upon the City and unless and until it has (i) found and determined that the amendment is necessary and appropriate and does not materially adversely affect the rights of the owners of the Bonds or the City has obtained the consent of one hundred percent (100.00%) of the owners of the Bonds and (ii) received an opinion of a nationally recognized bond counsel to the effect that the amendment does not violate the Act, and is authorized pursuant to the terms of the Bond Indenture and this Report.

EXHIBIT A

SPECIAL TAX ROLL

RAINTREE VILLAGE II
UNITED CITY OF YORKVILLE SSA NO. 2004-107
SPECIAL TAX ROLL
CALENDAR YEAR 2006 THROUGH CALENDAR YEAR 2033

Permanant Index Number	Maximum Parcel Special Tax per Subdivided Single-Family Property Lot [1]													
	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019
05-09-211-009	$2,130.00	$2,162.00	$2,194.00	$2,227.00	$2,260.00	$2,294.00	$2,328.00	$2,363.00	$2,398.00	$2,434.00	$2,471.00	$2,508.00	$2,546.00	$2,584.00
05-09-211-010	$2,130.00	$2,162.00	$2,194.00	$2,227.00	$2,260.00	$2,294.00	$2,328.00	$2,363.00	$2,398.00	$2,434.00	$2,471.00	$2,508.00	$2,546.00	$2,584.00
05-09-211-011	$2,130.00	$2,162.00	$2,194.00	$2,227.00	$2,260.00	$2,294.00	$2,328.00	$2,363.00	$2,398.00	$2,434.00	$2,471.00	$2,508.00	$2,546.00	$2,584.00
05-09-211-012	$2,130.00	$2,162.00	$2,194.00	$2,227.00	$2,260.00	$2,294.00	$2,328.00	$2,363.00	$2,398.00	$2,434.00	$2,471.00	$2,508.00	$2,546.00	$2,584.00
05-09-211-013	$2,130.00	$2,162.00	$2,194.00	$2,227.00	$2,260.00	$2,294.00	$2,328.00	$2,363.00	$2,398.00	$2,434.00	$2,471.00	$2,508.00	$2,546.00	$2,584.00
05-09-213-001	$2,130.00	$2,162.00	$2,194.00	$2,227.00	$2,260.00	$2,294.00	$2,328.00	$2,363.00	$2,398.00	$2,434.00	$2,471.00	$2,508.00	$2,546.00	$2,584.00
05-09-213-002	$2,130.00	$2,162.00	$2,194.00	$2,227.00	$2,260.00	$2,294.00	$2,328.00	$2,363.00	$2,398.00	$2,434.00	$2,471.00	$2,508.00	$2,546.00	$2,584.00
05-09-213-003	$2,130.00	$2,162.00	$2,194.00	$2,227.00	$2,260.00	$2,294.00	$2,328.00	$2,363.00	$2,398.00	$2,434.00	$2,471.00	$2,508.00	$2,546.00	$2,584.00
05-09-213-004	$2,130.00	$2,162.00	$2,194.00	$2,227.00	$2,260.00	$2,294.00	$2,328.00	$2,363.00	$2,398.00	$2,434.00	$2,471.00	$2,508.00	$2,546.00	$2,584.00
05-09-213-005	$2,130.00	$2,162.00	$2,194.00	$2,227.00	$2,260.00	$2,294.00	$2,328.00	$2,363.00	$2,398.00	$2,434.00	$2,471.00	$2,508.00	$2,546.00	$2,584.00
05-09-213-006	$2,130.00	$2,162.00	$2,194.00	$2,227.00	$2,260.00	$2,294.00	$2,328.00	$2,363.00	$2,398.00	$2,434.00	$2,471.00	$2,508.00	$2,546.00	$2,584.00
05-09-213-007	$2,130.00	$2,162.00	$2,194.00	$2,227.00	$2,260.00	$2,294.00	$2,328.00	$2,363.00	$2,398.00	$2,434.00	$2,471.00	$2,508.00	$2,546.00	$2,584.00
05-09-213-008	$2,130.00	$2,162.00	$2,194.00	$2,227.00	$2,260.00	$2,294.00	$2,328.00	$2,363.00	$2,398.00	$2,434.00	$2,471.00	$2,508.00	$2,546.00	$2,584.00
05-09-213-009	$2,130.00	$2,162.00	$2,194.00	$2,227.00	$2,260.00	$2,294.00	$2,328.00	$2,363.00	$2,398.00	$2,434.00	$2,471.00	$2,508.00	$2,546.00	$2,584.00
05-09-213-010	$2,130.00	$2,162.00	$2,194.00	$2,227.00	$2,260.00	$2,294.00	$2,328.00	$2,363.00	$2,398.00	$2,434.00	$2,471.00	$2,508.00	$2,546.00	$2,584.00
05-09-213-011	$2,130.00	$2,162.00	$2,194.00	$2,227.00	$2,260.00	$2,294.00	$2,328.00	$2,363.00	$2,398.00	$2,434.00	$2,471.00	$2,508.00	$2,546.00	$2,584.00
05-09-213-012	$2,130.00	$2,162.00	$2,194.00	$2,227.00	$2,260.00	$2,294.00	$2,328.00	$2,363.00	$2,398.00	$2,434.00	$2,471.00	$2,508.00	$2,546.00	$2,584.00
05-09-213-013	$2,130.00	$2,162.00	$2,194.00	$2,227.00	$2,260.00	$2,294.00	$2,328.00	$2,363.00	$2,398.00	$2,434.00	$2,471.00	$2,508.00	$2,546.00	$2,584.00
05-09-213-014	$2,130.00	$2,162.00	$2,194.00	$2,227.00	$2,260.00	$2,294.00	$2,328.00	$2,363.00	$2,398.00	$2,434.00	$2,471.00	$2,508.00	$2,546.00	$2,584.00
05-09-213-015	$2,130.00	$2,162.00	$2,194.00	$2,227.00	$2,260.00	$2,294.00	$2,328.00	$2,363.00	$2,398.00	$2,434.00	$2,471.00	$2,508.00	$2,546.00	$2,584.00
05-09-213-016	$2,130.00	$2,162.00	$2,194.00	$2,227.00	$2,260.00	$2,294.00	$2,328.00	$2,363.00	$2,398.00	$2,434.00	$2,471.00	$2,508.00	$2,546.00	$2,584.00
05-09-213-017	$2,130.00	$2,162.00	$2,194.00	$2,227.00	$2,260.00	$2,294.00	$2,328.00	$2,363.00	$2,398.00	$2,434.00	$2,471.00	$2,508.00	$2,546.00	$2,584.00
05-09-214-001	$2,130.00	$2,162.00	$2,194.00	$2,227.00	$2,260.00	$2,294.00	$2,328.00	$2,363.00	$2,398.00	$2,434.00	$2,471.00	$2,508.00	$2,546.00	$2,584.00
05-09-214-002	$2,130.00	$2,162.00	$2,194.00	$2,227.00	$2,260.00	$2,294.00	$2,328.00	$2,363.00	$2,398.00	$2,434.00	$2,471.00	$2,508.00	$2,546.00	$2,584.00
05-09-214-003	$2,130.00	$2,162.00	$2,194.00	$2,227.00	$2,260.00	$2,294.00	$2,328.00	$2,363.00	$2,398.00	$2,434.00	$2,471.00	$2,508.00	$2,546.00	$2,584.00
05-09-214-004	$2,130.00	$2,162.00	$2,194.00	$2,227.00	$2,260.00	$2,294.00	$2,328.00	$2,363.00	$2,398.00	$2,434.00	$2,471.00	$2,508.00	$2,546.00	$2,584.00
05-09-214-005	$2,130.00	$2,162.00	$2,194.00	$2,227.00	$2,260.00	$2,294.00	$2,328.00	$2,363.00	$2,398.00	$2,434.00	$2,471.00	$2,508.00	$2,546.00	$2,584.00
05-09-214-006	$2,130.00	$2,162.00	$2,194.00	$2,227.00	$2,260.00	$2,294.00	$2,328.00	$2,363.00	$2,398.00	$2,434.00	$2,471.00	$2,508.00	$2,546.00	$2,584.00
05-09-214-007	$2,130.00	$2,162.00	$2,194.00	$2,227.00	$2,260.00	$2,294.00	$2,328.00	$2,363.00	$2,398.00	$2,434.00	$2,471.00	$2,508.00	$2,546.00	$2,584.00
05-09-214-008	$2,130.00	$2,162.00	$2,194.00	$2,227.00	$2,260.00	$2,294.00	$2,328.00	$2,363.00	$2,398.00	$2,434.00	$2,471.00	$2,508.00	$2,546.00	$2,584.00
05-09-214-009	$2,130.00	$2,162.00	$2,194.00	$2,227.00	$2,260.00	$2,294.00	$2,328.00	$2,363.00	$2,398.00	$2,434.00	$2,471.00	$2,508.00	$2,546.00	$2,584.00
05-09-214-010	$2,130.00	$2,162.00	$2,194.00	$2,227.00	$2,260.00	$2,294.00	$2,328.00	$2,363.00	$2,398.00	$2,434.00	$2,471.00	$2,508.00	$2,546.00	$2,584.00
05-09-214-011	$2,130.00	$2,162.00	$2,194.00	$2,227.00	$2,260.00	$2,294.00	$2,328.00	$2,363.00	$2,398.00	$2,434.00	$2,471.00	$2,508.00	$2,546.00	$2,584.00
05-09-214-012	$2,130.00	$2,162.00	$2,194.00	$2,227.00	$2,260.00	$2,294.00	$2,328.00	$2,363.00	$2,398.00	$2,434.00	$2,471.00	$2,508.00	$2,546.00	$2,584.00
05-09-214-013	$2,130.00	$2,162.00	$2,194.00	$2,227.00	$2,260.00	$2,294.00	$2,328.00	$2,363.00	$2,398.00	$2,434.00	$2,471.00	$2,508.00	$2,546.00	$2,584.00
05-09-215-001	$2,130.00	$2,162.00	$2,194.00	$2,227.00	$2,260.00	$2,294.00	$2,328.00	$2,363.00	$2,398.00	$2,434.00	$2,471.00	$2,508.00	$2,546.00	$2,584.00
05-09-215-002	$2,130.00	$2,162.00	$2,194.00	$2,227.00	$2,260.00	$2,294.00	$2,328.00	$2,363.00	$2,398.00	$2,434.00	$2,471.00	$2,508.00	$2,546.00	$2,584.00
05-09-215-003	$2,130.00	$2,162.00	$2,194.00	$2,227.00	$2,260.00	$2,294.00	$2,328.00	$2,363.00	$2,398.00	$2,434.00	$2,471.00	$2,508.00	$2,546.00	$2,584.00
05-09-215-004	$2,130.00	$2,162.00	$2,194.00	$2,227.00	$2,260.00	$2,294.00	$2,328.00	$2,363.00	$2,398.00	$2,434.00	$2,471.00	$2,508.00	$2,546.00	$2,584.00
05-09-215-005	$2,130.00	$2,162.00	$2,194.00	$2,227.00	$2,260.00	$2,294.00	$2,328.00	$2,363.00	$2,398.00	$2,434.00	$2,471.00	$2,508.00	$2,546.00	$2,584.00
05-09-215-006	$2,130.00	$2,162.00	$2,194.00	$2,227.00	$2,260.00	$2,294.00	$2,328.00	$2,363.00	$2,398.00	$2,434.00	$2,471.00	$2,508.00	$2,546.00	$2,584.00
05-09-216-001	$2,130.00	$2,162.00	$2,194.00	$2,227.00	$2,260.00	$2,294.00	$2,328.00	$2,363.00	$2,398.00	$2,434.00	$2,471.00	$2,508.00	$2,546.00	$2,584.00
05-09-216-002	$2,130.00	$2,162.00	$2,194.00	$2,227.00	$2,260.00	$2,294.00	$2,328.00	$2,363.00	$2,398.00	$2,434.00	$2,471.00	$2,508.00	$2,546.00	$2,584.00
05-09-216-003	$2,130.00	$2,162.00	$2,194.00	$2,227.00	$2,260.00	$2,294.00	$2,328.00	$2,363.00	$2,398.00	$2,434.00	$2,471.00	$2,508.00	$2,546.00	$2,584.00
05-09-216-004	$2,130.00	$2,162.00	$2,194.00	$2,227.00	$2,260.00	$2,294.00	$2,328.00	$2,363.00	$2,398.00	$2,434.00	$2,471.00	$2,508.00	$2,546.00	$2,584.00
05-09-216-005	$2,130.00	$2,162.00	$2,194.00	$2,227.00	$2,260.00	$2,294.00	$2,328.00	$2,363.00	$2,398.00	$2,434.00	$2,471.00	$2,508.00	$2,546.00	$2,584.00
05-09-226-003	$2,130.00	$2,162.00	$2,194.00	$2,227.00	$2,260.00	$2,294.00	$2,328.00	$2,363.00	$2,398.00	$2,434.00	$2,471.00	$2,508.00	$2,546.00	$2,584.00
05-09-231-001	$2,130.00	$2,162.00	$2,194.00	$2,227.00	$2,260.00	$2,294.00	$2,328.00	$2,363.00	$2,398.00	$2,434.00	$2,471.00	$2,508.00	$2,546.00	$2,584.00
05-09-231-002	$2,130.00	$2,162.00	$2,194.00	$2,227.00	$2,260.00	$2,294.00	$2,328.00	$2,363.00	$2,398.00	$2,434.00	$2,471.00	$2,508.00	$2,546.00	$2,584.00
05-09-231-003	$2,130.00	$2,162.00	$2,194.00	$2,227.00	$2,260.00	$2,294.00	$2,328.00	$2,363.00	$2,398.00	$2,434.00	$2,471.00	$2,508.00	$2,546.00	$2,584.00
05-09-231-004	$2,130.00	$2,162.00	$2,194.00	$2,227.00	$2,260.00	$2,294.00	$2,328.00	$2,363.00	$2,398.00	$2,434.00	$2,471.00	$2,508.00	$2,546.00	$2,584.00

[1] Each subdivided Single-family Property lot is aniticpated to have one Dwelling Unit.

RAINTREE VILLAGE II
UNITED CITY OF YORKVILLE SSA NO. 2004-107
SPECIAL TAX ROLL
CALENDAR YEAR 2006 THROUGH CALENDAR YEAR 2033

Permanant Index Number	Maximum Parcel Special Tax per Subdivided Single-Family Property Lot [1]													
	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033
05-09-211-009	$2,623.00	$2,662.00	$2,702.00	$2,743.00	$2,784.00	$2,826.00	$2,868.00	$2,911.00	$2,955.00	$2,999.00	$3,044.00	$3,090.00	$3,136.00	$3,183.00
05-09-211-010	$2,623.00	$2,662.00	$2,702.00	$2,743.00	$2,784.00	$2,826.00	$2,868.00	$2,911.00	$2,955.00	$2,999.00	$3,044.00	$3,090.00	$3,136.00	$3,183.00
05-09-211-011	$2,623.00	$2,662.00	$2,702.00	$2,743.00	$2,784.00	$2,826.00	$2,868.00	$2,911.00	$2,955.00	$2,999.00	$3,044.00	$3,090.00	$3,136.00	$3,183.00
05-09-211-012	$2,623.00	$2,662.00	$2,702.00	$2,743.00	$2,784.00	$2,826.00	$2,868.00	$2,911.00	$2,955.00	$2,999.00	$3,044.00	$3,090.00	$3,136.00	$3,183.00
05-09-211-013	$2,623.00	$2,662.00	$2,702.00	$2,743.00	$2,784.00	$2,826.00	$2,868.00	$2,911.00	$2,955.00	$2,999.00	$3,044.00	$3,090.00	$3,136.00	$3,183.00
05-09-213-001	$2,623.00	$2,662.00	$2,702.00	$2,743.00	$2,784.00	$2,826.00	$2,868.00	$2,911.00	$2,955.00	$2,999.00	$3,044.00	$3,090.00	$3,136.00	$3,183.00
05-09-213-002	$2,623.00	$2,662.00	$2,702.00	$2,743.00	$2,784.00	$2,826.00	$2,868.00	$2,911.00	$2,955.00	$2,999.00	$3,044.00	$3,090.00	$3,136.00	$3,183.00
05-09-213-003	$2,623.00	$2,662.00	$2,702.00	$2,743.00	$2,784.00	$2,826.00	$2,868.00	$2,911.00	$2,955.00	$2,999.00	$3,044.00	$3,090.00	$3,136.00	$3,183.00
05-09-213-004	$2,623.00	$2,662.00	$2,702.00	$2,743.00	$2,784.00	$2,826.00	$2,868.00	$2,911.00	$2,955.00	$2,999.00	$3,044.00	$3,090.00	$3,136.00	$3,183.00
05-09-213-005	$2,623.00	$2,662.00	$2,702.00	$2,743.00	$2,784.00	$2,826.00	$2,868.00	$2,911.00	$2,955.00	$2,999.00	$3,044.00	$3,090.00	$3,136.00	$3,183.00
05-09-213-006	$2,623.00	$2,662.00	$2,702.00	$2,743.00	$2,784.00	$2,826.00	$2,868.00	$2,911.00	$2,955.00	$2,999.00	$3,044.00	$3,090.00	$3,136.00	$3,183.00
05-09-213-007	$2,623.00	$2,662.00	$2,702.00	$2,743.00	$2,784.00	$2,826.00	$2,868.00	$2,911.00	$2,955.00	$2,999.00	$3,044.00	$3,090.00	$3,136.00	$3,183.00
05-09-213-008	$2,623.00	$2,662.00	$2,702.00	$2,743.00	$2,784.00	$2,826.00	$2,868.00	$2,911.00	$2,955.00	$2,999.00	$3,044.00	$3,090.00	$3,136.00	$3,183.00
05-09-213-009	$2,623.00	$2,662.00	$2,702.00	$2,743.00	$2,784.00	$2,826.00	$2,868.00	$2,911.00	$2,955.00	$2,999.00	$3,044.00	$3,090.00	$3,136.00	$3,183.00
05-09-213-010	$2,623.00	$2,662.00	$2,702.00	$2,743.00	$2,784.00	$2,826.00	$2,868.00	$2,911.00	$2,955.00	$2,999.00	$3,044.00	$3,090.00	$3,136.00	$3,183.00
05-09-213-011	$2,623.00	$2,662.00	$2,702.00	$2,743.00	$2,784.00	$2,826.00	$2,868.00	$2,911.00	$2,955.00	$2,999.00	$3,044.00	$3,090.00	$3,136.00	$3,183.00
05-09-213-012	$2,623.00	$2,662.00	$2,702.00	$2,743.00	$2,784.00	$2,826.00	$2,868.00	$2,911.00	$2,955.00	$2,999.00	$3,044.00	$3,090.00	$3,136.00	$3,183.00
05-09-213-013	$2,623.00	$2,662.00	$2,702.00	$2,743.00	$2,784.00	$2,826.00	$2,868.00	$2,911.00	$2,955.00	$2,999.00	$3,044.00	$3,090.00	$3,136.00	$3,183.00
05-09-213-014	$2,623.00	$2,662.00	$2,702.00	$2,743.00	$2,784.00	$2,826.00	$2,868.00	$2,911.00	$2,955.00	$2,999.00	$3,044.00	$3,090.00	$3,136.00	$3,183.00
05-09-213-015	$2,623.00	$2,662.00	$2,702.00	$2,743.00	$2,784.00	$2,826.00	$2,868.00	$2,911.00	$2,955.00	$2,999.00	$3,044.00	$3,090.00	$3,136.00	$3,183.00
05-09-213-016	$2,623.00	$2,662.00	$2,702.00	$2,743.00	$2,784.00	$2,826.00	$2,868.00	$2,911.00	$2,955.00	$2,999.00	$3,044.00	$3,090.00	$3,136.00	$3,183.00
05-09-213-017	$2,623.00	$2,662.00	$2,702.00	$2,743.00	$2,784.00	$2,826.00	$2,868.00	$2,911.00	$2,955.00	$2,999.00	$3,044.00	$3,090.00	$3,136.00	$3,183.00
05-09-214-001	$2,623.00	$2,662.00	$2,702.00	$2,743.00	$2,784.00	$2,826.00	$2,868.00	$2,911.00	$2,955.00	$2,999.00	$3,044.00	$3,090.00	$3,136.00	$3,183.00
05-09-214-002	$2,623.00	$2,662.00	$2,702.00	$2,743.00	$2,784.00	$2,826.00	$2,868.00	$2,911.00	$2,955.00	$2,999.00	$3,044.00	$3,090.00	$3,136.00	$3,183.00
05-09-214-003	$2,623.00	$2,662.00	$2,702.00	$2,743.00	$2,784.00	$2,826.00	$2,868.00	$2,911.00	$2,955.00	$2,999.00	$3,044.00	$3,090.00	$3,136.00	$3,183.00
05-09-214-004	$2,623.00	$2,662.00	$2,702.00	$2,743.00	$2,784.00	$2,826.00	$2,868.00	$2,911.00	$2,955.00	$2,999.00	$3,044.00	$3,090.00	$3,136.00	$3,183.00
05-09-214-005	$2,623.00	$2,662.00	$2,702.00	$2,743.00	$2,784.00	$2,826.00	$2,868.00	$2,911.00	$2,955.00	$2,999.00	$3,044.00	$3,090.00	$3,136.00	$3,183.00
05-09-214-006	$2,623.00	$2,662.00	$2,702.00	$2,743.00	$2,784.00	$2,826.00	$2,868.00	$2,911.00	$2,955.00	$2,999.00	$3,044.00	$3,090.00	$3,136.00	$3,183.00
05-09-214-007	$2,623.00	$2,662.00	$2,702.00	$2,743.00	$2,784.00	$2,826.00	$2,868.00	$2,911.00	$2,955.00	$2,999.00	$3,044.00	$3,090.00	$3,136.00	$3,183.00
05-09-214-008	$2,623.00	$2,662.00	$2,702.00	$2,743.00	$2,784.00	$2,826.00	$2,868.00	$2,911.00	$2,955.00	$2,999.00	$3,044.00	$3,090.00	$3,136.00	$3,183.00
05-09-214-009	$2,623.00	$2,662.00	$2,702.00	$2,743.00	$2,784.00	$2,826.00	$2,868.00	$2,911.00	$2,955.00	$2,999.00	$3,044.00	$3,090.00	$3,136.00	$3,183.00
05-09-214-010	$2,623.00	$2,662.00	$2,702.00	$2,743.00	$2,784.00	$2,826.00	$2,868.00	$2,911.00	$2,955.00	$2,999.00	$3,044.00	$3,090.00	$3,136.00	$3,183.00
05-09-214-011	$2,623.00	$2,662.00	$2,702.00	$2,743.00	$2,784.00	$2,826.00	$2,868.00	$2,911.00	$2,955.00	$2,999.00	$3,044.00	$3,090.00	$3,136.00	$3,183.00
05-09-214-012	$2,623.00	$2,662.00	$2,702.00	$2,743.00	$2,784.00	$2,826.00	$2,868.00	$2,911.00	$2,955.00	$2,999.00	$3,044.00	$3,090.00	$3,136.00	$3,183.00
05-09-214-013	$2,623.00	$2,662.00	$2,702.00	$2,743.00	$2,784.00	$2,826.00	$2,868.00	$2,911.00	$2,955.00	$2,999.00	$3,044.00	$3,090.00	$3,136.00	$3,183.00
05-09-215-001	$2,623.00	$2,662.00	$2,702.00	$2,743.00	$2,784.00	$2,826.00	$2,868.00	$2,911.00	$2,955.00	$2,999.00	$3,044.00	$3,090.00	$3,136.00	$3,183.00
05-09-215-002	$2,623.00	$2,662.00	$2,702.00	$2,743.00	$2,784.00	$2,826.00	$2,868.00	$2,911.00	$2,955.00	$2,999.00	$3,044.00	$3,090.00	$3,136.00	$3,183.00
05-09-215-003	$2,623.00	$2,662.00	$2,702.00	$2,743.00	$2,784.00	$2,826.00	$2,868.00	$2,911.00	$2,955.00	$2,999.00	$3,044.00	$3,090.00	$3,136.00	$3,183.00
05-09-215-004	$2,623.00	$2,662.00	$2,702.00	$2,743.00	$2,784.00	$2,826.00	$2,868.00	$2,911.00	$2,955.00	$2,999.00	$3,044.00	$3,090.00	$3,136.00	$3,183.00
05-09-215-005	$2,623.00	$2,662.00	$2,702.00	$2,743.00	$2,784.00	$2,826.00	$2,868.00	$2,911.00	$2,955.00	$2,999.00	$3,044.00	$3,090.00	$3,136.00	$3,183.00
05-09-215-006	$2,623.00	$2,662.00	$2,702.00	$2,743.00	$2,784.00	$2,826.00	$2,868.00	$2,911.00	$2,955.00	$2,999.00	$3,044.00	$3,090.00	$3,136.00	$3,183.00
05-09-216-001	$2,623.00	$2,662.00	$2,702.00	$2,743.00	$2,784.00	$2,826.00	$2,868.00	$2,911.00	$2,955.00	$2,999.00	$3,044.00	$3,090.00	$3,136.00	$3,183.00
05-09-216-002	$2,623.00	$2,662.00	$2,702.00	$2,743.00	$2,784.00	$2,826.00	$2,868.00	$2,911.00	$2,955.00	$2,999.00	$3,044.00	$3,090.00	$3,136.00	$3,183.00
05-09-216-003	$2,623.00	$2,662.00	$2,702.00	$2,743.00	$2,784.00	$2,826.00	$2,868.00	$2,911.00	$2,955.00	$2,999.00	$3,044.00	$3,090.00	$3,136.00	$3,183.00
05-09-216-004	$2,623.00	$2,662.00	$2,702.00	$2,743.00	$2,784.00	$2,826.00	$2,868.00	$2,911.00	$2,955.00	$2,999.00	$3,044.00	$3,090.00	$3,136.00	$3,183.00
05-09-216-005	$2,623.00	$2,662.00	$2,702.00	$2,743.00	$2,784.00	$2,826.00	$2,868.00	$2,911.00	$2,955.00	$2,999.00	$3,044.00	$3,090.00	$3,136.00	$3,183.00
05-09-226-003	$2,623.00	$2,662.00	$2,702.00	$2,743.00	$2,784.00	$2,826.00	$2,868.00	$2,911.00	$2,955.00	$2,999.00	$3,044.00	$3,090.00	$3,136.00	$3,183.00
05-09-231-001	$2,623.00	$2,662.00	$2,702.00	$2,743.00	$2,784.00	$2,826.00	$2,868.00	$2,911.00	$2,955.00	$2,999.00	$3,044.00	$3,090.00	$3,136.00	$3,183.00
05-09-231-002	$2,623.00	$2,662.00	$2,702.00	$2,743.00	$2,784.00	$2,826.00	$2,868.00	$2,911.00	$2,955.00	$2,999.00	$3,044.00	$3,090.00	$3,136.00	$3,183.00
05-09-231-003	$2,623.00	$2,662.00	$2,702.00	$2,743.00	$2,784.00	$2,826.00	$2,868.00	$2,911.00	$2,955.00	$2,999.00	$3,044.00	$3,090.00	$3,136.00	$3,183.00
05-09-231-004	$2,623.00	$2,662.00	$2,702.00	$2,743.00	$2,784.00	$2,826.00	$2,868.00	$2,911.00	$2,955.00	$2,999.00	$3,044.00	$3,090.00	$3,136.00	$3,183.00

[1] Each subdivided Single-family Property lot is aniticpated to have one Dwelling Unit.

RAINTREE VILLAGE II
UNITED CITY OF YORKVILLE SSA NO. 2004-107
SPECIAL TAX ROLL
CALENDAR YEAR 2006 THROUGH CALENDAR YEAR 2033

Permanant Index Number	Maximum Parcel Special Tax per Subdivided Single-Family Property Lot [1]													
	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019
05-09-231-005	$2,130.00	$2,162.00	$2,194.00	$2,227.00	$2,260.00	$2,294.00	$2,328.00	$2,363.00	$2,398.00	$2,434.00	$2,471.00	$2,508.00	$2,546.00	$2,584.00
05-09-231-006	$2,130.00	$2,162.00	$2,194.00	$2,227.00	$2,260.00	$2,294.00	$2,328.00	$2,363.00	$2,398.00	$2,434.00	$2,471.00	$2,508.00	$2,546.00	$2,584.00
05-09-232-001	$2,130.00	$2,162.00	$2,194.00	$2,227.00	$2,260.00	$2,294.00	$2,328.00	$2,363.00	$2,398.00	$2,434.00	$2,471.00	$2,508.00	$2,546.00	$2,584.00
05-09-232-002	$2,130.00	$2,162.00	$2,194.00	$2,227.00	$2,260.00	$2,294.00	$2,328.00	$2,363.00	$2,398.00	$2,434.00	$2,471.00	$2,508.00	$2,546.00	$2,584.00
05-09-232-003	$2,130.00	$2,162.00	$2,194.00	$2,227.00	$2,260.00	$2,294.00	$2,328.00	$2,363.00	$2,398.00	$2,434.00	$2,471.00	$2,508.00	$2,546.00	$2,584.00
05-09-232-004	$2,130.00	$2,162.00	$2,194.00	$2,227.00	$2,260.00	$2,294.00	$2,328.00	$2,363.00	$2,398.00	$2,434.00	$2,471.00	$2,508.00	$2,546.00	$2,584.00
05-09-232-005	$2,130.00	$2,162.00	$2,194.00	$2,227.00	$2,260.00	$2,294.00	$2,328.00	$2,363.00	$2,398.00	$2,434.00	$2,471.00	$2,508.00	$2,546.00	$2,584.00
05-09-232-006	$2,130.00	$2,162.00	$2,194.00	$2,227.00	$2,260.00	$2,294.00	$2,328.00	$2,363.00	$2,398.00	$2,434.00	$2,471.00	$2,508.00	$2,546.00	$2,584.00
05-09-233-001	$2,130.00	$2,162.00	$2,194.00	$2,227.00	$2,260.00	$2,294.00	$2,328.00	$2,363.00	$2,398.00	$2,434.00	$2,471.00	$2,508.00	$2,546.00	$2,584.00
05-09-233-002	$2,130.00	$2,162.00	$2,194.00	$2,227.00	$2,260.00	$2,294.00	$2,328.00	$2,363.00	$2,398.00	$2,434.00	$2,471.00	$2,508.00	$2,546.00	$2,584.00
05-09-233-003	$2,130.00	$2,162.00	$2,194.00	$2,227.00	$2,260.00	$2,294.00	$2,328.00	$2,363.00	$2,398.00	$2,434.00	$2,471.00	$2,508.00	$2,546.00	$2,584.00
05-09-233-004	$2,130.00	$2,162.00	$2,194.00	$2,227.00	$2,260.00	$2,294.00	$2,328.00	$2,363.00	$2,398.00	$2,434.00	$2,471.00	$2,508.00	$2,546.00	$2,584.00
05-09-234-001	$2,130.00	$2,162.00	$2,194.00	$2,227.00	$2,260.00	$2,294.00	$2,328.00	$2,363.00	$2,398.00	$2,434.00	$2,471.00	$2,508.00	$2,546.00	$2,584.00
05-09-234-002	$2,130.00	$2,162.00	$2,194.00	$2,227.00	$2,260.00	$2,294.00	$2,328.00	$2,363.00	$2,398.00	$2,434.00	$2,471.00	$2,508.00	$2,546.00	$2,584.00
05-09-234-003	$2,130.00	$2,162.00	$2,194.00	$2,227.00	$2,260.00	$2,294.00	$2,328.00	$2,363.00	$2,398.00	$2,434.00	$2,471.00	$2,508.00	$2,546.00	$2,584.00
05-09-234-004	$2,130.00	$2,162.00	$2,194.00	$2,227.00	$2,260.00	$2,294.00	$2,328.00	$2,363.00	$2,398.00	$2,434.00	$2,471.00	$2,508.00	$2,546.00	$2,584.00
05-09-234-005	$2,130.00	$2,162.00	$2,194.00	$2,227.00	$2,260.00	$2,294.00	$2,328.00	$2,363.00	$2,398.00	$2,434.00	$2,471.00	$2,508.00	$2,546.00	$2,584.00
05-09-234-006	$2,130.00	$2,162.00	$2,194.00	$2,227.00	$2,260.00	$2,294.00	$2,328.00	$2,363.00	$2,398.00	$2,434.00	$2,471.00	$2,508.00	$2,546.00	$2,584.00
05-09-234-007	$2,130.00	$2,162.00	$2,194.00	$2,227.00	$2,260.00	$2,294.00	$2,328.00	$2,363.00	$2,398.00	$2,434.00	$2,471.00	$2,508.00	$2,546.00	$2,584.00
05-09-234-008	$2,130.00	$2,162.00	$2,194.00	$2,227.00	$2,260.00	$2,294.00	$2,328.00	$2,363.00	$2,398.00	$2,434.00	$2,471.00	$2,508.00	$2,546.00	$2,584.00
05-09-234-009	$2,130.00	$2,162.00	$2,194.00	$2,227.00	$2,260.00	$2,294.00	$2,328.00	$2,363.00	$2,398.00	$2,434.00	$2,471.00	$2,508.00	$2,546.00	$2,584.00
05-09-234-010	$2,130.00	$2,162.00	$2,194.00	$2,227.00	$2,260.00	$2,294.00	$2,328.00	$2,363.00	$2,398.00	$2,434.00	$2,471.00	$2,508.00	$2,546.00	$2,584.00
05-09-235-001	$2,130.00	$2,162.00	$2,194.00	$2,227.00	$2,260.00	$2,294.00	$2,328.00	$2,363.00	$2,398.00	$2,434.00	$2,471.00	$2,508.00	$2,546.00	$2,584.00
05-09-235-002	$2,130.00	$2,162.00	$2,194.00	$2,227.00	$2,260.00	$2,294.00	$2,328.00	$2,363.00	$2,398.00	$2,434.00	$2,471.00	$2,508.00	$2,546.00	$2,584.00
05-09-235-003	$2,130.00	$2,162.00	$2,194.00	$2,227.00	$2,260.00	$2,294.00	$2,328.00	$2,363.00	$2,398.00	$2,434.00	$2,471.00	$2,508.00	$2,546.00	$2,584.00
05-09-235-004	$2,130.00	$2,162.00	$2,194.00	$2,227.00	$2,260.00	$2,294.00	$2,328.00	$2,363.00	$2,398.00	$2,434.00	$2,471.00	$2,508.00	$2,546.00	$2,584.00
05-09-235-005	$2,130.00	$2,162.00	$2,194.00	$2,227.00	$2,260.00	$2,294.00	$2,328.00	$2,363.00	$2,398.00	$2,434.00	$2,471.00	$2,508.00	$2,546.00	$2,584.00
05-09-235-006	$2,130.00	$2,162.00	$2,194.00	$2,227.00	$2,260.00	$2,294.00	$2,328.00	$2,363.00	$2,398.00	$2,434.00	$2,471.00	$2,508.00	$2,546.00	$2,584.00
05-09-235-007	$2,130.00	$2,162.00	$2,194.00	$2,227.00	$2,260.00	$2,294.00	$2,328.00	$2,363.00	$2,398.00	$2,434.00	$2,471.00	$2,508.00	$2,546.00	$2,584.00
05-09-236-001	$2,130.00	$2,162.00	$2,194.00	$2,227.00	$2,260.00	$2,294.00	$2,328.00	$2,363.00	$2,398.00	$2,434.00	$2,471.00	$2,508.00	$2,546.00	$2,584.00
05-09-236-002	$2,130.00	$2,162.00	$2,194.00	$2,227.00	$2,260.00	$2,294.00	$2,328.00	$2,363.00	$2,398.00	$2,434.00	$2,471.00	$2,508.00	$2,546.00	$2,584.00
05-09-236-003	$2,130.00	$2,162.00	$2,194.00	$2,227.00	$2,260.00	$2,294.00	$2,328.00	$2,363.00	$2,398.00	$2,434.00	$2,471.00	$2,508.00	$2,546.00	$2,584.00
05-09-236-004	$2,130.00	$2,162.00	$2,194.00	$2,227.00	$2,260.00	$2,294.00	$2,328.00	$2,363.00	$2,398.00	$2,434.00	$2,471.00	$2,508.00	$2,546.00	$2,584.00
05-09-236-005	$2,130.00	$2,162.00	$2,194.00	$2,227.00	$2,260.00	$2,294.00	$2,328.00	$2,363.00	$2,398.00	$2,434.00	$2,471.00	$2,508.00	$2,546.00	$2,584.00
05-09-236-006	$2,130.00	$2,162.00	$2,194.00	$2,227.00	$2,260.00	$2,294.00	$2,328.00	$2,363.00	$2,398.00	$2,434.00	$2,471.00	$2,508.00	$2,546.00	$2,584.00
05-09-237-001	$2,130.00	$2,162.00	$2,194.00	$2,227.00	$2,260.00	$2,294.00	$2,328.00	$2,363.00	$2,398.00	$2,434.00	$2,471.00	$2,508.00	$2,546.00	$2,584.00
05-09-237-002	$2,130.00	$2,162.00	$2,194.00	$2,227.00	$2,260.00	$2,294.00	$2,328.00	$2,363.00	$2,398.00	$2,434.00	$2,471.00	$2,508.00	$2,546.00	$2,584.00
05-09-237-003	$2,130.00	$2,162.00	$2,194.00	$2,227.00	$2,260.00	$2,294.00	$2,328.00	$2,363.00	$2,398.00	$2,434.00	$2,471.00	$2,508.00	$2,546.00	$2,584.00
05-09-237-004	$2,130.00	$2,162.00	$2,194.00	$2,227.00	$2,260.00	$2,294.00	$2,328.00	$2,363.00	$2,398.00	$2,434.00	$2,471.00	$2,508.00	$2,546.00	$2,584.00
05-09-237-005	$2,130.00	$2,162.00	$2,194.00	$2,227.00	$2,260.00	$2,294.00	$2,328.00	$2,363.00	$2,398.00	$2,434.00	$2,471.00	$2,508.00	$2,546.00	$2,584.00
05-09-237-006	$2,130.00	$2,162.00	$2,194.00	$2,227.00	$2,260.00	$2,294.00	$2,328.00	$2,363.00	$2,398.00	$2,434.00	$2,471.00	$2,508.00	$2,546.00	$2,584.00
05-09-237-007	$2,130.00	$2,162.00	$2,194.00	$2,227.00	$2,260.00	$2,294.00	$2,328.00	$2,363.00	$2,398.00	$2,434.00	$2,471.00	$2,508.00	$2,546.00	$2,584.00
05-09-237-008	$2,130.00	$2,162.00	$2,194.00	$2,227.00	$2,260.00	$2,294.00	$2,328.00	$2,363.00	$2,398.00	$2,434.00	$2,471.00	$2,508.00	$2,546.00	$2,584.00
05-09-237-009	$2,130.00	$2,162.00	$2,194.00	$2,227.00	$2,260.00	$2,294.00	$2,328.00	$2,363.00	$2,398.00	$2,434.00	$2,471.00	$2,508.00	$2,546.00	$2,584.00
05-09-237-010	$2,130.00	$2,162.00	$2,194.00	$2,227.00	$2,260.00	$2,294.00	$2,328.00	$2,363.00	$2,398.00	$2,434.00	$2,471.00	$2,508.00	$2,546.00	$2,584.00
05-09-237-011	$2,130.00	$2,162.00	$2,194.00	$2,227.00	$2,260.00	$2,294.00	$2,328.00	$2,363.00	$2,398.00	$2,434.00	$2,471.00	$2,508.00	$2,546.00	$2,584.00
05-09-237-012	$2,130.00	$2,162.00	$2,194.00	$2,227.00	$2,260.00	$2,294.00	$2,328.00	$2,363.00	$2,398.00	$2,434.00	$2,471.00	$2,508.00	$2,546.00	$2,584.00
05-09-237-013	$2,130.00	$2,162.00	$2,194.00	$2,227.00	$2,260.00	$2,294.00	$2,328.00	$2,363.00	$2,398.00	$2,434.00	$2,471.00	$2,508.00	$2,546.00	$2,584.00
05-09-237-014	$2,130.00	$2,162.00	$2,194.00	$2,227.00	$2,260.00	$2,294.00	$2,328.00	$2,363.00	$2,398.00	$2,434.00	$2,471.00	$2,508.00	$2,546.00	$2,584.00
05-09-237-015	$2,130.00	$2,162.00	$2,194.00	$2,227.00	$2,260.00	$2,294.00	$2,328.00	$2,363.00	$2,398.00	$2,434.00	$2,471.00	$2,508.00	$2,546.00	$2,584.00

[1] Each subdivided Single-family Property lot is aniticpated to have one Dwelling Unit.

RAINTREE VILLAGE II
UNITED CITY OF YORKVILLE SSA NO. 2004-107
SPECIAL TAX ROLL
CALENDAR YEAR 2006 THROUGH CALENDAR YEAR 2033

Permanant Index Number	Maximum Parcel Special Tax per Subdivided Single-Family Property Lot [1]													
	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033
05-09-231-005	$2,623.00	$2,662.00	$2,702.00	$2,743.00	$2,784.00	$2,826.00	$2,868.00	$2,911.00	$2,955.00	$2,999.00	$3,044.00	$3,090.00	$3,136.00	$3,183.00
05-09-231-006	$2,623.00	$2,662.00	$2,702.00	$2,743.00	$2,784.00	$2,826.00	$2,868.00	$2,911.00	$2,955.00	$2,999.00	$3,044.00	$3,090.00	$3,136.00	$3,183.00
05-09-232-001	$2,623.00	$2,662.00	$2,702.00	$2,743.00	$2,784.00	$2,826.00	$2,868.00	$2,911.00	$2,955.00	$2,999.00	$3,044.00	$3,090.00	$3,136.00	$3,183.00
05-09-232-002	$2,623.00	$2,662.00	$2,702.00	$2,743.00	$2,784.00	$2,826.00	$2,868.00	$2,911.00	$2,955.00	$2,999.00	$3,044.00	$3,090.00	$3,136.00	$3,183.00
05-09-232-003	$2,623.00	$2,662.00	$2,702.00	$2,743.00	$2,784.00	$2,826.00	$2,868.00	$2,911.00	$2,955.00	$2,999.00	$3,044.00	$3,090.00	$3,136.00	$3,183.00
05-09-232-004	$2,623.00	$2,662.00	$2,702.00	$2,743.00	$2,784.00	$2,826.00	$2,868.00	$2,911.00	$2,955.00	$2,999.00	$3,044.00	$3,090.00	$3,136.00	$3,183.00
05-09-232-005	$2,623.00	$2,662.00	$2,702.00	$2,743.00	$2,784.00	$2,826.00	$2,868.00	$2,911.00	$2,955.00	$2,999.00	$3,044.00	$3,090.00	$3,136.00	$3,183.00
05-09-232-006	$2,623.00	$2,662.00	$2,702.00	$2,743.00	$2,784.00	$2,826.00	$2,868.00	$2,911.00	$2,955.00	$2,999.00	$3,044.00	$3,090.00	$3,136.00	$3,183.00
05-09-233-001	$2,623.00	$2,662.00	$2,702.00	$2,743.00	$2,784.00	$2,826.00	$2,868.00	$2,911.00	$2,955.00	$2,999.00	$3,044.00	$3,090.00	$3,136.00	$3,183.00
05-09-233-002	$2,623.00	$2,662.00	$2,702.00	$2,743.00	$2,784.00	$2,826.00	$2,868.00	$2,911.00	$2,955.00	$2,999.00	$3,044.00	$3,090.00	$3,136.00	$3,183.00
05-09-233-003	$2,623.00	$2,662.00	$2,702.00	$2,743.00	$2,784.00	$2,826.00	$2,868.00	$2,911.00	$2,955.00	$2,999.00	$3,044.00	$3,090.00	$3,136.00	$3,183.00
05-09-233-004	$2,623.00	$2,662.00	$2,702.00	$2,743.00	$2,784.00	$2,826.00	$2,868.00	$2,911.00	$2,955.00	$2,999.00	$3,044.00	$3,090.00	$3,136.00	$3,183.00
05-09-234-001	$2,623.00	$2,662.00	$2,702.00	$2,743.00	$2,784.00	$2,826.00	$2,868.00	$2,911.00	$2,955.00	$2,999.00	$3,044.00	$3,090.00	$3,136.00	$3,183.00
05-09-234-002	$2,623.00	$2,662.00	$2,702.00	$2,743.00	$2,784.00	$2,826.00	$2,868.00	$2,911.00	$2,955.00	$2,999.00	$3,044.00	$3,090.00	$3,136.00	$3,183.00
05-09-234-003	$2,623.00	$2,662.00	$2,702.00	$2,743.00	$2,784.00	$2,826.00	$2,868.00	$2,911.00	$2,955.00	$2,999.00	$3,044.00	$3,090.00	$3,136.00	$3,183.00
05-09-234-004	$2,623.00	$2,662.00	$2,702.00	$2,743.00	$2,784.00	$2,826.00	$2,868.00	$2,911.00	$2,955.00	$2,999.00	$3,044.00	$3,090.00	$3,136.00	$3,183.00
05-09-234-005	$2,623.00	$2,662.00	$2,702.00	$2,743.00	$2,784.00	$2,826.00	$2,868.00	$2,911.00	$2,955.00	$2,999.00	$3,044.00	$3,090.00	$3,136.00	$3,183.00
05-09-234-006	$2,623.00	$2,662.00	$2,702.00	$2,743.00	$2,784.00	$2,826.00	$2,868.00	$2,911.00	$2,955.00	$2,999.00	$3,044.00	$3,090.00	$3,136.00	$3,183.00
05-09-234-007	$2,623.00	$2,662.00	$2,702.00	$2,743.00	$2,784.00	$2,826.00	$2,868.00	$2,911.00	$2,955.00	$2,999.00	$3,044.00	$3,090.00	$3,136.00	$3,183.00
05-09-234-008	$2,623.00	$2,662.00	$2,702.00	$2,743.00	$2,784.00	$2,826.00	$2,868.00	$2,911.00	$2,955.00	$2,999.00	$3,044.00	$3,090.00	$3,136.00	$3,183.00
05-09-234-009	$2,623.00	$2,662.00	$2,702.00	$2,743.00	$2,784.00	$2,826.00	$2,868.00	$2,911.00	$2,955.00	$2,999.00	$3,044.00	$3,090.00	$3,136.00	$3,183.00
05-09-234-010	$2,623.00	$2,662.00	$2,702.00	$2,743.00	$2,784.00	$2,826.00	$2,868.00	$2,911.00	$2,955.00	$2,999.00	$3,044.00	$3,090.00	$3,136.00	$3,183.00
05-09-235-001	$2,623.00	$2,662.00	$2,702.00	$2,743.00	$2,784.00	$2,826.00	$2,868.00	$2,911.00	$2,955.00	$2,999.00	$3,044.00	$3,090.00	$3,136.00	$3,183.00
05-09-235-002	$2,623.00	$2,662.00	$2,702.00	$2,743.00	$2,784.00	$2,826.00	$2,868.00	$2,911.00	$2,955.00	$2,999.00	$3,044.00	$3,090.00	$3,136.00	$3,183.00
05-09-235-003	$2,623.00	$2,662.00	$2,702.00	$2,743.00	$2,784.00	$2,826.00	$2,868.00	$2,911.00	$2,955.00	$2,999.00	$3,044.00	$3,090.00	$3,136.00	$3,183.00
05-09-235-004	$2,623.00	$2,662.00	$2,702.00	$2,743.00	$2,784.00	$2,826.00	$2,868.00	$2,911.00	$2,955.00	$2,999.00	$3,044.00	$3,090.00	$3,136.00	$3,183.00
05-09-235-005	$2,623.00	$2,662.00	$2,702.00	$2,743.00	$2,784.00	$2,826.00	$2,868.00	$2,911.00	$2,955.00	$2,999.00	$3,044.00	$3,090.00	$3,136.00	$3,183.00
05-09-235-006	$2,623.00	$2,662.00	$2,702.00	$2,743.00	$2,784.00	$2,826.00	$2,868.00	$2,911.00	$2,955.00	$2,999.00	$3,044.00	$3,090.00	$3,136.00	$3,183.00
05-09-235-007	$2,623.00	$2,662.00	$2,702.00	$2,743.00	$2,784.00	$2,826.00	$2,868.00	$2,911.00	$2,955.00	$2,999.00	$3,044.00	$3,090.00	$3,136.00	$3,183.00
05-09-236-001	$2,623.00	$2,662.00	$2,702.00	$2,743.00	$2,784.00	$2,826.00	$2,868.00	$2,911.00	$2,955.00	$2,999.00	$3,044.00	$3,090.00	$3,136.00	$3,183.00
05-09-236-002	$2,623.00	$2,662.00	$2,702.00	$2,743.00	$2,784.00	$2,826.00	$2,868.00	$2,911.00	$2,955.00	$2,999.00	$3,044.00	$3,090.00	$3,136.00	$3,183.00
05-09-236-003	$2,623.00	$2,662.00	$2,702.00	$2,743.00	$2,784.00	$2,826.00	$2,868.00	$2,911.00	$2,955.00	$2,999.00	$3,044.00	$3,090.00	$3,136.00	$3,183.00
05-09-236-004	$2,623.00	$2,662.00	$2,702.00	$2,743.00	$2,784.00	$2,826.00	$2,868.00	$2,911.00	$2,955.00	$2,999.00	$3,044.00	$3,090.00	$3,136.00	$3,183.00
05-09-236-005	$2,623.00	$2,662.00	$2,702.00	$2,743.00	$2,784.00	$2,826.00	$2,868.00	$2,911.00	$2,955.00	$2,999.00	$3,044.00	$3,090.00	$3,136.00	$3,183.00
05-09-236-006	$2,623.00	$2,662.00	$2,702.00	$2,743.00	$2,784.00	$2,826.00	$2,868.00	$2,911.00	$2,955.00	$2,999.00	$3,044.00	$3,090.00	$3,136.00	$3,183.00
05-09-237-001	$2,623.00	$2,662.00	$2,702.00	$2,743.00	$2,784.00	$2,826.00	$2,868.00	$2,911.00	$2,955.00	$2,999.00	$3,044.00	$3,090.00	$3,136.00	$3,183.00
05-09-237-002	$2,623.00	$2,662.00	$2,702.00	$2,743.00	$2,784.00	$2,826.00	$2,868.00	$2,911.00	$2,955.00	$2,999.00	$3,044.00	$3,090.00	$3,136.00	$3,183.00
05-09-237-003	$2,623.00	$2,662.00	$2,702.00	$2,743.00	$2,784.00	$2,826.00	$2,868.00	$2,911.00	$2,955.00	$2,999.00	$3,044.00	$3,090.00	$3,136.00	$3,183.00
05-09-237-004	$2,623.00	$2,662.00	$2,702.00	$2,743.00	$2,784.00	$2,826.00	$2,868.00	$2,911.00	$2,955.00	$2,999.00	$3,044.00	$3,090.00	$3,136.00	$3,183.00
05-09-237-005	$2,623.00	$2,662.00	$2,702.00	$2,743.00	$2,784.00	$2,826.00	$2,868.00	$2,911.00	$2,955.00	$2,999.00	$3,044.00	$3,090.00	$3,136.00	$3,183.00
05-09-237-006	$2,623.00	$2,662.00	$2,702.00	$2,743.00	$2,784.00	$2,826.00	$2,868.00	$2,911.00	$2,955.00	$2,999.00	$3,044.00	$3,090.00	$3,136.00	$3,183.00
05-09-237-007	$2,623.00	$2,662.00	$2,702.00	$2,743.00	$2,784.00	$2,826.00	$2,868.00	$2,911.00	$2,955.00	$2,999.00	$3,044.00	$3,090.00	$3,136.00	$3,183.00
05-09-237-008	$2,623.00	$2,662.00	$2,702.00	$2,743.00	$2,784.00	$2,826.00	$2,868.00	$2,911.00	$2,955.00	$2,999.00	$3,044.00	$3,090.00	$3,136.00	$3,183.00
05-09-237-009	$2,623.00	$2,662.00	$2,702.00	$2,743.00	$2,784.00	$2,826.00	$2,868.00	$2,911.00	$2,955.00	$2,999.00	$3,044.00	$3,090.00	$3,136.00	$3,183.00
05-09-237-010	$2,623.00	$2,662.00	$2,702.00	$2,743.00	$2,784.00	$2,826.00	$2,868.00	$2,911.00	$2,955.00	$2,999.00	$3,044.00	$3,090.00	$3,136.00	$3,183.00
05-09-237-011	$2,623.00	$2,662.00	$2,702.00	$2,743.00	$2,784.00	$2,826.00	$2,868.00	$2,911.00	$2,955.00	$2,999.00	$3,044.00	$3,090.00	$3,136.00	$3,183.00
05-09-237-012	$2,623.00	$2,662.00	$2,702.00	$2,743.00	$2,784.00	$2,826.00	$2,868.00	$2,911.00	$2,955.00	$2,999.00	$3,044.00	$3,090.00	$3,136.00	$3,183.00
05-09-237-013	$2,623.00	$2,662.00	$2,702.00	$2,743.00	$2,784.00	$2,826.00	$2,868.00	$2,911.00	$2,955.00	$2,999.00	$3,044.00	$3,090.00	$3,136.00	$3,183.00
05-09-237-014	$2,623.00	$2,662.00	$2,702.00	$2,743.00	$2,784.00	$2,826.00	$2,868.00	$2,911.00	$2,955.00	$2,999.00	$3,044.00	$3,090.00	$3,136.00	$3,183.00
05-09-237-015	$2,623.00	$2,662.00	$2,702.00	$2,743.00	$2,784.00	$2,826.00	$2,868.00	$2,911.00	$2,955.00	$2,999.00	$3,044.00	$3,090.00	$3,136.00	$3,183.00

[1] Each subdivided Single-family Property lot is aniticpated to have one Dwelling Unit.

RAINTREE VILLAGE II
UNITED CITY OF YORKVILLE SSA NO. 2004-107
SPECIAL TAX ROLL
CALENDAR YEAR 2006 THROUGH CALENDAR YEAR 2033

Levied Calendar Year	Maximum Parcel Special Tax Per Dwelling Unit			Permanent Index Number (Unsubdivided Parcels) 05-03-300-024				05-09-200-020			
	SDU [1]	DDU [2]	TDU [3]	SDU [1]	DDU [2]	TDU [3]	TOTAL	SDU [1]	DDU [2]	TDU [3]	TOTAL
				0	4	48	52	6	0	0	6
2006	$2,130	$1,743	$1,472	$0.00	$6,972.00	$70,656.00	$77,628.00	$12,780.00	$0.00	$0.00	$12,780.00
2007	$2,162	$1,769	$1,494	$0.00	$7,076.00	$71,712.00	$78,788.00	$12,972.00	$0.00	$0.00	$12,972.00
2008	$2,194	$1,796	$1,516	$0.00	$7,184.00	$72,768.00	$79,952.00	$13,164.00	$0.00	$0.00	$13,164.00
2009	$2,227	$1,823	$1,539	$0.00	$7,292.00	$73,872.00	$81,164.00	$13,362.00	$0.00	$0.00	$13,362.00
2010	$2,260	$1,850	$1,562	$0.00	$7,400.00	$74,976.00	$82,376.00	$13,560.00	$0.00	$0.00	$13,560.00
2011	$2,294	$1,878	$1,585	$0.00	$7,512.00	$76,080.00	$83,592.00	$13,764.00	$0.00	$0.00	$13,764.00
2012	$2,328	$1,906	$1,609	$0.00	$7,624.00	$77,232.00	$84,856.00	$13,968.00	$0.00	$0.00	$13,968.00
2013	$2,363	$1,935	$1,633	$0.00	$7,740.00	$78,384.00	$86,124.00	$14,178.00	$0.00	$0.00	$14,178.00
2014	$2,398	$1,964	$1,657	$0.00	$7,856.00	$79,536.00	$87,392.00	$14,388.00	$0.00	$0.00	$14,388.00
2015	$2,434	$1,993	$1,682	$0.00	$7,972.00	$80,736.00	$88,708.00	$14,604.00	$0.00	$0.00	$14,604.00
2016	$2,471	$2,023	$1,707	$0.00	$8,092.00	$81,936.00	$90,028.00	$14,826.00	$0.00	$0.00	$14,826.00
2017	$2,508	$2,053	$1,733	$0.00	$8,212.00	$83,184.00	$91,396.00	$15,048.00	$0.00	$0.00	$15,048.00
2018	$2,546	$2,084	$1,759	$0.00	$8,336.00	$84,432.00	$92,768.00	$15,276.00	$0.00	$0.00	$15,276.00
2019	$2,584	$2,115	$1,785	$0.00	$8,460.00	$85,680.00	$94,140.00	$15,504.00	$0.00	$0.00	$15,504.00
2020	$2,623	$2,147	$1,812	$0.00	$8,588.00	$86,976.00	$95,564.00	$15,738.00	$0.00	$0.00	$15,738.00
2021	$2,662	$2,179	$1,839	$0.00	$8,716.00	$88,272.00	$96,988.00	$15,972.00	$0.00	$0.00	$15,972.00
2022	$2,702	$2,212	$1,867	$0.00	$8,848.00	$89,616.00	$98,464.00	$16,212.00	$0.00	$0.00	$16,212.00
2023	$2,743	$2,245	$1,895	$0.00	$8,980.00	$90,960.00	$99,940.00	$16,458.00	$0.00	$0.00	$16,458.00
2024	$2,784	$2,279	$1,923	$0.00	$9,116.00	$92,304.00	$101,420.00	$16,704.00	$0.00	$0.00	$16,704.00
2025	$2,826	$2,313	$1,952	$0.00	$9,252.00	$93,696.00	$102,948.00	$16,956.00	$0.00	$0.00	$16,956.00
2026	$2,868	$2,348	$1,981	$0.00	$9,392.00	$95,088.00	$104,480.00	$17,208.00	$0.00	$0.00	$17,208.00
2027	$2,911	$2,383	$2,011	$0.00	$9,532.00	$96,528.00	$106,060.00	$17,466.00	$0.00	$0.00	$17,466.00
2028	$2,955	$2,419	$2,041	$0.00	$9,676.00	$97,968.00	$107,644.00	$17,730.00	$0.00	$0.00	$17,730.00
2029	$2,999	$2,455	$2,072	$0.00	$9,820.00	$99,456.00	$109,276.00	$17,994.00	$0.00	$0.00	$17,994.00
2030	$3,044	$2,492	$2,103	$0.00	$9,968.00	$100,944.00	$110,912.00	$18,264.00	$0.00	$0.00	$18,264.00
2031	$3,090	$2,529	$2,135	$0.00	$10,116.00	$102,480.00	$112,596.00	$18,540.00	$0.00	$0.00	$18,540.00
2032	$3,136	$2,567	$2,167	$0.00	$10,268.00	$104,016.00	$114,284.00	$18,816.00	$0.00	$0.00	$18,816.00
2033	$3,183	$2,606	$2,200	$0.00	$10,424.00	$105,600.00	$116,024.00	$19,098.00	$0.00	$0.00	$19,098.00

[1] SDU = Single-family Property Dwelling Unit
[2] DDU = Duplex Property Dwelling Unit
[3] TDU = Townhome Property Dwelling Unit

RAINTREE VILLAGE II
UNITED CITY OF YORKVILLE SSA NO. 2004-107
SPECIAL TAX ROLL
CALENDAR YEAR 2006 THROUGH CALENDAR YEAR 2033

Levied Calendar Year	Maximum Parcel Special Tax Per Dwelling Unit			Permanent Index Number (Unsubdivided Parcels) 05-09-200-022				05-09-200-024			
				SDU [1]	DDU [2]	TDU [3]	TOTAL	SDU [1]	DDU [2]	TDU [3]	TOTAL
	SDU [1]	DDU [2]	TDU [3]	76	0	0	76	12	0	0	12
2006	$2,130	$1,743	$1,472	$161,880.00	$0.00	$0.00	$161,880.00	$25,560.00	$0.00	$0.00	$25,560.00
2007	$2,162	$1,769	$1,494	$164,312.00	$0.00	$0.00	$164,312.00	$25,944.00	$0.00	$0.00	$25,944.00
2008	$2,194	$1,796	$1,516	$166,744.00	$0.00	$0.00	$166,744.00	$26,328.00	$0.00	$0.00	$26,328.00
2009	$2,227	$1,823	$1,539	$169,252.00	$0.00	$0.00	$169,252.00	$26,724.00	$0.00	$0.00	$26,724.00
2010	$2,260	$1,850	$1,562	$171,760.00	$0.00	$0.00	$171,760.00	$27,120.00	$0.00	$0.00	$27,120.00
2011	$2,294	$1,878	$1,585	$174,344.00	$0.00	$0.00	$174,344.00	$27,528.00	$0.00	$0.00	$27,528.00
2012	$2,328	$1,906	$1,609	$176,928.00	$0.00	$0.00	$176,928.00	$27,936.00	$0.00	$0.00	$27,936.00
2013	$2,363	$1,935	$1,633	$179,588.00	$0.00	$0.00	$179,588.00	$28,356.00	$0.00	$0.00	$28,356.00
2014	$2,398	$1,964	$1,657	$182,248.00	$0.00	$0.00	$182,248.00	$28,776.00	$0.00	$0.00	$28,776.00
2015	$2,434	$1,993	$1,682	$184,984.00	$0.00	$0.00	$184,984.00	$29,208.00	$0.00	$0.00	$29,208.00
2016	$2,471	$2,023	$1,707	$187,796.00	$0.00	$0.00	$187,796.00	$29,652.00	$0.00	$0.00	$29,652.00
2017	$2,508	$2,053	$1,733	$190,608.00	$0.00	$0.00	$190,608.00	$30,096.00	$0.00	$0.00	$30,096.00
2018	$2,546	$2,084	$1,759	$193,496.00	$0.00	$0.00	$193,496.00	$30,552.00	$0.00	$0.00	$30,552.00
2019	$2,584	$2,115	$1,785	$196,384.00	$0.00	$0.00	$196,384.00	$31,008.00	$0.00	$0.00	$31,008.00
2020	$2,623	$2,147	$1,812	$199,348.00	$0.00	$0.00	$199,348.00	$31,476.00	$0.00	$0.00	$31,476.00
2021	$2,662	$2,179	$1,839	$202,312.00	$0.00	$0.00	$202,312.00	$31,944.00	$0.00	$0.00	$31,944.00
2022	$2,702	$2,212	$1,867	$205,352.00	$0.00	$0.00	$205,352.00	$32,424.00	$0.00	$0.00	$32,424.00
2023	$2,743	$2,245	$1,895	$208,468.00	$0.00	$0.00	$208,468.00	$32,916.00	$0.00	$0.00	$32,916.00
2024	$2,784	$2,279	$1,923	$211,584.00	$0.00	$0.00	$211,584.00	$33,408.00	$0.00	$0.00	$33,408.00
2025	$2,826	$2,313	$1,952	$214,776.00	$0.00	$0.00	$214,776.00	$33,912.00	$0.00	$0.00	$33,912.00
2026	$2,868	$2,348	$1,981	$217,968.00	$0.00	$0.00	$217,968.00	$34,416.00	$0.00	$0.00	$34,416.00
2027	$2,911	$2,383	$2,011	$221,236.00	$0.00	$0.00	$221,236.00	$34,932.00	$0.00	$0.00	$34,932.00
2028	$2,955	$2,419	$2,041	$224,580.00	$0.00	$0.00	$224,580.00	$35,460.00	$0.00	$0.00	$35,460.00
2029	$2,999	$2,455	$2,072	$227,924.00	$0.00	$0.00	$227,924.00	$35,988.00	$0.00	$0.00	$35,988.00
2030	$3,044	$2,492	$2,103	$231,344.00	$0.00	$0.00	$231,344.00	$36,528.00	$0.00	$0.00	$36,528.00
2031	$3,090	$2,529	$2,135	$234,840.00	$0.00	$0.00	$234,840.00	$37,080.00	$0.00	$0.00	$37,080.00
2032	$3,136	$2,567	$2,167	$238,336.00	$0.00	$0.00	$238,336.00	$37,632.00	$0.00	$0.00	$37,632.00
2033	$3,183	$2,606	$2,200	$241,908.00	$0.00	$0.00	$241,908.00	$38,196.00	$0.00	$0.00	$38,196.00

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[2] DDU = Duplex Property Dwelling Unit
[3] TDU = Townhome Property Dwelling Unit

RAINTREE VILLAGE II
UNITED CITY OF YORKVILLE SSA NO. 2004-107
SPECIAL TAX ROLL
CALENDAR YEAR 2006 THROUGH CALENDAR YEAR 2033

Levied Calendar Year	Maximum Parcel Special Tax Per Dwelling Unit			05-10-100-008				05-10-100-010				GRAND TOTAL
	SDU [1]	DDU [2]	TDU [3]	SDU [1] 7	DDU [2] 28	TDU [3] 60	TOTAL 95	SDU [1] 0	DDU [2] 6	TDU [3] 20	TOTAL 26	
2006	$2,130	$1,743	$1,472	$14,910.00	$48,804.00	$88,320.00	$152,034.00	$0.00	$10,458.00	$29,440.00	$39,898.00	$684,910.00
2007	$2,162	$1,769	$1,494	$15,134.00	$49,532.00	$89,640.00	$154,306.00	$0.00	$10,614.00	$29,880.00	$40,494.00	$695,178.00
2008	$2,194	$1,796	$1,516	$15,358.00	$50,288.00	$90,960.00	$156,606.00	$0.00	$10,776.00	$30,320.00	$41,096.00	$705,484.00
2009	$2,227	$1,823	$1,539	$15,589.00	$51,044.00	$92,340.00	$158,973.00	$0.00	$10,938.00	$30,780.00	$41,718.00	$716,120.00
2010	$2,260	$1,850	$1,562	$15,820.00	$51,800.00	$93,720.00	$161,340.00	$0.00	$11,100.00	$31,240.00	$42,340.00	$726,756.00
2011	$2,294	$1,878	$1,585	$16,058.00	$52,584.00	$95,100.00	$163,742.00	$0.00	$11,268.00	$31,700.00	$42,968.00	$737,632.00
2012	$2,328	$1,906	$1,609	$16,296.00	$53,368.00	$96,540.00	$166,204.00	$0.00	$11,436.00	$32,180.00	$43,616.00	$748,636.00
2013	$2,363	$1,935	$1,633	$16,541.00	$54,180.00	$97,980.00	$168,701.00	$0.00	$11,610.00	$32,660.00	$44,270.00	$759,880.00
2014	$2,398	$1,964	$1,657	$16,786.00	$54,992.00	$99,420.00	$171,198.00	$0.00	$11,784.00	$33,140.00	$44,924.00	$771,124.00
2015	$2,434	$1,993	$1,682	$17,038.00	$55,804.00	$100,920.00	$173,762.00	$0.00	$11,958.00	$33,640.00	$45,598.00	$782,698.00
2016	$2,471	$2,023	$1,707	$17,297.00	$56,644.00	$102,420.00	$176,361.00	$0.00	$12,138.00	$34,140.00	$46,278.00	$794,512.00
2017	$2,508	$2,053	$1,733	$17,556.00	$57,484.00	$103,980.00	$179,020.00	$0.00	$12,318.00	$34,660.00	$46,978.00	$806,454.00
2018	$2,546	$2,084	$1,759	$17,822.00	$58,352.00	$105,540.00	$181,714.00	$0.00	$12,504.00	$35,180.00	$47,684.00	$818,636.00
2019	$2,584	$2,115	$1,785	$18,088.00	$59,220.00	$107,100.00	$184,408.00	$0.00	$12,690.00	$35,700.00	$48,390.00	$830,818.00
2020	$2,623	$2,147	$1,812	$18,361.00	$60,116.00	$108,720.00	$187,197.00	$0.00	$12,882.00	$36,240.00	$49,122.00	$843,368.00
2021	$2,662	$2,179	$1,839	$18,634.00	$61,012.00	$110,340.00	$189,986.00	$0.00	$13,074.00	$36,780.00	$49,854.00	$855,918.00
2022	$2,702	$2,212	$1,867	$18,914.00	$61,936.00	$112,020.00	$192,870.00	$0.00	$13,272.00	$37,340.00	$50,612.00	$868,836.00
2023	$2,743	$2,245	$1,895	$19,201.00	$62,860.00	$113,700.00	$195,761.00	$0.00	$13,470.00	$37,900.00	$51,370.00	$881,956.00
2024	$2,784	$2,279	$1,923	$19,488.00	$63,812.00	$115,380.00	$198,680.00	$0.00	$13,674.00	$38,460.00	$52,134.00	$895,114.00
2025	$2,826	$2,313	$1,952	$19,782.00	$64,764.00	$117,120.00	$201,666.00	$0.00	$13,878.00	$39,040.00	$52,918.00	$908,602.00
2026	$2,868	$2,348	$1,981	$20,076.00	$65,744.00	$118,860.00	$204,680.00	$0.00	$14,088.00	$39,620.00	$53,708.00	$922,128.00
2027	$2,911	$2,383	$2,011	$20,377.00	$66,724.00	$120,660.00	$207,761.00	$0.00	$14,298.00	$40,220.00	$54,518.00	$935,984.00
2028	$2,955	$2,419	$2,041	$20,685.00	$67,732.00	$122,460.00	$210,877.00	$0.00	$14,514.00	$40,820.00	$55,334.00	$950,080.00
2029	$2,999	$2,455	$2,072	$20,993.00	$68,740.00	$124,320.00	$214,053.00	$0.00	$14,730.00	$41,440.00	$56,170.00	$964,304.00
2030	$3,044	$2,492	$2,103	$21,308.00	$69,776.00	$126,180.00	$217,264.00	$0.00	$14,952.00	$42,060.00	$57,012.00	$978,768.00
2031	$3,090	$2,529	$2,135	$21,630.00	$70,812.00	$128,100.00	$220,542.00	$0.00	$15,174.00	$42,700.00	$57,874.00	$993,562.00
2032	$3,136	$2,567	$2,167	$21,952.00	$71,876.00	$130,020.00	$223,848.00	$0.00	$15,402.00	$43,340.00	$58,742.00	$1,008,394.00
2033	$3,183	$2,606	$2,200	$22,281.00	$72,968.00	$132,000.00	$227,249.00	$0.00	$15,636.00	$44,000.00	$59,636.00	$1,023,594.00

[1] SDU = Single-family Property Dwelling Unit
[2] DDU = Duplex Property Dwelling Unit
[3] TDU = Townhome Property Dwelling Unit

EXHIBIT B

PREPAYMENT OF THE MAXIMUM PARCEL SPECIAL TAX

UNITED CITY OF YORKVILLE
SPECIAL SERVICE AREA NO. 2004-107

PREPAYMENT FORMULA

All capitalized terms not defined in this Exhibit B shall have the meaning given to such terms in the Report.

A. OPTIONAL PREPAYMENT OF THE MAXIMUM PARCEL SPECIAL TAX

Pursuant to Section VI.F of the Report, the Maximum Parcel Special Tax may be prepaid and permanently satisfied under the conditions set forth therein. The Special Tax Bond Prepayment for a Parcel means an amount equal to (a) the sum of (1) Principal, (2) Premium, (3) Defeasance, and (4) Fees and (b) minus (1) the Reserve Fund Credit and (2) the Capitalized Interest Credit, where the terms "Principal," "Premium," "Defeasance," "Fees," "Reserve Fund Credit," and "Capitalized Interest Credit" have the following meanings:

"Principal" means the principal amount of Bonds to be redeemed and equals the quotient derived by dividing (a) the then current Maximum Parcel Special Tax for the Parcel intending to prepay by (b) the corresponding Maximum Parcel Special Taxes for SSA No. 2004-107, (and excluding from (b) that portion of the Maximum Parcel Special Tax for any Parcel(s) that has been prepaid), and multiplying the quotient by the principal amount of outstanding Bonds less any principal which has been prepaid but not yet applied toward the redemption of Bonds.

"Premium" means an amount equal to the Principal multiplied by the applicable redemption premium, if any, for any Bonds so redeemed with the proceeds of any such prepayment. Any applicable redemption premium shall be as set forth in the Bond Indenture.

"Defeasance" means the amount needed to pay interest on the Principal to be redeemed until the earliest redemption date for the outstanding Bonds less any Special Taxes heretofore paid for such Parcel and available to pay interest on the redemption date for the Bonds.

"Fees" equal the expenses of SSA No. 2004-107 associated with the Special Tax Bond Prepayment as calculated by the City or its designee and include, but are not limited to, the costs of computing the Special Tax Bond Prepayment, the costs of redeeming the Bonds, and the costs of recording and publishing any notices to evidence the Special Tax Bond Prepayment and the redemption of Bonds.

"Reserve Fund Credit" shall equal the lesser of the Reserve Requirement (as such term is defined in the Bond Indenture) and the balance in the Reserve Fund

(as such term is defined in the Bond Indenture) multiplied by the quotient used to calculate Principal.

"Capitalized Interest Credit" shall equal the reduction in interest payable on the Bonds due to the redemption of Principal from the Special Tax Bond Prepayment from the redemption date for the Bonds redeemed from the Special Tax Bond Prepayment to the end of the capitalized interest period, as determined by the Consultant. No capitalized interest credit is given if the redemption date for the Bonds redeemed from the Special Tax Bond Prepayment is on or after the end of the capitalized interest period.

The amount of any Partial Special Tax Bond Prepayment shall be computed pursuant to the preceding prepayment formula substituting the portion of the Maximum Parcel Special Tax to be prepaid for the Maximum Parcel Special Tax when computing Principal. The amount of any Special Tax Bond Prepayment or Partial Special Tax Bond Prepayment computed pursuant to this Section A shall not exceed the Bonds plus any Premium, Defeasance, and Fees as such terms are defined herein.

The sum of the amounts calculated above shall be paid to the City, deposited with the trustee, and used to pay and redeem Bonds in accordance with the Bond Indenture and to pay the Fees associated with the Special Tax Bond Prepayment. Upon the payment of the Special Tax Bond Prepayment amount to the City, the obligation to pay the portion of the Maximum Parcel Special Tax which is prepaid for such Parcel shall be deemed to be permanently satisfied, such portion of the Maximum Parcel Special Tax shall not be collected thereafter from such Parcel, and in the event the entire Maximum Parcel Special Tax is prepaid a satisfaction of special tax lien for such Parcel will be recorded within 30 working days of receipt of the Special Tax Bond Prepayment.

B. MANDATORY PREPAYMENT

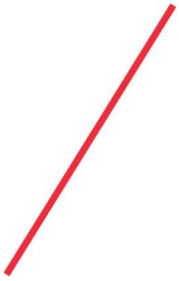
The Mandatory Special Tax Prepayment amount will be calculated using the prepayment formula described in Section A above with the following modifications:

- The difference between the Maximum Parcel Special Taxes required for 110% debt service coverage and the amount to which the Maximum Parcel Special Taxes have been reduced shall serve as the numerator when computing Principal; and
- The Maximum Parcel Special Taxes necessary for the annual debt service coverage ratio to equal 110% shall serve as the denominator when computing Principal.

The amount of any Mandatory Special Tax Prepayment shall not exceed the Bonds plus any Premium, Defeasance, and Fees as such terms are defined in Section A above.

APPENDIX G

United City of Yorkville SSA No. 2004-107
Administration Report
(Levy Year 2025)



2025 AMENDED SPECIAL TAX ROLL

United City of Yorkville
Special Servces Area No. 2004-107
(Raintree Village 2)
Levy Year 2025

PIN	Lot	Unit	Land Use	# of Units	2025 Special Tax Levy		
					Original Amount Levied	Amount to be Abated	Amount to be Collected
Single Family Property							
05-09-211-009	361		SFD	1	$2,826.00	$877.40	$1,948.60
05-09-211-010	362		SFD	1	$2,826.00	$877.40	$1,948.60
05-09-211-013	365		SFD	1	$2,826.00	$877.40	$1,948.60
05-09-213-001	360		SFD	1	$2,826.00	$877.40	$1,948.60
05-09-213-002	359		SFD	1	$2,826.00	$877.40	$1,948.60
05-09-213-003	358		SFD	1	$2,826.00	$877.40	$1,948.60
05-09-213-004	357		SFD	1	$2,826.00	$877.40	$1,948.60
05-09-213-005	356		SFD	1	$2,826.00	$877.40	$1,948.60
05-09-213-006	355		SFD	1	$2,826.00	$877.40	$1,948.60
05-09-213-007	354		SFD	1	$2,826.00	$877.40	$1,948.60
05-09-213-008	353		SFD	1	$2,826.00	$877.40	$1,948.60
05-09-213-009	419		SFD	1	$2,826.00	$877.40	$1,948.60
05-09-213-011	417		SFD	1	$2,826.00	$877.40	$1,948.60
05-09-213-012	416		SFD	1	$2,826.00	$877.40	$1,948.60
05-09-213-013	415		SFD	1	$2,826.00	$877.40	$1,948.60
05-09-213-014	414		SFD	1	$2,826.00	$877.40	$1,948.60
05-09-213-015	413		SFD	1	$2,826.00	$877.40	$1,948.60
05-09-213-016	412		SFD	1	$2,826.00	$877.40	$1,948.60
05-09-213-017	411		SFD	1	$2,826.00	$877.40	$1,948.60
05-09-214-001	410		SFD	1	$2,826.00	$877.40	$1,948.60
05-09-214-003	408		SFD	1	$2,826.00	$877.40	$1,948.60
05-09-214-004	407		SFD	1	$2,826.00	$877.40	$1,948.60
05-09-214-006	405		SFD	1	$2,826.00	$877.40	$1,948.60
05-09-214-007	404		SFD	1	$2,826.00	$877.40	$1,948.60
05-09-214-008	397		SFD	1	$2,826.00	$877.40	$1,948.60
05-09-214-009	396		SFD	1	$2,826.00	$877.40	$1,948.60
05-09-214-010	395		SFD	1	$2,826.00	$877.40	$1,948.60
05-09-214-011	394		SFD	1	$2,826.00	$877.40	$1,948.60
05-09-214-012	393		SFD	1	$2,826.00	$877.40	$1,948.60
05-09-214-013	392		SFD	1	$2,826.00	$877.40	$1,948.60
05-09-215-001	366		SFD	1	$2,826.00	$877.40	$1,948.60
05-09-215-002	367		SFD	1	$2,826.00	$877.40	$1,948.60
05-09-215-003	368		SFD	1	$2,826.00	$877.40	$1,948.60
05-09-215-004	369		SFD	1	$2,826.00	$877.40	$1,948.60
05-09-215-005	370		SFD	1	$2,826.00	$877.40	$1,948.60
05-09-215-006	371		SFD	1	$2,826.00	$877.40	$1,948.60
05-09-216-001	391		SFD	1	$2,826.00	$877.40	$1,948.60
05-09-216-002	390		SFD	1	$2,826.00	$877.40	$1,948.60
05-09-216-003	389		SFD	1	$2,826.00	$877.40	$1,948.60
05-09-216-004	373		SFD	1	$2,826.00	$877.40	$1,948.60
05-09-216-005	372		SFD	1	$2,826.00	$877.40	$1,948.60
05-09-226-003	350		SFD	1	$2,826.00	$877.40	$1,948.60
05-09-231-001	349		SFD	1	$2,826.00	$877.40	$1,948.60
05-09-231-002	348		SFD	1	$2,826.00	$877.40	$1,948.60
05-09-231-003	347		SFD	1	$2,826.00	$877.40	$1,948.60
05-09-231-004	346		SFD	1	$2,826.00	$877.40	$1,948.60
05-09-231-006	344		SFD	1	$2,826.00	$877.40	$1,948.60
05-09-232-002	342		SFD	1	$2,826.00	$877.40	$1,948.60

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PIN	Lot	Unit	Land Use	# of Units	2025 Special Tax Levy		
					Original Amount Levied	Amount to be Abated	Amount to be Collected
Single Family Property							
05-09-232-003	341		SFD	1	$2,826.00	$877.40	$1,948.60
05-09-232-005	339		SFD	1	$2,826.00	$877.40	$1,948.60
05-09-232-006	338		SFD	1	$2,826.00	$877.40	$1,948.60
05-09-233-001	352		SFD	1	$2,826.00	$877.40	$1,948.60
05-09-233-002	420		SFD	1	$2,826.00	$877.40	$1,948.60
05-09-233-003	353		SFD	1	$2,826.00	$877.40	$1,948.60
05-09-233-004	421		SFD	1	$2,826.00	$877.40	$1,948.60
05-09-234-001	422		SFD	1	$2,826.00	$877.40	$1,948.60
05-09-234-002	423		SFD	1	$2,826.00	$877.40	$1,948.60
05-09-234-003	424		SFD	1	$2,826.00	$877.40	$1,948.60
05-09-234-004	425		SFD	1	$2,826.00	$877.40	$1,948.60
05-09-234-005	426		SFD	1	$2,826.00	$877.40	$1,948.60
05-09-234-006	427		SFD	1	$2,826.00	$877.40	$1,948.60
05-09-234-007	428		SFD	1	$2,826.00	$877.40	$1,948.60
05-09-234-008	429		SFD	1	$2,826.00	$877.40	$1,948.60
05-09-234-009	430		SFD	1	$2,826.00	$877.40	$1,948.60
05-09-234-010	431		SFD	1	$2,826.00	$877.40	$1,948.60
05-09-235-001	432		SFD	1	$2,826.00	$877.40	$1,948.60
05-09-235-002	433		SFD	1	$2,826.00	$877.40	$1,948.60
05-09-235-003	434		SFD	1	$2,826.00	$877.40	$1,948.60
05-09-235-004	435		SFD	1	$2,826.00	$877.40	$1,948.60
05-09-235-005	436		SFD	1	$2,826.00	$877.40	$1,948.60
05-09-235-006	437		SFD	1	$2,826.00	$877.40	$1,948.60
05-09-235-007	438		SFD	1	$2,826.00	$877.40	$1,948.60
05-09-235-008	439		SFD	1	$2,826.00	$877.40	$1,948.60
05-09-235-009	440		SFD	1	$2,826.00	$877.40	$1,948.60
05-09-235-010	441		SFD	1	$2,826.00	$877.40	$1,948.60
05-09-235-011	442		SFD	1	$2,826.00	$877.40	$1,948.60
05-09-235-012	443		SFD	1	$2,826.00	$877.40	$1,948.60
05-09-235-014	445		SFD	1	$2,826.00	$877.40	$1,948.60
05-09-235-015	446		SFD	1	$2,826.00	$877.40	$1,948.60
05-09-235-016	447		SFD	1	$2,826.00	$877.40	$1,948.60
05-09-235-017	448		SFD	1	$2,826.00	$877.40	$1,948.60
05-09-235-018	449		SFD	1	$2,826.00	$877.40	$1,948.60
05-09-236-001	403		SFD	1	$2,826.00	$877.40	$1,948.60
05-09-236-002	402		SFD	1	$2,826.00	$877.40	$1,948.60
05-09-236-003	401		SFD	1	$2,826.00	$877.40	$1,948.60
05-09-236-004	400		SFD	1	$2,826.00	$877.40	$1,948.60
05-09-236-005	399		SFD	1	$2,826.00	$877.40	$1,948.60
05-09-236-006	398		SFD	1	$2,826.00	$877.40	$1,948.60
05-09-237-001	388		SFD	1	$2,826.00	$877.40	$1,948.60
05-09-237-002	387		SFD	1	$2,826.00	$877.40	$1,948.60
05-09-237-003	386		SFD	1	$2,826.00	$877.40	$1,948.60
05-09-237-004	385		SFD	1	$2,826.00	$877.40	$1,948.60
05-09-237-005	384		SFD	1	$2,826.00	$877.40	$1,948.60
05-09-237-006	383		SFD	1	$2,826.00	$877.40	$1,948.60
05-09-237-007	382		SFD	1	$2,826.00	$877.40	$1,948.60
05-09-237-008	381		SFD	1	$2,826.00	$877.40	$1,948.60

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PIN	Lot	Unit	Land Use	# of Units	2025 Special Tax Levy		
					Original Amount Levied	Amount to be Abated	Amount to be Collected
Single Family Property							
05-09-237-009	380		SFD	1	$2,826.00	$877.40	$1,948.60
05-09-237-010	379		SFD	1	$2,826.00	$877.40	$1,948.60
05-09-237-011	378		SFD	1	$2,826.00	$877.40	$1,948.60
05-09-237-012	377		SFD	1	$2,826.00	$877.40	$1,948.60
05-09-237-013	376		SFD	1	$2,826.00	$877.40	$1,948.60
05-09-237-014	375		SFD	1	$2,826.00	$877.40	$1,948.60
05-09-237-015	374		SFD	1	$2,826.00	$877.40	$1,948.60
05-09-238-001	450		SFD	1	$2,826.00	$877.40	$1,948.60
05-09-238-002	451		SFD	1	$2,826.00	$877.40	$1,948.60
05-09-238-003	452		SFD	1	$2,826.00	$877.40	$1,948.60
05-09-238-004	453		SFD	1	$2,826.00	$877.40	$1,948.60
05-09-238-005	454		SFD	1	$2,826.00	$877.40	$1,948.60
05-09-238-006	455		SFD	1	$2,826.00	$877.40	$1,948.60
05-09-238-007	456		SFD	1	$2,826.00	$877.40	$1,948.60
05-09-238-009	458		SFD	1	$2,826.00	$877.40	$1,948.60
05-09-238-010	459		SFD	1	$2,826.00	$877.40	$1,948.60
05-09-239-001	501		SFD	1	$2,826.00	$877.40	$1,948.60
05-09-239-002	502		SFD	1	$2,826.00	$877.40	$1,948.60
05-09-239-004	504		SFD	1	$2,826.00	$877.40	$1,948.60
05-09-239-005	505		SFD	1	$2,826.00	$877.40	$1,948.60
05-09-239-006	506		SFD	1	$2,826.00	$877.40	$1,948.60
05-09-239-007	507		SFD	1	$2,826.00	$877.40	$1,948.60
05-09-239-008	508		SFD	1	$2,826.00	$877.40	$1,948.60
05-09-239-009	509		SFD	1	$2,826.00	$877.40	$1,948.60
05-09-239-010	510		SFD	1	$2,826.00	$877.40	$1,948.60
05-09-239-011	511		SFD	1	$2,826.00	$877.40	$1,948.60
05-09-239-012	512		SFD	1	$2,826.00	$877.40	$1,948.60
05-09-239-014	514		SFD	1	$2,826.00	$877.40	$1,948.60
05-09-239-015	515		SFD	1	$2,826.00	$877.40	$1,948.60
05-09-239-016	516		SFD	1	$2,826.00	$877.40	$1,948.60
05-09-239-017	517		SFD	1	$2,826.00	$877.40	$1,948.60
05-09-239-018	518		SFD	1	$2,826.00	$877.40	$1,948.60
05-09-239-019	519		SFD	1	$2,826.00	$877.40	$1,948.60
05-09-240-001	520		SFD	1	$2,826.00	$877.40	$1,948.60
05-09-240-002	521		SFD	1	$2,826.00	$877.40	$1,948.60
05-09-240-003	522		SFD	1	$2,826.00	$877.40	$1,948.60
05-09-240-004	523		SFD	1	$2,826.00	$877.40	$1,948.60
05-09-240-005	524		SFD	1	$2,826.00	$877.40	$1,948.60
05-09-240-006	525		SFD	1	$2,826.00	$877.40	$1,948.60
05-09-240-007	526		SFD	1	$2,826.00	$877.40	$1,948.60
05-09-240-008	527		SFD	1	$2,826.00	$877.40	$1,948.60
05-09-240-009	528		SFD	1	$2,826.00	$877.40	$1,948.60
05-09-240-010	529		SFD	1	$2,826.00	$877.40	$1,948.60
05-09-240-011	530		SFD	1	$2,826.00	$877.40	$1,948.60
05-09-240-012	531		SFD	1	$2,826.00	$877.40	$1,948.60
05-09-240-013	532		SFD	1	$2,826.00	$877.40	$1,948.60
05-09-240-014	533		SFD	1	$2,826.00	$877.40	$1,948.60
05-09-240-015	534		SFD	1	$2,826.00	$877.40	$1,948.60

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PIN	Lot	Unit	Land Use	# of Units	2025 Special Tax Levy		
					Original Amount Levied	Amount to be Abated	Amount to be Collected
Single Family Property							
05-09-241-001	535		SFD	1	$2,826.00	$877.40	$1,948.60
05-09-241-002	536		SFD	1	$2,826.00	$877.40	$1,948.60
05-09-241-003	537		SFD	1	$2,826.00	$877.40	$1,948.60
05-09-241-004	538		SFD	1	$2,826.00	$877.40	$1,948.60
05-09-241-005	539		SFD	1	$2,826.00	$877.40	$1,948.60
05-09-241-006	540		SFD	1	$2,826.00	$877.40	$1,948.60
05-09-241-007	541		SFD	1	$2,826.00	$877.40	$1,948.60
05-09-241-008	542		SFD	1	$2,826.00	$877.40	$1,948.60
05-09-242-001	469		SFD	1	$2,826.00	$877.40	$1,948.60
05-09-242-003	471		SFD	1	$2,826.00	$877.40	$1,948.60
05-09-242-004	472		SFD	1	$2,826.00	$877.40	$1,948.60
05-09-242-005	473		SFD	1	$2,826.00	$877.40	$1,948.60
05-09-242-006	474		SFD	1	$2,826.00	$877.40	$1,948.60
05-09-242-008	476		SFD	1	$2,826.00	$877.40	$1,948.60
05-09-242-009	477		SFD	1	$2,826.00	$877.40	$1,948.60
05-09-242-010	478		SFD	1	$2,826.00	$877.40	$1,948.60
05-09-242-012	480		SFD	1	$2,826.00	$877.40	$1,948.60
05-09-242-013	481		SFD	1	$2,826.00	$877.40	$1,948.60
05-09-242-014	482		SFD	1	$2,826.00	$877.40	$1,948.60
05-09-242-015	483		SFD	1	$2,826.00	$877.40	$1,948.60
05-09-243-001	500		SFD	1	$2,826.00	$877.40	$1,948.60
05-09-243-002	499		SFD	1	$2,826.00	$877.40	$1,948.60
05-09-243-003	498		SFD	1	$2,826.00	$877.40	$1,948.60
05-09-243-004	497		SFD	1	$2,826.00	$877.40	$1,948.60
05-09-243-005	496		SFD	1	$2,826.00	$877.40	$1,948.60
05-09-243-006	495		SFD	1	$2,826.00	$877.40	$1,948.60
05-09-243-007	494		SFD	1	$2,826.00	$877.40	$1,948.60
05-09-243-008	493		SFD	1	$2,826.00	$877.40	$1,948.60
05-09-243-009	492		SFD	1	$2,826.00	$877.40	$1,948.60
05-09-243-010	491		SFD	1	$2,826.00	$877.40	$1,948.60
05-09-243-011	490		SFD	1	$2,826.00	$877.40	$1,948.60
05-09-243-012	489		SFD	1	$2,826.00	$877.40	$1,948.60
05-09-243-013	488		SFD	1	$2,826.00	$877.40	$1,948.60
05-09-243-014	487		SFD	1	$2,826.00	$877.40	$1,948.60
05-09-243-015	486		SFD	1	$2,826.00	$877.40	$1,948.60
05-09-243-016	485		SFD	1	$2,826.00	$877.40	$1,948.60
05-10-106-001	460		SFD	1	$2,826.00	$877.40	$1,948.60
05-10-106-002	461		SFD	1	$2,826.00	$877.40	$1,948.60
05-10-106-003	462		SFD	1	$2,826.00	$877.40	$1,948.60
05-10-106-005	464		SFD	1	$2,826.00	$877.40	$1,948.60
05-10-106-006	465		SFD	1	$2,826.00	$877.40	$1,948.60
05-10-106-007	466		SFD	1	$2,826.00	$877.40	$1,948.60
			Subtotal	**186**	**$525,636.00**	**$163,196.40**	**$362,439.60**
Duplex Property							
05-03-381-010	264		DUP	1	$2,313.00	$718.12	$1,594.88
05-03-381-011	264		DUP	1	$2,313.00	$718.12	$1,594.88
05-10-128-034			DUP	1	$2,313.00	$718.12	$1,594.88
05-10-128-035			DUP	1	$2,313.00	$718.12	$1,594.88

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PIN	Lot	Unit	Land Use	# of Units	2025 Special Tax Levy		
					Original Amount Levied	Amount to be Abated	Amount to be Collected
Duplex Property							
05-10-128-036			DUP	1	$2,313.00	$718.12	$1,594.88
05-10-128-037			DUP	1	$2,313.00	$718.12	$1,594.88
05-10-128-038			DUP	1	$2,313.00	$718.12	$1,594.88
05-10-128-039			DUP	1	$2,313.00	$718.12	$1,594.88
05-10-128-040			DUP	1	$2,313.00	$718.12	$1,594.88
05-10-128-041			DUP	1	$2,313.00	$718.12	$1,594.88
05-10-128-042			DUP	1	$2,313.00	$718.12	$1,594.88
05-10-128-043			DUP	1	$2,313.00	$718.12	$1,594.88
05-10-128-044			DUP	1	$2,313.00	$718.12	$1,594.88
05-10-128-045			DUP	1	$2,313.00	$718.12	$1,594.88
05-10-128-046			DUP	1	$2,313.00	$718.12	$1,594.88
05-10-128-047			DUP	1	$2,313.00	$718.12	$1,594.88
05-10-128-048			DUP	1	$2,313.00	$718.12	$1,594.88
05-10-128-049			DUP	1	$2,313.00	$718.12	$1,594.88
05-10-128-050			DUP	1	$2,313.00	$718.12	$1,594.88
05-10-128-051			DUP	1	$2,313.00	$718.12	$1,594.88
05-10-128-052			DUP	1	$2,313.00	$718.12	$1,594.88
05-10-128-053			DUP	1	$2,313.00	$718.12	$1,594.88
05-10-128-054			DUP	1	$2,313.00	$718.12	$1,594.88
05-10-128-055			DUP	1	$2,313.00	$718.12	$1,594.88
05-10-128-056			DUP	1	$2,313.00	$718.12	$1,594.88
05-10-128-057			DUP	1	$2,313.00	$718.12	$1,594.88
05-10-128-066			DUP	1	$2,313.00	$718.12	$1,594.88
05-10-128-067			DUP	1	$2,313.00	$718.12	$1,594.88
05-10-128-068			DUP	1	$2,313.00	$718.12	$1,594.88
05-10-128-082			DUP	1	$2,313.00	$718.12	$1,594.88
05-10-128-083			DUP	1	$2,313.00	$718.12	$1,594.88
05-10-128-084			DUP	1	$2,313.00	$718.12	$1,594.88
05-10-128-085			DUP	1	$2,313.00	$718.12	$1,594.88
			Subtotal	**33**	**$76,329.00**	**$23,697.96**	**$52,631.04**
Townhome Property							
05-03-379-007	295	1	THM	1	$1,952.00	$606.04	$1,345.96
05-03-379-008	295	2	THM	1	$1,952.00	$606.04	$1,345.96
05-03-379-009	295	3	THM	1	$1,952.00	$606.04	$1,345.96
05-03-379-010	295	4	THM	1	$1,952.00	$606.04	$1,345.96
05-03-379-012	296	a	THM	1	$1,952.00	$606.04	$1,345.96
05-03-379-013	296	b	THM	1	$1,952.00	$606.04	$1,345.96
05-03-379-014	296	c	THM	1	$1,952.00	$606.04	$1,345.96
05-03-379-015	296	d	THM	1	$1,952.00	$606.04	$1,345.96
05-03-379-017	294	a	THM	1	$1,952.00	$606.04	$1,345.96
05-03-379-018	294	b	THM	1	$1,952.00	$606.04	$1,345.96
05-03-379-019	294	c	THM	1	$1,952.00	$606.04	$1,345.96
05-03-379-020	294	d	THM	1	$1,952.00	$606.04	$1,345.96
05-03-379-022	293	a	THM	1	$1,952.00	$606.04	$1,345.96
05-03-379-023	293	b	THM	1	$1,952.00	$606.04	$1,345.96
05-03-379-024	293	c	THM	1	$1,952.00	$606.04	$1,345.96
05-03-379-025	293	d	THM	1	$1,952.00	$606.04	$1,345.96
05-03-379-030	297	1	THM	1	$1,952.00	$606.04	$1,345.96

United City of Yorkville
Special Servces Area No. 2004-107
(Raintree Village 2)
Levy Year 2025

PIN	Lot	Unit	Land Use	# of Units	2025 Special Tax Levy		
					Original Amount Levied	Amount to be Abated	Amount to be Collected
Townhome Property							
05-03-379-032	297	3	THM	1	$1,952.00	$606.04	$1,345.96
05-03-379-033	297	4	THM	1	$1,952.00	$606.04	$1,345.96
05-03-379-034	297	2	THM	1	$1,952.00	$606.04	$1,345.96
05-03-381-008	290		THM	1	$1,952.00	$606.04	$1,345.96
05-03-381-009	290		THM	1	$1,952.00	$606.04	$1,345.96
05-03-381-013	289		THM	1	$1,952.00	$606.04	$1,345.96
05-03-381-014	289		THM	1	$1,952.00	$606.04	$1,345.96
05-03-381-015	289		THM	1	$1,952.00	$606.04	$1,345.96
05-03-381-016	289		THM	1	$1,952.00	$606.04	$1,345.96
05-03-381-017	290		THM	1	$1,952.00	$606.04	$1,345.96
05-03-381-018	290		THM	1	$1,952.00	$606.04	$1,345.96
05-03-381-020			THM	1	$1,952.00	$606.04	$1,345.96
05-03-381-022			THM	1	$1,952.00	$606.04	$1,345.96
05-03-381-024			THM	1	$1,952.00	$606.04	$1,345.96
05-03-381-026			THM	1	$1,952.00	$606.04	$1,345.96
05-03-381-028			THM	1	$1,952.00	$606.04	$1,345.96
05-03-381-029			THM	1	$1,952.00	$606.04	$1,345.96
05-03-381-030			THM	1	$1,952.00	$606.04	$1,345.96
05-03-382-006	288		THM	1	$1,952.00	$606.04	$1,345.96
05-03-382-008	288		THM	1	$1,952.00	$606.04	$1,345.96
05-03-382-009			THM	1	$1,952.00	$606.04	$1,345.96
05-03-382-010			THM	1	$1,952.00	$606.04	$1,345.96
05-03-382-012			THM	1	$1,952.00	$606.04	$1,345.96
05-03-382-014	288		THM	1	$1,952.00	$606.04	$1,345.96
05-10-126-003			THM	1	$1,952.00	$606.04	$1,345.96
05-10-126-005			THM	1	$1,952.00	$606.04	$1,345.96
05-10-126-006			THM	1	$1,952.00	$606.04	$1,345.96
05-10-126-007			THM	1	$1,952.00	$606.04	$1,345.96
05-10-127-017	311		THM	1	$1,952.00	$606.04	$1,345.96
05-10-127-019	311		THM	1	$1,952.00	$606.04	$1,345.96
05-10-127-021			THM	1	$1,952.00	$606.04	$1,345.96
05-10-127-023			THM	1	$1,952.00	$606.04	$1,345.96
05-10-127-024			THM	1	$1,952.00	$606.04	$1,345.96
05-10-127-025			THM	1	$1,952.00	$606.04	$1,345.96
05-10-127-026			THM	1	$1,952.00	$606.04	$1,345.96
05-10-127-027			THM	1	$1,952.00	$606.04	$1,345.96
05-10-127-029			THM	1	$1,952.00	$606.04	$1,345.96
05-10-127-031			THM	1	$1,952.00	$606.04	$1,345.96
05-10-127-032			THM	1	$1,952.00	$606.04	$1,345.96
05-10-127-033			THM	1	$1,952.00	$606.04	$1,345.96
05-10-127-035			THM	1	$1,952.00	$606.04	$1,345.96
05-10-127-037			THM	1	$1,952.00	$606.04	$1,345.96
05-10-127-038			THM	1	$1,952.00	$606.04	$1,345.96
05-10-127-039			THM	1	$1,952.00	$606.04	$1,345.96
05-10-127-041			THM	1	$1,952.00	$606.04	$1,345.96
05-10-127-043			THM	1	$1,952.00	$606.04	$1,345.96
05-10-127-044			THM	1	$1,952.00	$606.04	$1,345.96
05-10-127-045			THM	1	$1,952.00	$606.04	$1,345.96

United City of Yorkville
Special Servces Area No. 2004-107
(Raintree Village 2)
Levy Year 2025

PIN	Lot	Unit	Land Use	# of Units	2025 Special Tax Levy		
					Original Amount Levied	Amount to be Abated	Amount to be Collected
Townhome Property							
05-10-127-047			THM	1	$1,952.00	$606.04	$1,345.96
05-10-127-049			THM	1	$1,952.00	$606.04	$1,345.96
05-10-127-050			THM	1	$1,952.00	$606.04	$1,345.96
05-10-127-051			THM	1	$1,952.00	$606.04	$1,345.96
05-10-127-053			THM	1	$1,952.00	$606.04	$1,345.96
05-10-127-054			THM	1	$1,952.00	$606.04	$1,345.96
05-10-127-055			THM	1	$1,952.00	$606.04	$1,345.96
05-10-127-056			THM	1	$1,952.00	$606.04	$1,345.96
05-10-127-058			THM	1	$1,952.00	$606.04	$1,345.96
05-10-127-059			THM	1	$1,952.00	$606.04	$1,345.96
05-10-127-060			THM	1	$1,952.00	$606.04	$1,345.96
05-10-127-061			THM	1	$1,952.00	$606.04	$1,345.96
05-10-127-063			THM	1	$1,952.00	$606.04	$1,345.96
05-10-127-065			THM	1	$1,952.00	$606.04	$1,345.96
05-10-127-066			THM	1	$1,952.00	$606.04	$1,345.96
05-10-127-067			THM	1	$1,952.00	$606.04	$1,345.96
05-10-127-068			THM	1	$1,952.00	$606.04	$1,345.96
05-10-127-070			THM	1	$1,952.00	$606.04	$1,345.96
05-10-127-071			THM	1	$1,952.00	$606.04	$1,345.96
05-10-127-072			THM	1	$1,952.00	$606.04	$1,345.96
05-10-127-073			THM	1	$1,952.00	$606.04	$1,345.96
05-10-127-075			THM	1	$1,952.00	$606.04	$1,345.96
05-10-127-076			THM	1	$1,952.00	$606.04	$1,345.96
05-10-127-077			THM	1	$1,952.00	$606.04	$1,345.96
05-10-127-079			THM	1	$1,952.00	$606.04	$1,345.96
05-10-127-081			THM	1	$1,952.00	$606.04	$1,345.96
05-10-127-082			THM	1	$1,952.00	$606.04	$1,345.96
05-10-127-083			THM	1	$1,952.00	$606.04	$1,345.96
05-10-127-085			THM	1	$1,952.00	$606.04	$1,345.96
05-10-127-087			THM	1	$1,952.00	$606.04	$1,345.96
05-10-127-088			THM	1	$1,952.00	$606.04	$1,345.96
05-10-127-089			THM	1	$1,952.00	$606.04	$1,345.96
05-10-127-090			THM	1	$1,952.00	$606.04	$1,345.96
05-10-127-092			THM	1	$1,952.00	$606.04	$1,345.96
05-10-127-093			THM	1	$1,952.00	$606.04	$1,345.96
05-10-127-094			THM	1	$1,952.00	$606.04	$1,345.96
05-10-128-027	299	a	THM	1	$1,952.00	$606.04	$1,345.96
05-10-128-028	299	b	THM	1	$1,952.00	$606.04	$1,345.96
05-10-128-029	299	c	THM	1	$1,952.00	$606.04	$1,345.96
05-10-128-030	299	d	THM	1	$1,952.00	$606.04	$1,345.96
05-10-128-060			THM	1	$1,952.00	$606.04	$1,345.96
05-10-128-062			THM	1	$1,952.00	$606.04	$1,345.96
05-10-128-063			THM	1	$1,952.00	$606.04	$1,345.96
05-10-128-064			THM	1	$1,952.00	$606.04	$1,345.96
05-10-128-070			THM	1	$1,952.00	$606.04	$1,345.96
05-10-128-071			THM	1	$1,952.00	$606.04	$1,345.96
05-10-128-072			THM	1	$1,952.00	$606.04	$1,345.96
05-10-128-073			THM	1	$1,952.00	$606.04	$1,345.96

United City of Yorkville
Special Servces Area No. 2004-107
(Raintree Village 2)
Levy Year 2025

PIN	Lot	Unit	Land Use	# of Units	2025 Special Tax Levy		
					Original Amount Levied	Amount to be Abated	Amount to be Collected
Townhome Property							
05-10-128-077			THM	1	$1,952.00	$606.04	$1,345.96
05-10-128-079			THM	1	$1,952.00	$606.04	$1,345.96
05-10-128-080			THM	1	$1,952.00	$606.04	$1,345.96
05-10-128-081			THM	1	$1,952.00	$606.04	$1,345.96
05-10-128-087			THM	1	$1,952.00	$606.04	$1,345.96
05-10-128-089			THM	1	$1,952.00	$606.04	$1,345.96
05-10-128-090			THM	1	$1,952.00	$606.04	$1,345.96
05-10-128-091			THM	1	$1,952.00	$606.04	$1,345.96
05-10-128-093	300		THM	1	$1,952.00	$606.04	$1,345.96
05-10-128-094	300		THM	1	$1,952.00	$606.04	$1,345.96
05-10-128-095	300		THM	1	$1,952.00	$606.04	$1,345.96
05-10-128-096	300		THM	1	$1,952.00	$606.04	$1,345.96
			Subtotal	**125**	**$244,000.00**	**$75,755.00**	**$168,245.00**
Prepaid Single Family Property							
05-09-213-010	418		SFD	1	$2,826.00	$2,826.00	$0.00
05-09-238-008	457		SFD	1	$2,826.00	$2,826.00	$0.00
05-10-106-004	463		SFD	1	$2,826.00	$2,826.00	$0.00
			Subtotal	**3**	**$8,478.00**	**$8,478.00**	**$0.00**
Prepaid Townhome Property							
05-03-382-011			THM	1	$1,952.00	$1,952.00	$0.00
05-03-382-013	288		THM	1	$1,952.00	$1,952.00	$0.00
			Subtotal	**2**	**$3,904.00**	**$3,904.00**	**$0.00**
Prepaid Property Prior to 2024 Refunding							
05-03-381-023			THM	1	$0.00	$0.00	$0.00
05-09-211-011	363		SFD	1	$0.00	$0.00	$0.00
05-09-211-012	364		SFD	1	$0.00	$0.00	$0.00
05-09-214-002	409		SFD	1	$0.00	$0.00	$0.00
05-09-214-005	406		SFD	1	$0.00	$0.00	$0.00
05-09-231-005	345		SFD	1	$0.00	$0.00	$0.00
05-09-232-001	343		SFD	1	$0.00	$0.00	$0.00
05-09-232-004	340		SFD	1	$0.00	$0.00	$0.00
05-09-235-013	444		SFD	1	$0.00	$0.00	$0.00
05-09-239-003	503		SFD	1	$0.00	$0.00	$0.00
05-09-239-013	513		SFD	1	$0.00	$0.00	$0.00
05-09-242-002	470		SFD	1	$0.00	$0.00	$0.00
05-09-242-007	475		SFD	1	$0.00	$0.00	$0.00
05-09-242-011	479		SFD	1	$0.00	$0.00	$0.00
05-10-128-058			DUP	1	$0.00	$0.00	$0.00
05-10-128-059			DUP	1	$0.00	$0.00	$0.00
05-10-128-065			DUP	1	$0.00	$0.00	$0.00
05-10-128-074			DUP	1	$0.00	$0.00	$0.00
05-10-128-075			DUP	1	$0.00	$0.00	$0.00
			Subtotal	**19**	**$0.00**	**$0.00**	**$0.00**
Exempt							
05-03-379-006	285		EXEMPT	0	$0.00	$0.00	$0.00
05-03-379-016	296	e	EXEMPT	0	$0.00	$0.00	$0.00
05-03-379-021	294	e	EXEMPT	0	$0.00	$0.00	$0.00

United City of Yorkville
Special Servces Area No. 2004-107
(Raintree Village 2)
Levy Year 2025

PIN	Lot	Unit	Land Use	# of Units	2025 Special Tax Levy		
					Original Amount Levied	Amount to be Abated	Amount to be Collected
Exempt							
05-03-379-026	293	e	EXEMPT	0	$0.00	$0.00	$0.00
05-03-380-001	286		EXEMPT	0	$0.00	$0.00	$0.00
05-03-381-006	263		EXEMPT	0	$0.00	$0.00	$0.00
05-03-382-001	261		EXEMPT	0	$0.00	$0.00	$0.00
05-03-382-004	262		EXEMPT	0	$0.00	$0.00	$0.00
05-09-242-016	468		EXEMPT	0	$0.00	$0.00	$0.00
05-09-400-009	484		EXEMPT	0	$0.00	$0.00	$0.00
05-10-105-001	215		EXEMPT	0	$0.00	$0.00	$0.00
05-10-105-002	216		EXEMPT	0	$0.00	$0.00	$0.00
05-10-105-003	320		EXEMPT	0	$0.00	$0.00	$0.00
05-10-106-008	467		EXEMPT	0	$0.00	$0.00	$0.00
05-10-127-015	284		EXEMPT	0	$0.00	$0.00	$0.00
05-10-128-025	283		EXEMPT	0	$0.00	$0.00	$0.00
05-10-128-026	319		EXEMPT	0	$0.00	$0.00	$0.00
05-10-128-031	299	e	EXEMPT	0	$0.00	$0.00	$0.00
			Subtotal	**0**	**$0.00**	**$0.00**	**$0.00**
			GRAND TOTALS	**368**	**$858,347.00**	**$275,031.36**	**$583,315.64**
				# of units)	(maximum taxes)	(taxes abated)	(taxes levied)



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Public Finance
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Clean Energy Bonds

Memorandum

To: City Council
From: Rob Fredrickson, Finance Director
Date: November 12, 2025
Subject: SSA No. 2005-109 Bristol Bay – Tax Abatement
SSA No. 2005-108 Autumn Creek – Tax Abatement

Autumn Creek SSA 2005-108

The table below represents a year-over year comparison of maximum and extended tax levy amounts on a per parcel basis for the Autumn Creek Special Service Area (2005-108), as shown on Table 6 (page 9) of the Administration Report prepared by the City's SSA consultant, David Taussig & Associates (DTA).

Special Service No. 2005-108 (Autumn Creek)

Tax Classification	2025 Levy	2024 Levy	% Change
Maximum Parcel Amount			
Single Family	$ 2,613.00	$ 2,574.00	1.52%
Townhome	$ 2,222.00	$ 2,189.00	1.51%
Extended Parcel Amounts			
Single Family	$ 1,916.12	$ 1,885.46	1.63%
Townhome	$ 1,629.40	$ 1,603.44	1.62%

As noted above, extended (actual) 2025 tax levy amounts will marginally increase by approximately 1.6% for both single family and townhome parcels in comparison with the previous year. Taken in the aggregate, these parcels will yield special service area property taxes totaling $869,442.76 (out of a maximum amount of $1,203,944.00 – with $334,501.24 being abated).

Bristol Bay SSA 2005-109

The table below represents a year-over year comparison of maximum and extended tax levy amounts on a per parcel basis for the Bristol Bay Special Service Area (2005-109), as shown on Table 7 (page 9) of the Administration Report prepared by the City's SSA consultant, David Taussig & Associates (DTA).

Special Service No. 2005-109 (Bristol Bay)

Tax Classification	2025 Levy	2024 Levy	% Change
Maximum Parcel Amount - First Series			
Single Family	$ 2,822.00	$ 2,780.00	1.51%
Townhome	$ 2,287.00	$ 2,253.00	1.51%
Condominium	$ 1,927.00	$ 1,899.00	1.47%
Extended Parcel Amounts - First Series			
Single Family	$ 2,131.54	$ 2,098.09	1.59%
Townhome	$ 1,727.44	$ 1,699.34	1.65%
Condominium	$ 1,455.52	$ 1,432.34	1.62%

As noted above, extended (actual) 2025 tax levy amounts will increase by approximately 1.6% for single family, townhome and condominium parcels in comparison with the previous year. When taken in aggregate, these parcels will yield special service area property taxes totaling $1,319,836.78 (out of a maximum amount of $1,773,709.00 – with $453,872.22 being abated).

As you may recall, in February of 2016 the original bond issues for the Autumn Creek & Bristol Bay special service areas were consolidated and refunded into a single bond issue (i.e., 2016 Refunding Bonds - $28.84 million), which is why these two SSA's are now partially abated together, in one ordinance.

It is the recommendation of staff that the SSA abatement ordinance be approved. Both the ordinance and Autumn Creek / Bristol Bay SSA Administration Report have been attached for your review and consideration.

Ordinance No. 2025-_____

AN ORDINANCE ABATING SPECIAL SERVICE AREA TAXES FOR SPECIAL SERVICE AREA NUMBERS 2005-108 AND 2005-109 SPECIAL TAX REFUNDING BONDS, SERIES 2016 (AUTUMN CREEK PROJECT AND BRISTOL BAY I PROJECT)

BE IT ORDAINED by the Mayor and City Council of the United City of Yorkville, Kendall County, Illinois, as follows:

Section 1. It is found and declared by the Mayor and City Council of the United City of Yorkville, Kendall County, Illinois (the "*City*"), as follows:

(a) The City Council adopted Ordinance No. 2006-26 on March 28, 2006 (the "*Autumn Creek 2006 Bond Ordinance*") pursuant to which: (i) the City issued $14,980,000 principal amount of Special Service Area Number 2005-108 Special Tax Bonds, Series 2006 (Autumn Creek Project) (the "*Autumn Creek 2006 Bonds*"), of the United City of Yorkville, for the purpose of paying for the costs of certain improvements benefiting the Special Service Area Number 2005-108 (the "*SSA 2005-108 Area*"); and (ii) provided for the levy of a Special Tax upon all taxable property within the SSA 2005-108 Area sufficient to pay the principal of the Autumn Creek 2006 Bonds for each year at maturity or mandatory sinking fund redemption dates and to pay interest and administrative expenses of the SSA 2005-108 Area for each such year.

(b) The City Council adopted Ordinance No. 2006-18 on March 14, 2006 (the "*Bristol Bay 2006 Bond Ordinance*") pursuant to which: (i) the City issued $19,000,000 principal amount of Special Service Area Number 2005-109 Special Tax Bonds, Series 2006 (Bristol Bay I Project) (the "*Bristol Bay 2006 Bonds*"), of the United City of Yorkville, for the purpose of paying for the costs of certain improvements benefiting the Special Service Area Number 2005-109 (the "*SSA 2005-109 Area*"); and (ii) provided for the levy of a Special Tax upon all taxable property within the SSA 2005-109 Area sufficient to pay the principal of the Bristol Bay

2006 Bonds for each year at maturity or mandatory sinking fund redemption dates and to pay interest and administrative expenses of the SSA 2005-109 Area for each such year.

(c) The City Council adopted Ordinance No. 2016-14 on February 9, 2016, pursuant to which the City issued $28,840,000 of its Special Service Area Numbers 2005-108 and 2005-109 Special Tax Refunding Bonds, Series 2016 (the "*Series 2016 Bonds*") for the purpose of refunding and defusing the entire outstanding principal amount of the Autumn Creek 2006 Bonds and the Bristol Bay 2006 Bonds. Ordinance No. 2016-14 (the "*Series 2016 Bond Ordinance*") of the City, pursuant to which the Series 2016 Bonds were issued, provided for a separate levy for payment of debt service on the Series 2016 Bonds and directed the City to adopt and file an abatement ordinance partially abating the levy of taxes for levy years 2015 and later, to be effective upon the issuance of the Series 2016 Bonds.

Section 2. There is hereby abated taxes levied pursuant to the Series 2016 Bond Ordinance in the amount of $334,501.24 as levied for SSA 2005-108 (Series 2006 Autumn Creek Project) and $453,872.22 as levied for the SSA 2005-109 (Series 2006 Bristol Bay Project) for the levy year of 2025 which amount was calculated in accordance with the Special Tax Roll and Report prepared by DTA, Inc.

Section 3. It is the duty of the County Clerk of Kendall County to abate paid taxes as provided in Sections 2 of this Ordinance and the amended Levy Year 2025 Special Tax Rolls attached hereto (the "*Amended Special Tax Rolls*").

Section 4. All ordinances, resolutions and orders or parts of ordinances, resolutions and orders in conflict with this ordinance are repealed to the extent of such conflict. The City Clerk shall cause this Ordinance to be published in pamphlet form. This Ordinance shall be in full force and effect upon its passage, approval and publication as provided by law.

Section 5. A copy of this Ordinance shall be filed with the County Clerk of Kendall County. The County Clerk of Kendall County is hereby directed to extend the Special Taxes.

Passed by the City Council of the United City of Yorkville, Kendall County, Illinois this ____ day of _____, A.D. 2025.

_____

CITY CLERK

KEN KOCH	_____	DAN TRANSIER	_____
ARDEN JOE PLOCHER	_____	CRAIG SOLING	_____
CHRIS FUNKHOUSER	_____	MATT MAREK	_____
RUSTY CORNEILS	_____	RUSTY HYETT	_____

APPROVED by me, as Mayor of the United City of Yorkville, Kendall County, Illinois this ____ day of _____, A.D. 2025.

_____

MAYOR

Attest:

_____

CITY CLERK

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ADMINISTRATION REPORT (LEVY YEAR 2025)

UNITED CITY OF YORKVILLE

SPECIAL SERVICE AREA NOS. 2005-108 AND 2005-109

November 10, 2025

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Irvine, CA 92612

UNITED CITY OF YORKVILLE

ADMINISTRATION REPORT

(LEVY YEAR 2025)

Special Service Area Nos. 2005-108 and 2005-109

Prepared for:

United City of Yorkville

800 Game Farm Road

Yorkville, IL 60560

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INTRODUCTION

This report calculates the 2025 special taxes required to pay annual debt service on the United City of Yorkville (the "City") Special Service Area Numbers 2005-108 ("SSA No. 2005-108") and 2005-109 ("SSA No. 2005-109") Special Tax Refunding Bonds, Series 2016 (the "Series 2016 Bonds") and administrative expenses and apportions the special taxes to each taxable parcel within SSA No. 2005-108 and SSA No. 2005-109. Pursuant to the Special Service Area Act (the "Act"), the City Aldermen are the governing body of SSA No. 2005-108 and SSA No. 2005-109. The City Aldermen must annually, prior to the last Tuesday of December, approve by ordinance the special taxes to be collected, abate the Maximum Parcel Special Taxes in excess of the special taxes to be collected, and direct the County Clerk of Kendall County to extend the special taxes for collection. The special taxes will be billed on the tax bill for *ad valorem* property taxes.

SSA No. 2005-108 was established by Ordinance No. 2006-25 (the "SSA No. 2005-108 Establishing Ordinance"), adopted on March 28, 2006. The SSA No. 2005-108 Establishing Ordinance authorized SSA No. 2005-108 to provide special services, issue bonds, and levy a special tax to repay the bonds.

SSA No. 2005-109 was established by Ordinance No. 2006-17 (the "SSA No. 2005-109 Establishing Ordinance"), adopted on March 14, 2006. The SSA No. 2005-109 Establishing Ordinance authorized SSA No. 2005-109 to provide special services, issue bonds, and levy a special tax to repay the bonds.

A Authorized Special Services

The authorized special services include:

- Engineering;
- Soil testing and appurtenant work;
- Mass grading and demolition;
- Storm water management facilities;
- Storm drainage systems and storm sewers;
- Site clearing and tree removal;
- Public water facilities;
- Sanitary sewer facilities;
- Erosion control measures;
- Roads, streets, curbs, gutters, street lighting, traffic controls, sidewalks, equestrian paths and related street improvements, equipment and materials necessary for the maintenance thereof;

- Park improvements;
- Landscaping, wetland mitigation and tree installation;
- Costs for land and easement acquisitions relating to any of the foregoing improvements; and
- Required tap-on and related fees for water or sanitary sewer services and other eligible costs.

B Bonded Indebtedness

The SSA No. 2005-108 Establishing Ordinance specified that not more than $15,500,000 in bonds may be issued by SSA No. 2005-108. Ordinance No. 2006-26, adopted on March 28, 2006, approved the form of a trust indenture and preliminary limited offering memorandum and provided for the issuance of not more than $15,500,000 in United City of Yorkville Special Service Area Number 2005-108 Special Tax Bonds, Series 2006 ("Autumn Creek Project") (the "SSA No. 2005-108 Series 2006 Bonds"). The SSA No. 2005-108 Series 2006 Bonds were issued in the amount of $14,980,000 in April 2006.

The SSA No. 2005-109 Establishing Ordinance specified that not more than $10,000,000 in bonds may be issued by SSA No. 2005-109. Ordinance No. 2006-18, adopted on March 14, 2006, approved the form of a trust indenture and preliminary limited offering memorandum and provided for the issuance of not more than $20,000,000 in United City of Yorkville Special Service Area Number 2005-109 Special Tax Bonds, Series 2006 ("Bristol Bay I Project") (the "SSA No. 2005-109 Series 2006 Bonds"). The SSA No. 2005-109 Series 2006 Bonds were issued in the amount of $19,000,000 in March 2006.

The SSA No. 2005-108 Series 2006 Bonds and SSA No. 2005-109 Series 2006 Bonds were refunded in February 2016. Ordinance No. 2016-14 (the "2016 Bond Ordinance"), adopted on February 9, 2016, approved the form of a trust indenture and preliminary limited offering memorandum and provided for the issuance of not more than $34,000,000 in Series 2016 Bonds to refund the SSA No. 2005-108 Series 2006 Bonds and SSA No. 2005-109 Series 2006 Bonds.

Series 2016 Bonds were issued in February 2016 in the amount of $28,840,000. The current debt service schedule is attached hereto as Appendix D and a brief summary of any optional redemption of bonds is contained in Section VI herein.

C SSA No. 2005-108 Special Taxes

The SSA No. 2005-108 Establishing Ordinance incorporates the United City of Yorkville Special Service Area Number 2005-108 Special Tax Roll and Report (the "Special Tax Roll and Report"). The Special Tax Roll and Report sets forth the Maximum Parcel Special Taxes which have been levied for the payment of principal of and interest on the Series 2016 Bonds and the administration and maintenance of SSA No. 2005-108 and is attached hereto as Appendix F. A table of the Maximum Parcel Special Taxes is included in Section III herein.

D SSA No. 2005-109 Special Taxes

The SSA No. 2005-109 Establishing Ordinance incorporates the United City of Yorkville Special Service Area Number 2005-109 Special Tax Roll and Report (the "Special Tax Roll and Report"). The Special Tax Roll and Report sets forth the Maximum Parcel Special Taxes which have been levied for the payment of principal of and interest on the Series 2016 Bonds and the administration and maintenance of SSA No. 2005-109 and is attached hereto as Appendix F. A table of the Maximum Parcel Special Taxes is included in Section III herein.

I SPECIAL TAX REQUIREMENT

The SSA No. 2005-108 and SSA No. 2005-109 2025 Special Tax Requirement is equal to $2,189,280. As shown in Table 1 below, the 2025 Special Tax Requirement is equal to the sum of the Series 2016 Bond debt service for the bond year ending March 1, 2027, estimated administrative expenses, and the contingency for estimated delinquent special taxes, and less the estimated projected available fund as of March 1, 2026.

Table 1: 2025 Special Tax Requirement

Types of Funds	Total Amount
Sources of Funds	
Prior Year Surplus/(Deficit)	$75,000
Earnings	$0
Special Taxes	$2,189,280
Subtotal	**$2,264,280**
Uses of Funds	
Debt Service	
Interest - 09/01/2026	($401,046)
Interest - 03/01/2027	($401,046)
Principal - 03/01/2027	($1,349,000)
Administrative Expenses	($47,500)
Delinquent Special Taxes	($65,687)
Reserve Fund Replenishment	$0
Subtotal	**($2,264,280)**
Projected Surplus/(Deficit) – March 1, 2027	**$0**

II ACCOUNT ACTIVITY SUMMARY

The Trust Indenture for the Series 2016 Bonds (the "2016 Indenture") establishes four funds and two accounts. The four funds are the Bond and Interest Fund, Reserve Fund, Administrative Expense Fund, and Rebate Fund. Within the Bond and Interest Fund is the Special Redemption Account. Within the Administrative Expense Fund is the Cost of Issuance Account. A diagram of the funds and accounts is included herein as Appendix A.

Money held in any of the funds and accounts can be invested at the direction of the City and in conformance with the limitations set forth in the 2016 Indenture. Investment interest earnings, if any, will generally be applied to the fund or account for which the investment is made. Diagrams of the application of special taxes and earnings are attached as Appendices B and C, respectively.

A summary of account activity for the 12 months ending September 30, 2025, is shown in Table 2 on the following page.

Table 2: SSA No. 2005-108 and SSA No. 2005-109, Series 2016 Bonds Transaction Summary (10/1/2024 through 9/30/2025)

Types of Funds	Administrative Expense Fund	Reserve Fund	Bond and Interest Fund	Special Redemption Fund
Sources of Funds - Actual				
Beginning Balance (October 1, 2024)	$14,221	$2,462,801	$1,988,121	$852
Earnings	$1,000	$101,765	$57,547	$473
Special Taxes				
Prior Year(s)	$0	$0	$70,888	$0
Levy Year 2024	$0	$0	$2,104,928	$0
Uses of Funds - Actual				
Account Transfers	$0	($109,592)	$144,713	($35,121)
Administrative Expense Transfers				
2024 Budgeted	$42,879	$0	($42,879)	$0
2025 Prefunding	$225	$0	$0	($225)
Debt Service				
Interest and Principal - 03/01/2025	$0	$0	($1,654,663)	$0
Interest - 09/01/2025	$0	$0	($421,037)	$0
Bond Redemptions/Prepayments				
Receipts	$0	$0	$0	$37,518
Principal Redemption	$0	$0	($45,000)	$0
Redemption Premium	$0	$0	$0	$0
Property Owner Refunds	$0	$0	$0	$0
Administrative Expenses	($41,654)	$0	$0	$0
Ending Balance (September 30, 2025)	**$16,671**	**$2,454,974**	**$2,202,618**	**$3,497**

The calculation of the estimated fund balances as of March 1, 2026, is shown in Table 3 below.

Table 3: SSA No. 2005-108 and SSA No. 2005-109 Estimated Transaction Summary (10/01/2025 through 3/1/2026)

Types of Funds	Administrative Expense Fund	Reserve Fund	Bond and Interest Fund	Special Redemption Fund
Sources of Funds - Projected				
Beginning Balance (October 1, 2025)	$16,671	$2,454,974	$2,202,618	$3,497
Earnings	$0	$0	$0	$0
Special Taxes				
Prior Year(s)	$0	$0	$0	$0
Levy Year 2024	$0	$0	$51,211	$0
Prepayment Receipts	$0	$0	$0	$0
Uses of Funds - Projected				
Account Transfers				
Bond Redemption/Prepayments	$0	$0	$0	$0
All Other/Non-Administrative Expense	$0	$7,736	($7,736)	$0
Administrative Expense Transfers				
2025 Budgeted	$11,178	$0	($11,178)	$0
2026 Prefunding	$47,500	$0	($47,500)	$0
Debt Service				
Interest - 03/01/2026	$0	$0	($421,062)	$0
Principal - 03/01/2026	$0	$0	($1,281,000)	$0
Bond Redemptions/Prepayments				
Principal Redemption	$0	$0		
Redemption Premium and Accrued Interest	$0	$0	$0	$0
Property Owner Refunds	$0	$0	$0	$0 $0
Administrative Expenses				
Remaining Levy Year 2024 Expenses	($27,849)	$0	$0	$0
Ending Balance - March 1, 2026	**$47,500**	**$2,462,710**	**$485,353**	**$3,497**
Reserve Fund Requirement	N/A	($2,462,710)	N/A	N/A
Funds Not Eligible for Levy Surplus	($47,500)	N/A	($410,353)	($3,497)
Projected Surplus/(Deficit) as of March 1, 2026	**$0**	**$0**	**$75,000**	**$0**

III MAXIMUM, ABATED, AND EXTENDED SPECIAL TAXES

Pursuant to 2016 Bond Ordinance, the 2025 SSA No. 2005-108 Maximum Parcel Special Taxes equal $1,203,944.00. The total required abatement for prepayments is $18,291.00, resulting in the adjusted 2025 Maximum Parcel Special Taxes of $1,185,653.00. Subtracting the 2025 Special Tax Requirement of $869,442.76, results in an abatement of $316,210.24 for parcels subject to the special tax and a total abatement of $334,501.24. In accordance with SSA No. 2005-108 Special Tax Rolls and Reports, the Maximum Parcel Special Tax applicable to each Parcel in SSA No. 2005-108 is abated in equal percentages until the special tax remaining equals the SSA No. 2005-108 Special Tax Requirement.

Pursuant to 2016 Bond Ordinance, the 2025 SSA No. 2005-109 Maximum Parcel Special Taxes equal $1,773,709.00. The total required abatement for prepayments is $26,344.00, resulting in the adjusted 2025 Maximum Parcel Special Taxes of $1,747,365.00. Subtracting the 2025 Special Tax Requirement of $1,319,836.78, results in an abatement of $427,528.22 for parcels subject to the special tax and a total abatement of $453,872.22. In accordance with SSA No. 2005-109 Special Tax Rolls and Reports, the Maximum Parcel Special Tax applicable to each Parcel in SSA No. 2005-109 is abated in equal percentages until the special tax remaining equals the SSA No. 2005-109 Special Tax Requirement.

The 2025 maximum, abated, and extended special tax for each special tax classification for SSA No. 2005-108 and SSA No. 2005-109 are shown respectively in Tables 4 and 5 below. The Amended Special Tax Rolls for SSA No. 2005-108 and SSA No. 2005-109, which list the maximum, abated, and extended special tax for each parcel, are attached as Appendices G and H, respectively. Note, the special tax levy and abatement have been adjusted to reconcile with the special taxes set forth in the 2016 Bond Ordinance.

Table 4: SSA No. 2005-108 Maximum, Abated, and Extended Special Taxes

Special Tax Classification	Maximum Parcel Special Tax	Abated Special Tax	Extended Special Tax
Single-Family Dwelling Unit	$2,613.00	$696.88	$1,916.12
Townhome Dwelling Unit	$2,222.00	$592.60	$1,629.40
Single-Family Dwelling Unit - Prepaid	$2,613.00	$2,613.00	$0.00
Townhome Dwelling Unit – Prepaid	$2,222.00	$2,222.00	$0.00

Table 5: SSA No. 2005-109 Maximum, Abated, and Extended Special Taxes

Special Tax Classification	Maximum Parcel Special Tax	Abated Special Tax	Extended Special Tax
First Series			
Single-Family Dwelling Unit	$2,822.00	$690.46	$2,131.54
Townhome Dwelling Unit	$2,287.00	$559.56	$1,727.44
Condominium Dwelling Unit	$1,927.00	$471.48	$1,455.52
Single-Family Dwelling Unit - Prepaid	$2,822.00	$2,822.00	$0.00
Townhome Dwelling Unit – Prepaid	$2,287.00	$2,287.00	$0.00
Condominium Dwelling Unit – Prepaid	$1,927.00	$1,927.00	$0.00

A comparison of the SSA No. 2005-108 and SSA No. 2005-109 maximum and extended special tax amounts for 2025 and 2024 is shown in Tables 6 and 7 below.

Table 6: SSA No. 2005-108 Comparison of Maximum and Extended Special Taxes

Special Tax Classification	Levy Year 2025	Levy Year 2024	Percentage Change
Maximum Parcel Special Tax			
Single-Family Property	$2,613.00	$2,574.00	1.52%
Townhome Property	$2,222.00	$2,189.00	1.51%
Extended Special Tax			
Single-Family Property	$1,916.12	$1,885.46	1.63%
Townhome Property	$1,629.40	$1,603.44	1.62%

Table 7: SSA No. 2005-109 Comparison of Maximum and Extended Special Taxes

Special Tax Classification	Levy Year 2025	Levy Year 2024	Percentage Change
Maximum Parcel Special Tax			
Single-Family Dwelling Unit	$2,822.00	$2,780.00	1.51%
Townhome Dwelling Unit	$2,287.00	$2,253.00	1.51%
Condominium Dwelling Unit	$1,927.00	$1,899.00	1.47%
Extended Special Tax			
Single-Family Dwelling Unit	$2,131.54	$2,098.08	1.59%
Townhome Dwelling Unit	$1,727.44	$1,699.34	1.65%
Condominium Dwelling Unit	$1,455.52	$1,432.34	1.62%

The schedule of the remaining SSA No. 2005-108 and SSA No. 2005-109 Maximum Parcel Special Taxes is shown in Tables 8 and 9 on the following page. The Maximum Parcel Special Taxes escalate 1.50% annually through 2034.

Table 8: SSA No. 2005-108 Maximum Parcel Special Taxes

Levy Year	Collection Year	Bond Ordinance	Per Unit	
			Single-Family	Townhome
2025	2026	$1,203,944	$2,613.00	$2,222.00
2026	2027	$1,221,890	$2,652.00	$2,255.00
2027	2028	$1,240,318	$2,692.00	$2,289.00
2028	2029	$1,258,746	$2,732.00	$2,323.00
2029	2030	$1,277,656	$2,773.00	$2,358.00
2030	2031	$1,296,906	$2,815.00	$2,393.00
2031	2032	$1,316,298	$2,857.00	$2,429.00
2032	2033	$1,336,030	$2,900.00	$2,465.00
2033	2034	$1,356,244	$2,944.00	$2,502.00
2034	2035	$1,376,600	$2,988.00	$2,540.00

Table 9: SSA No. 2005-109 Maximum Parcel Special Taxes

Levy Year	Collection Year	Bond Ordinance	Per Unit		
			Single-Family	Townhome	Condominium
2025	2026	$1,773,709	$2,822	$2,287	$1,927
2026	2027	$1,800,188	$2,864	$2,321	$1,956
2027	2028	$1,827,154	$2,907	$2,356	$1,985
2028	2029	$1,854,612	$2,951	$2,391	$2,015
2029	2030	$1,882,350	$2,995	$2,427	$2,045
2030	2031	$1,910,580	$3,040	$2,463	$2,076
2031	2032	$1,939,297	$3,086	$2,500	$2,107
2032	2033	$1,968,579	$3,132	$2,538	$2,139
2033	2034	$1,998,068	$3,179	$2,576	$2,171
2034	2035	$2,028,329	$3,227	$2,615	$2,204

IV PRIOR YEAR SPECIAL TAX COLLECTIONS

A Special Tax Collections

The SSA No. 2005-108 and SSA No. 2005-109 special tax is billed and collected by Kendall County (the "County") in the same manner and at the same time as general *ad valorem* property taxes. The City may provide other means of collecting the special tax, if necessary, to meet the financial obligations of SSA Nos. 2005-108 and 2005-109.

B SSA No. 2005-108 2024 Special Tax Receipts

As of November 3, 2025, $855,546.66 of $855,546.66 in Levy Year 2024 special tax levies have been collected, resulting in a delinquency amount $0.00 and a delinquency rate of 0.00%.

C SSA No. 2005-108 Tax Sales and Foreclosures

The lien and foreclosure remedies provided for in Article 9 of the Illinois Municipal Code shall apply upon the nonpayment of the special tax. The City is not currently pursuing any foreclosure actions.

Kendall County held their annual tax sale on October 27, 2025. Prior to the County Tax Sale, there were 5 parcels with delinquent special taxes of $8,017.20. Delinquent property taxes for 5 and parcels with special taxes of $8,017.20 were purchased at the County Tax Sale.

D SSA No. 2005-109 2024 Special Tax Receipts

As of November 3, 2025, $1,300,591.66 of $1,300,591.66 in Levy Year 2024 special tax levies have been collected, resulting in a delinquency amount $0.00 and a delinquency rate of 0.00%.

E SSA No. 2005-109 Tax Sales and Foreclosures

The lien and foreclosure remedies provided for in Article 9 of the Illinois Municipal Code shall apply upon the nonpayment of the special tax. The City is not currently pursuing any foreclosure actions.

Kendall County held their annual tax sale on October 27, 2025. Prior to the County Tax Sale, there were 16 parcels with delinquent special taxes of $27,114.66. Delinquent property taxes for 16 and parcels with special taxes of $27,114.66 were purchased at the County Tax Sale.

V DEVELOPMENT STATUS

A SSA No. 2005-108 Development Status

SSA No. 2005-108 is comprised of 317 single-family homes and 257 townhomes. Original projections were for 317 single-family homes and 258 townhomes, one townhome was omitted. An aerial map of SSA No. 2005-108 is attached as Appendix E. The number of units in each plat is summarized in Table 10 below.

Table 10: SSA No. 2005-108 Land Use Summary

Plat	Recorded	Land Use	Number of Units
Unit 1	Yes	Single-Family	168
Unit 1	Yes	Townhome	257
Unit 3	No	Single-Family	149
		Total	**574**

B SSA No. 2005-108 Equalized Assessed Value

The 2024 equalized assessed value for SSA No. 2005-108 increased to $46,065,610.

C SSA No. 2005-109 Development Status

SSA No. 2005-109 is comprised of 468 single-family homes, 624 condominium units, and 610 townhomes, which is consistent with the original projections. An aerial map of SSA No. 2005-109 is attached as Appendix E. The number of units in each plat is summarized in Table 11 below.

Table 11: SSA No. 2005-109 Land Use Summary

Plat	Recorded	Land Use	Number of Units
Unit 1	Yes	Condominium	288
Unit 2	Yes	Townhome	142
Unit 3	Yes	Townhome	138
Unit 4	Yes	Single-Family	44
Unit 5	Yes	Single-Family	76
Unit 6	Yes	Single-Family	51
Unit 7	Yes	Single-Family	37
Second Series	No	Condominium	336
Second Series	No	Townhome	260
Second Series	No	Single-Family	330
		Total	**1,702**

D SSA No. 2005-109 Equalized Assessed Value

The 2024 equalized assessed value increased to $49,713,689.

VI OUTSTANDING BONDS

As of September 2, 2025, the outstanding principal was $19,530,000. The current debt schedule adjusted for early redemptions from special tax prepayments is attached herein as Appendix D.

A Bond Redemptions from Special Tax Prepayments

As a result of special tax prepayments received from property owners, $331,000 of the Series 2016 Bonds have been redeemed, as shown in Table 12 below.

Table 12: Special Mandatory Series 2016 Bonds Bond Redemptions from Special Tax Prepayments

Redemption Date	Bonds Redeemed
September 1, 2016	$24,000
March 1, 2018	$72,000
September 1, 2019	$23,000
March 1, 2020	$24,000
March 1, 2022	$21,000
June 1, 2023	$23,000
December 1, 2023	$29,000
March 1, 2024	$89,000
March 1, 2025	$26,000
Total Redeemed	**$331,000**

B Special Tax Prepayments

The SSA No. 2005-108 and SSA No. 2005-109 Maximum Parcel Special Taxes may be prepaid and permanently satisfied, or prepaid in part, provided that proceeds for any such prepayment are sufficient to permit the redemption of Seres 2016 Bonds in such amounts and maturities deemed necessary by the Administrator and in accordance with the 2016 Bond Indenture. The prepayment calculation formula for SSA No. 2005-108 and SSA No. 2005-109 are set forth in their respective Special Tax Roll and Reports.

B.1 SSA No. 2005-108

Prior to the issuance of Series 2016 Bonds, the Maximum Parcel Special Taxes had been prepaid in full for 8 single-family dwelling units and 8 townhome dwelling units. After the issuance of Series 2016 Bonds, the Maximum Parcel Special Taxes have been prepaid in full for 7 single-family dwelling units to date. No partial prepayments have been received.

B.2 SSA No. 2005-109

Prior to the issuance of Series 2016 Bonds, the Maximum Parcel Special Taxes had been prepaid in full for 1 single-family dwelling units and 3 condominium dwelling units. After the issuance of Series 2016 Bonds, the Maximum Parcel Special Taxes have been prepaid in full for 4 single-family dwelling units and for 9 condominium dwelling units. No partial prepayments have been received.

VII EQUALIZED ASSESSED VALUE AND VALUE-TO-LIEN RATIO

The aggregate SSA No. 2005-108 and SSA No. 2005-109 Equalized Assessed Value and Value-to-Lien Ratio is shown in Table 13 below.

Table 13: Equalized Assessed Value and Value-to-Lien Ratio

2024 Equalized Assessed Value [1]	2024 Appraised Value [2]	Outstanding Bonds [3]	Value-to-Lien Ratio
$95,779,299	$287,337,897	$19,530,000	14.71:1

Notes:

1. Source: Kendall County
2. Appraised Value is equal to three times the equalized assessed value.
3. As of September 2, 2025..

VIII *AD VALOREM* PROPERTY TAX RATES

The 2024 general *ad valorem* tax rates for SSA No. 2005-108 and SSA No. 2005-109 are shown in Table 14 below.

Table 14: 2024 General *Ad Valorem* Property Tax Rates [1]

Type of Rate	SSA No. 2005-108 *Ad Valorem* Rate	SSA No. 2005-109 *Ad Valorem* Rate
United City of Yorkville Rates		
Police Protection	0.107180%	0.107180%
Police Pension	0.139380%	0.139380%
Audit	0.159550%	0.159550%
Liability Insurance	0.003270%	0.003270%
Social Security	0.004360%	0.004360%
School Crossing Guard	0.016330%	0.016330%
Revenue Recapture	0.000000%	0.000000%
Subtotal Direct Rates	0.000520%	0.000520%
Subtotal City Tax Rate	**0.441480%**	**0.441480%**
District Rates		
County	5.747320%	5.747320%
Bristol-Kendall Fire Protection District	0.624080%	0.624080%
Forest Preserve	0.528080%	0.528080%
Junior College #516	0.418270%	0.418270%
Yorkville Library	0.116420%	0.116420%
Yorkville/Bristol Sanitary District	0.000000%	0.000000%
Bristol Township	0.189050%	0.189050%
Bristol Road District	0.130400%	0.130400%
School District CU-115	0.074350%	0.074350%
Subtotal District Tax Rate	**7.827970%**	**7.827970%**
Total Tax Rate	**8.269450%**	**8.269450%**

Note:

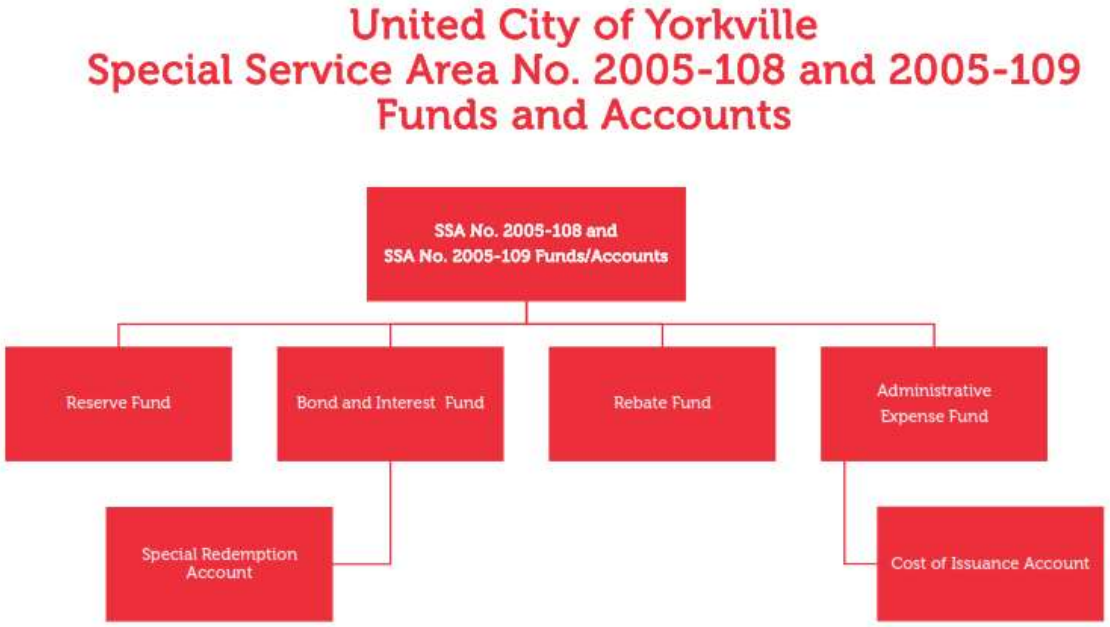
1. Source: Kendall County, for Tax Codes BR005 and BR069.

APPENDIX A

United City of Yorkville SSA No. 2005-108 and SSA No. 2005-109
Administration Report
(Levy Year 2025)

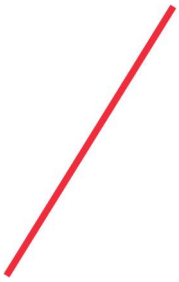
FUNDS AND ACCOUNTS

Figure A-1: Funds and Accounts



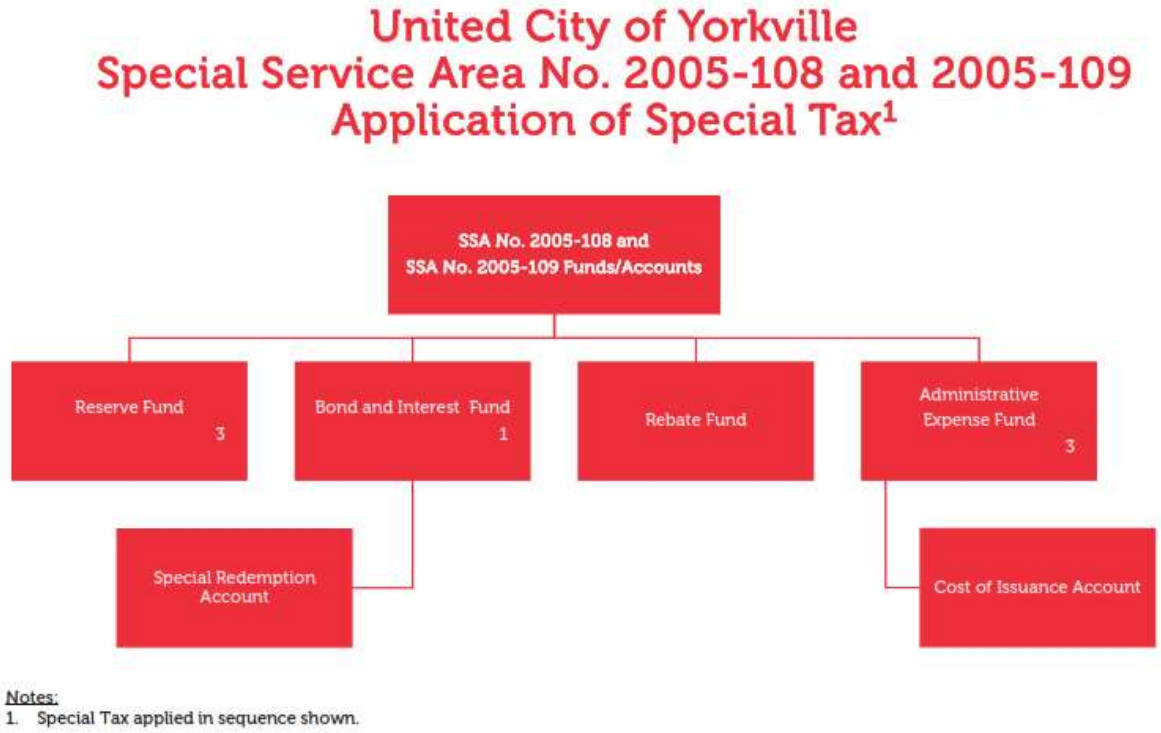
APPENDIX B

United City of Yorkville SSA No. 2005-108 and SSA No. 2005-109
Administration Report
(Levy Year 2025)



APPLICATION OF SPECIAL TAX

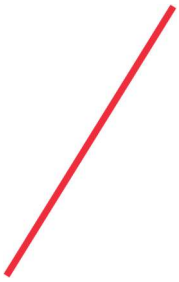
Figure B-1: Application of Special Tax



Notes:
1. Special Tax applied in sequence shown.

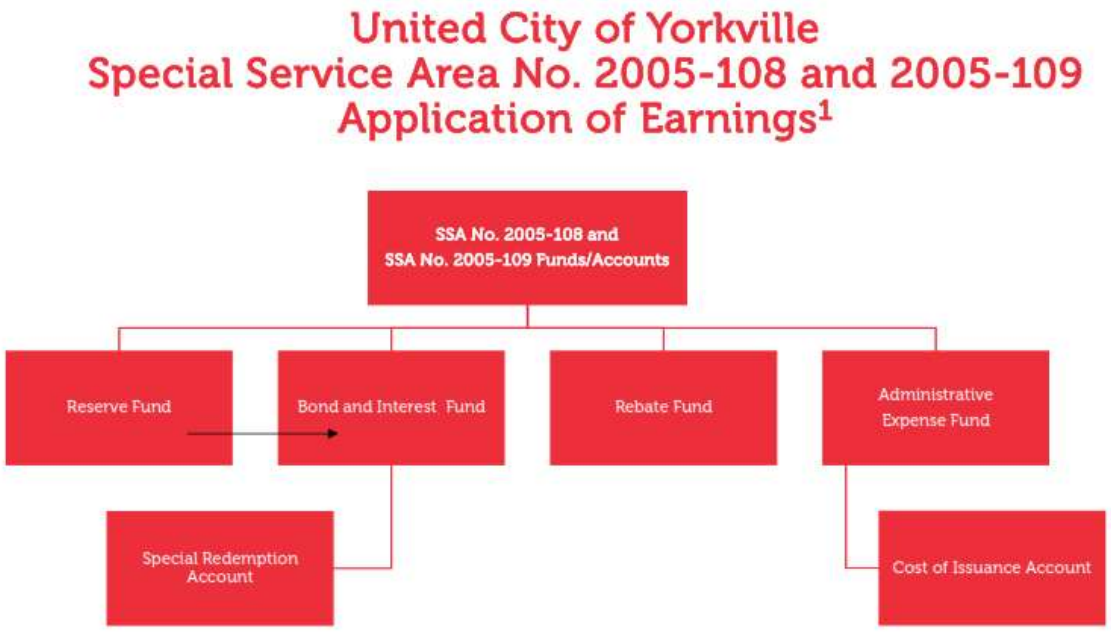
APPENDIX C

United City of Yorkville SSA No. 2005-108 and SSA No. 2005-109
Administration Report
(Levy Year 2025)



APPLICATION OF EARNINGS

Figure C-1: Application of Earnings



Notes:
1. Earnings remain in fund or account from which they accrued unless otherwise indicated.

APPENDIX D

United City of Yorkville SSA No. 2005-108 and SSA No. 2005-109
Administration Report
(Levy Year 2025)

DEBT SERVICE SCHEDULE

Table D-1: Revised Debt Service Schedule

Year Ending (3/1)	Payment Date	Principal	Interest	Debt Service
2026	3/1/2026	$1,282,000	$421,473.75	$1,703,473.75
2027	9/1/2026		$401,442.50	$401,442.50
2027	3/1/2027	$1,350,000	$401,442.50	$1,751,442.50
2028	9/1/2027		$379,505.00	$379,505.00
2028	3/1/2028	$1,429,000	$379,505.00	$1,808,505.00
2029	9/1/2028		$343,780.00	$343,780.00
2029	3/1/2029	$1,534,000	$343,780.00	$1,877,780.00
2030	9/1/2029		$305,430.00	$305,430.00
2030	3/1/2030	$1,643,000	$305,430.00	$1,948,430.00
2031	9/1/2030		$264,355.00	$264,355.00
2031	3/1/2031	$1,755,000	$264,355.00	$2,019,355.00
2032	9/1/2031		$220,480.00	$220,480.00
2032	3/1/2032	$1,872,000	$220,480.00	$2,092,480.00
2033	9/1/2032		$173,680.00	$173,680.00
2033	3/1/2033	$1,996,000	$173,680.00	$2,169,680.00
2034	9/1/2033		$133,760.00	$133,760.00
2034	3/1/2034	$2,115,000	$133,760.00	$2,248,760.00
2035	9/1/2034		$91,460.00	$91,460.00
2035	3/1/2035	$2,227,000	$91,460.00	$2,318,460.00
2036	9/1/2035		$46,920.00	$46,920.00
2036	3/1/2036	$2,346,000	$46,920.00	$2,392,920.00

APPENDIX E

United City of Yorkville SSA No. 2005-108 and SSA No. 2005-109
Administration Report
(Levy Year 2025)

AERIAL APPENDIX OF SSA BOUNDARIES


United City of Yorkville
SSA 2005-108
20
Old Glory Dr
Sunset Ave
Sunset St
Parkway Dr
Kennedy Rd
Jillian Ln
Christy Ln
Emerald Ln
Sage Ct
Crimson Ln
Coral Dr
Switchgrass Ln
Coneflower Ct
Orchid St
Sienna Dr
Emerald Ct
Timberview Ln
© 2008 Acxiom
© 2008 Tele Atlas
Google


United City of Yorkville
SSA 2005-109
Illinois Route 47
Bertram Dr
Pensacola St
Rosenwinkle St
Galena Rd
© 2008 Tele Atlas
Google
41°42'13.57" N
88°25'57.74" W
elev 199 m
Oct 11, 2007
Eye alt 2.46 km

APPENDIX F

United City of Yorkville SSA No. 2005-108 and SSA No. 2005-109
Administration Report
(Levy Year 2025)

SPECIAL TAX ROLL AND REPORT

UNITED CITY OF YORKVILLE

SPECIAL SERVICE AREA NO. 2005-108

SPECIAL TAX ROLL AND REPORT

MARCH 28, 2006

Prepared for

UNITED CITY OF YORKVILLE
800 Game Farm Road
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(949) 955-1500

UNITED CITY OF YORKVILLE
SPECIAL SERVICE AREA NO. 2005-108
(AUTUMN CREEK)

SPECIAL TAX ROLL AND REPORT
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Exhibit B – Prepayment of the Maximum Parcel Special Tax

I. INTRODUCTION

Pursuant to the provisions of the Act and in accordance with the "Establishing Ordinance" being Ordinance No. _____ passed by the City Council of the United City of Yorkville, County of Kendall, State of Illinois, on March 28, 2006 in connection with the proceedings for Special Service Area Number 2005-108 (hereinafter referred to as "SSA No. 2005-108"), this Special Tax Roll and Report of SSA No. 2005-108 (the "Report") is herewith submitted and made part of the Establishing Ordinance.

II. DEFINITIONS

The terms used herein shall have the following meanings:

"Act" means the Special Service Area Tax Act, being 35 ILCS 200/27-5 et seq., as amended.

"Administrative Expenses" means the following actual or reasonably estimated costs permitted in accordance with the Act and directly related to the administration of SSA No. 2005-108 and the Bonds as determined by the City or its designee including, but not limited to, the following: the costs of computing the Special Taxes and of preparing the amended Special Tax Roll (whether by the City or designee thereof or both); the costs of collecting the Special Taxes (whether by the City, the County, or otherwise); the costs of remitting the Special Taxes to the fiscal agent and/or trustee for any Bonds; the costs of the fiscal agent and/or trustee (including its legal counsel) in the discharge of the duties required of it under the Bond Indenture; the costs of the City or designee in computing the amount of rebatable arbitrage, if any; the costs of the City or designee in complying with the disclosure requirements of applicable federal and state securities laws and of the Act, including, but not limited to, public inquiries regarding the Special Taxes; the costs of the City or designee in applying for and maintaining ratings of the Bonds; the costs associated with the release of funds from any escrow account or funds held pursuant to the Bond Indenture; and any termination payments owed by the City in connection with any guaranteed investment contract, forward purchase agreement, or other investment of funds held under the Bond Indenture. Administrative Expenses shall also include amounts advanced by the City for any administrative purpose of SSA No. 2005-108 including the costs of computing Special Tax Bond Prepayment amounts, recording of lien satisfaction or other notices related to a Special Tax Bond Prepayment or Mandatory Special Tax Prepayment, discharge or satisfaction of Special Taxes; the administrative costs associated with upgrading the software utilized by Kendall County relating to the Special Tax; and the costs of commencing and pursuing to completion any foreclosure action arising from and pursuing the collection of delinquent Special Taxes and the reasonable fees of legal counsel to the City incurred in connection with all of the foregoing.

"Bond Indenture" means the trust indenture and any supplemental indentures between the City and the trustee named therein authorizing the issuance of the Bonds.

"Bonds" means any bonds or other debt, including refunding bonds, whether in one or more series, issued by the City and secured by the Maximum Parcel Special Tax for SSA No. 2005-108, the proceeds of which will be used to finance inter alia, all or a portion of the public improvements authorized pursuant to the Establishing Ordinance.

"Calendar Year" means the twelve-month period starting January 1 and ending December 31.

"City" means the United City of Yorkville, County of Kendall, State of Illinois.

"Consultant" means the designee of the City responsible for determining the Special Taxes and assisting the City and the County in providing for the collection of the Special Taxes, continuing disclosure, and any other administrative efforts related to SSA No. 2005-105.

"Council" means the City Council of the United City of Yorkville, having jurisdiction over SSA No. 2005-108.

"County" means the County of Kendall, State of Illinois.

"Dwelling Unit" or "DU" means a residential dwelling unit.

"Final Plat" means a final plat of subdivision approved by the City and recorded with the County which creates individual single-family home lots and/or townhome lots.

"Mandatory Special Tax Prepayment" means the Special Tax Bond Prepayment required pursuant to Section VI.G herein and calculated pursuant to Exhibit B herein.

"Maximum Parcel Special Tax" means the maximum special tax, determined in accordance with Section VI that can be collected by the City in any Calendar Year on any Parcel.

"Maximum Parcel Special Taxes" means the amount determined by multiplying the actual or anticipated number of Single-family Property Dwelling Units and Townhome Property Dwelling Units, in accordance with Section VI.B, by the applicable Maximum Parcel Special Tax.

"Parcel" means a lot, parcel, and/or other interest in real property within the boundaries of SSA No. 2005-108 to which a permanent index number ("PIN") is assigned as determined from a PIN Map or the County assessment roll.

"Partial Special Tax Bond Prepayment" means that amount required to partially prepay the Maximum Parcel Special Tax computed pursuant to Exhibit B herein.

"PIN Map" means an official map of the Kendall County Mapping Department or other authorized County official designating lots, parcels, and/or other interests in real property by permanent index number.

"Preliminary Plat" means the preliminary subdivision plat for SSA No. 2005-108 approved by the City.

"Residential Property" means all Parcels within the boundaries of SSA No. 2005-108 on which Dwelling Units have been, may be, or are anticipated to be constructed as determined from the Preliminary Plat or applicable Final Plat.

"School District" means the Yorkville Community Unit School District 115.

"School Property" means the property within the boundaries of SSA No. 2005-108 on which a proposed elementary school has been, may be, or is anticipated to be constructed as determined from the Preliminary Plat or any Final Plat.

"Single-family Property" means all Parcels within the boundaries of SSA No. 2005-108 on which single-family Dwelling Units have been, may be, or are anticipated to be constructed as determined from the applicable Preliminary Plat, Final Plat, or other document approved by the City as determined by the Consultant.

"Special Tax" means the special tax to be extended in each Calendar Year on each Parcel.

"Special Tax Bond Prepayment" means that amount required to prepay the Maximum Parcel Special Tax computed pursuant to Exhibit B herein in order to fully release the lien of the Maximum Parcel Special Tax.

"Special Tax Requirement" means that amount determined by the City or its designee as required in any Calendar Year to pay: (1) the Administrative Expenses, (2) debt service on any Bonds, (3) reasonably anticipated delinquent Special Taxes, (4) any amount required to replenish any reserve fund established in connection with such Bonds, (5) the costs of credit enhancement and fees for instruments that serve as the basis of a reserve fund in lieu of cash related to any such Bonds, and less (6) available funds as directed under the Bond Indenture.

"Special Tax Roll" means the Special Tax Roll included herein as Exhibit A, as may be amended pursuant to Section VI.E.

"Townhome Property" means all Parcels within the boundaries of SSA No. 2005-108 on which townhome Dwelling Units have been, may be, or are anticipated to be constructed as determined from the applicable Preliminary Plat, Final Plat, or other document approved by the City as determined by the Consultant.

III. SPECIAL SERVICE AREA DESCRIPTION

A. BOUNDARIES OF SSA NO. 2005-108

SSA No. 2005-108 consists of approximately two hundred sixty-five (265) acres and is generally located northwest of State Route 34 and southeast of the Bristol Lake Subdivision. A legal description is attached as Exhibit D of the Establishing Ordinance.

B. ANTICIPATED LAND USES

SSA No. 2005-108 is anticipated to consist of three hundred and seventeen (317) single-family Dwelling Units (i.e., single-family homes), and two hundred fifty-eight (258) townhome Dwelling Units, and an elementary school.

IV. SPECIAL SERVICES

SSA No. 2005-108 has been established to finance certain special services conferring special benefit thereto and which are in addition to the municipal services provided to the City as a whole. A general description, estimated cost, and allocation of these special services are set forth below.

A. GENERAL DESCRIPTION

1. ELIGIBLE IMPROVEMENTS

The special services that are eligible to be financed by SSA No. 2005-108 consist of certain public improvements with appurtenances and appurtenant work in connection therewith necessary to serve SSA No. 2005-108 (hereinafter referred to as the "Eligible Improvements"). The Eligible Improvements are generally described as follows: the acquisition, construction and installation of public improvements including, but not limited to:

- City owned sanitary sewer facilities, water facilities, road facilities, storm sewer facilities, public parks and park improvements, including, but not limited to, engineering, surveying, soil testing and appurtenant work, mass grading and demolition, storm water management facilities, storm drainage systems and storm sewers, site clearing and tree removal, public water facilities, sanitary sewer facilities, erosion control measures, roads, streets, curbs, gutters, street lighting, traffic controls, sidewalks, paths and related street improvements, and equipment and materials necessary for the maintenance thereof, landscaping, wetland mitigation, public park improvements and tree installation, costs for land and easement acquisitions or dedications relating to any of the

foregoing improvements, required tap-on and related fees for water or sanitary sewer services and other eligible costs.

2. SSA FUNDED IMPROVEMENTS

SSA No. 2005-108 is anticipated to fund the cost associated with the following improvements (subject to alternatives, modifications, and/or substitutions as described in Section IV.D below):

- SSA No. 2005-108 is anticipated to fund certain on-site and off-site public facilities and the road impact fees associated with the construction of Kennedy Road, subject to the alternatives, modifications, and/or substitutions as described in Section IV. D below.

B. ESTIMATED COSTS

The estimated costs for the Eligible Improvements and the amounts anticipated to be financed by SSA No. 2005-108 are presented in Table 1 below. The costs anticipated to be financed by SSA No. 2005-108 do not include any costs allocated to the School Property. Therefore, the School Property will be exempt from the Special Tax.

TABLE 1
ESTIMATED COSTS FOR ELIGIBLE IMPROVEMENTS

PUBLIC IMPROVEMENT	GRAND TOTAL	ELIGIBLE IMPROVEMENTS ALLOCABLE TO RESIDENTIAL PROPERTY	SSA NO. 2005-108 FUNDED IMPROVEMENTS
Sanitary Sewer	$2,606,012	$2,390,549	$2,188,042
Water	$2,049,445	$1,879,998	$1,670,537
Roads	$8,057,199	$7,030,449	$4,780,282
Storm Sewer	$3,634,117	$3,383,772	$2,964,624
Grand Total	$16,346,773	$14,684,768	$11,603,485

C. ALLOCATION

Special taxes levied pursuant to the Act must bear a rational relationship between the amount of the special tax levied against each Parcel within SSA No. 2005-108 and the special service benefit rendered. Therefore, the public improvements anticipated to be financed by SSA No. 2005-108 as shown in Table 1 have been allocated in accordance with the benefit rendered to the property therein, with benefit estimated to be a function of (i) the service or benefit area for said improvements and (ii) the relative capacity for said improvements reserved for or

used by properties within the benefit area. A discussion of the relevant benefit area(s) and measures of public facilities usage is detailed below.

1. BENEFIT AREA

The eligible public improvements are designed with the intent to specifically service SSA No. 2005-108 and the School Property, and therefore the benefit area includes only such property. Each land use type is allocated a share of each public facility type in accordance with the public facility usage factors described below.

2. PUBLIC FACILITY USAGE

Once the benefit area has been established, the special services may be allocated among the various properties within such area in accordance with use. As is discussed in the following sections, commonly accepted measures for public facility usage indicate that the benefit conferred by the Eligible Improvements applies uniformly by land use type.

a. SANITARY SEWER AND WATER USAGE

The primary determinant of sanitary sewer and water usage is the applicable population equivalent, or P.E. Household population is the criteria commonly used to project sewer and water service demand. *Wastewater Engineering, Third Edition* indicates that residential wastewater flow rates are typically determined on the basis of population density and the average per capita contribution of wastewater. The Illinois Environmental Protection Agency's criteria for water storage and distribution systems assume an everyday use equal to 50 gallons per day per person. In addition, an emergency capacity is set at 50 gallons per day per person. This equates to 350 gallons per day for each single-family home given the applicable IEPA P.E. factor of 3.5 for single-family homes.

The IEPA does not publish P.E. factors for townhome Dwelling Units. However, IEPA indicates that the published P.E. factors for apartments may be used to estimate P.E. for townhomes. P.E. factors for apartments range from 1.5 to 3.0 depending upon bedroom count. As each townhome Dwelling Unit is anticipated to have two or three bedrooms, the P.E. factor of 3.0 for two to three-bedroom apartments is used.

Sewer and water demand for public schools is a function of the estimated number of students and employees. The School District indicates the proposed elementary school to have a capacity of approximately 650 students and 30 employees. Applying the IEPA

standards of 0.25 gallons per student and employee per day yields a total P.E. of 170.00 for the proposed elementary school.

b. ROAD USAGE

Road usage is typically computed on the basis of anticipated trip generation. The Institute of Traffic Engineers publication *Trip Generation Seventh Edition*, indicates average weekday trips per single-family detached home and townhome Dwelling Unit of 9.57 and 5.86, respectively.

The average weekday trips associated with an elementary school are typically expressed per student and are estimated by Trip Generation Sixth Edition at 1.02 per elementary school student.

c. STORM SEWER USAGE

Storm sewer facilities are sized based upon estimated storm flows which vary with the size of the tributary drainage area, slope, soil type, antecedent runoff condition, and impervious ground cover. In its "Urban Hydrology for Small Watersheds: TR-55" (the "TR-55 Manual"), the United States Department of Agriculture indicates average "runoff curve numbers" for purposes of measuring storm flows or runoff. The runoff curve equation estimates storm runoff given a particular volume of rainfall. The runoff curve numbers for fully developed urban areas indicated in the TR-55 Manual vary by land use type, impervious area, and hydrologic soil group. Assuming generally uniform antecedent runoff and hydrologic soil conditions, storm flows will tend to vary with land use and the associated impervious area.

Impervious ground coverage factors for residential development vary by development density or the number of dwelling units per gross acre, with gross acreage being exclusive of open space. The TR-55 Manual estimates impervious ground area at approximately 30.00% for development densities of 3 units to an acre, 38.00% for development densities of 4 units to an acre, and 65.00% for development densities of 8 or greater units to an acre. Generally, the greater the density the more impervious area per acre. The gross densities for the single-family homes and townhomes are approximately three to an acre and eight to an acre, respectively.

The TR-55 Manual does not contain impervious ground areas for elementary schools. The impervious ground coverage factors for the School Property have been provided by the School District and are based on design plans for existing school facilities.

Tables 2 – 4 on the following pages show these public improvement usage factors and their equivalency (i.e., the relationship of these factors among the different land uses within SSA No. 2005-108).

TABLE 2

SEWER AND WATER USAGE FACTORS
P.E. AND EQUIVALENT UNITS

	Land Use	COUNT			P.E.	Total P.E.[1]	Equivalent Unit[2]	Total Equivalent Units[3, 4]
		Dwelling Units	Students	Employees				
(1)	Single-Family Property (DU)	317	NA	NA	3.5	1,109.50	1.00	317.00
(2)	Townhome Property (DU)	258	NA	NA	3.0	774.00	0.86	221.88
	School Property						48.57	48.57
(3)	(Per Student)	NA	650	NA	0.25	162.50		
(4)	(Per Employee)	NA	NA	30	0.25	7.50		
Grand Total[4]		575	650	30	NA	2,053.50	NA	587.45

[1] P.E. factor multiplied by applicable number of dwelling units, students, employees.
[2] Equivalent units for land uses 1 and 2 computed by dividing P.E. factor for each land use by P.E. factor for single-family land use. Equivalent units for 3 and 4 computed by dividing total P.E. by P.E. factor for single-family land use.
[3] Equivalent unit factor multiplied by applicable number of dwelling units or schools, as applicable.
[4] Calculations may vary slightly due to rounding.

TABLE 3

ROAD USAGE FACTORS
TRIPS AND EQUIVALENT UNITS

	Land Use	COUNT			Average Weekday Trip Factor	Total Weekday Trips[1]	Equivalent Unit[2]	Total Equivalent Units[3, 4]
		Dwelling Units	Students	Employees				
(1)	Single-Family Property (DU)	317	NA	NA	9.57	3,033.69	1.00	317.00
(2)	Townhome Property (DU)	258	NA	NA	5.86	1,511.88	0.61	157.38
	School Property						69.28	69.28
(3)	(Per Student)	NA	650	NA	1.02	663.00		
(4)	(Per Employee)	NA	NA	30	NA	0.00		
Grand Total[4]		575	650	30	NA	5,208.57	NA	543.66

[1] Average weekday trip factor multiplied by applicable number of dwelling units, students, or employees.
[2] Equivalent units for land uses 1 and 2 computed by dividing average weekday trip factor for each land use by average weekday trip factor for a single-family home. Equivalent units for 3 and 4 computed by dividing total average weekday trips by average weekday trip factor for a single-family home.
[3] Equivalent unit factor multiplied by applicable number of dwelling units or schools, as applicable.
[4] Calculations may vary slightly due to rounding.

TABLE 4

STORM SEWER MANAGEMENT FACTORS
IMPERVIOUS AREA AND EQUIVALENT UNITS

	Land Use	COUNT			Coverage Factor	Impervious Area		Equivalent Unit[2]	Total Equivalent Units[3, 4]
		Dwelling Units	Lot Size Per DU / Site	Acres		Per DU / Site	Total		
(1)	Single-Family Property (DU)	317	18,789	NA	30%	5,637	1,786,929	1.00	317.00
(2)	Townhome Property (DU)	258	5,648	NA	65%	3,671	947,118	0.65	167.70
(3)	School Property	NA	NA	16.0	29%	202,118	202,118	35.86	35.86
Grand Total[4]		575	NA	16.0	NA	NA	2,936,165	NA	520.56

[1] Impervious area per dwelling unit for land uses 1 and 2 computed by multiplying coverage factor by lot size.
[2] Equivalent units for land uses 1 and 2 computed by dividing impervious area for each land use by impervious area for single-family land use. Equivalent units for land use 3 computed by dividing total impervious area by impervious area for the typical single-family home.
[3] Equivalent unit factor multiplied by applicable number of dwelling units or schools, as applicable.
[4] Calculations may vary slightly due to rounding.

3. ALLOCATED COSTS

The Eligible Improvements must be allocated in accordance with the appropriate usage factors discussed above. For example, sanitary sewer and water facilities are allocated on a P.E. basis. Road facilities are allocated in proportion to estimated trip generation and storm sewer facilities are allocated on impervious area. As shown in Tables 5 – 8, the allocated cost per equivalent unit is computed by dividing the estimated improvement costs shown in Table 1 by the applicable equivalent units for Single-family Property, Townhome Property, and School Property. The total allocated costs for each land use type is computed by multiplying the allocated cost per equivalent unit by the applicable equivalent units. A summary of the allocated costs is presented in Table 9.

The portion of the Eligible Improvements to be financed with bond proceeds is shown in Table 10. All Eligible Improvements that are not financed through SSA No. 2005-108 (which include all Eligible Improvements allocated to the School Property) will be funded by the developer and are categorized as "Developer's Equity."

TABLE 5

SANITARY SEWER COST ALLOCATION

	(A) Land Use	(B) Equivalent Units[1]	(C) Allocated Cost[5]
(1)	Single-Family Property (DU)	317.00	$1,406,257[2]
(2)	Townhome Property (DU)	221.88	$984,291[3]
(3)	School Property (per site)	48.57	$215,463[4]
(4)	Grand Total	587.45	$2,606,012

[1] From Table 2
[2] $2,606,012/B4*B1
[3] $2,606,012/B4*B2
[4] $2,606,012/B4*B2
[5] Amounts may vary due to rounding.

TABLE 6

WATER COST ALLOCATION

	(A) Land Use	(B) Equivalent Units[1]	(C) Allocated Cost[5]
(1)	Single-Family Property (DU)	317.00	$1,105,922[2]
(2)	Townhome Property (DU)	221.88	$774,076[3]
(3)	School Property (per site)	48.57	$169,447[4]
(4)	Grand Total	587.45	$2,049,445

[1] From Table 2
[2] $2,049,445/B4*B1
[3] $2,049,445/B4*B2
[4] $2,049,445/B4*B3
[5] Amounts may vary due to rounding.

TABLE 7

ROAD COST ALLOCATION

	(A) Land Use	(B) Equivalent Units[1]	(C) Allocated Cost[5]
(1)	Single-Family Property (DU)	317.00	$4,698,032[2]
(2)	Townhome Property (DU)	157.38	$2,332,417[3]
(3)	School Property (per site)	69.28	$1,026,750[4]
(4)	Grand Total	543.66	$8,057,199

[1] From Table 3
[2] $8,057,199/B4*B1
[3] $8,057,199/B4*B2
[4] $8,057,199/B4*B3
[5] Amounts may vary due to rounding.

TABLE 8

STORM SEWER COST ALLOCATION

	(A) Land Use	(B) Equivalent Units[1]	(C) Cost Per Unit[5]
(1)	Single-Family Property (DU)	317.00	$2,213,030[2]
(2)	Townhome Property (DU)	167.70	$1,170,742[3]
(3)	School Property (per site)	35.86	$250,345[4]
(4)	Grand Total	520.56	$3,634,117

[1] From Table 4
[2] $3,634,117/B4*B1
[3] $3,634,117/B4*B2
[4] $3,634,117/B4*B3
[5] Amounts may vary due to rounding.

TABLE 9

ALLOCATED COSTS BY LAND USE

PUBLIC IMPROVEMENT [1]	GRAND TOTAL	SINGLE-FAMILY PROPERTY	TOWNHOME PROPERTY	SCHOOL PROPERTY
Sanitary Sewer	$2,606,012	$1,406,257	$984,291	$215,463
Water	$2,049,445	$1,105,922	$774,076	$169,447
Roads	$8,057,199	$4,698,032	$2,332,417	$1,026,750
Storm Sewer	$3,634,117	$2,213,030	$1,170,742	$250,345
Grand Total	$16,346,773	$9,423,242	$5,261,526	$1,662,005

[1] Amounts may vary due to rounding.

TABLE 10

FUNDING OF ELIGIBLE PUBLIC IMPROVEMENTS

PUBLIC IMPROVEMENT [1]	GRAND TOTAL	SSA NO. 2005-108			DEVELOPER'S EQUITY
		TOTAL FOR SSA NO. 2005-108	SINGLE-FAMILY PROPERTY	TOWNHOME PROPERTY	
Sanitary Sewer	$2,606,012	$2,188,042	$1,203,750	$984,291	$417,970
Water	$2,049,445	$1,670,537	$896,461	$774,076	$378,908
Roads	$8,057,199	$4,780,282	$2,964,574	$1,815,708	$3,276,916
Storm Sewer	$3,634,117	$2,964,624	$1,793,883	$1,170,742	$669,492
GRAND TOTAL	**$16,346,773**	**$11,603,485**	**$6,858,668**	**$4,744,817**	**$4,743,288**
NUMBER OF DUS	**NA**	**575**	**317**	**258**	**NA**
TOTAL COST/DU	**NA**	**NA**	**$21,636.18**	**$18,390.76**	**NA**

[1] Amounts may vary due to rounding.

D. ALTERNATIVES, MODIFICATIONS, AND/OR SUBSTITUTIONS

The description of the Eligible Improvements, as set forth herein, is general in nature. The final description, specifications, location, and costs of improvements and facilities will be determined upon the preparation of final plans and specifications and completion of the improvements. The final plans may show substitutes, in lieu or modifications to the Eligible Improvements in order to accomplish the works of improvements, and any substitution, increase, or decrease to the amount of public improvements financed shall not be a change or modification in the proceedings as long as (i) the allocation of the Eligible Improvement costs actually funded by SSA No. 2005-108, using the preceding methodology, is uniform within Single-family Property and Townhome Property and (ii) such allocation results in the same ratio of funded Eligible Improvements between the land use types, as established in Section VI.A below.

V. BOND ASSUMPTIONS

It is anticipated that certain of the Eligible Improvements will be financed through the issuance of a single series of bonds. Total authorized bonded indebtedness is $15,500,000. Bonds in the approximate amount of $15,000,000 are anticipated to be issued in April 2006. Issuance costs are estimated to be approximately three and one-half percent (3.5%) of the principal amount of the bonds. The bond issue will include a reserve fund of approximately nine and one-half percent (9.5%) of the original principal amount of the bonds and approximately twenty-three (23) months of capitalized interest. The term of the bonds is estimated at 30 years, with principal amortized over a period of approximately 28 years. Annual debt service payments will increase approximately one and one half percent (1.5%) annually.

The final sizing of the bonds may be modified as appropriate to meet the objectives of the financing and prevailing bond market conditions. These modifications may include, but are not limited to, changes in the following:

- Bond timing, phasing, and/or escrows;
- Capitalized interest period;
- Principal amortization (i.e., bond term and annual debt service payment);
- Reserve fund size and form; and
- Coupon rates.

Therefore, the actual bonded indebtedness, and consequently the amount of Eligible Improvements financed by SSA No. 2005-108, may increase or decrease depending upon these variables.

VI. MAXIMUM PARCEL SPECIAL TAX

As mentioned previously, no Eligible Improvements for the School Property will be financed by SSA No. 2005-108. Therefore, these properties will not be subject to the Maximum Parcel Special Tax. The discussion that follows applies only to the remaining Residential Property.

A. DETERMINATION

When multiple land uses are anticipated, the Maximum Parcel Special Tax is a function of the (i) relative amounts of the Eligible Improvement costs funded for such land uses by SSA No. 2005-108 and (ii) the Maximum Parcel Special Taxes required to fund the Special Tax Requirement. In order to measure the relative difference in public improvement costs for each land use type, Equivalent Dwelling Unit ("EDU") factors have been calculated. A Single-family Property Dwelling Unit is deemed the typical residential unit and is assigned an EDU factor of 1.00. The EDU factor for Townhome Property Dwelling Units is equal to the ratio of the funded Eligible Improvements for each land use category to the funded Eligible Improvements for Single-family Property Dwelling Units. EDUs are shown in Table 11 below.

TABLE 11

EDU FACTORS

	COST/UNIT	EDU FACTOR	DWELLING UNITS	EDUS
Single-family Property Dwelling Unit	$21,636.18	1.00	317 units	317.00
Townhome Property Dwelling Unit	$18,390.76	0.85	258 units	219.30
Total			575 units	536.30

The Maximum Parcel Special Tax is derived from the Maximum Parcel Special Taxes which are equal to the sum of the estimated (i) maximum annual interest and principal payments on the Bonds, net of projected earnings on the reserve fund, (ii) contingency for delinquent Special Taxes, and (iii) estimated Administrative Expenses. The derivation of the Maximum Parcel Special Tax is shown in Table 12 below.

TABLE 12

MAXIMUM PARCEL SPECIAL TAX
(LEVIED CALENDAR YEAR 2007 / COLLECTED CALENDAR YEAR 2008)

	TOTAL	PER DWELLING UNIT	
		SINGLE-FAMILY PROPERTY	TOWNHOME PROPERTY
Maximum Parcel Special Taxes	$1,072,600	$634,000	$438,600
Number of EDUs	536.30	317.00	219.30
Maximum Parcel Special Tax / EDU* (Maximum Parcel Special Taxes / Number of EDUs)	$2,000	NA	NA
EDU Factor	NA	1.00	0.85
Maximum Parcel Special Tax / DU* (Maximum Parcel Special Tax / EDU x EDU Factor)	NA	$2,000	$1,700

*Amounts have been rounded to the nearest dollar.

The Maximum Parcel Special Tax per EDU is computed by dividing the Maximum Parcel Special Taxes by the number of EDUs. Multiplying this amount by the applicable EDU factor yields the Maximum Parcel Special Tax for Single-family Property and Townhome Property. Therefore, the Maximum Parcel Special Taxes are weighted in proportion to the allocation of funded Eligible Improvements as shown in Section IV.C, and consequently the amount of the Maximum Parcel Special Tax bears a rational relationship to the benefit that the special services render to each Parcel within SSA No. 2005-108 as required pursuant to the Act.

B. APPLICATION

Prior to the recordation of a Final Plat, the Maximum Parcel Special Tax for a Parcel of Residential Property shall be calculated by multiplying the number of expected Dwelling Units of Single-family Property or Townhome Property for such Parcel, as determined from the Preliminary Plat in effect as of September 30 preceding the Calendar Year for which the Special Tax is being extended, by the applicable Maximum Parcel Special Tax.

Subsequent to the recordation of the Final Plat, the Maximum Parcel Special Tax for a Parcel of Residential Property shall be calculated by multiplying the number of Dwelling Units of Single-family Property and Townhome Property which may be constructed on such Parcel, by the applicable Maximum Parcel Special Tax determined pursuant to Table 12, as increased in accordance with Section VI.C below.

C. ESCALATION

The Maximum Parcel Special Tax that has been levied escalates one and one half percent (1.5%) annually through and including Calendar Year 2034, rounded to the nearest dollar. Note, that while the annual increase in the Maximum Parcel Special Tax is limited to one and one half percent (1.5%), which is consistent with the anticipated graduated payment schedule for interest and principal on the Bonds, the percentage annual change in the Special Tax may be greater depending upon actual Special Tax receipts, capitalized interest, investment earnings, and Administrative Expenses.

D. TERM

The Maximum Parcel Special Tax shall not be levied after Calendar Year 2034 (to be collected in Calendar Year 2035).

E. SPECIAL TAX ROLL AMENDMENT

Each Calendar Year, in conjunction with the abatement ordinance adopted by the City, the City shall amend the Special Tax Roll to reflect the Maximum Parcel Special Tax applicable to any new Parcels established by the County. The amended Special Tax Roll shall be recorded with the County.

F. OPTIONAL PREPAYMENT

The Maximum Parcel Special Tax for any Parcel may be prepaid and the obligation of the Parcel to pay the Maximum Parcel Special Tax permanently satisfied pursuant to Section A of Exhibit B attached hereto, provided that a prepayment may be made only if there are no delinquent Special Taxes with respect to such Parcel at the time of prepayment. The Maximum Parcel Special Tax may also be prepaid in part, provided that proceeds for any such prepayment are sufficient to permit the redemption of Bonds in such amounts and maturities deemed necessary by the Consultant and in accordance with the Bond Indenture.

An owner of a Parcel intending to prepay the Maximum Parcel Special Tax, either partially or in full, shall provide the City with written notice of intent to prepay. Within 30 days of receipt of such written notice, the City or its designee shall notify such owner of the amount of the Special Tax Bond Prepayment or the Partial Special Tax Bond Prepayment, as applicable, for such Parcel and the date through which such amount shall be valid.

G. MANDATORY PREPAYMENT

If at any time the Consultant determines that there has been or will be a reduction in the Maximum Parcel Special Taxes as a result of an amendment to a Preliminary Plat or Final Plat, or other event which reduces the Maximum Parcel Special Taxes such that the annual debt service coverage ratio is less than one hundred ten percent (110%), then a Mandatory Special Tax Prepayment shall be calculated pursuant to Section B of Exhibit B attached hereto. Each year's annual debt service coverage ratio shall be determined by dividing (i) such year's reduced Maximum Parcel Special Taxes by (ii) the sum of the corresponding annual interest and principal payment on the Bonds plus estimated Administrative Expenses and less estimated earnings on the Reserve Fund (as such term is defined in the Bond Indenture). As required under the Bond Indenture, the City may adopt a supplemental ordinance to provide for the levy of the Mandatory Special Tax Prepayment.

Please refer to Section VII.B below for details on the collection procedure of the Mandatory Special Tax Prepayment.

VII. ABATEMENT AND COLLECTION

A. ABATEMENT

On or before the last Tuesday of December of each Calendar Year, commencing with Calendar Year 2007 and for each following Calendar Year, the Council or its designee shall determine the Special Tax Requirement and the special taxes authorized by the ordinance providing for the issuance of the Bonds shall be abated to the extent the amounts so levied exceed the Special Tax Requirement.

The Maximum Parcel Special Tax applicable to each Parcel shall be abated in equal percentages until the Special Taxes remaining equals the Special Tax Requirement. Abated in equal percentages means that the amount abated for each Parcel, computed as a percentage of its applicable Maximum Parcel Special Tax, is the same.

B. COLLECTION PROCESS

With the exception of the Mandatory Special Tax Prepayment, the Special Tax will be billed and collected by the County in the same manner and at the same time as general ad valorem property taxes. The lien and foreclosure remedies provided for in Article 9 of the Illinois Municipal Code shall apply upon the nonpayment of the Special Tax. The Council may provide for other means of collecting the Special Tax, if necessary to meet the financial obligations of SSA No. 2005-108.

The Mandatory Special Tax Prepayment shall be due prior to any development approval, subdivision of land, conveyance, or other action that results in a

reduction in the Maximum Parcel Special Taxes such that the annual debt service coverage ratio is less than one hundred ten percent (110%). The Mandatory Special Tax Prepayment shall be levied against the property on which the reduction has or will occur. The Mandatory Special Tax Prepayment shall have the same sale and lien priorities as are provided for regular property taxes. A Mandatory Special Tax Prepayment shall not reduce the Maximum Parcel Special Tax for any Parcel.

C. ADMINISTRATIVE REVIEW

Any owner of a Parcel claiming that a calculation error has been made in the amount of the Special Tax applicable to such Parcel for any Calendar Year may send a written notice describing the error to the Consultant not later than thirty (30) days after having paid the Special Tax which is alleged to be in error. The Consultant shall promptly review the notice, and if necessary, meet with the property owner, consider written and oral evidence regarding the alleged error, and decide whether, in fact, such an error occurred. If the Consultant determines that an error did in fact occur and the Special Tax should be modified or changed in favor of the property owner, an adjustment shall be made in the amount of the Special Tax applicable to such Parcel in the next Calendar Year. Cash refunds shall only be made in the final Calendar Year for the Special Tax. The decision of the Consultant regarding any error in respect to the Special Tax shall be final.

VIII. AMENDMENTS

This Report may be amended by ordinance of the City and, to the maximum extent permitted by the Act, such amendments may be made without further notice under the Act and without notice to owners of property within SSA No. 2005-108 in order to (i) clarify or correct minor inconsistencies in the matters set forth herein, (ii) provide for lawful procedures for the collection and enforcement of the Special Tax so as to assure the efficient collection of the Special Tax for the benefit of the owners of the Bonds, (iii) otherwise improve the ability of the City to fulfill its obligations to levy, extend, and collect the Special Tax and to make it available for the payment of the Bonds and Administrative Expenses, and (iv) make any change deemed necessary or advisable by the City, provided such change is not detrimental to the owners of property subject to the Maximum Parcel Special Tax. No such amendment shall be approved by the Council if it violates any other agreement binding upon the City and unless and until it has (i) found and determined that the amendment is necessary and appropriate and does not materially adversely affect the rights of the owners of the Bonds or the City has obtained the consent of one hundred percent (100.00%) of the owners of the Bonds and (ii) received an opinion of a nationally recognized bond counsel to the effect that the amendment does not violate the Act, and is authorized pursuant to the terms of the Bond Indenture and this Report.

EXHIBIT A

SPECIAL TAX ROLL

AUTUMN CREEK
UNITED CITY OF YORKVILLE SSA NO. 2005-108
SPECIAL TAX ROLL
CALENDAR YEAR 2007 THROUGH CALENDAR YEAR 2034

Levied Calendar Year	Maximum Parcel Special Tax Per Dwelling Unit SFD	THM	Permanent Index Number 02-15-376-001 SFD 28	THM 0	02-22-127-001 SFD 47	THM 0	02-22-176-004 SFD 74	THM 0	02-22-251-002 SFD 102	THM 212	02-22-400-012 SFD 66	THM 46	GRAND TOTAL
2007	$2,000.00	$1,700.00	$56,000.00	$0.00	$94,000.00	$0.00	$148,000.00	$0.00	$204,000.00	$360,400.00	$132,000.00	$78,200.00	$1,072,600.00
2008	$2,030.00	$1,726.00	$56,840.00	$0.00	$95,410.00	$0.00	$150,220.00	$0.00	$207,060.00	$365,912.00	$133,980.00	$79,396.00	$1,088,818.00
2009	$2,060.00	$1,752.00	$57,680.00	$0.00	$96,820.00	$0.00	$152,440.00	$0.00	$210,120.00	$371,424.00	$135,960.00	$80,592.00	$1,105,036.00
2010	$2,091.00	$1,778.00	$58,548.00	$0.00	$98,277.00	$0.00	$154,734.00	$0.00	$213,282.00	$376,936.00	$138,006.00	$81,788.00	$1,121,571.00
2011	$2,122.00	$1,805.00	$59,416.00	$0.00	$99,734.00	$0.00	$157,028.00	$0.00	$216,444.00	$382,660.00	$140,052.00	$83,030.00	$1,138,364.00
2012	$2,154.00	$1,832.00	$60,312.00	$0.00	$101,238.00	$0.00	$159,396.00	$0.00	$219,708.00	$388,384.00	$142,164.00	$84,272.00	$1,155,474.00
2013	$2,186.00	$1,859.00	$61,208.00	$0.00	$102,742.00	$0.00	$161,764.00	$0.00	$222,972.00	$394,108.00	$144,276.00	$85,514.00	$1,172,584.00
2014	$2,219.00	$1,887.00	$62,132.00	$0.00	$104,293.00	$0.00	$164,206.00	$0.00	$226,338.00	$400,044.00	$146,454.00	$86,802.00	$1,190,269.00
2015	$2,252.00	$1,915.00	$63,056.00	$0.00	$105,844.00	$0.00	$166,648.00	$0.00	$229,704.00	$405,980.00	$148,632.00	$88,090.00	$1,207,954.00
2016	$2,286.00	$1,944.00	$64,008.00	$0.00	$107,442.00	$0.00	$169,164.00	$0.00	$233,172.00	$412,128.00	$150,876.00	$89,424.00	$1,226,214.00
2017	$2,320.00	$1,973.00	$64,960.00	$0.00	$109,040.00	$0.00	$171,680.00	$0.00	$236,640.00	$418,276.00	$153,120.00	$90,758.00	$1,244,474.00
2018	$2,355.00	$2,003.00	$65,940.00	$0.00	$110,685.00	$0.00	$174,270.00	$0.00	$240,210.00	$424,636.00	$155,430.00	$92,138.00	$1,263,309.00
2019	$2,390.00	$2,033.00	$66,920.00	$0.00	$112,330.00	$0.00	$176,860.00	$0.00	$243,780.00	$430,996.00	$157,740.00	$93,518.00	$1,282,144.00
2020	$2,426.00	$2,063.00	$67,928.00	$0.00	$114,022.00	$0.00	$179,524.00	$0.00	$247,452.00	$437,356.00	$160,116.00	$94,898.00	$1,301,296.00
2021	$2,462.00	$2,094.00	$68,936.00	$0.00	$115,714.00	$0.00	$182,188.00	$0.00	$251,124.00	$443,928.00	$162,492.00	$96,324.00	$1,320,706.00
2022	$2,499.00	$2,125.00	$69,972.00	$0.00	$117,453.00	$0.00	$184,926.00	$0.00	$254,898.00	$450,500.00	$164,934.00	$97,750.00	$1,340,433.00
2023	$2,536.00	$2,157.00	$71,008.00	$0.00	$119,192.00	$0.00	$187,664.00	$0.00	$258,672.00	$457,284.00	$167,376.00	$99,222.00	$1,360,418.00
2024	$2,574.00	$2,189.00	$72,072.00	$0.00	$120,978.00	$0.00	$190,476.00	$0.00	$262,548.00	$464,068.00	$169,884.00	$100,694.00	$1,380,720.00
2025	$2,613.00	$2,222.00	$73,164.00	$0.00	$122,811.00	$0.00	$193,362.00	$0.00	$266,526.00	$471,064.00	$172,458.00	$102,212.00	$1,401,597.00
2026	$2,652.00	$2,255.00	$74,256.00	$0.00	$124,644.00	$0.00	$196,248.00	$0.00	$270,504.00	$478,060.00	$175,032.00	$103,730.00	$1,422,474.00
2027	$2,692.00	$2,289.00	$75,376.00	$0.00	$126,524.00	$0.00	$199,208.00	$0.00	$274,584.00	$485,268.00	$177,672.00	$105,294.00	$1,443,926.00
2028	$2,732.00	$2,323.00	$76,496.00	$0.00	$128,404.00	$0.00	$202,168.00	$0.00	$278,664.00	$492,476.00	$180,312.00	$106,858.00	$1,465,378.00
2029	$2,773.00	$2,358.00	$77,644.00	$0.00	$130,331.00	$0.00	$205,202.00	$0.00	$282,846.00	$499,896.00	$183,018.00	$108,468.00	$1,487,405.00
2030	$2,815.00	$2,393.00	$78,820.00	$0.00	$132,305.00	$0.00	$208,310.00	$0.00	$287,130.00	$507,316.00	$185,790.00	$110,078.00	$1,509,749.00
2031	$2,857.00	$2,429.00	$79,996.00	$0.00	$134,279.00	$0.00	$211,418.00	$0.00	$291,414.00	$514,948.00	$188,562.00	$111,734.00	$1,532,351.00
2032	$2,900.00	$2,465.00	$81,200.00	$0.00	$136,300.00	$0.00	$214,600.00	$0.00	$295,800.00	$522,580.00	$191,400.00	$113,390.00	$1,555,270.00
2033	$2,944.00	$2,502.00	$82,432.00	$0.00	$138,368.00	$0.00	$217,856.00	$0.00	$300,288.00	$530,424.00	$194,304.00	$115,092.00	$1,578,764.00
2034	$2,988.00	$2,540.00	$83,664.00	$0.00	$140,436.00	$0.00	$221,112.00	$0.00	$304,776.00	$538,480.00	$197,208.00	$116,840.00	$1,602,516.00

EXHIBIT B

PREPAYMENT OF THE
MAXIMUM PARCEL SPECIAL TAX

UNITED CITY OF YORKVILLE
SPECIAL SERVICE AREA NO. 2005-108

PREPAYMENT FORMULA

All capitalized terms not defined in this Exhibit B shall have the meaning given to such terms in the Report.

A. OPTIONAL PREPAYMENT OF THE MAXIMUM PARCEL SPECIAL TAX

Pursuant to Section VI.F of the Report, the Maximum Parcel Special Tax may be prepaid and permanently satisfied under the conditions set forth therein. The Special Tax Bond Prepayment for a Parcel means an amount equal to (a) the sum of (1) Principal, (2) Premium, (3) Defeasance, and (4) Fees and (b) minus (1) the Reserve Fund Credit and (2) the Capitalized Interest Credit, where the terms "Principal," "Premium," "Defeasance," "Fees," "Reserve Fund Credit," and "Capitalized Interest Credit" have the following meanings:

"Principal" means the principal amount of Bonds to be redeemed and equals the quotient derived by dividing (a) the then current Maximum Parcel Special Tax for the Parcel intending to prepay by (b) the corresponding Maximum Parcel Special Taxes for SSA No. 2005-108, (and excluding from (b) that portion of the Maximum Parcel Special Tax for any Parcel(s) that has been prepaid), and multiplying the quotient by the principal amount of outstanding Bonds less any principal which has been prepaid but not yet applied toward the redemption of Bonds.

"Premium" means an amount equal to the Principal multiplied by the applicable redemption premium, if any, for any Bonds so redeemed with the proceeds of any such prepayment. Any applicable redemption premium shall be as set forth in the Bond Indenture.

"Defeasance" means the amount needed to pay interest on the Principal to be redeemed until the earliest redemption date for the outstanding Bonds less any Special Taxes heretofore paid for such Parcel and available to pay interest on the redemption date for the Bonds.

"Fees" equal the expenses of SSA No. 2005-108 associated with the Special Tax Bond Prepayment as calculated by the City or its designee and include, but are not limited to, the costs of computing the Special Tax Bond Prepayment, the costs of redeeming the Bonds, and the costs of recording and publishing any notices to evidence the Special Tax Bond Prepayment and the redemption of Bonds.

"Reserve Fund Credit" shall equal the lesser of the Reserve Fund Requirement (as such term is defined in the Bond Indenture) and the balance in the Reserve Fund (as such term is defined in the Bond Indenture) multiplied by the quotient used to calculate Principal.

"Capitalized Interest Credit" shall equal the reduction in interest payable on the Bonds due to the redemption of Principal from the Special Tax Bond Prepayment from the redemption date for the Bonds redeemed from the Special Tax Bond Prepayment to the end of the capitalized interest period, as determined by the Consultant. No capitalized interest credit is given if the redemption date for the Bonds redeemed from the Special Tax Bond Prepayment is after the capitalized interest period.

The amount of any Partial Special Tax Bond Prepayment shall be computed pursuant to the preceding prepayment formula substituting the portion of the Maximum Parcel Special Tax to be prepaid for the Maximum Parcel Special Tax when computing Principal. The amount of any Special Tax Bond Prepayment or Partial Special Tax Bond Prepayment computed pursuant to this Section A shall not exceed the Bonds plus any Premium, Defeasance, and Fees as such terms are defined herein.

The sum of the amounts calculated above shall be paid to the City, deposited with the trustee, and used to pay and redeem Bonds in accordance with the Bond Indenture and to pay the Fees associated with the Special Tax Bond Prepayment. Upon the payment of the Special Tax Bond Prepayment amount to the City, the obligation to pay the portion of the Maximum Parcel Special Tax which is prepaid for such Parcel shall be deemed to be permanently satisfied, such portion of the Maximum Parcel Special Tax shall not be collected thereafter from such Parcel, and in the event the entire Maximum Parcel Special Tax is prepaid the trustee shall cause a satisfaction of special tax lien for such Parcel to be recorded within 30 working days of receipt of the Special Tax Bond Prepayment.

B. MANDATORY PREPAYMENT OF THE MAXIMUM PARCEL SPECIAL TAX

Any Mandatory Special Tax Prepayment required pursuant to Section VI.G of the Special Tax Roll and Report of SSA No. 2005-108 will be calculated using the prepayment formula described in Section A above with the following modifications:

- The difference between the special taxes required for 110% debt service coverage and the amount to which the Maximum Parcel Special Taxes have been reduced shall serve as the numerator when computing Principal;

- The Maximum Parcel Special Taxes necessary for the annual debt service coverage ratio to equal 110% shall serve as the denominator when computing Principal; and

- No Reserve Fund Credit or Capitalized Interest Credit shall be given.

The amount of any Mandatory Special Tax Prepayment shall not exceed the Bonds plus any Premium, Defeasance, and Fees as such terms are defined in Section A above.

UNITED CITY OF YORKVILLE

SPECIAL SERVICE AREA NO. 2005-109

SPECIAL TAX ROLL AND REPORT

Prepared for

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UNITED CITY OF YORKVILLE
SPECIAL SERVICE AREA NO. 2005-109
(BRISTOL BAY)

SPECIAL TAX ROLL AND REPORT
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I. INTRODUCTION

Pursuant to the provisions of the Act and in accordance with the "Establishing Ordinance" being Ordinance No. 2006-17 passed by the City Council of the United City of Yorkville, County of Kendall, State of Illinois, on March 14, 2006 in connection with the proceedings for Special Service Area Number 2005-109 (hereinafter referred to as "SSA No. 2005-109"), this Special Tax Roll and Report of SSA No. 2005-109 (the "Report") is herewith submitted and made part of the Establishing Ordinance.

II. DEFINITIONS

The terms used herein shall have the following meanings:

"Act" means the Special Service Area Tax Act, being 35 ILCS 200/27-5 et seq., as amended.

"Administrative Expenses" means the following actual or reasonably estimated costs permitted in accordance with the Act and directly related to the administration of SSA No. 2005-109 and the Bonds as determined by the City or its designee: the costs of computing the Special Taxes and of preparing the amended Special Tax Roll (whether by the City or designee thereof or both); the costs of collecting the Special Taxes (whether by the City, the County, or otherwise); the costs of remitting the Special Taxes to the fiscal agent and/or trustee for any Bonds; the costs of the fiscal agent and/or trustee (including its legal counsel) in the discharge of the duties required of it under the Bond Indenture; the costs of the City or designee in computing the amount of rebatable arbitrage, if any; the costs of the City or designee in applying for and maintaining ratings of the Bonds; the costs of the City or designee in complying with the disclosure requirements of applicable federal and state securities laws and of the Act, including, but not limited to, public inquiries regarding the Special Taxes; the costs associated with the release of funds from any escrow account or funds held pursuant to the Bond Indenture; and any termination payments owed by the City in connection with any guaranteed investment contract, forward purchase agreement, or other investment of funds held under the Bond Indenture. Administrative Expenses shall also include amounts advanced by the City for any administrative purpose of SSA No. 2005-109 including the costs of computing Special Tax Bond Prepayment amounts, recording of lien satisfaction or other notices related to a Special Tax Bond Prepayment or Mandatory Special Tax Prepayment, discharge or satisfaction of Special Taxes; the administrative costs associated with upgrading the software utilized by Kendall County relating to the Special Tax; and the costs of commencing and pursuing to completion any foreclosure action arising from and pursuing the collection of delinquent Special Taxes and the reasonable fees of legal counsel to the City incurred in connection with all of the foregoing.

"Bond Indenture" means the trust indenture and any supplemental indentures between the City and the trustee named therein authorizing the issuance of the Bonds.

"Bonds" means any bonds or other debt, including refunding bonds, whether in one or more series, issued by the City and secured by the Maximum Parcel Special Tax for SSA

No. 2005-109, the proceeds of which will be used to finance inter alia, all or a portion of the public improvements authorized pursuant to the Establishing Ordinance.

"Calendar Year" means the twelve-month period starting January 1 and ending December 31.

"City" means the United City of Yorkville, County of Kendall, State of Illinois.

"Clubhouse Property" means the property within the boundaries of SSA No. 2005-109 on which the clubhouse facility has been, may be, or is anticipated to be constructed as determined from Unit 5.

"Condominium Property" means all Parcels within the boundaries of SSA No. 2005-109 on which condominium Dwelling Units have been, may be, or are anticipated to be constructed as determined from the applicable Preliminary Plat, Final Plat, or other document approved by the City as determined by the Consultant.

"Consultant" means the designee of the City responsible for determining the Special Taxes and assisting the City and the County in providing for the collection of the Special Taxes, continuing disclosure, and any other administrative efforts related to SSA No. 2005-109.

"Council" means the City Council of the United City of Yorkville, having jurisdiction over SSA No. 2005-109.

"County" means the County of Kendall, State of Illinois.

"Dwelling Unit" or "DU" means a residential dwelling unit.

"Final Plat" means a final plat of subdivision approved by the City and recorded with the County which creates individual single-family home lots, townhome lots, and/or condominium lots.

"Fire Station Property" means the property adjacent to the boundaries of SSA No. 2005-109 on which a fire station has been, may be, or is anticipated to be constructed on Lot 1685 of Unit 1.

"First Series Bonds" means the first series of Bonds issued for SSA No. 2005-109.

"First Series Property" means the following: the Single-family Property comprising Unit 4, Unit 5, Unit 6, and Unit 7 (two hundred eight (208) Dwelling Units), the Townhome Property comprising Unit 2 and Unit 3 (two hundred eighty (280) Dwelling Units), and the Condominium Property comprising Unit 1 (two hundred eighty-eight (288) Dwelling Units).

"Mandatory Special Tax Prepayment" means the Special Tax Bond Prepayment required upon pursuant to Section VI.G herein and calculated pursuant to Exhibit B herein.

"Maximum Parcel Special Tax" means the maximum special tax, determined in accordance with Section VI that can be collected by the City in any Calendar Year on any Parcel.

"Maximum Parcel Special Taxes" means the amount determined by multiplying the actual or anticipated number of Single-family Property Dwelling Units, Townhome Property Dwelling Units, and Condominium Property Dwelling Units, in accordance with Section VI.B, by the applicable Maximum Parcel Special Tax.

"Parcel" means a lot, parcel, and/or other interest in real property within the boundaries of SSA No. 2005-109 to which a permanent index number ("PIN") is assigned as determined from a PIN Map or the County assessment roll.

"Partial Special Tax Bond Prepayment" means that amount required to partially prepay the Maximum Parcel Special Tax computed pursuant to Exhibit B herein.

"PIN Map" means an official map of the Kendall County Mapping Department or other authorized County official designating lots, parcels, and/or other interests in real property by permanent index number.

"Preliminary Plat" means the preliminary subdivision plat for SSA No. 2005-109 approved by the City.

"Residential Property" means all Parcels within the boundaries of SSA No. 2005-109 on which Dwelling Units have been, may be, or are anticipated to be constructed as determined from the Preliminary Plat or applicable Final Plat.

"School Property" means the property adjacent to the boundaries of SSA No. 2005-109 on which a proposed elementary school has been, may be, or is anticipated to be constructed as determined from Unit 6.

"Second Series Bonds" means the second series of Bonds issued for SSA No. 2005-109 (exclusive of any refunding Bonds).

"Second Series Property" means all Single-family Property, Townhome Property, and Condominium Property, exclusive of First Series Property. Such Single-family Property, Townhome Property, and Condominium Property consists, respectively, of lots 1041-1077, 1164-1177, 1179-1195 and 1253-1444 (two hundred sixty (260) Dwelling Units); lots 455-784 (three hundred thirty (330) Dwelling Units); and lots 1645-1665 (three hundred thirty-six (336) Dwelling Units) as shown on the Preliminary Plat dated January 15, 2005, and last revised on March 15, 2005. The lot numbers applicable to Second Series Property may be revised as determined by the Consultant in accordance with a revision to the Preliminary Plat, provided that any reduction in the Dwelling Units for Single-family Property, Townhome Property, or Condominium Property may result in a Mandatory Special Tax Prepayment.

"Single-family Property" means all Parcels within the boundaries of SSA No. 2005-109 on which single-family Dwelling Units have been, may be, or are anticipated to be

constructed as determined from the applicable Preliminary Plat, Final Plat, or other document approved by the City as determined by the Consultant.

"Special Tax" means the special tax to be extended in each Calendar Year on each Parcel.

"Special Tax Bond Prepayment" means that amount required to prepay the Maximum Parcel Special Tax computed pursuant to Exhibit B herein in order to fully release the lien of the Maximum Parcel Special Tax.

"Special Tax Requirement" means that amount determined by the City or its designee as required in any Calendar Year to pay: (1) the Administrative Expenses, (2) debt service on any Bonds, (3) reasonably anticipated delinquent Special Taxes, (4) any amount required to replenish any reserve fund established in connection with such Bonds, (5) the costs of credit enhancement and fees for instruments that serve as the basis of a reserve fund in lieu of cash related to any such Bonds, and less (6) available funds as directed under the Bond Indenture.

"Special Tax Roll" means the Special Tax Roll included herein as Exhibit A, as may be amended pursuant to Section VI.E.

"Townhome Property" means all Parcels within the boundaries of SSA No. 2005-109 on which townhome Dwelling Units have been, may be, or are anticipated to be constructed as determined from the applicable Preliminary Plat, Final Plat, or other document approved by the City as determined by the Consultant.

"Unit 1" means the Final Plat within SSA No. 2005-109 designated as Unit 1 recorded on December 21, 2005.

"Unit 2" means the Final Plat within SSA No. 2005-109 designated as Unit 2 recorded on December 21, 2005.

"Unit 3" means the Final Plat within SSA No. 2005-109 designated as Unit 3 recorded on December 21, 2005.

"Unit 4" means the Final Plat within SSA No. 2005-109 designated as Unit 4 recorded on December 21, 2005.

"Unit 5" means the Final Plat within SSA No. 2005-109 designated as Unit 5 recorded on December 21, 2005.

"Unit 6" means the Final Plat within SSA No. 2005-109 designated as Unit 6 recorded on December 21, 2005.

"Unit 7" means the Final Plat within SSA No. 2005-109 designated as Unit 7 recorded on December 21, 2005.

III. SPECIAL SERVICE AREA DESCRIPTION

A. BOUNDARIES OF SSA NO. 2005-109

SSA No. 2005-109 consists of approximately two hundred forty-three (243) acres of land generally located in the northeast quadrant of the State Route 47 and Galena Road intersection, and approximately two hundred sixty-six (266) acres of land generally located in the southeast quadrant of State Route 47 and Galena Road intersection, the legal description for which is attached as Exhibit C of the Establishing Ordinance.

B. ANTICIPATED LAND USES

SSA No. 2005-109 is anticipated to consist of four hundred sixty-eight (468) single-family Dwelling Units (i.e., single-family homes), six hundred ten (610) townhome Dwelling Units, and six hundred twenty-four (624) condominium Dwelling Units.

IV. SPECIAL SERVICES

SSA No. 2005-109 has been established to finance certain special services conferring special benefit thereto and which are in addition to the municipal services provided to the City as a whole. A general description, estimated cost, and allocation of these special services are set forth below.

A. GENERAL DESCRIPTION

1. ELIGIBLE IMPROVEMENTS

The special services that are eligible to be financed by SSA No. 2005-109 consist of certain public improvements with appurtenances and appurtenant work in connection therewith necessary to serve SSA No. 2005-109 (hereinafter referred to as the "Eligible Improvements"). The Eligible Improvements are generally described as follows: the acquisition, construction and installation of public improvements including, but not limited to:

- City owned sanitary sewer facilities, water facilities, road facilities, storm sewer facilities, public parks and park improvements, including, but not limited to, engineering, surveying, soil testing and appurtenant work, mass grading and demolition, storm water management facilities, storm drainage systems and storm sewers, site clearing and tree removal, public water facilities, sanitary sewer facilities, erosion control measures, roads, streets, curbs, gutters, street lighting, traffic controls, sidewalks, paths and related street improvements, and equipment and materials necessary for the maintenance thereof, landscaping, wetland mitigation, public park improvements and tree installation, costs for land and

easement acquisitions or dedications relating to any of the foregoing improvements, required tap-on and related fees for water or sanitary sewer services and other eligible costs.

2. SSA NO. 2005-109 FUNDED IMPROVEMENTS

- SSA No. 2005-109 is anticipated to fund certain on-site and off-site public facilities, subject to the alternatives, modifications, and/or substitutions as described in Section IV. D below.

B. ESTIMATED COSTS

The estimated costs for the Eligible Improvements and the amounts anticipated to be financed by SSA No. 2005-109 are presented in Table 1 on the following page. The costs anticipated to be financed by SSA No. 2005-109 do not include any costs allocated to the School Property, Clubhouse Property, or Fire Station Property. Therefore, these facilities will be exempt from the Special Tax.

TABLE 1

ESTIMATED COSTS FOR ELIGIBLE IMPROVEMENTS

PUBLIC IMPROVEMENT	TOTAL COSTS			COSTS ANTICIPATED TO BE FINANCED BY SSA NO. 2005-109	
	GRAND TOTAL COSTS [1]	ALLOCABLE TO PHASE 1 [2] PROPERTY	ALLOCABLE TO PHASE 2 [3] PROPERTY	FIRST SERIES BONDS	SECOND SERIES BONDS
Sanitary Sewer Facilities					
Hard Costs	$3,661,667	$1,684,171	$1,977,496	$1,477,064	$1,767,483
Soft Costs	$169,974	$78,179	$91,795	$68,565	$82,046
Water Facilities					
Hard Costs	$3,796,287	$1,814,589	$1,981,698	$1,480,202	$1,771,239
Water Connection Fees	$3,347,040	$1,522,370	$1,824,670	$1,362,912	$1,630,887
Soft Costs	$176,199	$84,221	$91,977	$68,701	$82,209
Storm Sewer Facilities					
Hard Costs	$7,267,700	$3,540,533	$3,727,167	$2,771,129	$3,321,358
Earthwork	$1,200,936	$585,048	$615,888	$457,910	$548,831
Soft Costs	$336,065	$163,717	$172,348	$128,139	$153,583
Roads					
Hard Costs	$14,292,215	$6,977,023	$7,315,191	$5,420,854	$6,502,229
Earthwork	$1,691,908	$825,938	$865,970	$641,719	$769,732
Soft Costs	$663,505	$323,903	$339,602	$251,659	$301,861
Land	$1,004,900	$490,562	$514,338	$381,146	$457,178
GRAND TOTAL [4]	**$37,608,395**	**$18,090,254**	**$19,518,140**	**$14,510,000**	**$17,388,637**

[1] Includes hard costs, 10% contingency (applied only to the hard costs), and estimated soft and earthwork costs as discussed in further detail in Exhibit C. Right-of-way acquisition for Rosenwinkel Street and Bristol Bay Drive.

[2] Phase 1 Property includes First Series Property, the School Property, the Clubhouse Property, and the Fire Station Property.

[3] Phase 2 Property includes only Second Series Property.

[4] Any differences in amounts shown are due to rounding.

C. ALLOCATION

Special taxes levied pursuant to the Act must bear a rational relationship between the amount of the special tax levied against each Parcel within SSA No. 2005-109 and the special service benefit rendered. Therefore, the public improvements anticipated to be financed by SSA No. 2005-109 as shown in Table 1 have been allocated in accordance with the benefit rendered to the property therein, with benefit estimated to be a function of (i) the service or benefit area for said improvements and (ii) the relative capacity for said improvements reserved for or used by properties within the benefit area. A discussion of the relevant benefit area(s) and measures of public facilities usage is detailed below.

1. BENEFIT AREA

The eligible public improvements are designed with the intent to specifically service SSA No. 2005-109, the School Property, and the Fire Station Property, and therefore the benefit area includes only such property. Each land use type is allocated a share of each public facility type in accordance with the public facility usage factors described below.

Notwithstanding the preceding, no onsite sewer costs are allocated to the School Property because it is expected to connect to an existing sanitary sewer system. In addition, the water connection fees are not applicable to the Clubhouse Property, School Property, and Fire Station Property.

2. PUBLIC FACILITY USAGE

Once the benefit area has been established, the special services may be allocated among the various properties within such area in accordance with use. As is discussed in the following sections, commonly accepted measures for public facility usage indicate that the benefit conferred by the Eligible Improvements applies uniformly by land use type.

a. SANITARY SEWER AND WATER USAGE

The primary determinant of sanitary sewer and water usage is the applicable population equivalent, or P.E. Household population is the criteria commonly used to project sewer and water service demand. *Wastewater Engineering, Third Edition* indicates that residential wastewater flow rates are typically determined on the basis of population density and the average per capita contribution of wastewater. The Illinois Environmental Protection Agency's criteria for water storage and distribution systems assume an everyday use equal to 50 gallons per day per person. In addition, an emergency capacity is set at 50 gallons per day per person. This equates to 350 gallons per day for each single-family home given the applicable IEPA P.E. factor of 3.5 for single-family homes.

The IEPA does not publish P.E. factors for townhome Dwelling Units or condominium Dwelling Units. However, IEPA indicates that the published P.E. factors for apartments may be used to estimate P.E. for townhomes and condominiums. P.E. factors for apartments range from 1.5 to 3.0 depending upon bedroom count. As each townhome Dwelling Unit is anticipated to have two or three bedrooms, the P.E. factor of 3.0 for two to three-bedroom apartments is used. As condominium Dwelling Units are anticipated to have either one or two bedrooms, a P.E. factor of 2.25, which is the average of the P.E. factor of 1.5 for one-bedroom apartments and the P.E. factor of 3.0 for two to three-bedroom apartments, is used for the condominiums.

Sewer and water demand for public schools is a function of the estimated number of students and employees. The Yorkville Community School District #115 (herein known as the "School District") indicates the proposed elementary school to have a capacity of approximately 650 students and 30 employees. Applying the IEPA standards of 0.25 gallons per student and employee per day yields a total P.E. of 170.00 for the proposed elementary school.

Clubhouse Property and Fire Station Property sewer and water demands are a function of the nature and intensity of use. The developer's engineer estimates the Clubhouse Property P.E. at 35.00. The City's engineer estimates the Fire Station Property P.E. at 11.07 based on estimated usage for an existing fire station.

Table 2 on the following page shows these P.E. factors and their equivalency (i.e., the P.E. factor for each land use type expressed in terms of the P.E. factor for a single-family home).

TABLE 2

SANITARY SEWER AND WATER USAGE FACTORS
P.E. AND EQUIVALENT UNITS

	Land Use	Unit Factor			P.E. Factor	Total P.E. [1]	Equivalent Unit [2]	Total Equivalent Units [3, 4]
		Dwelling Units	Students	Employees				
(1)	Single-Family Property	468	NA	NA	3.50	1,638.00	1.00	468.00
(2)	Townhome Property	610	NA	NA	3.00	1,830.00	0.86	524.60
(3)	Condominium Property	624	NA	NA	2.25	1,404.00	0.64	399.36
(4)	School Property	NA	650	30	0.25	170.00	48.57	48.57
(5)	Clubhouse Property	NA	NA	NA	35.00	35.00	10.00	10.00
(6)	Fire Station Property	NA	NA	NA	11.07	11.07	3.16	3.16
Grand Total		**1,702**	**NA**	**NA**	**NA**	**5,088.07**	**NA**	**1,453.69**

[1] P.E. factor multiplied by applicable number of dwelling units, students, and employees.
[2] Equivalent units for land uses 1 – 3 computed by dividing P.E. factor for each such land use by P.E. factor for single-family land use. Equivalent units for land uses 4 – 6 computed by dividing total P.E. by P.E. factor for single-family land use.
[3] Equivalent unit factor multiplied by applicable number of dwelling units, schools, clubhouses, or fire stations.
[4] Calculations may vary slightly due to rounding.

b. STORM SEWER USAGE

Storm sewer facilities are sized based upon estimated storm flows which vary with the size of the tributary drainage area, slope, soil type, antecedent runoff condition, and impervious ground cover. In its "Urban Hydrology for Small Watersheds: TR-55" (the "TR-55 Manual"), the United States Department of Agriculture indicates average "runoff curve numbers" for purposes of measuring storm flows or runoff. The runoff curve equation estimates storm runoff given a particular volume of rainfall.

The runoff curve numbers for fully developed urban areas indicated in the TR-55 Manual vary by land use type, impervious area, and hydrologic soil group. Assuming generally uniform antecedent runoff and hydrologic soil conditions within the SSA No. 2005-109, storm flows will tend to vary with land use and the associated impervious area.

Impervious ground coverage factors for residential development vary by development density or the number of dwelling units per gross acre, with gross acreage being exclusive of open space. Single-family Property have an average lot area of 14,952 square feet per lot, or a gross density of approximately three Dwelling Units to an acre, which according to the TR-55 Manual would categorize the Single-family Property in SSA No. 2005-109 as having a development density of 1/3 acre. The TR-55 Manual indicates an impervious ground coverage factor of thirty percent (30%) for this development density. Multiplying the thirty percent factor by the average Single-family Property lot area of 14,952 square feet results in an estimated impervious ground area of 4,486 square feet per single-family lot.

The gross density for the Townhome Property and Condominium Property is approximately eight Dwelling Units and eleven Dwelling Units to an acre, respectively. The TR-55 Manual indicates an impervious ground coverage factor of sixty-five percent (65%) for residential development with gross density of eight Dwelling Units to an acre or greater. Multiplying the 65% factor by the gross area for Townhome Property of 75.83 acres results in an estimated aggregate impervious area of 49.29 acres. Dividing this amount by 610 townhome Dwelling Units yields an impervious ground area of 3,520 square feet per townhome Dwelling Unit. Generally, the greater the density the more impervious area per acre. Interpolating for Condominium Property based on a gross density of eleven Dwelling Units to an acre, the impervious area is estimated at 85%. Multiplying the 85% factor by the gross area for Condominium Property of 42.18 acres results in an estimated aggregate impervious area of 35.85 acres. Dividing

this amount by 624 condominium Dwelling Units yields an impervious ground are of 2,503 square feet per condominium Dwelling Unit.

The TR-55 Manual does not contain impervious ground areas for elementary schools, clubhouses, or fire stations. The impervious ground coverage area for the Clubhouse Property, which is estimated at 77,571 square feet, has been provided by the developer's engineer and is based upon the preliminary plans for such facility. The impervious ground coverage factors for the School Property and Fire Station Property have been provided by the School District and Fire District, respectively, and are based on design plans for existing school and fire station facilities.

Table 3 on the following page shows the impervious ground area factors and their equivalency (i.e., the average impervious area for each land use type expressed in terms of the average impervious area for the typical single-family home).

TABLE 3

STORM SEWER USAGE FACTORS
IMPERVIOUS AREA AND EQUIVALENT UNITS

	Land Use	Unit Factor		Coverage Factor	Impervious Area[1]		Equivalent Unit[2]	Total Equivalent Units[3, 4]
		Dwelling Units	Lot Size Per DU/Site		Per DU / Site	Total		
(1)	Single-Family Property	468	14,952	30%	4,485.53	2,099,228.04	1.00	468.00
(2)	Townhome Property	610	5,415	65%	3,519.86	2,147,116.39	0.78	475.80
(3)	Condominium Property	624	2,944	85%	2,502.54	1,561,585.98	0.56	349.44
(4)	School Property	NA	653,400	29%	189,486.00	189,486.00	42.24	42.24
(5)	Clubhouse Property	NA	143,748	54%	77,571.00	77,571.00	17.29	17.29
(6)	Fire Station Property	NA	103,237	100%	103,237.20	103,237.20	23.02	23.02
Grand Total		**1,702**	**NA**	**NA**	**NA**	**6,178,224.61**	**NA**	**1,375.79**

[1] Impervious area per dwelling unit for land uses 1 – 3 computed by multiplying coverage factor by 43,560 (square feet in an acre) and then dividing by density. Total impervious area for land uses 4 and 6 computed by multiplying coverage factor by total land square footage (43,560 multiplied by acres). Total impervious area for land use 5 has been provided by the developer's engineer.

[2] Equivalent units for land uses 1 – 3 computed by dividing impervious area for each such land use by impervious area for typical single-family home. Equivalent units for land uses 4 – 6 computed by dividing total impervious area by impervious area for the typical single-family home.

[3] Equivalent unit factor multiplied by applicable number of dwelling units, schools, clubhouses, or fire stations.

[4] Calculations may vary slightly due to rounding.

c. ROAD USAGE

Road usage is typically computed on the basis of anticipated trip generation. The Institute of Traffic Engineers publication *Trip Generation Sixth Edition*, indicates average weekday trips of 9.57 per single-family detached home and 5.86 per townhome or condominium dwelling unit.

The average weekday trips associated with an elementary school are typically expressed per student and are estimated by *Trip Generation, Sixth Edition* at 1.02 per elementary school student. The developer's engineer estimates average weekday trips for the Clubhouse Property at 90. The Bristol Kendall Fire District (herein known as the "Fire District") estimates average weekday trips for Fire Station Property at 22.

Table 4 on the following page shows these trip factors and their equivalency (i.e., the average weekday trip factor for each land use type expressed in terms of the average weekday trip factor for the typical single-family home).

TABLE 4

ROAD USAGE FACTORS
TRIPS AND EQUIVALENT UNITS

	Land Use	Unit Factor			Average Weekday Trip Factor	Total Weekday Trips [1]	Equivalent Unit [2]	Total Equivalent Units [3,4]
		Dwelling Units	Students	Employees				
(1)	Single-Family Property	468	NA	NA	9.57	4,478.76	1.00	468.00
(2)	Townhome Property	610	NA	NA	5.86	3,574.60	0.61	372.10
(3)	Condominium Property	624	NA	NA	5.86	3,656.64	0.61	380.64
(4)	School Property	NA	650	NA	1.02	663.00	69.28	69.28
(5)	Clubhouse Property	NA	NA	NA	90.00	90.00	9.40	9.40
(6)	Fire Station Property	NA	NA	NA	22.00	22.00	2.30	2.30
Grand Total		**1,702**	**NA**	**NA**	**NA**	**12,485.00**	**NA**	**1,301.72**

[1] P.E. factor multiplied by applicable number of dwelling units, students, and employees.
[2] Equivalent units for land uses 1 – 3 computed by dividing average weekday trip factor for each such land use by average weekday trip factor for typical single-family home. Equivalent units for land uses 4 – 6 computed by dividing total weekday trips by the average trips for the typical single-family home.
[3] Equivalent unit factor multiplied by applicable number of dwelling units, schools, clubhouses, or fire stations.
[4] Calculations may vary slightly due to rounding.

3. ALLOCATED COSTS

The Eligible Improvements must be allocated in accordance with the appropriate usage factors discussed above. For example, sanitary sewer and water facilities are allocated on a P.E. basis. Road facilities are allocated in proportion to estimated trip generation and storm sewer facilities are allocated on impervious area. As shown in Tables 5 – 8, the allocated cost per equivalent unit is computed by dividing the estimated improvement costs shown in Table 1 by the applicable equivalent units for Single-family Property, Townhome Property, School Property, Clubhouse Property, and Fire Station Property. The total allocated costs for each land use type is computed by multiplying the allocated cost per equivalent unit by the applicable equivalent units. A summary of the allocated costs is presented in Table 9.

The portion of the Eligible Improvements to be financed with bond proceeds is shown in Table 12. All Eligible Improvements that are not financed through SSA No. 2005-109 (which include all Eligible Improvements allocated to the School Property, the Clubhouse Property, and the Fire Station Property) will be funded by the developer and are categorized as "Developer's Equity." The SSA No. 2005-109 funded Eligible Improvements are anticipated to be financed through two series of bonds. The breakdown of the Eligible Improvements by bond issue are shown in aggregate in Table 10 and by residential land use in Table 11.

TABLE 5

SANITARY SEWER COST ALLOCATION

	(A) Land Use	(B) Equivalent Units[1]	(C) Allocated Cost2[2]
(1)	Single-Family Property	468.00	$1,276,195.44 [3]
(2)	Townhome Property	524.60	$1,430,538.74 [4]
(3)	Condominium Property	399.36	$1,089,020.11 [5]
(4)	School Property	0.00	$0.00 [6]
(5)	Clubhouse Property	10.00	$27,269.13 [7]
(6)	Fire Station Property	3.16	$8,617.05 [8]
(7)	Grand Total	**1,405.12**	**$3,831,640.48**

[1] From Table 2, [2] Includes soft costs. For a more detailed discussion on allocation of soft costs, refer to Exhibit C., [3] $3,831,640.48/B7*B1, [4] $3,831,640.48/B7*B2, [5] $3,831,640.48/B7*B3, [6] $3,831,640.48/B7*B4, [7] $3,831,640.48/B7*B5, [8] $3,831,640.48/B7*B6

TABLE 6A

WATER CONNECTION FEE ALLOCATION

	(A) Land Use	(B) Equivalent Units[1]	(C) Allocated Cost
(1)	Single-Family Property	468.00	$1,125,330.27 [2]
(2)	Townhome Property	524.60	$1,261,427.90 [3]
(3)	Condominium Property	399.36	$960,281.83 [4]
(4)	School Property	0.00	$0.00 [5]
(5)	Clubhouse Property	0.00	$0.00 [6]
(6)	Fire Station Property	0.00	$0.00 [7]
(7)	Grand Total	**1,391.96**	**$3,347,040.00**

[1] From Table 2, [2] $3,347,040.00/B7*B1, [3] $3,347,040.00/B7*B2, [4] $3,347,040.00/B7*B3, [5] $3,347,040.00/B7*B4, [6] $3,347,040.00/B7*B5, [7] $3,347,040.00/B7*B6

TABLE 6B

WATER FACILITIES COSTS

	(A) Land Use	(B) Equivalent Units[1]	(C) Allocated Cost[2]
(1)	Single-Family Property	468.00	$1,278,899.41 [3]
(2)	Townhome Property	524.60	$1,433,569.72 [4]
(3)	Condominium Property	399.36	$1,091,327.49 [5]
(4)	School Property	48.57	$132,726.80 [6]
(5)	Clubhouse Property	10.00	$27,326.91 [7]
(6)	Fire Station Property	3.16	$8,635.30 [8]
(7)	Grand Total	**1,453.69**	**$3,972,485.63**

[1] From Table 2, [2] Includes soft costs. For a more detailed discussion on allocation of soft costs, refer to Exhibit C., [3] $3,972,485.63/B7*B1, [4] $3,972,485.63/B7*B2, [5] $3,972,485.63/B7*B3, [6] $3,972,485.63/B7*B4, [7] $3,972,485.63/B7*B5, [8] $3,972,485.63/B7*B6

TABLE 7

STORM SEWER COST ALLOCATION

	(A) Land Use	(B) Equivalent Units[1]	(C) Allocated Cost[2]
(1)	Single-Family Property	468.00	$2,790,978.37 [3]
(2)	Townhome Property	475.80	$2,837,494.67 [4]
(3)	Condominium Property	349.44	$2,083,930.51 [5]
(4)	School Property	42.24	$251,903.69 [6]
(5)	Clubhouse Property	17.29	$103,111.15 [7]
(6)	Fire Station Property	23.02	$137,282.74 [8]
(7)	Grand Total	**1,375.79**	**$8,204,701.12**

[1] From Table 3, [2] Includes soft and earthwork costs. For a more detailed discussion on allocation of soft and earthwork costs, refer to Exhibit C., [3] $8,204,701.12/B7*B1, [4] $8,204,701.12/B7*B2, [5] $8,204,701.12/B7*B3, [6] $8,204,701.12/B7*B4, [7] $8,204,701.12/B7*B5, [8] $8,204,701.12/B7*B6

TABLE 8

ROAD COST ALLOCATION

	(A) Land Use	(B) Equivalent Units[1]	(C) Allocated Cost[2]
(1)	Single-Family Property	468.00	$6,346,513.02 [3]
(2)	Townhome Property	372.10	$5,046,020.29 [4]
(3)	Condominium Property	380.64	$5,161,830.59 [5]
(4)	School Property	69.28	$939,500.90 [6]
(5)	Clubhouse Property	9.40	$127,472.70 [7]
(6)	Fire Station Property	2.30	$31,190.13 [8]
(7)	Grand Total	**1,301.72**	**$17,652,527.63**

[1] From Table 4, [2] Includes soft, earthwork, and land acquisition costs. For a more detailed discussion on allocation of soft and earthwork costs, refer to Exhibit C., [3] $17,652,527.63 /B7*B1, [4] $17,652,527.63/B7*B2, [5] $17,652,527.63/B7*B3, [6] $17,652,527.63/B7*B4, [7] $17,652,527.63/B7*B5, [8] $17,652,527.63/B7*B6

TABLE 9

ALLOCATED COSTS BY LAND USE

PUBLIC IMPROVEMENT	SINGLE-FAMILY PROPERTY	TOWNHOME PROPERTY	CONDOMINIUM PROPERTY	SCHOOL PROPERTY	CLUBHOUSE PROPERTY	FIRE STATION PROPERTY
Sanitary Sewer						
Hard Costs	$1,219,583	$1,367,079	$1,040,711	$0	$26,059	$8,235
Soft Costs	$56,613	$63,460	$48,310	$0	$1,210	$382
Water						
Hard Costs	$1,222,174	$1,369,984	$1,042,922	$126,840	$26,115	$8,252
Connection Fees	$1,125,330	$1,261,428	$960,282	$0	$0	$0
Soft Costs	$56,725	$63,586	$48,406	$5,887	$1,212	$383
Storm Sewer						
Hard Costs	$2,472,240	$2,513,444	$1,845,939	$223,136	$91,336	$121,605
Earthwork	$408,520	$415,329	$305,028	$36,872	$15,093	$20,094
Soft Costs	$114,319	$116,224	$85,358	$10,318	$4,223	$5,623
Roads						
Hard Costs	$5,138,399	$4,085,466	$4,179,231	$760,659	$103,207	$25,253
Earthwork	$608,282	$483,636	$494,736	$90,047	$12,218	$2,989
Soft Costs	$238,546	$189,665	$194,018	$35,313	$4,791	$1,172
Land	$361,286	$287,253	$293,846	$53,483	$7,257	$1,776
GRAND TOTAL	**$13,022,017**	**$12,216,554**	**$10,538,786**	**$1,342,553**	**$292,720**	**$195,765**
NUMBER OF DUS	468	610	624	NA	NA	NA
TOTAL COST/DU	**$27,824.82**	**$20,027.14**	**$16,889.08**	**NA**	**NA**	**NA**

*Amounts may vary due to rounding.

TABLE 10

FUNDING OF ELIGIBLE PUBLIC IMPROVEMENTS

PUBLIC IMPROVEMENT	GRAND TOTAL	SSA NO. 2005-109			DEVELOPER'S EQUITY
		TOTAL BOND PROCEEDS	FIRST SERIES BONDS	SECOND SERIES BONDS	
Sanitary Sewer					
Hard Costs	$3,661,667	$3,244,547	$1,477,064	$1,767,483	$417,120
Soft Costs	$169,974	$150,611	$68,565	$82,046	$19,363
Water					
Hard Costs	$3,796,287	$3,251,441	$1,480,202	$1,771,239	$544,846
Connection Fees	$3,347,040	$2,993,800	$1,362,912	$1,630,887	$353,240
Soft Costs	$176,199	$150,911	$68,701	$82,209	$25,288
Storm Sewer					
Hard Costs	$7,267,700	$6,092,487	$2,771,129	$3,321,358	$1,175,213
Earthwork	$1,200,936	$1,006,741	$457,910	$548,831	$194,196
Soft Costs	$336,065	$281,722	$128,139	$153,583	$54,343
Roads					
Hard Costs	$14,292,215	$11,923,083	$5,420,854	$6,502,229	$2,369,131
Earthwork	$1,691,908	$1,411,451	$641,719	$769,732	$280,457
Soft Costs	$663,505	$553,520	$251,659	$301,861	$109,985
Land	$1,004,900	$838,324	$381,146	$457,178	$166,576
GRAND TOTAL	**$37,608,395**	**$31,898,637**	**$14,510,000**	**$17,388,637**	**$5,709,758**

*Amounts may vary due to rounding.

TABLE 11

FUNDING OF ELIGIBLE PUBLIC IMPROVEMENTS BY BOND SERIES

PUBLIC IMPROVEMENT	GRAND TOTAL	SSA NO. 2005-109							
		FIRST SERIES BONDS				SECOND SERIES BONDS			
		TOTAL FIRST SERIES PROPERTY	FIRST SERIES SINGLE-FAMILY PROPERTY	FIRST SERIES TOWNHOME PROPERTY	FIRST SERIES CONDOMINIUM PROPERTY	TOTAL SECOND SERIES PROPERTY	SECOND SERIES SINGLE-FAMILY PROPERTY	SECOND SERIES TOWNHOME PROPERTY	SECOND SERIES CONDOMINIUM PROPERTY
Sanitary Sewer									
Hard Costs	$3,244,547	$1,477,064	$447,597	$583,149	$446,317	$1,767,483	$559,497	$687,282	$520,704
Soft Cost	$150,611	$68,565	$20,777	$27,070	$20,718	$82,046	$25,972	$31,904	$24,171
Water									
Hard Costs	$3,251,441	$1,480,202	$448,549	$584,388	$447,266	$1,771,239	$560,686	$688,743	$521,810
Connection Fees	$2,993,800	$1,362,912	$413,006	$538,082	$411,825	$1,630,887	$516,258	$634,168	$480,462
Soft Costs	$150,911	$68,701	$20,819	$27,123	$20,759	$82,209	$26,023	$31,967	$24,219
Storm Sewer									
Hard Costs	$6,092,487	$2,771,129	$907,334	$1,072,148	$791,647	$3,321,358	$1,134,167	$1,263,604	$923,588
Earthwork	$1,006,741	$457,910	$149,931	$177,165	$130,814	$548,831	$187,413	$208,802	$152,616
Soft Costs	$281,722	$128,139	$41,956	$49,577	$36,606	$153,583	$52,445	$58,430	$42,708
Roads									
Hard Costs	$11,923,083	$5,420,854	$1,885,837	$1,742,719	$1,792,298	$6,502,229	$2,357,296	$2,053,918	$2,091,015
Earthwork	$1,411,451	$641,719	$223,245	$206,302	$212,172	$769,732	$279,056	$243,142	$247,534
Soft Costs	$553,520	$251,659	$87,549	$80,904	$83,206	$301,861	$109,436	$95,352	$97,074
Land	$838,324	$381,146	$132,595	$122,532	$126,018	$457,178	$165,744	$144,413	$147,021
GRAND TOTAL	**$31,898,637**	**$14,510,000**	**$4,779,194**	**$5,211,159**	**$4,519,647**	**$17,388,637**	**$5,973,992**	**$6,141,724**	**$5,272,921**
NUMBER OF DUS	NA	NA	208	280	288	NA	260	330	336
TOTAL COST/DU	**NA**	**NA**	**$22,976.89**	**$18,611.28**	**$15,693.22**	**NA**	**$22,976.89**	**$18,611.28**	**$15,693.22**

*Amounts may vary due to rounding.

D. ALTERNATIVES, MODIFICATIONS, AND/OR SUBSTITUTIONS

The description of the Eligible Improvements, as set forth herein, is general in nature. The final description, specifications, location, and costs of improvements and facilities will be determined upon the preparation of final plans and specifications and completion of the improvements. The final plans may show substitutes, in lieu or modifications to the Eligible Improvements in order to accomplish the works of improvements, and any substitution, increase, or decrease to the amount of public improvements financed shall not be a change or modification in the proceedings as long as (i) the allocation of the Eligible Improvement costs actually funded by SSA No. 2005-109, using the preceding methodology, is uniform within Single-family Property, Townhome Property, and Condominium Property and (ii) such allocation results in the same ratio of funded Eligible Improvements between these three land use types, as established in Section VI.A below.

V. BOND ASSUMPTIONS

It is anticipated that certain of the Eligible Improvements will be financed through the issuance of two series of bonds. Total authorized bonded indebtedness is $45,000,000. Bonds in the approximate amount of $19,000,000 and $21,000,000 are anticipated to be issued in March 2006 and March 2008, respectively. The First Series Bonds will include a reserve fund equal to the maximum annual debt service on the bonds and approximately twenty-four (24) months of capitalized interest. Issuance costs are approximately three and one tenths percent (3.10%) of the principal amount. The term of the bonds is 30 years, with principal amortized over a period of approximately 28 years. The Second Series Bonds will include a reserve fund not more than ten percent (10.0%) of the original principal amount of the bonds and approximately twelve (12) months of capitalized interest. Issuance costs are estimated to be two and eight tenths percent (2.80%) of the principal amount. The term of the bonds is 28 years, with principal amortized over a period of approximately 27 years. Annual debt service payments will increase approximately one and one-half percent (1.50%) annually.

The final sizing of the bonds may be modified as appropriate to meet the objectives of the financing and prevailing bond market conditions. These modifications may include, but are not limited to, changes in the following:

- Bond timing, phasing, and/or escrows;
- Capitalized interest period;
- Principal amortization (i.e., bond term and annual debt service payment);
- Reserve fund size and form; and
- Coupon rates.

Therefore, the actual bonded indebtedness, and consequently the amount of public improvements financed by SSA No. 2005-109, may increase or decrease depending upon these variables.

VI. MAXIMUM PARCEL SPECIAL TAX

As mentioned previously, no Eligible Improvements for the Clubhouse Property, School Property, and Fire Station Property will be financed by SSA No. 2005-109. Therefore, these properties will not be subject to the Maximum Parcel Special Tax. The discussion that follows applies only to the remaining Residential Property.

A. DETERMINATION

When multiple land uses are anticipated, the Maximum Parcel Special Tax is a function of the (i) relative amounts of the allocated Eligible Improvement costs for such land uses and (ii) the required Maximum Parcel Special Taxes. In order to measure the relative difference in public improvement costs for each land use type, Equivalent Dwelling Units ("EDU") factors have been calculated. A Single-family Property Dwelling Unit is deemed the typical residential unit and is assigned an EDU factor of 1.00. The EDU factor for the Townhome Property Dwelling Units and Condominium Property Dwelling Units is equal to the ratio of the funded Eligible Improvements for the each respective category to the funded Eligible Improvements for Single-family Property Dwelling Units. The funded Eligible Improvements per Dwelling Unit is calculated by dividing the aggregate amounts to be funded for Single-family Property, Townhome Property, and Condominium Property shown in Table 11 by the respective number of Dwelling Units. EDUs are shown in Table 12 below.

TABLE 12

EDU FACTORS

	COST/UNIT	EDU FACTOR	NO. OF DWELLING UNITS	EDUS
First Series Property				
Single-Family Property Dwelling Unit	$22,976.89	1.000	208 units	208.00
Townhome Property Dwelling Unit	$18,611.28	0.810	280 units	226.80
Condominium Property Dwelling Unit	$15,693.22	0.683	288 units	196.70
Second Series Property				
Single-Family Property Dwelling Unit	$22,976.89	1.000	260 units	260.00
Townhome Property Dwelling Unit	$18,611.28	0.810	330 units	267.30
Condominium Property Dwelling Unit	$15,693.22	0.683	336 units	229.49
Total			**1,702 units**	**1,388.29**

The Maximum Parcel Special Tax is derived from the Maximum Parcel Special Taxes which are equal to the sum of the estimated (i) maximum annual interest and principal payments on the Bonds, net of projected earnings on the reserve fund, (ii) contingency for delinquent Special Taxes, and (iii) estimated Administrative Expenses. The derivation of the Maximum Parcel Special Tax is shown in Table 13 on the following page.

TABLE 13
MAXIMUM PARCEL SPECIAL TAX
(LEVIED CALENDAR YEAR 2007 / COLLECTED CALENDAR YEAR 2008)

	TOTAL	PER DWELLING UNIT					
		FIRST SERIES SINGLE-FAMILY PROPERTY	FIRST SERIES TOWNHOME PROPERTY	FIRST SERIES CONDOMINIUM PROPERTY	SECOND SERIES SINGLE-FAMILY PROPERTY	SECOND SERIES TOWNHOME PROPERTY	SECOND SERIES CONDOMINIUM PROPERTY
Maximum Parcel Special Taxes	$2,998,780	$449,280	$490,000	$424,800	$561,600	$577,500	$495,600
Number of EDUs	1,388.29	208.00	226.80	196.70	260.00	267.30	229.49
Maximum Parcel Special Tax / EDU* (Maximum Parcel Special Taxes / Number of EDUs)	$2,160	NA	NA	NA	NA	NA	NA
EDU Factor	NA	1.000	0.810	0.683	1.000	0.810	0.683
Maximum Parcel Special Tax / DU* (Maximum Parcel Special Tax / EDU x EDU Factor)	NA	$2,160	$1,750	$1,475	$2,160	$1,750	$1,475

*Amounts have been rounded to the nearest dollar.

The Maximum Parcel Special Tax per EDU is simply computed by dividing the Maximum Parcel Special Taxes by the number of EDUs. Multiplying this amount by the applicable EDU factor yields the Maximum Parcel Special Tax for Single-family Property, Townhome Property, and Condominium Property for First Series Property and Second Series Property. Therefore, the Maximum Parcel Special Taxes are weighted in proportion to the allocation of funded Eligible Improvements as shown in Section IV.C, and consequently the amount of the Maximum Parcel Special Tax bears a rational relationship to the benefit that the special services render to each Parcel within SSA No. 2005-109 as required pursuant to the Act.

B. APPLICATION

Prior to the recordation of a Final Plat, the Maximum Parcel Special Tax for a Parcel of Residential Property shall be calculated by multiplying the number of expected Dwelling Units of Single-family Property, Townhome Property, or Condominium Property for such Parcel, as determined from the Preliminary Plat, by the applicable Maximum Parcel Special Tax determined pursuant to Table 13 as increased in accordance with Section VI.C below.

Subsequent to the recordation of the Final Plat, the Maximum Parcel Special Tax for a Parcel of Residential Property shall be calculated by multiplying the number of Dwelling Units of Single-Family Property, Townhome Property, and Condominium Property which may be constructed on such Parcel, as determined from the applicable Final Plat, by the applicable Maximum Parcel Special Tax determined pursuant to Table 13, as increased in accordance with Section VI.C below.

C. ESCALATION

The Maximum Parcel Special Tax that has been levied escalates one and one-half percent (1.50%) annually through and including Calendar Year 2034, rounded each year to the nearest dollar. Note, that while the annual increase in the Maximum Parcel Special Tax is limited to one and one-half percent (1.50%), which is consistent with the anticipated graduated payment schedule for interest and principal on the Bonds, the percentage annual change in the Special Tax may be greater depending upon actual Special Tax receipts, capitalized interest, investment earnings, and Administrative Expenses.

D. TERM

The Maximum Parcel Special Tax shall not be levied after Calendar Year 2034 (to be collected in Calendar Year 2035).

E. SPECIAL TAX ROLL AMENDMENT

Each Calendar Year, in conjunction with the abatement ordinance adopted by the City, the City shall amend the Special Tax Roll to reflect the Maximum Parcel

Special Tax applicable to any new Parcels established by the County. The amended Special Tax Roll shall be recorded with the County.

F. OPTIONAL PREPAYMENT

The Maximum Parcel Special Tax for any Parcel may be prepaid and the obligation of the Parcel to pay the Maximum Parcel Special Tax permanently satisfied pursuant to Section A of Exhibit B attached hereto, provided that a prepayment may be made only if there are no delinquent Special Taxes with respect to such Parcel at the time of prepayment. The Maximum Parcel Special Tax may also be prepaid in part, provided that proceeds for any such prepayment are sufficient to permit the redemption of Bonds in such amounts and maturities deemed necessary by the Consultant and in accordance with the Bond Indenture.

An owner of a Parcel intending to prepay the Maximum Parcel Special Tax, either partially or in full, shall provide the City with written notice of intent to prepay. Within 30 days of receipt of such written notice, the City or its designee shall notify such owner of the amount of the Special Tax Bond Prepayment or the Partial Special Tax Bond Prepayment, as applicable, for such Parcel and the date through which such amount shall be valid.

G. MANDATORY PREPAYMENT

If at any time the Consultant determines that there has been or will be a reduction in the Maximum Parcel Special Taxes as a result of an amendment to the Preliminary Plat or Final Plat, or other event which reduces the Maximum Parcel Special Taxes such that the annual debt service coverage ratio is less than one hundred ten percent (110%), then a Mandatory Special Tax Prepayment shall be calculated pursuant to Section B of Exhibit B attached hereto. Each year's annual debt service coverage ratio shall be determined by dividing (i) such year's reduced Maximum Parcel Special Taxes by (ii) the sum of the corresponding annual interest and principal payment on the Bonds, plus estimated Administrative Expenses and less estimated earnings on the Reserve Fund (as such term is defined in the Bond Indenture). As required under the Bond Indenture, the City may adopt a supplemental ordinance to provide for the levy of the Mandatory Special Tax Prepayment.

Please refer to Section VII.B below for details on the collection procedure of the Mandatory Special Tax Prepayment.

VII. ABATEMENT AND COLLECTION

A. ABATEMENT

On or before the last Tuesday of December of each Calendar Year, commencing with Calendar Year 2007 and for each following Calendar Year, the Council or its designee shall determine the Special Tax Requirement and the Maximum Parcel

Special Tax authorized by the ordinance providing for the issuance of the Bonds shall be abated as follows:

1. Prior to the Issuance of the Second Series Bonds

The Maximum Parcel Special Tax applicable to the First Series Property shall be abated each year to the extent such amounts exceed the Special Tax Requirement. The Maximum Parcel Special Tax applicable to each Parcel of First Series Property shall be abated in equal percentages until the Special Tax remaining equals the Special Tax Requirement. The Maximum Parcel Special Tax applicable to Second Series Property shall be abated in full.

2. Subsequent to the Issuance of the Second Series Bonds

The Maximum Parcel Special Tax applicable to all Residential Property shall be abated each year to the extent such amounts exceed the Special Tax Requirement. The Maximum Parcel Special Tax applicable to each Parcel of Residential Property shall be abated in equal percentages until the Special Tax remaining equals the Special Tax Requirement. Notwithstanding, if the Consultant determines there are sufficient monies available pursuant to the Bond Indenture to pay the debt service on that portion of the Second Series Bonds applicable to the Second Series Property through the third interest payment date on the Second Series Bonds next following the calculation of the Special Tax Requirement, the Maximum Parcel Special Tax applicable to Second Series Property shall be abated in full and the Maximum Parcel Special Tax for the First Series Property shall be abated pursuant to Section VII.A.1 above.

B. COLLECTION PROCESS

With the exception of the Mandatory Special Tax Prepayment, the Special Tax will be billed and collected by the County in the same manner and at the same time as general ad valorem property taxes. The lien and foreclosure remedies provided for in Article 9 of the Illinois Municipal Code shall apply upon the nonpayment of the Special Tax. The Council may provide for other means of collecting the Special Tax, if necessary to meet the financial obligations of SSA No. 2005-109.

The Mandatory Special Tax Prepayment shall be due prior to any development approval, subdivision of land, conveyance, or other action that results in a reduction in the Maximum Parcel Special Taxes such that the annual debt service coverage ratio is less than one hundred ten percent (110%). The Mandatory Special Tax Prepayment shall be levied against the property on which the reduction has or will occur. The Mandatory Special Tax Prepayment shall have the same sale and lien priorities as are provided for regular property taxes. A Mandatory Special Tax Prepayment shall not reduce the Maximum Parcel Special Tax for any Parcel.

C. ADMINISTRATIVE REVIEW

Any owner of a Parcel claiming that a calculation error has been made in the amount of the Special Tax applicable to such Parcel for any Calendar Year may send a written notice describing the error to the Consultant not later than thirty (30) days after having paid the Special Tax which is alleged to be in error. The Consultant shall promptly review the notice, and if necessary, meet with the property owner, consider written and oral evidence regarding the alleged error, and decide whether, in fact, such an error occurred. If the Consultant determines that an error did in fact occur and the Special Tax should be modified or changed in favor of the property owner, an adjustment shall be made in the amount of the Special Tax applicable to such Parcel in the next Calendar Year. Cash refunds shall only be made in the final Calendar Year for the Special Tax. The decision of the Consultant regarding any error in respect to the Special Tax shall be final.

VIII. AMENDMENTS

This Report may be amended by ordinance of the City and, to the maximum extent permitted by the Act, such amendments may be made without further notice under the Act and without notice to owners of property within SSA No. 2005-109 in order to (i) clarify or correct minor inconsistencies in the matters set forth herein, (ii) provide for lawful procedures for the collection and enforcement of the Special Tax so as to assure the efficient collection of the Special Tax for the benefit of the owners of the Bonds, (iii) otherwise improve the ability of the City to fulfill its obligations to levy, extend, and collect the Maximum Parcel Special Tax and to make it available for the payment of the Bonds and Administrative Expenses, (iv) modify the definitions of First Series Property, Second Series Property, and Preliminary Plat in the event the Preliminary Plat is amended, and (v) make any change deemed necessary or advisable by the City, provided such change is not detrimental to the owners of property subject to the Maximum Parcel Special Tax. No such amendment shall be approved by the Council if it violates any other agreement binding upon the City and unless and until it has (i) found and determined that the amendment is necessary and appropriate and does not materially adversely affect the rights of the owners of the Bonds or the City has obtained the consent of one hundred percent (100.00%) of the owners of the Bonds and (ii) received an opinion of a nationally recognized bond counsel to the effect that the amendment does not violate the Act, and is authorized pursuant to the terms of the Bond Indenture and this Report.

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EXHIBIT A

SPECIAL TAX ROLL

UNITED CITY OF YORKVILLE
SPECIAL SERVICE AREA NO. 2005-109
SPECIAL TAX ROLL
MAXIMUM PARCEL SPECIAL TAX SCHEDULE

Levied Calendar Year	Maximum Parcel Special Tax Per Dwelling Unit		
	Single-family Property	Townhome Property	Condominium Property
2007	$2,160.00	$1,750.00	$1,475.00
2008	$2,192.00	$1,776.00	$1,497.00
2009	$2,225.00	$1,803.00	$1,519.00
2010	$2,258.00	$1,830.00	$1,542.00
2011	$2,292.00	$1,857.00	$1,565.00
2012	$2,326.00	$1,885.00	$1,588.00
2013	$2,361.00	$1,913.00	$1,612.00
2014	$2,396.00	$1,942.00	$1,636.00
2015	$2,432.00	$1,971.00	$1,661.00
2016	$2,468.00	$2,001.00	$1,686.00
2017	$2,505.00	$2,031.00	$1,711.00
2018	$2,543.00	$2,061.00	$1,737.00
2019	$2,581.00	$2,092.00	$1,763.00
2020	$2,620.00	$2,123.00	$1,789.00
2021	$2,659.00	$2,155.00	$1,816.00
2022	$2,699.00	$2,187.00	$1,843.00
2023	$2,739.00	$2,220.00	$1,871.00
2024	$2,780.00	$2,253.00	$1,899.00
2025	$2,822.00	$2,287.00	$1,927.00
2026	$2,864.00	$2,321.00	$1,956.00
2027	$2,907.00	$2,356.00	$1,985.00
2028	$2,951.00	$2,391.00	$2,015.00
2029	$2,995.00	$2,427.00	$2,045.00
2030	$3,040.00	$2,463.00	$2,076.00
2031	$3,086.00	$2,500.00	$2,107.00
2032	$3,132.00	$2,538.00	$2,139.00
2033	$3,179.00	$2,576.00	$2,171.00
2034	$3,227.00	$2,615.00	$2,204.00

UNITED CITY OF YORKVILLE
SPECIAL SERVICE AREA NO. 2005-109
SPECIAL TAX ROLL
PARCEL IDENTIFICATION NUMBERS

Parcel Identification Number	Number of Dwelling Units	Dwelling Unit Type	Parcel Identification Number	Number of Dwelling Units	Dwelling Unit Type
02-04-300-012	336	Condominium Property	02-04-325-066	1	Townhome Property
02-04-325-002	1	Townhome Property	02-04-325-067	1	Townhome Property
02-04-325-003	1	Townhome Property	02-04-326-002	1	Townhome Property
02-04-325-004	1	Townhome Property	02-04-326-003	1	Townhome Property
02-04-325-005	1	Townhome Property	02-04-326-004	1	Townhome Property
02-04-325-007	1	Townhome Property	02-04-326-005	1	Townhome Property
02-04-325-008	1	Townhome Property	02-04-326-006	1	Townhome Property
02-04-325-009	1	Townhome Property	02-04-326-007	1	Townhome Property
02-04-325-010	1	Townhome Property	02-04-326-009	1	Townhome Property
02-04-325-012	1	Townhome Property	02-04-326-010	1	Townhome Property
02-04-325-013	1	Townhome Property	02-04-326-011	1	Townhome Property
02-04-325-014	1	Townhome Property	02-04-326-012	1	Townhome Property
02-04-325-015	1	Townhome Property	02-04-326-013	1	Townhome Property
02-04-325-017	1	Townhome Property	02-04-326-014	1	Townhome Property
02-04-325-018	1	Townhome Property	02-04-326-016	1	Townhome Property
02-04-325-019	1	Townhome Property	02-04-326-017	1	Townhome Property
02-04-325-020	1	Townhome Property	02-04-326-018	1	Townhome Property
02-04-325-022	1	Townhome Property	02-04-326-019	1	Townhome Property
02-04-325-023	1	Townhome Property	02-04-326-021	1	Townhome Property
02-04-325-024	1	Townhome Property	02-04-326-022	1	Townhome Property
02-04-325-025	1	Townhome Property	02-04-326-023	1	Townhome Property
02-04-325-027	1	Townhome Property	02-04-326-024	1	Townhome Property
02-04-325-028	1	Townhome Property	02-04-326-026	1	Townhome Property
02-04-325-029	1	Townhome Property	02-04-326-027	1	Townhome Property
02-04-325-030	1	Townhome Property	02-04-326-028	1	Townhome Property
02-04-325-032	1	Townhome Property	02-04-326-029	1	Townhome Property
02-04-325-033	1	Townhome Property	02-04-326-030	1	Townhome Property
02-04-325-034	1	Townhome Property	02-04-326-031	1	Townhome Property
02-04-325-035	1	Townhome Property	02-04-326-033	1	Townhome Property
02-04-325-037	1	Townhome Property	02-04-326-034	1	Townhome Property
02-04-325-038	1	Townhome Property	02-04-326-035	1	Townhome Property
02-04-325-039	1	Townhome Property	02-04-326-036	1	Townhome Property
02-04-325-040	1	Townhome Property	02-04-326-038	1	Townhome Property
02-04-325-042	1	Townhome Property	02-04-326-039	1	Townhome Property
02-04-325-043	1	Townhome Property	02-04-326-040	1	Townhome Property
02-04-325-044	1	Townhome Property	02-04-326-041	1	Townhome Property
02-04-325-045	1	Townhome Property	02-04-326-043	1	Townhome Property
02-04-325-047	1	Townhome Property	02-04-326-044	1	Townhome Property
02-04-325-048	1	Townhome Property	02-04-326-045	1	Townhome Property
02-04-325-049	1	Townhome Property	02-04-326-046	1	Townhome Property
02-04-325-050	1	Townhome Property	02-04-327-002	1	Townhome Property
02-04-325-051	1	Townhome Property	02-04-327-003	1	Townhome Property
02-04-325-052	1	Townhome Property	02-04-327-004	1	Townhome Property
02-04-325-054	1	Townhome Property	02-04-327-005	1	Townhome Property
02-04-325-055	1	Townhome Property	02-04-327-006	1	Townhome Property
02-04-325-056	1	Townhome Property	02-04-327-007	1	Townhome Property
02-04-325-057	1	Townhome Property	02-04-327-009	1	Townhome Property
02-04-325-059	1	Townhome Property	02-04-327-010	1	Townhome Property
02-04-325-060	1	Townhome Property	02-04-327-011	1	Townhome Property
02-04-325-061	1	Townhome Property	02-04-327-012	1	Townhome Property
02-04-325-062	1	Townhome Property	02-04-327-013	1	Townhome Property
02-04-325-064	1	Townhome Property	02-04-327-014	1	Townhome Property
02-04-325-065	1	Townhome Property	02-04-327-016	1	Townhome Property

UNITED CITY OF YORKVILLE
SPECIAL SERVICE AREA NO. 2005-109
SPECIAL TAX ROLL
PARCEL IDENTIFICATION NUMBERS

Parcel Identification Number	Number of Dwelling Units	Dwelling Unit Type	Parcel Identification Number	Number of Dwelling Units	Dwelling Unit Type
02-04-327-017	1	Townhome Property	02-04-329-002	1	Townhome Property
02-04-327-018	1	Townhome Property	02-04-329-003	1	Townhome Property
02-04-327-019	1	Townhome Property	02-04-329-004	1	Townhome Property
02-04-327-020	1	Townhome Property	02-04-329-005	1	Townhome Property
02-04-327-021	1	Townhome Property	02-04-329-006	1	Townhome Property
02-04-327-023	1	Townhome Property	02-04-329-007	1	Townhome Property
02-04-327-024	1	Townhome Property	02-04-329-009	1	Townhome Property
02-04-327-025	1	Townhome Property	02-04-329-010	1	Townhome Property
02-04-327-026	1	Townhome Property	02-04-329-011	1	Townhome Property
02-04-327-028	1	Townhome Property	02-04-329-012	1	Townhome Property
02-04-327-029	1	Townhome Property	02-04-329-013	1	Townhome Property
02-04-327-030	1	Townhome Property	02-04-329-014	1	Townhome Property
02-04-327-031	1	Townhome Property	02-04-329-016	1	Townhome Property
02-04-327-033	1	Townhome Property	02-04-329-017	1	Townhome Property
02-04-327-034	1	Townhome Property	02-04-329-018	1	Townhome Property
02-04-327-035	1	Townhome Property	02-04-329-019	1	Townhome Property
02-04-327-036	1	Townhome Property	02-04-329-021	1	Townhome Property
02-04-328-002	1	Townhome Property	02-04-329-022	1	Townhome Property
02-04-328-003	1	Townhome Property	02-04-329-023	1	Townhome Property
02-04-328-004	1	Townhome Property	02-04-329-024	1	Townhome Property
02-04-328-005	1	Townhome Property	02-04-329-025	1	Townhome Property
02-04-328-007	1	Townhome Property	02-04-329-026	1	Townhome Property
02-04-328-008	1	Townhome Property	02-04-329-028	1	Townhome Property
02-04-328-009	1	Townhome Property	02-04-329-029	1	Townhome Property
02-04-328-010	1	Townhome Property	02-04-329-030	1	Townhome Property
02-04-328-012	1	Townhome Property	02-04-329-031	1	Townhome Property
02-04-328-013	1	Townhome Property	02-04-329-033	1	Townhome Property
02-04-328-014	1	Townhome Property	02-04-329-034	1	Townhome Property
02-04-328-015	1	Townhome Property	02-04-329-035	1	Townhome Property
02-04-328-017	1	Townhome Property	02-04-329-036	1	Townhome Property
02-04-328-018	1	Townhome Property	02-04-329-038	1	Townhome Property
02-04-328-019	1	Townhome Property	02-04-329-039	1	Townhome Property
02-04-328-020	1	Townhome Property	02-04-329-040	1	Townhome Property
02-04-328-022	1	Townhome Property	02-04-329-041	1	Townhome Property
02-04-328-023	1	Townhome Property	02-04-329-043	1	Townhome Property
02-04-328-024	1	Townhome Property	02-04-329-044	1	Townhome Property
02-04-328-025	1	Townhome Property	02-04-329-045	1	Townhome Property
02-04-328-027	1	Single-family Property	02-04-329-046	1	Townhome Property
02-04-328-028	1	Single-family Property	02-04-329-048	1	Townhome Property
02-04-328-029	1	Single-family Property	02-04-329-049	1	Townhome Property
02-04-328-030	1	Single-family Property	02-04-329-050	1	Townhome Property
02-04-328-031	1	Single-family Property	02-04-329-051	1	Townhome Property
02-04-328-032	1	Single-family Property	02-04-330-002	1	Townhome Property
02-04-328-033	1	Single-family Property	02-04-330-003	1	Townhome Property
02-04-328-034	1	Single-family Property	02-04-330-004	1	Townhome Property
02-04-328-035	1	Single-family Property	02-04-330-005	1	Townhome Property
02-04-328-036	1	Single-family Property	02-04-330-006	1	Townhome Property
02-04-328-037	1	Single-family Property	02-04-330-007	1	Townhome Property
02-04-328-038	1	Single-family Property	02-04-330-009	1	Townhome Property
02-04-328-039	1	Single-family Property	02-04-330-010	1	Townhome Property
02-04-328-040	1	Single-family Property	02-04-330-011	1	Townhome Property
02-04-328-041	1	Single-family Property	02-04-330-012	1	Townhome Property
02-04-328-042	1	Single-family Property	02-04-330-014	1	Townhome Property

UNITED CITY OF YORKVILLE
SPECIAL SERVICE AREA NO. 2005-109
SPECIAL TAX ROLL
PARCEL IDENTIFICATION NUMBERS

Parcel Identification Number	Number of Dwelling Units	Dwelling Unit Type	Parcel Identification Number	Number of Dwelling Units	Dwelling Unit Type
02-04-330-015	1	Townhome Property	02-04-401-002	1	Townhome Property
02-04-330-016	1	Townhome Property	02-04-401-003	1	Townhome Property
02-04-330-017	1	Townhome Property	02-04-401-004	1	Townhome Property
02-04-330-018	1	Townhome Property	02-04-401-005	1	Townhome Property
02-04-330-019	1	Townhome Property	02-04-401-007	1	Townhome Property
02-04-330-021	1	Townhome Property	02-04-401-008	1	Townhome Property
02-04-330-022	1	Townhome Property	02-04-401-009	1	Townhome Property
02-04-330-023	1	Townhome Property	02-04-401-010	1	Townhome Property
02-04-330-024	1	Townhome Property	02-04-401-012	1	Townhome Property
02-04-331-002	1	Townhome Property	02-04-401-013	1	Townhome Property
02-04-331-003	1	Townhome Property	02-04-401-014	1	Townhome Property
02-04-331-004	1	Townhome Property	02-04-401-015	1	Townhome Property
02-04-331-005	1	Townhome Property	02-04-401-017	1	Townhome Property
02-04-331-007	1	Townhome Property	02-04-401-018	1	Townhome Property
02-04-331-008	1	Townhome Property	02-04-401-019	1	Townhome Property
02-04-331-009	1	Townhome Property	02-04-401-020	1	Townhome Property
02-04-331-010	1	Townhome Property	02-04-402-002	1	Townhome Property
02-04-331-011	1	Townhome Property	02-04-402-003	1	Townhome Property
02-04-331-012	1	Townhome Property	02-04-402-004	1	Townhome Property
02-04-331-014	1	Townhome Property	02-04-402-005	1	Townhome Property
02-04-331-015	1	Townhome Property	02-04-402-007	1	Townhome Property
02-04-331-016	1	Townhome Property	02-04-402-008	1	Townhome Property
02-04-331-017	1	Townhome Property	02-04-402-009	1	Townhome Property
02-04-332-001	1	Single-family Property	02-04-402-010	1	Townhome Property
02-04-332-002	1	Single-family Property	02-04-402-012	1	Townhome Property
02-04-332-003	1	Single-family Property	02-04-402-013	1	Townhome Property
02-04-333-001	1	Single-family Property	02-04-402-014	1	Townhome Property
02-04-333-002	1	Single-family Property	02-04-402-015	1	Townhome Property
02-04-333-003	1	Single-family Property	02-04-402-016	1	Townhome Property
02-04-333-004	1	Single-family Property	02-04-402-017	1	Townhome Property
02-04-333-005	1	Single-family Property	02-04-402-019	1	Townhome Property
02-04-333-006	1	Single-family Property	02-04-402-020	1	Townhome Property
02-04-333-007	1	Single-family Property	02-04-402-021	1	Townhome Property
02-04-333-008	1	Single-family Property	02-04-402-022	1	Townhome Property
02-04-333-009	1	Single-family Property	02-04-403-002	1	Townhome Property
02-04-390-002	16	Condominium Property	02-04-403-003	1	Townhome Property
02-04-390-002	16	Condominium Property	02-04-403-004	1	Townhome Property
02-04-390-003	16	Condominium Property	02-04-403-005	1	Townhome Property
02-04-390-004	16	Condominium Property	02-04-403-006	1	Townhome Property
02-04-390-005	16	Condominium Property	02-04-403-007	1	Townhome Property
02-04-390-006	16	Condominium Property	02-04-403-009	1	Townhome Property
02-04-390-007	16	Condominium Property	02-04-403-010	1	Townhome Property
02-04-390-008	16	Condominium Property	02-04-403-011	1	Townhome Property
02-04-390-009	16	Condominium Property	02-04-403-012	1	Townhome Property
02-04-390-010	16	Condominium Property	02-04-403-014	1	Townhome Property
02-04-390-011	16	Condominium Property	02-04-403-015	1	Townhome Property
02-04-390-012	16	Condominium Property	02-04-403-016	1	Townhome Property
02-04-390-013	16	Condominium Property	02-04-403-017	1	Townhome Property
02-04-390-014	16	Condominium Property	02-04-403-019	1	Townhome Property
02-04-390-015	16	Condominium Property	02-04-403-020	1	Townhome Property
02-04-390-016	16	Condominium Property	02-04-403-021	1	Townhome Property
02-04-390-017	16	Condominium Property	02-04-403-022	1	Townhome Property
02-04-400-013	40	Single-family Property	02-04-403-024	1	Townhome Property

UNITED CITY OF YORKVILLE
SPECIAL SERVICE AREA NO. 2005-109
SPECIAL TAX ROLL
PARCEL IDENTIFICATION NUMBERS

Parcel Identification Number	Number of Dwelling Units	Dwelling Unit Type	Parcel Identification Number	Number of Dwelling Units	Dwelling Unit Type
02-04-403-025	1	Townhome Property	02-04-408-011	1	Single-family Property
02-04-403-026	1	Townhome Property	02-04-408-012	1	Single-family Property
02-04-403-027	1	Townhome Property	02-04-408-013	1	Single-family Property
02-04-403-029	1	Townhome Property	02-04-408-014	1	Single-family Property
02-04-403-030	1	Townhome Property	02-04-408-015	1	Single-family Property
02-04-403-031	1	Townhome Property	02-04-408-016	1	Single-family Property
02-04-403-032	1	Townhome Property	02-04-409-002	1	Single-family Property
02-04-403-033	1	Townhome Property	02-04-409-003	1	Single-family Property
02-04-403-034	1	Townhome Property	02-04-409-004	1	Single-family Property
02-04-404-002	1	Single-family Property	02-04-409-005	1	Single-family Property
02-04-404-003	1	Single-family Property	02-04-409-006	1	Single-family Property
02-04-404-004	1	Single-family Property	02-04-409-007	1	Single-family Property
02-04-404-005	1	Single-family Property	02-04-409-008	1	Single-family Property
02-04-404-006	1	Single-family Property	02-04-409-009	1	Single-family Property
02-04-404-007	1	Single-family Property	02-04-409-010	1	Single-family Property
02-04-404-008	1	Single-family Property	02-04-409-011	1	Single-family Property
02-04-404-009	1	Single-family Property	02-04-410-001	1	Single-family Property
02-04-404-010	1	Single-family Property	02-04-410-002	1	Single-family Property
02-04-404-011	1	Single-family Property	02-04-410-003	1	Single-family Property
02-04-404-012	1	Single-family Property	02-04-410-004	1	Single-family Property
02-04-404-013	1	Single-family Property	02-04-410-005	1	Single-family Property
02-04-405-001	1	Single-family Property	02-04-410-006	1	Single-family Property
02-04-405-002	1	Single-family Property	02-04-410-007	1	Single-family Property
02-04-405-003	1	Single-family Property	02-04-410-008	1	Single-family Property
02-04-405-004	1	Single-family Property	02-04-410-009	1	Single-family Property
02-04-406-003	1	Single-family Property	02-04-410-010	1	Single-family Property
02-04-406-004	1	Single-family Property	02-04-410-011	1	Single-family Property
02-04-406-005	1	Single-family Property	02-04-410-012	1	Single-family Property
02-04-406-006	1	Single-family Property	02-04-410-013	1	Single-family Property
02-04-406-007	1	Single-family Property	02-04-411-001	1	Single-family Property
02-04-406-008	1	Single-family Property	02-04-411-002	1	Single-family Property
02-04-406-009	1	Single-family Property	02-04-411-003	1	Single-family Property
02-04-406-010	1	Single-family Property	02-04-411-004	1	Single-family Property
02-04-406-011	1	Single-family Property	02-04-411-005	1	Single-family Property
02-04-407-002	1	Single-family Property	02-04-411-006	1	Single-family Property
02-04-407-003	1	Single-family Property	02-04-411-007	1	Single-family Property
02-04-407-004	1	Single-family Property	02-04-411-008	1	Single-family Property
02-04-407-005	1	Single-family Property	02-04-411-009	1	Single-family Property
02-04-407-006	1	Single-family Property	02-04-411-010	1	Single-family Property
02-04-407-007	1	Single-family Property	02-04-411-011	1	Single-family Property
02-04-407-008	1	Single-family Property	02-04-411-012	1	Single-family Property
02-04-407-009	1	Single-family Property	02-04-411-013	1	Single-family Property
02-04-407-010	1	Single-family Property	02-04-411-014	1	Single-family Property
02-04-408-001	1	Single-family Property	02-04-425-001	1	Single-family Property
02-04-408-002	1	Single-family Property	02-04-425-002	1	Single-family Property
02-04-408-003	1	Single-family Property	02-04-425-003	1	Single-family Property
02-04-408-004	1	Single-family Property	02-04-425-004	1	Single-family Property
02-04-408-005	1	Single-family Property	02-04-426-001	1	Single-family Property
02-04-408-006	1	Single-family Property	02-04-426-002	1	Single-family Property
02-04-408-007	1	Single-family Property	02-04-426-003	1	Single-family Property
02-04-408-008	1	Single-family Property	02-04-426-004	1	Single-family Property
02-04-408-009	1	Single-family Property	02-04-426-005	1	Single-family Property
02-04-408-010	1	Single-family Property	02-04-426-006	1	Single-family Property

UNITED CITY OF YORKVILLE
SPECIAL SERVICE AREA NO. 2005-109
SPECIAL TAX ROLL
PARCEL IDENTIFICATION NUMBERS

Parcel Identification Number	Number of Dwelling Units	Dwelling Unit Type	Parcel Identification Number	Number of Dwelling Units	Dwelling Unit Type
02-04-426-007	1	Single-family Property	02-04-451-017	1	Condominium Property
02-04-426-008	1	Single-family Property	02-04-451-018	1	Condominium Property
02-04-426-009	1	Single-family Property	02-04-452-001	1	Single-family Property
02-04-426-010	1	Single-family Property	02-04-452-002	1	Single-family Property
02-04-426-011	1	Single-family Property	02-04-452-003	1	Single-family Property
02-04-426-012	1	Single-family Property	02-04-452-004	1	Single-family Property
02-04-426-013	1	Single-family Property	02-04-452-005	1	Single-family Property
02-04-426-014	1	Single-family Property	02-04-452-006	1	Single-family Property
02-04-426-015	1	Single-family Property	02-04-452-007	1	Single-family Property
02-04-426-016	1	Single-family Property	02-04-452-008	1	Single-family Property
02-04-426-017	1	Single-family Property	02-04-452-009	1	Single-family Property
02-04-427-002	1	Single-family Property	02-04-452-010	1	Single-family Property
02-04-427-003	1	Single-family Property	02-04-452-011	1	Single-family Property
02-04-427-004	1	Single-family Property	02-04-452-012	1	Single-family Property
02-04-427-005	1	Single-family Property	02-04-452-013	1	Single-family Property
02-04-427-006	1	Single-family Property	02-04-452-014	1	Single-family Property
02-04-427-007	1	Single-family Property	02-04-452-015	1	Single-family Property
02-04-427-008	1	Single-family Property	02-04-452-016	1	Single-family Property
02-04-427-009	1	Single-family Property	02-04-452-017	1	Single-family Property
02-04-427-010	1	Single-family Property	02-04-453-001	1	Single-family Property
02-04-427-011	1	Single-family Property	02-04-453-002	1	Single-family Property
02-04-427-012	1	Single-family Property	02-04-453-003	1	Single-family Property
02-04-427-014	1	Single-family Property	02-04-453-004	1	Single-family Property
02-04-427-015	1	Single-family Property	02-04-453-005	1	Single-family Property
02-04-427-016	1	Single-family Property	02-04-453-006	1	Single-family Property
02-04-428-001	1	Single-family Property	02-04-453-007	1	Single-family Property
02-04-428-002	1	Single-family Property	02-04-453-008	1	Single-family Property
02-04-428-003	1	Single-family Property	02-04-454-005	1	Single-family Property
02-04-428-004	1	Single-family Property	02-04-454-006	1	Single-family Property
02-04-428-005	1	Single-family Property	02-04-454-006	1	Single-family Property
02-04-428-006	1	Single-family Property	02-04-454-007	1	Single-family Property
02-04-428-007	1	Single-family Property	02-04-454-008	1	Single-family Property
02-04-428-008	1	Single-family Property	02-04-454-009	1	Single-family Property
02-04-428-009	1	Single-family Property	02-04-476-001	1	Single-family Property
02-04-428-010	1	Single-family Property	02-04-476-002	1	Single-family Property
02-04-428-011	1	Single-family Property	02-04-476-003	1	Single-family Property
02-04-429-001	1	Single-family Property	02-04-476-004	1	Single-family Property
02-04-429-002	1	Single-family Property	02-04-476-005	1	Single-family Property
02-04-429-003	1	Single-family Property	02-04-476-006	1	Single-family Property
02-04-451-003	1	Condominium Property	02-04-476-007	1	Single-family Property
02-04-451-004	1	Condominium Property	02-04-476-008	1	Single-family Property
02-04-451-005	1	Condominium Property	02-04-477-001	1	Single-family Property
02-04-451-006	1	Condominium Property	02-04-477-002	1	Single-family Property
02-04-451-007	1	Condominium Property	02-04-477-003	1	Single-family Property
02-04-451-008	1	Condominium Property	02-04-477-004	1	Single-family Property
02-04-451-009	1	Condominium Property	02-04-477-005	1	Single-family Property
02-04-451-010	1	Condominium Property	02-09-100-012	104	Townhome Property
02-04-451-011	1	Condominium Property	02-09-100-014	82	Single-family Property
02-04-451-012	1	Condominium Property	02-09-100-014	104	Townhome Property
02-04-451-013	1	Condominium Property	02-09-200-005	101	Single-family Property
02-04-451-014	1	Condominium Property	02-09-200-005	5	Townhome Property
02-04-451-015	1	Condominium Property	02-09-200-010	28	Single-family Property
02-04-451-016	1	Condominium Property	02-09-200-010	102	Townhome Property

UNITED CITY OF YORKVILLE
SPECIAL SERVICE AREA NO. 2005-109
SPECIAL TAX ROLL
PARCEL IDENTIFICATION NUMBERS

Parcel Identification Number	Number of Dwelling Units	Dwelling Unit Type	Parcel Identification Number	Number of Dwelling Units	Dwelling Unit Type
02-09-400-007	9	Single-family Property	02-09-400-007	15	Townhome Property

Note: Refer to the "Maximum Parcel Special Tax Schedule" to determine the Maximum Parcel Special Tax for each Parcel Identification Number.

EXHIBIT B

PREPAYMENT OF THE MAXIMUM PARCEL SPECIAL TAX

UNITED CITY OF YORKVILLE
SPECIAL SERVICE AREA NO. 2005-109

PREPAYMENT FORMULA

All capitalized terms not defined in this Exhibit B shall have the meaning given to such terms in the Report.

A. OPTIONAL PREPAYMENT OF THE MAXIMUM PARCEL SPECIAL TAX

Pursuant to Section VI.F of the Report, the Maximum Parcel Special Tax may be prepaid and permanently satisfied under the conditions set forth therein. The Special Tax Bond Prepayment is calculated as follows.

1. Prior to the Issuance of any Bonds

The Special Tax Bond Prepayment for Residential Property prior to the issuance of any Bonds shall equal the amounts shown in Table A-1 below, subject to changes as described in Section IV.D of the Report. If at the time of the prepayment, the Parcel intending to prepay is not located within a Final Plat, the prepayment amount shall be calculated by multiplying the number of expected single-family, townhome, or condominiums Dwelling Units for such Parcel as shown on the Preliminary Plat, or applicable Final Plat by the corresponding prepayment amount per Dwelling Unit for the corresponding land use.

TABLE A-1

Land Use	Special Tax Bond Prepayment per Dwelling Unit
First Series Property	
Single-family Property	$22,977 / DU
Townhome Property	$18,611 / DU
Condominium Property	$15,693 / DU
Second Series Property	
Single-family Property	$22,977 / DU
Townhome Property	$18,611 / DU
Condominium Property	$15,693 / DU

2. First Series Property Prior to the Issuance of the Second Series Bonds

Prior to the issuance of the Second Series Bonds, the Special Tax Bond Prepayment for a Parcel means an amount equal to (a) the sum of (1) Principal,

(2) Premium, (3) Defeasance, and (4) Fees and (b) minus (1) the Reserve Fund Credit and (2) the Capitalized Interest Credit, where the terms "Principal," "Premium," "Defeasance," "Fees," "Reserve Fund Credit," and "Capitalized Interest Credit" have the following meanings:

"Principal" means the principal amount of Bonds to be redeemed and equals the quotient derived by dividing (a) the then current Maximum Parcel Special Tax for the Parcel intending to prepay by (b) the corresponding Maximum Parcel Special Taxes for First Series Property, (and excluding from (b) that portion of the Maximum Parcel Special Tax for any Parcel(s) of First Series Property that has been prepaid), and multiplying the quotient by the principal amount of outstanding Bonds.

"Premium" means an amount equal to the Principal multiplied by the applicable redemption premium, if any, for any Bonds so redeemed with the proceeds of any such prepayment. Any applicable redemption premium shall be as set forth in the Bond Indenture.

"Defeasance" means the amount needed to pay interest on the Principal to be redeemed until the earliest redemption date for the outstanding Bonds less any Maximum Parcel Special Taxes heretofore paid for such Parcel and available to pay interest on the redemption date for the Bonds.

"Fees" equal the expenses of SSA No. 2005-109 associated with the Special Tax Bond Prepayment as calculated by the City or its designee and include, but are not limited to, the costs of computing the Special Tax Bond Prepayment, the costs of redeeming the Bonds, and the costs of recording and publishing any notices to evidence the Special Tax Bond Prepayment and the redemption of Bonds.

"Reserve Fund Credit" shall equal the lesser of the Reserve Fund Requirement (as such term is defined in the Bond Indenture) and the balance in the Reserve Fund (as such term is defined in the Bond Indenture), taking into account any prepaid Special Tax Bond Prepayments which have yet to be applied to the redemption of Bonds, multiplied by the quotient used to calculate Principal.

"Capitalized Interest Credit" shall equal the reduction in interest payable on the Bonds due to the redemption of Principal from the Special Tax Bond Prepayment from the redemption date for the Bonds redeemed from the Special Tax Bond Prepayment to the end of the capitalized interest period, as determined by the Consultant. No capitalized interest credit is given if the redemption date for the Bonds redeemed from the Special Tax Bond Prepayment is after the capitalized interest period.

3. Second Series Property Prior to the Issuance of the Second Series Bonds

Prior to the issuance of the Second Series Bonds, the Special Tax Bond Prepayment amount for a Parcel of Second Series Property shall be calculated

pursuant to the preceding Section A.1.

4. Subsequent to the Issuance of the Second Series Bonds

After the issuance of the Second Series Bonds, the Special Tax Bond Prepayment amount for a Parcel of First Series Property or Second Series Property shall be calculated pursuant to the preceding Section A.2 eliminating the reference to First Series Property when computing Principal.

The amount of any Partial Special Tax Bond Prepayment shall be computed pursuant to the preceding prepayment formula substituting the portion of the Maximum Parcel Special Tax to be prepaid for the Maximum Parcel Special Tax when computing Principal. The amount of any Special Tax Bond Prepayment or Partial Special Tax Bond Prepayment computed pursuant to this Section A shall not exceed the Bonds plus any Premium, Defeasance, and Fees as such terms are defined herein.

The sum of the amounts calculated above shall be paid t the City, deposited with the trustee, and used to pay and redeem Bonds in accordance with the Bond Indenture and to pay the Fees associated with the Special Tax Bond Prepayment. Upon the payment of the Special Tax Bond Prepayment amount to the City, the obligation to pay the portion of the Maximum Parcel Special Tax which is prepaid for such Parcel shall be deemed to be permanently satisfied, such portion of the Maximum Parcel Special Tax shall not be collected thereafter from such Parcel, and in the event the entire Maximum Parcel Special Tax is prepaid a satisfaction of special tax lien for such Parcel shall be recorded within 30 working days of receipt of the Special Tax Bond Prepayment.

B. MANDATORY PREPAYMENT

The Mandatory Special Tax Prepayment amount will be calculated using the applicable prepayment formula described in Section A above with the following modifications:

- The difference between the Maximum Parcel Special Taxes necessary for the annual debt service coverage ratio to equal one hundred ten percent (110%) and the Maximum Parcel Special Taxes computed pursuant to Section VI.G of the report shall serve as the numerator when computing Principal;
- The Maximum Parcel Special Taxes necessary for the annual debt service coverage ratio to equal 110% shall serve as the denominator when computing Principal;
- References to First Series Property shall be eliminated as applicable; and
- No Reserve Fund Credit will be given.

The amount of any Mandatory Special Tax Prepayment shall not exceed the Bonds plus any Premium, Defeasance, and Fees as such terms are defined in Section A.2 above.

UNITED CITY OF YORKVILLE
SPECIAL SERVICE AREA NO. 2005-109

ALLOCATION OF EARTHWORK AND SOFT COSTS

All capitalized terms not defined in this Exhibit C shall have the meaning given to such terms in the Report.

The estimated costs for Eligible Improvements presented in Table 1 of the Report include a portion of soft costs (i.e. costs for engineering, surveying, etc.) and earthwork costs (i.e. costs for mass grading) attributable to public improvements. Below is a discussion of how the amounts of eligible soft and earthwork costs were determined for each respective category.

A. SOFT COSTS

The portion of soft costs allocable to public improvements, as shown in Table A-1 on the following page, is derived by first determining the percentage each public improvement category represents of the total land development costs. Such percentage is then multiplied by total soft costs of $3,217,755. The aggregate sum of the public improvement categories yields total soft costs of $1,345,743 that can be attributed to public improvements. The $1,345,743 is then allocated to the Residential Property, School Property, Fire Station Property, and Clubhouse Property according to the usage factors for each respective improvement category as detailed in Section C of the Report.

The soft costs allocable to the School Property, Fire Station Property, and Clubhouse Property, or $70,516, are not being funded through SSA No. 2005-109. The remaining difference of $1,275,227 of soft costs, which is attributable to the Residential Property, is not anticipated to be fully funded through SSA No. 2005-109 as shown in Table A-1 on the following page.

TABLE A-1

SOFT COST ALLOCATION

	PUBLIC IMPROVEMENT	(A) IMPROVEMENT COSTS	(B) PERCENTAGE OF TOTAL IMPROVEMENT COSTS	(C) TOTAL ALLOCABLE SOFT COSTS	(D) TOTAL ALLOCABLE SOFT COSTS FOR PUBLIC IMPROVEMENTS TO PHASE 1 PROPERTY AND PHASE 2 PROPERTY[1]	(E) ESTIMATED SOFT COSTS ALLOCABLE TO RESIDENTIAL PROPERTY[2]	(F) SOFT COSTS ANTICIPATED TO BE FINANCED BY SSA NO. 2005-109
(1)	Sanitary Sewer Facilities	$3,341,667	5.28% [3]	$169,974 [8]	$169,974	$168,382	$150,611
(2)	Water Facilities	$3,464,049	5.48% [4]	$176,199 [9]	$176,199	$168,717	$150,911
(3)	Storm Sewer Facilities	$6,607,000	10.44% [5]	$336,065 [10]	$336,065	$315,900	$281,722
(4)	Roads	$13,044,438	20.62% [6]	$663,505 [11]	$663,505	$622,228	$553,520
(5)	Other Land Development Costs	$36,799,040	58.17% [7]	$1,871,782 [12]	NA	NA	NA
(6)	**Grand Total [13]**	**$63,256,193**	**100.00%**	**$3,217,525**	**$1,345,743**	**$1,275,227**	**$1,136,764**

[1] Phase 1 Property includes First Series Property, the School Property, the Clubhouse Property, and the Fire Station Property. Phase 2 Property includes only Second Series Property., [2] Excludes all soft costs allocable to the School Property, Fire Station Property, and Clubhouse Property, [3] A1/A6, [4] A2/A6, [5] A3/A6, [6] A4/A6, [7] A5/A6, [8] B1*C1, [9] B2*C1, [10] B3*C1, [11] B4*C1, [12] B5*C1, [13] Amounts may vary due to rounding.

B. EARTHWORK

Of the $9,967,865 in total land development earthwork costs, the developer's engineer indicates $1,111,087 relates to grading of a swale/park area for drainage of the project. Based on the usage factors for allocating storm sewer usage as detailed in Section C of the Report, approximately $1,045,096 benefits the Residential Property within SSA No. 2005-109. The remaining $66,711 benefits the School Property, Fire Station Property, and Clubhouse Property.

The remaining earthwork costs (deducting the earthwork costs of the swale/park area from the total costs) of $8,856,058 are allocated to public improvements, namely public right-of-way and detention areas, on an acreage basis. The acreages for such right-of-way and detention areas are taken as a percentage of the total acreage of the project as shown in Table B-1 on the following page. Such percentages are then multiplied by the remaining earthwork costs of $8,856,058 yielding $1,781,037 attributable to the right-of-way and detention areas. (Note, the acreage of park area is not included as the earthwork costs of the park are included with the swale area. Furthermore, the project acreage does not include the detention/wetlands area south of Galena Road. It is expected the City will finance the development of this area. Such costs of development are not included in the SSA No. 2005-109 financing.) The $1,781,037 is then allocated to the Residential Property, School Property, Fire Station Property, and Clubhouse Property based on the usage factors outlined in Section C of the Report for each respective improvement use. The allocation results in $110,602 attributable to the School Property, Fire Station Property, and Clubhouse Property, and the remaining $1,670,435 attributable to Residential Property.

Aggregating the earthwork costs for public improvements that are allocable to the School Property, Fire Station Property, and Clubhouse Property, equals $177,312. The remaining earthwork costs for public improvements of $2,715,532, which is attributable to the Residential Property, is not anticipated to be fully funded through SSA No. 2005-109 as shown in Table B-2. All earthwork costs associated with the School Property, Fire Station Property, and the Clubhouse Property are not being funded through SSA No. 2005-109.

TABLE B-1

ACREAGE FOR EARTHWORK ALLOCATION

LAND USE	ACREAGE [1]	PERCENT OF TOTAL
Public right-of-way	63.17	19.10%
Private right-of-way	4.38	1.32%
Detention area	3.33	1.01%
School site	14.76	4.46%
Amenity Center	3.61	1.09%
Fire station	2.37	0.72%
Private easements	31.89	9.64%
Other	207.17	62.65%
Grand Total	330.68	100.00%

[1]Acreage does not include the detention/wetlands area south of Galena Road, the swale area, or the park area.

TABLE B-2

EARTHWORK COST ALLOCATION

	PUBLIC IMPROVEMENT	(A) ACREAGE	(B) PERCENTAGE OF TOTAL ACREAGE	(C) TOTAL ALLOCABLE EARTHWORK COSTS	(D) TOTAL ALLOCABLE EARTHWORK COSTS FOR PUBLIC IMPROVEMENTS TO PHASE 1 PROPERTY AND PHASE 2 PROPERTY[1]	(E) EARTHWORK COSTS ALLOCABLE TO RESIDENTIAL PROPERTY[2]	(F) EARTHWORK COSTS ANTICIPATED TO BE FINANCED BY SSA NO. 2005-109
	Storm Sewer Facilities						
(1)	Swale Area/Park Area	NA	NA	$1,111,807[6]	$1,111,807	$1,045,096	$876,101
(2)	Other Detention Areas	3.33	1.01%[3]	$89,129[7]	$89,129	$83,781	$70,234
(3)	Roads	63.17	19.10%[4]	$1,691,908[8]	$1,691,908	$1,586,654	$1,411,451
(4)	Other Acreage	264.18	79.89%[5]	$7,075,021[9]	NA	NA	$0
(5)	**Grand Total [10]**	**330.68**	**100.00%**	**$9,967,865**	**$2,892,844**	**$2,715,532**	**$2,357,785**

[1] Phase 1 Property includes First Series Property, the School Property, the Clubhouse Property, and the Fire Station Property. Phase 2 Property includes only Second Series Property.,
[2] Excludes all earthwork costs allocable to the School Property, Fire Station Property, and Clubhouse Property, [3] A2/A5, [4] A3/A5, [5] A4/A5, [6] Per the developer's engineer,
[7] B2*$8,856,058, [8] B3*$8,856,058, [9] B4*$8,856,058, [10] Amounts may vary due to rounding.

APPENDIX G

United City of Yorkville SSA No. 2005-108 and SSA No. 2005-109
Administration Report
(Levy Year 2025)

2025 AMENDED SSA NO. 2005-108 SPECIAL TAX ROLL

United City of Yorkville
Special Services Area No. 2005-108
(Autumn Creek)
Levy Year 2025

PIN	Lot	Unit	Land Use	# of Units	2025 Special Tax Levy		
					Original Amount Levied	Amount to be Abated	Amount to be Collected
Single Family Property							
02-15-376-003	326		SFD	1	$2,613.00	$696.88	$1,916.12
02-15-376-004	327		SFD	1	$2,613.00	$696.88	$1,916.12
02-15-376-005	328		SFD	1	$2,613.00	$696.88	$1,916.12
02-15-376-006	329		SFD	1	$2,613.00	$696.88	$1,916.12
02-15-376-007	330		SFD	1	$2,613.00	$696.88	$1,916.12
02-15-376-008	331		SFD	1	$2,613.00	$696.88	$1,916.12
02-15-376-009	332		SFD	1	$2,613.00	$696.88	$1,916.12
02-15-376-010	333		SFD	1	$2,613.00	$696.88	$1,916.12
02-15-376-011	334		SFD	1	$2,613.00	$696.88	$1,916.12
02-15-376-015	339		SFD	1	$2,613.00	$696.88	$1,916.12
02-15-376-016	340		SFD	1	$2,613.00	$696.88	$1,916.12
02-15-376-017	341		SFD	1	$2,613.00	$696.88	$1,916.12
02-15-376-018	342		SFD	1	$2,613.00	$696.88	$1,916.12
02-15-376-019	343		SFD	1	$2,613.00	$696.88	$1,916.12
02-15-376-020	344		SFD	1	$2,613.00	$696.88	$1,916.12
02-15-376-021	345		SFD	1	$2,613.00	$696.88	$1,916.12
02-15-376-022	346		SFD	1	$2,613.00	$696.88	$1,916.12
02-15-376-023	347		SFD	1	$2,613.00	$696.88	$1,916.12
02-15-376-024	348		SFD	1	$2,613.00	$696.88	$1,916.12
02-15-376-025	352		SFD	1	$2,613.00	$696.88	$1,916.12
02-15-376-026	353		SFD	1	$2,613.00	$696.88	$1,916.12
02-15-376-027	354		SFD	1	$2,613.00	$696.88	$1,916.12
02-22-103-003	325		SFD	1	$2,613.00	$696.88	$1,916.12
02-22-103-004	324		SFD	1	$2,613.00	$696.88	$1,916.12
02-22-126-009	321		SFD	1	$2,613.00	$696.88	$1,916.12
02-22-126-010	320		SFD	1	$2,613.00	$696.88	$1,916.12
02-22-126-011	319		SFD	1	$2,613.00	$696.88	$1,916.12
02-22-126-012	318		SFD	1	$2,613.00	$696.88	$1,916.12
02-22-126-013	317		SFD	1	$2,613.00	$696.88	$1,916.12
02-22-126-014	316		SFD	1	$2,613.00	$696.88	$1,916.12
02-22-126-016	314		SFD	1	$2,613.00	$696.88	$1,916.12
02-22-126-017	313		SFD	1	$2,613.00	$696.88	$1,916.12
02-22-126-018	312		SFD	1	$2,613.00	$696.88	$1,916.12
02-22-126-019	311		SFD	1	$2,613.00	$696.88	$1,916.12
02-22-126-020	310		SFD	1	$2,613.00	$696.88	$1,916.12
02-22-126-021	309		SFD	1	$2,613.00	$696.88	$1,916.12
02-22-127-002	381		SFD	1	$2,613.00	$696.88	$1,916.12
02-22-127-003	380		SFD	1	$2,613.00	$696.88	$1,916.12
02-22-127-004	379		SFD	1	$2,613.00	$696.88	$1,916.12

United City of Yorkville
Special Services Area No. 2005-108
(Autumn Creek)
Levy Year 2025

PIN	Lot	Unit	Land Use	# of Units	2025 Special Tax Levy		
					Original Amount Levied	Amount to be Abated	Amount to be Collected
02-22-127-005	378		SFD	1	$2,613.00	$696.88	$1,916.12
02-22-127-006	377		SFD	1	$2,613.00	$696.88	$1,916.12
02-22-127-007	376		SFD	1	$2,613.00	$696.88	$1,916.12
02-22-127-008	375		SFD	1	$2,613.00	$696.88	$1,916.12
02-22-127-009	374		SFD	1	$2,613.00	$696.88	$1,916.12
02-22-127-010	387		SFD	1	$2,613.00	$696.88	$1,916.12
02-22-127-011	386		SFD	1	$2,613.00	$696.88	$1,916.12
02-22-127-012	385		SFD	1	$2,613.00	$696.88	$1,916.12
02-22-127-013	384		SFD	1	$2,613.00	$696.88	$1,916.12
02-22-127-014	383		SFD	1	$2,613.00	$696.88	$1,916.12
02-22-127-015	382		SFD	1	$2,613.00	$696.88	$1,916.12
02-22-128-002	350		SFD	1	$2,613.00	$696.88	$1,916.12
02-22-128-003	351		SFD	1	$2,613.00	$696.88	$1,916.12
02-22-129-001	355		SFD	1	$2,613.00	$696.88	$1,916.12
02-22-129-002	356		SFD	1	$2,613.00	$696.88	$1,916.12
02-22-129-003	357		SFD	1	$2,613.00	$696.88	$1,916.12
02-22-129-004	358		SFD	1	$2,613.00	$696.88	$1,916.12
02-22-129-005	359		SFD	1	$2,613.00	$696.88	$1,916.12
02-22-129-006	360		SFD	1	$2,613.00	$696.88	$1,916.12
02-22-129-007	361		SFD	1	$2,613.00	$696.88	$1,916.12
02-22-129-008	362		SFD	1	$2,613.00	$696.88	$1,916.12
02-22-129-009	363		SFD	1	$2,613.00	$696.88	$1,916.12
02-22-129-010	364		SFD	1	$2,613.00	$696.88	$1,916.12
02-22-129-011	365		SFD	1	$2,613.00	$696.88	$1,916.12
02-22-129-012	366		SFD	1	$2,613.00	$696.88	$1,916.12
02-22-129-013	367		SFD	1	$2,613.00	$696.88	$1,916.12
02-22-129-014	368		SFD	1	$2,613.00	$696.88	$1,916.12
02-22-129-015	369		SFD	1	$2,613.00	$696.88	$1,916.12
02-22-129-016	370		SFD	1	$2,613.00	$696.88	$1,916.12
02-22-129-017	371		SFD	1	$2,613.00	$696.88	$1,916.12
02-22-129-018	372		SFD	1	$2,613.00	$696.88	$1,916.12
02-22-173-001	292		SFD	1	$2,613.00	$696.88	$1,916.12
02-22-173-002	293		SFD	1	$2,613.00	$696.88	$1,916.12
02-22-173-003	294		SFD	1	$2,613.00	$696.88	$1,916.12
02-22-173-004	295		SFD	1	$2,613.00	$696.88	$1,916.12
02-22-173-005	296		SFD	1	$2,613.00	$696.88	$1,916.12
02-22-173-006	297		SFD	1	$2,613.00	$696.88	$1,916.12
02-22-173-007	298		SFD	1	$2,613.00	$696.88	$1,916.12
02-22-173-008	299		SFD	1	$2,613.00	$696.88	$1,916.12

United City of Yorkville
Special Services Area No. 2005-108
(Autumn Creek)
Levy Year 2025

PIN	Lot	Unit	Land Use	# of Units	2025 Special Tax Levy		
					Original Amount Levied	Amount to be Abated	Amount to be Collected
02-22-173-009	300		SFD	1	$2,613.00	$696.88	$1,916.12
02-22-173-010	301		SFD	1	$2,613.00	$696.88	$1,916.12
02-22-173-011	302		SFD	1	$2,613.00	$696.88	$1,916.12
02-22-173-012	303		SFD	1	$2,613.00	$696.88	$1,916.12
02-22-173-013	304		SFD	1	$2,613.00	$696.88	$1,916.12
02-22-173-014	305		SFD	1	$2,613.00	$696.88	$1,916.12
02-22-173-015	306		SFD	1	$2,613.00	$696.88	$1,916.12
02-22-173-016	307		SFD	1	$2,613.00	$696.88	$1,916.12
02-22-174-001	250		SFD	1	$2,613.00	$696.88	$1,916.12
02-22-174-002	251		SFD	1	$2,613.00	$696.88	$1,916.12
02-22-174-003	252		SFD	1	$2,613.00	$696.88	$1,916.12
02-22-174-004	253		SFD	1	$2,613.00	$696.88	$1,916.12
02-22-174-005	254		SFD	1	$2,613.00	$696.88	$1,916.12
02-22-174-006	255		SFD	1	$2,613.00	$696.88	$1,916.12
02-22-174-007	256		SFD	1	$2,613.00	$696.88	$1,916.12
02-22-174-008	257		SFD	1	$2,613.00	$696.88	$1,916.12
02-22-174-009	258		SFD	1	$2,613.00	$696.88	$1,916.12
02-22-174-010	259		SFD	1	$2,613.00	$696.88	$1,916.12
02-22-174-011	260		SFD	1	$2,613.00	$696.88	$1,916.12
02-22-174-012	261		SFD	1	$2,613.00	$696.88	$1,916.12
02-22-174-013	262		SFD	1	$2,613.00	$696.88	$1,916.12
02-22-174-014	263		SFD	1	$2,613.00	$696.88	$1,916.12
02-22-175-003	266		SFD	1	$2,613.00	$696.88	$1,916.12
02-22-175-004	267		SFD	1	$2,613.00	$696.88	$1,916.12
02-22-175-005	268		SFD	1	$2,613.00	$696.88	$1,916.12
02-22-175-006	269		SFD	1	$2,613.00	$696.88	$1,916.12
02-22-175-007	270		SFD	1	$2,613.00	$696.88	$1,916.12
02-22-175-008	271		SFD	1	$2,613.00	$696.88	$1,916.12
02-22-175-009	272		SFD	1	$2,613.00	$696.88	$1,916.12
02-22-175-010	273		SFD	1	$2,613.00	$696.88	$1,916.12
02-22-175-011	274		SFD	1	$2,613.00	$696.88	$1,916.12
02-22-175-012	275		SFD	1	$2,613.00	$696.88	$1,916.12
02-22-175-013	276		SFD	1	$2,613.00	$696.88	$1,916.12
02-22-175-014	277		SFD	1	$2,613.00	$696.88	$1,916.12
02-22-175-015	278		SFD	1	$2,613.00	$696.88	$1,916.12
02-22-175-016	279		SFD	1	$2,613.00	$696.88	$1,916.12
02-22-175-017	280		SFD	1	$2,613.00	$696.88	$1,916.12
02-22-175-018	281		SFD	1	$2,613.00	$696.88	$1,916.12
02-22-175-019	282		SFD	1	$2,613.00	$696.88	$1,916.12

United City of Yorkville
Special Services Area No. 2005-108
(Autumn Creek)
Levy Year 2025

PIN	Lot	Unit	Land Use	# of Units	2025 Special Tax Levy		
					Original Amount Levied	Amount to be Abated	Amount to be Collected
02-22-175-020	283		SFD	1	$2,613.00	$696.88	$1,916.12
02-22-175-021	284		SFD	1	$2,613.00	$696.88	$1,916.12
02-22-175-022	285		SFD	1	$2,613.00	$696.88	$1,916.12
02-22-175-023	286		SFD	1	$2,613.00	$696.88	$1,916.12
02-22-175-024	287		SFD	1	$2,613.00	$696.88	$1,916.12
02-22-175-025	288		SFD	1	$2,613.00	$696.88	$1,916.12
02-22-175-026	289		SFD	1	$2,613.00	$696.88	$1,916.12
02-22-175-027	290		SFD	1	$2,613.00	$696.88	$1,916.12
02-22-175-028	291		SFD	1	$2,613.00	$696.88	$1,916.12
02-22-176-008	231		SFD	1	$2,613.00	$696.88	$1,916.12
02-22-176-009	232		SFD	1	$2,613.00	$696.88	$1,916.12
02-22-176-010	233		SFD	1	$2,613.00	$696.88	$1,916.12
02-22-176-011	234		SFD	1	$2,613.00	$696.88	$1,916.12
02-22-176-013	236		SFD	1	$2,613.00	$696.88	$1,916.12
02-22-176-014	237		SFD	1	$2,613.00	$696.88	$1,916.12
02-22-176-015	238		SFD	1	$2,613.00	$696.88	$1,916.12
02-22-176-016	239		SFD	1	$2,613.00	$696.88	$1,916.12
02-22-176-017	240		SFD	1	$2,613.00	$696.88	$1,916.12
02-22-176-019	242		SFD	1	$2,613.00	$696.88	$1,916.12
02-22-176-020	243		SFD	1	$2,613.00	$696.88	$1,916.12
02-22-176-021	244		SFD	1	$2,613.00	$696.88	$1,916.12
02-22-176-022	245		SFD	1	$2,613.00	$696.88	$1,916.12
02-22-176-023	246		SFD	1	$2,613.00	$696.88	$1,916.12
02-22-176-024	247		SFD	1	$2,613.00	$696.88	$1,916.12
02-22-176-025	248		SFD	1	$2,613.00	$696.88	$1,916.12
02-22-177-001	131		SFD	1	$2,613.00	$696.88	$1,916.12
02-22-177-002	130		SFD	1	$2,613.00	$696.88	$1,916.12
02-22-177-003	129		SFD	1	$2,613.00	$696.88	$1,916.12
02-22-177-004	128		SFD	1	$2,613.00	$696.88	$1,916.12
02-22-177-005	127		SFD	1	$2,613.00	$696.88	$1,916.12
02-22-178-001	2		SFD	1	$2,613.00	$696.88	$1,916.12
02-22-178-002	3		SFD	1	$2,613.00	$696.88	$1,916.12
02-22-254-002	4		SFD	1	$2,613.00	$696.88	$1,916.12
02-22-254-003	5		SFD	1	$2,613.00	$696.88	$1,916.12
02-22-254-004	6		SFD	1	$2,613.00	$696.88	$1,916.12
02-22-254-005	7		SFD	1	$2,613.00	$696.88	$1,916.12
02-22-254-006	8		SFD	1	$2,613.00	$696.88	$1,916.12
02-22-254-007	9		SFD	1	$2,613.00	$696.88	$1,916.12
02-22-254-008	10		SFD	1	$2,613.00	$696.88	$1,916.12

United City of Yorkville
Special Services Area No. 2005-108
(Autumn Creek)
Levy Year 2025

PIN	Lot	Unit	Land Use	# of Units	2025 Special Tax Levy		
					Original Amount Levied	Amount to be Abated	Amount to be Collected
02-22-254-009	11		SFD	1	$2,613.00	$696.88	$1,916.12
02-22-254-010	12		SFD	1	$2,613.00	$696.88	$1,916.12
02-22-254-012	14		SFD	1	$2,613.00	$696.88	$1,916.12
02-22-255-001	126		SFD	1	$2,613.00	$696.88	$1,916.12
02-22-255-002	125		SFD	1	$2,613.00	$696.88	$1,916.12
02-22-255-003	124		SFD	1	$2,613.00	$696.88	$1,916.12
02-22-255-004	123		SFD	1	$2,613.00	$696.88	$1,916.12
02-22-255-006	121		SFD	1	$2,613.00	$696.88	$1,916.12
02-22-255-007	120		SFD	1	$2,613.00	$696.88	$1,916.12
02-22-255-008	119		SFD	1	$2,613.00	$696.88	$1,916.12
02-22-255-009	118		SFD	1	$2,613.00	$696.88	$1,916.12
02-22-255-010	117		SFD	1	$2,613.00	$696.88	$1,916.12
02-22-255-011	116		SFD	1	$2,613.00	$696.88	$1,916.12
02-22-255-012	115		SFD	1	$2,613.00	$696.88	$1,916.12
02-22-255-013	114		SFD	1	$2,613.00	$696.88	$1,916.12
02-22-255-032	13		SFD	1	$2,613.00	$696.88	$1,916.12
02-22-255-033	14		SFD	1	$2,613.00	$696.88	$1,916.12
02-22-255-034	15		SFD	1	$2,613.00	$696.88	$1,916.12
02-22-255-035	16		SFD	1	$2,613.00	$696.88	$1,916.12
02-22-255-036	17		SFD	1	$2,613.00	$696.88	$1,916.12
02-22-255-037	18		SFD	1	$2,613.00	$696.88	$1,916.12
02-22-255-038	19		SFD	1	$2,613.00	$696.88	$1,916.12
02-22-255-039	20		SFD	1	$2,613.00	$696.88	$1,916.12
02-22-255-040	21		SFD	1	$2,613.00	$696.88	$1,916.12
02-22-255-041	22		SFD	1	$2,613.00	$696.88	$1,916.12
02-22-255-042	23		SFD	1	$2,613.00	$696.88	$1,916.12
02-22-255-043	24		SFD	1	$2,613.00	$696.88	$1,916.12
02-22-255-044	25		SFD	1	$2,613.00	$696.88	$1,916.12
02-22-255-045	26		SFD	1	$2,613.00	$696.88	$1,916.12
02-22-255-046	27		SFD	1	$2,613.00	$696.88	$1,916.12
02-22-255-047	28		SFD	1	$2,613.00	$696.88	$1,916.12
02-22-255-048	29		SFD	1	$2,613.00	$696.88	$1,916.12
02-22-255-049	30		SFD	1	$2,613.00	$696.88	$1,916.12
02-22-255-050	31		SFD	1	$2,613.00	$696.88	$1,916.12
02-22-255-051	32		SFD	1	$2,613.00	$696.88	$1,916.12
02-22-255-052	33		SFD	1	$2,613.00	$696.88	$1,916.12
02-22-255-053	34		SFD	1	$2,613.00	$696.88	$1,916.12
02-22-256-001	15		SFD	1	$2,613.00	$696.88	$1,916.12
02-22-256-002	16		SFD	1	$2,613.00	$696.88	$1,916.12

United City of Yorkville
Special Services Area No. 2005-108
(Autumn Creek)
Levy Year 2025

PIN	Lot	Unit	Land Use	# of Units	2025 Special Tax Levy		
					Original Amount Levied	Amount to be Abated	Amount to be Collected
02-22-256-003	17		SFD	1	$2,613.00	$696.88	$1,916.12
02-22-256-005	19		SFD	1	$2,613.00	$696.88	$1,916.12
02-22-256-006	20		SFD	1	$2,613.00	$696.88	$1,916.12
02-22-256-007	21		SFD	1	$2,613.00	$696.88	$1,916.12
02-22-256-008	22		SFD	1	$2,613.00	$696.88	$1,916.12
02-22-256-009	23		SFD	1	$2,613.00	$696.88	$1,916.12
02-22-256-010	24		SFD	1	$2,613.00	$696.88	$1,916.12
02-22-256-011	25		SFD	1	$2,613.00	$696.88	$1,916.12
02-22-256-012	26		SFD	1	$2,613.00	$696.88	$1,916.12
02-22-257-001	113		SFD	1	$2,613.00	$696.88	$1,916.12
02-22-257-011	170		SFD	1	$2,613.00	$696.88	$1,916.12
02-22-257-012	169		SFD	1	$2,613.00	$696.88	$1,916.12
02-22-257-014	167		SFD	1	$2,613.00	$696.88	$1,916.12
02-22-257-015	166		SFD	1	$2,613.00	$696.88	$1,916.12
02-22-257-016	165		SFD	1	$2,613.00	$696.88	$1,916.12
02-22-257-017	164		SFD	1	$2,613.00	$696.88	$1,916.12
02-22-257-018	163		SFD	1	$2,613.00	$696.88	$1,916.12
02-22-257-019	162		SFD	1	$2,613.00	$696.88	$1,916.12
02-22-257-020	111		SFD	1	$2,613.00	$696.88	$1,916.12
02-22-257-021	112		SFD	1	$2,613.00	$696.88	$1,916.12
02-22-257-023	1		SFD	1	$2,613.00	$696.88	$1,916.12
02-22-257-024	2		SFD	1	$2,613.00	$696.88	$1,916.12
02-22-257-025	3		SFD	1	$2,613.00	$696.88	$1,916.12
02-22-257-026	4		SFD	1	$2,613.00	$696.88	$1,916.12
02-22-257-027	5		SFD	1	$2,613.00	$696.88	$1,916.12
02-22-257-028	6		SFD	1	$2,613.00	$696.88	$1,916.12
02-22-257-029	7		SFD	1	$2,613.00	$696.88	$1,916.12
02-22-257-031	9		SFD	1	$2,613.00	$696.88	$1,916.12
02-22-257-032	10		SFD	1	$2,613.00	$696.88	$1,916.12
02-22-258-001	110		SFD	1	$2,613.00	$696.88	$1,916.12
02-22-258-002	186		SFD	1	$2,613.00	$696.88	$1,916.12
02-22-258-003	185		SFD	1	$2,613.00	$696.88	$1,916.12
02-22-258-004	184		SFD	1	$2,613.00	$696.88	$1,916.12
02-22-258-005	183		SFD	1	$2,613.00	$696.88	$1,916.12
02-22-258-006	182		SFD	1	$2,613.00	$696.88	$1,916.12
02-22-258-007	181		SFD	1	$2,613.00	$696.88	$1,916.12
02-22-258-009	179		SFD	1	$2,613.00	$696.88	$1,916.12
02-22-258-010	192		SFD	1	$2,613.00	$696.88	$1,916.12
02-22-258-011	191		SFD	1	$2,613.00	$696.88	$1,916.12

United City of Yorkville
Special Services Area No. 2005-108
(Autumn Creek)
Levy Year 2025

PIN	Lot	Unit	Land Use	# of Units	2025 Special Tax Levy		
					Original Amount Levied	Amount to be Abated	Amount to be Collected
02-22-258-012	190		SFD	1	$2,613.00	$696.88	$1,916.12
02-22-258-013	189		SFD	1	$2,613.00	$696.88	$1,916.12
02-22-258-014	188		SFD	1	$2,613.00	$696.88	$1,916.12
02-22-258-015	187		SFD	1	$2,613.00	$696.88	$1,916.12
02-22-258-016	109		SFD	1	$2,613.00	$696.88	$1,916.12
02-22-259-001	91		SFD	1	$2,613.00	$696.88	$1,916.12
02-22-275-001	27		SFD	1	$2,613.00	$696.88	$1,916.12
02-22-275-002	28		SFD	1	$2,613.00	$696.88	$1,916.12
02-22-275-003	29		SFD	1	$2,613.00	$696.88	$1,916.12
02-22-275-004	30		SFD	1	$2,613.00	$696.88	$1,916.12
02-22-275-005	31		SFD	1	$2,613.00	$696.88	$1,916.12
02-22-275-006	32		SFD	1	$2,613.00	$696.88	$1,916.12
02-22-275-007	33		SFD	1	$2,613.00	$696.88	$1,916.12
02-22-275-008	34		SFD	1	$2,613.00	$696.88	$1,916.12
02-22-275-009	35		SFD	1	$2,613.00	$696.88	$1,916.12
02-22-275-010	36		SFD	1	$2,613.00	$696.88	$1,916.12
02-22-275-011	37		SFD	1	$2,613.00	$696.88	$1,916.12
02-22-277-002	107		SFD	1	$2,613.00	$696.88	$1,916.12
02-22-277-003	106		SFD	1	$2,613.00	$696.88	$1,916.12
02-22-277-004	105		SFD	1	$2,613.00	$696.88	$1,916.12
02-22-277-005	104		SFD	1	$2,613.00	$696.88	$1,916.12
02-22-277-006	93		SFD	1	$2,613.00	$696.88	$1,916.12
02-22-277-007	92		SFD	1	$2,613.00	$696.88	$1,916.12
02-22-352-004	173		SFD	1	$2,613.00	$696.88	$1,916.12
02-22-352-006	171		SFD	1	$2,613.00	$696.88	$1,916.12
02-22-353-001	178		SFD	1	$2,613.00	$696.88	$1,916.12
02-22-353-003	176		SFD	1	$2,613.00	$696.88	$1,916.12
02-22-353-005	197		SFD	1	$2,613.00	$696.88	$1,916.12
02-22-353-006	196		SFD	1	$2,613.00	$696.88	$1,916.12
02-22-353-007	195		SFD	1	$2,613.00	$696.88	$1,916.12
02-22-353-008	194		SFD	1	$2,613.00	$696.88	$1,916.12
02-22-353-009	193		SFD	1	$2,613.00	$696.88	$1,916.12
02-22-354-001	90		SFD	1	$2,613.00	$696.88	$1,916.12
02-22-354-002	89		SFD	1	$2,613.00	$696.88	$1,916.12
02-22-354-003	88		SFD	1	$2,613.00	$696.88	$1,916.12
02-22-354-004	198		SFD	1	$2,613.00	$696.88	$1,916.12
02-22-354-005	199		SFD	1	$2,613.00	$696.88	$1,916.12
02-22-354-006	200		SFD	1	$2,613.00	$696.88	$1,916.12
02-22-354-007	201		SFD	1	$2,613.00	$696.88	$1,916.12

United City of Yorkville
Special Services Area No. 2005-108
(Autumn Creek)
Levy Year 2025

PIN	Lot	Unit	Land Use	# of Units	2025 Special Tax Levy		
					Original Amount Levied	Amount to be Abated	Amount to be Collected
02-22-354-008	202		SFD	1	$2,613.00	$696.88	$1,916.12
02-22-354-009	78		SFD	1	$2,613.00	$696.88	$1,916.12
02-22-354-010	79		SFD	1	$2,613.00	$696.88	$1,916.12
02-22-354-011	80		SFD	1	$2,613.00	$696.88	$1,916.12
02-22-358-001	77		SFD	1	$2,613.00	$696.88	$1,916.12
02-22-478-001	87		SFD	1	$2,613.00	$696.88	$1,916.12
02-22-478-002	86		SFD	1	$2,613.00	$696.88	$1,916.12
02-22-478-003	85		SFD	1	$2,613.00	$696.88	$1,916.12
02-22-478-004	84		SFD	1	$2,613.00	$696.88	$1,916.12
02-22-478-005	83		SFD	1	$2,613.00	$696.88	$1,916.12
02-22-478-006	82		SFD	1	$2,613.00	$696.88	$1,916.12
02-22-478-007	81		SFD	1	$2,613.00	$696.88	$1,916.12
02-22-479-001	76		SFD	1	$2,613.00	$696.88	$1,916.12
02-22-479-002	75		SFD	1	$2,613.00	$696.88	$1,916.12
02-22-479-003	74		SFD	1	$2,613.00	$696.88	$1,916.12
02-22-479-004	73		SFD	1	$2,613.00	$696.88	$1,916.12
02-22-479-005	72		SFD	1	$2,613.00	$696.88	$1,916.12
02-22-479-006	71		SFD	1	$2,613.00	$696.88	$1,916.12
02-22-479-007	70		SFD	1	$2,613.00	$696.88	$1,916.12
02-22-479-008	69		SFD	1	$2,613.00	$696.88	$1,916.12
02-22-479-009	68		SFD	1	$2,613.00	$696.88	$1,916.12
02-22-479-010	67		SFD	1	$2,613.00	$696.88	$1,916.12
02-22-479-011	66		SFD	1	$2,613.00	$696.88	$1,916.12
02-22-480-001	94		SFD	1	$2,613.00	$696.88	$1,916.12
02-22-480-002	95		SFD	1	$2,613.00	$696.88	$1,916.12
02-22-480-003	96		SFD	1	$2,613.00	$696.88	$1,916.12
02-22-480-004	97		SFD	1	$2,613.00	$696.88	$1,916.12
02-22-480-005	98		SFD	1	$2,613.00	$696.88	$1,916.12
02-22-480-006	99		SFD	1	$2,613.00	$696.88	$1,916.12
02-22-480-007	100		SFD	1	$2,613.00	$696.88	$1,916.12
02-22-480-008	101		SFD	1	$2,613.00	$696.88	$1,916.12
02-22-480-009	102		SFD	1	$2,613.00	$696.88	$1,916.12
02-22-480-010	103		SFD	1	$2,613.00	$696.88	$1,916.12
02-22-481-001	38		SFD	1	$2,613.00	$696.88	$1,916.12
02-22-481-002	39		SFD	1	$2,613.00	$696.88	$1,916.12
02-22-481-003	40		SFD	1	$2,613.00	$696.88	$1,916.12
02-22-481-004	41		SFD	1	$2,613.00	$696.88	$1,916.12
02-22-481-005	42		SFD	1	$2,613.00	$696.88	$1,916.12
02-22-481-006	43		SFD	1	$2,613.00	$696.88	$1,916.12

United City of Yorkville
Special Services Area No. 2005-108
(Autumn Creek)
Levy Year 2025

PIN	Lot	Unit	Land Use	# of Units	2025 Special Tax Levy		
					Original Amount Levied	Amount to be Abated	Amount to be Collected
02-22-481-007	44		SFD	1	$2,613.00	$696.88	$1,916.12
02-22-481-008	45		SFD	1	$2,613.00	$696.88	$1,916.12
02-22-481-009	46		SFD	1	$2,613.00	$696.88	$1,916.12
02-22-481-010	47		SFD	1	$2,613.00	$696.88	$1,916.12
02-22-481-011	48		SFD	1	$2,613.00	$696.88	$1,916.12
02-22-481-012	49		SFD	1	$2,613.00	$696.88	$1,916.12
02-22-481-013	50		SFD	1	$2,613.00	$696.88	$1,916.12
02-22-481-014	51		SFD	1	$2,613.00	$696.88	$1,916.12
02-22-481-015	52		SFD	1	$2,613.00	$696.88	$1,916.12
02-22-481-016	53		SFD	1	$2,613.00	$696.88	$1,916.12
02-22-481-017	54		SFD	1	$2,613.00	$696.88	$1,916.12
02-22-481-018	55		SFD	1	$2,613.00	$696.88	$1,916.12
02-22-481-019	56		SFD	1	$2,613.00	$696.88	$1,916.12
02-22-481-020	57		SFD	1	$2,613.00	$696.88	$1,916.12
02-22-481-021	58		SFD	1	$2,613.00	$696.88	$1,916.12
02-22-481-022	59		SFD	1	$2,613.00	$696.88	$1,916.12
02-22-481-023	60		SFD	1	$2,613.00	$696.88	$1,916.12
02-22-481-024	61		SFD	1	$2,613.00	$696.88	$1,916.12
02-22-481-025	62		SFD	1	$2,613.00	$696.88	$1,916.12
02-22-481-026	63		SFD	1	$2,613.00	$696.88	$1,916.12
02-22-481-027	64		SFD	1	$2,613.00	$696.88	$1,916.12
			Subtotal	**333**	**$870,129.00**	**$232,061.04**	**$638,067.96**
Townhome Property							
02-22-230-004	227	1	THM	1	$2,222.00	$592.60	$1,629.40
02-22-230-005	227	2	THM	1	$2,222.00	$592.60	$1,629.40
02-22-230-006	227	3	THM	1	$2,222.00	$592.60	$1,629.40
02-22-230-007	227	4	THM	1	$2,222.00	$592.60	$1,629.40
02-22-230-008	227	5	THM	1	$2,222.00	$592.60	$1,629.40
02-22-230-010	226	1	THM	1	$2,222.00	$592.60	$1,629.40
02-22-230-011	226	2	THM	1	$2,222.00	$592.60	$1,629.40
02-22-230-012	226	3	THM	1	$2,222.00	$592.60	$1,629.40
02-22-230-013	226	4	THM	1	$2,222.00	$592.60	$1,629.40
02-22-230-014	226	5	THM	1	$2,222.00	$592.60	$1,629.40
02-22-351-003	149	1	THM	1	$2,222.00	$592.60	$1,629.40
02-22-351-004	149	2	THM	1	$2,222.00	$592.60	$1,629.40
02-22-351-005	149	3	THM	1	$2,222.00	$592.60	$1,629.40
02-22-351-006	149	4	THM	1	$2,222.00	$592.60	$1,629.40
02-22-351-007	149	5	THM	1	$2,222.00	$592.60	$1,629.40
02-22-351-008	149	6	THM	1	$2,222.00	$592.60	$1,629.40
02-22-351-010	150	1	THM	1	$2,222.00	$592.60	$1,629.40

United City of Yorkville
Special Services Area No. 2005-108
(Autumn Creek)
Levy Year 2025

PIN	Lot	Unit	Land Use	# of Units	2025 Special Tax Levy		
					Original Amount Levied	Amount to be Abated	Amount to be Collected
02-22-351-011	150	2	THM	1	$2,222.00	$592.60	$1,629.40
02-22-351-012	150	3	THM	1	$2,222.00	$592.60	$1,629.40
02-22-351-013	150	4	THM	1	$2,222.00	$592.60	$1,629.40
02-22-351-014	150	5	THM	1	$2,222.00	$592.60	$1,629.40
02-22-351-015	150	6	THM	1	$2,222.00	$592.60	$1,629.40
02-22-352-007	151	1	THM	1	$2,222.00	$592.60	$1,629.40
02-22-352-008	151	2	THM	1	$2,222.00	$592.60	$1,629.40
02-22-352-009	151	3	THM	1	$2,222.00	$592.60	$1,629.40
02-22-352-010	151	4	THM	1	$2,222.00	$592.60	$1,629.40
02-22-352-012	152	1	THM	1	$2,222.00	$592.60	$1,629.40
02-22-352-013	152	2	THM	1	$2,222.00	$592.60	$1,629.40
02-22-352-014	152	3	THM	1	$2,222.00	$592.60	$1,629.40
02-22-352-015	152	4	THM	1	$2,222.00	$592.60	$1,629.40
02-22-355-005	225	1	THM	1	$2,222.00	$592.60	$1,629.40
02-22-355-006	225	2	THM	1	$2,222.00	$592.60	$1,629.40
02-22-355-007	225	3	THM	1	$2,222.00	$592.60	$1,629.40
02-22-355-008	225	4	THM	1	$2,222.00	$592.60	$1,629.40
02-22-355-009	225	5	THM	1	$2,222.00	$592.60	$1,629.40
02-22-355-011	224	1	THM	1	$2,222.00	$592.60	$1,629.40
02-22-355-012	224	2	THM	1	$2,222.00	$592.60	$1,629.40
02-22-355-013	224	3	THM	1	$2,222.00	$592.60	$1,629.40
02-22-355-014	224	4	THM	1	$2,222.00	$592.60	$1,629.40
02-22-355-015	224	5	THM	1	$2,222.00	$592.60	$1,629.40
02-22-355-018	223	a	THM	1	$2,222.00	$592.60	$1,629.40
02-22-355-020	223	b	THM	1	$2,222.00	$592.60	$1,629.40
02-22-355-025	222	a	THM	1	$2,222.00	$592.60	$1,629.40
02-22-355-027	222	b	THM	1	$2,222.00	$592.60	$1,629.40
02-22-355-028	222	c	THM	1	$2,222.00	$592.60	$1,629.40
02-22-355-030	222	d	THM	1	$2,222.00	$592.60	$1,629.40
02-22-355-031	222	e	THM	1	$2,222.00	$592.60	$1,629.40
02-22-355-033	223	c	THM	1	$2,222.00	$592.60	$1,629.40
02-22-355-034	223	d	THM	1	$2,222.00	$592.60	$1,629.40
02-22-355-035	223	e	THM	1	$2,222.00	$592.60	$1,629.40
02-22-356-009	218	1	THM	1	$2,222.00	$592.60	$1,629.40
02-22-356-010	218	2	THM	1	$2,222.00	$592.60	$1,629.40
02-22-356-011	218	3	THM	1	$2,222.00	$592.60	$1,629.40
02-22-356-012	218	4	THM	1	$2,222.00	$592.60	$1,629.40
02-22-356-013	218	5	THM	1	$2,222.00	$592.60	$1,629.40
02-22-356-014	218	6	THM	1	$2,222.00	$592.60	$1,629.40

United City of Yorkville
Special Services Area No. 2005-108
(Autumn Creek)
Levy Year 2025

PIN	Lot	Unit	Land Use	# of Units	2025 Special Tax Levy		
					Original Amount Levied	Amount to be Abated	Amount to be Collected
02-22-356-016	217	1	THM	1	$2,222.00	$592.60	$1,629.40
02-22-356-017	217	2	THM	1	$2,222.00	$592.60	$1,629.40
02-22-356-018	217	3	THM	1	$2,222.00	$592.60	$1,629.40
02-22-356-019	217	4	THM	1	$2,222.00	$592.60	$1,629.40
02-22-356-020	217	5	THM	1	$2,222.00	$592.60	$1,629.40
02-22-356-021	217	6	THM	1	$2,222.00	$592.60	$1,629.40
02-22-356-023	216	1	THM	1	$2,222.00	$592.60	$1,629.40
02-22-356-024	216	2	THM	1	$2,222.00	$592.60	$1,629.40
02-22-356-025	216	3	THM	1	$2,222.00	$592.60	$1,629.40
02-22-356-026	216	4	THM	1	$2,222.00	$592.60	$1,629.40
02-22-356-027	216	5	THM	1	$2,222.00	$592.60	$1,629.40
02-22-356-029	215	1	THM	1	$2,222.00	$592.60	$1,629.40
02-22-356-030	215	2	THM	1	$2,222.00	$592.60	$1,629.40
02-22-356-031	215	3	THM	1	$2,222.00	$592.60	$1,629.40
02-22-356-032	215	4	THM	1	$2,222.00	$592.60	$1,629.40
02-22-356-033	215	5	THM	1	$2,222.00	$592.60	$1,629.40
02-22-356-036	214	2	THM	1	$2,222.00	$592.60	$1,629.40
02-22-356-038	214	4	THM	1	$2,222.00	$592.60	$1,629.40
02-22-356-042	220	2	THM	1	$2,222.00	$592.60	$1,629.40
02-22-356-043	220	3	THM	1	$2,222.00	$592.60	$1,629.40
02-22-356-044	220	4	THM	1	$2,222.00	$592.60	$1,629.40
02-22-356-045	220	5	THM	1	$2,222.00	$592.60	$1,629.40
02-22-356-046	220	6	THM	1	$2,222.00	$592.60	$1,629.40
02-22-356-048	219	1	THM	1	$2,222.00	$592.60	$1,629.40
02-22-356-049	219	2	THM	1	$2,222.00	$592.60	$1,629.40
02-22-356-050	219	3	THM	1	$2,222.00	$592.60	$1,629.40
02-22-356-051	219	4	THM	1	$2,222.00	$592.60	$1,629.40
02-22-356-052	219	5	THM	1	$2,222.00	$592.60	$1,629.40
02-22-356-053	219	6	THM	1	$2,222.00	$592.60	$1,629.40
02-22-356-055	221	1	THM	1	$2,222.00	$592.60	$1,629.40
02-22-356-056	221	2	THM	1	$2,222.00	$592.60	$1,629.40
02-22-356-057	221	3	THM	1	$2,222.00	$592.60	$1,629.40
02-22-356-058	221	4	THM	1	$2,222.00	$592.60	$1,629.40
02-22-357-012	204	1	THM	1	$2,222.00	$592.60	$1,629.40
02-22-357-013	204	2	THM	1	$2,222.00	$592.60	$1,629.40
02-22-357-014	204	3	THM	1	$2,222.00	$592.60	$1,629.40
02-22-357-015	204	4	THM	1	$2,222.00	$592.60	$1,629.40
02-22-357-016	204	5	THM	1	$2,222.00	$592.60	$1,629.40
02-22-357-018	206	1	THM	1	$2,222.00	$592.60	$1,629.40

United City of Yorkville
Special Services Area No. 2005-108
(Autumn Creek)
Levy Year 2025

PIN	Lot	Unit	Land Use	# of Units	2025 Special Tax Levy		
					Original Amount Levied	Amount to be Abated	Amount to be Collected
02-22-357-019	206	2	THM	1	$2,222.00	$592.60	$1,629.40
02-22-357-020	206	3	THM	1	$2,222.00	$592.60	$1,629.40
02-22-357-021	206	4	THM	1	$2,222.00	$592.60	$1,629.40
02-22-357-022	206	5	THM	1	$2,222.00	$592.60	$1,629.40
02-22-357-024	205	1	THM	1	$2,222.00	$592.60	$1,629.40
02-22-357-025	205	2	THM	1	$2,222.00	$592.60	$1,629.40
02-22-357-026	205	3	THM	1	$2,222.00	$592.60	$1,629.40
02-22-357-027	205	4	THM	1	$2,222.00	$592.60	$1,629.40
02-22-357-028	205	5	THM	1	$2,222.00	$592.60	$1,629.40
02-22-357-030	207	1	THM	1	$2,222.00	$592.60	$1,629.40
02-22-357-031	207	2	THM	1	$2,222.00	$592.60	$1,629.40
02-22-357-032	207	3	THM	1	$2,222.00	$592.60	$1,629.40
02-22-357-033	207	4	THM	1	$2,222.00	$592.60	$1,629.40
02-22-357-034	207	5	THM	1	$2,222.00	$592.60	$1,629.40
02-22-357-036	208	1	THM	1	$2,222.00	$592.60	$1,629.40
02-22-357-037	208	2	THM	1	$2,222.00	$592.60	$1,629.40
02-22-357-038	208	3	THM	1	$2,222.00	$592.60	$1,629.40
02-22-357-039	208	4	THM	1	$2,222.00	$592.60	$1,629.40
02-22-357-040	208	5	THM	1	$2,222.00	$592.60	$1,629.40
02-22-357-042	209	1	THM	1	$2,222.00	$592.60	$1,629.40
02-22-357-043	209	2	THM	1	$2,222.00	$592.60	$1,629.40
02-22-357-044	209	3	THM	1	$2,222.00	$592.60	$1,629.40
02-22-357-045	209	4	THM	1	$2,222.00	$592.60	$1,629.40
02-22-357-046	209	5	THM	1	$2,222.00	$592.60	$1,629.40
02-22-357-048	210	1	THM	1	$2,222.00	$592.60	$1,629.40
02-22-357-049	210	2	THM	1	$2,222.00	$592.60	$1,629.40
02-22-357-050	210	3	THM	1	$2,222.00	$592.60	$1,629.40
02-22-357-051	210	4	THM	1	$2,222.00	$592.60	$1,629.40
02-22-357-052	210	5	THM	1	$2,222.00	$592.60	$1,629.40
02-22-357-054	211	1	THM	1	$2,222.00	$592.60	$1,629.40
02-22-357-055	211	2	THM	1	$2,222.00	$592.60	$1,629.40
02-22-357-056	211	3	THM	1	$2,222.00	$592.60	$1,629.40
02-22-357-057	211	4	THM	1	$2,222.00	$592.60	$1,629.40
02-22-357-058	211	5	THM	1	$2,222.00	$592.60	$1,629.40
02-22-357-059	211	6	THM	1	$2,222.00	$592.60	$1,629.40
02-22-357-062	212	2	THM	1	$2,222.00	$592.60	$1,629.40
02-22-357-063	212	3	THM	1	$2,222.00	$592.60	$1,629.40
02-22-357-064	212	4	THM	1	$2,222.00	$592.60	$1,629.40
02-22-357-065	212	5	THM	1	$2,222.00	$592.60	$1,629.40

United City of Yorkville
Special Services Area No. 2005-108
(Autumn Creek)
Levy Year 2025

PIN	Lot	Unit	Land Use	# of Units	2025 Special Tax Levy Original Amount Levied	Amount to be Abated	Amount to be Collected
02-22-357-069	213	2	THM	1	$2,222.00	$592.60	$1,629.40
02-22-357-070	213	3	THM	1	$2,222.00	$592.60	$1,629.40
02-22-357-071	213	4	THM	1	$2,222.00	$592.60	$1,629.40
02-22-357-075	203	a	THM	1	$2,222.00	$592.60	$1,629.40
02-22-357-077	203	b	THM	1	$2,222.00	$592.60	$1,629.40
02-22-357-079	203	c	THM	1	$2,222.00	$592.60	$1,629.40
02-22-357-080	203	d	THM	1	$2,222.00	$592.60	$1,629.40
02-22-357-081	203	e	THM	1	$2,222.00	$592.60	$1,629.40
			Subtotal	**142**	**$315,524.00**	**$84,149.20**	**$231,374.80**
Prepaid Single Family Property							
02-15-376-012	335		PREPAYS	1	$2,613.00	$2,613.00	$0.00
02-15-376-014	338		PREPAYS	1	$2,613.00	$2,613.00	$0.00
02-22-103-005	323		PREPAYS	1	$2,613.00	$2,613.00	$0.00
02-22-126-015	315		PREPAYS	1	$2,613.00	$2,613.00	$0.00
02-22-128-001	349		PREPAYS	1	$2,613.00	$2,613.00	$0.00
02-22-174-015	264		PREPAYS	1	$2,613.00	$2,613.00	$0.00
02-22-176-012	235		PREPAYS	1	$2,613.00	$2,613.00	$0.00
			Subtotal	**7**	**$18,291.00**	**$18,291.00**	**$0.00**
			GRAND TOTALS	**482**	**$1,203,944.00**	**$334,501.24**	**$869,442.76**
				(# of units)	(maximum taxes)	(taxes abated)	(taxes levied)

APPENDIX H

United City of Yorkville SSA No. 2005-108 and SSA No. 2005-109
Administration Report
(Levy Year 2025)

2025 AMENDED SSA NO. 2005-109 SPECIAL TAX ROLL

United City of Yorkville
Special Servces Area No. 2005-109
(Bristol Bay)
Levy Year 2025

PIN	Lot	Land Use	# of Units	2025 Special Tax Levy		
				Original Amount Levied	Amount to be Abated	Amount to be Collected
First Series - Single Family Property						
02-04-328-027	1240	SFD	1	$2,822.00	$690.46	$2,131.54
02-04-328-028	1239	SFD	1	$2,822.00	$690.46	$2,131.54
02-04-328-029	1238	SFD	1	$2,822.00	$690.46	$2,131.54
02-04-328-030	1237	SFD	1	$2,822.00	$690.46	$2,131.54
02-04-328-031	1236	SFD	1	$2,822.00	$690.46	$2,131.54
02-04-328-032	1235	SFD	1	$2,822.00	$690.46	$2,131.54
02-04-328-033	1234	SFD	1	$2,822.00	$690.46	$2,131.54
02-04-328-034	1233	SFD	1	$2,822.00	$690.46	$2,131.54
02-04-328-035	1232	SFD	1	$2,822.00	$690.46	$2,131.54
02-04-328-036	1231	SFD	1	$2,822.00	$690.46	$2,131.54
02-04-328-037	1230	SFD	1	$2,822.00	$690.46	$2,131.54
02-04-328-038	1229	SFD	1	$2,822.00	$690.46	$2,131.54
02-04-328-039	1228	SFD	1	$2,822.00	$690.46	$2,131.54
02-04-328-040	1227	SFD	1	$2,822.00	$690.46	$2,131.54
02-04-328-041	1226	SFD	1	$2,822.00	$690.46	$2,131.54
02-04-328-042	1225	SFD	1	$2,822.00	$690.46	$2,131.54
02-04-332-001	1210	SFD	1	$2,822.00	$690.46	$2,131.54
02-04-332-002	1211	SFD	1	$2,822.00	$690.46	$2,131.54
02-04-332-003	1212	SFD	1	$2,822.00	$690.46	$2,131.54
02-04-333-001	1253	SFD	1	$2,822.00	$690.46	$2,131.54
02-04-333-002	1252	SFD	1	$2,822.00	$690.46	$2,131.54
02-04-333-003	1251	SFD	1	$2,822.00	$690.46	$2,131.54
02-04-333-004	1250	SFD	1	$2,822.00	$690.46	$2,131.54
02-04-333-005	1245	SFD	1	$2,822.00	$690.46	$2,131.54
02-04-333-006	1244	SFD	1	$2,822.00	$690.46	$2,131.54
02-04-333-007	1243	SFD	1	$2,822.00	$690.46	$2,131.54
02-04-333-008	1242	SFD	1	$2,822.00	$690.46	$2,131.54
02-04-333-009	1241	SFD	1	$2,822.00	$690.46	$2,131.54
02-04-404-002	1213	SFD	1	$2,822.00	$690.46	$2,131.54
02-04-404-003	1214	SFD	1	$2,822.00	$690.46	$2,131.54
02-04-404-004	1215	SFD	1	$2,822.00	$690.46	$2,131.54
02-04-404-005	1216	SFD	1	$2,822.00	$690.46	$2,131.54
02-04-404-006	1217	SFD	1	$2,822.00	$690.46	$2,131.54
02-04-404-007	1218	SFD	1	$2,822.00	$690.46	$2,131.54
02-04-404-008	1219	SFD	1	$2,822.00	$690.46	$2,131.54
02-04-404-009	1220	SFD	1	$2,822.00	$690.46	$2,131.54
02-04-404-010	1221	SFD	1	$2,822.00	$690.46	$2,131.54
02-04-404-011	1222	SFD	1	$2,822.00	$690.46	$2,131.54
02-04-404-012	1223	SFD	1	$2,822.00	$690.46	$2,131.54
02-04-404-013	1224	SFD	1	$2,822.00	$690.46	$2,131.54

United City of Yorkville
Special Servces Area No. 2005-109
(Bristol Bay)
Levy Year 2025

PIN	Lot	Land Use	# of Units	2025 Special Tax Levy		
				Original Amount Levied	Amount to be Abated	Amount to be Collected
02-04-405-001	1249	SFD	1	$2,822.00	$690.46	$2,131.54
02-04-405-002	1248	SFD	1	$2,822.00	$690.46	$2,131.54
02-04-405-003	1247	SFD	1	$2,822.00	$690.46	$2,131.54
02-04-405-004	1246	SFD	1	$2,822.00	$690.46	$2,131.54
02-04-406-003	1093	SFD	1	$2,822.00	$690.46	$2,131.54
02-04-406-004	1094	SFD	1	$2,822.00	$690.46	$2,131.54
02-04-406-005	1095	SFD	1	$2,822.00	$690.46	$2,131.54
02-04-406-006	1096	SFD	1	$2,822.00	$690.46	$2,131.54
02-04-406-007	1097	SFD	1	$2,822.00	$690.46	$2,131.54
02-04-406-008	1098	SFD	1	$2,822.00	$690.46	$2,131.54
02-04-406-009	1099	SFD	1	$2,822.00	$690.46	$2,131.54
02-04-406-010	1100	SFD	1	$2,822.00	$690.46	$2,131.54
02-04-406-011	1101	SFD	1	$2,822.00	$690.46	$2,131.54
02-04-407-002	1092	SFD	1	$2,822.00	$690.46	$2,131.54
02-04-407-003	1091	SFD	1	$2,822.00	$690.46	$2,131.54
02-04-407-004	1090	SFD	1	$2,822.00	$690.46	$2,131.54
02-04-407-005	1089	SFD	1	$2,822.00	$690.46	$2,131.54
02-04-407-006	1088	SFD	1	$2,822.00	$690.46	$2,131.54
02-04-407-007	1087	SFD	1	$2,822.00	$690.46	$2,131.54
02-04-407-008	1086	SFD	1	$2,822.00	$690.46	$2,131.54
02-04-407-009	1085	SFD	1	$2,822.00	$690.46	$2,131.54
02-04-407-010	1084	SFD	1	$2,822.00	$690.46	$2,131.54
02-04-408-001	1131	SFD	1	$2,822.00	$690.46	$2,131.54
02-04-408-002	1132	SFD	1	$2,822.00	$690.46	$2,131.54
02-04-408-003	1133	SFD	1	$2,822.00	$690.46	$2,131.54
02-04-408-004	1134	SFD	1	$2,822.00	$690.46	$2,131.54
02-04-408-005	1135	SFD	1	$2,822.00	$690.46	$2,131.54
02-04-408-006	1136	SFD	1	$2,822.00	$690.46	$2,131.54
02-04-408-007	1137	SFD	1	$2,822.00	$690.46	$2,131.54
02-04-408-008	1138	SFD	1	$2,822.00	$690.46	$2,131.54
02-04-408-009	1123	SFD	1	$2,822.00	$690.46	$2,131.54
02-04-408-010	1124	SFD	1	$2,822.00	$690.46	$2,131.54
02-04-408-011	1125	SFD	1	$2,822.00	$690.46	$2,131.54
02-04-408-012	1126	SFD	1	$2,822.00	$690.46	$2,131.54
02-04-408-013	1127	SFD	1	$2,822.00	$690.46	$2,131.54
02-04-408-014	1128	SFD	1	$2,822.00	$690.46	$2,131.54
02-04-408-015	1129	SFD	1	$2,822.00	$690.46	$2,131.54
02-04-408-016	1130	SFD	1	$2,822.00	$690.46	$2,131.54
02-04-409-002	977	SFD	1	$2,822.00	$690.46	$2,131.54
02-04-409-003	978	SFD	1	$2,822.00	$690.46	$2,131.54

United City of Yorkville
Special Servces Area No. 2005-109
(Bristol Bay)
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PIN	Lot	Land Use	# of Units	2025 Special Tax Levy		
				Original Amount Levied	Amount to be Abated	Amount to be Collected
02-04-409-004	979	SFD	1	$2,822.00	$690.46	$2,131.54
02-04-409-005	980	SFD	1	$2,822.00	$690.46	$2,131.54
02-04-409-006	981	SFD	1	$2,822.00	$690.46	$2,131.54
02-04-409-007	982	SFD	1	$2,822.00	$690.46	$2,131.54
02-04-409-008	983	SFD	1	$2,822.00	$690.46	$2,131.54
02-04-409-009	984	SFD	1	$2,822.00	$690.46	$2,131.54
02-04-409-010	985	SFD	1	$2,822.00	$690.46	$2,131.54
02-04-409-011	986	SFD	1	$2,822.00	$690.46	$2,131.54
02-04-410-001	1012	SFD	1	$2,822.00	$690.46	$2,131.54
02-04-410-002	1013	SFD	1	$2,822.00	$690.46	$2,131.54
02-04-410-003	1014	SFD	1	$2,822.00	$690.46	$2,131.54
02-04-410-004	1015	SFD	1	$2,822.00	$690.46	$2,131.54
02-04-410-005	1016	SFD	1	$2,822.00	$690.46	$2,131.54
02-04-410-006	1017	SFD	1	$2,822.00	$690.46	$2,131.54
02-04-410-007	1018	SFD	1	$2,822.00	$690.46	$2,131.54
02-04-410-008	1019	SFD	1	$2,822.00	$690.46	$2,131.54
02-04-410-009	1023	SFD	1	$2,822.00	$690.46	$2,131.54
02-04-410-010	1024	SFD	1	$2,822.00	$690.46	$2,131.54
02-04-410-011	1025	SFD	1	$2,822.00	$690.46	$2,131.54
02-04-410-012	1026	SFD	1	$2,822.00	$690.46	$2,131.54
02-04-410-013	1027	SFD	1	$2,822.00	$690.46	$2,131.54
02-04-411-001	1011	SFD	1	$2,822.00	$690.46	$2,131.54
02-04-411-002	1010	SFD	1	$2,822.00	$690.46	$2,131.54
02-04-411-003	1009	SFD	1	$2,822.00	$690.46	$2,131.54
02-04-411-004	1008	SFD	1	$2,822.00	$690.46	$2,131.54
02-04-411-005	1007	SFD	1	$2,822.00	$690.46	$2,131.54
02-04-411-006	1006	SFD	1	$2,822.00	$690.46	$2,131.54
02-04-411-007	1005	SFD	1	$2,822.00	$690.46	$2,131.54
02-04-411-008	1004	SFD	1	$2,822.00	$690.46	$2,131.54
02-04-411-009	1003	SFD	1	$2,822.00	$690.46	$2,131.54
02-04-411-010	1002	SFD	1	$2,822.00	$690.46	$2,131.54
02-04-411-011	1001	SFD	1	$2,822.00	$690.46	$2,131.54
02-04-411-012	1000	SFD	1	$2,822.00	$690.46	$2,131.54
02-04-411-013	999	SFD	1	$2,822.00	$690.46	$2,131.54
02-04-411-014	998	SFD	1	$2,822.00	$690.46	$2,131.54
02-04-425-001	1102	SFD	1	$2,822.00	$690.46	$2,131.54
02-04-425-002	1103	SFD	1	$2,822.00	$690.46	$2,131.54
02-04-425-003	1104	SFD	1	$2,822.00	$690.46	$2,131.54
02-04-425-004	1105	SFD	1	$2,822.00	$690.46	$2,131.54
02-04-426-001	1116	SFD	1	$2,822.00	$690.46	$2,131.54

United City of Yorkville
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PIN	Lot	Land Use	# of Units	2025 Special Tax Levy		
				Original Amount Levied	Amount to be Abated	Amount to be Collected
02-04-426-002	1117	SFD	1	$2,822.00	$690.46	$2,131.54
02-04-426-003	1118	SFD	1	$2,822.00	$690.46	$2,131.54
02-04-426-004	1119	SFD	1	$2,822.00	$690.46	$2,131.54
02-04-426-005	1120	SFD	1	$2,822.00	$690.46	$2,131.54
02-04-426-006	1121	SFD	1	$2,822.00	$690.46	$2,131.54
02-04-426-007	1122	SFD	1	$2,822.00	$690.46	$2,131.54
02-04-426-008	1106	SFD	1	$2,822.00	$690.46	$2,131.54
02-04-426-009	1107	SFD	1	$2,822.00	$690.46	$2,131.54
02-04-426-010	1108	SFD	1	$2,822.00	$690.46	$2,131.54
02-04-426-011	1109	SFD	1	$2,822.00	$690.46	$2,131.54
02-04-426-012	1110	SFD	1	$2,822.00	$690.46	$2,131.54
02-04-426-013	1111	SFD	1	$2,822.00	$690.46	$2,131.54
02-04-426-014	1112	SFD	1	$2,822.00	$690.46	$2,131.54
02-04-426-015	1113	SFD	1	$2,822.00	$690.46	$2,131.54
02-04-426-016	1114	SFD	1	$2,822.00	$690.46	$2,131.54
02-04-426-017	1115	SFD	1	$2,822.00	$690.46	$2,131.54
02-04-427-002	1028	SFD	1	$2,822.00	$690.46	$2,131.54
02-04-427-004	1030	SFD	1	$2,822.00	$690.46	$2,131.54
02-04-427-005	1031	SFD	1	$2,822.00	$690.46	$2,131.54
02-04-427-006	1032	SFD	1	$2,822.00	$690.46	$2,131.54
02-04-427-007	1033	SFD	1	$2,822.00	$690.46	$2,131.54
02-04-427-008	1034	SFD	1	$2,822.00	$690.46	$2,131.54
02-04-427-009	1035	SFD	1	$2,822.00	$690.46	$2,131.54
02-04-427-010	1036	SFD	1	$2,822.00	$690.46	$2,131.54
02-04-427-011	1037	SFD	1	$2,822.00	$690.46	$2,131.54
02-04-427-012	1038	SFD	1	$2,822.00	$690.46	$2,131.54
02-04-427-014	1039	SFD	1	$2,822.00	$690.46	$2,131.54
02-04-427-015	1040	SFD	1	$2,822.00	$690.46	$2,131.54
02-04-427-016	1041	SFD	1	$2,822.00	$690.46	$2,131.54
02-04-429-001	987	SFD	1	$2,822.00	$690.46	$2,131.54
02-04-429-002	988	SFD	1	$2,822.00	$690.46	$2,131.54
02-04-429-003	989	SFD	1	$2,822.00	$690.46	$2,131.54
02-04-429-004	990	SFD	1	$2,822.00	$690.46	$2,131.54
02-04-429-005	991	SFD	1	$2,822.00	$690.46	$2,131.54
02-04-429-006	992	SFD	1	$2,822.00	$690.46	$2,131.54
02-04-429-007	993	SFD	1	$2,822.00	$690.46	$2,131.54
02-04-429-008	994	SFD	1	$2,822.00	$690.46	$2,131.54
02-04-429-010	996	SFD	1	$2,822.00	$690.46	$2,131.54
02-04-429-011	997	SFD	1	$2,822.00	$690.46	$2,131.54
02-04-430-001	1022	SFD	1	$2,822.00	$690.46	$2,131.54

United City of Yorkville
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PIN	Lot	Land Use	# of Units	2025 Special Tax Levy		
				Original Amount Levied	Amount to be Abated	Amount to be Collected
02-04-430-002	1021	SFD	1	$2,822.00	$690.46	$2,131.54
02-04-430-003	1020	SFD	1	$2,822.00	$690.46	$2,131.54
02-04-452-001	1163	SFD	1	$2,822.00	$690.46	$2,131.54
02-04-452-002	1162	SFD	1	$2,822.00	$690.46	$2,131.54
02-04-452-003	1161	SFD	1	$2,822.00	$690.46	$2,131.54
02-04-452-004	1160	SFD	1	$2,822.00	$690.46	$2,131.54
02-04-452-005	1159	SFD	1	$2,822.00	$690.46	$2,131.54
02-04-452-006	1158	SFD	1	$2,822.00	$690.46	$2,131.54
02-04-452-007	1157	SFD	1	$2,822.00	$690.46	$2,131.54
02-04-452-008	1156	SFD	1	$2,822.00	$690.46	$2,131.54
02-04-452-009	1147	SFD	1	$2,822.00	$690.46	$2,131.54
02-04-452-010	1146	SFD	1	$2,822.00	$690.46	$2,131.54
02-04-452-012	1144	SFD	1	$2,822.00	$690.46	$2,131.54
02-04-452-013	1143	SFD	1	$2,822.00	$690.46	$2,131.54
02-04-452-014	1142	SFD	1	$2,822.00	$690.46	$2,131.54
02-04-452-015	1141	SFD	1	$2,822.00	$690.46	$2,131.54
02-04-452-016	1140	SFD	1	$2,822.00	$690.46	$2,131.54
02-04-452-017	1139	SFD	1	$2,822.00	$690.46	$2,131.54
02-04-453-001	1209	SFD	1	$2,822.00	$690.46	$2,131.54
02-04-453-002	1208	SFD	1	$2,822.00	$690.46	$2,131.54
02-04-453-003	1207	SFD	1	$2,822.00	$690.46	$2,131.54
02-04-453-004	1206	SFD	1	$2,822.00	$690.46	$2,131.54
02-04-453-005	1205	SFD	1	$2,822.00	$690.46	$2,131.54
02-04-453-007	1203	SFD	1	$2,822.00	$690.46	$2,131.54
02-04-453-008	1202	SFD	1	$2,822.00	$690.46	$2,131.54
02-04-454-001	1083	SFD	1	$2,822.00	$690.46	$2,131.54
02-04-454-002	1082	SFD	1	$2,822.00	$690.46	$2,131.54
02-04-454-003	1081	SFD	1	$2,822.00	$690.46	$2,131.54
02-04-454-004	1080	SFD	1	$2,822.00	$690.46	$2,131.54
02-04-454-005	1079	SFD	1	$2,822.00	$690.46	$2,131.54
02-04-454-006	1078	SFD	1	$2,822.00	$690.46	$2,131.54
02-04-476-001	1155	SFD	1	$2,822.00	$690.46	$2,131.54
02-04-476-002	1154	SFD	1	$2,822.00	$690.46	$2,131.54
02-04-476-003	1148	SFD	1	$2,822.00	$690.46	$2,131.54
02-04-476-004	1149	SFD	1	$2,822.00	$690.46	$2,131.54
02-04-476-005	1150	SFD	1	$2,822.00	$690.46	$2,131.54
02-04-476-007	1152	SFD	1	$2,822.00	$690.46	$2,131.54
02-04-476-008	1153	SFD	1	$2,822.00	$690.46	$2,131.54
02-04-477-001	1197	SFD	1	$2,822.00	$690.46	$2,131.54
02-04-477-002	1198	SFD	1	$2,822.00	$690.46	$2,131.54

United City of Yorkville
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PIN	Lot	Land Use	# of Units	2025 Special Tax Levy Original Amount Levied	Amount to be Abated	Amount to be Collected
02-04-477-003	1199	SFD	1	$2,822.00	$690.46	$2,131.54
02-04-477-004	1200	SFD	1	$2,822.00	$690.46	$2,131.54
02-04-477-005	1201	SFD	1	$2,822.00	$690.46	$2,131.54
		Subtotal	**203**	**$572,866.00**	**$140,163.38**	**$432,702.62**
First Series - Townhome Property						
		THM	0	-$2,287.00	-$2,287.00	$0.00
02-04-325-002	421	THM	1	$2,287.00	$559.56	$1,727.44
02-04-325-003	422	THM	1	$2,287.00	$559.56	$1,727.44
02-04-325-004	423	THM	1	$2,287.00	$559.56	$1,727.44
02-04-325-005	424	THM	1	$2,287.00	$559.56	$1,727.44
02-04-325-007	420	THM	1	$2,287.00	$559.56	$1,727.44
02-04-325-008	419	THM	1	$2,287.00	$559.56	$1,727.44
02-04-325-009	418	THM	1	$2,287.00	$559.56	$1,727.44
02-04-325-010	417	THM	1	$2,287.00	$559.56	$1,727.44
02-04-325-012	413	THM	1	$2,287.00	$559.56	$1,727.44
02-04-325-013	414	THM	1	$2,287.00	$559.56	$1,727.44
02-04-325-014	415	THM	1	$2,287.00	$559.56	$1,727.44
02-04-325-015	416	THM	1	$2,287.00	$559.56	$1,727.44
02-04-325-017	412	THM	1	$2,287.00	$559.56	$1,727.44
02-04-325-018	411	THM	1	$2,287.00	$559.56	$1,727.44
02-04-325-019	410	THM	1	$2,287.00	$559.56	$1,727.44
02-04-325-020	409	THM	1	$2,287.00	$559.56	$1,727.44
02-04-325-022	405	THM	1	$2,287.00	$559.56	$1,727.44
02-04-325-023	406	THM	1	$2,287.00	$559.56	$1,727.44
02-04-325-024	407	THM	1	$2,287.00	$559.56	$1,727.44
02-04-325-025	408	THM	1	$2,287.00	$559.56	$1,727.44
02-04-325-027	404	THM	1	$2,287.00	$559.56	$1,727.44
02-04-325-028	403	THM	1	$2,287.00	$559.56	$1,727.44
02-04-325-029	402	THM	1	$2,287.00	$559.56	$1,727.44
02-04-325-030	401	THM	1	$2,287.00	$559.56	$1,727.44
02-04-325-032	397	THM	1	$2,287.00	$559.56	$1,727.44
02-04-325-033	389	THM	1	$2,287.00	$559.56	$1,727.44
02-04-325-034	399	THM	1	$2,287.00	$559.56	$1,727.44
02-04-325-035	400	THM	1	$2,287.00	$559.56	$1,727.44
02-04-325-037	396	THM	1	$2,287.00	$559.56	$1,727.44
02-04-325-038	395	THM	1	$2,287.00	$559.56	$1,727.44
02-04-325-039	394	THM	1	$2,287.00	$559.56	$1,727.44
02-04-325-040	393	THM	1	$2,287.00	$559.56	$1,727.44
02-04-325-042	392	THM	1	$2,287.00	$559.56	$1,727.44
02-04-325-043	391	THM	1	$2,287.00	$559.56	$1,727.44
02-04-325-044	390	THM	1	$2,287.00	$559.56	$1,727.44

United City of Yorkville
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PIN	Lot	Land Use	# of Units	2025 Special Tax Levy		
				Original Amount Levied	Amount to be Abated	Amount to be Collected
02-04-325-045	389	THM	1	$2,287.00	$559.56	$1,727.44
02-04-325-047	388	THM	1	$2,287.00	$559.56	$1,727.44
02-04-325-048	387	THM	1	$2,287.00	$559.56	$1,727.44
02-04-325-049	386	THM	1	$2,287.00	$559.56	$1,727.44
02-04-325-050	385	THM	1	$2,287.00	$559.56	$1,727.44
02-04-325-051	384	THM	1	$2,287.00	$559.56	$1,727.44
02-04-325-052	383	THM	1	$2,287.00	$559.56	$1,727.44
02-04-325-054	382	THM	1	$2,287.00	$559.56	$1,727.44
02-04-325-055	381	THM	1	$2,287.00	$559.56	$1,727.44
02-04-325-056	380	THM	1	$2,287.00	$559.56	$1,727.44
02-04-325-057	379	THM	1	$2,287.00	$559.56	$1,727.44
02-04-325-059	375	THM	1	$2,287.00	$559.56	$1,727.44
02-04-325-060	376	THM	1	$2,287.00	$559.56	$1,727.44
02-04-325-061	377	THM	1	$2,287.00	$559.56	$1,727.44
02-04-325-062	378	THM	1	$2,287.00	$559.56	$1,727.44
02-04-325-064	374	THM	1	$2,287.00	$559.56	$1,727.44
02-04-325-065	373	THM	1	$2,287.00	$559.56	$1,727.44
02-04-325-066	372	THM	1	$2,287.00	$559.56	$1,727.44
02-04-325-067	371	THM	1	$2,287.00	$559.56	$1,727.44
02-04-326-002	313	THM	1	$2,287.00	$559.56	$1,727.44
02-04-326-003	314	THM	1	$2,287.00	$559.56	$1,727.44
02-04-326-004	315	THM	1	$2,287.00	$559.56	$1,727.44
02-04-326-005	316	THM	1	$2,287.00	$559.56	$1,727.44
02-04-326-006	317	THM	1	$2,287.00	$559.56	$1,727.44
02-04-326-007	318	THM	1	$2,287.00	$559.56	$1,727.44
02-04-326-009	319	THM	1	$2,287.00	$559.56	$1,727.44
02-04-326-010	320	THM	1	$2,287.00	$559.56	$1,727.44
02-04-326-011	321	THM	1	$2,287.00	$559.56	$1,727.44
02-04-326-012	322	THM	1	$2,287.00	$559.56	$1,727.44
02-04-326-013	323	THM	1	$2,287.00	$559.56	$1,727.44
02-04-326-014	324	THM	1	$2,287.00	$559.56	$1,727.44
02-04-326-016	325	THM	1	$2,287.00	$559.56	$1,727.44
02-04-326-017	326	THM	1	$2,287.00	$559.56	$1,727.44
02-04-326-018	327	THM	1	$2,287.00	$559.56	$1,727.44
02-04-326-019	328	THM	1	$2,287.00	$559.56	$1,727.44
02-04-326-021	329	THM	1	$2,287.00	$559.56	$1,727.44
02-04-326-022	330	THM	1	$2,287.00	$559.56	$1,727.44
02-04-326-023	331	THM	1	$2,287.00	$559.56	$1,727.44
02-04-326-024	332	THM	1	$2,287.00	$559.56	$1,727.44
02-04-326-026	333	THM	1	$2,287.00	$559.56	$1,727.44

United City of Yorkville
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PIN	Lot	Land Use	# of Units	2025 Special Tax Levy		
				Original Amount Levied	Amount to be Abated	Amount to be Collected
02-04-326-027	334	THM	1	$2,287.00	$559.56	$1,727.44
02-04-326-028	335	THM	1	$2,287.00	$559.56	$1,727.44
02-04-326-029	336	THM	1	$2,287.00	$559.56	$1,727.44
02-04-326-030	337	THM	1	$2,287.00	$559.56	$1,727.44
02-04-326-031	338	THM	1	$2,287.00	$559.56	$1,727.44
02-04-326-033	339	THM	1	$2,287.00	$559.56	$1,727.44
02-04-326-034	340	THM	1	$2,287.00	$559.56	$1,727.44
02-04-326-035	341	THM	1	$2,287.00	$559.56	$1,727.44
02-04-326-036	342	THM	1	$2,287.00	$559.56	$1,727.44
02-04-326-038	346	THM	1	$2,287.00	$559.56	$1,727.44
02-04-326-039	345	THM	1	$2,287.00	$559.56	$1,727.44
02-04-326-040	344	THM	1	$2,287.00	$559.56	$1,727.44
02-04-326-041	343	THM	1	$2,287.00	$559.56	$1,727.44
02-04-326-043	350	THM	1	$2,287.00	$559.56	$1,727.44
02-04-326-044	349	THM	1	$2,287.00	$559.56	$1,727.44
02-04-326-045	348	THM	1	$2,287.00	$559.56	$1,727.44
02-04-326-046	347	THM	1	$2,287.00	$559.56	$1,727.44
02-04-327-002	430	THM	1	$2,287.00	$559.56	$1,727.44
02-04-327-003	429	THM	1	$2,287.00	$559.56	$1,727.44
02-04-327-004	428	THM	1	$2,287.00	$559.56	$1,727.44
02-04-327-005	427	THM	1	$2,287.00	$559.56	$1,727.44
02-04-327-006	426	THM	1	$2,287.00	$559.56	$1,727.44
02-04-327-007	425	THM	1	$2,287.00	$559.56	$1,727.44
02-04-327-009	431	THM	1	$2,287.00	$559.56	$1,727.44
02-04-327-010	432	THM	1	$2,287.00	$559.56	$1,727.44
02-04-327-011	433	THM	1	$2,287.00	$559.56	$1,727.44
02-04-327-012	434	THM	1	$2,287.00	$559.56	$1,727.44
02-04-327-013	435	THM	1	$2,287.00	$559.56	$1,727.44
02-04-327-014	436	THM	1	$2,287.00	$559.56	$1,727.44
02-04-327-016	437	THM	1	$2,287.00	$559.56	$1,727.44
02-04-327-017	438	THM	1	$2,287.00	$559.56	$1,727.44
02-04-327-018	439	THM	1	$2,287.00	$559.56	$1,727.44
02-04-327-019	440	THM	1	$2,287.00	$559.56	$1,727.44
02-04-327-020	441	THM	1	$2,287.00	$559.56	$1,727.44
02-04-327-021	442	THM	1	$2,287.00	$559.56	$1,727.44
02-04-327-023	446	THM	1	$2,287.00	$559.56	$1,727.44
02-04-327-024	445	THM	1	$2,287.00	$559.56	$1,727.44
02-04-327-025	444	THM	1	$2,287.00	$559.56	$1,727.44
02-04-327-026	443	THM	1	$2,287.00	$559.56	$1,727.44
02-04-327-028	450	THM	1	$2,287.00	$559.56	$1,727.44

United City of Yorkville
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PIN	Lot	Land Use	# of Units	2025 Special Tax Levy		
				Original Amount Levied	Amount to be Abated	Amount to be Collected
02-04-327-029	449	THM	1	$2,287.00	$559.56	$1,727.44
02-04-327-030	448	THM	1	$2,287.00	$559.56	$1,727.44
02-04-327-031	447	THM	1	$2,287.00	$559.56	$1,727.44
02-04-327-033	454	THM	1	$2,287.00	$559.56	$1,727.44
02-04-327-034	453	THM	1	$2,287.00	$559.56	$1,727.44
02-04-327-035	452	THM	1	$2,287.00	$559.56	$1,727.44
02-04-327-036	451	THM	1	$2,287.00	$559.56	$1,727.44
02-04-328-002	351	THM	1	$2,287.00	$559.56	$1,727.44
02-04-328-003	352	THM	1	$2,287.00	$559.56	$1,727.44
02-04-328-004	353	THM	1	$2,287.00	$559.56	$1,727.44
02-04-328-005	354	THM	1	$2,287.00	$559.56	$1,727.44
02-04-328-007	355	THM	1	$2,287.00	$559.56	$1,727.44
02-04-328-008	356	THM	1	$2,287.00	$559.56	$1,727.44
02-04-328-009	357	THM	1	$2,287.00	$559.56	$1,727.44
02-04-328-010	358	THM	1	$2,287.00	$559.56	$1,727.44
02-04-328-012	359	THM	1	$2,287.00	$559.56	$1,727.44
02-04-328-013	360	THM	1	$2,287.00	$559.56	$1,727.44
02-04-328-014	361	THM	1	$2,287.00	$559.56	$1,727.44
02-04-328-015	362	THM	1	$2,287.00	$559.56	$1,727.44
02-04-328-017	363	THM	1	$2,287.00	$559.56	$1,727.44
02-04-328-018	364	THM	1	$2,287.00	$559.56	$1,727.44
02-04-328-019	365	THM	1	$2,287.00	$559.56	$1,727.44
02-04-328-020	366	THM	1	$2,287.00	$559.56	$1,727.44
02-04-328-022	367	THM	1	$2,287.00	$559.56	$1,727.44
02-04-328-023	368	THM	1	$2,287.00	$559.56	$1,727.44
02-04-328-024	369	THM	1	$2,287.00	$559.56	$1,727.44
02-04-328-025	370	THM	1	$2,287.00	$559.56	$1,727.44
02-04-329-002	175	THM	1	$2,287.00	$559.56	$1,727.44
02-04-329-003	176	THM	1	$2,287.00	$559.56	$1,727.44
02-04-329-004	177	THM	1	$2,287.00	$559.56	$1,727.44
02-04-329-005	178	THM	1	$2,287.00	$559.56	$1,727.44
02-04-329-006	179	THM	1	$2,287.00	$559.56	$1,727.44
02-04-329-007	180	THM	1	$2,287.00	$559.56	$1,727.44
02-04-329-009	181	THM	1	$2,287.00	$559.56	$1,727.44
02-04-329-010	182	THM	1	$2,287.00	$559.56	$1,727.44
02-04-329-011	183	THM	1	$2,287.00	$559.56	$1,727.44
02-04-329-012	184	THM	1	$2,287.00	$559.56	$1,727.44
02-04-329-013	185	THM	1	$2,287.00	$559.56	$1,727.44
02-04-329-014	186	THM	1	$2,287.00	$559.56	$1,727.44
02-04-329-016	187	THM	1	$2,287.00	$559.56	$1,727.44

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PIN	Lot	Land Use	# of Units	2025 Special Tax Levy		
				Original Amount Levied	Amount to be Abated	Amount to be Collected
02-04-329-017	188	THM	1	$2,287.00	$559.56	$1,727.44
02-04-329-018	189	THM	1	$2,287.00	$559.56	$1,727.44
02-04-329-019	190	THM	1	$2,287.00	$559.56	$1,727.44
02-04-329-021	191	THM	1	$2,287.00	$559.56	$1,727.44
02-04-329-022	192	THM	1	$2,287.00	$559.56	$1,727.44
02-04-329-023	193	THM	1	$2,287.00	$559.56	$1,727.44
02-04-329-024	194	THM	1	$2,287.00	$559.56	$1,727.44
02-04-329-025	195	THM	1	$2,287.00	$559.56	$1,727.44
02-04-329-026	196	THM	1	$2,287.00	$559.56	$1,727.44
02-04-329-028	197	THM	1	$2,287.00	$559.56	$1,727.44
02-04-329-029	198	THM	1	$2,287.00	$559.56	$1,727.44
02-04-329-030	199	THM	1	$2,287.00	$559.56	$1,727.44
02-04-329-031	200	THM	1	$2,287.00	$559.56	$1,727.44
02-04-329-033	201	THM	1	$2,287.00	$559.56	$1,727.44
02-04-329-034	202	THM	1	$2,287.00	$559.56	$1,727.44
02-04-329-035	203	THM	1	$2,287.00	$559.56	$1,727.44
02-04-329-036	204	THM	1	$2,287.00	$559.56	$1,727.44
02-04-329-038	205	THM	1	$2,287.00	$559.56	$1,727.44
02-04-329-039	206	THM	1	$2,287.00	$559.56	$1,727.44
02-04-329-040	207	THM	1	$2,287.00	$559.56	$1,727.44
02-04-329-041	208	THM	1	$2,287.00	$559.56	$1,727.44
02-04-329-043	209	THM	1	$2,287.00	$559.56	$1,727.44
02-04-329-044	210	THM	1	$2,287.00	$559.56	$1,727.44
02-04-329-045	211	THM	1	$2,287.00	$559.56	$1,727.44
02-04-329-046	212	THM	1	$2,287.00	$559.56	$1,727.44
02-04-329-048	213	THM	1	$2,287.00	$559.56	$1,727.44
02-04-329-049	214	THM	1	$2,287.00	$559.56	$1,727.44
02-04-329-050	215	THM	1	$2,287.00	$559.56	$1,727.44
02-04-329-051	216	THM	1	$2,287.00	$559.56	$1,727.44
02-04-330-002	312	THM	1	$2,287.00	$559.56	$1,727.44
02-04-330-003	311	THM	1	$2,287.00	$559.56	$1,727.44
02-04-330-004	310	THM	1	$2,287.00	$559.56	$1,727.44
02-04-330-005	309	THM	1	$2,287.00	$559.56	$1,727.44
02-04-330-006	308	THM	1	$2,287.00	$559.56	$1,727.44
02-04-330-007	307	THM	1	$2,287.00	$559.56	$1,727.44
02-04-330-009	275	THM	1	$2,287.00	$559.56	$1,727.44
02-04-330-010	276	THM	1	$2,287.00	$559.56	$1,727.44
02-04-330-011	277	THM	1	$2,287.00	$559.56	$1,727.44
02-04-330-012	278	THM	1	$2,287.00	$559.56	$1,727.44
02-04-330-021	303	THM	1	$2,287.00	$559.56	$1,727.44

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PIN	Lot	Land Use	# of Units	2025 Special Tax Levy		
				Original Amount Levied	Amount to be Abated	Amount to be Collected
02-04-330-022	304	THM	1	$2,287.00	$559.56	$1,727.44
02-04-330-023	305	THM	1	$2,287.00	$559.56	$1,727.44
02-04-330-024	306	THM	1	$2,287.00	$559.56	$1,727.44
02-04-331-002	274	THM	1	$2,287.00	$559.56	$1,727.44
02-04-331-003	273	THM	1	$2,287.00	$559.56	$1,727.44
02-04-331-004	272	THM	1	$2,287.00	$559.56	$1,727.44
02-04-331-005	271	THM	1	$2,287.00	$559.56	$1,727.44
02-04-331-007	270	THM	1	$2,287.00	$559.56	$1,727.44
02-04-331-008	269	THM	1	$2,287.00	$559.56	$1,727.44
02-04-331-009	268	THM	1	$2,287.00	$559.56	$1,727.44
02-04-331-010	267	THM	1	$2,287.00	$559.56	$1,727.44
02-04-331-011	266	THM	1	$2,287.00	$559.56	$1,727.44
02-04-331-012	265	THM	1	$2,287.00	$559.56	$1,727.44
02-04-401-002	217	THM	1	$2,287.00	$559.56	$1,727.44
02-04-401-003	218	THM	1	$2,287.00	$559.56	$1,727.44
02-04-401-004	219	THM	1	$2,287.00	$559.56	$1,727.44
02-04-401-005	220	THM	1	$2,287.00	$559.56	$1,727.44
02-04-401-007	221	THM	1	$2,287.00	$559.56	$1,727.44
02-04-401-008	222	THM	1	$2,287.00	$559.56	$1,727.44
02-04-401-009	223	THM	1	$2,287.00	$559.56	$1,727.44
02-04-401-010	224	THM	1	$2,287.00	$559.56	$1,727.44
02-04-401-033		THM	8	$18,296.00	$4,476.48	$13,819.52
02-04-402-019	299	THM	1	$2,287.00	$559.56	$1,727.44
02-04-402-020	300	THM	1	$2,287.00	$559.56	$1,727.44
02-04-402-021	301	THM	1	$2,287.00	$559.56	$1,727.44
02-04-402-022	302	THM	1	$2,287.00	$559.56	$1,727.44
02-04-402-040		THM	18	$41,166.00	$10,072.08	$31,093.92
02-04-403-076		THM	35	$80,045.00	$19,584.60	$60,460.40
		Subtotal	**281**	**$640,360.00**	**$154,949.36**	**$485,410.64**
First Series - Condominium Property						
02-04-390-018	1628	CND	1	$1,927.00	$471.48	$1,455.52
02-04-390-019	1628	CND	1	$1,927.00	$471.48	$1,455.52
02-04-390-020	1628	CND	1	$1,927.00	$471.48	$1,455.52
02-04-390-021	1628	CND	1	$1,927.00	$471.48	$1,455.52
02-04-390-022	1628	CND	1	$1,927.00	$471.48	$1,455.52
02-04-390-023	1628	CND	1	$1,927.00	$471.48	$1,455.52
02-04-390-024	1628	CND	1	$1,927.00	$471.48	$1,455.52
02-04-390-025	1628	CND	1	$1,927.00	$471.48	$1,455.52
02-04-390-026	1628	CND	1	$1,927.00	$471.48	$1,455.52
02-04-390-027	1628	CND	1	$1,927.00	$471.48	$1,455.52
02-04-390-028	1628	CND	1	$1,927.00	$471.48	$1,455.52

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				Original Amount Levied	Amount to be Abated	Amount to be Collected
02-04-390-029	1628	CND	1	$1,927.00	$471.48	$1,455.52
02-04-390-030	1628	CND	1	$1,927.00	$471.48	$1,455.52
02-04-390-031	1628	CND	1	$1,927.00	$471.48	$1,455.52
02-04-390-032	1628	CND	1	$1,927.00	$471.48	$1,455.52
02-04-390-033	1628	CND	1	$1,927.00	$471.48	$1,455.52
02-04-390-036	1629	CND	1	$1,927.00	$471.48	$1,455.52
02-04-390-037	1629	CND	1	$1,927.00	$471.48	$1,455.52
02-04-390-038	1629	CND	1	$1,927.00	$471.48	$1,455.52
02-04-390-039	1629	CND	1	$1,927.00	$471.48	$1,455.52
02-04-390-040	1629	CND	1	$1,927.00	$471.48	$1,455.52
02-04-390-041	1629	CND	1	$1,927.00	$471.48	$1,455.52
02-04-390-043	1629	CND	1	$1,927.00	$471.48	$1,455.52
02-04-390-044	1629	CND	1	$1,927.00	$471.48	$1,455.52
02-04-390-045	1629	CND	1	$1,927.00	$471.48	$1,455.52
02-04-390-046	1629	CND	1	$1,927.00	$471.48	$1,455.52
02-04-390-047	1629	CND	1	$1,927.00	$471.48	$1,455.52
02-04-390-048	1629	CND	1	$1,927.00	$471.48	$1,455.52
02-04-390-049	1629	CND	1	$1,927.00	$471.48	$1,455.52
02-04-390-050	1629	CND	1	$1,927.00	$471.48	$1,455.52
02-04-390-052	1630	CND	1	$1,927.00	$471.48	$1,455.52
02-04-390-053	1630	CND	1	$1,927.00	$471.48	$1,455.52
02-04-390-054	1630	CND	1	$1,927.00	$471.48	$1,455.52
02-04-390-055	1630	CND	1	$1,927.00	$471.48	$1,455.52
02-04-390-056	1630	CND	1	$1,927.00	$471.48	$1,455.52
02-04-390-057	1630	CND	1	$1,927.00	$471.48	$1,455.52
02-04-390-059	1630	CND	1	$1,927.00	$471.48	$1,455.52
02-04-390-060	1630	CND	1	$1,927.00	$471.48	$1,455.52
02-04-390-061	1630	CND	1	$1,927.00	$471.48	$1,455.52
02-04-390-062	1630	CND	1	$1,927.00	$471.48	$1,455.52
02-04-390-063	1630	CND	1	$1,927.00	$471.48	$1,455.52
02-04-390-064	1630	CND	1	$1,927.00	$471.48	$1,455.52
02-04-390-065	1630	CND	1	$1,927.00	$471.48	$1,455.52
02-04-390-066	1630	CND	1	$1,927.00	$471.48	$1,455.52
02-04-390-067	1630	CND	1	$1,927.00	$471.48	$1,455.52
02-04-390-069	1631	CND	1	$1,927.00	$471.48	$1,455.52
02-04-390-070	1631	CND	1	$1,927.00	$471.48	$1,455.52
02-04-390-071	1631	CND	1	$1,927.00	$471.48	$1,455.52
02-04-390-072	1631	CND	1	$1,927.00	$471.48	$1,455.52
02-04-390-073	1631	CND	1	$1,927.00	$471.48	$1,455.52
02-04-390-074	1631	CND	1	$1,927.00	$471.48	$1,455.52

United City of Yorkville
Special Servces Area No. 2005-109
(Bristol Bay)
Levy Year 2025

PIN	Lot	Land Use	# of Units	2025 Special Tax Levy		
				Original Amount Levied	Amount to be Abated	Amount to be Collected
02-04-390-075	1631	CND	1	$1,927.00	$471.48	$1,455.52
02-04-390-076	1631	CND	1	$1,927.00	$471.48	$1,455.52
02-04-390-077	1631	CND	1	$1,927.00	$471.48	$1,455.52
02-04-390-078	1631	CND	1	$1,927.00	$471.48	$1,455.52
02-04-390-079	1631	CND	1	$1,927.00	$471.48	$1,455.52
02-04-390-080	1631	CND	1	$1,927.00	$471.48	$1,455.52
02-04-390-081	1631	CND	1	$1,927.00	$471.48	$1,455.52
02-04-390-082	1631	CND	1	$1,927.00	$471.48	$1,455.52
02-04-390-083	1631	CND	1	$1,927.00	$471.48	$1,455.52
02-04-390-084	1631	CND	1	$1,927.00	$471.48	$1,455.52
02-04-390-087	1632	CND	1	$1,927.00	$471.48	$1,455.52
02-04-390-088	1632	CND	1	$1,927.00	$471.48	$1,455.52
02-04-390-089	1632	CND	1	$1,927.00	$471.48	$1,455.52
02-04-390-090	1632	CND	1	$1,927.00	$471.48	$1,455.52
02-04-390-091	1632	CND	1	$1,927.00	$471.48	$1,455.52
02-04-390-092	1632	CND	1	$1,927.00	$471.48	$1,455.52
02-04-390-093	1632	CND	1	$1,927.00	$471.48	$1,455.52
02-04-390-094	1632	CND	1	$1,927.00	$471.48	$1,455.52
02-04-390-095	1632	CND	1	$1,927.00	$471.48	$1,455.52
02-04-390-096	1632	CND	1	$1,927.00	$471.48	$1,455.52
02-04-390-097	1632	CND	1	$1,927.00	$471.48	$1,455.52
02-04-390-098	1632	CND	1	$1,927.00	$471.48	$1,455.52
02-04-390-099	1632	CND	1	$1,927.00	$471.48	$1,455.52
02-04-390-100	1632	CND	1	$1,927.00	$471.48	$1,455.52
02-04-390-101	1632	CND	1	$1,927.00	$471.48	$1,455.52
02-04-390-228	1633	CND	1	$1,927.00	$471.48	$1,455.52
02-04-390-229	1633	CND	1	$1,927.00	$471.48	$1,455.52
02-04-390-230	1633	CND	1	$1,927.00	$471.48	$1,455.52
02-04-390-231	1633	CND	1	$1,927.00	$471.48	$1,455.52
02-04-390-232	1633	CND	1	$1,927.00	$471.48	$1,455.52
02-04-390-234	1633	CND	1	$1,927.00	$471.48	$1,455.52
02-04-390-235	1633	CND	1	$1,927.00	$471.48	$1,455.52
02-04-390-236	1633	CND	1	$1,927.00	$471.48	$1,455.52
02-04-390-237	1633	CND	1	$1,927.00	$471.48	$1,455.52
02-04-390-238	1633	CND	1	$1,927.00	$471.48	$1,455.52
02-04-390-239	1633	CND	1	$1,927.00	$471.48	$1,455.52
02-04-390-240	1633	CND	1	$1,927.00	$471.48	$1,455.52
02-04-390-241	1633	CND	1	$1,927.00	$471.48	$1,455.52
02-04-390-242	1633	CND	1	$1,927.00	$471.48	$1,455.52
02-04-390-243	1633	CND	1	$1,927.00	$471.48	$1,455.52

United City of Yorkville
Special Servces Area No. 2005-109
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PIN	Lot	Land Use	# of Units	2025 Special Tax Levy		
				Original Amount Levied	Amount to be Abated	Amount to be Collected
02-04-390-245	1660	CND	1	$1,927.00	$471.48	$1,455.52
02-04-390-246	1660	CND	1	$1,927.00	$471.48	$1,455.52
02-04-390-247	1660	CND	1	$1,927.00	$471.48	$1,455.52
02-04-390-248	1660	CND	1	$1,927.00	$471.48	$1,455.52
02-04-390-249	1660	CND	1	$1,927.00	$471.48	$1,455.52
02-04-390-250	1660	CND	1	$1,927.00	$471.48	$1,455.52
02-04-390-251	1660	CND	1	$1,927.00	$471.48	$1,455.52
02-04-390-252	1660	CND	1	$1,927.00	$471.48	$1,455.52
02-04-390-253	1660	CND	1	$1,927.00	$471.48	$1,455.52
02-04-390-254	1660	CND	1	$1,927.00	$471.48	$1,455.52
02-04-390-255	1660	CND	1	$1,927.00	$471.48	$1,455.52
02-04-390-256	1660	CND	1	$1,927.00	$471.48	$1,455.52
02-04-390-258	1660	CND	1	$1,927.00	$471.48	$1,455.52
02-04-390-259	1660	CND	1	$1,927.00	$471.48	$1,455.52
02-04-390-260	1660	CND	1	$1,927.00	$471.48	$1,455.52
02-04-390-262	1659	CND	1	$1,927.00	$471.48	$1,455.52
02-04-390-263	1659	CND	1	$1,927.00	$471.48	$1,455.52
02-04-390-265	1659	CND	1	$1,927.00	$471.48	$1,455.52
02-04-390-266	1659	CND	1	$1,927.00	$471.48	$1,455.52
02-04-390-267	1659	CND	1	$1,927.00	$471.48	$1,455.52
02-04-390-268	1659	CND	1	$1,927.00	$471.48	$1,455.52
02-04-390-269	1659	CND	1	$1,927.00	$471.48	$1,455.52
02-04-390-270	1659	CND	1	$1,927.00	$471.48	$1,455.52
02-04-390-271	1659	CND	1	$1,927.00	$471.48	$1,455.52
02-04-390-272	1659	CND	1	$1,927.00	$471.48	$1,455.52
02-04-390-273	1659	CND	1	$1,927.00	$471.48	$1,455.52
02-04-390-274	1659	CND	1	$1,927.00	$471.48	$1,455.52
02-04-390-275	1659	CND	1	$1,927.00	$471.48	$1,455.52
02-04-390-276	1659	CND	1	$1,927.00	$471.48	$1,455.52
02-04-390-277	1659	CND	1	$1,927.00	$471.48	$1,455.52
02-04-390-312	1657	CND	1	$1,927.00	$471.48	$1,455.52
02-04-390-313	1657	CND	1	$1,927.00	$471.48	$1,455.52
02-04-390-314	1657	CND	1	$1,927.00	$471.48	$1,455.52
02-04-390-315	1657	CND	1	$1,927.00	$471.48	$1,455.52
02-04-390-316	1657	CND	1	$1,927.00	$471.48	$1,455.52
02-04-390-317	1657	CND	1	$1,927.00	$471.48	$1,455.52
02-04-390-318	1657	CND	1	$1,927.00	$471.48	$1,455.52
02-04-390-320	1657	CND	1	$1,927.00	$471.48	$1,455.52
02-04-390-321	1657	CND	1	$1,927.00	$471.48	$1,455.52
02-04-390-322	1657	CND	1	$1,927.00	$471.48	$1,455.52

United City of Yorkville
Special Servces Area No. 2005-109
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Levy Year 2025

PIN	Lot	Land Use	# of Units	2025 Special Tax Levy		
				Original Amount Levied	Amount to be Abated	Amount to be Collected
02-04-390-323	1657	CND	1	$1,927.00	$471.48	$1,455.52
02-04-390-324	1657	CND	1	$1,927.00	$471.48	$1,455.52
02-04-390-325	1657	CND	1	$1,927.00	$471.48	$1,455.52
02-04-390-326	1657	CND	1	$1,927.00	$471.48	$1,455.52
02-04-390-327	1657	CND	1	$1,927.00	$471.48	$1,455.52
02-04-390-329	1658	CND	1	$1,927.00	$471.48	$1,455.52
02-04-390-330	1658	CND	1	$1,927.00	$471.48	$1,455.52
02-04-390-331	1658	CND	1	$1,927.00	$471.48	$1,455.52
02-04-390-332	1658	CND	1	$1,927.00	$471.48	$1,455.52
02-04-390-333	1658	CND	1	$1,927.00	$471.48	$1,455.52
02-04-390-334	1658	CND	1	$1,927.00	$471.48	$1,455.52
02-04-390-335	1658	CND	1	$1,927.00	$471.48	$1,455.52
02-04-390-336	1658	CND	1	$1,927.00	$471.48	$1,455.52
02-04-390-337	1658	CND	1	$1,927.00	$471.48	$1,455.52
02-04-390-338	1658	CND	1	$1,927.00	$471.48	$1,455.52
02-04-390-339	1658	CND	1	$1,927.00	$471.48	$1,455.52
02-04-390-340	1658	CND	1	$1,927.00	$471.48	$1,455.52
02-04-390-341	1658	CND	1	$1,927.00	$471.48	$1,455.52
02-04-390-342	1658	CND	1	$1,927.00	$471.48	$1,455.52
02-04-390-343	1658	CND	1	$1,927.00	$471.48	$1,455.52
02-04-390-344	1658	CND	1	$1,927.00	$471.48	$1,455.52
02-04-390-377	1656	CND	1	$1,927.00	$471.48	$1,455.52
02-04-390-378	1656	CND	1	$1,927.00	$471.48	$1,455.52
02-04-390-379	1656	CND	1	$1,927.00	$471.48	$1,455.52
02-04-390-380	1656	CND	1	$1,927.00	$471.48	$1,455.52
02-04-390-381	1656	CND	1	$1,927.00	$471.48	$1,455.52
02-04-390-382	1656	CND	1	$1,927.00	$471.48	$1,455.52
02-04-390-383	1656	CND	1	$1,927.00	$471.48	$1,455.52
02-04-390-384	1656	CND	1	$1,927.00	$471.48	$1,455.52
02-04-390-385	1656	CND	1	$1,927.00	$471.48	$1,455.52
02-04-390-386	1656	CND	1	$1,927.00	$471.48	$1,455.52
02-04-390-387	1656	CND	1	$1,927.00	$471.48	$1,455.52
02-04-390-388	1656	CND	1	$1,927.00	$471.48	$1,455.52
02-04-390-389	1656	CND	1	$1,927.00	$471.48	$1,455.52
02-04-390-390	1656	CND	1	$1,927.00	$471.48	$1,455.52
02-04-390-391	1656	CND	1	$1,927.00	$471.48	$1,455.52
02-04-390-392	1656	CND	1	$1,927.00	$471.48	$1,455.52
02-04-390-411	1655	CND	1	$1,927.00	$471.48	$1,455.52
02-04-390-412	1655	CND	1	$1,927.00	$471.48	$1,455.52
02-04-390-413	1655	CND	1	$1,927.00	$471.48	$1,455.52

United City of Yorkville
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PIN	Lot	Land Use	# of Units	2025 Special Tax Levy		
				Original Amount Levied	Amount to be Abated	Amount to be Collected
02-04-390-414	1655	CND	1	$1,927.00	$471.48	$1,455.52
02-04-390-415	1655	CND	1	$1,927.00	$471.48	$1,455.52
02-04-390-416	1655	CND	1	$1,927.00	$471.48	$1,455.52
02-04-390-417	1655	CND	1	$1,927.00	$471.48	$1,455.52
02-04-390-418	1655	CND	1	$1,927.00	$471.48	$1,455.52
02-04-390-420	1655	CND	1	$1,927.00	$471.48	$1,455.52
02-04-390-421	1655	CND	1	$1,927.00	$471.48	$1,455.52
02-04-390-422	1655	CND	1	$1,927.00	$471.48	$1,455.52
02-04-390-423	1655	CND	1	$1,927.00	$471.48	$1,455.52
02-04-390-424	1655	CND	1	$1,927.00	$471.48	$1,455.52
02-04-390-425	1655	CND	1	$1,927.00	$471.48	$1,455.52
02-04-390-426	1655	CND	1	$1,927.00	$471.48	$1,455.52
02-04-390-437	1654	CND	1	$1,927.00	$471.48	$1,455.52
02-04-390-438	1654	CND	1	$1,927.00	$471.48	$1,455.52
02-04-390-439	1654	CND	1	$1,927.00	$471.48	$1,455.52
02-04-390-440	1654	CND	1	$1,927.00	$471.48	$1,455.52
02-04-390-441	1654	CND	1	$1,927.00	$471.48	$1,455.52
02-04-390-442	1654	CND	1	$1,927.00	$471.48	$1,455.52
02-04-390-443	1654	CND	1	$1,927.00	$471.48	$1,455.52
02-04-390-444	1654	CND	1	$1,927.00	$471.48	$1,455.52
02-04-390-445	1654	CND	1	$1,927.00	$471.48	$1,455.52
02-04-390-446	1654	CND	1	$1,927.00	$471.48	$1,455.52
02-04-390-447	1654	CND	1	$1,927.00	$471.48	$1,455.52
02-04-390-448	1654	CND	1	$1,927.00	$471.48	$1,455.52
02-04-390-449	1654	CND	1	$1,927.00	$471.48	$1,455.52
02-04-390-450	1654	CND	1	$1,927.00	$471.48	$1,455.52
02-04-390-451	1654	CND	1	$1,927.00	$471.48	$1,455.52
02-04-390-452	1654	CND	1	$1,927.00	$471.48	$1,455.52
02-04-390-479	1653	CND	1	$1,927.00	$471.48	$1,455.52
02-04-390-480	1653	CND	1	$1,927.00	$471.48	$1,455.52
02-04-390-481	1653	CND	1	$1,927.00	$471.48	$1,455.52
02-04-390-482	1653	CND	1	$1,927.00	$471.48	$1,455.52
02-04-390-483	1653	CND	1	$1,927.00	$471.48	$1,455.52
02-04-390-484	1653	CND	1	$1,927.00	$471.48	$1,455.52
02-04-390-485	1653	CND	1	$1,927.00	$471.48	$1,455.52
02-04-390-486	1653	CND	1	$1,927.00	$471.48	$1,455.52
02-04-390-487	1653	CND	1	$1,927.00	$471.48	$1,455.52
02-04-390-488	1653	CND	1	$1,927.00	$471.48	$1,455.52
02-04-390-489	1653	CND	1	$1,927.00	$471.48	$1,455.52
02-04-390-490	1653	CND	1	$1,927.00	$471.48	$1,455.52

United City of Yorkville
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PIN	Lot	Land Use	# of Units	2025 Special Tax Levy		
				Original Amount Levied	Amount to be Abated	Amount to be Collected
02-04-390-491	1653	CND	1	$1,927.00	$471.48	$1,455.52
02-04-390-492	1653	CND	1	$1,927.00	$471.48	$1,455.52
02-04-390-493	1653	CND	1	$1,927.00	$471.48	$1,455.52
02-04-390-494	1653	CND	1	$1,927.00	$471.48	$1,455.52
02-04-390-513	1651	CND	1	$1,927.00	$471.48	$1,455.52
02-04-390-514	1651	CND	1	$1,927.00	$471.48	$1,455.52
02-04-390-515	1651	CND	1	$1,927.00	$471.48	$1,455.52
02-04-390-516	1651	CND	1	$1,927.00	$471.48	$1,455.52
02-04-390-517	1651	CND	1	$1,927.00	$471.48	$1,455.52
02-04-390-518	1651	CND	1	$1,927.00	$471.48	$1,455.52
02-04-390-519	1651	CND	1	$1,927.00	$471.48	$1,455.52
02-04-390-520	1651	CND	1	$1,927.00	$471.48	$1,455.52
02-04-390-521	1651	CND	1	$1,927.00	$471.48	$1,455.52
02-04-390-522	1651	CND	1	$1,927.00	$471.48	$1,455.52
02-04-390-523	1651	CND	1	$1,927.00	$471.48	$1,455.52
02-04-390-524	1651	CND	1	$1,927.00	$471.48	$1,455.52
02-04-390-525	1651	CND	1	$1,927.00	$471.48	$1,455.52
02-04-390-527	1651	CND	1	$1,927.00	$471.48	$1,455.52
02-04-390-528	1651	CND	1	$1,927.00	$471.48	$1,455.52
02-04-390-547	1652	CND	1	$1,927.00	$471.48	$1,455.52
02-04-390-548	1652	CND	1	$1,927.00	$471.48	$1,455.52
02-04-390-549	1652	CND	1	$1,927.00	$471.48	$1,455.52
02-04-390-550	1652	CND	1	$1,927.00	$471.48	$1,455.52
02-04-390-551	1652	CND	1	$1,927.00	$471.48	$1,455.52
02-04-390-552	1652	CND	1	$1,927.00	$471.48	$1,455.52
02-04-390-553	1652	CND	1	$1,927.00	$471.48	$1,455.52
02-04-390-554	1652	CND	1	$1,927.00	$471.48	$1,455.52
02-04-390-555	1652	CND	1	$1,927.00	$471.48	$1,455.52
02-04-390-556	1652	CND	1	$1,927.00	$471.48	$1,455.52
02-04-390-557	1652	CND	1	$1,927.00	$471.48	$1,455.52
02-04-390-558	1652	CND	1	$1,927.00	$471.48	$1,455.52
02-04-390-559	1652	CND	1	$1,927.00	$471.48	$1,455.52
02-04-390-560	1652	CND	1	$1,927.00	$471.48	$1,455.52
02-04-390-561	1652	CND	1	$1,927.00	$471.48	$1,455.52
02-04-390-562	1652	CND	1	$1,927.00	$471.48	$1,455.52
02-04-451-003	1634	CND	1	$1,927.00	$471.48	$1,455.52
02-04-451-004	1634	CND	1	$1,927.00	$471.48	$1,455.52
02-04-451-005	1634	CND	1	$1,927.00	$471.48	$1,455.52
02-04-451-007	1634	CND	1	$1,927.00	$471.48	$1,455.52
02-04-451-008	1634	CND	1	$1,927.00	$471.48	$1,455.52

United City of Yorkville
Special Servces Area No. 2005-109
(Bristol Bay)
Levy Year 2025

PIN	Lot	Land Use	# of Units	2025 Special Tax Levy Original Amount Levied	Amount to be Abated	Amount to be Collected
02-04-451-009	1634	CND	1	$1,927.00	$471.48	$1,455.52
02-04-451-010	1634	CND	1	$1,927.00	$471.48	$1,455.52
02-04-451-011	1634	CND	1	$1,927.00	$471.48	$1,455.52
02-04-451-012	1634	CND	1	$1,927.00	$471.48	$1,455.52
02-04-451-013	1634	CND	1	$1,927.00	$471.48	$1,455.52
02-04-451-014	1634	CND	1	$1,927.00	$471.48	$1,455.52
02-04-451-015	1634	CND	1	$1,927.00	$471.48	$1,455.52
02-04-451-016	1634	CND	1	$1,927.00	$471.48	$1,455.52
02-04-451-017	1634	CND	1	$1,927.00	$471.48	$1,455.52
02-04-451-018	1634	CND	1	$1,927.00	$471.48	$1,455.52
02-04-451-020	1635	CND	1	$1,927.00	$471.48	$1,455.52
02-04-451-021	1635	CND	1	$1,927.00	$471.48	$1,455.52
02-04-451-022	1635	CND	1	$1,927.00	$471.48	$1,455.52
02-04-451-023	1635	CND	1	$1,927.00	$471.48	$1,455.52
02-04-451-024	1635	CND	1	$1,927.00	$471.48	$1,455.52
02-04-451-025	1635	CND	1	$1,927.00	$471.48	$1,455.52
02-04-451-026	1635	CND	1	$1,927.00	$471.48	$1,455.52
02-04-451-027	1635	CND	1	$1,927.00	$471.48	$1,455.52
02-04-451-028	1635	CND	1	$1,927.00	$471.48	$1,455.52
02-04-451-029	1635	CND	1	$1,927.00	$471.48	$1,455.52
02-04-451-031	1635	CND	1	$1,927.00	$471.48	$1,455.52
02-04-451-032	1635	CND	1	$1,927.00	$471.48	$1,455.52
02-04-451-033	1635	CND	1	$1,927.00	$471.48	$1,455.52
02-04-451-034	1635	CND	1	$1,927.00	$471.48	$1,455.52
02-04-451-035	1635	CND	1	$1,927.00	$471.48	$1,455.52
		Subtotal	**276**	**$531,852.00**	**$130,128.48**	**$401,723.52**
Prepaid Single Family Property						
02-04-427-003	1029	PREPAYS	1	$2,822.00	$2,822.00	$0.00
02-04-453-006	1204	PREPAYS	1	$2,822.00	$2,822.00	$0.00
02-04-476-006	1151	PREPAYS	1	$2,822.00	$2,822.00	$0.00
		Subtotal	**3**	**$8,466.00**	**$8,466.00**	**$0.00**
Prepaid Condominium Property						
02-04-390-035	1629	PREPAYC	1	$1,927.00	$1,927.00	$0.00
02-04-390-042	1629	PREPAYC	1	$1,927.00	$1,927.00	$0.00
02-04-390-058	1630	PREPAYC	1	$1,927.00	$1,927.00	$0.00
02-04-390-086	1632	PREPAYC	1	$1,927.00	$1,927.00	$0.00
02-04-390-233	1633	PREPAYC	1	$1,927.00	$1,927.00	$0.00
02-04-390-264	1659	PREPAYC	1	$1,927.00	$1,927.00	$0.00
02-04-390-419	1655	PREPAYC	1	$1,927.00	$1,927.00	$0.00
02-04-390-526	1651	PREPAYC	1	$1,927.00	$1,927.00	$0.00
02-04-451-030	1635	PREPAYC	1	$1,927.00	$1,927.00	$0.00

United City of Yorkville
Special Servces Area No. 2005-109
(Bristol Bay)
Levy Year 2025

PIN	Lot	Land Use	# of Units	2025 Special Tax Levy		
				Original Amount Levied	Amount to be Abated	Amount to be Collected
		Subtotal	**9**	**$17,343.00**	**$17,343.00**	**$0.00**
Others						
02-04-452-011	1145	PREPAY	1	$2,822.00	$2,822.00	$0.00
		Subtotal	**1**	**$2,822.00**	**$2,822.00**	**$0.00**
		GRAND TOTALS	**773**	**$1,773,709.00**	**$453,872.22**	**$1,319,836.78**
			(# of units)	(maximum taxes)	(taxes abated)	(taxes levied)



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Public Finance
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Reviewed By:	
Legal	☐
Finance	■
Engineer	☐
City Administrator	■
Community Development	☐
Purchasing	☐
Police	☐
Public Works	☐
Parks and Recreation	☐

Agenda Item Number

Consent Agenda #9

Tracking Number

ADM 2025-55

Agenda Item Summary Memo

Title: Fox Hill SSA Tax Levy Ordinance

Meeting and Date: City Council – November 25, 2025

Synopsis: Please see attached memo.

Council Action Previously Taken:

Date of Action: ADM – 11/19/25 Action Taken: Moved forward to CC consent agenda.

Item Number: ADM 2025-55

Type of Vote Required: Majority

Council Action Requested: Approval

Submitted by: Rob Fredrickson (Name) Finance (Department)

Agenda Item Notes:

Have a question or comment about this agenda item?
Call us Monday-Friday, 8:00am to 4:30pm at 630-553-4350, email us at agendas@yorkville.il.us, post at www.facebook.com/CityofYorkville, tweet us at @CityofYorkville, and/or contact any of your elected officials at http://www.yorkville.il.us/320/City-Council

Memorandum

To: Administration Committee
From: Rob Fredrickson, Finance Director
Date: November 12, 2025
Subject: Fox Hill SSA Tax Levy Ordinance

Summary

Approval of the tax levy ordinance for the Fox Hill Homeowner Association (HOA) Special Service Area (SSA).

Background

The (11) Fox Hill SSA Fund ended Fiscal Year 2025 with a positive fund balance of $62,707 (Exhibit B-1). This balance continues to reflect the residual impact of the $22,000 received in FY 2016 from the sale of the subdivision's entrance sign to the Illinois Department of Transportation (IDOT) as part of the U.S. Route 34 expansion project. Absent these one-time proceeds, the fund balance would have approximated $40,000 at the close of FY 2025.

For the current fiscal year (FY 2026), the SSA's fund balance is projected to decrease by approximately $42,000 due to budgeted expenditures totaling roughly $65,000. These expenditures primarily relate to trail maintenance—specifically, crack filling and sealing in the amount of $25,000, which is typically required every five years—and the construction of a new subdivision entrance sign, currently budgeted at $22,000 under the Outside Repair & Maintenance line item. After a lengthy coordination process with IDOT to resolve right-of-way issues associated with the sign's placement, staff is pleased to report that all outstanding concerns have been resolved and a new sign should be installed by the end of the current fiscal year. Upon completion of both the trail improvements and the new entry sign, SSA fund balance is expected to decline to approximately $20,000 by the end of the current fiscal year. Following FY 2026, fund balance is anticipated to experience modest annual growth of roughly $5,000 through FY 2029 before declining by approximately $36,000 by the end of FY 2031. This projected decline reflects the next cycle of five-year trail maintenance, currently estimated at $40,000.

In prior levy years, the substantial trail maintenance completed in FY 2016 (Levy Year 2014)—along with the SSA's ongoing responsibilities such as mowing, tree removal, and tree replacement—was supported through a ten-year funding strategy that concluded in the previous fiscal year (FY 2025 / Levy Year 2023). Although trail maintenance is a recurring need, the FY 2016 work represented a particularly large undertaking, and the long-term levy plan was structured to ensure those costs were recovered gradually and predictably over time. With that funding cycle now complete, staff has evaluated the SSA's recurring maintenance requirements and long-term financial position to establish a sustainable levy strategy moving forward. To adequately support routine operating costs—including the recommended five-year crack-filling and sealing cycle for the subdivision's trail system—while maintaining positive equity and preserving a reasonable reserve for unforeseen needs, staff recommends holding the Fox Hill SSA levy at $24,000 for Levy Year 2025 (FY 2027). Staff further recommends maintaining this levy level for the foreseeable future (FY 2028–2031) to provide long-term financial stability for the SSA and its residents.

Based on the SSA's operating needs, the recommended $24,000 levy for 2025 would be allocated as follows:

- $10,000 – Trail Maintenance
- $7,000 – Tree Trimming and Replacement
- $7,000 – Mowing and Landscaping

As summarized below, the proposed funding scenario for the 2025 levy (FY 2027) is unchanged from the prior year. The aggregate Fox Hill SSA property tax levy would remain at $24,000, which equates to $108.60 per parcel. Levy projections for 2026 (FY 2028) and subsequent years also reflect the same per-parcel amount (Exhibit B-1), consistent with the levels presented in 2024 ($108.60 per parcel – Exhibit B-2).

- 2025 levy (FY 2027) – $108.60 (2025) vs. $108.60 (2024) – *no change*
- 2026 levy (FY 2028) – $108.60 (2025) vs. $108.60 (2024) – *no change*
- 2027 levy (FY 2029) – $108.60 (2025) vs. $108.60 (2024) – *no change*

Recommendation

Staff recommends approval of the 2025 Fox Hill HOA SSA levy ordinance (tax roll attached as Exhibit A).

ORDINANCE NO. 2025 - ___

AN ORDINANCE FOR THE AMENDED LEVY AND ASSESSMENT OF TAXES FOR THE FISCAL YEAR BEGINNING MAY 1, 2026 AND ENDING APRIL 30, 2027 IN AND FOR THE UNITED CITY OF YORKVILLE SPECIAL SERVICE AREA NUMBER 2004-201

BE IT ORDAINED by the Mayor and City Council of the United City of Yorkville, Kendall County, Illinois as follows:

Section 1: The United City of Yorkville Special Service Area Number 2004-201 has been created by an ordinance entitled:

AN ORDINANCE ESTABLISHING
SPECIAL SERVICE AREA NUMBER 2004-201 IN THE
UNITED CITY OF YORKVILLE
(FOX HILL SUBDIVISION)

ADOPTED August 10, 2004 and effective upon passage approval and publication, no petition having been filed opposing the creation of the Special Service Area, pursuant to section 9 of Public Act 78-901. Said Special Service Area Number 2004-201 consists of territory described in the ordinance aforesaid. The United City of Yorkville is now authorized to issue bonds and levy taxes for special services in said Special Service Area.

Section 2: That the total amount of the budget, as amended, for all purposes to be collected from the tax of the current fiscal year in Special Service Area Number 2004-201 is ascertained to be the sum of Twenty-four thousand dollars ($24,000.00).

Section 3: That the following sums be, and the same hereby are, levied upon the taxable property, as defined in the Revenue Act of 1939 in the United City of Yorkville Special Service Area Number 2004-201, said tax to be levied for the fiscal year beginning May 1, 2026 and ending April 30, 2027.

	Budget	Income From Other Sources	To Be Raised By Taxation
Mowing	$ 10,000.00	$0.00	$10,000.00
Tree Trimming	5,000.00	0.00	5,000.00
Tree Replacement	2,000.00	0.00	2,000.00
Trail Maintenance	7,000.00	0.00	7,000.00
TOTAL FOX HILL SSA EXPENDITURES	**$ 24,000.00**	**$0.00**	**$24,000.00**

Section 4: This tax is levied pursuant to Article VII Sections 6A and 6L of the Constitution of the State of Illinois and pursuant to Public Act 78-901 and pursuant to an ordinance Establishing The United City of Yorkville Special Service Area Number 2004-201.

Section 5: That there is hereby certified to the County Clerk of Kendall County, Illinois, the sum aforesaid, constituting said total amount and the said total amount of Twenty-four thousand dollars ($24,000.00) which said total amount the said United City of Yorkville Special Service Area Number 2004-201 requires to be raised by taxation for the current fiscal year of said City and City Clerk of said City is hereby ordered and directed to file with the County Clerk of said County on or before the time required by law, a certified copy of this ordinance. The tax roll report is attached as Exhibit A.

Section 6: This ordinance shall be in full force and effect from and afterits adoption and approval as provided by law.

KEN KOCH	_____	DAN TRANSIER	_____
ARDEN JOE PLOCHER	_____	CRAIG SOLING	_____
CHRIS FUNKHOUSER	_____	MATT MAREK	_____
RUSTY CORNEILS	_____	RUSTY HYETT	_____

PASSED AND APPROVED this _____day of _____, 2025.

_____
Mayor

ATTEST:

[SEAL]

_____
City Clerk

EXHIBIT A

FOX HILL SSA TAX ROLL REPORT

Total amount $24,000.00

PIN #	ADDRESS	LEVY	
02-30-102-001	1603 Cottonwood Trail	$108.60	1
02-30-102-025	1605 Cottonwood Trail	$108.60	2
02-30-102-021	1607 Cottonwood Trail	$108.60	3
02-30-102-024	1609 Cottonwood Trail	$108.60	4
02-30-102-022	1611 Cottonwood Trail	$108.60	5
02-30-102-020	1613 Cottonwood Trail	$108.60	6
02-30-102-023	1615 Cottonwood Trail	$108.60	7
02-30-102-008	1617 Cottonwood Trail	$108.60	8
02-30-102-010	1619 Cottonwood Trail	$108.60	9
02-30-102-011	1701 Cottonwood Court	$108.60	10
02-30-102-012	1703 Cottonwood Court	$108.60	11
02-30-102-013	1705 Cottonwood Court	$108.60	12
02-30-102-014	1707 Cottonwood Court	$108.60	13
02-30-102-015	1706 Cottonwood Court	$108.60	14
02-30-102-016	1704 Cottonwood Court	$108.60	15
02-30-102-017	1702 Cottonwood Court	$108.60	16
02-30-102-018	1625 Cottonwood Trail	$108.60	17
02-30-102-019	1627 Cottonwood Trail	$108.60	18
02-30-103-001	1628 Cottonwood Trail	$108.60	19
02-30-103-002	1626 Cottonwood Trail	$108.60	20
02-30-103-003	1624 Cottonwood Trail	$108.60	21
02-30-103-004	1622 Cottonwood Trail	$108.60	22
02-30-103-005	1620 Cottonwood Trail	$108.60	23
02-30-103-007	1616 Cottonwood Trail	$108.60	24
02-30-103-008	1610 Cottonwood Trail	$108.60	25
02-30-103-009	1608 Cottonwood Trail	$108.60	26
02-30-103-010	1606 Cottonwood Trail	$108.60	27
02-30-103-011	1604 Cottonwood Trail	$108.60	28
02-30-103-012	1602 Cottonwood Trail	$108.60	29
02-30-103-013	1603 Cypress Lane	$108.60	30
02-30-103-014	1605 Cypress Lane	$108.60	31
02-30-103-015	1607 Cypress Lane	$108.60	32
02-30-103-016	1609 Cypress Lane	$108.60	33
02-30-103-017	1611 Cypress Lane	$108.60	34
02-30-103-018	1612 Cypress Lane	$108.60	35
02-30-103-019	1610 Cypress Lane	$108.60	36
02-30-103-020	1608 Cypress Lane	$108.60	37
02-30-103-021	1606 Cypress Lane	$108.60	38
02-30-103-022	1604 Cypress Lane	$108.60	39
02-30-103-023	1602 Cypress Lane	$108.60	40
02-30-106-001	1319 Willow Way	$108.60	41
02-30-106-002	1315 Willow Way	$108.60	42
02-30-106-003	1313 Willow Way	$108.60	43
02-30-106-004	1311 Willow Way	$108.60	44
02-30-106-005	1309 Willow Way	$108.60	45
02-30-106-006	1307 Willow Way	$108.60	46
02-30-106-007	1303 Willow Way	$108.60	47
02-30-106-008	1301 Willow Way	$108.60	48

EXHIBIT A

FOX HILL SSA TAX ROLL REPORT

Total amount $24,000.00

PIN #	ADDRESS	LEVY	
02-30-106-009	1225 Willow Way	$108.60	49
02-30-106-010	1223 Willow Way	$108.60	50
02-30-106-011	1221 Willow Way	$108.60	51
02-30-106-012	1219 Willow Way	$108.60	52
02-30-106-013	1217 Willow Way	$108.60	53
02-30-106-014	1215 Willow Way	$108.60	54
02-30-106-015	1213 Willow Way	$108.60	55
02-30-106-016	1211 Willow Way	$108.60	56
02-30-106-017	1209 Willow Way	$108.60	57
02-30-106-018	1207 Willow Way	$108.60	58
02-30-106-019	1205 Willow Way	$108.60	59
02-30-106-020	1203 Willow Way	$108.60	60
02-30-106-021	1201 Willow Way	$108.60	61
02-30-107-001	1320 Willow Way	$108.60	62
02-30-107-002	1318 Willow Way	$108.60	63
02-30-107-003	1316 Willow Way	$108.60	64
02-30-107-004	1310 Willow Way	$108.60	65
02-30-107-005	1302 Willow Way	$108.60	66
02-30-107-006	1226 Willow Way	$108.60	67
02-30-107-007	1224 Willow Way	$108.60	68
02-30-107-008	1222 Willow Way	$108.60	69
02-30-107-009	1220 Willow Way	$108.60	70
02-30-107-010	1218 Willow Way	$108.60	71
02-30-107-011	1208 Willow Way	$108.60	72
02-30-107-012	1206 Willow Way	$108.60	73
02-30-107-013	1204 Willow Way	$108.60	74
02-30-107-014	1202 Willow Way	$108.60	75
02-30-107-015	1739 John Street	$108.60	76
02-30-107-016	1737 John Street	$108.60	77
02-30-107-017	1735 John Street	$108.60	78
02-30-107-018	1733 John Street	$108.60	79
02-30-107-019	1731 John Street	$108.60	80
02-30-108-001	1722 John Street	$108.60	81
02-30-108-002	1724 John Street	$108.60	82
02-30-108-003	1726 John Street	$108.60	83
02-30-108-004	1728 John Street	$108.60	84
02-30-108-005	1732 John Street	$108.60	85
02-30-108-006	1734 John Street	$108.60	86
02-30-108-007	1736 John Street	$108.60	87
02-30-108-008	1738 John Street	$108.60	88
02-30-108-009	1742 John Street	$108.60	89
02-30-109-001	1202 Evergreen Lane	$108.60	90
02-30-110-001	1401 Aspen Lane	$108.60	91
02-30-110-002	1405 Aspen Lane	$108.60	92
02-30-110-003	1407 Aspen Lane	$108.60	93
02-30-110-004	1409 Aspen Lane	$108.60	94
02-30-110-005	1411 Aspen Lane	$108.60	95
02-30-110-006	1415 Aspen Lane	$108.60	96

EXHIBIT A

FOX HILL SSA TAX ROLL REPORT

Total amount $24,000.00

PIN #	ADDRESS	LEVY	
02-30-110-008	1423 Aspen Lane	$108.60	97
02-30-110-009	1425 Aspen Lane	$108.60	98
02-30-110-010	1427 Aspen Lane	$108.60	99
02-30-110-011	1429 Aspen Lane	$108.60	100
02-30-110-012	1433 Aspen Lane	$108.60	101
02-30-110-013	1441 Aspen Lane	$108.60	102
02-30-110-014	1443 Aspen Lane	$108.60	103
02-30-110-015	1445 Aspen Lane	$108.60	104
02-30-110-016	1447 Aspen Lane	$108.60	105
02-30-110-017	1449 Aspen Lane	$108.60	106
02-30-110-018	1451 Aspen Lane	$108.60	107
02-30-110-019	1401 White Pine Court	$108.60	108
02-30-110-020	1403 White Pine Court	$108.60	109
02-30-110-021	1407 White Pine Court	$108.60	110
02-30-110-022	1409 White Pine Court	$108.60	111
02-30-110-023	1410 White Pine Court	$108.60	112
02-30-110-024	1408 White Pine Court	$108.60	113
02-30-110-025	1406 White Pine Court	$108.60	114
02-30-110-026	1404 White Pine Court	$108.60	115
02-30-110-027	1402 White Pine Court	$108.60	116
02-30-111-001	1430 Aspen Lane	$108.60	117
02-30-111-002	1432 Aspen Lane	$108.60	118
02-30-111-003	1434 Aspen Lane	$108.60	119
02-30-111-004	1436 Aspen Lane	$108.60	120
02-30-111-005	1438 Aspen Lane	$108.60	121
02-30-111-006	1440 Aspen Lane	$108.60	122
02-30-111-007	1442 Aspen Lane	$108.60	123
02-30-111-008	1444 Aspen Lane	$108.60	124
02-30-111-009	1446 Aspen Lane	$108.60	125
02-30-111-010	1448 Aspen Lane	$108.60	126
02-30-111-011	1450 Aspen Lane	$108.60	127
02-30-111-012	1452 Aspen Lane	$108.60	128
02-30-111-013	1610 John Street	$108.60	129
02-30-111-014	1702 John Street	$108.60	130
02-30-111-015	1704 John Street	$108.60	131
02-30-112-001	1402 Aspen Lane	$108.60	132
02-30-112-002	1404 Aspen Lane	$108.60	133
02-30-112-003	1406 Aspen Lane	$108.60	134
02-30-112-004	1408 Aspen Lane	$108.60	135
02-30-112-005	1410 Aspen Lane	$108.60	136
02-30-112-006	1412 Aspen Lane	$108.60	137
02-30-112-007	1414 Aspen Lane	$108.60	138
02-30-112-008	1416 Aspen Lane	$108.60	139
02-30-112-010	1418 Aspen Lane	$108.60	140
02-30-112-011	1420 Aspen Lane	$108.60	141
02-30-112-012	1422 Aspen Lane	$108.60	142
02-30-112-013	1424 Aspen Lane	$108.60	143
02-30-112-014	1426 Aspen Lane	$108.60	144

EXHIBIT A

FOX HILL SSA TAX ROLL REPORT

Total amount $24,000.00

PIN #	ADDRESS	LEVY	
02-30-113-001	1431 Chestnut Lane	$108.60	145
02-30-113-002	1429 Chestnut Lane	$108.60	146
02-30-113-003	1427 Chestnut Lane	$108.60	147
02-30-113-004	1423 Chestnut Court	$108.60	148
02-30-113-006	1421 Chestnut Court	$108.60	149
02-30-114-001	1320 Evergreen Lane	$108.60	150
02-30-114-002	1318 Evergreen Lane	$108.60	151
02-30-114-003	1316 Evergreen Lane	$108.60	152
02-30-114-004	1314 Evergreen Lane	$108.60	153
02-30-114-005	1312 Evergreen Lane	$108.60	154
02-30-114-006	1310 Evergreen Lane	$108.60	155
02-30-114-007	1308 Evergreen Lane	$108.60	156
02-30-114-008	1306 Evergreen Lane	$108.60	157
02-30-114-009	1304 Evergreen Lane	$108.60	158
02-30-114-010	1302 Evergreen Lane	$108.60	159
02-30-114-011	1228 Evergreen Lane	$108.60	160
02-30-114-012	1224 Evergreen Lane	$108.60	161
02-30-114-013	1222 Evergreen Lane	$108.60	162
02-30-114-014	1220 Evergreen Lane	$108.60	163
02-30-114-015	1218 Evergreen Lane	$108.60	164
02-30-114-016	1216 Evergreen Lane	$108.60	165
02-30-114-017	1214 Evergreen Lane	$108.60	166
02-30-114-018	1212 Evergreen Lane	$108.60	167
02-30-114-019	1210 Evergreen Lane	$108.60	168
02-30-114-020	1208 Evergreen Lane	$108.60	169
02-30-114-021	1206 Evergreen Lane	$108.60	170
02-30-114-022	1204 Evergreen Lane	$108.60	171
02-30-115-001	1319 Evergreen Lane	$108.60	172
02-30-115-002	1317 Evergreen Lane	$108.60	173
02-30-115-003	1315 Evergreen Lane	$108.60	174
02-30-115-004	1313 Evergreen Lane	$108.60	175
02-30-115-005	1309 Evergreen Lane	$108.60	176
02-30-115-006	1305 Evergreen Lane	$108.60	177
02-30-115-007	1303 Evergreen Lane	$108.60	178
02-30-115-008	1301 Evergreen Lane	$108.60	179
02-30-115-010	1227 Evergreen Lane	$108.60	180
02-30-115-011	1225 Evergreen Lane	$108.60	181
02-30-115-012	1223 Evergreen Lane	$108.60	182
02-30-115-013	1221 Evergreen Lane	$108.60	183
02-30-115-014	1217 Evergreen Lane	$108.60	184
02-30-115-015	1207 Evergreen Lane	$108.60	185
02-30-115-016	1203 Evergreen Lane	$108.60	186
02-30-115-017	1201 Evergreen Lane	$108.60	187
02-30-211-001	1439 Chestnut Lane	$108.60	188
02-30-211-002	1437 Chestnut Lane	$108.60	189
02-30-211-003	1433 Chestnut Lane	$108.60	190
02-30-211-004	1425 Chestnut Court	$108.60	191
02-30-212-002	1402 John Street	$108.60	192

EXHIBIT A

FOX HILL SSA TAX ROLL REPORT

Total amount $24,000.00

PIN #	ADDRESS	LEVY	
02-30-212-003	1404 John Street	$108.60	193
02-30-212-004	1406 John Street	$108.60	194
02-30-212-005	1440 Chestnut Lane	$108.60	195
02-30-212-006	1438 Chestnut Lane	$108.60	196
02-30-212-007	1436 Chestnut Lane	$108.60	197
02-30-212-008	1432 Chestnut Lane	$108.60	198
02-30-212-009	1428 Chestnut Lane	$108.60	199
02-30-212-010	1426 Chestnut Lane	$108.60	200
02-30-212-011	1416 Chestnut Lane	$108.60	201
02-30-212-012	1412 Chestnut Lane	$108.60	202
02-30-212-013	1408 Chestnut Lane	$108.60	203
02-30-212-014	1406 Chestnut Lane	$108.60	204
02-30-212-015	1402 Chestnut Lane	$108.60	205
02-30-212-016	1401 Sequoia Circle	$108.60	206
02-30-212-017	1403 Sequoia Circle	$108.60	207
02-30-212-018	1405 Sequoia Circle	$108.60	208
02-30-212-019	1407 Sequoia Circle	$108.60	209
02-30-212-020	1408 Sequoia Circle	$108.60	210
02-30-212-021	1406 Sequoia Circle	$108.60	211
02-30-212-022	1404 Sequoia Circle	$108.60	212
02-30-212-023	1402 Sequoia Circle	$108.60	213
02-30-213-001	1419 Chestnut Court	$108.60	214
02-30-213-002	1417 Chestnut Court	$108.60	215
02-30-213-003	1415 Chestnut Lane	$108.60	216
02-30-213-004	1411 Chestnut Lane	$108.60	217
02-30-213-005	1409 Chestnut Lane	$108.60	218
02-30-213-006	1407 Chestnut Lane	$108.60	219
02-30-213-007	1405 Chestnut Lane	$108.60	220
02-30-213-008	1401 Chestnut Lane	$108.60	221
	TOTAL	$24,000.00	

2025 Levy Presentation
Current Year

Exhibit B - 1

Account Number	Description		FY 2024 Actual	FY 2025 Actual	FY 2026 Adopted	FY 2026 Projected	FY 2027 Proposed	FY 2028 Projected	FY 2029 Projected	FY 2030 Projected	FY 2031 Projected
	updated 11/3/25	Percentage Increase	49.79%	0.05%	-0.12%	-0.12%	0.00%	0.00%	0.00%	0.00%	0.00%
Fox Hill SSA	as presented at Nov 2025 Admin Comm	Per Unit $ Amount	$ 108.67	$ 108.73	$ 108.60	$ 108.60	$ 108.60	$ 108.60	$ 108.60	$ 108.60	$ 108.60
		Change in $ Per Unit	$ 36.12	$ 0.06	$ (0.14)	$ (0.14)	$ -	$ -	$ -	$ -	$ -
FOX HILL SSA FUND - 11											
11-000-40-00-4000	PROPERTY TAXES		$ 24,017	$ 24,030	$ 24,000	$ 24,000	$ 24,000	$ 24,000	$ 24,000	$ 24,000	$ 24,000
	Fox Hill SSA Revenues		**24,017**	**$ 24,030**	**$ 24,000**	**$ 24,000**	**$ 24,000**	**$ 24,000**	**$ 24,000**	**$ 24,000**	**$ 24,000**
					Under Budget	**$ -**					
11-111-54-00-5495	OUTSIDE REPAIR & MAINTENANCE		$ 10,274	$ 12,100	$ 65,640	$ 65,640	$ 18,368	$ 18,368	$ 18,368	$ 20,442	$ 60,442
	Fox Hill SSA Expenditures		**$ 10,274**	**$ 12,100**	**$ 65,640**	**$ 65,640**	**$ 18,368**	**$ 18,368**	**$ 18,368**	**$ 20,442**	**$ 60,442**
					Under Budget	**$ -**					
		Surplus(Deficit)	**13,743**	**11,930**	**(41,640)**	**(41,640)**	**5,632**	**5,632**	**5,632**	**3,558**	**(36,442)**
		Fund Balance	**$ 50,777**	**$ 62,707**	**$ 10,771**	**$ 21,067**	**$ 26,699**	**$ 32,331**	**$ 37,963**	**$ 41,521**	**$ 5,079**

2024 Levy Presentation
Prior Year

Exhibit B-2

Account Number	Description		FY 2023 Actual	FY 2024 Actual	FY 2025 Adopted	FY 2025 Projected	FY 2026 Proposed	FY 2027 Projected	FY 2028 Projected	FY 2029 Projected	FY 2030 Projected
	updated 11/8/24	Percentage Increase	196.03%	11.70%	-0.07%	-0.07%	0.00%	0.00%	0.00%	0.00%	0.00%
Fox Hill SSA		Per Unit $ Amount	$ 97.29	$ 108.67	$ 108.60	$ 108.60	$ 108.60	$ 108.60	$ 108.60	$ 108.60	$ 108.60
		Change in $ Per Unit	$ 36.74	$ 11.38	$ (0.08)	$ (0.08)	$ -	$ -	$ -	$ -	$ -
Fox Hill SSA - 11											
11-000-40-00-4000	PROPERTY TAXES		$ 21,501	$ 24,017	$ 24,000	$ 24,000	$ 24,000	$ 24,000	$ 24,000	$ 24,000	$ 24,000
		Revenue	**$ 21,501**	**$ 24,017**	**$ 24,000**	**$ 24,000**	**$ 24,000**	**$ 24,000**	**$ 24,000**	**$ 24,000**	**$ 24,000**
11-111-54-00-5495	OUTSIDE REPAIR & MAINTENANCE		$ 6,043	$ 10,275	$ 60,640	$ 13,640	$ 65,640	$ 15,368	$ 15,368	$ 15,368	$ 17,442
		Expenditures	**$ 6,043**	**$ 10,275**	**$ 60,640**	**$ 13,640**	**$ 65,640**	**$ 15,368**	**$ 15,368**	**$ 15,368**	**$ 17,442**
		Surplus(Deficit)	**15,458**	**13,742**	**(36,640)**	**10,360**	**(41,640)**	**8,632**	**8,632**	**8,632**	**6,558**
		Fund Balance	**$ 37,034**	**$ 50,776**	**$ 10,771**	**$ 61,136**	**$ 19,496**	**$ 28,128**	**$ 36,760**	**$ 45,392**	**$ 51,950**
			612.84%	*494.17%*	*17.76%*	*448.21%*	*29.70%*	*183.03%*	*239.20%*	*295.37%*	*297.84%*

Reviewed By:	
Legal	☐
Finance	■
Engineer	☐
City Administrator	■
Community Development	☐
Purchasing	☐
Police	☐
Public Works	☐
Parks and Recreation	☐

Agenda Item Number

Consent Agenda #10

Tracking Number

ADM 2025-56

Agenda Item Summary Memo

Title: Sunflower SSA Tax Levy Ordinance

Meeting and Date: City Council – November 25, 2025

Synopsis: Please see attached memo.

Council Action Previously Taken:

Date of Action: ADM – 11/19/25 Action Taken: Moved forward to CC consent agenda.

Item Number: ADM 2025-56

Type of Vote Required: Majority

Council Action Requested: Approval

Submitted by: Rob Fredrickson (Name) Finance (Department)

Agenda Item Notes:

Have a question or comment about this agenda item?
Call us Monday-Friday, 8:00am to 4:30pm at 630-553-4350, email us at agendas@yorkville.il.us, post at www.facebook.com/CityofYorkville, tweet us at @CityofYorkville, and/or contact any of your elected officials at http://www.yorkville.il.us/320/City-Council

Memorandum

To: Administration Committee
From: Rob Fredrickson, Finance Director
Date: November 12, 2025
Subject: Sunflower Estates SSA Tax Levy Ordinance

Summary

Approval of the tax levy ordinance for the Sunflower Estates Homeowners Association (HOA) Special Service Area (SSA).

Background

As shown in Exhibit B-1, the (12) Sunflower SSA Fund concluded Fiscal Year 2025 with a positive fund balance of $21,127, maintaining its positive equity position even after absorbing approximately $60,000 in one-time basin naturalization costs incurred in FY 2015 and FY 2016.

In prior levy years, these one-time naturalization expenses—along with the recurring costs for mowing, tree trimming and pond maintenance—were amortized over a ten-year period, which concluded in the current fiscal year (FY 2025 / Levy Year 2023). Looking ahead to FY 2026, the SSA will need to undertake an additional $25,000 in planned improvements, including removal of outdated landscaping in the boulevard median, installation of new plantings at both subdivision entrances and targeted tree removals around the pond. These items are in addition to the ongoing annual maintenance obligations for mowing, tree care and pond upkeep. To responsibly fund these near-term needs while preserving long-term financial stability, staff recommends increasing the annual SSA levy by $1,000 for both the 2025 levy (FY 2027) and the 2026 levy (FY 2028). Under this approach, the SSA is projected to experience a brief, albeit modest, negative fund balance at the close of FY 2026, followed by a return to a positive equity position in the subsequent fiscal year as expenditures normalize and levy levels stabilize.

Under the recommended levy adjustment, the per-unit SSA tax for the 2025 levy (FY 2026) would increase slightly—by $8.55 per unit, from $188.03 to $196.58. In total, the 2025 levy would increase by $1,000 (from $22,000 to $23,000) and be allocated as follows:

- $5,000 – Pond Maintenance
- $6,000 – Tree Trimming and Replacement
- $12,000 – Mowing and

As outlined during last year's Sunflower SSA levy presentation, future per-unit SSA tax amounts are projected to increase modestly for the 2025 levy (FY 2027) and the 2026 levy (FY 2028), with annual adjustments of $8.55, before leveling off beginning with the 2027 levy (FY 2029). These projections are illustrated in Exhibits B-1 and B-2.

- 2025 levy (FY 2027) – $196.58 (2025) v. $196.58 (2024) – no change
- 2026 levy (FY 2028) – $205.13 (2025) v. $205.13 (2024) – no change
- 2027 levy (FY 2029) – $205.13 (2025) v. $205.13 (2024) – no change
- 2028 levy (FY 2030) – $205.13 (2025) v. $205.13 (2024) – no change

Recommendation

Staff recommends approval of the 2025 Sunflower Estates HOA SSA levy ordinance (tax roll attached as Exhibit A).

ORDINANCE NO. 2025 - ___

AN ORDINANCE FOR THE AMENDED LEVY AND ASSESSMENT OF TAXES FOR THE FISCAL YEAR BEGINNING MAY 1, 2026 AND ENDING APRIL 30, 2027 IN AND FOR THE UNITED CITY OF YORKVILLE SPECIAL SERVICE AREA NUMBER 2006-119

BE IT ORDAINED by the Mayor and City Council of the United City of Yorkville, Kendall County, Illinois as follows:

Section 1: The United City of Yorkville Special Service Area Number 2006-119 has been created by an ordinance entitled:

AN ORDINANCE ESTABLISHING
SPECIAL SERVICE AREA NUMBER 2006-119 IN THE
UNITED CITY OF YORKVILLE
(SUNFLOWER ESTATES SUBDIVISION)

ADOPTED February 27, 2007 and effective upon passage approval and publication, no petition having been filed opposing the creation of the Special Service Area, pursuant to section 9 of Public Act 78-901. Said Special Service Area Number 2006-119 consists of territory described in the ordinance aforesaid. The United City of Yorkville is now authorized to issue bonds and levy taxes for special services in said Special Service Area.

Section 2: That the total amount of the budget, as amended, for all purposes to be collected from the tax of the current fiscal year in Special Service Area Number 2006-119 is ascertained to be the sum of Twenty-three thousand dollars ($23,000.00).

Section 3: That the following sums be, and the same hereby are, levied upon the taxable property, as defined in the Revenue Act of 1939 in the United City of Yorkville Special Service Area Number 2006-119, said tax to be levied for the fiscal year beginning May 1, 2026 and ending April 30, 2027.

	Budget	Income From Other Sources	To Be Raised By Taxation
Mowing	$12,000.00	$0.00	$12,000.00
Tree Trimming	6,000.00	0.00	6,000.00
Pond Maintenance	5,000.00	0.00	5,000.00
TOTAL SUNFLOWER SSA EXPENDITURES	**$ 23,000.00**	**$0.00**	**$ 23,000.00**

Section 4: This tax is levied pursuant to Article VII Sections 6A and 6L of the Constitution of the State of Illinois and pursuant to Public Act 78-901 and pursuant to an ordinance Establishing The United City of Yorkville Special Service Area Number 2006-119.

Section 5: That there is hereby certified to the County Clerk of Kendall County, Illinois, the sum aforesaid, constituting said total amount and the said total amount of Twenty-three thousand dollars ($23,000.00) which said total amount the said United City of Yorkville Special Service Area Number 2006-119 requires to be raised by taxation for the current fiscal year of said City and City Clerk of said City is hereby ordered and directed to file with the County Clerk of said County on or before the time required by law, a certified copy of this ordinance. The tax roll report is attached as Exhibit A.

Section 6: This ordinance shall be in full force and effect from and afterits adoption and approval as provided by law.

KEN KOCH	_____	DAN TRANSIER	_____
ARDEN JOE PLOCHER	_____	CRAIG SOLING	_____
CHRIS FUNKHOUSER	_____	MATT MAREK	_____
RUSTY CORNEILS	_____	RUSTY HYETT	_____

PASSED AND APPROVED this _____day of _____, 2025.

_____
Mayor

ATTEST:

[SEAL]

_____
City Clerk

EXHIBIT A

SUNFLOWER ESTATES SSA TAX ROLL REPORT

$23,000.00 Levy Amount

PIN #	Levy	
05-05-440-002	$196.58	1
05-05-440-003	$196.58	2
05-05-440-004	$196.58	3
05-05-440-005	$196.58	4
05-05-440-006	$196.58	5
05-05-440-007	$196.58	6
05-05-440-008	$196.58	7
05-05-440-009	$196.58	8
05-05-440-010	$196.58	9
05-05-440-011	$196.58	10
05-05-440-012	$196.58	11
05-05-440-013	$196.58	12
05-05-440-014	$196.58	13
05-05-440-015	$196.58	14
05-05-440-016	$196.58	15
05-05-440-017	$196.58	16
05-05-440-018	$196.58	17
05-05-440-019	$196.58	18
05-05-440-020	$196.58	19
05-05-440-021	$196.58	20
05-05-440-022	$196.58	21
05-05-440-023	$196.58	22
05-05-475-001	$196.58	23
05-05-475-002	$196.58	24
05-05-475-003	$196.58	25
05-05-475-004	$196.58	26
05-05-475-005	$196.58	27
05-05-475-006	$196.58	28
05-05-475-007	$196.58	29
05-05-475-008	$196.58	30
05-05-475-009	$196.58	31
05-05-475-010	$196.58	32
05-05-475-011	$196.58	33
05-05-475-012	$196.58	34
05-05-475-013	$196.58	35
05-05-475-014	$196.58	36
05-05-475-015	$196.58	37
05-05-475-016	$196.58	38
05-05-475-017	$196.58	39
05-05-475-018	$196.58	40
05-05-475-019	$196.58	41
05-05-443-001	$196.58	42
05-05-443-002	$196.58	43
05-05-443-003	$196.58	44
05-05-443-004	$196.58	45
05-05-443-005	$196.58	46

SUNFLOWER ESTATES SSA TAX ROLL REPORT

$23,000.00 Levy Amount

05-05-443-006	$196.58	47
05-05-443-007	$196.58	48
05-05-443-008	$196.58	49
05-05-441-001	$196.58	50
05-05-441-002	$196.58	51
05-05-441-003	$196.58	52
05-05-441-004	$196.58	53
05-05-441-005	$196.58	54
05-05-441-006	$196.58	55
05-05-441-007	$196.58	56
05-05-441-008	$196.58	57
05-05-441-009	$196.58	58
05-05-441-010	$196.58	59
05-05-441-011	$196.58	60
05-05-441-012	$196.58	61
05-05-442-001	$196.58	62
05-05-442-002	$196.58	63
05-05-442-003	$196.58	64
05-05-442-004	$196.58	65
05-05-442-005	$196.58	66
05-05-442-006	$196.58	67
05-05-442-007	$196.58	68
05-05-442-008	$196.58	69
05-05-442-009	$196.58	70
05-05-442-010	$196.58	71
05-05-442-011	$196.58	72
05-05-442-012	$196.58	73
05-05-442-013	$196.58	74
05-05-442-014	$196.58	75
05-05-442-015	$196.58	76
05-05-442-016	$196.58	77
05-05-442-017	$196.58	78
05-05-442-018	$196.58	79
05-05-442-019	$196.58	80
05-05-442-020	$196.58	81
05-05-442-021	$196.58	82
05-05-442-022	$196.58	83
05-05-442-023	$196.58	84
05-05-442-024	$196.58	85
05-05-442-025	$196.58	86
05-05-442-026	$196.58	87
05-05-442-027	$196.58	88
05-05-442-028	$196.58	89
05-05-442-029	$196.58	90
05-05-442-030	$196.58	91
05-05-445-001	$196.58	92
05-05-445-002	$196.58	93

SUNFLOWER ESTATES SSA TAX ROLL REPORT

$23,000.00 Levy Amount

05-05-445-003	$196.58		94
05-05-445-004	$196.58		95
05-05-444-001	$196.58		96
05-05-444-002	$196.58		97
05-05-444-003	$196.58		98
05-05-444-004	$196.58		99
05-05-444-005	$196.58		100
05-05-444-006	$196.58		101
05-05-443-009	$196.58		102
05-05-443-010	$196.58		103
05-05-443-011	$196.58		104
05-05-443-012	$196.58		105
05-05-443-013	$196.58		106
05-05-443-014	$196.58		107
05-05-443-015	$196.58		108
05-05-443-016	$0.00	***	109
05-05-476-001	$196.58		110
05-05-476-002	$196.58		111
05-05-476-003	$196.58		112
05-05-477-001	$196.58		113
05-05-477-002	$196.58		114
05-05-477-003	$196.58		115
05-05-477-004	$196.58		116
05-05-477-005	$196.58		117
05-05-477-006	$196.58		118
05-05-330-001	$0.00	***	119
05-05-330-002	$0.00	***	120
05-05-440-001	$0.00	***	121

$23,000.00

***These are City owned properties - which are not included on the SSA tax levy

2025 Levy Presentation
Current Year

Exhibit B - 1

Account Number	Description		FY 2024 Actual	FY 2025 Actual	FY 2026 Adopted	FY 2026 Projected	FY 2027 Proposed	FY 2028 Projected	FY 2029 Projected	FY 2030 Projected	FY 2031 Projected
	updated 11/3/25	Percentage Increase	3.20%	0.05%	4.63%	4.63%	4.55%	4.35%	0.00%	0.00%	0.00%
Sunflower SSA	as presented at Nov 2025 Admin Comm	Per Unit $ Amount	$ 179.62	$ 179.71	$ 188.03	$ 188.03	$ 196.58	$ 205.13	$ 205.13	$ 205.13	$ 205.13
		Change in $ Per Unit	$ 179.62	$ 179.71	$ 8.32	$ 8.32	$ 8.55	$ 8.55	$ -	$ -	$ -
SUNFLOWER SSA FUND - 12											
12-000-40-00-4000	PROPERTY TAXES		$ 21,015	$ 21,026	$ 22,000	$ 22,000	$ 23,000	$ 24,000	$ 24,000	$ 24,000	$ 24,000
	Sunflower SSA Revenues		**$ 21,015**	**$ 21,026**	**$ 22,000**	**$ 22,000**	**$ 23,000**	**$ 24,000**	**$ 24,000**	**$ 24,000**	**$ 24,000**
					Under Budget	**$ -**					
12-112-54-00-5416	POND MAINTENANCE		$ 2,580	$ 3,000	$ 5,000	$ 5,000	$ 5,000	$ 5,000	$ 5,000	$ 5,000	$ 5,000
12-112-54-00-5495	OUTSIDE REPAIR & MAINTENANCE		17,090	10,030	$ 38,640	$ 38,640	$ 15,368	$ 15,368	15,368	17,442	17,442
	Sunflower SSA Expenditures		**$ 19,670**	**$ 13,030**	**$ 43,640**	**$ 43,640**	**$ 20,368**	**$ 20,368**	**$ 20,368**	**$ 22,442**	**$ 22,442**
					Under Budget	**$ -**					
		Surplus(Deficit)	**1,345**	**7,996**	**(21,640)**	**(21,640)**	**2,632**	**3,632**	**3,632**	**1,558**	**1,558**
		Fund Balance	**$ 13,131**	**$ 21,127**	**$ 9,161**	**$ (513)**	**$ 2,119**	**$ 5,751**	**$ 9,383**	**$ 10,941**	**$ 12,499**
			66.76%	*162.14%*	*20.99%*	*-1.18%*	*10.40%*	*28.24%*	*46.07%*	*48.75%*	*55.69%*

2024 Levy Presentation
Prior Year

Exhibit B-2

Account Number	Description		FY 2023 Actual	FY 2024 Actual	FY 2025 Adopted	FY 2025 Projected	FY 2026 Proposed	FY 2027 Projected	FY 2028 Projected	FY 2029 Projected	FY 2030 Projected
	updated 11/8/24	Percentage Increase	2.66%	0.07%	-0.07%	-0.07%	4.76%	4.55%	4.35%	0.00%	0.00%
Sunflower SSA		Per Unit $ Amount	$ 179.49	$ 179.62	$ 179.49	$ 179.49	$ 188.03	$ 196.58	$ 205.13	$ 205.13	$ 205.13
		Change in $ Per Unit	$ 24.44	$ 0.13	$ (0.13)	$ (0.13)	$ 8.55	$ 8.55	$ 8.55	$ -	$ -
Sunflower SSA - 12											
12-000-40-00-4000	PROPERTY TAXES		21,000	21,015	21,000	21,000	22,000	23,000	24,000	24,000	24,000
		Revenue	**21,000**	**21,015**	**21,000**	**21,000**	**22,000**	**23,000**	**24,000**	**24,000**	**24,000**
12-112-54-00-5416	POND MAINTENANCE		5,160	2,580	5,000	5,000	5,000	5,000	5,000	5,000	5,000
12-112-54-00-5495	OUTSIDE REPAIR & MAINTENANCE		6,440	17,090	$ 18,640	18,640	38,640	$ 15,368	$ 15,368	$ 15,368	$ 17,442
		Expenditures	**11,600**	**19,670**	**23,640**	**23,640**	**43,640**	**20,368**	**20,368**	**20,368**	**22,442**
		Surplus(Deficit)	**9,400**	**1,345**	**(2,640)**	**(2,640)**	**(21,640)**	**2,632**	**3,632**	**3,632**	**1,558**
		Fund Balance	**11,786**	**13,131**	**9,161**	**10,491**	**(11,149)**	**(8,517)**	**(4,885)**	**(1,253)**	**305**
			101.60%	*66.76%*	*38.75%*	*44.38%*	*-25.55%*	*-41.82%*	*-23.98%*	*-6.15%*	*1.36%*

Reviewed By:	
Legal	☐
Finance	■
Engineer	☐
City Administrator	■
Community Development	☐
Purchasing	☐
Police	☐
Public Works	☐
Parks and Recreation	☐

Agenda Item Number

Mayor's Report #1

Tracking Number

CC 2025-82

Agenda Item Summary Memo

Title: Ordinance Providing for the Issuance of SSA 2004-104 (Grande Reserve) Refunding Bonds

Meeting and Date: City Council – November 25, 2025

Synopsis: Please see attached memo.

Council Action Previously Taken:

Date of Action: CC – 10/28/25

Item Number: CC 2025-82

Action Taken: Engagement of Bond Counsel – Saul Ewing, LLP; Underwriter – Raymond James; Financial Advisor – Speer Financial

Type of Vote Required: Majority

Council Action Requested: Approval

Submitted by: Rob Fredrickson (Name) Finance (Department)

Agenda Item Notes:

Have a question or comment about this agenda item?
Call us Monday-Friday, 8:00am to 4:30pm at 630-553-4350, email us at agendas@yorkville.il.us, post at www.facebook.com/CityofYorkville, tweet us at @CityofYorkville, and/or contact any of your elected officials at http://www.yorkville.il.us/320/City-Council

Memorandum

To: City Council
From: Rob Fredrickson, Finance Director
Date: November 19, 2025
Subject: 2025 Refunding Bonds – SSA 2004-104 (Grande Reserve)

Summary

An ordinance providing for the issuance of the Series 2025 SSA 2004-104 (Grande Reserve) Refunding Bonds and authorizing the execution of a bond order.

Background

The Central Grand Reserve Special Service Area (SSA) was originally developed by MPI-2 Yorkville Central LLC, a partnership of Moser Enterprises, Pasquinelli Futures I, LLC and Melvin Isenstein. The SSA covers about 534 acres within the Grande Reserve Subdivision, located north of Illinois Route 34, northeast of Bristol Ridge Road and east of Kennedy Road. Development within the SSA includes finished lots for 723 single-family homes, 224 duplex units, 298 townhomes, along with a clubhouse site and Grande Reserve Elementary School.

To support the installation of early public improvements—through a non-committal bond issuance secured solely by SSA special taxes—the City issued $13.2 million in Special Service Area 2004-104 Special Tax Bonds in 2004. Bond proceeds were used by the City (or by the developer on the City's behalf) to complete the improvements needed to serve a portion of the subdivision known as the "First Series Property," which included 490 single-family lots in Neighborhoods 10 thru15. Currently, 272 parcels have fully prepaid their special taxes, while the remaining 218 parcels have been conveyed to third-party homeowners who continue to remit the annual special service area tax.

The City previously issued its $13,200,000 Special Service Area Number 2004-104 Special Tax Bonds, Series 2004 (Grande Reserve Project) in October of 2004. The proceeds of the bonds were used by the City, or by the Developer on its behalf, to construct the Special Services benefiting a portion of the Area, which enabled the Developer or other builders to complete construction of and obtain certificates of occupancy from the City for 490 Single Family Parcels in the Area within Neighborhoods 10-15 (the "First Series Property"). Currently, 272 parcels have fully prepaid their special taxes, while the remaining 218 parcels have been conveyed to third-party homeowners who continue to remit the annual SSA tax.

Recently, Raymond James & Associates, Inc. submitted an engagement letter to the City proposing the refinancing of the outstanding bonds associated with the Grande Reserve Special Service Area (SSA). City Council approved that engagement letter on October 28th. As summarized in Exhibit 1, the proposed refunding is expected to generate approximately $434,000 in nominal savings over the remaining life of the bonds. On a per-parcel basis, these

savings are estimated to provide homeowners within the SSA with annual reductions ranging from $214 to $232 through 2034.

In order to complete the refunding of the proposed Grande Reserve SSA bonds, the final step for the City would be approval of the attached ordinance (Council has previously approved engagement letters for underwriting services, bond counsel and financial advisor services on October 28th). The attached ordinance, commonly referred to as a "parameters" ordinance, allows Council to adopt an ordinance authorizing the sale of the refunding bonds at a future date, as long as certain "parameters" are met (this is the same process the City has followed in prior SSA bond refundings). The parameters for this proposed bond issuance include a maximum amount of principal that could be issued (not to exceed $3,800,000) and an interest rate cap of 6.00% per year. The ordinance also outlines the permitted uses of the refunding bond proceeds, which include: retiring the existing 2004 Grande Reserve SSA bonds; funding the debt service reserve fund; paying required bond insurance premiums; and covering issuance-related costs. Moreover, the ordinance approves several related documents, including a Trust Indenture with U.S. Bank (Exhibit B to the ordinance); a Bond Purchase Agreement with Raymond James & Associates (underwriter – Exhibit C); the Preliminary Official Statement, which will be used by the underwriter to market the bonds (Exhibit D) to potential investors; a continuing disclosure and Escrow Deposit agreements with U.S. Bank (Exhibits E and F); and an Agreement for Administrative Services with DTA (Exhibit G). The remaining blanks in these documents, along with the bond order, will be completed once the bonds are priced in early December. Final pricing results are expected to be in line with the estimates presented in Exhibit 1 and will be reported to Council in late December 2025 or early January 2026 following closing.

Assuming passage of the ordinance, the marketing of the bonds shall commence immediately as part of the underwriting process. Final pricing and completion of all transaction documents are scheduled for the week of December 8th, with closing anticipated during either the week of December 22nd or December 29th. Following closing, staff will present a revised partial abatement ordinance for the Grande Reserve SSA at the January 13th Council meeting. This will allow residents of the subdivision to begin seeing—and benefiting from—lower SSA property tax amounts starting in tax year 2025 (payable in 2026).

Recommendation

Staff recommends approval of the attached bond ordinance.

UNITED CITY OF YORKVILLE

KENDALL COUNTY

STATE OF ILLINOIS

ORDINANCE NUMBER 2025-_____

AN ORDINANCE PROVIDING FOR ISSUANCE OF
THE UNITED CITY OF YORKVILLE, KENDALL COUNTY, ILLINOIS
SPECIAL SERVICE AREA NUMBER 2004-104
SPECIAL TAX REFUNDING BONDS, SERIES 2025
(GRANDE RESERVE PROJECT), AND AUTHORIZING THE EXECUTION OF A
BOND ORDER

ADOPTED BY THE

CITY COUNCIL

OF THE

UNITED CITY OF YORKVILLE

KENDALL COUNTY

STATE OF ILLINOIS

The 25th day of November, 2025

Published in pamphlet form by authority of the City Council of the United City of Yorkville, Kendall County, Illinois, this 25th day of November, 2025.

ORDINANCE NO. 2025-_____

AN ORDINANCE PROVIDING FOR ISSUANCE OF UNITED CITY OF YORKVILLE, KENDALL COUNTY, ILLINOIS SPECIAL SERVICE AREA NUMBER 2004-104 SPECIAL TAX REFUNDING BONDS, SERIES 2025 (GRANDE RESERVE PROJECT), AND AUTHORIZING THE EXECUTION OF A BOND ORDER

BE IT ORDAINED BY THE CITY COUNCIL OF THE UNITED CITY OF YORKVILLE, KENDALL COUNTY, ILLINOIS, AS FOLLOWS:

Section 1. Findings and Declarations. It is found and declared by the City Council of the United City of Yorkville, Kendall County, Illinois (the "*City*") as follows:

a. The City has previously established Special Service Area Number 2004-104 Central Grande Reserve described more fully in **Exhibit A** to this Ordinance (the "*Special Service Area*") pursuant to Ordinance Number 2004-49 adopted on September 14, 2004 (the "*Establishing Ordinance*"), as amended by Ordinance Number 2004-60 adopted on October 26, 2004, the provisions of the Special Service Area Tax Law, 35 ILCS 200/27-5 *et seq.,* as amended (the "*Special Service Area Act*") and the provisions of Section 7 of Article VII of the 1970 Constitution of the State of Illinois, and has otherwise complied with all other conditions precedent required by the Special Service Area Act.

b. It was deemed necessary and in the best interests of the City to provide special services benefiting the Special Service Area consisting of the acquisition, construction and installation of public improvements including, but not limited to, engineering, soil testing and appurtenant work, mass grading and demolition, storm water management facilities, storm drainage systems and storm sewers, site clearing and tree removal, public water facilities, sanitary sewer facilities, erosion control measures, roads, streets, curbs, gutters, street lighting, traffic controls, sidewalks, equestrian paths and related street improvements, and equipment and materials necessary for the maintenance thereof, public parks, park improvements, bicycle paths, landscaping, wetland mitigation and tree installation, costs for land and easement acquisitions relating to any of the foregoing improvements, required tap-on and related fees for water or sanitary sewer services and other eligible costs to serve the Special Service Area (the "*Special Services*").

c. The City has previously issued $13,200,000 in aggregate principal amount of its Special Service Area Number 2004-104 Central Grande Reserve Special Tax Bonds, Series 2004 (MPI Grande Reserve Project) (the "*Prior Bonds*"), of which $3,572,000 in principal amount remains outstanding, to pay and provide funds for a portion of the costs of the Special Services.

d. In order to achieve debt service savings, it is in the best interests of the City to refund the Prior Bonds.

e. The City does not have sufficient funds on hand or available from other sources with which to pay the costs associated with the refunding of the Prior Bonds.

f. It is in the best interests of the City to issue not to exceed $3,800,000 principal amount of its Special Service Area Number 2004-104 Special Tax Refunding Bonds, Series 2025 (Grande Reserve Project) (the "*Bonds*"), as provided in this Ordinance and the Bond Order (as defined in Section 2 hereof), to pay or provide funds to (i) refund the Prior Bonds, (ii) fund a debt service reserve fund, (iii) pay the insurance premiums for the Bonds, if insured and (iv) pay the costs associated with the issuance of the Bonds.

g. The City expects that aggregate payments of principal of and interest on the Bonds will be less than aggregate payments of principal of and interest on the outstanding Prior Bonds.

h. The notice and hearing requirements set forth in Section 27-45 of the Special Service Area Act do not apply to the Bonds because the interest rate on the Bonds and the maximum period of time over which the Bonds will be retired will not be greater than that set forth in the notices for the Prior Bonds. In addition, the debt service on the Bonds will not exceed the debt service to be paid over the remaining duration of the Prior Bonds.

i. After due publication of notice as required by the Special Service Area Act, including, without limitation, notice of the issuance of the Prior Bonds in an aggregate principal amount not to exceed $14,000,000, a public hearing to consider the establishment of the Special Service Area, the issuance of the Prior Bonds for the purpose of paying the costs of the Special Services and the manner in which the Prior Bonds were proposed to be retired and the proposed tax levy, was held in accordance with law. No objection petition was filed with respect to the establishment of the Special Service Area or the issuance of the Prior Bonds within the period of time allowed pursuant to the Special Service Area Act.

Section 2. Issuance of Bonds. The City shall borrow the sum of not to exceed $3,800,000 by issuing the Bonds as provided in this Ordinance. The Bonds shall be designated "United City of Yorkville, Kendall County, Illinois Special Service Area Number 2004-104 Special Tax Refunding Bonds, Series 2025 (Grande Reserve Project)," and shall be issued for the purpose of refunding the Prior Bonds. The Bonds shall be issued pursuant to the powers of the City pursuant to Section 7 of Article VII of the 1970 Constitution of the State of Illinois; the Special Service Area Act; and the Local Government Debt Reform Act, 30 ILCS 350/1 *et seq.* (the "*Debt Act*").

The Mayor is hereby authorized and directed to establish the final terms of the Bonds as set forth in the City's Bond Order to be executed by the Mayor and attested by the City Clerk (the "*Bond Order*"), in form and substance acceptable to the City Attorney and Croke Fairchild Duarte & Beres LLC, Bond Counsel, but only within the parameters or on such terms as set forth in Section 4 of this Ordinance and in furtherance of such duty is hereby authorized and directed to execute the Bond Order on behalf of the City. The Bonds shall be issued in such principal amounts, mature on such dates and bear interest at such rates and be subject to redemption as set forth in the Bond Order.

Section 3. Approval of Documents. There have been submitted to the City Council forms of the following documents relating to the issuance of the Bonds:

a. a form of Trust Indenture (the "*Indenture*") between the City and U.S. Bank Trust Company, National Association, as Trustee (the "*Trustee*"), to be dated as of December 1, 2025, which form of Indenture is attached as **Exhibit B** to this Ordinance;

b. a form of Bond Purchase Agreement (the "*Bond Purchase Agreement*") between the City and Raymond James & Associates, Inc., as Underwriter (the "*Underwriter*"), to be dated as of the date the offer of the Underwriter to purchase the Bonds is accepted by the City, which form of Bond Purchase Agreement is attached as **Exhibit C** to this Ordinance;

c. a form of the Preliminary Official Statement (the "*Preliminary Official Statement*") to be used by the Underwriter in its initial offering of the Bonds, which form of Preliminary Official Statement is attached as **Exhibit D** to this Ordinance;

d. a form of the Continuing Disclosure Agreement by and between the City and U.S. Bank Trust Company, National Association, which form of Continuing Disclosure Agreement is attached as **Exhibit E** to this Ordinance;

e. a form of Escrow Deposit Agreement (the "*Escrow Agreement*") between the City and U.S. Bank Trust Company, National Association, as escrow agent (the "*Escrow Agent*"), which form of Escrow Agreement is attached as **Exhibit F** to this Ordinance; and

f. a form of the Agreement for Administrative Services between DTA, formerly known as David Taussig & Associates, Inc. (the "*Consultant*"), and the City, which form of Agreement for Administration Services is attached as **Exhibit G** to this Ordinance.

Such documents are approved as to form and substance and the Mayor and the City Clerk of the City are authorized and directed to execute and deliver and/or authorize the use of such documents on behalf of the City in the forms submitted with such additions, deletions and completions of the same (including the establishment of the terms of the Bonds within the parameters set forth in this Ordinance) as the Mayor and the City Clerk deem appropriate, the Mayor's signature on such documents constituting his approval thereof and to be deemed conclusive and binding approval hereunder; and when each such document is executed, attested, sealed and delivered on behalf of the City, as provided herein, each such document will be binding on the City; from and after the execution and delivery of each such document, the officers, employees and agents of the City are hereby authorized, empowered and directed to do all such acts and things and to execute all such additional documents as may be necessary to carry out, comply with and perform the provisions of each such document as executed; and each such document shall constitute, and hereby is made, a part of this Ordinance, and a copy of each such document shall be placed in the official records of the City, and shall be available for public inspection at the office of the City Clerk. Either the Mayor or City Clerk is authorized and directed, subject to the terms of the Bond Purchase Agreement as executed, to execute the final Official Statement in substantially the form of the Preliminary Official Statement presented

hereto with such changes, additions or deletions as they deem appropriate to reflect the final terms of the Bonds, the Indenture and other matters.

The Mayor and the City Clerk are authorized to obtain a Bond Insurance Policy insuring the payment of all or a portion of the principal of and interest on the Bonds when due (the "*Bond Insurance Policy*") from a bond insurer (a "*Bond Insurer*") if the Mayor determines such Bond Insurance Policy to be beneficial in connection with the sale of the Bonds. The Mayor and City Clerk are hereby authorized on behalf of the City, to make such customary covenants and agreements with the Bond Insurer as are not inconsistent with the terms of this Ordinance and as may be required by the Bond Insurer to issue its Bond Insurance Policy. The Mayor and the City Clerk are further authorized to obtain an insurance policy, surety bond, irrevocable letter of credit or similar instrument deposited in or credited to the reserve fund to be created and established pursuant to the Indenture (the "*Reserve Fund*") in lieu of or in partial substitution for moneys on deposit therein (in any event, a "*Reserve Fund Insurance Policy*") from the Bond Insurer or any other entity issuing a Reserve Fund Insurance Policy with respect to the Bonds (in either case, a "*Surety Provider*") if the Mayor determines such Reserve Fund Insurance Policy to be beneficial in connection with the sale of the Bonds. The Mayor and City Clerk are hereby authorized on behalf of the City, to make such customary covenants and agreements with the Surety Provider (including, without limitation, any reimbursement agreement, guaranty agreement or other credit facility agreement) as are not inconsistent with the terms of this Ordinance and as may be required by the Surety Provider to issue its Reserve Fund Insurance Policy.

Section 4. Bond Terms; Bond Order. The Bonds shall be issued as provided in the Indenture and shall be issued in the principal amount of not to exceed $3,800,000, shall be dated, shall mature (but in no event later than March 1, 2034), shall bear interest at the rates (not to exceed in any year six percent (6.00%) per annum) and shall be subject to redemption at the times and prices as set forth in the Indenture, and shall be sold to the Underwriter at a purchase price of not less than 98% of the principal amount of the Bonds, all as set forth in the Bond Purchase Agreement. The execution and delivery of the Bond Purchase Agreement by the Mayor and the City Clerk shall evidence their approval of the terms of the Bonds set forth above. The Bond Order shall specify the principal amount of the Bonds, the date of the Bonds, the interest rate on the Bonds, the redemption provisions of the Bonds, the purchase price of the Bonds, the identity of any Bond Insurer, if any, and the final form of any commitment to provide the Bond Insurance Policy and the Reserve Fund Insurance Policy and may include such other terms as are deemed necessary to provide for the sale of the Bonds which are not inconsistent with this Ordinance. The Bond Order shall also provide for the abatement of any special taxes levied for the Prior Bonds to be refunded. The Bond Order shall also provide that the City shall not sell the Bonds unless it receives a certificate from its municipal advisor that the refunding of the Prior Bonds will provide an aggregate present value debt service savings to the City resulting from the issuance of the Bonds to provide for the refunding of the Prior Bonds of not less than three percent (3%) of the par value of the refunded Prior Bonds. Such certificate shall demonstrate the amount of such savings and state that such savings target has been met. The execution and delivery of the Bond Order, the Bond Purchase Agreement and the Indenture by the Mayor and the City Clerk shall evidence their approval of the terms of the Bonds set forth above. This Ordinance, together with the Bond Order, shall constitute complete authority for the City to issue the Bonds in accordance with applicable law.

Section 5. Execution and Delivery of Bonds. The Mayor and the City Clerk are authorized and directed to execute and deliver the Bonds and, together with other Authorized Officers (as defined in the Indenture), to take all necessary action with respect to the issuance, sale and delivery of the Bonds, all in accordance with the terms and procedures specified in this Ordinance and the Indenture. The Bonds shall be delivered to the Trustee who is directed to authenticate the Bonds and deliver the Bonds to the Underwriter upon receipt of the purchase price for the Bonds.

The Bonds shall be in substantially the form set forth in the Indenture. Each Bond shall be executed by the manual or facsimile signature of the Mayor and the manual or facsimile signature of the City Clerk and shall have the corporate seal of the City affixed to it (or a facsimile of that seal printed on it). The Mayor and the City Clerk (if they have not already done so) are authorized and directed to file with the Illinois Secretary of State their manual signatures certified by them pursuant to the Uniform Facsimile Signatures of Public Officials Act, as amended, which shall authorize the use of their facsimile signatures to execute the Bonds. Each Bond so executed shall be as effective as if manually executed. In case any officer of the City whose signature or a facsimile of whose signature shall appear on the Bonds shall cease to be such officer before authentication and delivery of any of the Bonds, that signature or facsimile signature shall nevertheless be valid and sufficient for all purposes, the same as if the officer had remained in office until delivery.

No Bond shall be valid for any purpose unless and until a certificate of authentication on that Bond substantially in the form set forth in the bond form in the Indenture shall have been duly executed by the Trustee. Execution of that certificate upon any Bond shall be conclusive evidence that the Bond has been authenticated and delivered under this Ordinance.

Section 6. Bonds are Limited Obligations; Levy of Special Tax; Pledge. The Bonds shall constitute limited obligations of the City, payable from the Special Taxes (as defined below) to be levied on all taxable real property within the Special Service Area as provided below. The Bonds shall not constitute the general obligations of the City and neither the full faith and credit nor the unlimited taxing power of the City shall be pledged as security for payment of the Bonds.

There are hereby levied Special Taxes upon all taxable real property within the Special Service Area in accordance with the Special Tax Roll and Report (as defined below) sufficient to pay and discharge the principal of and interest on the Bonds at maturity or mandatory sinking fund redemption dates and to pay interest on the Bonds for each year at the interest rates to be set forth in Section 2.4 of the Indenture and to pay for the Administrative Expenses (as defined in the Indenture) of the City, if any, for each year and to fund and replenish the Reserve Fund and any special reserve fund created and established pursuant to the Indenture (the "*Special Reserve Fund*"), including specifically the following amounts for the following years (the "*Special Taxes*"):

YEAR OF LEVY	AN AMOUNT SUFFICIENT TO PRODUCE THE SUM OF:
2025	$612,385.16

2026	$621,486.42
2027	$630,804.39
2028	$640,339.04
2029	$649,873.70
2030	$659,625.06
2031	$669,593.11
2032	$679,561.17

Pursuant to the Special Tax Roll established by the Special Tax Roll and Report prepared for the Special Service Area (the "*Special Tax Roll and Report*"), the Special Taxes shall be computed, extended and collected in accordance with the Special Tax Roll and Report, and divided among the taxable real property within the Special Service Area in accordance with the terms of the Establishing Ordinance and the Special Tax Roll and Report. It shall be the duty of the City and the City hereby covenants, annually on or before the last Tuesday of December for each of the years 2025 through 2032 to calculate or cause the Consultant appointed pursuant to the Indenture to calculate the Special Tax Requirement (as defined in the Special Tax Roll and Report); to amend the Special Tax Roll pursuant to Section VIII of the Special Tax Roll and Report; to adopt an ordinance approving the amount of the current calendar year's Special Tax Requirement and to abate the Special Taxes levied pursuant to this Ordinance to the extent the taxes levied pursuant to this Ordinance exceed the Special Tax Requirement as calculated by the Consultant pursuant to the Establishing Ordinance and the Special Tax Roll and Report; and provide the County tax collector of Kendall County the amended Special Tax Roll. On or before the last Tuesday of January for each of the years 2026 through 2033, the City shall notify the Trustee of the amount of the Special Tax Requirement and the amount of the Special Taxes to be abated. The City shall take all actions which shall be necessary to provide for the levy, extension, collection and application of the taxes levied by this Ordinance, including enforcement, of such taxes as provided by law but only as set forth in Section 7(a) below.

The Special Taxes levied as provided above shall be deposited into the Bond and Interest Fund created pursuant to the Indenture (the "*Bond and Interest Fund*") and are appropriated to and are irrevocably pledged to and shall be used only for the purposes set forth in the Indenture.

Section 7. Special Covenants. The City covenants with the holders of the Bonds from time to time outstanding that it (i) will take all actions which are necessary to be taken (and avoid any actions which it is necessary to avoid being taken) so that interest on the Bonds will not be or become included in gross income for federal income tax purposes under existing law, including without limitation the Internal Revenue Code of 1986, as amended (the "*Code*"); (ii) will take all actions reasonably within its power to take which are necessary to be taken (and avoid taking any actions which are reasonably within its power to avoid taking and which are necessary to avoid) so that the interest on the Bonds will not be or become included in gross income for federal income tax purposes under the federal income tax laws as in effect from time to time; and (iii) will take no action or permit any action in the investment of the proceeds of the Bonds, amounts held under the Indenture or the Escrow Agreement or any other funds of the City which would result in making interest on the Bonds or the Prior Bonds subject to federal income taxes by reason of causing the Bonds or the Prior Bonds to be "arbitrage bonds" within the meaning of Section 148 of the Code, or direct or permit any action inconsistent with the

regulations under the Code as promulgated and as amended from time to time and as applicable to the Bonds. The Mayor, City Clerk, City Treasurer and other Authorized Officers of the City are authorized and directed to take all such actions as are necessary in order to carry out the issuance and delivery of the Bonds including, without limitation, to make any representations and certifications they deem proper pertaining to the use of the proceeds of the Bonds or the Prior Bonds and other moneys held under the Indenture in order to establish that the Bonds and the Prior Bonds shall not constitute arbitrage bonds as so defined.

The City further covenants with the holders of the Bonds from time to time outstanding that:

a. it will take all actions, if any, which shall be necessary in order further to provide for the levy, extension, collection and application of the Special Taxes imposed by or pursuant to this Ordinance, the Bond Order or the Establishing Ordinance, including enforcement of the Special Taxes by providing the County of Kendall with such information as is deemed necessary to enable it to include the property subject to the delinquent tax in the County Collector's annual tax sale and in the event the tax lien is forfeited at such tax sale upon request of any Bond Insurer or a majority of Bondholders by instituting proceedings, including assigning to the Trustee its right to purchase as a taxing district the unpaid taxes due upon the property, all in the manner provided by law; provided, however, that the obligation to purchase unpaid taxes or institute any proceeding shall only arise in the event the City makes the determination that sufficient funds are on deposit in the Administrative Expense Fund to (i) pay all remaining Administrative Expenses expected for such levy year, and (ii) apply to the purchase of the unpaid taxes and/or pay the costs of any proceeding;

b. it will not take any action which would adversely affect the levy, extension, collection and application of the Special Taxes, except to abate the Special Taxes to the extent permitted by the Special Tax Roll and Report and to release the lien on a parcel upon prepayment of the Special Tax for such parcel as described in the Indenture and as provided in this Ordinance; and

c. it will comply with all present and future laws concerning the levy, extension and collection of the Special Taxes; in each case so that the City shall be able to pay the principal of and interest on the Bonds as they come due, to replenish the Reserve Fund to the Reserve Requirement (as defined in the Indenture), or to restore the amount available under any Reserve Fund Insurance Policy, together with cash on deposit in the Reserve Fund, to the Reserve Requirement, and to replenish the Special Reserve Fund to the Special Reserve Requirement (as defined in the Indenture), and it will take all actions necessary to assure the timely collection of the Special Taxes, including without limitation, the enforcement of any delinquent Special Taxes as described in paragraph (a) above.

Promptly following the date of issuance of the Bonds, the City shall file with the County of Kendall an abatement ordinance abating the Special Taxes levied pursuant to the bond ordinance for the Prior Bonds (the "*Prior Bond Ordinance*") for levy years 2025 through 2032. The City hereby agrees to deposit with the Trustee for the Bonds any amounts collected from the

2024 levy of Special Taxes pursuant to the Prior Bond Ordinance for deposit into the Bond and Interest Fund.

Section 8. Additional Authority. The Mayor, the City Clerk and the other officers of the City are authorized to execute and deliver on behalf of the City such other documents, agreements and certificates and to do such other things consistent with the terms of this Ordinance as such officers and employees shall deem necessary or appropriate in order to effectuate the intent and purposes of this Ordinance, including without limitation to make any representations and certifications they deem proper pertaining to the use of the proceeds of the Bonds in order to establish that the Bonds and the Prior Bonds shall not constitute arbitrage bonds as defined in Section 7 above.

Section 9. Transfer of Funds; Redemption of Prior Bonds. All amounts on deposit in the funds and accounts created for the Prior Bonds shall be transferred to the Bond and Interest Fund created under the Trust Indenture dated as of December 1, 2004, pursuant to which the Prior Bonds were authorized (the "*Prior Indenture*") and shall be irrevocably deposited into a separate and segregated escrow account or accounts to be established pursuant to the Escrow Agreement and applied, together with a portion of the proceeds of the Bonds as set forth in the Bond Order, to redeem the Prior Bonds or, with respect to the Bond and Interest Fund, the Reserve Fund or the Special Reserve Fund created under the Prior Indenture, may be transferred to the Bond and Interest Fund, the Reserve Fund or the Special Reserve Fund created for the Bonds to the extent not needed to fund the redemption price of the Prior Bonds as provided in the Bond Order and the Escrow Agreement.

The Prior Bonds shall be called for redemption on the earliest practicable date on which notice of redemption may be provided in accordance with the Prior Indenture and as specified in the Bond Order and the Escrow Agreement, at a redemption price equal to 100% of the principal amount of the Prior Bonds to be redeemed, plus accrued interest to the redemption date. Such redemption shall be conducted in accordance with the provisions of the Prior Indenture and the Escrow Agreement.

Section 10. Filing of Ordinance. The City Clerk is directed to file a certified copy of this Ordinance, and an accurate map of the Special Service Area, with the County Clerk of Kendall County.

Section 11. Severability. If any section, paragraph, clause or provision of this Ordinance (including any section, paragraph, clause or provision of any exhibit to this Ordinance) shall be held invalid, the invalidity of such section, paragraph, clause or provision shall not affect any of the other sections, paragraphs, clauses or provisions of this Ordinance (or of any of the exhibits to this Ordinance).

Section 12. Repealer; Effect of Ordinance. All ordinances, resolutions and orders or parts of ordinances, resolutions and orders in conflict with this Ordinance are repealed to the extent of such conflict. The City Clerk shall cause this Ordinance to be published in pamphlet form. This Ordinance shall be effective upon its passage and publication as provided by law.

PASSED BY THE CITY COUNCIL OF THE UNITED CITY OF YORKVILLE, KENDALL COUNTY, ILLINOIS this 25th day of November, 2025.

VOTING AYE: _____

VOTING NAY: _____

ABSENT: _____

ABSTAINED: _____

NOT VOTING: _____

APPROVED:

_____
Mayor

ATTEST:

_____
City Clerk

[Signature page to Bond Ordinance]

Exhibit A

UNITED CITY OF YORKVILLE, KENDALL COUNTY, ILLINOIS
SPECIAL SERVICE AREA NUMBER 2004-104

THAT PART OF THE SOUTHEAST QUARTER OF SECTION 11, THAT PART OF SECTION 14, AND THAT PART OF THE NORTH HALF OF SECTION 23, TOWNSHIP 37 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE CENTERLINE OF KENNEDY ROAD WITH THE SOUTHERLY LINE OF THE BURLINGTON NORTHERN RAILROAD RIGHT-OF-WAY THROUGH SAID SECTION 14; THENCE NORTH 73 DEGREES 14 MINUTES 21 SECONDS EAST ALONG SAID SOUTHERLY LINE 1239.61 FEET TO THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 14; THENCE NORTH 88 DEGREES 04 MINUTES 00 SECONDS EAST, ALONG SAID NORTH LINE, 610.29 FEET TO THE NORTHEAST CORNER OF SAID NORTHWEST QUARTER; THENCE NORTH 87 DEGREES 54 MINUTES 03 SECONDS EAST ALONG THE SOUTH LINE OF SAID SOUTHEAST QUARTER OF SECTION 11, A DISTANCE OF 1329.33 FEET TO THE WEST LINE OF THE SOUTHEAST QUARTER OF SAID SOUTHEAST QUARTER; THENCE NORTH 01 DEGREES 21 MINUTES 20 SECONDS WEST ALONG SAID WEST LINE, 511.01 FEET TO SAID SOUTHERLY LINE OF THE BURLINGTON NORTHERN RAILROAD; THENCE NORTH 73 DEGREES 14 MINUTES 21 SECONDS EAST, ALONG SAID SOUTHERLY LINE, 837.66 FEET TO THE CENTERLINE OF MILL ROAD; THENCE SOUTH 74 DEGREES 18 MINUTES 13 SECONDS EAST ALONG SAID CENTERLINE 546.02 FEET TO THE EAST LINE OF SAID SOUTHEAST QUARTER OF SECTION 11; THENCE SOUTH 01 DEGREE 19 MINUTES 08 SECONDS EAST ALONG SAID EAST LINE, 556.17 FEET TO THE SOUTHEAST CORNER OF SAID SOUTHEAST QUARTER; THENCE SOUTH 01 DEGREE 19 MINUTES 08 SECONDS EAST ALONG THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 14, A DISTANCE OF 1122.0 FEET; THENCE SOUTH 87 DEGREES 45 MINUTES 51 SECONDS WEST, 438.0 FEET TO THE NORTHEAST CORNER OF LYNWOOD SUBDIVISION, EXTENSION FOUR; THENCE SOUTH 87 DEGREES 45 MINUTES 51 SECONDS WEST, ALONG THE NORTHERLY LINE OF SAID LYNWOOD SUBDIVISION, EXTENSION FOUR, 1168.80 FEET TO THE NORTHWEST CORNER THEREOF; THENCE SOUTH 01 DEGREE 46 MINUTES 18 SECONDS EAST, ALONG THE WESTERLY LINE OF LYNWOOD SUBDIVISION, EXTENSIONS FOUR AND FIVE, 1173.80 FEET TO AN IRON STAKE; THENCE SOUTH 01 DEGREE 47 MINUTES 49 SECONDS EAST, ALONG THE WESTERLY LINE OF LYNWOOD SUBDIVISION, EXTENSION FIVE, 376.25 FEET TO AN IRON STAKE; THENCE SOUTH 02 DEGREES 01 MINUTES 46 SECONDS EAST ALONG THE WESTERLY LINES OF LYNWOOD SUBDIVISION, EXTENSIONS FIVE AND SIX, 1950.62 FEET TO AN IRON STAKE; THENCE SOUTH 01 DEGREE 51 MINUTES 08 SECONDS EAST, ALONG THE WESTERLY LINE OF LYNWOOD SUBDIVISION, EXTENSION SIX, 879.29 FEET TO THE CENTERLINE OF U. S. ROUTE NO. 34; THENCE SOUTH 45 DEGREES 14 MINUTES 47 SECONDS WEST ALONG SAID CENTERLINE 878.60 FEET;

THENCE NORTH 37 DEGREES 07 MINUTES 26 SECONDS WEST, 2106.30 FEET; THENCE NORTH 47 DEGREES 17 MINUTES 26 SECONDS WEST, 1500.85 FEET TO THE CENTERLINE OF KENNEDY ROAD AND THE EASTERNMOST CORNER OF A TRACT DESCRIBED IN A QUIT CLAIM DEED TO GEORGE AND GLENNA PATTERSON, HUSBAND AND WIFE, RECORDED AS DOCUMENT NO. 72375 ON JANUARY 25,1972; THENCE NORTH 25 DEGREES 56 MINUTES 49 SECONDS EAST ALONG SAID CENTERLINE 236.34 FEET; THENCE NORTHEASTERLY AND NORTHERLY, A RADIUS OF 800.0 FEET; AN ARC DISTANCE OF 419.10 FEET; THENCE NORTH 04 DEGREES 04 MINUTES 07 SECONDS WEST ALONG SAID CENTERLINE 531.06 FEET; THENCE NORTH 05 DEGREES 06 MINUTES 07 SECONDS WEST ALONG SAID CENTERLINE 1866.0 FEET TO THE POINT OF BEGINNING IN BRISTOL TOWNSHIP, KENDALL COUNTY, ILLINOIS AND CONTAINING 372.223 ACRES.

ALSO:

THAT PART OF SECTIONS FOURTEEN (14), FIFTEEN (15) AND TWENTY-THREE (23), ALL IN TOWNSHIP THIRTY-SEVEN (37) NORTH, RANGE SEVEN (7) EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHERLY CORNER OF STRUKEL'S PARADISE LAKE UNIT NO. 1, (SAID POINT ALSO BEING THE INTERSECTION OF THE CENTERLINE OF BRISTOL ROAD AND THE CENTERLINE OF KENNEDY ROAD), AS SHOWN ON THE SUBDIVISION PLAT OF STRUKEL'S PARADISE LAKE UNIT NO. 1 RECORDED AS DOCUMENT #71-215; THENCE NORTH 60 DEGREES 17 MINUTES 26 SECONDS EAST, 724.86 FEET ALONG THE CENTERLINE OF KENNEDY ROAD TO THE POINT OF CURVATURE OF A 1094.72 FOOT RADIUS CURVE TO THE LEFT; THENCE NORTHEASTERLY 631.18 FEET ALONG SAID CURVE WHOSE CHORD BEARS NORTH 43 DEGREES 46 MINUTES 24 SECONDS EAST 622.47 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 27 DEGREES 15 MINUTES 21 SECONDS EAST 11.57 FEET ALONG SAID CENTERLINE TO A POINT; THENCE SOUTH 37 DEGREES 39 MINUTES 00 SECONDS EAST 1776.45 FEET TO A POINT; THENCE SOUTH 52 DEGREES 21 MINUTES 00 SECONDS WEST 1343.89 FEET TO A POINT IN THE CENTERLINE OF BRISTOL ROAD; THENCE NORTH 37 DEGREES 39 MINUTES 00 SECONDS WEST 1778.085 FEET ALONG SAID CENTERLINE TO THE POINT OF BEGINNING.

ALSO:

THAT PART OF SECTIONS FOURTEEN (14) AND TWENTY-THREE (23), ALL IN TOWNSHIP THIRTY-SEVEN (37) NORTH, RANGE SEVEN (7) EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHERLY CORNER OF STRUKEL'S PARADISE LAKE UNIT NO. 1, (SAID POINT ALSO BEING THE INTERSECTION OF THE CENTERLINE OF BRISTOL ROAD AND THE CENTERLINE OF KENNEDY ROAD), AS SHOWN ON THE SUBDIVISION PLAT OF STRUKEL'S PARADISE LAKE UNIT NO. 1, RECORDED AS

DOCUMENT #71-215; THENCE SOUTH 37 DEGREES 39 MINUTES 00 SECONDS EAST 1778.85 FEET ALONG THE CENTERLINE OF BRISTOL ROAD FOR THE POINT OF BEGINNING; THENCE NORTH 52 DEGREES 21 MINUTES 00 SECONDS EAST 1343.89 FEET TO A POINT; THENCE SOUTH 37 DEGREES 39 MINUTES 00 SECONDS EAST 1645.23 FEET TO A POINT IN THE CENTERLINE OF ILLINOIS ROUTE 34; THENCE SOUTH 46 DEGREES 33 MINUTES 17 SECONDS WEST 1350.80 FEET ALONG SAID CENTERLINE OF ILLINOIS ROUTE 34 TO THE INTERSECTION OF THE CENTERLINE OF BRISTOL ROAD; THENCE NORTH 37 DEGREES 39 MINUTES 00 SECONDS WEST 1781.63 FEET ALONG SAID CENTERLINE OF BRISTOL ROAD TO THE POINT OF BEGINNING.

ALSO:

THAT PART OF SECTIONS FOURTEEN (14) AND TWENTY-THREE (23), ALL IN TOWNSHIP THIRTY-SEVEN (37) NORTH, RANGE SEVEN (7) EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHERLY CORNER OF STRUKEL'S PARADISE LAKE UNIT NO. 1, (SAID POINT ALSO BEING THE INTERSECTION OF THE CENTERLINE OF BRISTOL ROAD AND THE CENTERLINE OF KENNEDY ROAD), AS SHOWN ON THE SUBDIVISION PLAT OF STRUKEL'S PARADISE LAKE UNIT NO. 1, RECORDED AS DOCUMENT #71-215; THENCE NORTH 60 DEGREES 17 MINUTES 26 SECONDS EAST 724.86 FEET ALONG THE CENTERLINE OF KENNEDY ROAD TO THE POINT OF CURVATURE OF A 1094.72 FOOT RADIUS CURVE TO THE LEFT; THENCE NORTHEASTERLY 631.18 FEET ALONG SAID CURVE WHOSE CHORD BEARS NORTH 43 DEGREES 46 MINUTES 24 SECONDS EAST 622.47 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 27 DEGREES 15 MINUTES 21 SECONDS EAST 11.57 FEET ALONG SAID CENTERLINE FOR THE POINT OF BEGINNING; THENCE CONTINUE NORTH 27 DEGREES 15 MINUTES 21 SECONDS EAST 551.92 FEET ALONG SAID CENTERLINE TO A POINT;

THENCE SOUTH 45 DEGREES 56 MINUTES 15 SECONDS EAST 1501.96 FEET ALONG AN EXISTING FENCE LINE TO A POINT; THENCE SOUTH 35 DEGREES 48 MINUTES 56 SECONDS EAST 2104.69 FEET ALONG SAID FENCE LINE TO A POINT IN THE CENTERLINE OF ILLINOIS ROUTE 34; THENCE SOUTH 46 DEGREES 33 MINUTES 17 SECONDS WEST 652.28 FEET ALONG SAID CENTERLINE TO A POINT; THENCE NORTH 37 DEGREES 39 MINUTES 00 SECONDS WEST 3421.68 FEET TO THE POINT OF BEGINNING.

ALSO:

THAT PART OF THE SOUTH HALF OF SECTION 11 AND PART OF THE NORTHWEST QUARTER OF SECTION 14, TOWNSHIP 37 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF SECTION 11; THENCE SOUTH 0 DEGREES 57 MINUTES 0 SECONDS WEST 442 FEET TO THE NORTH LINE OF THE RIGHT OF WAY OF THE CHICAGO,

BURLINGTON AND QUINCY RAILROAD; THENCE NORTH 75 DEGREES 17 MINUTES 0 SECONDS EAST 1728 FEET ALONG SAID RIGHT OF WAY LINE TO THE SOUTH LINE OF SECTION 11; THENCE SOUTH 89 DEGREES 53 MINUTES 0 SECONDS EAST 1001.25 FEET ALONG THE SOUTH LINE OF SAID SECTION 11 TO THE SOUTHEAST CORNER OF THE WEST HALF OF SAID SECTION 11; THENCE NORTH 89 DEGREES 54 MINUTES 0 SECONDS EAST 1339.5 FEET ALONG THE SOUTH LINE OF SAID SECTION 11 TO THE SOUTHEAST CORNER OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SAID SECTION 11; THENCE NORTH 0 DEGREES 40 MINUTES 0 SECONDS EAST 977.5 FEET TO THE CENTERLINE OF THE HIGHWAY; THENCE NORTH 74 DEGREES 15 MINUTES 0 SECONDS WEST 727.2 FEET ALONG SAID CENTERLINE; THENCE NORTH 79 DEGREES 10 MINUTES 0 SECONDS WEST 2877.4 FEET ALONG SAID CENTERLINE TO THE CENTERLINE OF A NORTH AND SOUTH HIGHWAY; THENCE SOUTH 7 DEGREES 7 MINUTES 0 SECONDS EAST 364.8 FEET ALONG THE CENTER OF SAID NORTH AND SOUTH HIGHWAY; THENCE NORTH 89 DEGREES 47 MINUTES 0 SECONDS WEST 503.33 FEET TO THE WEST LINE OF SAID SECTION 11; THENCE SOUTH 0 DEGREES 52 MINUTES 0 SECONDS WEST ALONG SAID WEST LINE 1327.6 FEET TO THE POINT OF BEGINNING; EXCEPT THAT PART LYING NORTHERLY OF THE SOUTHERLY RIGHT OF WAY LINE OF THE CHICAGO, BURLINGTON AND QUINCY RAILROAD AFORESAID IN THE TOWNSHIP OF BRISTOL, KENDALL COUNTY, ILLINOIS.

Exhibit B

Form of Trust Indenture

(See attached)

TRUST INDENTURE

between

UNITED CITY OF YORKVILLE, KENDALL COUNTY, ILLINOIS

and

U.S. BANK TRUST COMPANY, NATIONAL ASSOCIATION

as Trustee

Dated as of December 1, 2025

UNITED CITY OF YORKVILLE, KENDALL COUNTY, ILLINOIS
SPECIAL SERVICE AREA NUMBER 2004-104
SPECIAL TAX REFUNDING BONDS, SERIES 2025
(GRANDE RESERVE PROJECT)

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TRUST INDENTURE

THIS TRUST INDENTURE (the *"Indenture"*) is made and entered into as of December 1, 2025, by and between the United City of Yorkville, Kendall County, Illinois, a municipal corporation organized and existing under and by virtue of the Constitution and laws of the State of Illinois (the *"City"*), and U.S. Bank Trust Company, National Association, Chicago, Illinois, as trustee (the *"Trustee"*).

WITNESSETH:

WHEREAS, by Ordinance No. 2004-49 adopted at a meeting held on September 14, 2004, as amended by Ordinance Number 2004-60 adopted on October 26, 2004, the City has established the "United City of Yorkville Special Service Area Number 2004-104" as further described in **Exhibit A** to this Indenture (the *"Special Service Area Number 2004-104"*); and

WHEREAS, on October 26, 2004, the City Council (the *"Corporate Authorities"*) adopted Ordinance No. 2004-61 pursuant to the Special Service Area Tax Law, 35 ILCS 200/27-5, *et seq.* (the *"Special Service Area Act"*) and determined it to be in the best interests of the City to issue not to exceed $14,000,000 principal amount of the United City of Yorkville Special Service Area Number 2004-104 Central Grande Reserve Special Tax Bonds, Series 2004 (MPI Grande Reserve Project) (the *"Prior Bonds"*) for the purpose of providing a portion of the funds needed for costs of the Special Services (as defined below) within Special Service Area Number 2004-104; and

WHEREAS, on November 25, 2025, the Corporate Authorities adopted Ordinance No. 2025-____, as supplemented by a Bond Order executed pursuant thereto (the *"Bond Ordinance"*) and pursuant to the Special Service Area Act, determined it to be in the best interests of the City to issue not to exceed $3,800,000 principal amount of the United City of Yorkville, Kendall County, Illinois Special Service Area Number 2004-104 Special Tax Refunding Bonds, Series 2025 (Grande Reserve Project) (the *"Series 2025 Bonds"*) for the purpose of refunding the Prior Bonds; and

WHEREAS, the Bond Ordinance authorized the Mayor and City Clerk to establish certain specific terms of the Series 2025 Bonds by executing and delivering a Bond Purchase Agreement with the Purchaser (defined below) and a Bond Order pursuant to the Bond Ordinance; and

WHEREAS, pursuant to the terms so established the City will issue $_____ principal amount of Series 2025 Bonds upon the terms specified in this Indenture; and

WHEREAS, it is in the public interest and for the benefit of the City, Special Service Area Number 2004-104 (the *"Special Service Area"*) and the owners of the Series 2025 Bonds that the City enter into this Indenture to provide for the issuance of the Series 2025 Bonds, the disbursement of proceeds of the Series 2025 Bonds, the deposit of the Special Taxes levied pursuant to the Bond Ordinance securing the Series 2025 Bonds, and the administration and payment of the Series 2025 Bonds; and

WHEREAS, all things necessary to cause the Series 2025 Bonds, when executed by the City and issued as provided in the Special Service Area Act, the Local Government Debt Reform Act (as defined below), the Bond Ordinance and this Indenture, to be legal, valid and binding and special obligations of the City in accordance with their terms, and all things necessary to cause the creation, authorization, execution and delivery of this Indenture and the creation, authorization, execution and issuance of the Series 2025 Bonds, subject to the terms of this Indenture, have in all respects been duly authorized;

NOW, THEREFORE, THIS INDENTURE OF TRUST WITNESSETH:

GRANTING CLAUSES

That the City in consideration of the premises, the acceptance by the Trustee of the trusts created hereby and the purchase and acceptance of the Series 2025 Bonds by the owners thereof, and of the sum of one hundred dollars, lawful money of the United States of America, to it duly paid by the Trustee at or before the execution and delivery of these presents, and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, in order to secure the payment of the principal of, premium, if any, and interest on the Series 2025 Bonds according to their tenor and effect, and to secure the performance and observance by the City of all the covenants expressed or implied herein and in the Series 2025 Bonds, does hereby pledge and assign, and grant a security interest in, the following to the Trustee, and its successors in trust and assigns forever, to secure the performance of the obligations of the City hereinafter set forth;

GRANTING CLAUSE FIRST

All right, title and interest of the City in and to the Special Taxes (defined below) and any monies held under this Indenture by the Trustee, including the proceeds of the Series 2025 Bonds and the interest, profits and other income derived from the investment thereof other than amounts held by the Trustee in the Administrative Expense Fund, the Special Reserve Fund and the Rebate Fund;

GRANTING CLAUSE SECOND

All funds, monies, property and security and any and all other rights and interests in property whether tangible or intangible from time to time hereafter by delivery or by writing of any kind, conveyed, mortgaged, pledged, assigned or transferred as and for additional security hereunder for the Series 2025 Bonds by the City or by anyone on its behalf or with its written consent including without limitation the Bond Insurance Policy and the proceeds paid thereunder, to the Trustee, which is hereby authorized to receive any and all such property at any and all times and to hold and apply the same subject to the terms hereof;

TO HAVE AND TO HOLD, all and singular the Trust Estate, whether now owned or hereafter acquired, unto the Trustee and its respective successors in said trust and assigns forever;

IN TRUST NEVERTHELESS, upon the terms and trust herein set forth for the equal and proportionate benefit, security and protection of all present and future owners of the Series 2025

Bonds from time to time issued under and secured by this Indenture without privilege, priority or distinction as to the lien or otherwise of any of the Series 2025 Bonds over any of the other Series 2025 Bonds (except as otherwise provided herein);

PROVIDED, HOWEVER, that if the City, its successors or assigns, shall pay, or cause to be paid, the principal of, premium, if any, and interest on the Series 2025 Bonds due or to become due thereon, at the times and in the manner mentioned in the Series 2025 Bonds according to the true intent and meaning thereof, and shall cause the payments to be made on the Series 2025 Bonds as required under this Indenture, or shall provide, as permitted hereby, for the payment thereof by depositing with the Trustee the entire amount due or to become due thereon and shall cause to be kept, performed and observed all of its covenants and conditions pursuant to the terms of this Indenture, and shall pay or cause to be paid all sums of money due or to become due in accordance with the terms and provisions hereof, then upon the final payment thereof, this Indenture and the rights hereby granted shall cease, determine and be void; otherwise this Indenture is to be and remain in full force and effect.

THIS INDENTURE OF TRUST FURTHER WITNESSETH, and it is expressly declared, that all Series 2025 Bonds issued and secured hereunder are to be issued, authenticated and delivered and all said property, rights and interests, and amounts hereby assigned and pledged are to be dealt with and disposed of under, upon and subject to the terms, conditions, stipulations, covenants, agreements, trusts, uses and purposes as herein expressed, and the City has agreed and covenanted, and does hereby agree and covenant with the Trustee and with the respective owners of the Series 2025 Bonds as follows:

ARTICLE 1
STATUTORY AUTHORITY AND DEFINITIONS

Section 1.1 Authority for this Indenture. This Indenture is entered into pursuant to the powers of the City pursuant to Part 6 of Section 7 of Article VII of the 1970 Constitution of the State of Illinois and pursuant to the respective provisions of the Special Service Area Act, the Local Government Debt Reform Act and the Bond Ordinance.

Section 1.2 Agreement for Benefit of Owners of the Series 2025 Bonds. The provisions, covenants and agreements to be performed by or on behalf of the City under this Indenture shall be for the equal benefit, protection and security of the Bondholders except as otherwise expressly provided herein. All of the Series 2025 Bonds, without regard to the time or times of their issuance or maturity, shall be of equal rank without preference, priority or distinction of any of the Series 2025 Bonds over any other of the Series 2025 Bonds, except as expressly provided in or permitted by this Indenture. The Trustee may become the owner of any of the Series 2025 Bonds in its own or any other capacity with the same rights it would have if it were not the Trustee.

Section 1.3 Definitions. Unless the context otherwise requires, the terms defined in this Section 1.3 shall, for all purposes of this Indenture, of any Supplemental Indenture, and of any certificate, opinion or other document mentioned in this Indenture, have the meanings specified below. All references in this Indenture to "Articles," "Sections" and other subdivisions are to the corresponding Articles, Sections or subdivisions of this Indenture, and the words "herein,"

"hereof," "hereunder" and other words of similar import refer to this Indenture as a whole and not to any particular Article, Section or subdivision of this Indenture.

"Administrative Expenses" means the following actual or reasonably estimated costs permitted in accordance with the Special Service Area Act and directly related to the administration of the Special Service Area and the Series 2025 Bonds as determined by the City or the Consultant on its behalf: the costs of computing the Special Taxes and of preparing the annual Special Tax collection schedules and the amended Special Tax Roll; the costs of collecting the Special Taxes (whether by the City, the County or otherwise), the costs of remitting the Special Taxes to the Trustee; the costs of the Trustee and any fiscal agent (including its legal counsel) in the discharge of the duties required of it under this Indenture or any trustee or fiscal agent agreement; the costs of applying for and maintaining ratings from any nationally recognized rating agency; the fees and expenses of the Bond Insurer required to be paid by the City to the Bond Insurer pursuant to the provisions of this Indenture; the costs of the Rebate Consultant; the costs of the City or its designee in complying with disclosure requirements of applicable federal and state securities laws and of the Special Service Area Act, including, but not limited to, public inquiries regarding the Special Taxes, any termination payments owed by the City in connection with any guaranteed investment contract, forward purchase agreement or other investment of funds held under this Indenture; the costs associated with the release of funds from any escrow account or fund held under this Indenture; and amounts advanced by the City for any other administrative purposes of the Special Service Area, including the costs of computing Special Tax prepayment amounts, recordings related to the prepayment, discharge or satisfaction of Special Tax; the costs of commencing foreclosure and pursuing collection of delinquent Special Tax; and the reasonable fees of legal counsel of the City or the Trustee incurred in connection with any of the foregoing.

"Administrative Expense Fund" means the fund by that name established pursuant to Section 6.4 of this Indenture.

"Administrative Services Agreement" means the Agreement for Administrative Services entered into as of the date hereof between the City and the Consultant.

"Authorized Denomination" means denominations of $5,000 and integral multiples of $1,000 in excess thereof.

"Authorized Officer" means the Mayor, the City Clerk, the Treasurer, or any other officer designated as such pursuant to a certificate of the Mayor delivered to the Trustee.

"Beneficial Owner" means, when the Series 2025 Bonds are in a book-entry system, any person who acquires a beneficial ownership interest in a Series 2025 Bond held by DTC.

"Bond and Interest Fund" means the fund by that name established pursuant to Section 6.1 of this Indenture.

"Bond Insurance Policy" means the municipal bond insurance policy issued by the Bond Insurer guaranteeing the scheduled payment of principal of and interest on the Series 2025 Bonds when due.

"Bond Insurer" or *"___"* means _____, or any successor thereto or assignee thereof.

"Bond Registrar" means U.S. Bank Trust Company, National Association and its successors or assigns.

"Bondholder," "Holder" or *"Owner"* means the person in whose name such Series 2025 Bond is registered in the bond register maintained by the Bond Registrar.

"Business Day" means a day on which banks in Chicago, Illinois, and New York, New York are open to transact business.

"Chase" means JPMorgan Chase Bank, N.A., a national banking association.

"City" means the United City of Yorkville, Kendall County, Illinois.

"Code" means the Internal Revenue Code of 1986, as amended.

"Consultant" means DTA, formerly known as David Taussig & Associates, Inc., and its successors and assigns or any other firm selected by the City to assist it in administering the Special Service Area and the extension and collection of Special Taxes pursuant to the Special Tax Roll and Report.

"Continuing Disclosure Agreement" means the Continuing Disclosure Agreement between the City and the Dissemination Agent named therein.

"Corporate Authorities" means the City Council of the City.

"Costs of Issuance Account" means the account by that name established pursuant to Section 6.4 of this Indenture.

"County" means Kendall County, Illinois.

"Defeasance Securities" means any bond or other obligations which, as to both principal and interest, constitute direct obligations of, or the timely payment of which are unconditionally guaranteed by, the United States of America, and any certificates or any other evidences of an ownership interest in obligations or in specified portions thereof (which may consist of specified portions of the interest thereon) of the character described in this definition.

"Depository Participant" shall have the meaning given that term in Section 2.10 of this Indenture.

"Disbursement Request" means a request from the City signed by an Authorized Officer requesting a disbursement of amounts held in the Cost of Issuance Account in the form attached hereto as **Exhibit D**.

"DTC" means The Depository Trust Company, New York, New York.

"Escrow Account" means the separate and segregated escrow account established with the Escrow Agent pursuant to the Escrow Agreement.

"Escrow Agent" means U.S. Bank Trust Company, National Association, Chicago, Illinois, as escrow agent, or its successors and assigns

"Escrow Agreement" means the agreement or agreements by and between the City and the Escrow Agent with respect to the refunding of the Prior Bonds.

"Establishing Ordinance" means Ordinance No. 2004-49 adopted on September 14, 2004, as amended by Ordinance Number 2004-60 adopted on October 26, 2004.

"Event of Default" shall have the meaning given that term in Section 8 .1 of this Indenture.

"Foreclosure Proceeds" means the proceeds of any redemption or sale of property in the Special Service Area sold as the result of a foreclosure action of the lien of the Special Taxes.

"Government Securities" means bonds, notes, certificates of indebtedness, treasury bills or other securities constituting direct obligations of the United States of America and all securities and obligations, the prompt payment of principal of and interest on which is guaranteed by a pledge of the full faith and credit of the United States of America.

"Indenture" means this Trust Indenture dated as of December 1, 2025 between the City and the Trustee, as amended and supplemented from time to time.

"Indirect Participant" shall have the meaning given that term in Section 2.10 of this Indenture.

"Insured Obligations" means the Series 2025 Bonds.

"Insurer Default" means: (A) the Bond Insurer has failed to make any payment under the Bond Insurance Policy when due and owing in accordance with its terms; or (B) the Bond Insurer shall (i) voluntarily commence any proceeding or file any petition seeking relief under the United States Bankruptcy Code or any other Federal, state or foreign bankruptcy, insolvency or similar law, (ii) consent to the institution of or fail to controvert in a timely and appropriate manner, any such proceeding or the filing of any such petition, (iii) apply for or consent to the appointment of a receiver, trustee, custodian, sequestrator or similar official for such party or for a substantial part of its property, (iv) file an answer admitting the material allegations of a petition filed against it in any such proceeding, (v) make a general assignment for the benefit of creditors, or (vi) take action for the purpose of effecting any of the foregoing; or (C) any state or federal agency or instrumentality shall order the suspension of payments on the Bond Insurance Policy or shall obtain an order or grant approval for the rehabilitation, liquidation, conservation or dissolution of the Bond Insurer (including without limitation under the New York Insurance Law).

"Interest Payment Date" means March 1 and September 1 of each year commencing on March 1, 2026.

"Late Payment Rate" means the lesser of (a) the greater of (i) the per annum rate of interest, publicly announced from time to time by Chase at its principal office in the City of New York, New York, as its prime or base lending rate *("Prime Rate")* (any change in such Prime Rate to be effective on the date such change is announced by Chase) plus 5%, and (ii) the then applicable highest rate of interest on the Series 2025 Bonds and (b) the maximum rate permissible under applicable usury or similar laws limiting interest rates. The Late Payment Rate shall be computed on the basis of the actual number of days elapsed in a year of 360 days. In the event Chase ceases to announce its Prime Rate publicly, the Prime Rate shall be the publicly announced prime or base lending rate of such national bank, banking association or trust company bank as the Bond Insurer, in its sole and absolute discretion, shall designate.

"Letter of Representations" means the Blanket Issuer Letter of Representations dated August 29, 2002 from the City to DTC, as amended from time to time.

"Local Government Debt Reform Act" means the Local Government Debt Reform Act, 30 ILCS §350/1 *et seq.,* as amended.

"Official Statement" means the Official Statement dated _____, 2025 relating to the Bonds.

"Parcel" shall have the meaning given that term in the Special Tax Roll and Report.

"Prior Bonds" means the United City of Yorkville Special Service Area Number 2004-104 Central Grande Reserve Special Tax Bonds, Series 2004 (MPI Grande Reserve Project).

"Prior Bonds Bond and Interest Fund" means the Bond and Interest Fund established with the Prior Bonds Successor Trustee under the Prior Indenture.

"Prior Bonds Reserve Fund" means the Reserve Fund established with the Prior Bonds Successor Trustee under the Prior Indenture.

"Prior Bonds Successor Trustee" means U.S. Bank Trust Company, National Association, as successor to LaSalle Bank National Association, as trustee for the Prior Bonds.

"Prior Indenture" means that certain Trust Indenture dated as of December 1, 2004 by and between the City and the Prior Bonds Successor Trustee, pursuant to which the Prior Bonds were issued.

"Purchase Contract" means the Bond Purchase Agreement dated _____, 2025 between the Purchaser and the City.

"Purchaser" means Raymond James & Associates, Inc.

"Qualified Investments" means, to the extent permitted by then applicable Illinois law, the following:

(a) Government Securities;

(b) bonds, notes, debentures, or other similar obligations of the United States of America or its agencies, rated in the highest general classification established by a rating service of nationally recognized expertise in rating such obligations, including (i) federal land banks, federal intermediate credit banks, banks for cooperative, federal farm credit banks, or any other entity authorized to issue debt obligations under the Farm Credit Act of 1971 (12 U.S.C. 2001 *et seq*.,)*;* (ii) the federal home loan banks and the federal home loan mortgage corporation; and (iii) any other agency created by Act of Congress;

(c) interest bearing certificates of deposit, interest bearing savings accounts, interest bearing time deposits, or other investments constituting direct obligations of any bank as defined by the Illinois Banking Act which are insured by the Federal Deposit Insurance Corporation;

(d) money market mutual funds registered under the Investment Company Act of 1940 as amended (including those of an affiliate of the Trustee for which the Trustee or any of its affiliates provides management advisory or other services) invested solely in obligations listed in paragraph (a) and (b) above including any mutual fund from which the Trustee or any of its affiliates may receive compensation;

together with such other investments as shall from time to time be lawful for the investment of City funds and shall be approved by the holders of not less than fifty-one percent (51%) of aggregate principal amount of Series 2025 Bonds outstanding; provided that "Qualified Investments" shall not include a financial instrument, commonly known as a "derivative," whose performance is derived, at least in part, from the performance of any underlying asset, including, without limitation, futures, options on securities, options on futures, forward contracts, swap agreements, structured notes and participations in pools of mortgages or other assets.

"Rebate Consultant" means an entity selected by the City expert in the calculation of rebate amounts pursuant to Section 148 of the Internal Revenue Code of 1986, as amended. If at any time the Rebate Consultant resigns or is removed, and the City shall not have appointed a successor within 30 days, the Rebate Consultant shall be an entity selected by the Trustee.

"Rebate Fund" means the fund by that name established pursuant to Section 6.5 of this Indenture.

"Rebate Requirement" shall have the meaning given that term in Section 7.1(b) of this Indenture.

"Record Date" means the fifteenth day of the month preceding an Interest Payment Date.

"Redemption Date" means January 14, 2026.

"Reserve Fund" means the fund by that name created pursuant to Section 6.2 of this Indenture.

"Reserve Policy" means the Reserve Fund Surety Policy issued by the Bond Insurer for deposit to the credit of the Reserve Fund.

"Reserve Fund Credit" shall have the meaning given that term in Section A of Exhibit B to the Special Tax Roll and Report.

"Reserve Fund Surety Policy" means the Reserve Policy and any other insurance policy, surety bond or other evidence of insurance procured by the City and deposited to the credit of the Reserve Fund (or any account or subaccount therein) in lieu of or in partial substitution for cash or securities on deposit therein, in order to guarantee or assure the timely payment of principal or interest, or both, of outstanding Bonds in a stated amount subject only to notification that there are insufficient funds therefor. Any such Reserve Fund Surety Policy shall constitute an unconditional senior obligation of the issuer thereof. The issuer of the Reserve Policy shall be _____, and the issuer of any substitute or additional Reserve Fund Surety Policy shall be a municipal bond insurer which has been approved by the Bond Insurer. This definition shall also include any related covenants or agreements contained in a side document with the insurer in order to obtain the Reserve Fund Surety Policy, including, but not limited to, the Debt Service Reserve Agreement dated _____, 2025 between the City and _____.

"Reserve Requirement" means an amount equal to $_____ as reduced by the amount of Reserve Fund Credits in connection with prepayments as set forth in Section 6.1 of this Indenture.

"Security Documents" shall mean this Indenture, the Bond Ordinance, the Series 2025 Bonds and/or any additional or supplemental document executed in connection with the Series 2025 Bonds.

"Series 2025 Bonds" means the City's Special Service Area Number 2004-104 Special Tax Refunding Bonds, Series 2025 (Grande Reserve Project) in the aggregate principal amount of $_____.

"Special Redemption Account" means the account by that name established pursuant to Section 6.1 of this Indenture.

"Special Reserve Fund" means the fund by that name created pursuant to Section 6.3 of this Indenture.

"Special Reserve Fund Credit" means, with respect to each Parcel, the difference between (A) the amount of the prepayment of the principal allocable to such Parcel calculated in accordance with the Special Tax Roll and Report and (B) the principal allocable to such Parcel calculated in

accordance with the Special Tax Roll and Report if the Prior Bonds remained outstanding and the Series 2025 Bonds were not issued, as determined by the Consultant.

"Special Reserve Fund Requirement" means an amount equal to $_____ to fund Special Reserve Fund Credits for possible prepayments.

"Special Service Area" means United City of Yorkville Special Service Area Number 2004-104, described more fully in **Exhibit A** to this Indenture.

"Special Service Area Act" means the Special Service Area Tax Law, 35 ILCS §200/27-5 *et seq.,* as amended.

"Special Services" means the improvements benefiting the Special Service Area consisting of the acquisition, construction and installation of public improvements including, but not limited to, engineering, soil testing and appurtenant work, mass grading and demolition, storm water management facilities, storm drainage systems and storm sewers, site clearing and tree removal, public water facilities, sanitary sewer facilities, erosion control measures, roads, streets, curbs, gutters, street lighting, traffic controls, sidewalks, equestrian paths and related street improvements, and equipment and materials necessary for the maintenance thereof, public parks, park improvements, bicycle paths, landscaping, wetland mitigation and tree installation, costs for land and easement acquisitions relating to any of the foregoing improvements, required tap-on and related fees for water or sanitary sewer services and other eligible costs to serve the Special Service Area.

"Special Tax Requirement" means the "Special Tax Requirement" as defined in Section II of the Special Tax Roll and Report, provided that credit may be given for any amounts on deposit in the Funds and Accounts created by this Indenture and available to pay the Special Tax Requirement.

"Special Tax Roll" means the special tax roll for the payment of the Series 2025 Bonds established and amended from time to time pursuant to the Special Tax Roll and Report.

"Special Tax Roll and Report" means the United City of Yorkville Special Service Area Number 2004-104 Special Tax Roll and Report including all exhibits attached thereto, prepared by the Consultant as amended from time to time.

"Special Taxes" means the taxes levied by the City on all taxable real property within the Special Service Area pursuant to the Special Tax Roll and this Indenture.

"Supplemental Indenture" means an indenture adopted by the Corporate Authorities of the City as provided in Article 10 hereof which amends or supplements this Indenture.

"Tax Agreement" or *"Tax Agreements"* means the Tax Certificate of the City dated the date of issuance and delivery of the Series 2025 Bonds, as amended from time to time.

"Trustee" means U.S. Bank Trust Company, National Association, Chicago, Illinois and its successors and assigns.

"Trust Estate" means the property conveyed to the Trustee pursuant to the Granting Clauses of this Indenture.

ARTICLE 2
BOND DETAILS

Section 2.1 Purpose of Issuance; Amount of Series 2025 Bonds. The sum of $____ shall be borrowed by the City pursuant to the Special Service Area Act and the Local Government Debt Reform Act for the purpose of paying a portion of the costs of defeasing and currently refunding the Prior Bonds, including the costs of the City in connection with the issuance of the Series 2025 Bonds (including, without limitation, the premiums for the Bond Insurance Policy and the Reserve Policy) and deposits to the Reserve Fund. In evidence of such borrowing, Series 2025 Bonds in the aggregate principal amount of $_____ shall be issued as provided in this Indenture. The total principal amount of Bonds that may be issued pursuant to this Indenture is $_____.

Section 2.2 Form; Denominations; Numbers. The Series 2025 Bonds shall be issued only in fully registered form without coupons and in the denominations of $5,000 and integral multiples of $1,000 in excess of that sum.

Section 2.3 Date of Bonds: CUSIP Identification Numbers. The Series 2025 Bonds shall be dated as of the date of delivery of the Series 2025 Bonds to the Purchaser upon original issuance. CUSIP identification numbers shall be imprinted on the Series 2025 Bonds, provided that any failure on the part of the City or the Trustee to use such CUSIP numbers in any notice to any Bondholders shall not constitute an event of default or any violation of the City's contract with such Bondholders and shall not impair the effectiveness of such notice.

Section 2.4 Maturity; Interest Rate. The Series 2025 Bonds shall mature and become payable on the date and in the amount and shall bear interest at the rate set forth below:

(March 1) Year	Amount	Interest Rate
2026		
2027		
2028		
2029		
2030		
2031		
2032		
2033		
2034		

Section 2.5 Interest. The Series 2025 Bonds shall bear interest at the rates set forth in Section 2.4 payable on the Interest Payment Dates in each year with the first Interest Payment Date being March 1, 2026. Interest on the Series 2025 Bonds shall be calculated on the basis of a 360-day year composed of twelve 30-day months. Each Series 2025 Bond shall bear interest from the Interest Payment Date next preceding the date of authentication of such Series 2025 Bond unless (i) it is authenticated on an Interest Payment Date, in which event it shall bear interest from such date of authentication, or (ii) it is authenticated prior to an Interest Payment Date and after the close of business on the Record Date preceding such Interest Payment Date, in which event it shall bear interest from such Interest Payment Date, or (iii) it is authenticated prior to the Record Date preceding the first Interest Payment Date, in which event it shall bear interest from its dated date; provided, however, that if at the time of authentication of a Series 2025 Bond, interest is in default on such Series 2025 Bond, such Series 2025 Bond shall bear interest from the Interest Payment Date to which interest had previously been paid or made available for payment on such Series 2025 Bond.

Section 2.6 Form of Series 2025 Bonds: Execution; Authentication. The Series 2025 Bonds shall be in substantially the form set forth in **Exhibit B** to this Indenture. Each Series 2025 Bond shall be executed by the manual or facsimile signature of the Mayor and the manual or facsimile signature of the City Clerk and shall have the corporate seal of the City affixed to it (or a facsimile of that seal printed on it). The Mayor and the City Clerk (if they have not already done so) are authorized and directed to file with the Illinois Secretary of State their manual signatures certified by them pursuant to the Uniform Facsimile Signatures of Public Officials Act, as amended, which shall authorize the use of their facsimile signatures to execute the Series 2025 Bonds. Each Series 2025 Bond so executed shall be as effective as if manually executed. In case any officer of the City whose signature or a facsimile of whose signature shall appear on the Series 2025 Bonds shall cease to be such officer before authentication and delivery of any of the Series 2025 Bonds, that signature or facsimile signature shall nevertheless be valid and sufficient for all purposes, the same as if the officer had remained in office until delivery.

No Series 2025 Bond shall be valid for any purpose unless and until a certificate of authentication on that Series 2025 Bond substantially in the form set forth in the bond form in **Exhibit B** to this Indenture shall have been duly executed by the Trustee appointed by this Indenture as authenticating agent of the City. Execution of that certificate upon any Series 2025 Bond shall be conclusive evidence that the Series 2025 Bond has been authenticated and delivered under this Indenture.

Section 2.7 Payment of the Series 2025 Bonds. The Series 2025 Bonds shall be payable in lawful money of the United States at the office of the Trustee. The principal of each Series 2025 Bond shall be payable at maturity upon presentment of the Series 2025 Bond at the office of the Trustee. Interest on each Series 2025 Bond shall be payable on each Interest Payment Date by check or draft of the Trustee mailed to the person in whose name that Series 2025 Bond is registered on the books of the Bond Registrar at the close of business on the Record Date. During such time as the Series 2025 Bonds are registered so as to participate in a securities depository system with DTC, principal of and interest and redemption premium on each Series 2025 Bond shall be payable by wire transfer pursuant to instructions from DTC.

Section 2.8 Appointment of Trustee. U.S. Bank Trust Company, National Association, Chicago, Illinois, is appointed Trustee and Bond Registrar for the Series 2025 Bonds.

Section 2.9 Registration of Series 2025 Bonds; Persons Treated as Owners. The Series 2025 Bonds shall be negotiable, subject to the following provisions for registration and registration of transfer. The City shall maintain books for the registration of the Series 2025 Bonds at the office of the Bond Registrar. Each Series 2025 Bond shall be fully registered on those books in the name of its owner, as to both principal and interest. Transfer of each Series 2025 Bond shall be registered only on those books upon surrender of that Series 2025 Bond to the Bond Registrar by the registered owner or his or her attorney duly authorized in writing together with a written instrument of transfer satisfactory to the Bond Registrar duly executed by the registered owner or his or her duly authorized attorney. Upon surrender of a Series 2025 Bond for registration of transfer, the City shall execute, the Trustee shall authenticate, and the Bond Registrar shall deliver, in the name of the transferee, one or more new Series 2025 Bonds of the same aggregate principal amount and of the same maturity as the Series 2025 Bond surrendered.

Series 2025 Bonds may be exchanged, at the option of the registered owner, for an equal aggregate principal amount of Series 2025 Bonds of the same maturity of any other Authorized Denominations, upon surrender of those Series 2025 Bonds at the office of the Bond Registrar with a written instrument of transfer satisfactory to the Bond Registrar duly executed by the registered owner or his or her duly authorized attorney.

In all cases in which the privilege of exchanging or transferring Series 2025 Bonds is exercised, the City shall execute, the Trustee shall authenticate, and the Bond Registrar shall deliver, Series 2025 Bonds in accordance with the provisions of this Indenture. All Series 2025 Bonds surrendered in any exchange or transfer shall be canceled immediately by the Bond Registrar.

For every exchange or registration of transfer of Series 2025 Bonds, the City or the Bond Registrar may make a charge sufficient to reimburse it for any tax, fee or other governmental charge, other than one imposed by the City, required to be paid with respect to that exchange or registration of transfer, and payment of that charge by the person requesting exchange or registration of transfer shall be a condition precedent to that exchange or registration of transfer. No other charge may be made by the City or the Bond Registrar as a condition precedent to exchange or registration of transfer of any Series 2025 Bond.

The Bond Registrar shall not be required to exchange or register the transfer of any Series 2025 Bond following the close of business on the 15th day of the month preceding any Interest Payment Date on such Series 2025 Bond, nor to transfer or exchange any Series 2025 Bond after notice calling such Series 2025 Bond for redemption has been mailed, nor during a period of 15 days next preceding mailing of a notice of redemption of any Series 2025 Bonds.

The City, the Trustee and the Bond Registrar may treat the registered owner of any Series 2025 Bond as its absolute owner, whether or not that Series 2025 Bond is overdue, for the purpose of receiving payment of the principal of or interest on that Series 2025 Bond and for all other purposes, and neither the City, the Bond Registrar nor the Trustee shall be affected by any notice

to the contrary. Payment of the principal of and interest on each Series 2025 Bond shall be made only to its registered owner, and all such payments shall be valid and effective to satisfy the obligation of the City on that Series 2025 Bond to the extent of the amount paid.

Section 2.10 Global Form; Securities Depository. It is intended that the Series 2025 Bonds be registered so as to participate in a securities depository system with DTC, as set forth herein. The Series 2025 Bonds shall be initially issued in the form of a single fully registered Series 2025 Bond for each of the maturities as established in Section 2.4 of this Indenture. Upon initial issuance, the ownership of the Series 2025 Bonds shall be registered in the name of Cede & Co., or any successor thereto, as nominee for DTC. The City and the Trustee are authorized to execute and deliver such letters to or agreements with DTC as shall be necessary to effectuate the securities depository system of DTC, including the Letter of Representations. With respect to Series 2025 Bonds registered in the name of Cede & Co., as nominee of DTC, the City, the Bond Registrar and the Trustee shall have no responsibility or obligation to any broker-dealer, bank or other financial institution for which DTC holds Series 2025 Bonds from time to time as securities depository (each such broker-dealer, bank or other financial institution being referred to herein as a *"Depository Participant"*) or to any person on behalf of whom such a Depository Participant holds an interest in the Series 2025 Bonds (each such person being herein referred to as an *"Indirect Participant"*). Without limiting the immediately preceding sentence, the City, the Bond Registrar and the Trustee shall have no responsibility or obligation with respect to (a) the accuracy of the records of DTC, Cede & Co., or any Depository Participant with respect to the ownership interest in the Series 2025 Bonds, (b) the delivery to any Depository Participant or any Indirect Participant or any other person, other than a registered owner of a Series 2025 Bond, of any notice with respect to the Series 2025 Bonds, including any notice of redemption or (c) the payment to any Depository Participant or Indirect Participant or any other person, other than a registered owner of a Series 2025 Bond, of any amount with respect to principal of, premium, if any, or interest on, the Series 2025 Bonds. While in the securities depository system of DTC, no person other than Cede & Co., or any successor thereto, as nominee for DTC, shall receive a Series 2025 Bond certificate with respect to any Series 2025 Bond. Upon delivery by DTC to the Trustee of written notice to the effect that DTC has determined to substitute a new nominee in place of Cede & Co., and subject to the provisions of this Indenture with respect to the payment of interest by the mailing of checks or drafts to the registered owners of Series 2025 Bonds at the close of business on the record date applicable to any interest payment date, the name "Cede & Co." in this Indenture shall refer to such new nominee of DTC.

In the event that (a) the City determines that DTC is incapable of discharging its responsibilities described herein and in the Letter of Representations, (b) the Letter of Representations shall be terminated for any reason or (c) the City determines that it is in the best interests of the Beneficial Owners of the Series 2025 Bonds that they be able to obtain certificated Series 2025 Bonds, the City shall notify DTC of the availability through DTC of Series 2025 Bond certificates and the Series 2025 Bonds shall no longer be restricted to being registered in the name of Cede & Co., as nominee of DTC. At that time, the City may determine that the Series 2025 Bonds shall be registered in the name of and deposited with a successor depository operating a securities depository system, as may be acceptable to the City or such depository's agent or designee, and if the City does not select such alternate securities depository system then the Series

2025 Bonds may be registered in whatever name or names registered owners of Bonds transferring or exchanging Series 2025 Bonds shall designate, in accordance with the provisions hereof.

Notwithstanding any other provisions of this Indenture to the contrary, so long as any Series 2025 Bond is registered in the name of Cede & Co., as nominee of DTC, all payments with respect to principal of, premium, if any, and interest on the Series 2025 Bonds and all notices with respect to the Series 2025 Bonds shall be made and given, respectively, in the manner provided in the Letter of Representations.

Section 2.11 Additional Bonds. Only the Series 2025 Bonds will be issued under this Indenture. No additional bonds will be issued that are secured by a pledge of the Special Taxes other than bonds or other obligations issued for the purpose of refunding all or a portion of the Series 2025 Bonds.

ARTICLE 3
REDEMPTION OF SERIES 2025 BONDS

Section 3 .1 Optional Redemption. The Series 2025 Bonds maturing on and after March 1, 20___ are subject to optional redemption prior to maturity at the option of the City, in whole or in part, on any date on or after March 1, 20__, at a redemption price of par plus accrued and unpaid interest to the date of redemption.

Any optional redemption of Series 2025 Bonds in part shall be applied, to the extent possible, to reduce pro rata the amount of Series 2025 Bonds maturing pursuant to this Indenture and so as to maintain the proportion of principal maturing in each year to the total original principal amount of Series 2025 Bonds.

Section 3.2 Mandatory Redemption upon Condemnation. The Series 2025 Bonds are subject to mandatory redemption on any Interest Payment Date, in part, at a redemption price equal to the principal amount to be redeemed, together with accrued interest to the date fixed for redemption, without premium, from amounts in the Bond and Interest Fund consisting of the proceeds received by the City in connection with a condemnation of any of the Special Services or any other property dedicated to, or owned by, the City within the Special Service Area and allocable to the Series 2025 Bonds as determined by the Consultant and which proceeds are not used by the City to rebuild the Special Services.

Any mandatory redemption of the Series 2025 Bonds pursuant to this Section 3.2 shall be applied, to the extent possible, to reduce pro rata the amount of Series 2025 Bonds maturing pursuant to this Indenture and so as to maintain the proportion of principal maturing in each year to the total original principal amount of Series 2025 Bonds.

Section 3.3 Special Mandatory Redemption from Optional Prepayment of Special Tax. The Series 2025 Bonds are also subject to mandatory redemption on any March 1, June 1, September 1, or December 1, in part, from optional prepayments of the Special Taxes from amounts available for disbursement from the Special Redemption Account pursuant to Section 6.1(d) and from amounts transferred from the Special Reserve Fund and the Reserve Fund to the

Special Redemption Account pursuant to Section 6.1(d), at a redemption price (expressed as a percentage of the principal amount of the Series 2025 Bonds to be redeemed), as set forth below, together with accrued interest on such Series 2025 Bonds to the date fixed for redemption:

Redemption Dates	Redemption Prices

Any special mandatory redemption of the Series 2025 Bonds pursuant to this Section 3.3 shall be applied, to the extent possible, to reduce pro rata the amount of the Series 2025 Bonds maturing pursuant to this Indenture and so as to maintain the proportion of principal maturing in each year to the total original principal amount of Series 2025 Bonds.

Section 3.4 Redemption Provisions; Notice of Redemption. If less than all the Series 2025 Bonds of any maturity are to be redeemed on any redemption date, by mandatory or optional redemption, written notice shall be given in writing to the Trustee at least 45 days prior to the redemption date from the City or the Consultant. Notice shall include the pro-rata breakdown for any such redemption. The Bond Registrar appointed in this Indenture shall assign to each Series 2025 Bond of the maturity to be redeemed a distinctive number for each $5,000 of principal amount of that Series 2025 Bond. The Bond Registrar shall then select by lot from the numbers so assigned, using such method as it shall deem proper in its discretion, as many numbers as, at $5,000 per number, shall equal the principal amount of Series 2025 Bonds of that maturity to be redeemed; provided that following any redemption, no Series 2025 Bond shall be outstanding in an amount less than the minimum Authorized Denomination except to effect a special mandatory redemption from optional prepayments when the total aggregate principal amount of Bonds outstanding is $5,000 or less.

Notice of the redemption of any Series 2025 Bonds, which by their terms shall have become subject to redemption, shall be given to the registered owner of each Series 2025 Bond or portion of a Series 2025 Bond called for redemption not less than 30 or more than 60 days before any date established for redemption of Series 2025 Bonds, by the Bond Registrar, on behalf of the City, by first class mail sent to the registered owner's last address, if any, appearing on the registration books kept by the Bond Registrar. All notices of redemption shall include at least the designation, date and maturities of Series 2025 Bonds called for redemption, CUSIP Numbers, if available, and the date of redemption. In the case of a Series 2025 Bond to be redeemed in part only, the notice shall also specify the portion of the principal amount of the Series 2025 Bond to be redeemed. The mailing of the notice specified above to the registered owner of any Series 2025 Bond shall be a condition precedent to the redemption of that Series 2025 Bond, provided that any notice which is mailed in accordance with this Indenture shall be conclusively presumed to have been duly given whether or not the owner received the notice. The failure to mail notice to the owner of any Series 2025 Bond, or any defect in that notice, shall not affect the validity of the redemption of any other Series 2025 Bond for which notice was properly given.

With respect to an optional redemption of any Series 2025 Bonds, unless moneys sufficient to pay the principal of, redemption premium, if any, and interest on the Series 2025 Bonds to be redeemed shall have been received by the Trustee prior to the giving of such notice of redemption, such notice may, at the option of the City, state that said redemption shall be conditional upon the receipt of such moneys by the Trustee on or prior to the date fixed for redemption. If such moneys are not received, such notice shall be of no force and effect, the City shall not redeem such Series 2025 Bonds and the Trustee shall give notice, in the same manner in which the notice of redemption was given, that such moneys were not so received and that such Series 2025 Bonds will not be redeemed.

Section 3.5 Purchase in Lieu of Redemption. In lieu of redemption as provided in this Article 3, moneys in the Bond and Interest Fund may be used and withdrawn by the City, subject to the prior written consent of the Bond Insurer, for the purchase of outstanding Series 2025 Bonds, at public or private sale as and when, and at such prices (including brokerage and other charges) as the City may provide, but in no event may Series 2025 Bonds be purchased at a price in excess of the principal amount of such Series 2025 Bonds, plus interest accrued to the date of purchase and any premium which would otherwise be due if such Series 2025 Bonds were to be redeemed in accordance with this Indenture.

ARTICLE 4
APPLICATION OF PROCEEDS AND OTHER AMOUNTS

Section 4.1 Application of Proceeds. The proceeds of the sale of the Series 2025 Bonds in the amount of $_____, which is net of original issue premium of $_____, less underwriter's discount in the amount of $_____, shall be applied as follows immediately upon receipt of the purchase price:

(1) The amount of _____ shall be deposited into the Escrow Account and used, together with funds held by the Prior Bonds Successor Trustee and transferred into the Escrow Account pursuant to Section 4.2, to currently refund all of the Outstanding Prior Bonds at a Redemption Price equal to 100% of the principal amount of Prior Bonds to be redeemed, plus all accrued interest thereon to the Redemption Date.

(2) The amount of $_____ shall be deposited into the Reserve Fund.

(3) The amount of $_____ shall be deposited into the Special Reserve Fund.

(4) The amount of $_____ shall be deposited into the Costs of Issuance Account of the Administrative Expense Fund.

(5) The amount of $_____ shall be paid directly to the Bond Insurer by the Purchaser for the premium owed to the Bond Insurer for the Bond Insurance Policy.

(6) The amount of $_____ shall be paid directly to the Bond Insurer by the Purchaser for the premium owed to the Bond Insurer for the Reserve Policy.

All amounts received upon the sale of the Series 2025 Bonds, together with all interest and other investment earnings on those amounts, are appropriated and set aside for the purposes for which the Series 2025 Bonds are being issued as set forth in this Indenture.

Section 4.2 Amounts Held for Prior Bonds. The City and the Trustee (in its capacity as Prior Bonds Successor Trustee) shall transfer and deposit into the Escrow Account (a) the amount of $_____ held by the Prior Bonds Successor Trustee in the Prior Bonds Bond and Interest Fund, and (b) the amount of $_____ held by the Prior Bonds Successor Trustee in the Special Reserve Fund, to be applied (together with $_____ of proceeds of the Series 2025 Bonds) to pay the redemption price of the Prior Bonds to be redeemed on the Redemption Date pursuant to the Escrow Agreement. Any additional Special Taxes collected from the levy for the Prior Bonds shall be deposited into the Bond and Interest Fund for the Series 2025 Bonds and applied in accordance with Section 6.1 hereof.

ARTICLE 5
SECURITY FOR THE SERIES 2025 BONDS

Section 5.1 Limited Obligations. The Series 2025 Bonds shall constitute limited obligations of the City, payable from the Special Taxes and other moneys deposited in the Funds and Accounts established pursuant to Article 6 other than the Administrative Expense Fund, the Special Reserve Fund and the Rebate Fund. The Series 2025 Bonds shall not constitute general obligations of the City and neither the full faith and credit nor the unlimited taxing power of the City shall be pledged as security for payment of the Series 2025 Bonds.

Section 5.2 Levy of Special Tax. Pursuant to the Bond Ordinance there has been levied a Special Tax upon all taxable real property within the Special Service Area subject to the Special Taxes sufficient to pay and discharge the principal of the Series 2025 Bonds at maturity and to pay interest on the Series 2025 Bonds for each year at the interest rates set forth in Section 2.4 of this Indenture and to pay estimated Administrative Expenses of the City for each year, to replenish the Reserve Fund to an amount equal to the Reserve Requirement (or to restore the amount available under any Reserve Fund Surety Policy, together with cash on deposit in the Reserve Fund, to the Reserve Requirement), and to fund and replenish the Special Reserve Fund to an amount equal to the Special Reserve Fund Requirement.

(a) The City Clerk has been directed to file a certified copy of the Bond Ordinance with the County Clerk of Kendall County. The Special Taxes shall be computed, extended and collected in accordance with the Special Tax Roll and Report and the Special Tax Roll, and divided among the taxable real property within the Special Service Area in accordance with the terms of the Establishing Ordinance and the Special Tax Roll and Report. It shall be the duty of the City and the City hereby covenants, annually on or before the last Tuesday of December for each of the years 2025 through 2032 to calculate or cause the Consultant to calculate the Special Tax Requirement; to amend the Special Tax Roll pursuant to Section VIE of the Special Tax Roll and Report and provide the County tax collector with the amended Special Tax Roll; and to adopt an ordinance approving the amount of the current calendar year's Special Tax Requirement and abating the Special Taxes levied pursuant to the Bond Ordinance to the extent the taxes levied pursuant to the Bond Ordinance exceed the Special Tax Requirement as calculated by the City

pursuant to the Establishing Ordinance and the Special Tax Roll and Report. On or before the last Tuesday of January for each of the years 2026 through 2033 the City shall notify the Trustee of the amount of the Special Tax Requirement and the amount of the Special Taxes to be abated. The City shall take all actions which shall be necessary to provide for the levy, extension, collection and application of the taxes levied by the Bond Ordinance, including enforcement of such taxes by providing the County with such information as is deemed necessary to enable the County to include any property subject to a delinquent Special Tax in the County Collector's annual tax sale and as further provided in Section 7.2(c) hereof; and in the event the tax lien is forfeited at such tax sale upon request of any Bond Insurer or a majority of the Bondholders by instituting proceedings, including assigning to the Trustee its right to purchase as a taxing district the unpaid taxes due upon the property all in the manner provided by law; provided, however, that the obligation to purchase unpaid taxes, or institute any proceeding shall only arise in the event the City makes the determination that sufficient funds are on deposit in the Administrative Expense Fund to (i) pay all remaining Administrative Expenses expected for such levy year, and (ii) apply to the purchase of the unpaid taxes and/or pay the costs of any proceeding.

(b) Upon receipt by the Trustee of any prepayment of Special Tax in an amount calculated by the Consultant as being required pursuant to the Special Tax Roll and Report to satisfy the lien on a Parcel within the Special Service Area, the City and the Trustee shall execute a Satisfaction of Tax Lien substantially in the form of **Exhibit C** hereto, appropriately completed and the Trustee shall deliver the Satisfaction of Tax Lien to the City for filing with the Recorder of Deeds of Kendall County, Illinois. The City shall deliver a copy of each such Satisfaction of Tax Lien to the property owner of record and a copy of the recorded Satisfaction of Tax Lien to the Trustee.

Section 5.3 Bond Insurance Policy Covenants in Favor of Bond Insurer.

(a) *Payment Procedure Under the Bond Insurance Policy.*

(1) In the event that principal and/or interest due on the Series 2025 Bonds shall be paid by the Bond Insurer pursuant to the Bond Insurance Policy, the Series 2025 Bonds shall remain outstanding for all purposes, not be defeased or otherwise satisfied and not be considered paid by the City, the assignment and pledge of the trust estate and all covenants, agreements and other obligations of the City to the registered owners shall continue to exist and shall run to the benefit of the Bond Insurer, and the Bond Insurer shall be subrogated to the rights of such registered owners.

(2) In the event that, on the second (2^{nd}) Business Day prior to any payment date on the Series 2025 Bonds, the Trustee has not received sufficient moneys to pay all principal of and interest on the Series 2025 Bonds due on such payment date, the Trustee shall immediately notify the Bond Insurer or its designee on the same Business Day by telephone or electronic mail, of the amount of the deficiency. If any deficiency is made up in whole or in part prior to or on the payment date, the Trustee shall so notify the Bond Insurer or its designee.

(3) In addition, if the Trustee has notice that any holder of the Series 2025 Bonds has been required to disgorge payments of principal or interest on the Series 2025 Bonds pursuant to

a final, non-appealable order by a court of competent jurisdiction that such payment constitutes a voidable preference to such Bondholder within the meaning of any applicable bankruptcy law, then the Trustee shall notify the Bond Insurer or its designee of such fact by telephone or electronic mail, or by overnight or other delivery service as to which a delivery receipt is signed by a person authorized to accept delivery on behalf of the Bond Insurer.

(4) The Trustee is hereby irrevocably designated, appointed, directed and authorized to act as attorney-in-fact for the holders of the Series 2025 Bonds as follows:

(i) If there is a deficiency in amounts required to pay interest and/or principal on the Series 2025 Bonds, the Trustee shall (A) execute and deliver to the Bond Insurer, in form satisfactory to the Bond Insurer, an instrument appointing the Bond Insurer as agent and attorney-in-fact for such holders of the Series 2025 Bonds in any legal proceeding related to the payment and assignment to the Bond Insurer of the claims for interest on the Series 2025 Bonds, (B) receive as designee of the respective holders (and not as Paying Agent) in accordance with the tenor of the Bond Insurance Policy payment from the Bond Insurer with respect to the claims for interest so assigned, (C) segregate all such payments in a separate account (the *"Bond Insurer Policy Payment Account"*) to only be used to make scheduled payments of principal of and interest on the Series 2025 Bond, and (D) disburse the same to such respective holders.

(ii) If there is a deficiency in amounts required to pay principal of the Series 2025 Bonds, the Trustee shall (A) execute and deliver to the Bond Insurer, in form satisfactory to the Bond Insurer, an instrument appointing the Bond Insurer as agent and attorney-in-fact for such holder of the Series 2025 Bonds in any legal proceeding related to the payment of such principal and an assignment to the Bond Insurer of the Series 2025 Bonds surrendered to the Bond Insurer, (B) receive as designee of the respective holders (and not as Paying Agent) in accordance with the tenor of the Bond Insurance Policy payment therefore from the Bond Insurer, (C) segregate all such payments in the Bond Insurer Policy Payment Account to only be used to make scheduled payments of principal of and interest on the Series 2025 Bond, and (D) disburse the same to such holders.

The Trustee shall designate any portion of payment of principal on Series 2025 Bonds paid by the Bond Insurer, whether by virtue of mandatory redemption, maturity or other advancement of maturity, on its books as a reduction in the principal amount of Series 2025 Bonds registered to the then current holder, whether DTC or its nominee or otherwise, and shall issue a replacement Series 2025 Bond to the Bond Insurer, registered in the name directed by the Bond Insurer, in a principal amount equal to the amount of principal so paid (without regard to authorized denominations); provided that the Trustee's failure to so designate any payment or issue any replacement Series 2025 Bond shall have no effect on the amount of principal or interest payable by the City on any Series 2025 Bond or the subrogation or assignment rights of the Bond Insurer.

(5) Payments with respect to claims for interest on and principal of Series 2025 Bonds disbursed by the Trustee from proceeds of the Bond Insurance Policy shall not be considered to discharge the obligation of the City with respect to such Series 2025 Bonds and the Bond Insurer shall become the owner of such unpaid Series 2025 Bonds and claims for the interest in accordance

with the tenor of the assignment made to it under the provisions of the preceding paragraphs or otherwise. The Security Documents shall not be discharged or terminated unless all amounts due or to become due to the Bond Insurer have been paid in full or duly provided for.

Irrespective of whether any such assignment is executed and delivered, the City and the Trustee agree for the benefit of the Bond Insurer that:

(1) They recognize that to the extent the Bond Insurer makes payments directly or indirectly *(e.g.,* by paying through the Paying Agent or Trustee), on account of principal of or interest on the Series 2025 Bonds, the Bond Insurer will be subrogated to the rights of such holders to receive the amount of such principal and interest from the City, with interest thereon, as provided and solely from the sources stated in the Security Documents and the Series 2025 Bonds; and

(2) They will accordingly pay to the Bond Insurer the amount of such principal and interest, with interest thereon as provided in the Security Documents and the Series 2025 Bonds, but only from the sources and in the manner provided therein for the payment of principal of and interest on the Series 2025 Bonds to holders, and will otherwise treat the Bond Insurer as the owner of such rights to the amount of such principal and interest

(b) *Additional Payments.* The City hereby agrees unconditionally that it will pay or reimburse the Bond Insurer on demand, to the extent permitted by law and solely from the Special Tax and amounts available under this Indenture, any and all reasonable charges, fees, costs, losses, liabilities and expenses which the Bond Insurer may pay or incur, including, but not limited to, fees and expenses of the Bond Insurer's agents, attorneys, accountants, consultants, appraisers and auditors and reasonable costs of investigations, in connection with the administration (including waivers and consents, if any), enforcement, defense, exercise or preservation of any rights and remedies in respect of the Security Documents (*"Administrative Costs"*). For purposes of the foregoing, costs and expenses shall include a reasonable allocation of compensation and overhead attributable to the time of employees of the Bond Insurer spent in connection with the actions described in the preceding sentence. The City agrees that failure to pay any Administrative Costs from the Special Tax on a timely basis will result in the accrual of interest on the unpaid amount at the Late Payment Rate, compounded semi-annually, from the date that payment is first due to the Bond Insurer until the date the Bond Insurer is paid in full.

Notwithstanding anything herein to the contrary, the City agrees to pay to the Bond Insurer, solely from the Special Tax and Trust Estate, (i) a sum equal to the total of all amounts paid by the Bond Insurer under the Bond Insurance Policy (the *"Bond Insurer Policy Payment"*); and (ii) interest on the Bond Insurer Policy Payments from the date paid by the Bond Insurer until payment thereof in full by the City, payable to the Bond Insurer at the Late Payment Rate per annum (collectively, the *"Bond Insurer Reimbursement Amounts"*) compounded semi-annually. Notwithstanding anything to the contrary, including without limitation the post-default application of revenue provisions, the Bond Insurer Reimbursement Amounts shall be, and the City hereby covenants and agrees that the Bond Insurer Reimbursement Amounts are, payable from and secured by a lien on and pledge of the same revenues and other collateral pledged to the Series 2025 Bonds on a parity with debt service due on the Series 2025 Bonds.

(c) *Notice and Other Information.* The City will provide the Bond Insurer with all notices and other information it is obligated to provide (i) under its Continuing Disclosure Agreement and (ii) to the holders of the Series 2025 Bonds or the Trustee under the Security Documents.

The notice address of the Bond Insurer is:_____. In each case in which notice or other communication refers to an event of default or a claim on the Bond Insurance Policy, then a copy of such notice or other communication shall also be sent to the attention of the General Counsel at the same address and at claims@buildamerica.com or at Telecopier: _____ and shall be marked to indicate "URGENT MATERIAL ENCLOSED."

(d) *Defeasance.* The investments in the defeasance escrow relating to the Series 2025 Bonds shall be limited to non-callable, direct obligations of the United States of America and securities fully and unconditionally guaranteed as to the timely payment of principal and interest by the United States of America, or as otherwise maybe authorized under State law and approved by the Bond Insurer.

At least three (3) Business Days prior to any defeasance with respect to the Series 2025 Bonds other than a cash defeasance of 30 days or less, the City shall deliver to the Bond Insurer draft copies of an escrow agreement, an opinion of bond counsel regarding the validity and enforceability of the escrow agreement and the defeasance of the Series 2025 Bonds, a verification report (a *"Verification Report"*) prepared by a nationally recognized independent financial analyst or firm of certified public accountants regarding the sufficiency of the escrow fund. Such opinion and Verification Report shall be addressed to the Bond Insurer and shall be in form and substance satisfactory to the Bond Insurer. In addition, any escrow agreement shall provide that:

(1) Any substitution of securities following the execution and delivery of the escrow agreement shall require the delivery of a Verification Report, an opinion of bond counsel that such substitution will not adversely affect the exclusion (if interest on the Series 2025 Bonds is excludable) from gross income of the holders of the Series 2025 Bonds of the interest on the Series 2025 Bonds for federal income tax purposes and the prior written consent of the Bond Insurer, which consent will not be unreasonably withheld.

(2) The City will not exercise any prior optional redemption of the Series 2025 Bonds secured by the escrow agreement or any other redemption unless (i) the right to make any such redemption has been expressly reserved in the escrow agreement and such reservation has been disclosed in detail in the official statement, if any, for the refunding bonds, and (ii) as a condition to any such redemption there shall be provided to the Bond Insurer a Verification Report as to the sufficiency of escrow receipts without reinvestment to meet the escrow requirements remaining following any such redemption.

(3) The City shall not amend the escrow agreement or enter into a forward purchase agreement or other agreement with respect to rights in the escrow without the prior written consent of the Bond Insurer.

(e) *Trustee and Paying Agent.*

(1) The Bond Insurer shall receive prior written notice of any name change of the Trustee, or, if applicable, any Paying Agent for the Series 2025 Bonds or the resignation or removal of the Trustee or, if applicable, the Paying Agent. Any Trustee must be (A) a national banking association that is supervised by the Office of the Comptroller of the Currency and has at least $250 million of assets, (B) a state-chartered commercial bank that is a member of the Federal Reserve System and has at least $1 billion of assets, or (C) otherwise approved by the Bond Insurer in writing.

(2) No removal, resignation or termination of the Trustee or, if applicable, the Paying Agent shall take effect until a successor, meeting the requirements above, or acceptable to the Bond Insurer, shall be qualified and appointed.

(f) *Amendments, Supplements and Consents.* The Bond Insurer's prior written consent is required for all amendments and supplements to the Security Documents, with the exceptions noted below. The City shall send copies of any such amendments or supplements to the Bond Insurer and the rating agencies which have assigned a rating to the Series 2025 Bonds.

(g) *Consent of the Bond Insurer.* Any amendments or supplements to the Security Documents shall require the prior written consent of the Bond Insurer with the exception of amendments or supplements:

(i) To cure any ambiguity or formal defect or omissions or to correct any inconsistent provisions in the transaction documents or in any supplement thereto, or

(ii) To grant or confer upon the holders of the Series 2025 Bonds any additional rights, remedies, powers, authority or security that may lawfully be granted to or conferred upon the holders of the Series 2025 Bonds, or

(iii) To add to the conditions, limitations and restrictions on the issuance of bonds or other obligations under the provisions of the Security Documents other conditions, limitations and restrictions thereafter to be observed, or

(iv) To add to the covenants and agreements of the City in the Security Documents other covenants and agreements thereafter to be observed by the City or to surrender any right or power therein reserved to or conferred upon the City, or

(v) To issue additional parity debt in accordance with the requirements set forth in the Security Documents (unless otherwise specified herein).

(2) *Consent of the Bond Insurer in Addition to Bondholder Consent.* Whenever any Security Document requires the consent of holders of the Series 2025 Bonds, the Bond Insurer's consent shall also be required. In addition, any amendment, supplement, modification to, or waiver of, any of the Security Documents that adversely affects the rights or interests of the Bond Insurer shall be subject to the prior written consent of the Bond Insurer.

(3) *Insolvency.* Any reorganization or liquidation plan with respect to the City must be acceptable to the Bond Insurer. The Trustee and each owner of the Series 2025 Bonds hereby appoint the Bond Insurer as their agent and attorney-in-fact with respect to the Series 2025 Bonds and agree that the Bond Insurer may at any time during the continuation of any proceeding by or against the City under the United States Bankruptcy Code or any other applicable bankruptcy, insolvency, receivership, rehabilitation or similar law (an *"Insolvency Proceeding"*) direct all matters relating to such Insolvency Proceeding, including without limitation, (A) all matters relating to any claim or enforcement proceeding in connection with an Insolvency Proceeding (a *"Claim"*), (B) the direction of any appeal of any order relating to any Claim, (C) the posting of any surety, supersedeas or performance bond pending any such appeal, and (D) the right to vote to accept or reject any plan of adjustment. In addition, the Trustee and each owner of the Series 2025 Bonds delegate and assign to the Bond Insurer, to the fullest extent permitted by law, the rights of the Trustee and each owner of the Series 2025 Bonds with respect to the Series 2025 Bonds in the conduct of any Insolvency Proceeding, including, without limitation, all rights of any party to an adversary proceeding or action with respect to any court order issued in connection with any such Insolvency Proceeding.

(4) *Control by the Bond Insurer Upon Default.* Anything in the Security Documents to the contrary notwithstanding, upon the occurrence and continuance of a default or an Event of Default under this Indenture, the Bond Insurer shall be entitled to control and direct the enforcement of all rights and remedies granted to the holders of the Series 2025 Bonds or the Trustee or Paying Agent for the benefit of the holders of the Series 2025 Bonds under any Security Document. No default or Event of Default may be waived without the Bond Insurer's written consent.

(5) *The Bond Insurer as Owner.* Upon the occurrence and continuance of a default or an Event of Default, the Bond Insurer shall be deemed to be the sole owner of the Series 2025 Bonds for all purposes under the Security Documents, including, without limitations, for purposes of exercising remedies and approving amendments.

(6) *Consent of the Bond Insurer for acceleration.* The Bond Insurer's prior written consent is required as a condition precedent to and in all instances of acceleration.

(7) *Grace Period for Payment Defaults.* No grace period shall be permitted for payment defaults on the Series 2025 Bonds. No grace period for a covenant default shall exceed 30 days without the prior written consent of the Bond Insurer.

(8) *Special Provisions for Insurer Default.* If an Insurer Default shall occur and be continuing, then, notwithstanding anything in paragraphs (f)(1)-(5) above to the contrary, (1) if at any time prior to or following an Insurer Default, the Bond Insurer has made payment under the Bond Insurance Policy, to the extent of such payment the Bond Insurer shall be treated like any other holder of the Series 2025 Bonds for all purposes, including giving of consents, and (2) if the Bond Insurer has not made any payment under the Bond Insurance Policy, the Bond Insurer shall have no further consent rights until the particular Insurer Default is no longer continuing or the

Bond Insurer makes a payment under the Bond Insurance Policy, in which event, the foregoing clause (1) shall control.

(g) *The Bond Insurer As Third Party Beneficiary.* The Bond Insurer is recognized as and shall be deemed to be a third party beneficiary of the Security Documents and may enforce the provisions of the Security Documents as if it were a party thereto.

(h) *The Reserve Fund.* The prior written consent of the Bond Insurer shall be a condition precedent to the deposit of any credit instrument provided in lieu of a cash deposit into the Reserve Fund, if any. Amounts on deposit in the Reserve Fund shall be applied solely to the payment of debt service due on the Series 2025 Bonds.

(i) *Exercise of Rights by the Bond Insurer.* The rights granted to the Bond Insurer under the Security Documents to request, consent to or direct any action are rights granted to the Bond Insurer in consideration of its issuance of the Bond Insurance Policy. Any exercise by the Bond Insurer of such rights is merely an exercise of the Bond Insurer's contractual rights and shall not be construed or deemed to be taken for the benefit, or on behalf, of the holders of the Series 2025 Bonds and such action does not evidence any position of the Bond Insurer, affirmative or negative, as to whether the consent of the holders of the Series 2025 Bonds or any other person is required in addition to the consent of the Bond Insurer.

The Bond Insurer shall be entitled to pay principal or interest on the Series 2025 Bonds that shall become Due for Payment but shall be unpaid by reason of Nonpayment by the Issuer (as such terms are defined in the Bond Insurance Policy), whether or not the Bond Insurer has received a claim upon the Bond Insurance Policy.

No contract shall be entered into or any action taken by which the rights of the Bond Insurer or security for or source of payment of the Series 2025 Bonds may be impaired or prejudiced in any material respect except upon obtaining the prior written consent of the Bond Insurer.

If an event of default occurs under any agreement pursuant to which any Obligation of the City has been incurred or issued and that permits the holder of such Obligation or trustee to accelerate the Obligation or otherwise exercise rights or remedies that are adverse to the interest of the holders of the Series 2025 Bonds or the Bond Insurer, as the Bond Insurer may determine in its sole discretion, then an event of default shall be deemed to have occurred under this Indenture and the related Security Documents for which the Bond Insurer or the Trustee, at the direction of the Bond Insurer, shall be entitled to exercise all available remedies under the Security Documents, at law and in equity. For purposes of the foregoing, *"Obligation"* shall mean any bonds, loans, certificates, installment or lease payments or similar obligations that are payable and/or secured on a parity or subordinate basis to the Series 2025 Bonds.

Section 5.4 Provisions Relating to Reserve Policy. The City hereby represents, warrants and covenants, and the Trustee hereby covenants, as follows, and agrees that the provisions of this Section 5.4 shall govern, notwithstanding anything to the contrary set forth in the Security Documents:

(a) The City shall repay the Bond Insurer any draws under the Reserve Policy and pay all related reasonable charges, fees, costs, losses, liabilities and expenses (*"Reserve Policy Administrative Expenses"*) that the Bond Insurer may pay or incur. Interest shall accrue and be payable on such draws and Reserve Policy Administrative Expenses from the date of payment by the Bond Insurer at the Late Payment Rate.

Repayment of draws and payment of Reserve Policy Administrative Expenses and interest accrued thereon at the Late Payment Rate (collectively, *"Reserve Policy Costs"*) shall commence in the first month following each draw, and each such monthly payment shall be in an amount at least equal to $1/12^{th}$ of the aggregate of Reserve Policy Costs related to such draw.

Amounts in respect of Reserve Policy Costs paid to the Bond Insurer shall be credited first to interest due, then to the expenses due and then to principal due. As and to the extent that payments are made to the Bond Insurer on account of principal due, the coverage under the Reserve Policy will be reinstated by a like amount, subject to the terms of the Reserve Policy.

All cash and investments in the Reserve Fund shall be transferred to the debt service fund for payment of the debt service on the Series 2025 Bonds before any drawing may be made on the Reserve Policy or any other Reserve Fund Surety Policy or alternative credit instrument on deposit in the Reserve Fund in lieu of cash (the *"Alternative Credit Instrument"*).

Payment of any Reserve Policy Costs shall be made prior to replenishment of any such cash amounts. Draws on all Alternative Credit Instruments (including the Reserve Policy) on which there is available coverage shall be made on a pro-rata basis (calculated by reference to the available coverage under each such Alternative Credit Instrument) after applying all available cash and investments in the Reserve Fund. Payment of Reserve Policy Costs and reimbursement of amounts with respect to other Alternative Credit Instruments shall be made on a pro-rata basis prior to replenishment of any cash drawn from the Reserve Fund. For the avoidance of doubt, "available coverage" means the coverage then available for disbursement pursuant to the terms of the applicable alternative credit instrument without regard to the legal or financial ability or willingness of the provider of such instrument to honor a claim or draw thereon or the failure of such provider to honor any such claim or draw.

(b) Draws on the Reserve Policy may only be used to make payments on the Series 2025 Bonds (and for the avoidance of doubt, not any other obligations of the City, whether issued on parity with the Series 2025 Bonds, or otherwise).

(c) If the City shall fail to pay any Reserve Policy Costs in accordance with the requirements of subparagraph (a) hereof, the Bond Insurer shall be entitled to exercise any and all legal and equitable remedies available to it, including those provided under the Security Documents other than (i) acceleration of the maturity of the Series 2025 Bonds, or (ii) remedies which would adversely affect owners of the Series 2025 Bonds.

(d) The Security Documents shall not be discharged until all Reserve Policy Costs owing to the Bond Insurer shall have been paid in full. The City's obligation to pay such amounts shall expressly survive payment in full of the Series 2025 Bonds.

(e) In order to secure the City's payment obligations with respect to the Reserve Policy Costs, there is hereby granted and perfected in favor of the Bond Insurer a security interest (subordinate only to that of the owners of the Series 2025 Bonds) in all revenues and collateral pledged under this Indenture as security for the Series 2025 Bonds.

(f) The Trustee shall ascertain the necessity for a claim upon the Reserve Policy in accordance with the provisions of subparagraph (a) hereof and to provide notice to the Bond Insurer in accordance with the terms of the Reserve Policy at least five (5) Business Days prior to each date upon which interest or principal is due on the Series 2025 Bonds. Where deposits are required to be made by the City with the Trustee to the Reserve Fund more often than semiannually, the Trustee shall give notice to the Bond Insurer of any failure of the City to make timely payment in full of such deposits within two (2) Business Days of the date due.

(g) The Reserve Policy shall expire on the earlier of the date the Series 2025 Bonds are no longer outstanding and the final maturity date of the Series 2025 Bonds.

(h) Any and all amounts due from the City to the Bond Insurer with respect to the Reserve Policy shall be payable solely from the Special Taxes. Notwithstanding anything in this Indenture to the contrary, the Bond Insurer shall not have any right to compel the exercise of any taxing power of the City (other than the levy of the Special Taxes) for payment of any amounts due from the City to the Bond Insurer with respect to the Reserve Policy.

ARTICLE 6
FUNDS AND ACCOUNTS

Section 6.1 Bond and Interest Fund.

(a) There is hereby created and established with the Trustee a separate and special fund of the City established exclusively for paying principal of, interest on and redemption premium on the Series 2025 Bonds and which shall be designated as the "Special Service Area Number 2004-104 Special Tax Refunding Bonds Bond and Interest Fund" (the *"Bond and Interest Fund"*). Upon receipt by the Trustee, the Special Taxes and the Foreclosure Proceeds, including any interest and penalties collected in connection with such Special Tax or Foreclosure Proceeds shall be placed in the Bond and Interest Fund. The City may provide for the County to transmit directly to the Trustee for deposit to the Bond and Interest Fund any Special Tax collected by the County. In addition, proceeds received by the City in connection with a condemnation of any of the Special Services or any other property owned by or dedicated to the City within the Special Service Area and allocable to the Series 2025 Bonds as determined by the Consultant which are not used to rebuild the Special Services shall be deposited in the Bond and Interest Fund. Moneys deposited in the Bond and Interest Fund and investments of the Bond and Interest Fund shall never be commingled with or loaned to any other funds of the City. All interest and other investment earnings on the Bond and Interest Fund shall become, when received, a part of the Bond and Interest Fund. When the amount of condemnation proceeds deposited to the Bond and Interest Fund equals $1,000 or more, such amount shall be used to redeem Series 2025 Bonds pursuant to Section 3.2 of this Indenture on the next Interest Payment Date. Any amounts representing condemnation proceeds

which remain on deposit in the Bond and Interest Fund for a continuous period of thirty (30) months and which will not be used to redeem the Series 2025 Bonds on the next Interest Payment Date in accordance with Section 3.2 and this section shall be used to pay debt service on the Series 2025 Bonds on the next Interest Payment Date.

(b) Amounts deposited in the Bond and Interest Fund are appropriated for and irrevocably pledged to, and shall be used solely for the purpose of, paying the principal of and interest and redemption premium on the Series 2025 Bonds, or for transfers to the Reserve Fund, the Special Reserve Fund or the Administrative Expense Fund as permitted by paragraph (c) of this Section 6.1 and by Section 6.2.

(c) At any time after September 1 but in no event later than December 1 of each year, the Trustee shall determine the amount needed to pay principal of and interest and redemption premium on the Series 2025 Bonds on March 1 of the next succeeding year. After the Trustee has determined that sufficient amounts are on deposit in the Bond and Interest Fund to pay principal of, interest on and redemption premium due on the Series 2025 Bonds on the next March 1, the Trustee shall notify the City and the Consultant of any excess amounts on deposit in the Bond and Interest Fund, and, at the written direction of the City, shall transfer an amount from the Bond and Interest Fund to the Administrative Expense Fund which the City after consultation with the Consultant has determined will be adequate, together with other amounts in the Administrative Expense Fund or reasonably expected to be transferred to or deposited in such Fund, to pay all Administrative Expenses during the succeeding calendar year. After making such transfer to the Administrative Expense Fund any excess amounts on deposit in the Bond and Interest Fund shall be transferred to the Reserve Fund to the extent necessary to replenish the Reserve Fund to the Reserve Requirement (or to restore the amount available under any Reserve Fund Surety Policy, together with cash on deposit in the Reserve Fund, to the Reserve Requirement). After (i) making such transfer to the Administrative Expense Fund, and (ii) the Reserve Fund has amounts on deposit equal to the Reserve Requirement, any excess amounts on deposit in the Bond and Interest Fund shall be transferred to the Special Reserve Fund to the extent necessary to fund the Special Reserve Fund to the Special Reserve Fund Requirement. The total amount transferred from time to time to the Special Reserve Fund shall not exceed $_____, giving consideration to amounts that may have previously been transferred from the Special Reserve Fund. Thereafter any remaining excess shall be retained in the Bond and Interest Fund and applied to pay principal and interest coming due on the next succeeding Interest Payment Date.

(d) There is hereby created within the Bond and Interest Fund established with the Trustee a separate account designated the *"Special Redemption Account."* Amounts deposited in the Special Redemption Account shall be applied to the redemption of the Series 2025 Bonds pursuant to Section 3.2(b) or Section 3.3 of this Indenture. All prepayments of Special Tax made in accordance with the Special Tax Roll and Report shall be deposited in the Special Redemption Account. Moneys in the Special Redemption Account shall be used exclusively to redeem Series 2025 Bonds pursuant to Section 3.2(b) or Section 3.3 or to pay debt service on the Series 2025 Bonds pursuant to this Section 6.1. In the event of any optional prepayment of Special Tax pursuant to Section 3.3, prior to giving notice of the redemption of Series 2025 Bonds in accordance with Section 3.4 of this Indenture, the Trustee shall transfer from the Reserve Fund to the Special Redemption Account an amount equal to the Reserve Fund Credit and from the Special Reserve

Fund (to the extent funds are available) to the Special Redemption Account an amount equal to the Special Reserve Fund Credit, if any, upon the direction of the Consultant in accordance with the Special Tax Roll and Report. When the amount on deposit in the Special Redemption Account from amounts deposited pursuant to Section 3.2 equals or exceeds $1,000, such amount shall be used to redeem the Series 2025 Bonds on the next Interest Payment Date in accordance with Section 3.2. On each such Interest Payment Date, the Trustee shall withdraw from the Special Redemption Account and pay to the owners of the Series 2025 Bonds the amounts to redeem the Series 2025 Bonds pursuant to Section 3.2(b). When the amount on deposit in the Special Redemption Account from amounts deposited pursuant to Section 3.4 equals or exceeds $1,000, such amount shall be used to redeem the Series 2025 Bonds on the next March 1, June 1, September 1 or December 1 in accordance with Section 3.3. On each such redemption date, the Trustee shall withdraw from the Special Redemption Account and pay to the owners of the Series 2025 Bonds the amounts to redeem the Series 2025 Bonds pursuant to Section 3.3. Notwithstanding the foregoing, any amounts contained in the Special Redemption Account for a continuous period of thirty (30) months and which will not be used to redeem the Series 2025 Bonds in accordance with the two immediately preceding sentences shall be used to pay debt service on the Series 2025 Bonds on the next Interest Payment Date. Any amounts contained in the Special Redemption Account on the final maturity date of the Series 2025 Bonds shall be used to pay outstanding debt service on the Series 2025 Bonds.

Section 6.2 Reserve Fund. There is hereby created and established with the Trustee a separate and special fund of the City which shall be designated as the "Special Service Area Number 2004-104 Special Tax Refunding Bonds, Reserve Fund" (the *"Reserve Fund"*), which must be maintained in an amount equal to the Reserve Requirement. The Reserve Requirement shall be an amount equal to $_____ as reduced by Reserve Fund Credits in connection with prepayments pursuant to Section 6.1(d). The Reserve Requirement shall be satisfied by the deposit into the Reserve Fund of (i) cash in the amount of $_____ from the proceeds of the Series 2025 Bonds, and (ii) the Reserve Policy in the amount of $_____. For as long as the Series 2025 Bonds remain outstanding, fifty percent (50%) of the Reserve Requirement shall be satisfied by cash, unless the Bond Insurer otherwise consents in writing. Subject to the foregoing, the City may at any time and from time to time substitute cash, a Reserve Fund Surety Policy or any combination thereof for either of the foregoing then on deposit in the Reserve Fund, and, thereupon, the Trustee shall release all or a portion of such cash or Reserve Fund Surety Policy and shall cause such excess cash, if any, to be deposited into the Bond and Interest Account and used for the payment of interest on the Series 2025 Bonds on the next following Interest Payment Date, so long as the combination of the foregoing remaining in the Reserve Fund following such release shall equal the Reserve Requirement.

Amounts deposited in the Reserve Fund shall be used solely for the purpose of (i) making transfers to the Bond and Interest Fund to pay the principal of and interest and any premium on, all Series 2025 Bonds when due, in the event that moneys in the Bond and Interest Fund are insufficient therefor without further direction from the City, (ii) making any transfers to the Bond and Interest Fund if the balance in the Reserve Fund and the Special Reserve Fund exceeds the amount required to redeem all Series 2025 Bonds then outstanding, (iii) making transfers to the Special Redemption Account in an amount equal to any Reserve Fund Credit in the event of an optional prepayment of the Special Tax as provided in Section 6.1(d) of this Indenture, or (iv) if

the amount then on deposit in the Reserve Fund is at least equal to the Reserve Requirement, for transfer in accordance with the next paragraph. Notwithstanding anything herein to the contrary, draws on Reserve Fund Surety Policy shall be used solely to make payments of principal of and interest on the Series 2025 Bonds (and for the avoidance of doubt, not any other obligations of the City, whether issued on parity with the Series 2025 Bonds, or otherwise).

On the Business Day prior to each September 1 Interest Payment Date, (a) moneys in the Reserve Fund in excess of the Reserve Requirement shall be transferred by the Trustee from the Reserve Fund to the Bond and Interest Fund to be used for the payment of interest on the Series 2025 Bonds on such September 1 Interest Payment Date, and (b) moneys in the Reserve Fund in excess of (i) the Reserve Requirement and (ii) the interest due on the Series 2025 Bonds on such September 1 Interest Payment Date, shall be used for the payment of principal on the Series 2025 Bonds on the next following March 1 Interest Payment Date.

On the Business Day prior to each March 1 Interest Payment Date, (a) moneys in the Reserve Fund in excess of the Reserve Requirement shall be transferred by the Trustee from the Reserve Fund to the Bond and Interest Fund to be used for the payment of principal of and interest and redemption premium (if any) on the Series 2025 Bonds on such March 1 Interest Payment Date, and (b) moneys in the Reserve Fund in excess of (i) the Reserve Requirement and (ii) the principal of and interest and redemption premium (if any) due on the Series 2025 Bonds on such March 1 Interest Payment Date, shall be used for the payment of interest on the Series 2025 Bonds on the next following September 1 Interest Payment Date. Any amounts contained in the Reserve Fund on the final maturity date of the Series 2025 Bonds shall be transferred to the Bond and Interest Fund, and used to pay outstanding debt service on the Series 2025 Bonds.

Withdrawals from the Reserve Fund shall be made from the following sources in the following order of priority: (1) cash, and (2) from drawings under a Reserve Fund Surety Policy in the order of priority provided for in such instruments. Any replenishment of the Reserve Fund hereunder shall be applied first to the reimbursement of drawings under a Reserve Fund Surety Policy and then to the restoration of cash.

In the event that the City chooses to deposit a Reserve Fund Surety Policy into the Reserve Fund, it may make reasonable covenants and agreements with the issuer of the policy, surety or other facility including, but not limited to, covenants and agreements related to the following:

(a) The application and priority of amounts deposited to the credit of the Reserve Fund after a draw under the Reserve Fund Surety Policy to reimburse the issuer of the Reserve Fund Surety Policy or to reimburse or replenish cash in the Reserve Fund;

(b) Not less than fifteen (15) days advance notice of the need for a draw by the Trustee under the Reserve Fund Surety Policy and to maintain records; and

(c) The status of the issuer of the Reserve Fund Surety Policy as a third party beneficiary under this Indenture and its ability to enforce the provisions of this Indenture to the extent such rights may in fact benefit such issuer of the policy or facility.

Section 6.3 Special Reserve Fund. There is hereby created and established with the Trustee a separate and special fund of the City which shall be designated as the "Special Service Area Number 2004-104 Special Tax Refunding Bonds, Special Reserve Fund" (the *"Special Reserve Fund"*). The Special Reserve Fund shall be initially funded by the deposit of the amount of $_____ from the proceeds of the Series 2025 Bonds. Thereafter, Special Taxes shall be deposited in the Special Reserve Fund in accordance with Section 6.1 until the amounts on deposit in the Special Reserve Fund equal the Special Reserve Fund Requirement. The total amount transferred from time to time to the Special Reserve Fund shall not exceed $_____, giving consideration to amounts that may have previously been transferred from the Special Reserve Fund.

Amounts deposited in the Special Reserve Fund shall be used solely for the purpose of (i) making any transfers to the Bond and Interest Fund if the aggregate balance in the Special Reserve Fund and the Reserve Fund exceeds the amount required to redeem all Series 2025 Bonds then outstanding, (ii) for transfer to the Special Redemption Account in an amount equal to the Special Reserve Fund Credit in accordance with Section 6.1(d), (iii) on _____ for transfer to the Bond and Interest Fund as described below, (iv) at the direction of an Authorized Officer for transfer to the Bond and Interest Fund or any other fund established hereunder, or (v) at the direction of an Authorized Officer for any use permitted by the Special Service Area Act, provided an opinion of bond counsel is delivered to the Trustee to the effect that such use will not violate the Special Service Area Act or adversely affect the tax-exempt status of interest on the Series 2025 Bonds.

On _____ (on which date the Special Reserve Fund Credit shall be zero), the Trustee shall without further direction, transfer any remaining amounts on deposit in the Special Reserve Fund to the Bond and Interest Fund to pay principal of and interest and redemption premium on the Series 2025 Bonds on the next succeeding Interest Payment Date.

Any amounts in the Special Reserve Fund that are used to pay principal of, or interest or premium on, the Series 2025 Bonds shall be treated as Special Taxes paid by the owners of the affected Parcels for purposes of the Special Tax Roll and Report.

Amounts on deposit in the Special Reserve Fund are **not** pledged to the payment of principal of or interest on the Series 2025 Bonds.

Section 6.4 Administrative Expense Fund. There is hereby created and established with the Trustee a separate and special fund of the City which shall be designated as the "Special Service Area Number 2004-104 Special Tax Refunding Bonds, Administrative Expense Fund" (the *"Administrative Expense Fund"*). Amounts in the Administrative Expense Fund shall be withdrawn by the Trustee and paid to the City or its order upon receipt by the Trustee of a written request from an Authorized Officer stating the amount to be withdrawn, that such amount is to be used to pay an Administrative Expense, and the nature of such Administrative Expense.

There is hereby created within the Administrative Expense Fund established with the Trustee a separate account designated the *"Costs of Issuance Account"*. Amounts deposited into the Cost of Issuance Account shall be used solely for the purpose of paying costs incurred in

connection with the issuance of the Series 2025 Bonds (including, without limitation, the premiums for any Bond Insurance Policy and Reserve Fund Surety Policy). Disbursement from the Costs of Issuance Account shall be made by the Trustee upon receipt of a Written Request from the City in the form of **Exhibit D** which shall (i) set forth the amount required to be disbursed, the purpose for which the disbursement is to be made, that the disbursement is a proper expenditure from the Costs of Issuance Account, and payment instructions to the Trustee for the amount to be disbursed and (ii) certify that no portion of the amount then being requested to be disbursed was set forth in any previous request for disbursement. On the date which is six months after the date of issuance of the Series 2025 Bonds, the Trustee will transfer all amounts remaining in the Costs of Issuance Account to the Administrative Expense Fund.

Section 6.5 Rebate Fund. There is hereby created and established with the Trustee a separate and special fund of the City which shall be designated as the "Special Service Area Number 2004-104 Special Tax Refunding Bonds, Rebate Fund" (the *"Rebate Fund"*), into which there shall be deposited as necessary investment earnings in the Bond and Interest Fund, the Reserve Fund and the Special Reserve Fund to the extent required so as to maintain the tax-exempt status of interest on the Series 2025 Bonds all at the direction of the City. All rebates, special impositions or taxes for such purpose payable to the United States of America (Internal Revenue Service) shall be payable from the Rebate Fund at the direction of the City.

Section 6.6 Investment of Funds. Moneys on deposit in Funds and Accounts established hereunder may be invested from time to time in Qualified Investments pursuant to and solely at the direction of the City to the Trustee provided that moneys on deposit in the Special Redemption Account shall be invested in Qualified Investments having a maturity of 180 days or less. Except as otherwise expressly provided herein, earnings or losses on such investments shall be attributed to the Fund or Account for which the investment was made. In the event that the Trustee does not receive directions from the City to invest funds held hereunder, the Trustee shall invest such funds in a money market fund which invests in short-term securities issued or guaranteed by the United States Government, its agencies or instrumentalities. The Trustee is hereby authorized to execute purchases and sales of Qualified Investments through the facilities of its own trading or capital markets operations or those of any affiliated entity.

The Trustee shall send statements to the City and the Consultant on a monthly basis reflecting activity in the funds and accounts established pursuant to this Indenture for the preceding month as required by Section 9.9 of this Indenture. Although the City recognizes that it may obtain a broker confirmation or written statement containing comparable information at no additional cost, the City hereby agrees that confirmations of Qualified Investments are not required to be issued by the Trustee for each month in which a monthly statement is rendered.

Notwithstanding anything herein to the contrary, at the written direction of the City the Trustee shall invest amounts on deposit in the (1) Special Redemption Account of the Bond and Interest Fund and (2) the Special Reserve Fund such that the yield on the investment does not exceed the yield on the Series 2025 Bonds. The Reserve Fund shall be invested only in Qualified Investments with maturities not longer than ten (10) years, the average life of which is no longer than five (5) years. Investments on deposit in all funds and accounts established hereunder shall be valued at market value at least quarterly.

ARTICLE 7
COVENANTS AND AGREEMENTS OF THE CITY

Section 7.1 Tax Covenants.

(a) The City covenants with the holders of the Series 2025 Bonds from time to time outstanding that it (i) will take all actions which are necessary to be taken (and avoid any actions which it is necessary to avoid being taken) so that interest on the Series 2025 Bonds will not be or become included in gross income for federal income tax purposes under existing law, including without limitation the Code; (ii) will take all actions reasonably within its power to take which are necessary to be taken (and avoid taking any actions which are reasonably within its power to avoid taking and which are necessary to avoid) so that interest on the Series 2025 Bonds will not be or become included in gross income for federal income tax purposes under the federal income tax laws as in effect from time to time; and (iii) will take no action or permit any action in the investment of the proceeds of the Series 2025 Bonds, amounts in the Bond and Interest Fund or any other funds of the City which would result in making interest on the Series 2025 Bonds subject to federal income taxes by reason of causing the Series 2025 Bonds to be "arbitrage bonds" within the meaning of Section 148 of the Code, or direct or permit any action inconsistent with the regulations under the Code as promulgated and as amended from time to time and as applicable to the Series 2025 Bonds. The Mayor, City Clerk and City Treasurer are authorized and directed to take such action as is necessary in order to carry out the issuance and delivery of the Series 2025 Bonds including, without limitation, to make any representations and certifications they deem proper pertaining to the use of the proceeds of the Series 2025 Bonds and moneys in the Funds and Accounts established hereunder in order to establish that the Series 2025 Bonds shall not constitute arbitrage bonds as so defined.

(b) The City further covenants as follows with respect to the requirements of Section 148(f) of the Code, relating to the rebate of "excess arbitrage profits" (the *"Rebate Requirement"*) to the United States:

(i) Unless an applicable exception to the Rebate Requirement is available to the City, the City will meet the Rebate Requirement.

(ii) Relating to applicable exceptions, the City shall make such elections under the Code as it shall deem reasonable and in the best interests of the City.

(iii) The City shall, not less frequently than annually, cause a rebate report to be prepared and delivered to the Trustee and upon receipt of such report cause the Trustee to transfer to the Rebate Fund the amount determined to be the accrued liability under the Rebate Requirement from other funds held pursuant to this Indenture. The City shall cause to be paid to the United States, without further order or direction from the Corporate Authorities, from time to time as required, amounts sufficient to meet the Rebate Requirement.

(iv) Interest earnings in the Bond and Interest Fund and the Reserve Fund are hereby authorized to be transferred, upon written direction from an Authorized Officer, from time to time as required, to the Rebate Fund for the purposes herein provided; and proceeds of the Series 2025 Bonds, investment earnings or amounts on deposit in any of the other funds and accounts created hereunder and any other Fund of the City are also hereby authorized to be used to meet the Rebate Requirement, but only if necessary after application of investment earnings as aforesaid and only as appropriated and directed by the Corporate Authorities.

Section 7.2 Levy and Collection of Taxes. The City covenants with the holders of the Series 2025 Bonds from time to time outstanding that:

(a) it will take all actions, if any, which shall be necessary, in order further to provide for the levy, extension, collection and application of the taxes levied by this Indenture and the Bond Ordinance including enforcement of the Special Taxes as described in clause (c) below;

(b) it will not take any action which would adversely affect the levy, extension, collection and application of the taxes levied by this Indenture and the Bond Ordinance, except to abate those taxes to the extent permitted by this Indenture and the Special Tax Roll and Report;

(c) it will comply with all requirements of the Special Service Area Act, the Bond Ordinance and other applicable present and future laws concerning the levy, extension and collection of the taxes levied by this Indenture and the Bond Ordinance; in each case so that the City shall be able to pay the principal of and interest on the Series 2025 Bonds as they come due, replenish the Special Reserve Fund to the Special Reserve Requirement and the Reserve Fund to the Reserve Requirement (or to restore the amount available under any Reserve Fund Surety Policy, together with cash on deposit in the Reserve Fund, to the Reserve Requirement), and will take all actions necessary to assure the timely collection of the Special Taxes, including without limitation, the enforcement of any delinquent Special Tax by providing the County with such information as is deemed necessary to enable the County to include any property subject to a delinquent Special Tax in the County Collector's annual tax sale and upon receipt of the written request of the Bond Insurer or a majority of the Bondholders in the event the tax lien is forfeited at such tax sale, by assigning to the Trustee its right to institute foreclosure proceedings, and/or assigning to the Trustee its right to purchase as a taxing district the unpaid taxes due upon the property all in the manner provided by law; provided, however, that the obligation to purchase unpaid taxes, or institute any proceeding shall only arise in the event the City or the Trustee, as applicable, makes the determination that sufficient funds are on deposit in the Administrative Expense Fund to (i) pay all remaining Administrative Expenses expected for such levy year, and (ii) apply to the purchase of the unpaid taxes and/or pay the costs of any proceeding;

(d) in the event the City approves any change in the plats of subdivision for the Special Service Area which changes the density of either of the Special Service Area or otherwise becomes aware of a change in density, it shall provide prompt written notice to the Consultant of such fact and the circumstances resulting in the change in density; and

(e) to the extent possible, it will direct the County to deposit all Special Taxes when collected including Foreclosure Proceeds, condemnation proceeds and prepayments directly with the Trustee to be applied as set forth herein.

Section 7.3 Proper Books and Records. The City will keep, or cause the Trustee to keep, proper books of record and accounts, separate from all other records and accounts of the City, in which complete and correct entries shall be made of all transactions relating to the deposits to and expenditure of amounts disbursed from the Funds and Accounts created hereunder and the Special Taxes. Such books of record and accounts shall at all times during business hours be subject to the inspection of the holders of not less than ten percent (10%) of the principal amount of the Series 2025 Bonds then outstanding, or their representatives authorized in writing. The City, or the Trustee on behalf of the City, upon written request will mail to the Purchaser and the Bond Insurer any information relating to the Series 2025 Bonds, the Special Service Area or the Special Services, including, but not limited to, the annual audits of the Funds and Accounts established under this Indenture for each and every year.

Section 7.4 Against Encumbrances. The City will not encumber, pledge or place any charge or lien upon any of the Special Taxes or other amounts pledged to the Series 2025 Bonds superior to, on a parity with, or junior to, the pledge and lien created in this Indenture for the benefit of the Series 2025 Bonds, except as permitted by, or specifically set forth in, this Indenture.

Section 7.5 Continuing Disclosure Undertaking. The reports, statements and other documents required to be furnished to or by the Trustee pursuant to any provisions of this Indenture shall be available to the Purchaser and the Trustee shall submit to the Municipal Securities Rulemaking Board (the *"MSRB"*) through the Electronic Municipal Market Access System *("EMMA"*) all information as required pursuant to the Continuing Disclosure Agreement.

ARTICLE 8
DEFAULTS AND REMEDIES

Section 8.1 Events of Default. "Events of Default" under this Indenture are as follows:

(a) Default shall be made by the City in the payment of the principal of or premium, if any, on any Series 2025 Bond when and as the same shall become due and payable, either at maturity or by proceedings for redemption or otherwise.

(b) Default shall be made by the City in the payment of any installment of interest on any Series 2025 Bond when and as such installment of interest shall become due and payable.

(c) The City shall (1) commence a voluntary case under the Federal bankruptcy laws, as now or hereafter constituted, or any other applicable Federal or state bankruptcy, insolvency or other similar law, (2) make an assignment for the benefit of its creditors, (3) consent to the appointment of a receiver of itself or of the whole or any substantial part of its property, or (4) be adjudicated a bankrupt or have entered against it any order for relief in respect of any involuntary case under the Federal bankruptcy laws, as now or hereafter constituted, or any other applicable

Federal or state bankruptcy, insolvency or other similar law and such order shall continue in effect for a period of 60 days without stay or vacation.

(d) A court of competent jurisdiction shall enter an order, judgment or decree appointing a receiver of the City, or of the whole or any substantial part of its property, or approving a petition seeking reorganization of the City under the Federal bankruptcy laws or any other applicable Federal or state law or statute and such order, judgment or decree shall not be vacated or set aside or stayed within 60 days from the date of the entry thereof.

(e) Under the provisions of any other law for the relief or aid of debtors, any court of competent jurisdiction shall assume custody or control of the City or of the whole or any substantial part of its property, and such custody or control shall not be terminated or stayed within 60 days from the date of assumption of such custody or control.

(f) The City shall default in the due and punctual performance of any other of the covenants, conditions, agreements and provisions contained in the Series 2025 Bonds, the Bond Ordinance or in this Indenture on the part of the City to be performed, and such default shall continue for 30 days after written notice specifying such default and requiring the same to be remedied shall have been given to the City by the Trustee (which may give such notice whenever it reasonably determines that such a default exists and shall give such notice at the written request of the holders of not less than 25% in principal amount of the Series 2025 Bonds then outstanding).

Section 8.2 Remedies. Upon the occurrence of an Event of Default the Trustee may, and upon the written request of the Bond Insurer or the holders of 25% in principal amount of the outstanding Series 2025 Bonds affected (with the consent of the Bond Insurer) by the Event of Default and upon being indemnified as provided in Section 9.2(h) hereof shall, proceed to protect and enforce its rights and the rights of the holders of the Series 2025 Bonds by a suit, action or special proceeding in equity or at law, by mandamus or otherwise, either for the specific performance of any covenant or agreement contained herein or in aid or execution of any power herein granted or for any enforcement of any proper legal or equitable remedy as the Trustee, being advised by counsel, shall deem most effective to protect and enforce the rights aforesaid.

During the continuance of an Event of Default, all moneys received by the Trustee under this Indenture from the City or from any other source shall be applied by the Trustee in accordance with the terms of Section 8.10 hereof.

Any judgment against the City shall be enforceable only against the amounts pledged pursuant to this Indenture. There shall not be authorized any deficiency judgment against any assets of, or the general credit of, the City, its officers or employees or independent contractors.

The Series 2025 Bonds shall not be subject to acceleration upon the occurrence of an Event of Default.

Section 8.3 Notice of Default. The Trustee shall, within 10 days after the Trustee receives notice or obtains knowledge of the occurrence of an Event of Default, mail to the City, and the Bondholders at the address shown on the registration books of the City maintained by the

Bond Registrar, notice of all Events of Default known to the Trustee unless such Events of Default shall have been cured before the giving of such notice.

Section 8.4 Termination of Proceedings by Trustee. In case any proceedings taken by the Trustee on account of any Event of Default shall have been discontinued or abandoned for any reason, or shall have been determined adversely to the Trustee, then and in every such case the City, the Trustee and the Bondholders shall be restored to their former positions and rights hereunder, respectively, and all rights, remedies and powers of the Trustee shall continue as though no such proceeding had been taken.

Section 8.5 Right of Bondholders to Control Proceedings. Anything in this Indenture to the contrary notwithstanding, the Bond Insurer or, if the Bond Insurer has defaulted on any payments required by the Bond Insurance Policy, the holders of a majority in principal amount of the Series 2025 Bonds then outstanding shall have the right, by an instrument in writing executed and delivered to the Trustee, to direct the method and place of conducting all remedial proceedings to be taken by the Trustee hereunder in respect of the Series 2025 Bonds; provided that such direction shall not be otherwise than in accordance with law and the Trustee shall be indemnified to its satisfaction against the costs, expenses and liabilities to be incurred therein or thereby.

Section 8.6 Right of Bondholders to Institute Suit. No holder of any of the Series 2025 Bonds shall have any right to institute any suit, action or proceeding in equity or at law for the execution of any trust hereunder, or for any other remedy hereunder or on the Series 2025 Bonds unless such holder previously shall have given to the Trustee written notice of an Event of Default as hereinabove provided, and unless also the Bond Insurer or the holder, or holders, of 25% in principal amount of the outstanding Series 2025 Bonds affected (with the consent of the Bond Insurer) by the Event of Default shall have made written request of the Trustee after the right to exercise such powers, or right of action, as the case may be, shall have accrued, and shall have afforded the Trustee a reasonable opportunity either to proceed to exercise the powers hereinbefore granted, or to institute such action, suit, or proceeding in its name; and unless, also, there shall have been offered to the Trustee security and indemnity satisfactory to it against the costs, expenses and liabilities to be incurred therein or thereby, and the Trustee shall have refused or neglected to comply with such request within a reasonable time; and such notification, request and offer of indemnity are hereby declared in every such case, at the option of the Trustee, to be conditions precedent to the execution of the powers and trusts of this Indenture or for any other remedy hereunder; it being understood and intended that no one or more holders of the Series 2025 Bonds shall have any right in any manner whatever by his or their action to affect, disturb or prejudice the security of this Indenture, or to enforce any right hereunder, except in the manner herein provided, and that all proceedings at law or in equity shall be instituted, had and maintained in the manner herein provided and for the equal benefit of all holders of the outstanding Series 2025 Bonds.

Nothing in this Section 8.6 contained shall, however, affect or impair the right of any Bondholder, which is absolute and unconditional, to enforce the payment of the principal of and interest on the Bondholder's Series 2025 Bonds out of the Bond and Interest Fund, or the obligation of the City to pay the same, out of the Bond and Interest Fund, at the time and place in the Series 2025 Bonds expressed.

Section 8.7 Suits by Trustee. All rights of action under this Indenture, or under any of the Series 2025 Bonds, enforceable by the Trustee, may be enforced by it without the possession of any of the Series 2025 Bonds or the production thereof at the trial or other proceeding relative thereto, and any such suit, or proceeding, instituted by the Trustee shall be brought in its name for the ratable benefit of the holders of the Series 2025 Bonds affected by such suit or proceeding, subject to the provisions of this Indenture.

Section 8.8 Remedies Cumulative. No remedy herein conferred upon or reserved to the Trustee or to the Bondholders is intended to be exclusive of any other remedy or remedies, and each and every remedy shall be cumulative, and shall be in addition to every other remedy given hereunder or now or hereafter existing at law or in equity or by statute.

Section 8.9 Waiver of Default. No delay or omission of the Trustee or of any Bondholder to exercise any right or power shall be construed to be a waiver of any such default, or an acquiescence therein; and every power and remedy given by this Article 8 to the Trustee and the Bondholders, respectively, may be exercised from time to time, and as often as may be deemed expedient.

Section 8.10 Application of Moneys After Default. The City covenants that if an Event of Default shall happen and shall not have been remedied, the Trustee shall apply moneys, securities and funds on deposit in the Funds and Accounts established pursuant to Article 6 or received by the Trustee pursuant to any right given or action taken under the provisions of this Section as follows and in the following order:

(a) To the payment of the reasonable and proper fees, charges, expenses and liabilities of the Trustee, the Bond Registrar and any paying agent, including the fees and expenses of outside counsel for the Trustee, Bond Registrar and any paying agent and the payment of Administrative Expenses owed to the City or the Consultant.

(b) To the payment of the principal and interest then due on the Series 2025 Bonds as follows:

(i) first, to the payment to the persons entitled thereto of all interest then due or payable on the Series 2025 Bonds in the order of the maturity of such installments;

(ii) second, to the payment to the persons entitled thereto of the unpaid installments of principal of any of the Series 2025 Bonds which have become due in the order of the maturity of such installments; and

(iii) third, to the payment of amounts due and payable to the Bond Insurer, not paid pursuant to (i) and (ii) above.

Whenever moneys are to be applied by the Trustee pursuant to the provisions of this paragraph, such moneys shall be applied by the Trustee at such times, and from time to time, as the Trustee in its sole discretion shall determine, having due regard for the amount of such moneys available

for application and the likelihood of additional moneys becoming available for such application in the future. The deposit of such moneys with the paying agent, or otherwise setting aside such moneys, in trust for the proper purpose, shall constitute proper application by the Trustee; and the Trustee shall incur no liability whatsoever to the City, to any Bondholder or to any other person for any delay in applying any such funds, so long as the Trustee acts with reasonable diligence, having due regard to the circumstances, and ultimately applies the same in accordance with such provisions of this Indenture as may be applicable at the time of application by the Trustee. Whenever the Trustee shall exercise such discretion in applying such funds, it shall fix the date (which shall be an Interest Payment Date unless the Trustee shall deem another date more suitable) upon which such application is to be made and upon such date interest on the amounts of principal paid on such date shall cease to accrue. The Trustee shall give such notice as it may deem appropriate of the fixing of any such date and of the endorsement to be entered on each Series 2025 Bond on which payment shall be made, and shall not be required to make payment to the holder of any unpaid Series 2025 Bond until such Series 2025 Bond shall be presented to the Trustee for appropriate endorsement, or some other procedure deemed satisfactory by the Trustee.

Section 8.11 Bond Insurer Control. Anything in this Indenture to the contrary notwithstanding, upon the occurrence and continuance of an Event of Default as defined herein, the Bond Insurer shall be entitled to control and direct the enforcement of all rights and remedies granted to the Bondholders, or the Trustee for the benefit of the Bondholders, under this Indenture provided the Bond Insurer has not defaulted on any payments required by the terms of the Bond Insurance Policy. The Bond Insurer also shall be entitled to approve all waivers of Events of Default provided the Bond Insurer has not defaulted on any payments required by the terms of the Bond Insurance Policy.

ARTICLE 9
TRUSTEE

Section 9.1 Appointment of the Trustee. The Trustee hereunder is hereby constituted and appointed as the trustee of an express trust hereby created for the Bondholders. The further rights and duties of the Trustee are set forth in this Article 9.

Section 9.2 Performance of Duties. The Trustee shall perform such duties and only such duties as are specifically set forth in this Indenture, using such care as a corporate trustee ordinarily would use in performing trusts under a corporate indenture or trust or depositary agreement.

No provision of this Indenture shall be construed to relieve the Trustee from liability for its own negligent action, its own negligent failure to act or its own willful misconduct, except that:

(a) The duties and obligations of the Trustee shall be determined solely by the express provisions of this Indenture, and the Trustee shall not be liable except for the performance of such duties and obligations as are specifically set forth in this Indenture, and no implied covenants or obligations shall be read into this Indenture against the Trustee.

(b) In the absence of bad faith on the part of the Trustee, the Trustee may conclusively rely, as to the truth of the statements and the correctness of the opinions expressed therein, upon any certificate or opinion furnished to the Trustee conforming to the requirements of this Indenture; but in the case of any such certificate or opinion which by any provision hereof is specifically required to be furnished to the Trustee, the Trustee shall be under a duty to examine the same to determine whether or not it conforms to the requirements of this Indenture.

(c) The Trustee shall not be liable with respect to any action taken or omitted to be taken by it in good faith in accordance with the direction of the Bond Insurer or the holders of not less than a majority (or such other percentage as is otherwise specifically required by the terms hereof) in aggregate principal amount of all the Series 2025 Bonds at the time outstanding other than actions taken or omitted by the Trustee which are adjudicated to have resulted from the negligence of the Trustee.

(d) None of the provisions contained in this Indenture shall require the Trustee to expend or risk its own funds or otherwise incur individual financial liability in the exercise of any of its rights or powers.

(e) At any and all reasonable times, upon first providing 48 hours' notice to the City, the Trustee, and its duly authorized agents, attorneys, experts, engineers, accountants and representatives, shall have the right fully to inspect any and all of the books, papers and records of the City pertaining to the Special Services and the Series 2025 Bonds, and to copy such memoranda from and in regard thereto as may be desired.

(f) The Trustee shall not be required to give any bond or surety in respect of the execution of the trusts and powers granted by this Indenture or otherwise in respect of the premises.

(g) Notwithstanding anything elsewhere in this Indenture contained, the Trustee shall have the right, but shall not be required, to demand, in respect of the withdrawal of any cash or any action whatsoever within the purview of this Indenture, any showings, certificates, opinions, appraisals or other information or corporate action or evidence thereof, in addition to that by the terms hereof required as a condition of such action by the Trustee, reasonably necessary to establish the right of the City to the withdrawal of any cash or the taking of any other action by the Trustee.

(h) Before taking any action under Section 8.2, the Trustee may require that a satisfactory indemnity bond or other security satisfactory to it be furnished by the party requesting that the Trustee take such action for the reimbursement of all expenses to which it may be put and to protect it against all liability, except liability which is adjudicated to have resulted from the negligence or willful default of the Trustee in connection with any action so taken or failure to act in accordance with this Indenture.

(i) All moneys received by the Trustee or any paying agent shall, until used or applied or invested as herein provided, be held in trust for the purposes for which they were received.

Section 9.3 Instruments Upon Which Trustee May Rely. Except as otherwise provided in paragraph (b) hereof:

(a) The Trustee may rely and shall be protected in acting upon any resolution, certificate, statement, instrument, opinion, report, notice, request, consent, order, bond or other paper or document reasonably believed by it to be genuine and to have been signed or presented by the proper party or parties;

(b) Any notice, request, direction, election, order or demand of the City mentioned herein shall be sufficiently evidenced by an instrument signed in the name of the City by an Authorized Officer (unless other evidence in respect thereof be herein specifically prescribed); and any resolution of the Corporate Authorities may be evidenced to the Trustee by a copy thereof certified by the City Clerk under the City seal;

(c) The Trustee may consult with reputable counsel (who may but need not be counsel for the City) and the opinion of such counsel shall be full and complete authorization and protection in respect of any action taken or suffered by it hereunder in good faith and in accordance with the opinion of such counsel;

(d) Whenever in the administration of the trusts under this Indenture, the Trustee shall deem it necessary or desirable that a matter be proved or established prior to taking or suffering any action hereunder, such matter (unless other evidence in respect thereof be herein specifically prescribed) may, in the absence of negligence or bad faith on the part of the Trustee, be deemed to be conclusively proved and established by a certificate of the City; and such certificate of the City shall, in the absence of negligence or bad faith on the part of the Trustee, be full warranty to the Trustee for any action taken or suffered by it under the provisions of this Indenture upon the faith thereof.

Section 9.4 Trustee not Responsible for Recitals and Other Matters. The Trustee shall not be responsible in any manner whatsoever for the correctness of the recitals herein or in the Series 2025 Bonds (except the Trustee's certificate of authentication thereon), all of which are made by the City solely; and the Trustee shall not be responsible or accountable in any manner whatsoever for or with respect to the validity or execution or sufficiency of this Indenture, or of any indenture supplemental hereto, or of the Bond Ordinance or the Series 2025 Bonds, or the sufficiency of the taxes levied to pay the principal of and interest on the Series 2025 Bonds, or for the security afforded hereby or for the validity of any securities at any time held hereunder, and the Trustee makes no representation with respect thereto. The Trustee shall not be accountable for the use or application by the City of the proceeds of any Series 2025 Bonds authenticated and delivered hereunder, or for the use or application of any moneys paid over by the Trustee in accordance with any provision of this Indenture.

Section 9.5 Trustee May Acquire Series 2025 Bonds. The Trustee and its officers and directors may acquire and hold, or become the pledgee of, Series 2025 Bonds and may otherwise deal with the City in the manner and to the same extent and with like effect as though it were not Trustee hereunder.

Section 9.6 Qualification of Trustee. There shall at all times be a Trustee hereunder which shall be a corporation organized and doing business under the laws of the United States or any state thereof, authorized under such laws to exercise corporate trust powers, having a combined capital, surplus and undivided profits of at least $25,000,000, and subject to supervision or examination by federal or state authority. If such corporation publishes reports of condition at least annually, pursuant to law or to the requirements of any supervising or examining authority above referred to, then for the purposes of this paragraph the combined capital, surplus and undivided profits of such corporation shall be deemed to be its combined capital, surplus and undivided profits as set forth in its most recent report of condition so published. In case at any time the Trustee shall cease to be eligible in ‘accordance with the provisions of this paragraph, the Trustee shall resign immediately in the manner and with the effect specified in Section 9. 7.

Section 9.7 Resignation or Removal of Trustee and Appointment of Successor. The Trustee may at any time resign by giving written notice to the City, the Bond Insurer, and the Bondholders by first class mail to the names and addresses shown on the list maintained by the Bond Registrar. Upon receiving such notice of resignation, the City shall promptly appoint a successor Trustee by an instrument in writing executed by order of the City. If no successor Trustee shall have been so appointed and have accepted appointment within 30 days after the giving of such notice of resignation, the resigning Trustee may petition any court of competent jurisdiction for the appointment of a successor Trustee, or any Bondholder who has been a bona fide holder of a Series 2025 Bond or Series 2025 Bonds for at least six months may, on behalf of himself and all others similarly situated, petition any such court for the appointment of a successor Trustee. Such court may thereupon, after such notice, if any, as it may deem proper and prescribe, appoint a successor Trustee.

(a) In case at any time any of the following shall occur:

(i) The Trustee shall cease to be eligible in accordance with the provisions of Section 9.6 and shall fail to resign after written request therefor by the City or by any Bondholder who has been a bona fide holder of a Series 2025 Bond or Series 2025 Bonds for at least six months, or

(ii) The Trustee shall become incapable of acting, or shall be adjudged a bankrupt or insolvent, or a receiver of the Trustee or of its property shall be appointed, or any public officer shall take charge or control of the Trustee or of its property or affairs for the purpose of rehabilitation, conservation or liquidation,

then, in any such case, the City may remove the Trustee and appoint a successor Trustee by an instrument in writing executed by order of the City or any Bondholder may, on behalf of himself and all others similarly situated, petition any court of competent jurisdiction for the removal of the

Trustee and the appointment of a successor Trustee. Such court may thereupon, after such notice, if any, as it may deem proper and prescribe, remove the Trustee and appoint a successor Trustee.

(b) After the recurrence of an Event of Default, the Bond Insurer or the holders of a majority in aggregate principal amount of all the Series 2025 Bonds at the time outstanding may remove the Trustee and appoint a successor Trustee by an instrument or concurrent instruments in writing signed by the Bond Insurer or such Bondholders. Such successor Trustee shall be a corporation authorized under applicable laws to exercise corporate trust powers, may be incorporated under the laws of the United States or of any State within the United States. Such successor Trustee shall satisfy the minimum combined capital, surplus and undivided profits requirement set forth in Section 9.6.

(c) Provided no Event of Default has occurred hereunder, the City may at any time remove the Trustee and appoint a successor Trustee by an instrument in writing signed by the City.

(d) Any resignation or removal of the Trustee and appointment of a successor Trustee pursuant to any of the provisions of this Section 9.7 shall become effective upon acceptance of appointment by the successor Trustee as provided in Section 9.8.

Section 9.8 Concerning the Successor Trustee. Any successor Trustee appointed as provided in Section 9.7 shall execute, acknowledge and deliver to the City and to its predecessor Trustee an instrument accepting such appointment hereunder, and thereupon the resignation or removal of the predecessor Trustee shall become effective and such successor Trustee, without any further act, deed or conveyance, shall become vested with all the rights, powers, trusts, duties and obligations of its predecessor in the trusts hereunder, with like effect as if originally named as Trustee herein; but nevertheless on the written request of the City or the request of the successor Trustee, the Trustee ceasing to act shall execute and deliver an instrument transferring to such successor Trustee, upon the trusts herein expressed, all the rights, powers and trusts of the Trustee so ceasing to act. Upon request of any such successor Trustee, the City shall execute any and all instruments in writing more fully and certainly vesting in and confirming to such successor Trustee all such rights, powers and duties. Any Trustee ceasing to act shall nevertheless be entitled to receive the amounts due it as compensation, reimbursement, expenses and indemnity afforded to it by this Article 9.

No successor Trustee shall accept appointment as provided in this Section 9.8 unless at the time of such acceptance such successor Trustee shall be eligible under the provisions of Section 9.6.

Upon the acceptance of appointment by a successor Trustee as provided in this Section 9.8, the City shall mail a copy of such notice to each person whose name appears as an owner of Series 2025 Bonds on the list maintained by the Bond Registrar. If the City fails to mail such notice within 10 days after acceptance of appointment by the successor Trustee, the successor Trustee shall cause such notice to be mailed at the expense of the City from amounts on deposit in the Administrative Expense Fund.

Section 9.9 Monthly Statements. The Trustee shall provide to the Consultant and the City, or their designees, a monthly statement, commencing on _____, 2026, itemizing all moneys received by it and all payments made by it under this Indenture during the preceding monthly period and annual reports relating to the Funds and Accounts created under this Indenture and such other information relating to the Series 2025 Bonds and the Funds and Accounts maintained by the Trustee under this Indenture as the Purchaser, the Bond Insurer and the City shall reasonably request.

ARTICLE 10
SUPPLEMENTAL INDENTURES

Section 10.1 Supplemental Indentures Not Requiring Consent of Bondholders. The City by the Corporate Authorities, and the Trustee from time to time and at any time, subject to the conditions and restrictions in this Indenture contained including, without limitation, the provisions of Section 10.6 hereof, may pass and accept an indenture or indentures supplemental hereto, which indenture or indentures thereafter shall form a part hereof, for any one or more of the following purposes:

(a) To add to the covenants and agreements of the City in this Indenture contained, other covenants and agreements thereafter to be observed or to surrender, restrict or limit any right or power herein reserved to or conferred upon the City;

(b) To grant to or confer upon the Trustee for the benefit of the owners of the Series 2025 Bonds any additional rights, remedies, powers, authority or security that may lawfully be granted to or conferred upon the owners or the Trustee;

(c) To modify, amend or supplement this Indenture in such manner as to permit, if presented, the qualification of this Indenture under the Trust Indenture Act of 1939 or any similar federal statute then in effect or under any state blue sky law;

(d) To surrender any right, power or privilege reserved to or conferred upon the City by the terms of this Indenture, provided that the surrender of such right, power or privilege is not contrary to or inconsistent with the covenants and agreements of the City contained in this Indenture;

(e) To issue refunding bonds subject to the limitations set forth in the Special Tax Roll and Report and the Establishing Ordinance; and

(f) To permit any other amendment that, in the judgment of the Trustee, is not materially adverse to the Trustee or the Holders.

Any supplemental indenture authorized by the provisions of this Section 10.1 may be executed by the City, by the Corporate Authorities, and by the Trustee without the consent of the registered owners of any of the Series 2025 Bonds at the time outstanding, but only upon receipt of an opinion of bond counsel if requested pursuant to the provisions of Section 10.6, notwithstanding any of the provisions of Section 10.2, but the Trustee shall not be obligated to

accept any provision of such supplemental indenture to the extent that it affects the Trustee's own rights, duties or immunities under this Indenture or otherwise.

Section 10.2 Supplemental Indentures Requiring Consent of Bondholders. With the consent (evidenced as provided herein) of the Bond Insurer and the registered owners of not less than a majority in aggregate principal amount of the Series 2025 Bonds, respectively, at the time outstanding, but only upon receipt of an opinion of bond counsel if requested pursuant to the provisions of Section 10.6, the City, by the Corporate Authorities may pass, and the Trustee may accept from time to time and at any time an indenture or indentures supplemental hereto for the purpose of adding any provisions to or changing in any manner or eliminating any of the provisions of this indenture or of any supplemental indenture; provided that no such modification or amendment shall extend the maturity or reduce the principal of or the interest rate on or otherwise alter or impair the obligation of the City to pay the principal, interest or redemption premium, if any, at the time and place and at the rate and in the currency provided therein of any Series 2025 Bond without the express consent of the registered owner of such Series 2025 Bond or permit the creation of a preference or priority of any Series 2025 Bond or Series 2025 Bonds over any other Series 2025 Bond or Series 2025 Bonds or reduce the percentage of Series 2025 Bonds, respectively, required for the affirmative vote or written consent to an amendment or modification, or deprive the registered owners of the Series 2025 Bonds, respectively, (except as aforesaid) of the right to payment of the Series 2025 Bonds, respectively, from the Special Taxes and the Foreclosure Proceeds without the consent of the registered owners of all the Series 2025 Bonds (as the case may be) then outstanding. Upon receipt by the Trustee of a certified copy of such Indenture and upon the filing with the Trustee of evidence of the consent of the Bond Insurer and Bondholders as aforesaid, the Trustee shall accept such supplemental indenture, but the Trustee shall not be obligated to accept any provision of such supplemental indenture to the extent that it affects the Trustee's own rights, duties or immunities under this Indenture or otherwise.

It shall not be necessary for the consent of the Bondholders under this paragraph to approve the particular form of any proposed supplemental indenture, but it shall be sufficient if such consent shall approve the substance thereof.

Promptly after the passage by the City and the acceptance by the Trustee of any supplemental indenture pertaining to the Series 2025 Bonds pursuant to the provisions of this paragraph, the City shall cause the Trustee to mail a notice by first class mail to the Bond Insurer and the Bondholders, setting forth in general terms the substance of such supplemental indenture, and that the supplemental Indenture has been consented to by the Bond Insurer and the requisite percentage of the Bondholders. Any failure of the City to give such notice, or any defect therein, shall not, however, in any way impair or affect the validity of any such supplemental indenture.

Section 10.3 Supplemental Indenture to Modify this Indenture. Upon the execution of any supplemental indenture pursuant to the provisions of this Article 10, and upon receipt of the opinion of bond counsel if required by the provisions of Section 10.6, this Indenture shall be modified and amended in accordance therewith and the respective rights, duties and obligations under this Indenture of the City, the Trustee and all registered owners of Series 2025 Bonds, respectively, outstanding thereunder shall thereafter be determined, exercised and enforced hereunder subject in all respects to such modification and amendments, and all the terms and

conditions of any such supplemental indenture shall be and be deemed to be part of the terms and conditions of this Indenture for any and all purposes.

Section 10.4 Trustee May Rely Upon Opinion of Counsel Re: Supplemental Indenture. The Trustee may receive an opinion of counsel as conclusive evidence that any supplemental indenture executed pursuant to the provisions of this Article 10 complies with the requirements of this Article 10.

Section 10.5 Notation. Series 2025 Bonds authenticated and delivered after the execution of any supplemental indenture pursuant to the provisions of this Article 10 may bear a notation, in form approved by the Trustee, as to any matter provided for in such supplemental indenture, and if such supplemental indenture shall so provide, new Series 2025 Bonds, so modified as to conform, in the opinion of the Trustee and the Corporate Authorities, to any modification of this Indenture contained in any such supplemental indenture, may be prepared by the City, authenticated by the Trustee and delivered without cost to the registered owners of the Series 2025 Bonds then outstanding, upon surrender for cancellation of such Series 2025 Bonds in equal aggregate principal amounts.

Section 10.6 Opinion of Bond Counsel. Prior to the adoption of a supplemental indenture executed pursuant to the provisions of this Article 10 the Trustee shall give written notice by mail to the registered owners of all Series 2025 Bonds Outstanding at the addresses as set forth in the Register of the Series 2025 Bonds held by the Bond Registrar of the substance of the proposed supplemental indenture. If within 10 days of the Trustee's mailing such notice any registered owner of the Series 2025 Bonds requests that an opinion of bond counsel be delivered to the effect that such supplemental indenture will not adversely affect the exclusion from gross income of interest on the Series 2025 Bonds for federal income tax purposes, such supplemental indenture shall not become effective until such opinion has been delivered to the Trustee.

ARTICLE 11
DEFEASANCE

Section 11.1 Defeasance.

(a) If the City shall pay or cause to be paid, or there shall otherwise be paid, to the Owners of all Series 2025 Bonds the principal or Redemption Price, if applicable, and interest due or to become due thereon, at the times and in the manner stipulated therein and in this Indenture, then the pledge of the Trust Estate, and all covenants, agreements and other obligations of the City to the Bondholders, shall thereupon cease, terminate and become void and be discharged and satisfied. In such event, the Trustee shall cause an accounting for such period or periods as shall be requested by the City to be prepared and filed with the City and, upon the request of the City, shall execute and deliver to the City all such instruments as may be desirable to evidence such discharge and satisfaction, and the Trustee shall pay over or deliver to the City all moneys or securities held pursuant to this Indenture which are not required for the payment of principal or Redemption Price, if applicable, of and interest on Series 2025 Bonds. If the City shall pay or cause to be paid, or there shall otherwise be paid, to the Owners of any Outstanding Series 2025 Bonds the principal or Redemption Price and interest due or to become due thereon, at the times

and in the manner stipulated therein and in this Indenture, such Series 2025 Bonds shall cease to be entitled to any lien, benefit or security under this Indenture, and all covenants, agreements and obligations of the City to the Owners of such Bonds shall thereupon cease, terminate and become void and be discharged and satisfied.

(b) Series 2025 Bonds or interest installments for the payment or redemption of which moneys shall have been set aside and shall be held in trust by the Trustee (through deposit by the City of funds for such payment or redemption or otherwise) at the maturity or redemption date thereof shall be deemed to have been paid within the meaning and with the effect expressed in subsection (a) of this Section 11.1. In addition, any Outstanding Series 2025 Bonds shall, prior to the maturity or redemption date thereof, be deemed to have been paid within the meaning and with the effect expressed in subsection (a) of this Section 11.1 upon compliance with the provisions of subsection (c) of this Section 11.1.

(c) Subject to the provisions of subsection (d) of this Section 11.1, any Outstanding Series 2025 Bonds shall, prior to the maturity or redemption date thereof, be deemed to have been paid within the meaning and with the effect expressed in subsection (a) of this Section 11.1 if:

(i) in case any of said Series 2025 Bonds are to be redeemed on any date prior to their maturity, the City shall have given to the Trustee irrevocable instructions accepted in writing by the Trustee to give as provided in Section 3.4 notice of redemption of such Bonds on said date;

(ii) there shall have been deposited with the Trustee either moneys in an amount which shall be sufficient or Defeasance Securities, the principal of and the interest on which when due will provide moneys which, together with the moneys, if any, deposited with the Trustee at the same time, shall be sufficient, to pay when due the principal or Redemption Price, if applicable, and interest due and to become due on said Series 2025 Bonds on or prior to the redemption date or maturity date thereof, as the case may be; and

(iii) in the event said Series 2025 Bonds do not mature, are not by their terms subject to redemption or, under the plan of refunding applicable thereto, are not to be redeemed, in each case, within the next succeeding ninety (90) days, the City shall have given the Trustee in form satisfactory to it irrevocable instructions to give, as soon as practicable, by first-class mail, postage prepaid, to the owners of such Series 2025 Bonds at their last addresses appearing on the books of the City kept at the office of the Bond Registrar a notice that the deposit required by (ii) above has been made with the Trustee and that said Series 2025 Bonds are deemed to have been paid in accordance with this Section 11.1 and stating such maturity or redemption date upon which moneys are to be available for the payment of the principal or Redemption Price, if applicable, on said Series 2025 Bonds.

In the event Defeasance Securities are deposited with the Trustee the City shall also provide a Verification verifying the sufficiency of the Defeasance Securities to pay the Series 2025 Bonds in full on the maturity or redemption date.

(d) Anything in this Indenture to the contrary notwithstanding, any moneys held in trust for the payment and discharge of any of the Series 2025 Bonds which remain unclaimed for one year after the date when such Series 2025 Bonds have become due and payable, either at their stated maturity dates or by call for earlier redemption shall be repaid to the City, as its absolute property and free from trust, and the Trustee shall thereupon be released and discharged, with respect thereto and the Bondholders shall look only to the City for the payment of such Series 2025 Bonds; provided, however, that before being required to make any such payment to the City, the Trustee shall, at the expense of the City, give to the owners of such Series 2025 Bonds as to which any moneys remain unclaimed, by first class mail, postage prepaid, at the last address of such owners appearing on the books of the City kept at the office of the Bond Registrar, a notice that said moneys remain unclaimed and that, after a date named in said notice, which date shall be not less than thirty (30) days after the date of the mailing of such notice, the balance of such moneys then unclaimed will be returned to the City.

(e) Upon the payment or defeasance of all outstanding Series 2025 Bonds as provided in this Article 11, the Trustee and the City shall execute a Satisfaction of Tax Lien for all Parcels for which a satisfaction of tax lien has not previously been delivered and the City shall file or cause to be filed such Satisfaction of Tax Lien with the Recorder of Deeds of Kendall County, Illinois.

ARTICLE 12
MISCELLANEOUS

Section 12.1 Severability. If any provision of this Indenture shall be held or deemed to be illegal, inoperative or unenforceable under applicable law or interpreted in such manner as to be prohibited by or be held invalid under such law, such provision shall be ineffective to the extent of such prohibition or invalidity, without invalidating the remainder of such provision or the remaining provisions of this Indenture.

Section 12.2 Notices. Except as otherwise provided in this Indenture, all notices, certificates or other communications hereunder shall be sufficiently given and shall be deemed given when personally delivered or mailed by certified mail, postage prepaid, or when sent by telecopy (receipt confirmed by telephone) or telegram, addressed as follows:

If to the City: United City of Yorkville
651 Prairie Pointe Drive
Yorkville, IL 60560
Attention: Mayor
Telephone: (630) 553-4350

Bond Counsel: Croke Fairchild Duarte & Beres LLC
180 North LaSalle St., Suite 3400
Chicago, IL 60601
Attention: Randall S. Kulat
Telephone: (312) 529-5137

If to the Trustee: U.S. Bank Trust Company, National Association

190 South LaSalle Street
Chicago, IL 60603
Attention: Merci Stahl
Telephone: (312) 332-6774

If to the Purchaser: Raymond James & Associates, Inc.
263 Shuman Boulevard, Suite 275
Naperville, IL 60563
Attention: Dalena Welkomer
Telephone: (312) 612-7642

If to the Bond Insurer: _____
_____
_____
_____

With a copy to: _____
_____
_____
_____

The Trustee agrees to accept and act upon instructions or directions pursuant to this Indenture sent by unsecured e-mail, facsimile transmission or other similar unsecured electronic methods, provided, however, that the Trustee shall have received an incumbency certificate listing persons designated to give such instructions or directions and containing specimen signatures of such designated persons, which such incumbency certificate shall be amended and replaced whenever a person is to be added or deleted from the listing.

Section 12.3 Holidays. If any date for the payment of an amount hereunder or the taking of any other action required or permitted to be taken hereunder, is not a Business Day, then such payment shall be due, or such action shall or may be taken, as the case may be, on the first Business Day thereafter with the same force and effect as if done on the nominal date provided in this Indenture.

Section 12.4 Execution of Counterparts. This Indenture may be executed in several counterparts, each of which shall be an original and all of which shall constitute but one and the same instrument.

Section 12.5 Applicable Law. This Indenture shall be governed by and construed in accordance with the internal laws of the State.

Section 12.6 Immunity of Officers. Employees, Elected Officials of the City. No recourse shall be had for the payment of the principal of or premium, if any, or interest on any of the Series 2025 Bonds or for any claim based thereon or upon any obligation, covenant or agreement contained in this Indenture or any agreement supplemental hereto, against any past, present or future Mayor, trustee or other officer, director, member, employee, attorney or agent of the City,

or any incorporator, officer, director, member, trustee, employee or agent of any successor corporation or body politic, as such, either directly or through the City or any successor corporation or body politic, under any rule of law or equity, statute or constitution or by the enforcement of any assessment or penalty or otherwise, and all such liability of any such incorporators, officers, directors, trustees, members, employees or agents, as such, is hereby expressly waived and released as a condition of and consideration for the execution of this Indenture and the issuance of any of the Series 2025 Bonds.

(Signature page follows)

IN WITNESS WHEREOF, the United City of Yorkville, Illinois has caused these presents to be signed in its name and on its behalf by its Mayor and its corporate seal to be hereunto affixed and attested by its City Clerk and to evidence its acceptance of the trusts hereby created U.S. Bank Trust Company, National Association has caused these presents to be signed in its name and on its behalf by its Authorized Officer, its official seal to be hereunto affixed and the same to be attested by its Authorized Officer, all as of the day and year first above written.

UNITED CITY OF YORKVILLE, KENDALL COUNTY, ILLINOIS

By:_____
Mayor

[SEAL]

Attest:

By: _____
City Clerk

U.S. BANK TRUST COMPANY, NATIONAL ASSOCIATION, as Trustee

By:_____
Authorized Officer

[SEAL]

Attest:

By:_____
Authorized Officer

[Signature Page to Trust Indenture]

EXHIBIT A

UNITED CITY OF YORKVILLE SPECIAL SERVICE AREA NUMBER 2004-104

THAT PART OF THE SOUTHEAST QUARTER OF SECTION 11, THAT PART OF SECTION 14, AND THAT PART OF THE NORTH HALF OF SECTION 23, TOWNSHIP 37 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE CENTERLINE OF KENNEDY ROAD WITH THE SOUTHERLY LINE OF THE BURLINGTON NORTHERN RAILROAD RIGHT-OF-WAY THROUGH SAID SECTION 14; THENCE NORTH 73 DEGREES 14 MINUTES 21 SECONDS EAST ALONG SAID SOUTHERLY LINE 1239.61 FEET TO THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 14; THENCE NORTH 88 DEGREES 04 MINUTES 00 SECONDS EAST, ALONG SAID NORTH LINE, 610.29 FEET TO THE NORTHEAST CORNER OF SAID NORTHWEST QUARTER; THENCE NORTH 87 DEGREES 54 MINUTES 03 SECONDS EAST ALONG THE SOUTH LINE OF SAID SOUTHEAST QUARTER OF SECTION 11, A DISTANCE OF 1329.33 FEET TO THE WEST LINE OF THE SOUTHEAST QUARTER OF SAID SOUTHEAST QUARTER; THENCE NORTH 01 DEGREES 21 MINUTES 20 SECONDS WEST ALONG SAID WEST LINE, 511.01 FEET TO SAID SOUTHERLY LINE OF THE BURLINGTON NORTHERN RAILROAD; THENCE NORTH 73 DEGREES 14 MINUTES 21 SECONDS EAST, ALONG SAID SOUTHERLY LINE, 837.66 FEET TO THE CENTERLINE OF MILL ROAD; THENCE SOUTH 74 DEGREES 18 MINUTES 13 SECONDS EAST ALONG SAID CENTERLINE 546.02 FEET TO THE EAST LINE OF SAID SOUTHEAST QUARTER OF SECTION 11; THENCE SOUTH 01 DEGREE 19 MINUTES 08 SECONDS EAST ALONG SAID EAST LINE, 556.17 FEET TO THE SOUTHEAST CORNER OF SAID SOUTHEAST QUARTER; THENCE SOUTH 01 DEGREE 19 MINUTES 08 SECONDS EAST ALONG THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 14, A DISTANCE OF 1122.0 FEET; THENCE SOUTH 87 DEGREES 45 MINUTES 51 SECONDS WEST, 438.0 FEET TO THE NORTHEAST CORNER OF LYNWOOD SUBDIVISION, EXTENSION FOUR; THENCE SOUTH 87 DEGREES 45 MINUTES 51 SECONDS WEST, ALONG THE NORTHERLY LINE OF SAID LYNWOOD SUBDIVISION, EXTENSION FOUR, 1168.80 FEET TO THE NORTHWEST CORNER THEREOF; THENCE SOUTH 01 DEGREE 46 MINUTES 18 SECONDS EAST, ALONG THE WESTERLY LINE OF LYNWOOD SUBDIVISION, EXTENSIONS FOUR AND FIVE, 1173.80 FEET TO AN IRON STAKE; THENCE SOUTH 01 DEGREE 47 MINUTES 49 SECONDS EAST, ALONG THE WESTERLY LINE OF LYNWOOD SUBDIVISION, EXTENSION FIVE, 376.25 FEET TO AN IRON STAKE; THENCE SOUTH 02 DEGREES 01 MINUTES 46 SECONDS EAST ALONG THE WESTERLY LINES OF LYNWOOD SUBDIVISION, EXTENSIONS FIVE AND SIX, 1950.62 FEET TO AN IRON STAKE; THENCE SOUTH 01 DEGREE 51 MINUTES 08 SECONDS EAST, ALONG THE WESTERLY LINE OF LYNWOOD SUBDIVISION, EXTENSION SIX, 879.29 FEET TO THE CENTERLINE OF U. S. ROUTE NO. 34; THENCE SOUTH 45 DEGREES 14 MINUTES 47 SECONDS WEST ALONG SAID CENTERLINE 878.60 FEET; THENCE NORTH 37 DEGREES 07 MINUTES 26 SECONDS WEST, 2106.30 FEET; THENCE NORTH 47 DEGREES 17 MINUTES 26 SECONDS WEST, 1500.85 FEET TO THE CENTERLINE OF KENNEDY ROAD AND THE EASTERNMOST CORNER OF A TRACT DESCRIBED IN A QUIT CLAIM DEED TO GEORGE AND GLENNA

PATTERSON, HUSBAND AND WIFE, RECORDED AS DOCUMENT NO. 72375 ON JANUARY 25,1972; THENCE NORTH 25 DEGREES 56 MINUTES 49 SECONDS EAST ALONG SAID CENTERLINE 236.34 FEET; THENCE NORTHEASTERLY AND NORTHERLY, A RADIUS OF 800.0 FEET; AN ARC DISTANCE OF 419.10 FEET; THENCE NORTH 04 DEGREES 04 MINUTES 07 SECONDS WEST ALONG SAID CENTERLINE 531.06 FEET; THENCE NORTH 05 DEGREES 06 MINUTES 07 SECONDS WEST ALONG SAID CENTERLINE 1866.0 FEET TO THE POINT OF BEGINNING IN BRISTOL TOWNSHIP, KENDALL COUNTY, ILLINOIS AND CONTAINING 372.223 ACRES.

ALSO:

THAT PART OF SECTIONS FOURTEEN (14), FIFTEEN (15) AND TWENTY-THREE (23), ALL IN TOWNSHIP THIRTY-SEVEN (37) NORTH, RANGE SEVEN (7) EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHERLY CORNER OF STRUKEL'S PARADISE LAKE UNIT NO. 1, (SAID POINT ALSO BEING THE INTERSECTION OF THE CENTERLINE OF BRISTOL ROAD AND THE CENTERLINE OF KENNEDY ROAD), AS SHOWN ON THE SUBDIVISION PLAT OF STRUKEL'S PARADISE LAKE UNIT NO. 1 RECORDED AS DOCUMENT #71-215; THENCE NORTH 60 DEGREES 17 MINUTES 26 SECONDS EAST, 724.86 FEET ALONG THE CENTERLINE OF KENNEDY ROAD TO THE POINT OF CURVATURE OF A 1094.72 FOOT RADIUS CURVE TO THE LEFT; THENCE NORTHEASTERLY 631.18 FEET ALONG SAID CURVE WHOSE CHORD BEARS NORTH 43 DEGREES 46 MINUTES 24 SECONDS EAST 622.47 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 27 DEGREES 15 MINUTES 21 SECONDS EAST 11.57 FEET ALONG SAID CENTERLINE TO A POINT; THENCE SOUTH 37 DEGREES 39 MINUTES 00 SECONDS EAST 1776.45 FEET TO A POINT; THENCE SOUTH 52 DEGREES 21 MINUTES 00 SECONDS WEST 1343.89 FEET TO A POINT IN THE CENTERLINE OF BRISTOL ROAD; THENCE NORTH 37 DEGREES 39 MINUTES 00 SECONDS WEST 1778.085 FEET ALONG SAID CENTERLINE TO THE POINT OF BEGINNING.

ALSO:

THAT PART OF SECTIONS FOURTEEN (14) AND TWENTY-THREE (23), ALL IN TOWNSHIP THIRTY-SEVEN (37) NORTH, RANGE SEVEN (7) EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHERLY CORNER OF STRUKEL'S PARADISE LAKE UNIT NO. 1, (SAID POINT ALSO BEING THE INTERSECTION OF THE CENTERLINE OF BRISTOL ROAD AND THE CENTERLINE OF KENNEDY ROAD), AS SHOWN ON THE SUBDIVISION PLAT OF STRUKEL'S PARADISE LAKE UNIT NO. 1, RECORDED AS DOCUMENT #71-215; THENCE SOUTH 37 DEGREES 39 MINUTES 00 SECONDS EAST 1778.85 FEET ALONG THE CENTERLINE OF BRISTOL ROAD FOR THE POINT OF BEGINNING; THENCE NORTH 52 DEGREES 21 MINUTES 00 SECONDS EAST 1343.89 FEET TO A POINT; THENCE SOUTH 37 DEGREES 39 MINUTES 00 SECONDS EAST

1645.23 FEET TO A POINT IN THE CENTERLINE OF ILLINOIS ROUTE 34; THENCE SOUTH 46 DEGREES 33 MINUTES 17 SECONDS WEST 1350.80 FEET ALONG SAID CENTERLINE OF ILLINOIS ROUTE 34 TO THE INTERSECTION OF THE CENTERLINE OF BRISTOL ROAD; THENCE NORTH 37 DEGREES 39 MINUTES 00 SECONDS WEST 1781.63 FEET ALONG SAID CENTERLINE OF BRISTOL ROAD TO THE POINT OF BEGINNING.

ALSO:

THAT PART OF SECTIONS FOURTEEN (14) AND TWENTY-THREE (23), ALL IN TOWNSHIP THIRTY-SEVEN (37) NORTH, RANGE SEVEN (7) EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHERLY CORNER OF STRUKEL'S PARADISE LAKE UNIT NO. 1, (SAID POINT ALSO BEING THE INTERSECTION OF THE CENTERLINE OF BRISTOL ROAD AND THE CENTERLINE OF KENNEDY ROAD), AS SHOWN ON THE SUBDIVISION PLAT OF STRUKEL'S PARADISE LAKE UNIT NO. 1, RECORDED AS DOCUMENT #71-215; THENCE NORTH 60 DEGREES 17 MINUTES 26 SECONDS EAST 724.86 FEET ALONG THE CENTERLINE OF KENNEDY ROAD TO THE POINT OF CURVATURE OF A 1094.72 FOOT RADIUS CURVE TO THE LEFT; THENCE NORTHEASTERLY 631.18 FEET ALONG SAID CURVE WHOSE CHORD BEARS NORTH 43 DEGREES 46 MINUTES 24 SECONDS EAST 622.47 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 27 DEGREES 15 MINUTES 21 SECONDS EAST 11.57 FEET ALONG SAID CENTERLINE FOR THE POINT OF BEGINNING; THENCE CONTINUE NORTH 27 DEGREES 15 MINUTES 21 SECONDS EAST 551.92 FEET ALONG SAID CENTERLINE TO A POINT;

THENCE SOUTH 45 DEGREES 56 MINUTES 15 SECONDS EAST 1501.96 FEET ALONG AN EXISTING FENCE LINE TO A POINT; THENCE SOUTH 35 DEGREES 48 MINUTES 56 SECONDS EAST 2104.69 FEET ALONG SAID FENCE LINE TO A POINT IN THE CENTERLINE OF ILLINOIS ROUTE 34; THENCE SOUTH 46 DEGREES 33 MINUTES 17 SECONDS WEST 652.28 FEET ALONG SAID CENTERLINE TO A POINT; THENCE NORTH 37 DEGREES 39 MINUTES 00 SECONDS WEST 3421.68 FEET TO THE POINT OF BEGINNING.

ALSO:

THAT PART OF THE SOUTH HALF OF SECTION 11 AND PART OF THE NORTHWEST QUARTER OF SECTION 14, TOWNSHIP 37 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF SECTION 11; THENCE SOUTH 0 DEGREES 57 MINUTES 0 SECONDS WEST 442 FEET TO THE NORTH LINE OF THE RIGHT OF WAY OF THE CHICAGO, BURLINGTON AND QUINCY RAILROAD; THENCE NORTH 75 DEGREES 17 MINUTES 0 SECONDS EAST 1728 FEET ALONG SAID RIGHT OF WAY LINE TO THE SOUTH LINE OF SECTION 11; THENCE SOUTH 89 DEGREES 53 MINUTES 0 SECONDS EAST 1001.25 FEET ALONG THE SOUTH LINE OF SAID SECTION 11 TO THE SOUTHEAST CORNER

OF THE WEST HALF OF SAID SECTION 11; THENCE NORTH 89 DEGREES 54 MINUTES 0 SECONDS EAST 1339.5 FEET ALONG THE SOUTH LINE OF SAID SECTION 11 TO THE SOUTHEAST CORNER OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SAID SECTION 11; THENCE NORTH 0 DEGREES 40 MINUTES 0 SECONDS EAST 977.5 FEET TO THE CENTERLINE OF THE HIGHWAY; THENCE NORTH 74 DEGREES 15 MINUTES 0 SECONDS WEST 727.2 FEET ALONG SAID CENTERLINE; THENCE NORTH 79 DEGREES 10 MINUTES 0 SECONDS WEST 2877.4 FEET ALONG SAID CENTERLINE TO THE CENTERLINE OF A NORTH AND SOUTH HIGHWAY; THENCE SOUTH 7 DEGREES 7 MINUTES 0 SECONDS EAST 364.8 FEET ALONG THE CENTER OF SAID NORTH AND SOUTH HIGHWAY; THENCE NORTH 89 DEGREES 47 MINUTES 0 SECONDS WEST 503.33 FEET TO THE WEST LINE OF SAID SECTION 11; THENCE SOUTH 0 DEGREES 52 MINUTES 0 SECONDS WEST ALONG SAID WEST LINE 1327.6 FEET TO THE POINT OF BEGINNING; EXCEPT THAT PART LYING NORTHERLY OF THE SOUTHERLY RIGHT OF WAY LINE OF THE CHICAGO, BURLINGTON AND QUINCY RAILROAD AFORESAID IN THE TOWNSHIP OF BRISTOL, KENDALL COUNTY, ILLINOIS.

EXHIBIT B
FORM OF BOND

_____ (*"____"*), New York, New York, has delivered its municipal bond insurance policy (the *"Policy"*) with respect to the scheduled payments due of principal of and interest on this Bond to U.S. Bank Trust Company, National Association, Chicago, Illinois, or its successor, as trustee for the Bonds (the *"Trustee"*). Said Policy is on file and available for inspection at the principal office of the Trustee and a copy thereof may be obtained from _____or the Trustee. All payments required to be made under the Policy shall be made in accordance with the provisions thereof. By its purchase of these Bonds, the owner acknowledges and consents (i) to the subrogation and all other rights of ___ as more fully set forth in the Policy and (ii) that upon the occurrence and continuance of a default or an event of default under the Indenture or this Bond, ___ shall be deemed to be the sole owner of the Bonds for all purposes and shall be entitled to control and direct the enforcement of all rights and remedies granted to the owners of the Bonds or the trustee, paying agent, registrar or similar agent for the benefit of such owners under the Indenture, at law or in equity.

UNITED STATES OF AMERICA
STATE OF ILLINOIS COUNTY OF KENDALL
UNITED CITY OF YORKVILLE
SPECIAL SERVICE AREA NUMBER 2004-104
SPECIAL TAX REFUNDING BOND, SERIES 2025
(GRANDE RESERVE PROJECT)

Bond No.: R-__
Date of Bond: December ___, 2025
CUSIP: _____

Principal Amount: $
Interest Rate: ___%
Date of Maturity: March 1, 20_

Registered Owner: Cede & Co.

The United City of Yorkville, Kendall County, Illinois (the *"City"*), for value received, promises to pay to the Registered Owner specified above or registered assigns, upon presentation and surrender of this bond at the office of U.S. Bank Trust Company, National Association, Chicago, Illinois, as Trustee (the *"Trustee"*), the Principal Amount of this bond specified above on the Date of Maturity specified above and to pay the Registered Owner of this bond interest on that sum at the Interest Rate per year specified above from the Date of Bond specified above to the Date of Maturity specified above, payable semiannually on March 1 and September 1, with the first interest payment date being March 1, 2026. Interest shall be computed on the basis of a 360 day year of twelve 30 days months. Interest on this bond shall be payable on each interest payment date by check or draft of the Trustee mailed to the person in whose name this bond is registered at the close of business on the 15th day of the month preceding such interest payment date. During such time as this bond is registered so as to participate in a securities depository system with The Depository Trust Company *("DTC")*, principal of and interest on this Bond shall be payable by wire transfer pursuant to instructions from DTC. The principal of, interest on and redemption premium on this bond are payable in lawful money of the United States of America. No interest shall accrue on this bond after its Date of Maturity unless this bond shall have been presented for payment at maturity and shall not then have been paid.

This bond is one of an authorized issue of bonds in the aggregate principal amount of $_____. This bond and the issue of which it is a part (together, the *"Series 2025 Bonds"*) are issued pursuant to the provisions of the "Special Service Area Tax Law," 35 ILCS §200/27 5, *et seq.,* as amended, and the provisions of the Local Government Debt Reform Act, 30 ILCS §350/1,

et seq., as amended, and the principal of and interest on the Series 2025 Bonds are payable from special taxes designated as Special Taxes (the *"Special Taxes"*) levied on all taxable real property within the United City of Yorkville Special Service Area Number 2004-104 (the *"Special Service Area"*) pursuant to a special tax roll.

The Series 2025 Bonds are being issued for the purpose of paying a portion of refunding certain special service area bonds of the City, all as more fully described in an ordinance adopted by the Mayor and City Council of the City on November 25, 2025 as supplemented by a Bond Order executed pursuant thereto (collectively, the *"Bond Ordinance"*) and a Trust Indenture dated as of December 1, 2025 between the City and the Trustee (the *"Indenture"*), to all the provisions of which the holder by the acceptance of this bond assents. Terms not otherwise defined herein shall have the meanings ascribed to such terms in the Indenture. The Series 2025 Bonds, together with the interest thereon, are limited obligations of the City, payable solely from the collection of the Special Taxes and other moneys deposited in certain Funds and Accounts established pursuant to the Indenture. For the prompt payment of the principal of and interest on this bond the Special Taxes are hereby irrevocably pledged. **THE SERIES 2025 BONDS DO NOT CONSTITUTE GENERAL OBLIGATIONS OF THE CITY AND NEITHER THE FULL FAITH AND CREDIT NOR THE UNLIMITED TAXING POWER OF THE CITY SHALL BE PLEDGED AS SECURITY FOR THE PAYMENT OF THE SERIES 2025 BONDS.**

The Series 2025 Bonds maturing on and after March 1, 20___ are subject to optional redemption prior to maturity at the option of the City, in whole or in part, on any date on or after March 1, 20____, at a redemption price equal to the principal amount of the Bonds to be redeemed, plus accrued and unpaid interest to the date of redemption.

Any optional redemption of Series 2025 Bonds shall be applied to the extent possible, to reduce pro rata the amount maturing pursuant to the Indenture, and so as to maintain the proportion of principal maturing in each year to the total original principal amount of Series 2025 Bonds.

The Series 2025 Bonds are also subject to mandatory redemption on any interest payment date, in part, at a redemption price equal to the principal amount to be redeemed, together with accrued interest to the date fixed for redemption, without premium, from amounts in the Bond and Interest Fund consisting of the proceeds received by the City in connection with a condemnation of any of the special services or any other property owned by or dedicated to the City within the Special Service Area and allocable to the Series 2025 Bonds as determined by the Consultant and which proceeds are not used by the City to rebuild the Special Services.

The Series 2025 Bonds are also subject to mandatory redemption on any March 1, June 1, September 1 or December 1, in part, from amounts available for disbursement from the Special Redemption Account and from amounts transferred from the Reserve Fund and the Special Reserve Fund to the Special Redemption Account in connection with optional prepayments of the Special Taxes, at a redemption price (expressed as a percentage of the principal amount of the Series 2025 Bonds to be redeemed), as set forth below, together with accrued interest on such Series 2025 Bonds to the date fixed for redemption:

Redemption Dates	Redemption Prices

Any mandatory redemption of the Series 2025 Bonds in part from proceeds from condemnation or prepayments of the Special Taxes shall be applied to reduce pro rata the amount of Series 2025 Bonds maturing pursuant to the Indenture, and so as to maintain the proportion of principal maturing in each year to the total original principal amount of Series 2025 Bonds.

If less than all the Series 2025 Bonds of any maturity are to be redeemed on any redemption date by mandatory or optional redemption, written notice shall be given to the Trustee as provided in the Indenture. The Bond Registrar named below will assign to each Series 2025 Bond of the maturity to be redeemed a distinctive number for each $1,000 of principal amount of that Series 2025 Bond. The Bond Registrar will then select by lot from the numbers so assigned, using such method as it shall deem proper in its discretion, as many numbers as, at $1,000 per number, shall equal the principal amount of Series 2025 Bonds of that maturity to be redeemed; provided that following any redemption, no Series 2025 Bonds shall be outstanding in an amount less than the minimum Authorized Denomination except to effect a special mandatory redemption from optional prepayments when the total aggregate principal amount of Bonds outstanding is $5,000 or less.

Notice of the redemption of any Series 2025 Bonds, which by their terms shall have become subject to redemption, will be given to the registered owner of each Series 2025 Bond called for redemption in whole or in part not less than 30 or more than 60 days before any date established for redemption of Series 2025 Bonds, by the Bond Registrar, on behalf of the City, by registered or certified mail sent to the registered owner's last address, if any, appearing on the registration books kept by the Bond Registrar. All notices of redemption shall include at least the designation, date and maturities of Series 2025 Bonds called for redemption, CUSIP Numbers, if available, and the date of redemption. In the case of a Series 2025 Bond to be redeemed in part only, the notice will also specify the portion of the principal amount of the Series 2025 Bond to be redeemed. The mailing of the notice specified above to the registered owner of any Series 2025 Bond will be a condition precedent to the redemption of that Series 2025 Bond, provided that any notice which is mailed in accordance with the Indenture will be conclusively presumed to have been duly given whether or not the owner received that notice. The failure to mail notice to the owner of any Series 2025 Bond, or any defect in that notice, shall not affect the validity of the redemption of any other Series 2025 Bonds.

With respect to an optional redemption of any Series 2025 Bonds, unless moneys sufficient to pay the principal of, redemption premium, if any, and interest on the Series 2025 Bonds to be redeemed shall have been received by the Trustee prior to the giving of such notice of redemption, such notice may, at the option of the City, state that said redemption shall be conditional upon the receipt of such moneys by the Trustee on or prior to the date fixed for redemption. If such moneys are not received, such notice shall be of no force and effect, the City shall not redeem such Series 2025 Bonds and the Trustee shall give notice, in the same manner in which the notice of redemption

was given, that such moneys were not so received and that such Series 2025 Bonds will not be redeemed.

This bond is negotiable, subject to the following provisions for registration and registration of transfer. The City maintains books for the registration and registration of transfer of Series 2025 Bonds at the office of the Trustee, as Bond Registrar. This bond is fully registered on those books in the name of its owner, as to both principal and interest, and transfer of this bond may be registered on those books upon surrender of this bond to the Bond Registrar by the registered owner or his or her attorney duly authorized in writing together with a written instrument of transfer satisfactory to the Bond Registrar duly executed by the registered owner or his or her duly authorized attorney. Upon surrender of this bond for registration of transfer, a new bond or bonds in the same aggregate principal amount and of the same maturity will be issued to the transferee as provided in the Indenture.

This bond may be exchanged, at the option of the Registered Owner, for an equal aggregate principal amount of bonds of the same maturity of any other Authorized Denominations, upon surrender of this bond at the office of the Bond Registrar with a written instrument of transfer satisfactory to the Bond Registrar duly executed by the Registered Owner or his or her duly authorized attorney.

For every exchange or registration of transfer of this bond, the City or the Bond Registrar may make a charge sufficient to reimburse it for any tax, fee or other governmental charge, other than one imposed by the City, required to be paid with respect to that exchange or registration of transfer, and payment of that charge by the person requesting exchange or registration of transfer shall be a condition precedent to that exchange or registration of transfer. No other charge may be made by the City or the Bond Registrar as a condition precedent to exchange or registration of transfer of this bond.

The Bond Registrar shall not be required to exchange or register the transfer of any Series 2025 Bond following the close of business on the 15th day of the month preceding any interest payment date on such Series 2025 Bond, nor to transfer or exchange any Series 2025 Bond after notice calling such Series 2025 Bond for redemption has been mailed, nor during a period of 15 days next preceding mailing of a notice of redemption of any Series 2025 Bonds.

The City, the Trustee and the Bond Registrar may deem and treat the registered owner of this bond as its absolute owner, whether or not this bond is overdue, for the purpose of receiving payment of the principal of or interest on this bond and for all other purposes, and neither the City, the Bond Registrar nor the Trustee shall be affected by any notice to the contrary. Payment of the principal of and interest on this bond shall be made only to its registered owner, and all such payments shall be valid and effective to satisfy the obligation of the City on this bond to the extent of the amount paid.

All conditions which by law must have existed or must have been fulfilled in the issuance of this bond existed and were fulfilled in compliance with law. Provision has been made for the levy, collection and segregation of the Special Taxes sufficient to pay and discharge the principal of this bond at maturity and to pay interest on this bond as it falls due. The issuance of the Series

2025 Bonds by the City will not cause the City to exceed or violate any applicable limitation or condition respecting the issuance of bonds imposed by the law of the State of Illinois or by any Indenture, ordinance or resolution of the City. The Series 2025 Bonds are issued for purposes for which the City is authorized by law to issue bonds including but not limited to finance or refinance a portion of the costs of the special services to be provided to the Special Service Area, making deposits to a reserve fund, administrative expense fund and paying costs of the City in connection with the issuance of the Series 2025 Bonds.

This bond shall not be valid for any purpose unless and until the certificate of authentication on this bond shall have been duly executed by the Trustee.

[SIGNATURE PAGE TO FOLLOW]

IN WITNESS WHEREOF, the United City of Yorkville, Kendall County, Illinois, by its Mayor and City Council, has caused this bond to be executed by the manual or facsimile signature of its Mayor and attested by the manual or facsimile signature of its City Clerk and has caused its corporate seal to be affixed to this bond (or a facsimile of its seal to be printed on this bond), all as of the Date of Bond specified above.

UNITED CITY OF YORKVILLE, KENDALL COUNTY, ILLINOIS

By:_____
Mayor

[SEAL]

Attest:

By: _____
City Clerk

CERTIFICATE OF AUTHENTICATION

This bond is one of the bonds described in the Indenture authorizing the issuance of $_____ United City of Yorkville, Kendall County, Illinois Special Service Area Number 2004-104 Special Tax Refunding Bonds, Series 2025 (Grande Reserve Project).

U.S. BANK TRUST COMPANY, NATIONAL ASSOCIATION, as Trustee

By:_____
Authorized Signatory

FORM OF ASSIGNMENT

For Value Received, the undersigned sells, assigns and transfers to _____ this bond and all rights and title under this bond, and irrevocably constitutes and appoints _____ attorney to transfer this bond on the books kept for registration of this bond.

_____

Dated: _____

EXHIBIT C
FORM OF SATISFACTION OF TAX LIEN

This Document was
prepared by Croke Fairchild Duarte & Beres LLC
and after recording return to:

U.S. Bank Trust Company, National Association
190 South LaSalle Street
Chicago, IL 60603

(The Above Space For Recorder's Use Only)

SATISFACTION OF TAX LIEN

The undersigned duly elected and acting Mayor of the United City of Yorkville, Kendall County, Illinois (the *"City"*), in consideration of the receipt of the sum of $_____, hereby acknowledges and certifies that special taxes levied and to be extended in accordance with the Special Tax Roll approved by the Mayor and City Council of the City pursuant to Ordinance No. 2004-49 adopted on September 14, 2004, as amended by Ordinance Number 2004-60 adopted on October 26, 2004 (the *"Establishing Ordinance"*) are paid and the lien of such taxes satisfied with respect to the following lots in the City's Special Service Area Number 2004-104 (the *"SSA"*) legally described on Exhibit A attached hereto:

Lot	PIN

The undersigned further certifies that pursuant to Exhibit B to the United City of Yorkville Special Service Area Number 2004-104 Special Tax Roll and Report which is incorporated in the Establishing Ordinance as Exhibit F (the *"Special Tax Roll and Report"*), upon payment of the prepayment amount as calculated pursuant to the Special Tax Roll and Report, the Consultant shall cause the satisfaction of tax lien to be recorded within 30 working days of receipt of the prepayment.

Dated: _____ 20 _

UNITED CITY OF YORKVILLE,
KENDALL COUNTY, ILLINOIS

_____
Authorized Officer

Approved by:

_____

Consultant

The Trustee hereby acknowledges receipt of the sum of $_____.

U.S. BANK TRUST COMPANY, NATIONAL ASSOCIATION,
as Trustee

By:_____

STATE OF ILLINOIS)
) SS.
COUNTY OF KENDALL)

I, _____, a Notary Public in and for such County and State aforesaid, do hereby certify that _____, personally known to me to be the _____ of the United City of Yorkville, Kendall County, Illinois, whose name is subscribed to the foregoing Satisfaction, appeared before me this day in person and acknowledged that as such officer he signed and delivered the foregoing Satisfaction as such officer of the United City of Yorkville, Kendall County, Illinois, as his free and voluntary act, and as the free and voluntary act and deed of such City, for the uses and purposes therein set forth.

Given under my hand and notarial seal, this __ day of _____, 20___.

_____
Notary Public

Commission expires _____ __, 20_

EXHIBIT D

FORM OF COSTS OF ISSUANCE DISBURSEMENT REQUEST

TO: U.S. Bank Trust Company, National Association
190 South LaSalle Street
Chicago, IL 60603

RE: $_____ United City of Yorkville, Kendall County, Illinois Special Service Area Number 2004-104 Special Tax Refunding Bonds, Series 2025 (Grande Reserve Project)

Amount Requested: _____
Total Disbursements to Date:_____

1. Each obligation for which a disbursement is hereby requested is described in reasonable detail in Schedule I hereto together with the name and address of the person, firm, or corporation to whom payment is due and any other payment instructions.

2. The bills, invoices, or statements of account for each obligation referenced in Schedule I are attached hereto as Schedule II.

3. The City hereby certifies that:

a. This written requisition is for payment of costs in connection with the issuance of the above-referenced Series 2025 Bonds and the specific purpose for which this request is made is described in Schedule 1**.**

b. Payment instructions sufficient to make the requested payment are set forth in Schedule I.

c. No portion of the amount being requested to be disbursed was set forth in any previous request for disbursement.

4. All capitalized terms herein shall have the meanings assigned to them in the Trust Indenture for the above-referenced Special Service Area Number 2004-104 Special Tax Refunding Bonds, Series 2025 (Grande Reserve Project) dated as of December 1, 2025 by and between the United City of Yorkville, Kendall County, Illinois and U.S. Bank Trust Company, National Association, as Trustee.

By: _____
Authorized Signatory

Exhibit C

Form of Bond Purchase Agreement

(See attached)

UNITED CITY OF YORKVILLE, KENDALL COUNTY, ILLINOIS
SPECIAL SERVICE AREA NO. 2004-104 SPECIAL TAX REFUNDING BONDS (GRANDE RESERVE PROJECT), SERIES 20__

BOND PURCHASE AGREEMENT

_____, 20__

United City of Yorkville
652 Prairie Pointe Drive
Yorkville, Illinois 60560

Ladies and Gentlemen:

The undersigned, Raymond James & Associates, Inc., Naperville, Illinois (the *"Purchaser"*), offers to purchase from United City of Yorkville, Kendall County, Illinois (the *"Issuer"*), all (but not less than all) of the $_____ Special Service Area No. 2004-104 Special Tax Refunding Bonds (Grande Reserve Project), Series 20__, of the Issuer (the *"Bonds"*). This offer is made subject to the Issuer's acceptance of this Bond Purchase Agreement (this *"Agreement"*) on or before 11:59 p.m., Central Daylight Saving Time, on the date hereof. Upon the Issuer's acceptance of this offer, it will be binding upon the Issuer and upon the Purchaser.

1. Upon the terms and conditions and upon the basis of the representations set forth herein, the Purchaser hereby agrees to purchase from the Issuer, and the Issuer hereby agrees to sell and deliver to the Purchaser, the Bonds. *Exhibit A*, which is incorporated by reference into this Agreement, contains a brief description of the Bonds, the manner of their issuance, the purchase price to be paid and the date of delivery and payment therefor (the *"Closing"* or *"Closing Date"*).

2. (a) Concurrently with the execution hereof, the Issuer will approve an Official Statement (the *"Official Statement"*) in substantially the form of the Preliminary Official Statement of the Issuer, dated December __, 2025, relating to the Bonds (the *"Preliminary Official Statement"*) with such changes from the Preliminary Official Statement as the Purchaser and the Issuer shall approve, and will deliver an ordinance adopted by the City Council of the Issuer (the *"City Council"*) on the 25th day of November, 2025 (the *"Bond Ordinance"*), and a related Bond Order (the *"Bond Order"*), satisfactory in form and substance to the Purchaser. The Bonds are being issued pursuant to (i) Ordinance No. 2004-49, adopted by the City Council on the 14th day of September, 2004, as amended by Ordinance No. 2004-60, adopted by the City Council on October 26, 2004 (together, the *"Establishing Ordinance"*), (ii) the Bond Ordinance, as amended by the Bond Order and (iii) a Trust Indenture (the *"Trust Indenture"*), dated as of December 1, 2025, between the Issuer and U.S. Bank Trust Company, National Association, Chicago, Illinois, as trustee (the *"Trustee"*) (the Establishing Ordinance, the Bond Ordinance, the Bond Order and the Trust Indenture being collectively referred to herein as the *"Authorization Documents"*). The

Purchaser is authorized by the Issuer to use the Authorization Documents and the information contained in them in connection with the public offering and sale of the Bonds. The Issuer has heretofore deemed the Preliminary Official Statement to be "final" as of its date for purposes of paragraph (b)(1) of Rule 15c2-12 (*"Rule 15c2-12"*) of the Securities and Exchange Commission (the *"Commission"*) under the Securities Exchange Act of 1934, as amended (the *"Exchange Act"*). The Issuer hereby agrees to provide to the Purchaser within seven business days of the date hereof sufficient copies of the Official Statement to enable the Purchaser to comply with the requirements of paragraph (b)(4) of Rule 15c2-12 and Rule G-32 of the Municipal Securities Rulemaking Board.

(b) The Issuer hereby covenants and agrees to enter into a written agreement or contract, constituting an undertaking (the *"Undertaking"*) to provide ongoing disclosure about the Issuer, for the benefit of the beneficial owners of the Bonds on or before the date of delivery of the Bonds as required under paragraph (b)(5) of Rule 15c2-12. The Undertaking shall be as described in the Preliminary Official Statement, with such changes as may be agreed to in writing by the Purchaser. Except as noted in the Official Statement, there have been no instances in the previous five years in which the Issuer has failed to comply, in all material respects, with each and every undertaking previously entered into by it pursuant to Rule 15c2-12.

3. The Issuer represents and covenants to the Purchaser that:

(a) the Issuer is duly created and existing under the Constitution and laws of the State of Illinois (the *"State"*) and has and will have at the Closing the power and authority to, as the case may be, adopt, enter into and perform this Agreement, the Authorization Documents, the Tax Certificate (as hereinafter defined), the Administrative Services Agreement (as hereinafter defined), the Undertaking and all other agreements and certificates executed and delivered in connection with the issuance and sale of the Bonds (collectively, the *"Legal Documents"*), to issue, deliver and sell the Bonds to the Purchaser and to carry out and consummate the transactions contemplated by the Authorization Documents, including the Undertaking;

(b) the Legal Documents and the Bonds do not and will not conflict with or create a breach or default under any existing law, regulation, order or agreement to which the Issuer is subject or by which it is bound;

(c) no governmental approval or authorization other than the Authorization Documents is required in connection with the sale of the Bonds to the Purchaser;

(d) this Agreement is, and this Agreement, the Trust Indenture and the Bonds will be at the time of the Closing, the legal, valid and binding obligation of the Issuer enforceable in accordance with their respective terms, subject only to applicable bankruptcy, insolvency or other similar laws generally affecting creditors' rights and subject to the exercise of judicial discretion;

(e) the information in the Preliminary Official Statement (except as changed by the Official Statement) was, and in the Official Statement is, true and correct in all material

respects and did not and does not omit any statement or information required to be stated therein or which is necessary to make the statements and information contained therein not misleading in any material respect;

(f) there is no action, suit, proceeding, inquiry or investigation, at law or in equity, before or by any court, public board or body, pending or, to the knowledge of the Issuer, threatened against or affecting the Issuer in any material respect or affecting the corporate existence of the Issuer, the titles of its officers to their respective offices or the boundaries of the Issuer, or seeking to prohibit, restrain or enjoin the sale, issuance or delivery of the Bonds or in any way contesting or affecting the transactions contemplated hereby or the validity or enforceability of the Bonds or the Legal Documents, including this Agreement, or contesting in any way the completeness or accuracy of the Preliminary Official Statement or the Official Statement, or contesting the powers of the Issuer or any authority for the issuance of the Bonds, the adoption of the Bond Ordinance or the execution and the delivery of this Agreement;

(g) the Issuer is not in default on any material contractual or financial obligation, including the punctual payment of principal and interest on indebtedness, and the Issuer is not in breach of or in default under any existing law, court or administrative regulation, decree or order, ordinance, resolution, agreement, indenture, mortgage, lease, sublease or other instrument to which the Issuer is a party or by which the Issuer or its property is or may be bound, and no event has occurred or is continuing that, with the passage of time or the giving of notice, or both, would constitute a default or an event of default thereunder, in either case, in any manner or to any extent that could have a material adverse effect on the financial condition of the Issuer, the operations of the Issuer or the transactions contemplated by this Agreement and the Official Statement, or have an adverse effect on the validity or enforceability in accordance with the respective terms of the Bonds or the Legal Documents or in any way adversely affect the existence or powers of the Issuer or the excludability from gross income for federal income tax purposes of interest on the Bonds;

(h) the Issuer's audited general purpose financial statements as of and for the fiscal year ended April 30, 2025, are a fair presentation of the financial position of the Issuer as of the date indicated and the results of its operations and changes in its fund balances for the periods specified. Since April 30, 2025, there has been no material adverse change in the condition, financial or otherwise, of the Issuer from that set forth in the audited financial statements as of and for the period ended that date, except as disclosed in the Official Statement; and the Issuer has not since April 30, 2025, incurred any material liabilities, directly or indirectly, except in the ordinary course of its operations or as disclosed in the Official Statement;

(i) the Issuer will not take or omit to take any action that will in any way cause the proceeds from the sale of the Bonds to be applied or results in such proceeds being applied in a manner other than as provided in the Bond Ordinance or the Trust Indenture;

(j) each representation, warranty or agreement stated in any certificate signed by any officer of the Issuer and delivered to the Purchaser in connection with the transactions contemplated by the Bond Ordinance, the Trust Indenture and this Agreement, at or before the Closing, shall constitute a representation, warranty or agreement by the Issuer upon which the Purchaser shall be entitled to rely; and

(k) if between the date of this Agreement and 25 days following the End of the Underwriting Period (as hereinafter defined) any event shall occur which, in the Issuer's opinion, might or would cause the Official Statement to contain any untrue statement of a material fact or to omit to state any material fact necessary to make the statements therein, in the light of the circumstances under which they were made, not misleading, the Issuer shall notify the Purchaser, and if, in the opinion of the Purchaser, such event requires the preparation and publication of a supplement or amendment to the Official Statement, the Issuer will supplement or amend the Official Statement in a form and in a manner approved by the Purchaser; any approval by the Purchaser of such supplement or amendment to the Official Statement prior to the Closing shall not preclude the Purchaser from thereafter terminating this Agreement, and if the Official Statement is amended or supplemented subsequent to the date hereof, the Purchaser may terminate this Agreement by notification to the Issuer at any time prior to the Closing if, in the reasonable judgment of the Purchaser, such amendment or supplement has or will have a material adverse effect on the marketability of the Bonds. For purposes of this Agreement, *"End of the Underwriting Period"* means the later of (A) the Closing or (B) the date on which the Purchaser no longer retains an unsold balance of the Bonds, *provided, however*, that, unless otherwise advised by the Purchaser in writing on or prior to the Closing, the End of the Underwriting Period shall be the Closing.

4. At the Closing, the Issuer will deliver or make available to the Purchaser:

(a) The Bonds, in definitive form, duly executed and bearing proper CUSIP numbers;

(b) Certified copies of the Establishing Ordinance and the Bond Ordinance and a fully executed copy of the Bond Order;

(c) A fully executed copy of the Trust Indenture;

(d) A fully executed copy of the Administrative Services Agreement, dated _____, 2025, between the Issuer and DTA (the *"Administrative Services Agreement"*),

(e) A fully executed copy of the Tax Certificate as to Arbitrage and Compliance with Provisions of Section 103(a) of the Internal Revenue Code of 1986, as amended (the *"Code"*), dated the Closing Date, executed by the Issuer and the Trustee, related to the Bonds (the *"Tax Certificate"*);

(f) A fully executed copy of the Undertaking;

(g) A copy of the Special Tax Roll and Report for SSA Number 2004-104 in substantially the form attached to the Official Statement as Exhibit C (the *"Special Tax Roll and Report"*);

(h) A letter of the preparer of the Special Tax Roll and Report, dated the Closing Date, addressed to the Purchaser, providing such preparer's consent to the inclusion of the Special Tax Roll and Report in the Official Statement;

(i) A copy of the executed Information Return for Tax-Exempt Governmental Obligations, Form 8038-G;

(j) The approving opinion of Croke Fairchild Duarte & Beres, Chicago, Illinois, Bond Counsel (*"Bond Counsel"*), in substantially the form set forth in Appendix E to the Official Statement, dated the Closing Date, relating to the legality of, and federal tax treatment of interest on, the Bonds, and either addressed to the Purchaser or with a letter authorizing the Purchaser to rely thereon;

(k) The supplemental opinion of Bond Counsel, dated the Closing Date and addressed to the Purchaser, satisfactory to the Purchaser in its reasonable discretion, substantially in the form set forth in *Exhibit B* hereto;

(l) The opinion of Ottosen DiNolfo Hasenbalg & Castaldo, Ltd., counsel to the Issuer, dated the Closing Date and addressed to the Purchaser, satisfactory to the Purchaser in its reasonable discretion, substantially in the form set forth in *Exhibit C* hereto;

(m) The opinion of Chapman and Cutler LLP, Chicago, Illinois (*"Underwriter's Counsel"*), in form and substance satisfactory to the Purchaser addressing such matters as the Purchaser shall reasonably request;

(n) A Municipal Bond New Issue Insurance Policy (the *"Insurance Policy"*) of _____ (the *"Bond Insurer"*) insuring the Bonds;

(o) Evidence satisfactory to the Purchaser that the Insurance Policy with respect to the Bonds issued by the Bond Insurer is in full force and effect and all conditions precedent to the issuance thereof have been satisfied and all premiums due and payable thereon on the date of Closing have been paid;

(p) A certificate from the Bond Insurer and an opinion from counsel to the Bond Insurer with respect to the valid issuance and effectiveness of the Insurance Policy and to the accuracy and completeness of the Official Statement as to the Bond Insurer and the Insurance Policy;

(q) A letter of representations to DTC, in the form executed by the Issuer;

(r) Evidence satisfactory to the Purchaser that the Bonds have an insured rating of "____" by _____ based on the Insurance Policy issued by the Insurer;

(s) A closing certificate of an authorized officer of the Issuer, dated the Closing Date, in form and substance reasonably satisfactory to the Purchaser and addressing such matters as the Purchaser may reasonably request including, but not limited to, representations that (i) there is no proceeding contesting the legality of the Bonds, the Authorization Documents, or the Special Tax Roll and Report or any of the proceedings pursuant to which the Establishing Ordinance and the Bond Ordinance were authorized, (ii) the Legal Documents have been duly authorized and executed and are in full force and effect, (iii) the Official Statement is true and correct in all material respects and does not contain any untrue statement of material fact or omit to state a material fact necessary to make the statements therein, in light of the circumstances under which they were made, not misleading, (iv) there have been no instances in the previous five years in which the Issuer failed to comply, in all material respects, with any undertaking previously entered into by it pursuant to Rule 15c2-12, except as noted in the Official Statement and (v) that the representations of the Issuer contained in this Agreement are true and correct when made and as of the Closing;

(t) A certificate of an authorized officer of the Trustee acceptable in form and substance to the Purchaser;

(u) Any certificate required to be furnished by any Legal Document required to be obtained or furnished by the issuer at or prior to Closing; and

(v) Such additional certificates, instruments and other documents (including, without limitation, those set forth on *Exhibit A* hereto) as the Purchaser may deem necessary with respect to the issuance and sale of the Bonds, all in form and substance satisfactory to the Purchaser.

5. (a) The Purchaser agrees to assist the Issuer in establishing the issue price of the Bonds and shall execute and deliver to the Issuer at Closing an "issue price" or similar certificate, together with the supporting pricing wires or equivalent communications, substantially in the form attached hereto as *Exhibit E,* with such modifications as may be appropriate or necessary, in the reasonable judgment of the Purchaser, the Issuer and Bond Counsel, to accurately reflect, as applicable, the sales price or prices or the initial offering price or prices to the Public of the Bonds. All actions to be taken by the Issuer under this section to establish the issue price of the Bonds may be taken on behalf of the Issuer by the Issuer's municipal advisor identified herein and any notice or report to be provided to the Issuer may be provided to the Issuer's municipal advisor.

(b) Except as otherwise set forth in *Exhibit A* attached hereto, the Issuer will treat the first price at which 10% of each maturity of the Bonds (the *"10% Test"*) is sold to the Public as the issue price of that maturity. At or promptly after the execution of this Agreement, the Purchaser shall report to the Issuer the price or prices at which it has sold to the Public each maturity of Bonds. If at that time the 10% Test has not been satisfied as to any maturity of the Bonds, the Purchaser agrees to promptly report to the Issuer the prices at which it sells the unsold Bonds of that maturity to the Public. That reporting obligation shall continue until either (i) the Purchaser has sold all Bonds of that maturity or (ii) the 10% Test has been satisfied as to the Bonds of that maturity, provided that, the Purchaser's reporting obligation after Closing may be at reasonable

periodic intervals or otherwise upon the request of the Issuer or Bond Counsel. For purposes of this section, if Bonds mature on the same date but have different interest rates, each separate CUSIP number within that maturity will be treated as a separate maturity of the Bonds.

[Include Hold the price column in Exhibit A and subsection (c) hereof only if the Purchaser agrees to apply the hold-the-offering-price rule, as described below.]

(c) The Purchaser confirms that it has offered the Bonds to the Public on or before the date of this Agreement at the offering price or prices (the *"Initial Offering Price"*), or at the corresponding yield or yields, set forth in *Exhibit A,* except as otherwise set forth therein. *Exhibit A* also sets forth, as of the date of this Agreement, the maturities, if any, of the Bonds for which the 10% Test has not been satisfied and for which the Issuer and the Purchaser agree that the restrictions set forth in the next sentence shall apply, which will allow the Issuer to treat the Initial Offering Price to the Public of each such maturity as of the Sale Date as the issue price of that maturity (the *"Hold-the-Offering-Price Rule"*). So long as the Hold-the-Offering-Price Rule remains applicable to any maturity of the Bonds, the Purchaser will neither offer nor sell unsold Bonds of that maturity to any person at a price that is higher than the Initial Offering Price to the Public during the period starting on the Sale Date and ending on the earlier of the following:

(1) the close of the fifth business day after the Sale Date; or

(2) the date on which the Purchaser has sold at least 10% of that maturity of the Bonds to the Public at a price that is no higher than the Initial Offering Price to the Public.

The Purchaser will advise the Issuer promptly after the close of the fifth (5th) business day after the Sale Date whether it has sold 10% of that maturity of the Bonds to the Public at a price that is no higher than the Initial Offering Price to the Public.

(d) The Purchaser confirms that:

(i) any selling group agreement and any third-party distribution agreement relating to the initial sale of the Bonds to the Public, together with the related pricing wires, contains or will contain language obligating each dealer who is a member of the selling group and each broker-dealer that is a party to such third-party distribution agreement, as applicable (A) (i) to report the prices at which it sells to the Public the unsold Bonds of each maturity allocated to it, whether or not the Closing has occurred, until either all Bonds of that maturity allocated to it have been sold or it is notified by the Purchaser that the 10% Test has been satisfied as to the Bonds of that maturity, provided that, the reporting obligation after the Closing may be at reasonable periodic intervals or otherwise upon request of the Purchaser and (ii) to comply with the Hold-the-Offering-Price Rule, if applicable, if and for so long as directed by the Purchaser, (B) to promptly notify the Purchaser of any sales of Bonds that, to its knowledge, are made to a purchaser who is a Related Party to an Underwriter participating in the initial sale of the Bonds to the Public (each such term being used as defined below), and (C) to acknowledge that, unless otherwise advised by the dealer or broker-dealer, the Purchaser shall assume that each order submitted by the dealer or broker-dealer is a sale to the Public.

(ii) any selling group agreement relating to the initial sale of the Bonds to the Public, together with the related pricing wires, contains or will contain language obligating each dealer that is a party to a third-party distribution agreement to be employed in connection with the initial sale of the Bonds to the Public to require each broker-dealer that is a party to such third-party distribution agreement to (A) report the prices at which it sells to the Public the unsold Bonds of each maturity allocated to it, whether or not the Closing has occurred, until either all Bonds of that maturity allocated to it have been sold or it is notified by the Purchaser or the dealer that the 10% Test has been satisfied as to the Bonds of that maturity, provided that, the reporting obligation after the Closing may be at reasonable periodic intervals or otherwise upon request of the Purchaser or the dealer, and (B) comply with the Hold-the-Offering-Price Rule, if applicable, if and for so long as directed by the Purchaser or the dealer and as set forth in the related pricing wires.

(e) The Issuer acknowledges that, in making the representations set forth in this section, the Purchaser will rely on (i) in the event a selling group has been created in connection with the initial sale of the Bonds to the Public, the agreement of each dealer who is a member of the selling group to comply with the requirements for establishing issue price of the Bonds, including, but not limited to, its agreement to comply with the Hold-the-Offering-Price Rule, if applicable to the Bonds, as set forth in a selling group agreement and the related pricing wires, and (ii) in the event that a third-party distribution agreement was employed in connection with the initial sale of the Bonds to the Public, the agreement of each broker-dealer that is a party to such agreement to comply with the requirements for establishing issue price of the Bonds, including, but not limited to, its agreement to comply with the Hold-the-Offering-Price Rule, if applicable to the Bonds, as set forth in the third-party distribution agreement and the related pricing wires. The Issuer further acknowledges that the Purchaser shall not be liable for the failure of any dealer who is a member of a selling group, or of any broker-dealer that is a party to a third-party distribution agreement, to comply with its corresponding agreement to comply with the requirements for establishing issue price of the Bonds, including, but not limited to, its agreement to comply with the Hold-the-Offering-Price Rule if applicable to the Bonds.

(f) The Purchaser acknowledges that sales of any Bonds to any person that is a Related Party to an Underwriter participating in the initial sale of the Bonds to the Public (each such term being used as defined below) shall not constitute sales to the Public for purposes of this section. Further, for purposes of this section:

(i) *"Public"* means any person other than an Underwriter or a Related Party,

(ii) a purchaser of any of the Bonds is a *"Related Party"* to an Underwriter if the Underwriter and such purchaser are subject, directly or indirectly, to (A) more than 50% common ownership of the voting power or the total value of their stock, if both entities are corporations (including direct ownership by one corporation of another), (B) more than 50% common ownership of their capital interests or profits interests, if both entities are partnerships (including direct ownership by one partnership of another), or (C) more than 50% common ownership of the value of the outstanding stock of the corporation or the capital interests or profit interests of the partnership, as applicable, if one entity is a

corporation and the other entity is a partnership (including direct ownership of the applicable stock or interests by one entity of the other),

(iii) *"Sale Date"* means the date of execution of this Agreement by all parties, and

(iv) *"Underwriter"* means (A) any person that agrees pursuant to a written contract with the Issuer (or with the Purchaser to form an underwriting syndicate) to participate in the initial sale of the Bonds to the Public, including the Purchaser, and (B) any person that agrees pursuant to a written contract directly or indirectly with a person described in clause (A) to participate in the initial sale of the Bonds to the Public (including a member of a selling group or a party to a third-party distribution agreement participating in the initial sale of the Bonds to the Public).

6. The fees and disbursements of counsel to the Issuer, Bond Counsel, Underwriter's Counsel, the financial advisor, the cost of preparing and printing the Bonds, the cost of obtaining any ratings in connection with the issuance of the Bonds, including rating agency fees, the fees of the bond registrar and paying agent for the Bonds, the cost of printing and mailing the Preliminary Official Statement and the Official Statement and miscellaneous expenses of the Issuer incurred in connection with the offering and delivery of the Bonds, including the assignment of CUSIP identification numbers, shall all be the obligation of the Issuer.

The obligation of the Issuer to pay the above-described fees and expenses shall survive the termination of this Agreement or the failure to consummate the transactions described herein.

7. This Agreement is intended to benefit only the parties hereto, and the Issuer's representations and warranties shall survive any investigation made by or for the Purchaser, delivery and payment for the Bonds and the termination of this Agreement.

8. The Issuer acknowledges and agrees that (a) the purchase and sale of the Bonds pursuant to this Agreement is an arm's-length commercial transaction between the Issuer and the Purchaser, (b) in connection with such transaction, the Purchaser is acting solely as a principal and not as an agent or a fiduciary of the Issuer; (c) the Purchaser has not assumed a fiduciary responsibility in favor of the Issuer with respect to the offering of the Bonds or the process leading thereto (whether or not the Purchaser, or any affiliate of the Purchaser, has advised or is currently advising the Issuer on other matters) nor has it assumed any other obligation to the Issuer except the obligations expressly set forth in this Agreement, (iv) the Purchaser has financial and other interests that differ from those of the Issuer; and (v) the Issuer has consulted with its own legal and financial advisors to the extent it deemed appropriate in connection with the offering of the Bonds.

9. The Purchaser shall have the right to cancel its obligation to purchase the Bonds, without liability to the Purchaser, by written notice to the Issuer if, between the date of this

Agreement and the Closing, in the Purchaser's sole and reasonable judgement any of the following events shall occur:

(a) the marketability of the Bonds or the market price thereof, in the opinion of the Purchaser, has been materially or adversely affected by disruptive events, occurrences or conditions in the securities or debt markets, or the marketability of the Bonds or the market price thereof, or the ability of the Purchaser to enforce contracts for the sale of the Bonds, shall be materially adversely affected by any of the following events:

(i) legislation shall be enacted by or introduced in the Congress of the United States (the *"Congress"*) or recommended to the Congress for passage by the President of the United States, or the Treasury Department of the United States or the Internal Revenue Service or any member of the Congress or favorably reported for passage to either House of the Congress by any committee of such House to which such legislation has been referred for consideration, a decision by a court of the United States or of the State or the United States Tax Court shall be rendered, or an order, ruling, regulation (final, temporary or proposed), press release, statement or other form of notice by or on behalf of the Treasury Department of the United States, the Internal Revenue Service or other governmental agency shall be made or proposed, the effect of any or all of which would be to impose, directly or indirectly, federal income taxation upon interest received on obligations of the general character of the Bonds as described in the Official Statement, or other action or events shall have transpired which may have the purpose or effect, directly or indirectly, of changing the federal income tax consequences of any of the transactions contemplated herein;

(ii) there shall have occurred (1) an outbreak or escalation of hostilities or the declaration by the United States of a national emergency or war or (2) any other calamity or crisis in the financial markets of the United States or elsewhere or the escalation of such calamity or crisis;

(iii) a general suspension of trading on the New York Stock Exchange or other major exchange shall be in force, or minimum or maximum prices for trading shall have been fixed and be in force, or maximum ranges for prices for securities shall have been required and be in force on any such exchange, whether by virtue of determination by that exchange or by order of the Commission or any other governmental authority having jurisdiction;

(iv) legislation shall be introduced in or enacted (or resolution passed) by the Congress or an order, decree or injunction shall be issued by any court of competent jurisdiction, or an order, ruling, regulation (final, temporary, or proposed), press release or other form of notice shall be issued or made by or on behalf of the Commission, or any other governmental agency having jurisdiction over the subject matter, to the effect that obligations of the general character of the Bonds, including any or all underlying arrangements, are not exempt from registration under or other requirements of the Securities Act of 1933, as amended

(the *"Securities Act"*), or that the Bond Ordinance or the Trust Indenture are not exempt from qualification under or other requirements of the Trust Indenture Act of 1939, as amended (the *"Trust Indenture Act"*), or that the issuance, offering or sale of obligations of the general character of the Bonds, including any or all underlying arrangements, as contemplated hereby or by the Official Statement or otherwise, is or would be in violation of the federal securities law as amended and then in effect; or

(v) there shall have occurred since the date of this Agreement any materially adverse change in the affairs or financial condition of the Issuer.

(b) there shall have occurred or any notice shall have been given of any intended downgrading, suspension, withdrawal or negative change in credit watch status by any national rating service to any of the Issuer's obligations or any rating of the Bond Insurer;

(c) a decision by a court of the United States shall be rendered, or a stop order, release, regulation or no-action letter by or on behalf of the Commission or any other governmental agency having jurisdiction of the subject matter shall have been issued or made, to the effect that the issuance, offering or sale of the Bonds, including the underlying obligations as contemplated by this Agreement or by the Official Statement, or any document relating to the issuance, offering or sale of the Bonds, is or would be in violation of any provision of the federal securities laws at the Closing Date, including the Securities Act, the Exchange Act and the Trust Indenture Act;

(d) any state blue sky or securities commission or other governmental agency or body shall have withheld registration, exemption or clearance of the offering of the Bonds as described herein, or issued a stop order or similar ruling relating thereto;

(e) a general banking moratorium declared by federal, State of New York, or State officials authorized to do so;

(f) a material disruption in securities settlement, payment or clearance services affecting the Bonds shall have occurred;

(g) the New York Stock Exchange or other national securities exchange or any governmental authority, shall impose, as to the Bonds or as to obligations of the general character of the Bonds, any material restrictions not now in force, or increase materially those now in force, with respect to the extension of credit by, or the charge to the net capital requirements of, the Purchaser;

(h) any amendment to the federal or State Constitution or action by any federal or state court, legislative body, regulatory body or other authority materially adversely affecting the tax status of the Issuer, its property, income securities (or interest thereon), the validity or enforceability of the assessments or the levy of taxes to pay principal of and interest on the Bonds;

(i) any event occurring, or information becoming known which, in the judgment of the Purchaser, makes untrue in any material respect any statement or information contained in the Official Statement, or has the effect that the Official Statement contains any untrue statement of material fact or omits to state a material fact required to be stated therein or necessary to make the statements therein, in the light of the circumstances under which they were made, not misleading;

(j) any fact or event shall exist or have existed that, in the judgment of the Purchaser, requires or has required an amendment of or supplement to the Official Statement; or

(k) the purchase of and payment for the Bonds by the Purchaser, or the resale of the Bonds by the Purchaser, on the terms and conditions herein provided shall be prohibited by any applicable law, governmental authority, board, agency or commission.

12. This Agreement may be executed in several counterparts, each of which shall be an original and all of which shall constitute but one and the same instrument.

13. This Agreement shall be governed by the laws of the State, without giving effect to conflict of laws principles.

Very truly yours,

RAYMOND JAMES & ASSOCIATES, INC.,
NAPERVILLE, ILLINOIS

By _____
Its _____

Accepted on behalf of

UNITED CITY OF YORKVILLE, KENDALL
COUNTY, ILLINOIS

By _____
Its _____

EXHIBIT A

DESCRIPTION OF BONDS

a. PURCHASE PRICE: $_____ (representing the $_____ aggregate principal amount of the Bonds, plus [net] original issue premium of $_____, less an underwriting discount of $_____).

b. DETAILS: The Bonds shall be issued in an aggregate principal amount of $_____, shall be dated the date of their issuance, and shall become due and payable serially (with option of prior redemption as set forth below) on _____ of the years, in the amounts, bearing interest at the rates per annum and reoffered at the yields per annum as follows:

YEAR	AMOUNT	INTEREST RATE	YIELD	HOLD-THE-OFFERING PRICE MATURITY (MARKED *)
	$	%	%	
		%	%	
		%	%	
		%	%	
		%	%	
		%	%	
		%	%	
		%	%	
		%	%	
		%	%	
		%	%	
		%	%	
		%	%	

The first interest payment date on the Bonds shall be _____, 20__.

c. FORM: The Bonds shall be delivered in the form of a separate, single, certificated, fully registered Bond for each of the maturities set forth above, and each such Bond shall be registered in the name of Cede & Co., as nominee of The Depository Trust Company (*"DTC"*), all as provided in the Bond Ordinance. The Bonds shall be available at such place as is designated by the Purchaser in New York, New York, or such other place as the Purchaser and the Issuer agree upon, for examination and packaging by the Purchaser at least 24 hours prior to the Closing and at the Closing shall be delivered to the Purchaser through the facilities of DTC.

d. REDEMPTION: The Bonds are subject to redemption prior to maturity as set forth in the Official Statement.

e. CLOSING DATE: _____, 20__, or such other date mutually agreed to by the Issuer and the Purchaser.

f. DELIVERY: Delivery and payment shall be made at the offices of Croke Fairchild Duarte & Beres, 180 North LaSalle Street, 34th Floor Chicago, Illinois 60601, or such other place as shall have been mutually agreed upon by the Issuer and the Purchaser.

ЕХНІВІТ B

ЕХНІВІТ С

EXHIBIT E

CERTIFICATE OF PURCHASER

The undersigned, on behalf of Raymond James & Associates, Inc., Naperville, Illinois (the *"Purchaser"*), hereby certifies as set forth below with respect to the sale and issuance of the $_____ Special Service Area No. 2004-104 Special Tax Refunding Bonds (Grande Reserve Project), Series 2025 (the *"Bonds"*), of United City of Yorkville, Kendall County, Illinois (the *"Issuer"*).

I. General

The Purchaser, as underwriter of the Bonds, and the Issuer have executed a bond purchase agreement in connection with the Bonds on the Sale Date (the *"Agreement"*). The Purchaser has not modified the Agreement since its execution on the Sale Date.

II. Price

A. General Rule Only, At Least 10% of Each Maturity Sold by Closing

As of the date of this certificate, for each Maturity of the Bonds, the first price at which at least 10% of such Maturity of the Bonds was sold to the Public is the respective price listed in *Schedule A* (the *"First Sale Price"*).

B. General Rule Only, Not all Maturities Sold by Closing

1. As of the date of this certificate, for each Maturity of the General Rule Maturities, the first price at which at least 10% of such Maturity of the Bonds was sold to the Public is the respective price listed in *Schedule A* (the *"First Sale Price"*).

2. Expected First Sale Price.

With respect to each of the Maturities other than the General Rule Maturities of the Bonds:

(a) As of the date of this certificate, the Purchaser has not sold at least 10% of the Bonds of this Maturity at any price.

(b) As of the date of this certificate, the Purchaser reasonably expects that the first sale to the Public of an amount of Bonds of this Maturity equal to 10% or more of this Maturity will be at or below the Expected Sale Price listed on the attached *Schedule A* (the *"Expected First Sale Price"*).

C. All Maturities use Hold the Offering Price

1. The Purchaser offered the Bonds to the Public for purchase at the respective initial offering prices listed in *Schedule A* (the *"Initial Offering Prices"*) on or before the Sale Date. A

copy of the pricing wire or equivalent communication for the Bonds is attached to this certificate as *Schedule B*.

2. As set forth in the Agreement, the Purchaser agreed in writing that, (i) for each Maturity, it would neither offer nor sell any of the Bonds of such Maturity to any person at a price that is higher than the Initial Offering Price for such Maturity during the Holding Period for such Maturity (the *"Hold-the-Offering-Price Rule"*), and (ii) any selling group agreement would contain the agreement of each dealer who is a member of the selling group, and any third-party distribution agreement would contain the agreement of each broker-dealer who is a party to the third-party distribution agreement, to comply with the Hold-the-Offering-Price Rule.

3. No Underwriter (as defined below) has offered or sold any Bonds of any Maturity at a price that is higher than the respective Initial Offering Price for that Maturity during the Holding Period.

D. Some Maturities Use Hold the Offering Price

1. As of the date of this certificate, for each Maturity of the General Rule Maturities, the first price at which at least 10% of such Maturity of the Bonds was sold to the Public is the respective price listed in *Schedule A* (the *"First Sale Price"*).

2. A. The Purchaser offered the Hold-the-Offering-Price Maturities to the Public for purchase at the respective initial offering prices listed in *Schedule A* (the *"Initial Offering Prices"*) on or before the Sale Date. A copy of the pricing wire or equivalent communication for the Bonds is attached to this certificate as *Schedule B*.

B. As set forth in the Agreement, the Purchaser has agreed in writing that, (i) for each Maturity of the Hold-the-Offering-Price Maturities, it would neither offer nor sell any of the Bonds of such Maturity to any person at a price that is higher than the Initial Offering Price for such Maturity during the Holding Period for such Maturity (the *"Hold-the-Offering-Price Rule"*), and (ii) any selling group agreement would contain the agreement of each dealer who is a member of the selling group, and any third-party distribution agreement would contain the agreement of each broker-dealer who is a party to the third-party distribution agreement, to comply with the Hold-the-Offering-Price Rule.

C. No Underwriter (as defined below) has offered or sold any Bonds of any Maturity of the Hold-the-Offering-Price Maturities at a price that is higher than the respective Initial Offering Price for that Maturity during the Holding Period.

III. Defined Terms

[1. *General Rule Maturities* means those Maturities of the Bonds not listed in *Schedule A* hereto as the "Hold-the-Offering-Price Maturities."]

[2. *Hold-the-Offering-Price Maturities* means those Maturities of the Bonds listed in *Schedule A* hereto as the "Hold-the-Offering-Price Maturities."]

[3. *Holding Period* means, with respect to a Hold-the-Offering-Price Maturity, the period starting on the Sale Date and ending on the earlier of (i) the close of the fifth business day after the Sale Date **(**_____, 20__), or (ii) the date on which the Purchaser has sold at least 10% of such Hold-the-Offering-Price Maturity to the Public at prices that are no higher than the Initial Offering Price for such Hold-the-Offering-Price Maturity.]

4. *Maturity* means Bonds with the same credit and payment terms. Bonds with different maturity dates, or Bonds with the same maturity date but different stated interest rates, are treated as separate maturities.

5. *Public* means any person (including an individual, trust, estate, partnership, association, company, or corporation) other than an Underwriter or a related party to an Underwriter.

6. A person is a *"Related Party"* to an Underwriter if the Underwriter and the person are subject, directly or indirectly, to (i) more than 50% common ownership of the voting power or the total value of their stock, if both entities are corporations (including direct ownership by one corporation of another), (ii) more than 50% common ownership of their capital interests or profits interests, if both entities are partnerships (including direct ownership by one partnership of another), or (iii) more than 50% common ownership of the value of the outstanding stock of the corporation or the capital interests or profit interests of the partnership, as applicable, if one entity is a corporation and the other entity is a partnership (including direct ownership of the applicable stock or interests by one entity of the other).

7. *Sale Date* means the first day on which there is a binding contract in writing for the sale of a Maturity of the Bonds. The Sale Date of the Bonds is _____.

8. *Underwriter* means (i) any person that agrees pursuant to a written contract with the Issuer (or with the Underwriter to form an underwriting syndicate) to participate in the initial sale of the Bonds to the Public, including, specifically, the Purchaser, and (ii) any person that agrees pursuant to a written contract directly or indirectly with a person described in clause (i) of this paragraph to participate in the initial sale of the Bonds to the Public (including a member of a selling group or a party to a third-party distribution agreement participating in the initial sale of the Bonds to the Public).

IV. Credit Facility

The present value of the fees paid and to be paid to _____ for insuring the Bonds (the *"Credit Facility"*) (using as a discount rate the expected yield on the Bonds treating the fee paid as interest on the Bonds) is less than the present value of the interest reasonably expected to be saved on the Bonds over the term of the Bonds as a result of the Credit Facility. The fees paid and to be paid for the Credit Facility does not exceed a reasonable, arm's-length charge for the transfer of credit risk. The fee does not include any payment for any direct or indirect services other than the transfer of credit risk.

V. Use of Representations

The representations set forth in this certificate are limited to factual matters only. Nothing in this certificate represents the Purchaser's interpretation of any laws, including specifically Sections 103 and 148 of the Internal Revenue Code of 1986, as amended, and the Treasury Regulations thereunder. The undersigned understands that the foregoing information will be relied upon by the Issuer with respect to certain of the representations set forth in its documents and with respect to compliance with the federal income tax rules affecting the Bonds, and by Croke Fairchild Duarte & Beres in connection with rendering its opinion that the interest on the Bonds is excluded from gross income for federal income tax purposes, the preparation of Internal Revenue Service Form 8038-G, and other federal income tax advice it may give to the Issuer from time to time relating to the Bonds.

IN WITNESS WHEREOF, I hereunto affix my signature, this ____ day of _____, 20__.

RAYMOND JAMES & ASSOCIATES, INC.,
NAPERVILLE, ILLINOIS

By:_____
Title: _____

SCHEDULE A

GENERAL RULE, ALL MATURITIES SOLD

YEAR	PRINCIPAL AMOUNT ($)	INTEREST RATE (%)	FIRST SALE PRICE OF AT LEAST 10% (% OF PAR)	ISSUE PRICE ($)
20				
20				
20				
20				
20				
20				
20				
20				
20				
20				
20	_____			_____
Total	_____			_____

GENERAL RULE, NOT ALL MATURITIES SOLD

10% NOT SOLD TO THE PUBLIC BY CLOSING IF MARKED	YEAR	PRINCIPAL AMOUNT ($)	INTEREST RATE (%)	FIRST SALE PRICE OF AT LEAST 10% (% OF PAR)	EXPECTED FIRST SALE PRICE OF AT LEAST 10% (% OF PAR)
	20				
	20				
	20				
	20				
	20				
	20				
	20				
	20				
	20				
	20				
	20				
	20				
	20	_____			
	Total	_____			

HOLD THE OFFER PRICE

HOLD-THE-OFFERING-PRICE MATURITY IF MARKED	YEAR	PRINCIPAL AMOUNT ($)	INTEREST RATE (%)	FIRST SALE PRICE OF AT LEAST 10% (% OF PAR)	INITIAL OFFERING PRICE (% OF PAR)	ISSUE PRICE ($)
	20					
	20					
	20					
	20					
	20					
	20					
	20					
	20					
	20					
	20	_____				_____
	Total	_____				_____

SCHEDULE B

PRICING WIRE OR EQUIVALENT COMMUNICATION

Exhibit D

Form of the Preliminary Official Statement

(See attached)

This Preliminary Official Statement and the information contained herein are subject to completion, amendment or other change without any notice. Under no circumstances shall this Preliminary Official Statement constitute an offer to sell or the solicitation of an offer to buy, nor shall there be any sale of these securities in any jurisdiction in which such offer, solicitation or sale would be unlawful prior to registration or qualification under the securities laws of any such jurisdiction.

New Issue

Insured Investment Rating:
S&P Global Ratings …
(_____ *Insured)*

DRAFT – 11/18/25

Preliminary Official Statement Dated December __, 2025

In the opinion of Croke Fairchild Duarte & Beres LLC, Chicago, Illinois ("Bond Counsel"), assuming compliance by the City with all covenants contained in the Bond Ordinance, interest on the Bonds is not includable in gross income for purposes of federal income taxation under existing statutes, regulations, rulings and court decisions, subject to the condition described in ***"TAX EXEMPTION"*** *herein, and interest on the Bonds is not includible as an item of tax preference for purposes of the federal alternative minimum tax; however, such interest is taken into account in determining the annual adjusted financial statement income of applicable corporations (as defined in Section 59(k) of the Internal Revenue Code of 1986, as amended) for the purpose of computing the alternative minimum tax imposed on applicable corporations. Under the current laws of the State of Illinois, interest on the Bonds is not exempt from State of Illinois income taxes.*

$3,675,000*
UNITED CITY OF YORKVILLE
Kendall County, Illinois
Special Service Area No. 2004-104
Special Tax Refunding Bonds (Grande Reserve Project), Series 2025

Dated Date of Delivery **Book-Entry** **Due March 1, as Detailed Below**

This Official Statement is being furnished in connection with the issuance of the Special Service Area No. 2004-104 Special Tax Refunding Bonds (Grande Reserve Project), Series 2025 (the "Bonds") by the United City of Yorkville, Kendall County, Illinois (the "City"). The Bonds are issuable only as fully registered bonds without coupons and, when issued, will be registered in the name of Cede & Co., as nominee of The Depository Trust Company, New York, New York ("DTC"). Individual purchases will be made in book-entry form only, in denominations of $5,000 or integral multiples of $1,000 in excess thereof. Beneficial Owners of the Bonds will not receive physical certificates representing their interest in the Bonds purchased. Principal of, premium, if any, and interest (payable on March 1 and September 1 of each year, commencing March 1, 2026) on the Bonds are payable by U.S. Bank Trust Company, National Association, Chicago, Illinois, as Trustee, to DTC, which will remit such principal, premium, if any, and interest to DTC's Participants, who in turn will be responsible for remitting such payments to the Beneficial Owners of the Bonds, as described herein.

AMOUNTS*, MATURITIES, INTEREST RATES, YIELDS AND CUSIP NUMBERS

Principal Amount*	Due March 1	Interest Rate	Yield	CUSIP Number(1)	Principal Amount*	Due March 1	Interest Rate	Yield	CUSIP Number(1)
$315,000	2026	_____	_____	_____	$430,000	2031	_____	_____	_____
350,000	2027	_____	_____	_____	450,000	2032	_____	_____	_____
365,000	2028	_____	_____	_____	475,000	2033	_____	_____	_____
385,000	2029	_____	_____	_____	500,000	2034	_____	_____	_____
405,000	2030	_____	_____	_____					

(1) CUSIP numbers appearing in this Official Statement have been provided by the CUSIP Service Bureau, which is managed on behalf of the American Bankers Association by FactSet Research Systems Inc. The City is not responsible for the selection of CUSIP numbers and makes no representation as to their correctness on the Bonds or as set forth within this Official Statement.

The Bonds are subject to optional and special mandatory redemption prior to maturity as set forth herein. See **"THE BONDS – Redemption"** herein.

THE BONDS ARE BEING ISSUED PURSUANT TO THE SPECIAL SERVICE AREA TAX LAW OF THE STATE OF ILLINOIS, AS AMENDED, AND, IN THE OPINION OF BOND COUNSEL, WILL CONSTITUTE VALID AND LEGALLY BINDING LIMITED OBLIGATIONS OF THE CITY, PAYABLE SOLELY AND ONLY FROM THE SPECIAL TAX AND AMOUNTS ON DEPOSIT IN CERTAIN OF THE FUNDS ESTABLISHED AND MAINTAINED PURSUANT TO THE TRUST INDENTURE, AS SET FORTH HEREIN. THE BONDS ARE NOT GENERAL OBLIGATIONS OF THE CITY AND NEITHER THE FULL FAITH AND CREDIT NOR THE GENERAL TAXING POWER OF THE CITY, THE COUNTY OF KENDALL, THE STATE OF ILLINOIS, OR ANY POLITICAL SUBDIVISION THEREOF IS PLEDGED TO THE PAYMENT OF THE BONDS. NO HOLDER OF ANY BOND SHALL HAVE THE RIGHT TO COMPEL THE EXERCISE OF ANY TAXING POWER OF THE CITY (OTHER THAN THE LEVY OF THE SPECIAL TAX AS DESCRIBED HEREIN) FOR PAYMENT OF THE PRINCIPAL AMOUNT OF, PREMIUM, IF ANY, OR INTEREST ON THE BONDS. See **"SECURITY AND SOURCE OF PAYMENT FOR THE BONDS"** herein.

BOND INSURANCE

The scheduled payment of the principal of and interest on the Bonds when due will be guaranteed by a municipal bond insurance policy to be issued by _____ ("_____") simultaneously with the delivery of the Bonds. See **APPENDIX B - "SPECIMEN MUNICIPAL BOND INSURANCE POLICY"** herein.

The City will use the proceeds of the Bonds to: (i) currently refund all of the City's outstanding Special Service Area No. 2004-104 Special Tax Bonds, Series 2004, dated December 29, 2004; (ii) fund a portion of the Reserve Fund and (iii) pay certain costs of issuance of the Bonds. See **"PLAN OF FINANCE"** and **"ESTIMATED SOURCES AND USES OF FUNDS"** herein.

The Bonds are offered when, as and if issued, subject to prior sale, withdrawal or modification of the offer without notice, delivery of the approving legal opinion of Bond Counsel, and certain other conditions. See ***"TAX EXEMPTION"*** *herein and* ***APPENDIX E*** *hereto. Certain legal matters will be passed upon for Raymond James & Associates, Inc., Naperville Illinois (the "Underwriter") by Chapman and Cutler LLP, Chicago, Illinois, and for the City by Ottosen DiNolfo Hasenbalg & Castaldo, Ltd., Naperville, Illinois. It is expected that the Bonds will be available for delivery to DTC in New York, New York on or about December 15, 2025.*

RAYMOND JAMES®

**Subject to change*

NOTICE TO INVESTORS

This Official Statement is being furnished by the United City of Yorkville, Kendall County, Illinois (the "City") solely for the purpose of each investor's consideration of the purchase of the Bonds described herein and is not to be used for any other purpose or made available to anyone not directly concerned with the decision regarding such purchase.

This Official Statement does not constitute an offer to sell or the solicitation of an offer to buy, nor shall there be any sale of the Bonds by any person, in any jurisdiction in which it is unlawful for such person to make such an offer, solicitation or sale in such jurisdiction.

No dealer, broker, salesman or other person has been authorized by the City or Raymond James & Associates, Inc., Naperville, Illinois (the "Underwriter") to give any information or to make any representation other than as contained in this Official Statement in connection with the offering described herein, and, if given or made, such information or representation must not be relied upon as having been authorized. Certain information contained herein has been obtained from the City, DTC, and other sources which are believed by the Underwriter to be reliable, but it is not guaranteed as to accuracy or completeness. In accordance with, and as part of, its responsibilities to investors under the federal securities laws, as applied to the facts and circumstances of this transaction, the Underwriter has reviewed the information in this Official Statement, but does not guarantee the accuracy or completeness of such information. Neither the delivery of this Official Statement nor the sale of any of the Bonds shall imply that the information herein is correct as of any time subsequent to the date hereof.

This Official Statement should be considered in its entirety and no one factor should be considered more or less important than any other by reason of its position in this Official Statement. Where statutes, reports, agreements or other documents are referred to herein, reference should be made to such statutes, reports, agreements or other documents for more complete information regarding the rights and obligations of parties thereto, facts and opinions contained therein and the subject matter thereof.

References to web site addresses presented in this Official Statement are for informational purposes only and may be in the form of a hyperlink solely for the reader's convenience. Unless specified otherwise, such web sites and the information or links contained therein are not incorporated into, and are not part of, this Official Statement.

THESE SECURITIES HAVE NOT BEEN APPROVED OR DISAPPROVED BY THE SECURITIES AND EXCHANGE COMMISSION OR ANY STATE SECURITIES COMMISSION NOR HAS THE SECURITIES AND EXCHANGE COMMISSION OR ANY STATE SECURITIES COMMISSION PASSED UPON THE ACCURACY OR ADEQUACY OF THIS OFFICIAL STATEMENT. ANY REPRESENTATION TO THE CONTRARY MAY BE A CRIMINAL OFFENSE.

THE BONDS HAVE NOT BEEN REGISTERED UNDER THE SECURITIES ACT OF 1933, AS AMENDED, NOR HAS THE BOND ORDINANCE OR TRUST INDENTURE BEEN QUALIFIED UNDER THE TRUST INDENTURE ACT OF 1939, AS AMENDED, IN RELIANCE UPON EXEMPTIONS CONTAINED IN SUCH ACTS. THE REGISTRATION OR QUALIFICATION OF THE BONDS IN ACCORDANCE WITH APPLICABLE PROVISIONS OF LAW OF THE STATES IN WHICH THE BONDS HAVE BEEN REGISTERED OR QUALIFIED AND THE EXEMPTION FROM REGISTRATION OR QUALIFICATION IN OTHER STATES CANNOT BE REGARDED AS A RECOMMENDATION THEREOF.

_____ ("_____") makes no representation regarding the Bonds or the advisability of investing in the Bonds. In addition, _____ has not independently verified, makes no representation regarding, and does not accept any responsibility for the accuracy or completeness of this Official Statement or any information or disclosure contained herein, or omitted herefrom, other than with respect to the accuracy of the information regarding _____ supplied by _____ and presented under the heading **APPENDIX B - "SPECIMEN MUNICIPAL BOND INSURANCE POLICY"**.

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BOND ISSUE SUMMARY

This Bond Issue Summary is expressly qualified by the entire Official Statement, which is provided for the convenience of potential investors, and which should be reviewed in its entirety by potential investors. Other terms specific to the Bonds are provided herein.

Issuer:	United City of Yorkville, Kendall County, Illinois (the "City").
Issue:	$3,675,000* Special Service Area No. 2004-104 Special Tax Refunding Bonds (Grande Reserve Project), Series 2025 (the "Bonds")
Dated Date:	Date of delivery, expected to be on or about December 15, 2025.
Interest Due:	March 1 and September 1 of each year, commencing March 1, 2026.
Principal Due:	Serially each March 1, commencing March 1, 2026 through 2034, as detailed on the cover page of this Official Statement.
Optional Redemption:	The Bonds maturing on or after March 1, 20__*, are callable at the option of the City in whole or in part from any available moneys on any date on or after March 1, 20__*, at a price of par plus accrued interest. See **"THE BONDS - Redemption"** herein.
Authorization:	The Bonds will be issued by the City pursuant to (i) the Illinois Constitution of 1970, as amended; (the "Illinois Constitution") (ii) the Special Service Area Tax Law of the State of Illinois, as amended (the "Special Service Area Act"); (iii) the Illinois Local Government Debt Reform Act of the State of Illinois, as amended; (iv) Ordinance No. _____ of the City adopted by the Mayor and Council of the City (the "City Council") at a meeting held on November 25, 2025 as supplemented by a bond order (collectively, the "Bond Ordinance") providing for the issuance of the Bonds; and (v) a Trust Indenture dated as of December __, 2025 (the "Trust Indenture" or "Indenture") between the City and U.S. Bank Trust Company, National Association, Chicago, Illinois, as trustee (the "Trustee").
Security:	THE BONDS ARE BEING ISSUED PURSUANT TO THE SPECIAL SERVICE AREA TAX LAW OF THE STATE OF ILLINOIS, AS AMENDED, AND, IN THE OPINION OF CROKE FAIRCHILD DUARTE & BERES LLC, CHICAGO, ILLINOIS ("BOND COUNSEL"), WILL CONSTITUTE VALID AND LEGALLY BINDING LIMITED OBLIGATIONS OF THE CITY, PAYABLE SOLELY AND ONLY FROM THE SPECIAL TAX AND AMOUNTS ON DEPOSIT IN CERTAIN OF THE FUNDS ESTABLISHED AND MAINTAINED PURSUANT TO THE TRUST INDENTURE, AS SET FORTH HEREIN. THE BONDS ARE NOT GENERAL OBLIGATIONS OF THE CITY AND NEITHER THE FULL FAITH AND CREDIT NOR THE GENERAL TAXING POWER OF THE CITY, THE COUNTY OF KENDALL, THE STATE OF ILLINOIS, OR ANY POLITICAL SUBDIVISION THEREOF IS PLEDGED TO THE PAYMENT OF THE BONDS. NO HOLDER OF ANY BOND SHALL HAVE THE RIGHT TO COMPEL THE EXERCISE OF ANY TAXING POWER OF THE CITY (OTHER THAN THE LEVY OF THE SPECIAL TAX AS DESCRIBED HEREIN) FOR PAYMENT OF THE PRINCIPAL AMOUNT OF, PREMIUM, IF ANY, OR INTEREST ON THE BONDS.
Reserve Fund:	A separate and special fund of the City exists with the Trustee and designated as the "Special Service Area No. 2004-104 Special Tax Refunding Bonds (Grande Reserve Project), Reserve Fund, Series 2025" (the "Reserve Fund"), which must be maintained in an amount equal to the Reserve Requirement. Amounts deposited in the Reserve Fund shall be used solely for the purpose described herein in **"SECURITY AND SOURCE OF PAYMENT FOR THE BONDS – Pledged Funds – Reserve Funds"**.
Rating/Insurance:	S&P Global Ratings, a business unit of Standard & Poor's Financial Services LLC, New York, New York ("S&P"), is expected to assign their municipal bond rating of "AA" (Stable Outlook), to this issue of Bonds with the understanding that upon delivery of the Bonds, a policy guaranteeing payment when due of the principal of and interest on the Bonds will be issued by _____ ("_____"). See **APPENDIX B "SPECIMEN MUNICIPAL BOND INSURANCE POLICY"** herein.
Purpose:	The City will use the proceeds of the Bonds to: (i) currently refund all of the City's outstanding Special Service Area No. 2004-104 Special Tax Bonds, Series 2004, dated December 29, 2004; (ii) fund a portion of the Reserve Fund and (iii) pay certain costs of issuance of the Bonds. See **"PLAN OF FINANCE"** and **"ESTIMATED SOURCES AND USES OF FUNDS"** herein.
Tax Exemption:	Bond Counsel will provide an opinion as to the federal tax exemption of the interest on the Bonds as discussed under **"TAX EXEMPTION"** in this Official Statement. Interest on the Bonds is not exempt from present State of Illinois income taxes.
No Bank Qualification:	The Bonds **are not** "qualified tax-exempt obligations" under Section 265(b)(3) of the Internal Revenue Code of 1986, as amended.
Delivery:	The Bonds are expected to be delivered on or about December 15, 2025.
Book-Entry Form:	The Bonds will be registered in the name of Cede & Co., as nominee for The Depository Trust Company, New York, New York ("DTC"). DTC will act as securities depository of the Bonds. See **"THE BONDS – Book Entry Only System"** herein.
Denomination:	$5,000 or integral multiples thereof.

**Subject to change.*

UNITED CITY OF YORKVILLE
Kendall County, Illinois

John Purcell
Mayor

Aldermen

Rusty Corneils
Chris Funkhouser
Rusty Hyett
Ken Koch
Matt Marek
Arden Joe Plocher
Craig Soling
Daniel V. Transier

Officials

Jori Contrino
City Clerk

Bart Olson
City Administrator

Eric Dhuse
Director of Public Works

Rob Fredrickson
Finance Director

Kathleen Field Orr, Esq.
City Attorney

PROFESSIONAL SERVICES

BOND COUNSEL

Croke Fairchild Duarte & Beres LLC
Chicago, Illinois

TRUSTEE

U.S. Bank Trust Company, National Association
Chicago, Illinois

MUNICIPAL ADVISOR

Speer Financial, Inc.
Chicago, Illinois

SPECIAL SERVICE AREA ADMINISTRATOR

DTA
Irvine, California

UNDERWRITER

Raymond James & Associates, Inc.
Naperville, Illinois

UNDERWRITER'S COUNSEL

Chapman and Cutler LLP
Chicago, Illinois

LOCAL COUNSEL

Ottosen DiNolfo Hasenbalg & Castaldo, Ltd.
Naperville, Illinois

UNITED CITY OF YORKVILLE
Kendall County, Illinois
$3,675,000*
Special Service Area No. 2004-104
Special Tax Refunding Bonds (Grande Reserve Project), Series 2025

INTRODUCTORY STATEMENT

The purpose of this Official Statement, which includes the cover page and Appendices attached hereto (the "Official Statement""), is to set forth certain information in connection with the issuance and sale by the United City of Yorkville, Kendall County, Illinois (the "City") of $3,675,000* aggregate principal amount Special Service Area No. 2004-104 Special Tax Refunding Bonds (Grande Reserve Project), Series 2025 (the "Bonds"). Certain factors that may affect an investment decision concerning the Bonds are described throughout this Official Statement. Persons considering a purchase of the Bonds should read this Official Statement in its entirety. Copies of statutes, the Trust Indenture (defined below), ordinances, resolutions, reports or other documents referred to herein are available, upon request, from the City.

The Bonds will be issued by the City pursuant to (i) the Illinois Constitution of 1970, as amended; (the "Illinois Constitution") (ii) the Special Service Area Tax Law of the State of Illinois, as amended (the "Special Service Area Act"); (iii) the Illinois Local Government Debt Reform Act of the State of Illinois, as amended; (iv) Ordinance No. _____ of the City adopted by the Mayor and Council of the City (the "City Council") at a meeting held on November 25, 2025 as supplemented by a bond order (collectively, the "Bond Ordinance") providing for the issuance of the Bonds; and (v) a Trust Indenture dated as of December __, 2025 (the "Trust Indenture" or "Indenture") between the City and U.S. Bank Trust Company, National Association, Chicago, Illinois, as trustee (the "Trustee"). The Bonds will be issued as fully registered bonds without coupons in book-entry only form in denominations of $5,000 or multiples of $1,000 in excess thereof.

The Bonds will be secured primarily by the proceeds of Special Taxes (as defined in the Trust Indenture and compiled, extended and collected in accordance with each Special Tax Roll and Report attached hereto as **APPENDIX C** and hereafter referred to as the "Special Tax Report") levied on certain property within the United City of Yorkville Special Service Area No. 2004-104 (the "Area"). In addition, the Bonds will be payable from and secured by certain funds established pursuant to the Trust Indenture. See **"THE BONDS".** Capitalized terms used but not defined herein shall have the meaning given such terms in the Trust Indenture. See **APPENDIX A – DEFINITIONS FROM TRUST INDENTURE**.

The Area, also known as the Central Grand Reserve SSA, was developed by MPI-2 Yorkville Central LLC, an Illinois limited liability company owned equally by Moser Enterprises, Inc, Pasquinelli Futures I, LLC and Melvin Isenstein, collectively (the "Developer"). The Area has been developed with finished lots for 723 detached single family homes ("Single Family Homes"), 224 duplex homes ("Duplexes") and 298 townhomes ("Townhomes"), a clubhouse property and a school property. The development of such Single Family Homes, Duplexes and Townhomes within the Area is hereinafter referred to as the "Project". A finished lot for a Single Family Home shall be sometimes referred to herein as a "Single Family Home Parcel" and finished lots for Duplexes and Townhomes shall sometimes be referred to herein as a "Multifamily Parcel". The Single Family Home Parcels and Multifamily Parcels are sometimes collectively referred to as the "Parcels".

**Preliminary, subject to change.*

The City previously issued its $13,200,000 Special Service Area Number 2004-104 Special Tax Bonds, Series 2004 (Grande Reserve Project) (the "Series 2004 Bonds") pursuant to a Trust Indenture dated as of October 26, 2004 between the City and LaSalle Bank National Association, as trustee. The proceeds of the Series 2004 Bonds were used by the City, or by the Developer on its behalf, to construct the Special Services benefiting a portion of the Area, which enabled the Developer or other builders to complete construction of and obtain certificates of occupancy from the City for 490 Single Family Parcels in the Area within Neighborhoods 10-15 (the "First Series Property"). Per DTA's (the "Special Service Area Administrator") SSA No. 2004-104 Administrative Report dated November 10, 2025, 272 of the First Series Property had fully prepaid their Special Taxes, with the remaining 218 having been sold to third parties. See **"THE SPECIAL SERVICE AREA AND SPECIAL TAX"** for a more detailed description.

The City had previously covenanted in the Public Improvement Agreement to issue additional special tax bonds (the "Additional Bonds"), to the extent not prohibited by applicable laws or ordinances and subject to the conditions set forth in the Indenture for the Series 2004 Bonds, to fund the completion of the Special Services benefiting Neighborhoods 6-9 and 16 (the "Second Series Property"), enabling the Developer to obtain certificates of occupancy for the remaining 233 Single Family Homes, 298 Townhomes and 224 Duplexes to be built in the Area. Pursuant to Ordinance No. _____ adopted on _____, Additional Bonds would not be issued to finance the construction of the Special Services benefiting the Second Series Property. Hence, annual Special Taxes of Second Series Property have been fully abated and will not be available to secure the annual debt service payments on the Bonds and the administrative costs associated therewith.

The proceeds of the Bonds will be used to (i) currently refund all of the City's outstanding Series 2004 Bonds, (ii) fund a portion of the Reserve Fund and (iii) pay certain costs of issuance of the Bonds. See **"PLAN OF FINANCE"** and **"ESTIMATED SOURCES AND USES OF FUNDS"** herein.

IN THE OPINION OF CROKE FAIRCHILD DUARTE & BERES LLC, CHICAGO, ILLINOIS ("BOND COUNSEL"), THE BONDS WILL CONSTITUTE VALID AND LEGALLY BINDING LIMITED OBLIGATIONS OF THE CITY, PAYABLE SOLELY AND ONLY FROM THE SPECIAL TAX (AS PROVIDED IN THE BOND ORDINANCE, THE SPECIAL TAX REPORT AND THE TRUST INDENTURE) AND AMOUNTS ON DEPOSIT IN CERTAIN OF THE FUNDS AND ACCOUNTS ESTABLISHED AND MAINTAINED UNDER THE TRUST INDENTURE, AS SET FORTH HEREIN. THE BONDS ARE NOT GENERAL OBLIGATIONS OF THE CITY AND NEITHER THE FULL FAITH AND CREDIT NOR THE GENERAL TAXING POWER OF THE CITY, THE COUNTY OF KENDALL (THE "COUNTY"), THE STATE OF ILLINOIS (THE "STATE"), OR ANY POLITICAL SUBDIVISION THEREOF IS PLEDGED TO THE PAYMENT OF THE BONDS. NO HOLDER OF ANY BOND SHALL HAVE THE RIGHT TO COMPEL THE EXERCISE OF ANY TAXING POWER OF THE CITY (OTHER THAN THE LEVY OF THE SPECIAL TAX) FOR PAYMENT OF THE PRINCIPAL AMOUNT OF, PREMIUM, IF ANY, OR INTEREST ON THE BONDS.

A copy of any document or agreement referred to herein may be obtained upon request from the City.

THE BONDS

General Description of the Bonds

The Bonds will be issued in the aggregate principal amount of $3,675,000*, will bear interest at the rates, and will mature on the dates, as set forth on the cover page of this Official Statement and are subject to redemption as described herein. The Bonds will be issued only as fully registered bonds without coupons in book-entry form, initially in authorized denominations of $5,000 principal amount or any authorized integral multiple thereof.

**Preliminary, subject to change.*

The Depository Trust Company, New York, New York ("DTC"), will act as securities depository for the Bonds. Principal of and interest on the Bonds will be paid by the Trustee directly to DTC, which will remit such principal, premium, if any, and interest to DTC's Participants, who, in turn will be responsible for remitting such payments to the Beneficial Owners of the Bonds. See **"THE BONDS - Book-Entry-Only System".**

Interest on the Bonds will be paid in lawful money of the United States of America semiannually on March 1 and September 1 of each year (each, an "Interest Payment Date"), commencing March 1, 2026. Interest on the Bonds shall be calculated on the basis of a 360-day year composed of twelve 30-day months.

The Bonds shall be designated "Special Service Area No. 2004-104 Special Tax Refunding Bonds (Grande Reserve Project), Series 2025". Each Bond shall be dated the date of delivery (the "Dated Date") and shall bear interest from the Interest Payment Date next preceding the date of registration and authentication thereof unless such Bond is registered as of an Interest Payment Date, in which event it shall bear interest from the date thereof, or unless such Bond is registered prior to the first Interest Payment Date, in which event it shall bear interest from the Dated Date, or unless, as shown by the records of the Trustee, interest on such Bond shall be in default, in which event it shall bear interest from the date to which interest has been paid in full.

Redemption

Optional Redemption. The Bonds maturing on and after March 1, 20__* are subject to optional redemption prior to maturity at the option of the City, from such maturities and in such principal amounts as the City shall determine and within a maturity by lot, on any date on and after March 1, 20__*, at a redemption price of 100% of the principal amount to be redeemed, plus accrued interest to the redemption date, without premium.

Any optional redemption of the Bonds shall be applied, to the extent possible, to reduce pro rata the amount of Bonds maturing in each year and required to be redeemed by mandatory sinking fund redemption, and so as to maintain the proportion of principal maturing, or subject to mandatory sinking fund redemption, in each year to the total original principal amount of the Bonds as of the date of issuance.

Mandatory Redemption Upon Condemnation. The Bonds are subject to mandatory redemption on any Interest Payment Date, in part at a redemption price of 100% of the principal amount to be redeemed, plus accrued interest to the date fixed for redemption, without premium, from amounts in the Bond and Interest Fund consisting of the proceeds received by the City in connection with a condemnation of any of the Special Services or any other property dedicated to, or owned by, the City within the Special Service Area and allocable to the Bonds as determined by DTA. (the "Special Service Area Administrator") and which proceeds are not used by the City to rebuild the Special Services.

Any mandatory redemption of the Bonds as described in the preceding paragraph will be applied, to the extent possible, to reduce pro rata the amount of Bonds maturing in each year and required to be redeemed by mandatory sinking fund redemption so as to maintain the proportion of principal maturing or subject to mandatory sinking fund redemption in each year to the total original principal amount of the Bonds as of the date of issuance.

Special Mandatory Redemption from Optional Prepayment of Special Tax. The Bonds are also subject to mandatory redemption on any Interest Payment Date, in part, from prepayments of the Special Tax, from amounts available for disbursement from the Special Redemption Account, as applicable, pursuant to the Trust Indenture and from amounts transferred from the Reserve Fund and the Special Reserve Fund to the Special Redemption Account pursuant to the Trust Indenture, at par, together with accrued interest on such Bonds to the date fixed for redemption.

**Preliminary, subject to change.*

Any special mandatory redemption of the Bonds pursuant to the previous paragraph will be applied, to the extent possible, to reduce pro rata the amount of the Bonds required to be redeemed by mandatory sinking fund redemption and paid at maturity pursuant to the Trust Indenture and so as to maintain the proportion of principal maturing in each year and subject to mandatory sinking fund redemption to the total original principal amount of the Bonds.

Redemption Provisions; Notice of Redemption. If less than all the Bonds of any maturity are to be redeemed on any redemption date, the Bond Registrar appointed in the Trust Indenture shall assign to each Bond of the maturity to be redeemed a distinctive number for each $5,000 of principal amount of that Bond. The Bond Registrar shall then select by lot from the numbers so assigned, using such method as it shall deem proper in its discretion, as many numbers as, at $5,000 per number, shall equal the principal amount of the Bonds of that maturity to be redeemed; provided that following any redemption, no Bond shall be outstanding in an amount less than the minimum authorized denomination.

Notice of the redemption of any Bonds, which by their terms shall have become subject to redemption, shall be given to the registered owner of each Bond or portion of a Bond called for redemption not less than 20 or more than 60 days before any date established for redemption of Bonds, by the Trustee, on behalf of the City, in the manner required by DTC or by first class mail sent to the registered owner's last address, if any, appearing on the Bond Register. All notices of redemption shall include at least the series designation, dated date, maturities of Bonds called for redemption, CUSIP numbers, the date of redemption, and state that such redemption is subject to the irrevocable deposit of funds sufficient to redeem the Bonds to be redeemed on the redemption date. In the case of a Bond to be redeemed in part only, the notice shall also specify the portion of the principal amount of the Bond to be redeemed. The sending of the notice specified above to the registered owner of any Bond shall be a condition precedent to the redemption of that Bond, provided that any notice which is sent in accordance with the Indenture shall be conclusively presumed to have been duly given whether or not the owner received the notice. The failure to send notice to the owner of any Bond, or any defect in that notice, shall not affect the validity of the redemption of any other Bond for which notice was properly given.

Any notice of optional redemption may also state (and shall state if the City shall so direct) that the redemption is conditioned on receipt of moneys for such redemption by the Trustee on or prior to the redemption date; if such moneys are not received, the redemption of the Bonds for which notice was given shall not be made. In the event of any revocation of notice of optional redemption, the Trustee shall send notice of such revocation to the registered owners of the Bonds within three (3) Business Days after such proposed redemption date.

Purchase in Lieu of Redemption. In lieu of redemption as provided in the Trust Indenture, moneys accumulated in the Bond and Interest Fund may be used, as directed by the City, subject to prior written consent of the Bond Insurer (as hereinafter defined), for the purchase of outstanding Bonds at public or private sale, as and when and at such prices as the City may in its discretion determine, but at a price not exceeding the principal amount thereof plus accrued interest to the date of purchase which would otherwise be due if such Bonds were to be redeemed in accordance with the Indenture. All Bonds so purchased shall at such times as shall be selected by the City be delivered to and cancelled by the Trustee and no Bonds shall be issued in place thereof.

Optional Prepayments of Special Tax

The manner in which Special Taxes may be prepaid is described in the Special Tax Report, attached hereto as **APPENDIX C**. Generally, the Special Taxes may be prepaid with respect to any Parcel of property (as defined in the Special Tax Report) at any time and the obligation to pay the Special Taxes permanently satisfied by the payment of (i) an amount equal to all delinquent Special Taxes on such Parcel, including any applicable penalties and related costs as required by law, and Special Taxes due on such Parcel but not yet paid for the Calendar Year in which such prepayment is made, plus (ii) an amount equal to the amount of prepayment determined in accordance with the formula set forth in the Special Tax Report. See **APPENDIX C** hereto for a more complete discussion of the calculation of the amount of prepayment of Special Taxes.

Additional Bonds

Other than the Bonds, no obligations may be issued under the Trust Indenture other than obligations to refund part or all of the Bonds then Outstanding.

Book-Entry-Only System

THE INFORMATION PROVIDED IMMEDIATELY BELOW CONCERNING DTC AND THE BOOK-ENTRY-ONLY SYSTEM, AS IT CURRENTLY EXISTS, IS BASED SOLELY ON INFORMATION PROVIDED BY DTC AND IS NOT GUARANTEED AS TO ACCURACY OR COMPLETENESS BY, AND IS NOT TO BE CONSTRUED AS A REPRESENTATION BY, THE UNDERWRITER (AS DEFINED HEREIN) OR THE CITY.

When the Bonds are issued, ownership interests will be available to purchasers only through the Book-Entry-Only System maintained by DTC. DTC will act as securities depository for the Bonds. Initially, the Bonds will be issued as fully registered Bonds, registered in the name of Cede & Co. (DTC's partnership nominee). One fully registered bond will be issued in the aggregate original principal amount of each maturity of the Bonds and will be deposited with DTC. The following discussion will not apply to the Bonds if issued in certificate form due to the discontinuance of the DTC Book-Entry-Only system, as described below.

DTC, the world's largest depository, is a limited-purpose trust company organized under the New York Banking Law, a "banking organization" within the meaning of the New York Banking Law, a member of the Federal Reserve System, a "clearing corporation" within the meaning of the New York Uniform Commercial Code and a "clearing agency" registered pursuant to the provisions of Section 17A of the Securities Exchange Act of 1934, as amended (the “Exchange Act”). DTC holds and provides asset servicing for over 2 million issues of U.S. and non-U.S. equity issues, corporate and municipal debt issues, and money market instruments from over 85 countries that its participants (the "Direct Participants") deposit with the DTC. DTC also facilitates the post-trade settlement among Direct Participants of sales and other securities transactions in deposited securities through electronic computerized book-entry transfers and pledges between Direct Participants' accounts. This eliminates the need for physical movement of securities certificates. Direct Participants include both U.S. and non-U.S. securities brokers and dealers, banks, trust companies, clearing corporations and certain other organizations. DTC is a wholly owned subsidiary of The Depository Trust & Clearing Corporation ("DTCC"). DTCC, in turn, is owned by a number of Direct Participants of DTC and Members of the National Securities Clearing Corporation, Government Securities Clearing Corporation, MBS Clearing Corporation, and Emerging Markets Clearing Corporation (NSCC, GSCC, MBSCC, and EMCC, also subsidiaries of DTCC), as well by the New York Stock Exchange, Inc., the American Stock Exchange, Inc., and the National Association of Securities Dealers, Inc. Access to the DTC system is also available to others such as both U.S. and non-U.S. securities brokers and dealers, banks, and trust companies and clearing corporations that clear through or maintain a custodial relationship with a Direct Participant, either directly or indirectly (the "Indirect Participants" and together with the Direct Participants, the "DTC Participants"). The DTC Rules applicable to DTC and its Participants are on file with the Securities and Exchange Commission (the “Commission”). The DTC Rules applicable to its Participants are on file with the Commission. DTC has an S&P Global Ratings (“S&P”) rating of AA+. More information about DTC can be found at www.dtcc.com.

Purchase of the Bonds under the DTC system must be made by or through Direct Participants, which will receive a credit for the Bonds on DTC's records. The ownership interest of each actual purchaser of each Bond (the "Beneficial Owner") is, in turn, to be recorded on the Direct and Indirect Participants' records. Beneficial Owners will not receive written confirmation from DTC of their purchase. Beneficial Owners are, however, expected to receive written confirmations providing details of the transaction, as well as periodic statements of their holders, from the Direct and Indirect Participants through which the Beneficial Owner entered into the transaction. Transfer of beneficial ownership interests in the Bonds are to be accomplished by entries made on the books of Direct and Indirect Participants acting on behalf of the Beneficial Owners. Beneficial Owners will not receive certificates representing their ownership interest of the Bonds, except in the event that use of the book entry system for the Bonds is discontinued.

To facilitate subsequent transfers, all Bonds deposited by Direct Participants with DTC are registered in the name of DTC's partnership nominee, Cede & Co., or such other name as may be requested by an authorized representative of DTC. The deposit of Bonds with DTC and their registration in the name of Cede & Co. or such other DTC nominee do not effect any change in beneficial ownership. DTC has no knowledge of the actual Beneficial Owners of the Bonds. DTC's records reflect only the identity of the Direct Participants to whose accounts such Bonds are credited, which may or may not be the Beneficial Owners. The Direct and Indirect Participants will remain responsible for keeping account of their holdings on behalf of their customers.

Conveyance of notices and other communications by DTC to Direct Participants, by Direct Participants to Indirect Participants, and by Direct Participants and Indirect Participants to Beneficial Owners will be governed by arrangements among them, subject to any statutory or regulatory requirements as may be in effect from time to time, redemption notices shall be sent to DTC. If less than all of the Bonds are being redeemed, DTC's practice is to determine by lot the amount of interest of each Direct Participant in such issue to be redeemed.

Neither DTC nor Cede & Co. (nor any other DTC nominee) will consent or vote with respect to the Bonds unless authorized by a Direct Participant in accordance with DTC's Procedures. Under its usual procedures, DTC mails an Omnibus Proxy to the Trustee as soon as possible after the record date. The Omnibus Proxy assigns Cede & Co.'s consenting or voting rights to those Direct Participants to whose accounts the Bonds are credited on the record date (identified in a listing attached to the Omnibus Proxy).

Redemption proceeds and payments of principal and interest on the Bonds will be made to Cede & Co., or such other nominee as may be requested by an authorized representative of DTC. DTC's practice is to credit Direct Participants' accounts upon DTC's receipt of funds and corresponding detail information from the Trustee, on payable dates in accordance with their respective holdings shown on DTC's records. Payments by Participants to Beneficial Owners will be governed by standing instructions and customary practices, as is the case with securities held for the accounts of customers in bearer form or registered in "street name" and will be the responsibility of such Participant and not of DTC, the Trustee, or the City, subject to any statutory and regulatory requirements as may be in effect from time to time. Payment of principal and interest to Cede & Co. (or such other nominee as may be requested by an authorized representative of DTC) is the responsibility of the City or the Trustee, disbursement of such payments to Direct Participants shall be the responsibility of DTC, and disbursement of such payments to the Beneficial Owners shall be the responsibility of Direct and Indirect Participants.

DTC may discontinue providing its services as securities depository with respect to the Bonds at any time by giving written notice to the City or the Trustee. Under such circumstances, in the event that a successor securities depository is not obtained, Bonds are required to be printed and delivered as described in the Trust Indenture. The City may discontinue use of the system of book-entry transfers through DTC (or a successor securities depository) as described in the Trust Indenture. In that event, Bonds will be printed and delivered as described in the Trust Indenture.

NEITHER THE CITY, THE UNDERWRITER, NOR THE TRUSTEE WILL HAVE ANY RESPONSIBILITY OR OBLIGATION TO ANY DIRECT PARTICIPANTS OR INDIRECT PARTICIPANTS OR THE PERSONS FOR WHOM THEY ACT WITH RESPECT TO (1) THE ACCURACY OF ANY RECORDS MAINTAINED BY DTC OR ANY SUCH DIRECT PARTICIPANT OR INDIRECT PARTICIPANT; (2) THE PAYMENT BY ANY PARTICIPANT OF ANY AMOUNT DUE TO ANY BENEFICIAL OWNER IN RESPECT OF THE PRINCIPAL OF OR INTEREST OR PREMIUM ON THE BONDS; (3) THE DELIVERY BY ANY SUCH DIRECT PARTICIPANT OR INDIRECT PARTICIPANT OF ANY NOTICE TO ANY BENEFICIAL OWNER THAT IS REQUIRED OR PERMITTED UNDER THE TERMS OF THE TRUST INDENTURE TO BE GIVEN TO BONDHOLDERS; (4) THE SELECTION OF THE BENEFICIAL OWNERS TO RECEIVE PAYMENT IN THE EVENT OF ANY PARTIAL REDEMPTION OF THE BONDS; OR (5) ANY CONSENT GIVEN OR OTHER ACTION TAKEN BY DTC AS BONDHOLDER.

BOND INSURANCE

[TO COME]

PLAN OF FINANCE

General

The City will use the proceeds of the Bonds, together with amounts on hand under the prior indenture for the Series 2004 Bonds to: (i) currently refund all of the City's outstanding Series 2004 Bonds, as described below (the "Refunded Bonds"), (ii) fund a portion of the Reserve Fund, and (iii) pay certain expenses incurred in connection with the issuance of the Bonds. See **"SOURCES AND USES OF FUNDS"** herein.

The Refunded Bonds

The City has determined the defeasance and current refunding of the Refunded Bonds to be in the public interest and in furtherance of the public purposes of the City. The table below sets forth the redemption date and principal amount of the Refunded Bonds to be redeemed.

SSA No. 2004-104 Special Tax Bonds (Grande Reserve), Series 2004

Bond Year (3/1)	Outstanding Amount	Refunded Amount(1)	Redemption Price	Redemption Date(1)	CUSIPS(2) (Base: 987361)
2026	$ 276,000(3)	$ 276,000	100.00%	1/14/2026	
2027	305,000(3)	305,000	100.00%	1/14/2026	
2028	328,000(3)	328,000	100.00%	1/14/2026	
2029	359,000(3)	359,000	100.00%	1/14/2026	
2030	391,000(3)	391,000	100.00%	1/14/2026	
2031	424,000(3)	424,000	100.00%	1/14/2026	
2032	460,000(3)	460,000	100.00%	1/14/2026	
2033	495,000(3)	495,000	100.00%	1/14/2026	
2034	534,000	534,000	100.00%	1/14/2026	AD4
Total	$3,572,000	$3,572,000			

Notes: (1) Subject to change.
(2) CUSIP numbers appearing in this Official Statement have been provided by the CUSIP Service Bureau, which is managed on behalf of the American Bankers Association by FactSet Research Systems Inc. The City is not responsible for the selection of CUSIP numbers and makes no representation as to their correctness on the Series 2004 Bonds or as set forth in this Official Statement.
(3) Amount subject to mandatory redemption on such date.

Proceeds of the Bonds and amounts transferred from funds and accounts for the Refunded Bonds will be used to fund an irrevocable escrow account (the "Escrow Account") to be invested in cash and direct obligations of the United States of America. The Escrow Account will be held by the U.S. Bank Trust Company, National Association, Chicago, Illinois, as Successor Trustee for the Series 2004 Bonds and in its capacity as escrow agent (the "Escrow Agent") and will be used to effect the defeasance and current refunding of the Refunded Bonds. The Escrow Account will be held by the Escrow Agent pursuant to an escrow agreement (the "Escrow Agreement") which irrevocably directs the Escrow Agent to (i) pay the redemption price of the outstanding Refunded Bonds, plus accrued interest, on January 14, 2026* (the "Redemption Date") and (ii) take all steps necessary to call the outstanding Refunded Bonds on the Redemption Date. The Escrow Account will be funded in such amounts so that the cash and the principal and interest payments received on the investments therein will be sufficient to pay, the redemption price of, and interest on, the Refunded Bonds on the Redemption Date.

**Preliminary, subject to change.*

SOURCES AND USES OF FUNDS

SOURCES:	
Principal Amount	$_____
Transfer from Bond and Interest Fund under Prior Trust Indenture	_____
Transfer from Reserve Fund under Prior Trust Indenture	_____
Total Sources	$_____
USES:	
Deposit to Escrow Account	$_____
Deposit to Reserve Fund	_____
Costs of Issuance(1)	_____
Total Uses	$_____

Note: (1) Includes Underwriter's discount, bond insurance premium and other issuance costs and contingencies.

DEBT SERVICE REQUIREMENTS

The following table sets forth the debt service schedule for the Bonds based on the maturity, and interest rate set forth on the cover of this Preliminary Official Statement, assuming no redemptions are made:

Debt Service Requirements*(1)(2)*

Bond Year (3/1)	Principal	Interest	Total Debt Service
2026	$ 315,000	$ 26,859	$ 341,859
2027	350,000	117,778	467,778
2028	365,000	106,928	471,928
2029	385,000	95,430	480,430
2030	405,000	82,918	487,918
2031	430,000	69,350	499,350
2032	450,000	54,300	504,300
2033	475,000	37,650	512,650
2034	500,000	19,600	519,600
Total	$3,675,000	$610,812	$4,285,812

Notes: (1) Source: the City.
(2) Preliminary and subject to change.

Special Tax and Debt Service Coverage*(1)(2)*

Bond Year (3/1)	The Bonds(3)	Trustee & Admin. Fees(4)	Adjusted Debt Service(3)	Maximum Special Tax	Debt Service Coverage(3)
2026	$ 341,859	$ 25,331	$ 367,190	$ 492,082	1.34x
2027	467,778	25,711	493,489	612,385	1.24x
2028	471,928	26,097	498,025	621,486	1.25x
2029	480,430	26,488	506,918	630,804	1.24x
2030	487,918	26,885	514,803	640,339	1.24x
2031	499,350	27,289	526,639	649,874	1.23x
2032	504,300	27,698	531,998	659,625	1.24x
2033	512,650	28,113	540,763	669,593	1.24x
2034	519,600	28,535	548,135	679,561	1.24x
Total	$4,285,812	$242,147	$4,527,959	$5,655,750	

Notes: (1) Source: the City and the Special Service Area Administrator.
(2) Excludes the Refunded Bonds and is subject to change.
(3) Subject to change.
(4) Trustee and Administrative Fees are estimated to increase 1.5% per year.

SECURITY AND SOURCE OF PAYMENT FOR THE BONDS

General

The Bonds and the interest thereon are limited obligations of the City secured and payable solely from the Special Taxes and other moneys deposited in the Funds and Accounts established pursuant to the Trust Indenture other than the Administrative Expense Fund, the Special Reserve Fund and the Rebate Fund. When collected, the Special Taxes and any foreclosure proceeds shall be placed in the Bond and Interest Fund. In addition, proceeds received by the City from a condemnation of any of the Special Services or any other property owned by or dedicated to the City within the Special Service Area and allocable to the Bonds which is not used to rebuild the Special Services shall be deposited into the Bond and Interest Fund as security for the Bonds.

IN THE OPINION OF BOND COUNSEL, THE BONDS WILL CONSTITUTE VALID AND LEGALLY BINDING LIMITED OBLIGATIONS OF THE CITY, PAYABLE SOLELY AND ONLY FROM THE SPECIAL TAXES (AS PROVIDED IN THE BOND ORDINANCE, THE SPECIAL TAX REPORT AND THE TRUST INDENTURE) AND AMOUNTS ON DEPOSIT IN CERTAIN OF THE FUNDS AND ACCOUNTS ESTABLISHED AND MAINTAINED UNDER THE TRUST INDENTURE, AS SET FORTH HEREIN. THE BONDS ARE NOT GENERAL OBLIGATIONS OF THE CITY AND NEITHER THE FULL FAITH AND CREDIT NOR THE GENERAL TAXING POWER OF THE CITY, THE COUNTY, THE STATE, OR ANY POLITICAL SUBDIVISION THEREOF IS PLEDGED TO THE PAYMENT OF THE BONDS. NO HOLDER OF ANY BOND SHALL HAVE THE RIGHT TO COMPEL THE EXERCISE OF ANY TAXING POWER OF THE CITY (OTHER THAN THE LEVY OF THE SPECIAL TAX) FOR PAYMENT OF THE PRINCIPAL AMOUNT OF, PREMIUM, IF ANY, OR INTEREST ON THE BONDS.

The amount of Special Taxes that the City may levy in the Area in any year is strictly limited by the maximum amounts approved by the corporate authorities at the time of establishment of such Area. The City is legally authorized under the Special Service Area Act, and has covenanted in the Trust Indenture, to extend and collect the Special Taxes in an amount determined according to the Special Tax Report. The City has levied the Special Taxes in the amounts set forth in the Maximum Special Taxes column in the Table under the caption **"THE SPECIAL SERVICE AREA AND SPECIAL TAX – Special Service Area Special Tax Report"** herein below and will abate such tax each year to the extent it is not needed. See **"SECURITY AND SOURCE OF PAYMENT FOR THE BONDS – The Special Tax"** below. The Special Tax Report apportion the total amount of Special Taxes to be collected among the Parcels in the Area as more particularly described herein. See **"THE SPECIAL SERVICE AREA AND SPECIAL TAX - Special Tax Report"** and **"APPENDIX C – Special Tax Report".**

The Special Tax

The levying of the Special Tax was authorized by the corporate authorities in Ordinance No.2004-49, adopted at a meeting held on September 14, 2004, as amended by Ordinance No. 2004-60 adopted at a meeting held on October 26, 2004 (the "Establishing Ordinance"). Pursuant to the Establishing Ordinance, the City caused the Establishing Ordinance and the Declaration of Consent of the Developer to be recorded with the County.

The Bonds are secured by, among other things, a pledge of Special Taxes including all scheduled payments of Special Taxes collected by the County and received by the City, interest thereon, and proceeds of the redemption or sale of property sold as a result of foreclosure of the lien of Special Taxes. Pursuant to the Bond Ordinance the City has levied the Special Taxes in the amounts set forth in the Total Maximum SSA Special Taxes column in the Table set forth below in **"THE SPECIAL SERVICE AREA AND SPECIAL TAX – Special Service Area Special Tax Report"** and will abate such tax each year to the extent it exceeds the Special Tax Requirement as calculated by the Special Service Area Administrator on its behalf. The City has covenanted in the Bond Ordinance and the Trust Indenture annually on or before the last Tuesday of December for each of the years 2025 through 2032 to calculate or cause the Special Service Area Administrator to calculate the Special Tax Requirements; to amend the Special Tax Roll and provide the county tax collector with the amended Special Tax Roll; and to direct the County Clerk of Kendall County (the "County Clerk") to extend the Special Taxes for collection on the tax books against all of the taxable real property within the Area in connection with other taxes levied in each of such years for general City purposes. The Special Taxes shall be computed, extended and collected in accordance with the Special Tax Report and the Special Tax Roll, and divided among the taxable real property within the Area in accordance with the terms of the Establishing Ordinance and the Special Tax Report. The Special Taxes authorized to be levied by the Bond Ordinance shall be abated each year to the extent the taxes levied pursuant to the Bond Ordinance exceed the Special Tax Requirements as calculated by the Special Service Area Administrator pursuant to the Establishing Ordinance and the Special Tax Report. See **"THE SPECIAL SERVICE AREA AND SPECIAL TAX – Special Service Area Special Tax Report".**

The levy of the Special Taxes is subject to certain limitations. The levy of the Special Taxes on each Parcel within the Area is constrained by the Maximum Parcel Special Tax amount applicable to such Parcel. See **"THE SPECIAL SERVICE AREA AND SPECIAL TAX – Special Service Area Special Tax Report"** and Maximum Special Taxes column in the Table under the caption **"THE SPECIAL SERVICE AREA AND SPECIAL TAX – Special Service Area Special Tax Report"** herein. The full amount of the Maximum SSA Special Taxes as set forth in the subcaption under the caption "Special Tax Report" has been levied pursuant to the Bond Ordinance.

Although the Special Tax, when levied, will constitute a lien on Parcels within the Area, it does not constitute a personal indebtedness of the owners of such Parcels within the Area. There is no assurance that the owners of such Parcels in the Area will be financially able to pay the annual Special Taxes or that they will pay such tax even if financially able to do so. See **"RISK FACTORS"** herein.

Pledged Funds

Bond and Interest Fund. The Trust Indenture creates and establishes with the Trustee a separate and special fund of the City established exclusively for paying principal of interest on and redemption premium on the Bonds and which is designated as the "Special Service Area No. 2004-104 Special Tax Refunding Bonds, Bond and Interest Fund" (the "Bond and Interest Fund"). When collected, the Special Taxes, including certain amounts transferred to the Trustee from the Bond and Interest Fund created for the Bonds, and the Foreclosure Proceeds, including any interest and penalties collected in connection with such Special Taxes or Foreclosure Proceeds, shall be placed in the Bond and Interest Fund. The City may provide for the County to transmit directly to the Trustee for deposit to the Bond and Interest Fund any Special Taxes collected by the County. In addition, proceeds received by the City in connection with a condemnation of any of the Special Services or any other property dedicated to or owned by the City within the Special Service Area allocable to the Bonds which is not used to rebuild the Special Services shall be deposited in the Bond and Interest Fund and the City shall identify for the Trustee the amount so deposited. Moneys deposited in the Bond and Interest Fund and investments of the Bond and Interest Fund shall never be commingled with or loaned to any other funds of the City. All interest and other investment earnings on the Bond and Interest Fund shall become, when received, a part of the Bond and Interest Fund. When the amount of condemnation proceeds deposited to the Bond and Interest Fund equals $1,000 or more, such amount will be used to redeem Bonds on the next Interest Payment Date. Any amounts representing condemnation proceeds which remain on deposit in the Bond and Interest Fund for a continuous period of thirty (30) months and which will not be used to redeem the Bonds on the next Interest Payment Date will be used to pay debt service on the Bonds on the next Interest Payment Date.

Amounts deposited in the Bond and Interest Fund are appropriated for and irrevocably pledged to, and shall be used solely for the purpose of paying the principal of and interest and redemption premium, if any, on the Bonds, or for transfers to the Special Reserve Fund, the Reserve Fund or the Administrative Expense Fund, as permitted in the Trust Indenture.

At any time after September 1 but in no event later than December 1 of each year, the Trustee will determine the amount needed to pay principal of and interest and redemption premium, if any, on the Bonds on the next succeeding Interest Payment Date. If the Trustee determines that sufficient amounts are on deposit in the Bond and Interest Fund to pay principal of, and interest and redemption premium, if any due on the Bonds on the next succeeding Interest Payment Date, the Trustee shall notify the City and the consultant of any excess amounts on deposit in the Bond and Interest Fund and, at the written direction of the City, shall transfer an amount from the Bond and Interest Fund to the Administrative Expense Fund which the City after consultation with the consultant has determined will be adequate, together with other amounts in the Administrative Expense Fund or reasonably expected to be transferred to or deposited in such Fund, to pay all Administrative Expenses during the succeeding calendar year. After making such transfer to the Administrative Expense Fund any excess amounts on deposit in the Bond and Interest Fund will be transferred to the Reserve Fund to the extent necessary to replenish the Reserve Fund to the Reserve Requirement (as defined below under the subcaption "Reserve Fund") (or to restore the amount available under any Reserve Fund Policy, together with cash on deposit in the Reserve Fund, to the Reserve Requirement). After (i) making such transfer to the Administrative Expense Fund, and (ii) the Reserve Fund has amounts on deposit equal to the Reserve Requirement, any excess amounts on deposit in the Bond and Interest Fund shall be transferred to the Special Reserve Fund to the extent necessary to fund and replenish the Special Reserve Fund to the Special Reserve Fund Requirement. The total amount transferred from time to time to the Special Reserve Fund will not exceed $15,000 giving consideration to amounts that may have previously been transferred from the Special Reserve Fund. Thereafter, any remaining excess shall be retained in the Bond and Interest Fund and applied to pay principal and interest coming due on the next succeeding Interest Payment Date.

Special Redemption Account. The Trust Indenture creates and establishes with the Trustee a separate account designated the "Special Redemption Account" within the Bond and Interest Fund established with the Trustee. All prepayments of the Special Taxes made in accordance with the Special Tax Report shall be deposited in the Special Redemption Account. Moneys in the Special Redemption Account shall be used exclusively to redeem Bonds pursuant to the Trust Indenture as described under the caption "**THE BONDS – Redemption -** ***Special Mandatory Redemption from Optional and Mandatory Prepayment of Special Tax***" or to pay debt service on the Bonds pursuant to the Trust Indenture. In the event of any optional prepayment of Special Tax, prior to giving notice of the redemption of Bonds in accordance with the Trust Indenture, the Trustee shall transfer from the Reserve Fund to the Special Redemption Account an amount equal to the Reserve Fund credit and from the Special Reserve Fund (to the extent funds are available) to the Special Redemption Account an amount equal to the Special Reserve Fund Credit, if any, upon the direction of the Consultant in accordance with the Special Tax Roll and Report. When the amount on deposit in the Special Redemption Account from mandatory redemption upon redemption equals $5,000, such amount shall be used to redeem the Bonds on the next Interest Payment Date in accordance with the Trust Indenture. On each such interest payment date, the Trustee shall withdraw from the Special Redemption Account and pay to the owners of the Bonds the amounts to redeem the Bonds pursuant to the Trust Indenture. When the amount on deposit in the Special Redemption Account from mandatory redemption from optional prepayment of Special Taxes equals or exceeds $1,000, such amount will be used to redeem the Bonds on the next March 1, June 1, September 1 or December 1 in accordance with the Trust Indenture. On each such redemption date, the Trustee will withdraw from the Special Redemption Account and pay to the owners of the amounts to redeem the Bonds pursuant to the Trust Indenture. Notwithstanding the foregoing, any amounts contained in the Special Redemption Account for a continuous period of thirty (30) months and which will not be used to redeem the Bonds on the next Interest Payment Date in accordance with the immediately preceding sentences and under the caption **"THE BONDS – Redemption -** ***Special Mandatory Redemption from Optional Prepayment of Special Tax"*** shall be used to pay debt service on the Bonds on the next Interest Payment Date. Any amount contained in the Special Redemption Account on the final maturity date of the Bonds shall be used to pay outstanding debt service on the Bonds.

Reserve Fund. The Trust Indenture creates and establishes with the Trustee a separate and special fund of the City which is designated as the "Special Service Area No. 2004-104 Special Tax Refunding Bonds (Grande Reserve Project), Reserve Fund, Series 2025" (the "Reserve Fund"), and which must be maintained in an amount equal to the Reserve Requirement. At closing, the cash portion of the Reserve Requirement will be equal to 50% of the total Reserve Requirement or $183,750*, as reduced by the amount of any Reserve Fund Credits transferred to the Special Redemption Account in connection with a redemption of the Bonds from prepayments pursuant to the Trust Indenture and as described in the preceding paragraph, with the remaining 50% of the Reserve Requirement funded by the Reserve Fund Policy (as defined hereinafter). Amounts deposited in the Reserve Fund shall be used solely for the purpose of (i) making transfers to the Bond and Interest Fund to pay the principal of, including mandatory sinking fund payments, and interest on, all Bonds when due, in the event that moneys in the Bond and Interest Fund are insufficient therefor, (ii) making any transfers to the Bond and Interest Fund if the aggregate cash balance in the Reserve Fund and the Special Reserve Fund (as hereinafter defined) exceeds the amount required to redeem all Bonds then outstanding, (iii) making transfers to the Special Redemption Account of the Bond and Interest Fund pursuant to the Indenture or (iv) if the amount then on deposit in the Reserve Fund is at least equal to the Reserve Requirement, for transfer in accordance with the Trust Indenture, and as described in the next paragraph.

On the Business Day prior to each Interest Payment Date, moneys in the Reserve Fund in excess of the applicable cash portion of the Reserve Requirement shall be transferred by the Trustee from the Reserve Fund to the Bond and Interest Fund to be used for the payment of interest on Bonds on the next following Interest Payment Date.

**Preliminary, subject to change.*

On the Business Day prior to each March 1 Interest Payment Date, (a) moneys in the Reserve Fund in excess of the Reserve Requirement shall be transferred by the Trustee from the Reserve Fund to the Bond and Interest Fund to be used for the payment of principal of and interest and redemption premium (if any) on the Bonds on such March 1 Interest Payment Date, and (b) moneys in the Reserve Fund in excess of (i) the Reserve Requirement and (ii) the principal of and interest and redemption premium (if any) due on the Bonds on such March 1 Interest Payment Date, shall be used for the payment of interest on the Bonds on the next following September 1 Interest Payment Date. Any amounts contained in the Reserve Fund on the final maturity date of the Bonds shall be transferred to the Bond and Interest Fund and used to pay outstanding debt service on the Bonds.

Withdrawals from the Reserve Fund shall be made from the following sources in the following order of priority: (l) cash, and (2) from drawings under a Reserve Fund Policy in the order of priority provided for in such instruments. Any replenishment of the Reserve Fund shall be applied first to the reimbursement of drawings under a Reserve Fund Policy and then to the restoration of cash. In the event that the City chooses to deposit a Reserve Fund Policy into the Reserve Fund, it may make reasonable covenants and agreements with the issuer of the policy, surety or other facility including, but not limited to, covenants and agreements related to the following:

(a) The application and priority of amounts deposited to the credit of the Reserve Fund after a draw under the Reserve Fund Policy to reimburse the issuer of the Reserve Fund Surety Policy or to reimburse or replenish cash in the Reserve Fund;

(b) Not less than fifteen (15) days advance notice of the need for a draw by the Trustee under the Reserve Fund Policy and to maintain records; and

(c) The status of the issuer of the Reserve Fund Policy as a third party beneficiary under the Trust Indenture and its ability to enforce the provisions of the Trust Indenture to the extent such rights may in fact benefit such issuer of the policy or facility.

The Reserve Requirement is equal to 10% of the principal amount of the Bonds.

[redacted] will pay each portion of an Insured Payment that is due for payment and unpaid by reason of nonpayment by the City to the Trustee, as beneficiary of the Reserve Policy on behalf of the holders of the Bonds on the later to occur of (i) the date such scheduled principal or interest becomes due for payment or (ii) the business day next following the day on which [redacted] receives a demand for payment therefor in accordance with the terms of the Reserve Policy.

No payment shall be made under the Reserve Policy in excess of fifty percent (50%) of the Reserve Requirement established for the Bonds (the "Reserve Policy Limit"). Pursuant to the terms of the Reserve Policy, the amount available at any particular time to be paid to the Trustee shall automatically be reduced to the extent of any payment made by [redacted] under the Reserve Policy, provided, that, to the extent of the reimbursement of such payment by the City to, [redacted] the amount available under the Reserve Policy shall be reinstated in full or in part, in an amount not to exceed the Reserve Policy Limit. The premium on the Reserve Policy is included in the Costs of Issuance for the Bonds. See **"SOURCES AND USES OF FUNDS"** herein.

Non-Pledged Funds

Special Reserve Fund. A separate and special fund of the City which shall be designated as the "Special Service Area Number 2004-107 Special Tax Refunding Bonds, Special Reserve Fund" (the "Special Reserve Fund"). Special Taxes shall be deposited in the Special Reserve Fund in accordance with the Indenture until the amounts on deposit in the Special Reserve Fund equal the Special Reserve Fund Requirement. The total amount transferred from time to time to the Special Reserve Fund shall not exceed $_____, giving consideration to amounts that may have previously been transferred from the Special Reserve Fund.

Amounts deposited in the Special Reserve Fund shall be used solely for the purpose of (i) making any transfers to the Bond and Interest Fund if the aggregate balance in the Special Reserve Fund and the Reserve Fund exceeds the amount required to redeem all Bonds then outstanding, (ii) for transfer to the Special Redemption Account in an amount equal to the Special Reserve Fund Credit in accordance with the Indenture, (iii) on March 1, 20__ for transfer to the Bond and Interest Fund as described below, (iv) at the direction of an Authorized Officer for transfer to the Bond and Interest Fund or any other fund established under the Trust Indenture, or (v) at the direction of an Authorized Officer for any use permitted by the Special Service Area Act, provided an opinion of bond counsel is delivered to the Trustee to the effect that such use will not violate the Special Service Area Act or adversely affect the tax-exempt status of interest on the Bonds.

On March 1, 20__ (on which date the Special Reserve Fund Credit shall be zero), the Trustee shall without further direction, transfer any remaining amounts on deposit in the Special Reserve Fund to the Bond and Interest Fund to pay principal of and interest and redemption premium on the Bonds on the next succeeding Interest Payment Date.

Any amounts in the Special Reserve Fund that are used to pay principal of, or interest or premium on, the Bonds shall be treated as Special Taxes paid by the owners of the affected Parcels for purposes of the Special Tax Roll and Report.

Amounts on deposit in the Special Reserve Fund are not pledged to the payment of principal of or interest on the Bonds.

The Reserve Policy does not insure against nonpayment caused by the insolvency or negligence of the Trustee or Paying Agent.

The Reserve Policy. _____ has made a commitment to issue a financial guaranty insurance policy for fifty percent (50%) of the Reserve Requirement with respect to the Bonds (the "Reserve Fund Policy"), effective as of the date of issuance of the Bonds and held by the Trustee in the Reserve Fund. See **APPENDIX B** for a specimen Reserve Fund Policy. The Reserve Policy, together with a portion of the proceeds of the Bonds to be deposited in the Reserve Fund, will equal the Reserve Requirement. All amounts on deposit under the Indenture available to pay debt service on the Bonds (exclusive of the Reserve Policy) shall be used to pay such debt service before any draw may be made on the Reserve Policy. Draws on the Reserve Policy may be used only to pay principal of and/or interest on the Bonds. The Bonds will be delivered only upon the issuance of the Reserve Policy. Under the terms of the Reserve Policy, _____ will unconditionally and irrevocably guarantee to pay that portion of the scheduled principal and interest on the Bonds that becomes due for payment but shall be unpaid by reason of nonpayment by the City (the "Insured Payment(s)").

Costs of Issuance Fund. The Trust Indenture creates and establishes with the Trustee a separate and special fund of the City within the Administrative Expense Fund which is designated as the "Special Service Area No. 2004-104 Special Tax Refunding Bonds, Costs of Issuance Fund, Series 2025" (the "Costs of Issuance Fund"). Amounts deposited in the Costs of Issuance Fund shall be used solely for the purpose of paying costs incurred in connection with the issuance of the Bonds and the refunding of the Series 2004 Bonds. On the date which is six (6) months after the date of issuance of the Bonds, the Trustee shall transfer all amounts remaining in the Costs of Issuance Fund to the Bond and Interest Fund.

Administrative Expense Fund. The Trust Indenture creates and establishes with the Trustee a separate and special fund of the City which is designated as the "Special Service Area No. 2004-104 Special Tax Refunding Bonds, Administrative Expense Fund" (the "Administrative Expense Fund"). Amounts in the Administrative Expense Fund shall be withdrawn by the Trustee and paid to the City or its order upon receipt by the Trustee of a written request from an Authorized Officer stating the amount to be withdrawn, that such amount is to be used to pay an Administrative Expense, and the nature of such Administrative Expense.

Rebate Fund. The Trust Indenture creates and establishes with the Trustee a separate and special fund of the City which is designated as the "Special Service Area No. 2004-104 Special Tax Refunding Bonds, Rebate Fund" (the "Rebate Fund"), into which there shall be deposited as necessary investment earnings in the Bond and Interest Fund, the Reserve Fund and the Special Reserve Fund to the extent required so as to maintain the federal tax-exempt status of interest on the Bonds. All rebates, special impositions or taxes for such purpose payable to the United States of America (Internal Revenue Service) shall be payable from the Rebate Fund.

Amounts in the Special Reserve Fund, Administrative Expense Fund, and the Rebate Fund are not pledged to the repayment of the Bonds.

Investment of Funds

Moneys on deposit in the various funds and accounts established under the Trust Indenture may be invested from time to time in Qualified Investments pursuant to directions from the City to the Trustee provided that moneys on deposit in the Special Redemption Account shall be invested only in Qualified Investments having a maturity of 180 days or more. Except as otherwise expressly provided in the Trust Indenture, earnings or losses on such investments will be attributed to the fund or account for which the investment was made. In the event that the Trustee does not receive directions from the City to invest funds held under the Trust Indenture, the Trustee shall invest such funds in a money market fund which invests in short-term securities issued or guaranteed by the United States Government, its agencies or instrumentalities. Notwithstanding anything in the Trust Indenture to the contrary, at the written direction of the City, the Trustee shall invest amounts on deposit in the (1) Special Redemption Account of the Bond and Interest Fund and (2) the Special Reserve Fund such that the yield on the investment does not exceed the yield on the Bonds. The Reserve Fund shall be invested only in Qualified Investments with maturities not longer than ten (10) years, the average life of which is no longer than five (5) years. Investments on deposit in all funds and accounts established under the Trust Indenture shall be valued at market value at least quarterly.

Security for the Bonds

The Bonds and the interest thereon are secured and payable primarily from (i) the Special Taxes levied, and to be extended and collected on all taxable property within the Area subject to the Special Taxes, including interest on such Special Taxes and the proceeds of the redemption or sale of property sold as a result of any actions to foreclose the lien of Special Taxes and any interest accrued thereon, brought following a delinquency in the payment of the Special Taxes (the "Special Taxes"), (ii) any amounts transferred by the City to the Bond and Interest Fund, including the allocable portion of condemnation proceeds received by the City not used to rebuild the Special Services, and (iii) the Reserve Policy and amounts deposited in the Bond and Interest Fund and the Reserve Fund.

Covenants of the City

Pursuant to the Trust Indenture, the City has covenanted for the benefit of the holders of the Bonds (the "Bondholders") that the City will:

(a) take all actions, if any, which shall be necessary, in order further to provide for the levy, extension, collection and application of the taxes levied by the Trust Indenture and the Bond Ordinance, including enforcement of the Special Taxes as provided by law;

(b) not take any action which would adversely affect the levy, extension, collection and application of the taxes levied pursuant to the Bond Ordinance and the Trust Indenture, except to abate those taxes to the extent permitted by the Trust Indenture and the Special Tax Report;

(c) comply with all requirements of the Special Service Area Act, the Bond Ordinance and other applicable present and future laws concerning the levy, extension and collection of the Special Taxes levied pursuant to the Bond Ordinance and Indenture, in each case so that the City shall be able to pay the principal of and interest on the Bonds as they come due and replenish the Special Reserve Fund to the Special Reserve Requirement and the Reserve Fund to the Reserve Requirement (or to restore the amount available under any Reserve Fund Surety Policy, together with cash on deposit in the Reserve Fund, to the Reserve Requirement), and it will take all actions necessary to assure the timely collection of the Special Taxes, including without limitation, the enforcement of any delinquent Special Taxes by providing the County with such information as is deemed necessary to enable the County to include any property subject to a delinquent Special Taxes in the County Collector's annual tax sale and, upon receipt of the written request of the Bond Insurer or a majority of the Bondholders in the event the tax lien is forfeited at such tax sale, by assigning to the Trustee its right to institute foreclosure proceedings, and/or assigning to the Trustee its right to purchase as a taxing district the unpaid taxes due upon the property all in the manner provided by law; provided, however, that the obligation to purchase unpaid taxes, or institute any proceeding shall only arise in the event the City or the Trustee, as applicable, makes the determination that sufficient funds are on deposit in the Administrative Expense Fund to (i) pay all remaining Administrative Expenses expected for such levy year, and (ii) apply to the purchase of the unpaid taxes and/or pay the costs of any proceeding;

(d) not encumber, pledge or place any charge or lien upon any of the Special Taxes or other amounts pledged to the Bonds superior to, or on a parity with, or junior to, the pledge and lien created in the Trust Indenture for the benefit of the Bonds, except as permitted by, or specifically set forth in, the Trust Indenture including in connection with the issuance of refunding Bonds;

(e) take all actions which are necessary to be taken (and avoid any actions which it is necessary to avoid being taken), so that interest on the Bonds will not be or become included in gross income for federal income tax purposes under existing law;

(f) keep, or cause the Trustee to keep, proper books of record and accounts, separate from all other records and accounts of the City, in which complete and correct entries will be made of all transactions relating to the deposits to and expenditure of amounts disbursed from the Funds and Accounts created under the Trust Indenture and the Special Tax; and

(g) to the extent possible, it will direct the County to deposit all Special Taxes when collected including Foreclosure Proceeds, condemnation proceeds and prepayments directly with the Trustee to be applied as set forth in the Trust Indenture.

Enforcement of Payment of Special Taxes

In Illinois, general ad valorem property taxes are levied in one year and become payable during the following year. At the end of each collection year, the County Treasurer applies to the Circuit Court of Kendall County for a judgment for all unpaid general ad valorem property taxes. The Circuit Court of Kendall County order resulting from that application for judgment provides for a sale of all property with unpaid general ad valorem property taxes. A public sale is held, at which time successful bidders pay the unpaid general ad valorem property taxes plus penalties (i.e., interest penalties and certain other costs). The annual tax sale is usually held during October of any given year in the County. Unpaid general ad valorem property taxes accrue penalties at the rate of 1 1/2% per month from their due date until the date of sale. Taxpayers can redeem their property by paying the purchaser of the delinquent taxes on the property at the general tax sale the amount paid at the sale, plus a penalty. If redemption does not occur within two and one half years and certain procedural requirements are met, the purchaser of the property at the tax sale may petition for, and receive a deed to the property which has been sold for delinquent taxes. Any delinquent Special Taxes for any given year would be included in this general tax sale. If there is no sale of the tax lien on a parcel of property at the annual tax sale, and the taxes remain unpaid, the taxes are forfeited and eligible to be purchased at any time thereafter at an amount equal to all delinquent taxes and interest to the date of purchase. Redemption periods and procedures are the same as applicable to the annual tax sale.

In addition to using the annual tax sale as an enforcement mechanism, a municipality may seek enforcement of unpaid Special Taxes through commencement of foreclosure proceedings pursuant to the Special Service Area Act.

If a delinquency in the payment of the Special Taxes occurs, the City is authorized by the Special Service Area Act to assign to the Trust its right to institute an action pursuant to Article 9 of the Illinois Municipal Code (65 ILCS 5/9-1-1, et seq.) (the "Municipal Code") to foreclose any lien therefor securing the Special Taxes. In such an action, a court having jurisdiction would enter a foreclosure decree authorizing the sale of the property subject to the lien of the Special Taxes, and the real property subject to the lien of the Special Taxes would be sold at a judicial foreclosure sale. The ability of the City to foreclose the lien of delinquent unpaid Special Taxes may be limited in certain instances and may require prior consent of the property owner in the event that the property is owned by any receivership of the Federal Deposit Insurance Corporation (the "FDIC"). See **"RISK FACTORS – Bankruptcy".**

Such judicial foreclosure proceedings are not mandatory under the Special Service Area Act. However, in the Trust Indenture, the City has covenanted with the Bondholders to take all actions, if any, which shall be necessary to provide for the levy and extension, collection and application of the Special Taxes, and to assure the timely collection of the Special Taxes, including without limitation, the enforcement of any delinquent Special Taxes assigning to the Trustee its right to commence and maintain an action to foreclose the lien of any delinquent Special Taxes; provided, however, that the City's obligation to institute any foreclosure action shall only arise if the City makes the determination that the proceeds from each foreclosure action have a commercially reasonable expectation of exceeding the costs thereof.

No assurances can be given that a judicial foreclosure action, once commenced, will be completed or that it will be completed in a timely manner. See **"RISK FACTORS - Potential Delay and Limitations in Foreclosure Proceedings"** below. Article 9 of the Municipal Code provides that the municipality or its assignee may file a complaint to foreclose a special service area tax lien in the same manner that foreclosures are permitted by law in case of delinquent general taxes. The "law in case of delinquent general taxes" to which the Municipal Code refers is the Illinois Revenue Code. Under such foreclosure proceedings, the court adjudicates the existence of a default in the payment obligation and authorizes a foreclosure sale; the sale is conducted and the proceeds distributed according to the respective priorities; the successful bidder is given a certificate of sale; and, if the redemption period expires without a redemption of the special service area taxes, the certificate of sale may be converted to a deed. Although the municipality holds the lien for the local improvement and is therefore the proper party to commence foreclosure procedures, bondholders with bonds secured by special service area taxes may compel the municipality to perform its duty and use all lawful means, including foreclosure, to collect the taxes out of which the bondholders are to be paid. Special service area taxes create a lien that is superior to other liens and encumbrances, and when general property taxes and Special Taxes are both delinquent, the proceeds of any foreclosure action, if insufficient to pay each in full, are divided between them on a pro rata basis. If special service area taxes are not paid in full at a foreclosure sale, and the lien amounts are bid in at such foreclosure sale, then unless the special service area taxes are then redeemed through payment of the amount of the special service area taxes plus interest, the certificate of sale can be converted into a deed to the property only after expiration of the applicable redemption period. The Illinois Constitution prescribes certain minimum redemption periods for unpaid taxes on property, including special service area taxes, but the Illinois General Assembly may create longer redemption periods. For residential property with less than seven dwelling units, the Illinois Constitution provides for a minimum two year redemption period. The corresponding statute, however, permits the delinquent owner of such property to redeem it for two and one half years (35 ILCS 200/21-350). Additionally, in certain circumstances the redemption period may be extended for a period which will expire no later than three years from the date of the sale (35 ILCS 200/21-385). If the property can also be considered "vacant non-farm real estate," the Illinois Constitution authorizes a reduction of the redemption period to one year, but the statute applicable to special service area taxes contains no such exception.

No assurances can be given that the real property subject to sale or foreclosure and sale will be sold or, if sold, that the proceeds of sale will be sufficient to pay any delinquent installment of special service area taxes. Neither the Special Service Area Act nor Article 9 of the Municipal Code requires the City to purchase or otherwise acquire any lot or parcel of property offered for sale or subject to foreclosure if there is no other purchaser at such sale. Article 9 of the Municipal Code does specify that the special service area taxes will have the same lien priority in the case of delinquency as the priority of the lien of ad valorem property taxes.

If the Reserve Fund is depleted and delinquencies in the payment of Special Tax exist, there could be a default or delay in payments to the Bond owners pending the annual tax sale and/or prosecution of foreclosure proceedings and receipt by the City of the sale and/or foreclosure sale proceeds, if any. However, within the limits of the Special Tax Report and the Special Service Area Act, the City may adjust the Special Tax levied on all property within the Area in future calendar years to provide an amount, taking into account such delinquencies, required to pay debt service on the Bonds and to replenish the Reserve Fund. The amounts of the maximum Special Taxes are sufficient to pay the amounts required by the Trust Indenture to be paid on the Bonds; however, there are no assurances that the taxes levied will always be collected in their entirety.

Tax Sales and Foreclosures

Parcels delinquent on payment of Levy Year 2024 special taxes were subject to the County Tax Sale held on October 27, 2025. Prior to County Tax Sale, purchasers of delinquent property taxes at previous tax sales are eligible to purchase current delinquent property taxes of properties for which they hold outstanding claims. Prior to the tax sale, there were 4 parcels with delinquent special taxes of $ $9,083.76. Delinquent property taxes for 4 parcels with special taxes of $9,083.76 were purchased at the County Tax Sale. The lien and foreclosure remedies provided for in Article 9 of the Municipal Code shall apply upon the nonpayment of the special tax. No foreclosures have commenced as of the date of this Official Statement.

THE SPECIAL SERVICE AREA AND SPECIAL TAX

The Special Service Area Act

Section 7(6) of Article VII of the Illinois Constitution permits a non-home rule unit to levy or impose additional taxes upon areas within its boundaries to provide special services to those areas and to pay debt incurred in order to provide those special services in the manner provided by law. Such areas are established pursuant to the provisions of the Special Service Area Act. Under the Special Service Area Act, the Corporate Authorities of the municipality within which the special service area lies constitute the governing body of such special service area.

The Special Service Area Act provides that bonds may be issued to provide for the special services. Such bonds do not constitute indebtedness of the municipality in which the special service area is situated for the purpose of any limitation imposed by any law. Such bonds shall be retired by a tax which may be an ad valorem property tax, a special tax, or a combination of an ad valorem property tax and a special tax. A special tax may be levied or imposed on any basis that provides a rational relationship between the amount of special tax levied or imposed against each lot or parcel within the special service area and the special service benefit conferred. The Special Service Area Act further provides that the lien and foreclosure remedies provided in Article 9 of the Municipal Code shall apply on non-payment of any special tax.

The Special Service Area Act contains a provision that allows residents of a special service area to petition the circuit court having jurisdiction to disconnect territory from the special service area if, among other things, such territory was not, is not, and is not intended by the corporate authorities which created the special service area to be benefited or served by services then existing or authorized, and that such territory constitutes less than 1-1/2% of the special service area's total equalized assessed valuation. The City has represented that no parcel within the Area meets this test.

Establishment of the Area

Pursuant to the Special Service Area Act, the Corporate Authorities of the City adopted Ordinance No. 2004-49, on September 14, 2004, as amended by Ordinance No. 2004-60 adopted on October 26, 2004 proposing to establish the Area. Pursuant to notice given by publication at least once not less than 15 days prior to the hearing, and pursuant to notice by mail to each person in whose name general taxes for the last preceding year were paid on each parcel of land within the Area, a public hearing was held on March 23, 2004 to further consider establishment of the Area. On October 26, 2004, the City Council adopted the Establishing Ordinance, which established the Area to provide certain special services, and authorized the City to levy and collect Special Taxes in the manner set forth in the Special Tax Report, to pay principal of and interest on the bonds secured by the Special Taxes in an aggregate principal amount not to exceed $14,000,000 to be retired over a period not to exceed 30 years at an interest rate not to exceed 7% per annum; the proceeds of the sale of the bonds would be used to (a) construct such Special Services; and (b) to pay administrative expenses. Pursuant to the Special Service Area Act, if a petition signed by at least 51% of the electors residing within the Area and by at least 51% of the owners of record of land included within the boundaries of the Area is filed with the municipal clerk within 60 days following the final adjournment of the public hearing objecting to the creation of the Area, the issuance of the Series 2004 Bonds or the provision of the Special Services, then the Area may not be created. No such petition was filed objecting to the creation of the Area. The City has caused the Establishing Ordinance to be recorded in the Office of the Recorder of Deeds of the County.

Boundaries of the Area

The Area is a portion of the Grande Reserve Subdivision and includes the residential components, a school property and a the Clubhouse Property of the Central Grande Reserve, which in total consists of approximately five hundred thirty-four (534) acres of land generally located north of State Route 34, northeast of Bristol Ridge Road, and east of Kennedy Road. See **APPENDIX G** for a map of the Area and see **APPENDIX H** for a legal description of the Area.

The number of units in each plat is summarized below:

The Area
Land Use Summary*(1)*

	Total	Prepaid/ Fully Abate	Partially Prepaid	Remaining/Taxable
Classification:				
First Series Property:				
Single Family Homes	490	272	2	216
Subtotal	490	272	2	216
Second Series Property:				
Single Family Homes	233	233	0	0
Townhomes	298	298	0	0
Duplexes	224	224	0	0
Subtotal	755	755	0	0
Grand Total	1,245	1,027	2	216

Note: (1) Source: the Special Service Area Administrator.

Levy, Abatement and Collection of Special Tax

In Illinois, property taxes levied in one year become payable during the following year as provided in said levy. Pursuant to the Bond Ordinance, the City has levied the Maximum Parcel Special Taxes for all parcels within the Area. Pursuant to the Trust Indenture and the Special Tax Report, the City has covenanted that prior to the last Tuesday of December of each of the years 2025 to 2033 to calculate or cause the consultant to calculate the Special Tax Requirements due as provided in the Special Tax Report, taking into account other amounts that may be available to pay principal of and interest on the Bonds and administrative expenses, to amend the Special Tax Roll pursuant to the Special Tax Report and shall, by ordinance, approve the amount of the Special Tax Requirements and direct the County Clerk to extend the Special Taxes for collection on the tax books in the amounts so determined pursuant to the Special Tax Report against all parcels of taxable property in the Area. The County Clerk must receive the Special Tax Roll by the last Tuesday in December. To the extent possible, the County Clerk incorporates the Special Tax bill into the regular ad valorem property tax bill which will be payable in two equal installments. In the event the County Clerk does not incorporate the Special Tax bill into the regular ad valorem property tax bill, the City would send a separate tax bill to property owners in the Area. The first installment is payable in June and the second installment is payable in September. The Special Taxes levied by the Bond Ordinance shall be abated each year to the extent the taxes levied pursuant to the Bond Ordinance exceed the Special Tax Requirements as calculated by the City.

At the end of each collection year, the County Treasurer applies to the Circuit Court of Kendall County, for a judgment for all unpaid taxes. The Circuit Court of Kendall County order resulting from that application for judgment provides for a sale of all property with unpaid taxes. A public sale is held, at which time successful bidders pay the unpaid taxes plus penalties. The annual tax sale is usually held the last week of October in the County. Unpaid taxes accrue penalties at the rate of 1 1/2% per month from their due date until the date of sale. Taxpayers can redeem their property by paying the purchaser of the property at the tax sale the amount paid at the sale, plus a penalty. If redemption does not occur within two and one half years and certain procedural requirements are met, the purchaser of the property at the tax sale can receive a deed to the property which has been sold for delinquent taxes. Alternatively, a municipality may seek enforcement of unpaid Special Tax through foreclosure proceedings by seeking in court an adjudication of the existence of a lien and a finding of a failure to pay Special Tax when due. Upon making such a finding, a court having jurisdiction would enter a foreclosure decree authorizing the sale of the property subject to the lien of the Special Tax. See **"SECURITY AND SOURCE OF PAYMENT FOR THE BONDS - Enforcement of Payment of Special Taxes"** herein.

Special Service Area Special Tax Report

The following description of the Special Tax Report prepared by the Special Tax Administrator is qualified in its entirety by reference to the complete form of the Special Tax Report set forth in **APPENDIX A** hereto. *Capitalized terms used in this section, but not defined, shall have the meaning given to such terms in the Special Tax Report*.

The Special Tax Report set forth the provisions for apportioning and levying the Special Taxes in the Area. The Special Taxes will be levied in the Area each Levy Year from 2024 to 2032 and collected each Calendar Year from 2025 to 2033. The amount of Special Taxes levied pursuant to the Special Tax Report has been calculated to provide an amount equal to at least 110% of the annual debt service on the Bonds taking into account estimated interest earnings on the Reserve Fund and Administrative Expenses estimated at $25,331.00 per year and escalating annually through 2033 at the rate of one and one-half percent.

The Maximum Parcel Special Taxes levied by the City within the Area in 2024 shall not exceed $3,096,382 and beginning in 2026 shall be increased by 1.50% per year through 2034, provided, however, that in no event shall the Maximum Parcel Special Taxes levied exceed $3,488,102 in levy year 2032, the final year the Maximum Parcel Special Taxes shall be levied. Subject, however, to the mandatory prepayment provisions set forth in the Special Tax Report, the Special Tax Bond Prepayment amount shall not exceed the principal amount of the Bonds plus any Premium, Defeasance and Fees as such terms are defined in the Special Tax Report, less the Reserve Fund Credit and the Capitalized Interest Credit, plus any delinquent Special Taxes on the Parcel for which the prepayment is being made, including any applicable penalties and related costs. See **"THE BONDS - Optional Prepayment of Special Tax"** and **"Redemption – *Special Mandatory Redemption from Optional and Mandatory Prepayment of Special Tax*".**

Maximum Parcel Special Tax

The following table sets forth certain information concerning the Special Taxes for the Area, including the aggregate Maximum Parcel Special Tax to be levied in levy years 2025 through 2032 and to be collected in calendar years 2026 through 2033, and the Total Maximum Parcel Special Tax which will be levied pursuant to the Bond Ordinance.

Maximum Parcel Special Taxes for Levy Years 2025-2032*(1)*

Levy Year	Single Family Home	Duplex	Town Home	Total Maximum Parcel Special Taxes
2025	$2,826	$2,313	$1,952	$612,385
2026	2,868	2,348	1,981	621,486
2027	2,911	2,383	2,011	630,804
2028	2,955	2,419	2,041	640,339
2029	2,999	2,455	2,072	649,874
2030	3,044	2,492	2,103	659,625
2031	3,090	2,529	2,135	669,593
2032	3,136	2,567	2,167	679,561

Note: (1) Source: the Special Service Area Administrator.

Administrative Services

The Special Service Area Administrator will provide administrative services for the Special Service Area for the City pursuant to an Administrative Services Agreement. DTA who served as the previous Administrator, prepared the Special Tax Report. Under the Administrative Services Agreement, the Administrator will (i) maintain a Parcel database necessary to extend, bill and collect the Special Taxes, (ii) calculate the amount of Special Taxes to be abated for the Area, (iii) prepare an annual report for the Area, (iv) facilitate billing of the Special Taxes, (v) monitor tax receipts and collections, (vi) track Special Taxes prepayment amounts and Special Reserve Fund Credits, (vii) field taxpayer inquiries, and (viii) calculate any rebate on the Bonds.

Value-to-Lien Ratio of Special Service Area Property*(1)*

Based solely upon the County Assessor Valuation information below, the following table sets forth the estimated value-to-lien ratio based on $3,675,000* aggregate principal amount of the Bonds:

2024 Assessed Market Value(1)(2)	$78,167,181
Outstanding Bonded Debt(3)	3,675,000
Value to Lien Ratio(3)(4)	21.27

Notes:
(1) Source: the Special Service Area Administrator and the City.
(2) Net of applicable General Homestead Exemptions.
(3) Includes the Bonds, excludes the Refunded Bonds, and is subject to change.
(4) The ratio reflects the value to lien for the Bonds and does not take into account any existing or future overlapping debt issued by the City or other public entity with the ability to levy ad valorem taxes on the Special Service Area.

The estimated value-to-lien ratio is based on the County Assessor Valuation which may not accurately reflect the "market value" of the property, if determined by a licensed appraiser. No assurance can be given that the foregoing ratio can or will be given that the foregoing ratio can or will be maintained during the period of time the Bonds are outstanding both because property values could drop and because the City and other public entities over which the City has no control could issue additional indebtedness secured by a lien on a parity with the lien securing payment of the Special Taxes or payable through the levy or imposition of a tax on a parity with the Special Taxes or payable through the levy or imposition of a tax on a parity with the Special Tax.

Tax Assessment and Collection Procedures

Under state law, local assessment officers are responsible for determining the assessed valuation of taxable real property including railroad property not used for transportation purposes. Certain other types of taxable property, including railroad property used for transportation purposes and pollution control equipment, are assessed by the Illinois Department of Revenue (the "Department"). Valuations determined by local assessment officers are subject to appeal and review at the county level and then, in general, to equalization by the Department. Such equalization is achieved by applying to each county's assessments a multiplier determined by the Department. The purpose of equalization is to provide a common basis of assessments among counties by adjusting assessments toward the statutory standard of 33-1/3% of fair market value. Farmland is assessed according to a statutory formula which takes into account factors such as productivity and crop mix. Taxes are extended against the assessed values after equalization. Certain statutory exemptions provide for reductions in assessed valuation or for limitations upon increases in assessed valuation to qualifying taxpayers.

**Preliminary, subject to change.*

Property tax levies of each taxing body, such as the County, are filed in the office of the county clerk of each county in which territory of the taxing body is located. The county clerk computes the rates and amounts of taxes applicable to taxable property subject to the tax levies of each taxing body and determines the dollar amount of taxes attributable to the respective parcels of taxable property. The county clerk then supplies to the appropriate collecting officials within the county the information needed to bill the taxes in respect to the various parcels therein.

After the taxes have been collected, the collecting officials distribute to the various taxing bodies their respective shares of the taxes collected. Taxes levied in one calendar year are due and payable in two installments during the next calendar year. Taxes not paid when due are subject to a penalty of 1-1/2% per month until paid. Unpaid property taxes constitute a lien against the property subject to the tax.

Full Value and Equalized Assessed Value of the Area

2024 Full Value(1)(2)	$78,167,181
2024 Equalized Assessed Value	$26,055,727

Notes: (1) Source: the Special Service Area Administrator.
(2) Net of applicable General Homestead Exemptions.

The following table sets forth a statement of general ad valorem taxes, based on tax year 2024 rates, that would be expected to be assessed against Parcels improved with detached Single Family Homes, Duplexes and Townhomes in the Area based on the assessed values for such property set forth below and the most recent tax bill received by an owner of property in the Area.

Representative Ad Valorem Taxes for the Area*(1)*

	Single Family Home
Market Value	$358,565
Average Assessed Value	119,522
Multiplier	1
S/A Equalized Value	119,522
Average Homeowners Exemption	(3,500)
Taxable Valuation	$116,022

	Tax Rates (%) Single Family(2)
Taxing Agency:	
The City	$ 0.4415
The County	0.5281
Bristol-Kendall Fire Protection District	0.6241
Kendall County Forest Preserve	0.1304
Community College District Number 516	0.4183
Yorkville Library	0.1164
Kendall Township	0.0744
Kendall Township Road District	0.1891
Unit School District Number 115	5.7473
Total Tax Rate	$ 8.2695
Representative Ad Valorem Tax	$ 9,594
Maximum Parcel Tax 2025(3)	2,826
Total Taxes	$12,378

Notes: (1) Source: the County Clerk, the City and the Special Service Area Administrator.
(2) Tax rates are based on tax year 2024 and assume a parcel improved with a Single Family Home, Duplex or Townhome in the Area.
(3) The amounts shown represent the Maximum Parcel Special Tax per parcel, which was determined by the Special Service Area Administrator, after estimating Administrative Expenses, see **"Maximum Special Tax for Levy Years 2025-2032"** herein.

History of Special Tax Payments

The following table sets forth the Special Tax payments made for the past five years.

History of Special Tax Payments*(1)*

Levy Year	Collection Year	Special Taxes to be Collected	Special Taxes Paid	Percent Collected
2020	2021	$453,837	$453,837	100.00%
2021	2022	468,798	464,530	99.09%
2022	2023	476,199	476,199	100.00%
2023	2024	483,339	481,119	99.54%
2024	2025	492,082	492,082	100.00%

Note: (1) Source: the Special Service Area Administrator.

Equalized Assessed Valuation of the Area*(1)*

Tax Year	EAV(2)	Percent Change
2020	$18,005,941	4.66%(3)
2021	18,893,138	4.93%
2022	22,697,274	20.14%
2023	21,426,384	(5.60%)
2024	26,055,727	21.61%

Notes: (1) Source: the Special Service Area Administrator.
(2) Net of applicable General Homestead Exemptions.
(3) Percentage change based off 2019 EAV of $17,204,088.

The Area Outstanding Bonded Debt*(1)(2)*
(Principal Only)

Calendar Year	Series 2004 (3/1)	The Bonds(3) (3/1)	Less: the Refunded Bonds(3)	Total Outstanding Bonds(3)	Cumulative Principal Retirement(3) Amount	Percent
2026	$ 276,000	$ 315,000	$ (276,000)	$ 315,000	$ 315,000	8.57%
2027	305,000	350,000	(305,000)	350,000	665,000	18.10%
2028	328,000	365,000	(328,000)	365,000	1,030,000	28.03%
2029	359,000	385,000	(359,000)	385,000	1,415,000	38.50%
2030	391,000	405,000	(391,000)	405,000	1,820,000	49.52%
2031	424,000	430,000	(424,000)	430,000	2,250,000	61.22%
2032	460,000	450,000	(460,000)	450,000	2,700,000	73.47%
2033	495,000	475,000	(495,000)	475,000	3,175,000	86.39%
2034	534,000	500,000	(534,000)	500,000	3,675,000	100.00%
Total	$3,572,000	$3,675,000	$(3,572,000)	$3,675,000		

Notes: (1) Source: the City.
(2) Mandatory redemption amounts are shown for term bonds.
(3) Subject to change.

Direct and Overlapping Bonded Debt Related to the Area*(1)*

	Outstanding Debt	Applicable to the Area	
		Percent	Amount
Direct Debt:(2)			
The Bonds	$3,675,000	100.00%	$ 3,675,000
Total Direct Debt			$ 3,675,000
Overlapping Bonded Debt:(3)			
Schools:			
Grade School District Number 66	$ 2,732,100	0.44%	$ 12,137
Unit School District Number 88	34,240,000	1.04%	356,687
Unit School District Number 115	35,435,000	62.32%	22,084,701
Community College District Number 516	49,305,000	6.30%	3,106,552
Community College District Number 525	80,305,000	0.002%	1,416
Total Schools			$25,561,493
Others:			
The County	$ 9,520,000	17.64%	$ 1,679,489
Kendall County Forest Preserve District	12,930,000	17.64%	2,281,071
Yorkville-Bristol Sanitary District	47,135,000	98.19%	46,280,410
Total Others			$50,240,970
Total Schools and Other Overlapping Bond Debt			$75,802,462
Total Direct and Overlapping Bond Debt(2)			$79,477,462

Notes: (1) Source: the County Clerk and the MSRB's Electronic Municipal Market Access website ("EMMA").
(2) Excludes the Refunded Bonds and is subject to change.
(3) Outstanding overlapping bonded debt as of August 26, 2025. Percentages are based on 2024 EAV, the most current available.

THE CITY

The site where the City is located was first settled in 1833; the City was officially incorporated as a Village on July 8, 1874. On April 16, 1957, the City and the Village of Bristol joined together and formed one municipality known as the United City of Yorkville. The City has been the county seat of the County since 1859. It is located in northeastern Illinois on the Fox River approximately 45 miles southwest of Chicago. Nearby communities include Oswego, Bristol, Plano, Millbrook, Helmar, Newark, Plattville, Montgomery, Sugar Grove and Plainfield. According to the 2000 Census, the City had a population of 6,189. A special census in December of 2003 resulted in a population total of more than 8,500; a special census completed in May of 2006 showed an increase in that total of 31.8% when the population increased to 11,204. The special census in 2008 recorded a population of 16,838 which increased to 16,921 at the 2010 Census. The City's population further increased to 19,022 per a special census conducted in 2017 and 21,533 per the 2020 Census.

City Government and Services

The City is at present non-home rule and follows a Mayor/City Council form of government in which the Mayor and Aldermen are each elected to a four-year term.

The City is served by the Bristol/Kendall Fire Protection District which carries a Protection Class 6. It maintains a 24-hour paramedics unit and is a member of the Mutual Aid Box Alarm System. The Police Department employs 34 full-time officers and emergency medical service is available 24 hours a day.

Certain of the City's employees are organized into collective bargaining units. The City recognizes three collective bargaining units, one for police patrol employees, one for police sergeants and one for public works/parks employees. The patrol employee union has a total of 25 members, the sergeants union has a total of 5 members, and the public works employee union has approximately 25 members. The collective bargaining agreements for the police patrol employees and police sergeants expire April 30, 2027. The collective bargaining agreement for the public works/parks employees expires 2026. The City pays for increases in employee salaries under these contracts from its general, water and sewer revenues and sizes its budget to account for such increases.

Transportation

The City is approximately 15 miles west of Interstate 55 (I-55); almost 20 miles north of Interstate 80 (I-80); and nearly 12 miles south of Interstate 88 (I-88). Illinois Route 47 and U.S. Route 34 intersect the City.

O'Hare International Airport is approximately 50 miles northeast of the City and Midway Airport is about 45 miles to the east in Chicago. Aurora Municipal Airport, approximately ten miles to the north provides lighted runways and aircraft tiedowns, hangar, power plant repair, air frame repair and navigator aids. Additionally, it offers freight, charter and helicopter services.

The Burlington Northern Santa Fe Railroad in nearby Aurora provides commuter rail service.

Commerce and Industry

Businesses and retailers are attracted to the City because of its location near several major thoroughfares and the Fox River. The City features several shopping centers including Kendall Marketplace and the historic downtown area as well as the retail establishments found on both the north and south ends of the City. There are three tax increment finance ("TIF") districts in the City referred to as the Countryside TIF, the Downtown TIF and the Downtown TIF II. Major private employers are found in a variety of fields including entertainment, retail, services and light industry. Some of the larger employers are Wrigley Manufacturing Company LLC (516 employees), Raging Waves Water Park (490 seasonal employees), Super Target (273 employees), Jewel/Osco (185 employees), Home Depot (140 employees), Menards Mega Store (136 employees) and Newlyweds Foods (125 employees).

Recent Economic Development

Recent years have marked a period of notable commercial activity and private investment throughout the City. Development has occurred across multiple sectors—including retail, dining, community services, hospitality and industrial uses—reflecting continued interest from regional and national operators in Yorkville's growing economy. A major commercial milestone was the recent opening of the Costco Wholesale Warehouse along Route 34. The development, situated on approximately 33 acres, includes a retail facility of more than 161,000 square feet and one of the company's largest fuel centers. Costco opened to the public in November 2025 and is expected to support several hundred jobs and materially expand the City's regional retail presence. Additional commercial activity underway during this period includes construction of a new QuikTrip gas station and convenience store at Routes 47 and 71, continued enhancements at Raging Waves Waterpark and the development of Fox Hill Senior Living, a 45-unit luxury apartment community designed to serve residents aged 55 and older.

Yorkville's retail and restaurant sectors also continued to expand, with new establishments opening such as iBoba – The Bubble Tea Shop, Tropical Smoothie Café, Yolkville Café and Nothing Bundt Cakes, the latter of which opened in September 2025. These additions contributed to increased consumer activity within the community's primary commercial corridors. Several service-oriented businesses also opened or expanded during this time, including ACE Taekwondo, The District Salon Suites and Blank Sl8 Events, each contributing to the diversification of commercial activity in and around the City's historic downtown area.

In September 2024, the City completed the sale of the former Parks and Recreation Department building at 201 West Hydraulic Avenue to a private developer. Following a full interior renovation completed in early 2025, the 3,850-square-foot facility reopened as The District Salon Suites, a multi-tenant salon collective offering approximately 15 to 17 private suites for independent stylists. This redevelopment introduced a new commercial use within the downtown district and supported ongoing revitalization efforts. During this same period, several community-focused and health-oriented organizations expanded their operations in Yorkville. The Association for Individual Development (AID) relocated to a larger facility in 2025, Purple Lotus Solutions began offering mental health services and We Rock the Spectrum Kids Gym opened a facility designed to accommodate children of all abilities, including those with sensory processing needs.

Additional commercial openings and construction projects advanced in 2025. Gerber Collision & Glass began construction on a new 16,800-square-foot facility that is expected to open in 2026. Lola's Handcrafted Churros continued preparations for an opening planned for late 2025, and the Reds Sports Training Facility, a 21,000-square-foot athletic training center for youth programs, progressed toward a 2025 opening. These developments collectively demonstrate sustained private investment across a range of commercial uses.

In addition to traditional commercial activity, the City continued its review of large-scale industrial and technology-oriented development proposals, including two significant data-center campus concepts—known as Project Cardinal and Project Steel. Together, these proposals encompass more than 1,500 acres and contemplate multiple data-center buildings and associated electrical substations. While these projects remain under evaluation and are subject to further municipal review and approvals, they represent substantial potential for long-term non-residential growth within the City's industrial corridors."

Community Life

The City contains approximately 288 acres of parks with picnic areas, a gazebo and recreational fields. Programs offered include aerobics, basketball, bus trips, bowling, crafts, dance, fishing, golf, soccer, sports club, street hockey, tee ball, tennis and tumbling. Residents also enjoy a golf course and forest preserves which are nearby but outside the City boundaries.

Raging Waves, the largest outdoor water park in Illinois, opened in 2009. Among its attractions are the Kangaroo Falls play structure with ladders and waterspouts, the Cyclone Bowl and Boomerang Tornado rides as well as the Great Barrier Reef wave that imitates the action of the ocean. In 2025 the park expanded by adding 20 acres and is constructing two new attractions, a "rapid river" and a family pool complex, both of which will be open for the 2026 season.

Yorkville Public Library (the "Library") serves the residents of the City and is a member of the Reaching Across Illinois Library System ("RAILS"). In addition to its extensive collection of books, Library resources include dial-a-story, local history, newspapers, sheet music, audio books, large print books, paperbacks, magazines, and videos and DVDs. Services available to the community are homebound service, interlibrary loan, kits for brothers and sisters of new babies, kits for sick kids, loft meeting area, photocopier, computers, tax forms, talking books, typewriter and voter registration. The Library offers the following online resources: animals and the environment; arts and crafts; children's book and screen characters; children's books and stories online; educational resources; exploration and museums; history and geography; holidays and celebrations; literature online; math and science; music and poetry; reference tools and homework help; space; and sports and recreation.

Medical services are available at Rush/Copley Medical Center in the City and also at the Rush-Copley Medicine Center and Prime Healthcare Mercy Medical Center, both located in Aurora. Additional facilities are provided by Sandwich Community Hospital in Sandwich, Illinois. These institutions are about fifteen miles from the City.

Education

Community Unit School District Number 115 (the "District") meets the elementary and secondary educational requirements of the City with two elementary schools, one junior high school and one high school. The District has a staff of approximately 445 teachers and administrators and approximately 7,030 students. The District has implemented a new computer curriculum, innovative interdisciplinary projects and advanced team building and support programs for students and staff. Higher education opportunities are offered by Aurora University in nearby Aurora and Northern Illinois University in DeKalb.

In addition, Waubonsee Community College District No. 516 (the "College") offers a wide variety of transfer, vocational, continuing and community education, children's and corporate development and training classes. It has 24 programs designed for transfer to senior institutions, and also offers occupational-oriented programs ranging in length from one semester to two years. The College recently opened a state-of-the-art academic computing center that houses eight classrooms and a 120 personal computer work station open lab.

SOCIOECONOMIC INFORMATION

Employment

Following are lists of large employers located in the City and in the surrounding area.

Major City Employers*(1)*

Name	Business/Service	Approximate Employment
Wrigley Manufacturing Co.	Sugar Confections, Bubble Gum, and Candy	516
Raging Waves (Seasonal)	Water Park	490
Super Target	Retail Store	273
Jewel Osco	Grocery Store	185
Home Depot	Home Improvement Store	140
Menards Mega Store	Home Improvement Store	136
Newlyweds Foods	Food Seasonings, Cures and Binders	125
Bright Farms	Agricultural Production	108
Wheatland Title	Title Company	87
Midwest Refrigerated Services	Frozen and Refrigerated Food Warehouse	86

Note: (1) Source: the City's Annual Comprehensive Financial Report for the fiscal year ended April 30, 2025.

Major Area Employers*(1)*

Location	Name	Product/Service	Approximate Employment
Aurora	Rush-Copley Medical Center	Full-Service Hospital	2,200
Aurora	School District Number 131	School System	1,555
Aurora	School District Number 129	School System	1,550
Aurora	City of Aurora	Government	1,264
Aurora	Prime Healthcare Mercy Medical Center	Medical and Psychiatric Hospital	1,250
Aurora	School District Number 204	School System	1,200(2)
Aurora	Hollywood Casino	Riverboat Casino	1,000
Plano	Midwest Manufacturing, Inc.	Millwork	1,000
Aurora	MetLife, Inc.	Insurance and Financial Services	800
Montgomery	Carl Buddig & Co.	Food Processor	600
Aurora	Old Second Bancorp, Inc.	Corporate Headquarters; Personalized Business Banking	500
Montgomery	Performance Food Group, Inc.	Wholesale Food	435
Aurora	ATMI Precast, Inc.	Concrete Products	400
Aurora	Entegris, Inc.	Polishing Equipment	400
Montgomery	Core-Mark	Wholesale Tobacco and Confectionery	400
Morris	Equistar Chemicals LP	Plastic Materials	400
Plainfield	Diageo North America, Inc.	Gin and Vodka Distilling	400

Notes: (1) Source: 2025 Illinois Manufacturers Directory, 2025 Illinois Services Directory and a selective telephone survey.
(2) Administrative office and majority of school sites located in the City of Aurora. Limited number of school sites located in adjacent areas.

The following tables show employment by industry and by occupation for the City, the County, and the State as reported by the U.S. Census Bureau 2019-2023 American Community Survey 5-year estimated values.

Employment By Industry*(1)*

	The City		The County		The State	
Classification	Number	Percent	Number	Percent	Number	Percent
Agriculture, Forestry, Fishing, Hunting, and Mining	96	0.8%	451	0.6%	64,288	1.0%
Construction	865	7.2%	5,054	7.0%	338,825	5.4%
Manufacturing	1,464	12.2%	7,108	9.9%	728,327	11.6%
Wholesale Trade	407	3.4%	2,272	3.2%	168,508	2.7%
Retail Trade	1,546	12.9%	9,276	12.9%	650,779	10.4%
Transportation and Warehousing, and Utilities	1,066	8.9%	5,500	7.7%	433,291	6.9%
Information	137	1.1%	1,117	1.6%	103,644	1.7%
Finance, Insurance, Real Estate, and Rental and Leasing	463	3.8%	4,593	6.4%	462,565	7.4%
Professional, Scientific, Management, Administrative, and Waste Management Services	1,529	12.7%	7,890	11.0%	794,813	12.7%
Educational, Health and Social Services	2,499	20.8%	17,506	24.4%	1,470,742	23.5%
Entertainment and Recreation Services, Accommodation and Food Services	1,285	10.7%	6,038	8.4%	516,702	8.3%
Other Services (except Public Administration)	275	2.3%	2,442	3.4%	285,896	4.6%
Public Administration	396	3.3%	2,580	3.6%	234,863	3.8%
Total	12,028	100.0%	71,827	100.0%	6,253,243	100.0%

Note: (1) Source: U.S. Bureau of the Census. American Community Survey, 2019 to 2023 estimates.

Employment By Occupation*(1)*

	The City		The County		The State	
Classification	Number	Percent	Number	Percent	Number	Percent
Management, Business, Science and Arts	5,028	41.8%	30,296	42.2%	2,660,678	42.5%
Service	1,839	15.3%	10,561	14.7%	996,806	15.9%
Sales and Office	2,369	19.7%	14,778	20.6%	1,235,237	19.8%
Natural Resources, Construction, and Maintenance	1,187	9.9%	5,837	8.1%	443,661	7.1%
Production, Transportation, and Material Moving	1,605	13.3%	10,355	14.4%	916,861	14.7%
Total	12,028	100.0%	71,827	100.0%	6,253,243	100.0%

Note: (1) Source: U.S. Bureau of the Census. American Community Survey, 2019 to 2023 estimates.

Annual Average Unemployment Rates*(1)*

Calendar Year	The City	The County	The State
2021	5.2%	5.1%	6.1%
2022	3.9%	4.0%	4.6%
2023	4.3%	4.5%	4.5%
2024	4.2%	4.5%	5.0%
2025(2)	N/A	4.5%	4.7%

Notes: (1) Source: Illinois Department of Employment Security.
(2) Preliminary rates for September 2025.

Building Permits

City Building Permits*(1)*

Fiscal	Commercial Construction		Residential Construction Single- Family		Residential Construction Multi-Family		Total Permits	
Year	Permits Issued	Value	Permits Issued	Value	Permits Issued	Value	Issued	Value
2021	8	$ 1,044,324	272	$41,739,549	118	$13,588,257	398	$56,372,130
2022	7	3,016,607	210	34,888,478	148	18,461,906	365	56,366,991
2023	7	1,680,000	197	34,027,249	141	19,776,340	345	55,483,589
2024	11	79,021,008	273	49,680,329	109	12,910,500	393	141,611,837
2025	7	29,188,704	141	24,603,938	42	5,846,000	190	59,638,642

Note: (1) Source: the City's Annual Comprehensive Financial Reports for the fiscal years ended April 30, 2021 to April 30, 2025.

Housing

The U.S. Census Bureau 5-year estimated values reported that the median value of the City's owner-occupied homes was $314,200. This compares to $298,900 for the County and $250,500 for the State. The following table represents the five year average market value of specified owner-occupied units for the City, the County and the State at the time of the 2019-2023 American Community Survey.

Home Values*(1)*

	The City		The County		The State	
Value	Number	Percent	Number	Percent	Number	Percent
Less than $50,000	207	3.2%	695	1.9%	179,713	5.4%
$50,000 to $99,999	9	0.1%	203	0.5%	293,418	8.8%
$100,000 to $149,999	164	2.6%	738	2.0%	373,012	11.2%
$150,000 to $199,999	462	7.2%	3,164	8.4%	402,625	12.0%
$200,000 to $299,999	2,003	31.4%	14,101	37.6%	796,642	23.8%
$300,000 to $499,999	3,169	49.7%	16,116	43.0%	836,453	25.0%
$500,000 to $999,999	359	5.6%	2,274	6.1%	373,844	11.2%
$1,000,000 or more	0	0.0%	189	0.5%	87,327	2.6%
Total	6,373	100.0%	37,480	100.0%	3,343,034	100.0%

Note: (1) Source: 2019-2023 ACS.

Mortgage Status*(1)*

	The City		The County		The State	
Value	Number	Percent	Number	Percent	Number	Percent
Housing Units with a Mortgage	5,099	80.0%	29,097	77.6%	2,056,770	61.5%
Housing Units without a Mortgage	1,274	20.0%	8,383	22.4%	1,286,264	38.5%
Total	6,373	100.0%	37,480	100.0%	3,343,034	100.0%

Note: (1) Source: 2019-2023 ACS.

Income

Per Capita Personal Income for the Highest Income Counties in the State*(1)*

Ranking	County	2019 to 2023
1	DuPage County	$57,051
2	Lake County	55,756
3	Monroe County	49,438
4	McHenry County	48,275
5	Cook County	47,801
6	Will County	46,216
7	Kane County	46,013
8	Grundy County	43,744
9	Piatt County	43,547
10	**Kendall County**	**43,127**

Note: (1) Source: 2019-2023 ACS.

The following shows the median family income for certain counties in the Chicago metropolitan area.

Ranking of Median Family Income*(1)*

Illinois County	Family Income	Illinois Rank
DuPage County	$136,376	1
Lake County	132,828	2
Monroe County	128,922	3
Will County	124,227	4
McHenry County	121,624	5
Kendall County	**119,150**	**6**
Kane County	116,477	7
Cook County	102,297	12

Note: (1) Source: 2019-2023 ACS.

The U.S. Census Bureau 5-year estimated values reported that the City had a median family income of $121,672. This compares to $119,150 for the County and $103,504 for the State. The following table represents the distribution of family incomes for the City, the County and the State at the time of the 2019-2023 American Community Survey.

Family Income*(1)*

	The City		The County		The State	
Income	Number	Percent	Number	Percent	Number	Percent
Under $10,000	131	2.2%	658	1.9%	92,276	2.9%
$10,000 to $14,999	0	0.0%	348	1.0%	49,504	1.6%
$15,000 to $24,999	9	0.2%	351	1.0%	115,394	3.7%
$25,000 to $34,999	31	0.5%	626	1.8%	144,347	4.6%
$35,000 to $49,999	467	7.9%	1,671	4.8%	255,343	8.2%
$50,000 to $74,999	871	14.6%	5,107	14.7%	440,350	14.1%
$75,000 to $99,999	439	7.4%	4,538	13.1%	413,051	13.2%
$100,000 to $149,999	1,571	26.4%	9,363	27.0%	664,299	21.2%
$150,000 to $199,999	1,000	16.8%	5,609	16.2%	404,823	12.9%
$200,000 or more	1,429	24.0%	6,395	18.4%	552,865	17.7%
Total	5,948	100.0%	34,666	100.0%	3,132,252	100.0%

Note: (1) Source: 2019-2023 ACS.

The U.S. Census Bureau 5-year estimated values reported that the City had a median household income of $108,775. This compares to $110,474 for the County and $ $81,702 for the State. The following table represents the distribution of household incomes for the City, the County and the State at the time of the 2019-2023 American Community Survey.

Household Income*(1)*

	The City		The County		The State	
Income	Number	Percent	Number	Percent	Number	Percent
Under $10,000	88	1.1%	1,020	2.3%	262,472	5.2%
$10,000 to $14,999	16	0.2%	404	0.9%	167,954	3.4%
$15,000 to $24,999	350	4.4%	989	2.2%	312,209	6.2%
$25,000 to $34,999	191	2.4%	1,242	2.8%	325,873	6.5%
$35,000 to $49,999	532	6.7%	2,524	5.7%	493,412	9.9%
$50,000 to $74,999	1,508	19.0%	7,416	16.7%	755,975	15.1%
$75,000 to $99,999	668	8.4%	6,189	13.9%	637,303	12.7%
$100,000 to $149,999	1,990	25.0%	11,237	25.2%	896,614	17.9%
$150,000 to $199,999	1,111	14.0%	6,346	14.3%	494,802	9.9%
$200,000 or more	1,492	18.8%	7,159	16.1%	655,290	13.1%
Total	7,946	100.0%	44,526	100.0%	5,001,904	100.0%

Note: (1) Source: 2019-2023 ACS.

Retail Activity

The table below shows the distribution of the municipal portion and Home Rule portion of the Retailers' Occupation, Service Occupation and Use Tax ("Sales Tax") collected by the Department from retailers within the City. The table indicates the level of retail activity in the City.

Retailers' Occupation, Service Occupation and Use Tax*(1)*

State Fiscal Year Ending June 30	Municipal Sales Tax(2)	Non-Home Rule Sales Tax(3)	Total	Annual Percent Change + (-)
2016	$2,778,116	$2,126,851	$4,904,967	2.56%(4)
2017	2,940,976	2,259,787	5,200,763	6.03%
2018	3,002,133	2,282,976	5,285,109	1.62%
2019	3,070,663	2,323,307	5,393,970	2.06%
2020	3,217,426	2,372,845	5,590,271	3.64%
2021	3,622,191	2,688,544	6,310,735	12.89%
2022	4,450,012	3,431,696	7,881,708	24.89%
2023	4,618,030	3,700,766	8,318,795	5.55%
2024	4,873,592	3,747,232	8,620,823	3.63%
2025	5,375,086	4,059,994	9,435,080	9.45%
Growth from 2016 to 2025				92.36%

Notes: (1) Source: the Department.
(2) Tax distributions are based on records of the Department relating to the 1% municipal portion of the Retailers' Occupation, Service Occupation and Use Tax, collected on behalf of the City. The municipal 1% includes tax receipts from the sale of food and drugs which are not taxed by the State.
(3) Non-home rule municipalities by referendum may tax sales except of food and drugs in the amount of 0,25%, 0.50%, 0.75% or 1.0%, less a State administration fee. The City's non-home rule sales tax was approved in the amount of 1.0%. Amounts shown are net of State administration fees.
(4) The 2016 percentage is based on a 2015 sales tax of $4,782,712.

Income Tax

The following table shows the distribution of the municipal portion of the State Income Tax collected by the State and distributed through the Local Government Distributive Fund by the State Comptroller over the past five fiscal years.

Income Tax Revenue History*(1)*

Fiscal Year	Income Tax Revenues Distributions
2021	$2,470,986
2022	3,175,556
2023	3,355,846
2024	3,587,615
2025	3,826,828

Note: (1) Source: the City's Annual Comprehensive Financial Reports for the fiscal years ended April 30, 2021 to April 30, 2025.

PROPERTY ASSESSMENT AND TAX INFORMATION

For the 2024 levy year, the City's EAV was comprised of 87.37% residential, 9.99% commercial, 1.88% industrial, and less than 1% farm and railroad property valuations.

Equalized Assessed Valuation*(1)(2)*

	Levy Years				
Property Class:	2020	2021	2022	2023	2024
Residential	$484,024,398	$524,668,429	$594,475,190	$687,120,031	$802,816,701
Farm	3,360,133	3,524,082	3,936,704	4,209,199	6,857,723
Commercial	79,649,698	79,815,145	80,620,321	87,102,531	91,833,842
Industrial	15,586,411	15,512,284	15,925,318	16,551,850	17,240,090
Railroad	75,859	77,628	90,328	101,044	125,091
Total	$582,696,499	$623,597,568	$695,047,861	$795,084,655	$918,873,447
Percent Change	5.26%(3)	7.02%	11.46%	14.39%	15.57%

Notes: (1) Source: The County Clerk.
(2) Excludes TIF valuations.
(3) Percentage change based on 2019 EAV of $553,579,496.

Representative Tax Rates*(1)*
(Per $100 EAV)

	Levy Year				
	2020	2021	2022	2023	2024
City Rates:					
Corporate	$0.1694	$0.1579	$0.1417	$0.1239	$0.1072
Police Protection	0.1484	0.1596	0.1625	0.1597	0.1394
Police Pension	0.2291	0.2141	0.1984	0.1744	0.1596
Audit	0.0051	0.0048	0.0043	0.0038	0.0033
Liability Insurance	0.0069	0.0064	0.0058	0.0050	0.0044
Social Security/IMRF	0.0258	0.0241	0.0216	0.0189	0.0272
School Cross Guard	0.0034	0.0032	0.0029	0.0025	0.0000
Revenue Recapture	0.0000	0.0009	0.0006	0.0040	0.0005
Total City Rate(2)	$0.5880	$0.5710	$0.5377	$0.4921	$0.4415
Kendall County	0.6232	0.6016	0.5908	0.5671	0.5281
Kendall County Forest Preserve	0.1582	0.1620	0.1476	0.1426	0.1304
Bristol Township	0.0905	0.1535	0.1412	0.1280	0.1157
Bristol-Kendall Fire District	0.7159	0.7050	0.6988	0.6716	0.6241
Unit School District Number 115	6.9567	6.7867	6.6524	6.2178	5.7473
Community College District Number 516	0.4378	0.4698	0.4642	0.4515	0.4183
Yorkville Library	0.2775	0.2678	0.2553	0.2350	0.1164
Total Tax Rate(3)	$9.8478	$9.7175	$9.4879	$8.9056	$8.1217

Notes: (1) Source: The County Clerk.
(2) Statutory tax rate limits for the City are as follows: Corporate ($0.4375); Police Protection ($0.6000); School Crossing Guard ($0.0200).
(3) Representative tax rates for other government units are from Bristol Township tax code 005, which represents the largest portion of the City's 2024 EAV, the most current available.

Tax Extensions and Collections*(1)*
(Excludes Road, Bridge and Library Levies)

Levy	Coll.	Taxes	Taxes Collected(3)	
Year	Year	Extended(2)	Amount	Percent
2019	2020	$3,337,703	$3,327,913	99.71%
2020	2021	3,426,430	3,415,461	99.68%
2021	2022	3,560,742	3,552,451	99.77%
2022	2023	3,737,343	3,708,527	99.23%
2023	2024	3,912,373	3,912,307	100.00%
2024	2025	4,056,642	In Collection	

Notes: (1) Source: The County Clerk and the City.
(2) Tax extensions have been adjusted for abatements.
(3) Total collections include back taxes, taxpayer refunds, interest, etc.

Principal Taxpayers*(1)*

Taxpayer Name	Business/Service	2024 EAV(2)
Wrigley Manufacturing Co LLC	Gum	$ 5,053,396
Yorkville Moda LLC	Real Property	4,217,504
Yorkville Marketplace LLC	Yorkville Shopping Center	4,124,905
Yorkville Apartments Holdings LLC	Apartments	3,770,123
Menard Inc	Retail	3,225,137
Fox River Essential Housing LLC	Affordable Housing Investments	2,784,071
Cedarhurst of Yorkville Real Estate LLC	Senior Housing Options	2,660,788
Target Corporation	Retail	2,050,529
Alliance Development Corp	Real Property	2,017,346
Illinois Greenhouse LLC	Greenhouse	1,970,046
Total		$31,873,845
Ten Largest Taxpayers as Percent of City's 2024 EAV ($918,873,447)		3.47%

Note: (1) Source: Kendall County Assessment Office, except for taxpayer descriptions which are based on publicly available information available to the City.
(2) Every effort has been made to seek out and report the largest taxpayers. However, many listed taxpayers contain multiple parcels and it is possible that some parcels and their valuations have been overlooked. The 2024 EAV is the most current available.

TAX INCREMENT FINANCING DISTRICTS LOCATED WITHIN THE CITY

A portion of the City's EAV is contained in TIF districts. When a TIF district is created within the boundaries of a taxing body, such as the City, the EAV of the portion of real property designated as a TIF district is frozen at the level of the tax year in which it was designated as such (the "Base EAV"). Any incremental increases in property tax revenue produced by the increase in EAV derived from the redevelopment project area during the life of the TIF district are not provided to the City until the TIF district expires. The current TIF districts are described below.

The 2024 TIF incremental EAV in the City is $10,909,321. The City is not aware of any new TIF districts planned in the immediate future.

Tax Increment Financing Districts Located Within the City*(1)*

Name of TIF	Base Year	2024 Net Taxable Value	Net Base EAV	2024 TIF Increment
Countryside TIF	2003	$4,183,139	$1,263,910	$ 2,919,229
Yorkville Downtown TIF	2005	7,532,575	2,963,037	4,569,538
Yorkville Downtown 2 TIF	2016	7,859,743	4,439,189	3,420,554
Total				$ 10,909,321
2024 City EAV				$918,873,447
Total EAV				$929,782,768

Note: (1) Source: The County Clerk and the City.

RISK FACTORS

Investment in the Bonds involves risks which may not be appropriate for certain investors. The following is a discussion of certain risk factors which should be considered, in addition to other matters set forth in this Official Statement, in evaluating the Bonds. This discussion does not purport to be comprehensive or definitive. The occurrence of one or more of the events discussed herein could adversely affect the ability or willingness of property owners on the Area to pay their Special Taxes when due. Such failures to pay Special Taxes could result in the inability of the City to make full and punctual payments of debt service on the Bonds. In addition, the occurrence of one or more of the events discussed herein could adversely affect the value of the property on the Area.

Limited Source of Funds

The Bonds, together with the interest thereon, are limited obligations of the City, payable solely from the Special Taxes and the amounts on deposit in certain of the funds and accounts established and maintained under the Trust Indenture, all as more fully set forth therein. The Bonds are not general obligations of the City and do not constitute an indebtedness of the City within the meaning of any constitutional or statutory limitation. No Bondholder shall have the right to compel the exercise of any taxing power of the City for payment of principal thereof or interest or premium, if any, thereon. See "**SECURITY AND SOURCE OF PAYMENT FOR THE BONDS - General**" herein.

Overlapping Indebtedness

The Special Taxes and any penalties assessed for failure to pay such Special Taxes will constitute a lien against the parcels of land on which they will be levied until such Special Taxes are paid. Such lien will be on a parity with all special taxes and special assessments which may be levied by other agencies and the lien for general ad valorem real property taxes regardless of when they are imposed upon the same property. The City, however, has no control over the ability of other entities and districts to issue indebtedness secured by special taxes or assessments payable from all or a portion of the property within the Area.

The ability of an owner of land within the Area to pay the Special Taxes could be adversely affected if additional debt is issued or additional taxes or assessments are levied which are payable by the owners of land within the Area. The imposition of additional liens, whether public or private, may reduce the ability or willingness of the landowners to pay the Special Taxes.

Tax Delinquencies

In order to pay debt service on the Bonds, it is necessary that the Special Taxes be paid in a timely manner. Under provisions of the Special Service Area Act, the Special Tax, from which funds necessary for the payment of principal of, and interest on, the Bonds are derived, are customarily billed to the property owners within the Area on the regular general ad valorem property tax bills sent to owners of such properties or on a special tax bill delivered at the same time as the regular ad valorem property tax bills. Such Special Tax installments are due and payable, and bear the same penalties and interest for nonpayment, as do general ad valorem property tax installments. The unwillingness or inability of a property owner to pay ad valorem property tax bills as evidenced by general ad valorem tax delinquencies may also indicate an unwillingness or inability to make general ad valorem tax payments and Special Tax installment payments in the future. If property owners fail to pay the Special Tax when due, there could be significant special tax delinquencies.

Also, the Kendall County Collector may not be willing to bill the property owners in the Area the Special Tax on their regular ad valorem property tax bills or if the Kendall County Collector is willing to bill the property owners in the Area the Special Tax on their regular ad valorem property bills today, the Kendall County Collector may not be willing to do so in the future. In that event, the responsibility to bill and collect Special Tax would become the City's responsibility under the Special Tax Report. However, the City has limited its obligation to pay for the costs of billing and collecting to amounts on deposit in the Administrative Expense Fund. See "**SECURITY AND SOURCE OF PAYMENT FOR THE BONDS**" for a discussion of the provisions which apply, and procedures which the City is obligated to follow under the Trust Indenture, in the event of delinquencies in the payment of Special Taxes. See "**RISK FACTORS - Potential Delay and Limitations in Foreclosure Proceedings**" and "**- Bankruptcy**" below, for a discussion of limitations on the City's ability to foreclose the lien of delinquent unpaid Special Taxes in certain circumstances.

Potential Delay and Limitations in Foreclosure Proceedings

The ability of the City to foreclose the lien of a delinquent unpaid Special Tax may be limited by bankruptcy, insolvency and other laws generally affecting creditors' rights or by the laws of the State relating to judicial foreclosure. See "**RISK FACTORS - Bankruptcy".** In addition, the prosecution of a foreclosure could be delayed due to many reasons, including crowded local court calendars or lengthy procedural delays.

The ability of the City to foreclose the lien of a delinquent unpaid Special Tax payment may be limited with regard to properties in which the FDIC or any successor to the FDIC may acquire an interest. The FDIC currently does not have an interest in the land within the Area. However, if a lender takes a security interest in property in the Area and becomes insolvent, such a lender could fall under the jurisdiction of the FDIC. The FDIC could assert federal preemptive power to challenge any prior taxes, special taxes and assessments where it is in their interest to do so, including the requirement that local agencies obtain the consent of the FDIC in order to foreclose the lien of delinquent Special Taxes.

If the City is required to obtain the consent of the FDIC to foreclose on property located in the Area, such consent could be denied and the City might be unable to pursue foreclosure proceedings. Additionally, obtaining such consent could delay the foreclosure proceedings. Any delay in foreclosure proceedings or the inability of the City to foreclose on property in the Area in which the FDIC has an interest could result in a delay or default in payment of the Bonds.

In addition, potential investors should be aware that judicial foreclosure proceedings are not summary remedies and can be subject to significant procedural and other delays caused by crowded court calendars and other factors beyond the control of the Area or the City. In addition, the Illinois Constitution prescribes certain minimum redemption periods, which may be as long as three years, in the event of foreclosure. See "**SECURITY AND SOURCE OF PAYMENT FOR THE BONDS".** It should be assumed that under current conditions, it is estimated that a judicial foreclosure of the lien of the Special Tax could take several years from initiation of litigation to the lien foreclosure sale.

Delays and uncertainties in the Special Tax lien foreclosure process create significant risks for Bondowners. High rates of Special Tax payment delinquencies which continue during the pendency of protracted Special Tax lien foreclosure proceedings, could result in the rapid, total depletion of the Reserve Fund prior to replenishment from the resale of parcels in the Area upon foreclosure. In that event, there could be a default in payments of the principal of, and interest on, the Bonds.

Condemnation

There may be an occasion where property within the Site is acquired by a unit of government through condemnation. When this occurs, the unit of government that acquired the property may seek to have the property declared exempt from taxation under the general exemption provisions of the Illinois Property Tax Code. A declaration that a property is exempt from taxation under these provisions does not, however, extend to special assessments. Notwithstanding the inapplicability of general exemption laws to special assessments, special assessments have been declared invalid where the property to be assessed is either owned by the State or the United States Government.

In addition, there is no assurance that future legislation will not be considered or enacted which will extend these general exemption provisions to special assessments or that judicial interpretations of existing Illinois law relating to the inapplicability of the general exemption provisions may be reconsidered or modified as to materially adversely affect the ability to collect the Special Tax from such properties owned by units of local government.

Bankruptcy

The various legal opinions to be delivered concurrently with the delivery of the Bonds (including Bond Counsel's approving legal opinion) will be qualified, as to the enforceability of the various legal instruments, by moratorium, bankruptcy, reorganization, insolvency or other similar laws affecting the rights of creditors generally.

Although a bankruptcy proceeding would not cause the Special Taxes to become extinguished, the amount and priority of any Special Tax Lien could be modified if the value of the property falls below the value of the lien. If the value of the property is less than the lien, such excess amount could be treated as an unsecured claim by a bankruptcy court having jurisdiction. In addition, bankruptcy of a property owner could result in a delay in commencement and completion foreclosure proceedings. Such delay would increase the likelihood of a delay or default in payment of the principal of, and interest on, the Bonds and the possibility of delinquent tax Special Tax installments not being paid in full.

Loss of Tax Exemption

Interest on the Bonds could become includible in gross income for federal income tax purposes retroactive to the date of issuance of the Bonds as a result of a failure of the City to comply with certain provisions of the Code. Should such an event of taxability occur, the Bonds are not subject to early redemption and will remain outstanding to maturity or until redeemed under the optional redemption provision of the Trust Indenture.

Factors Relating to Tax Exemption

As discussed under **"TAX EXEMPTION"** herein, interest on the Bonds could become includible in gross income for purposes of federal income taxation, retroactive to the date the Bonds were issued, as a result of future acts or omissions of the City in violation of its covenants in the Bond Ordinance. Should such an event of taxability occur, the Bonds are not subject to any special redemption.

There are or may be pending in the Congress of the United States legislative proposals relating to the federal tax treatment of interest on the Bonds, including some that carry retroactive effective dates, that, if enacted, could affect the market value of the Bonds. It cannot be predicted whether or in what form any such proposal might be enacted or whether, if enacted, it would apply to Bonds issued prior to enactment. Finally, reduction or elimination of the tax-exempt status of obligations such as the Bonds could have an adverse effect on the City's ability to access the capital markets to finance future capital or operational needs by reducing market demand for such obligations or materially increasing borrowing costs of the City.

The tax-exempt bond office of the Internal Revenue Service (the "Service") is conducting audits of tax-exempt bonds, both compliance checks and full audits, with increasing frequency to determine whether, in the view of the Service, interest on such tax-exempt obligations is includible in the gross income of the owners thereof for federal income tax purposes. It cannot be predicted whether the Service will commence any such audit. If an audit is commenced, under current procedures the Service may treat the City as a taxpayer and the Bondholders may have no right to participate in such proceeding. The commencement of an audit with respect to any tax-exempt obligations of the City could adversely affect the market value and liquidity of the Bonds, regardless of the ultimate outcome.

Limited Secondary Market

There can be no guarantee that there will be a secondary market for the Bonds or, if a secondary market exists, that such Bonds can be sold for any particular price. Occasionally, because of general market conditions, lack of current information, the absence of a credit rating for the Bonds or because of adverse history or economic prospects connected with a particular issue, secondary marketing practices in connection with a particular issue are suspended or terminated. In addition, prices of issues for which a market is being made will depend on then prevailing circumstances. Such prices could be substantially different from the original purchase price.

Secondary Market and Prices

The Underwriter presently does not intend to engage in secondary market trading of the Bonds. The Underwriter is not obligated to engage in secondary trading or to repurchase any of the Bonds at the request of the Owners thereof. No assurance can be given that a secondary market for any of the Bonds will be available and no assurance can be given that the initial offering prices for the Bonds will continue for any period of time.

Risk of Legislative and Judicial Changes

Future legislation, regulations, governmental or judicial interpretation of regulations or legislation or practices and procedures related to property tax assessment, levy, collections or distribution could have a material effect on the calculation or availability of the Special Tax. There is no assurance that legislation will not be considered or enacted in the future, and unless provision is made in such legislation for special service areas generally in Illinois, the generation of the Special Tax could be materially adversely affected.

Information Not Verified

Information concerning the Area has been obtained from the City, the Special Service Area Administrator., and other sources believed to be reliable, but much of that information involves predictions of future events, such as sales and ability of homeowners and other property owners to pay their share of the Special Tax; such information is, by its nature, not subject to verification.

No Acceleration

The Bonds are not subject to acceleration in the event of the breach of any covenantor duty under the Trust Indenture, including payment default.

Maximum Parcel Special Taxes

Pursuant to the Bond Ordinance, the City has levied the Special Tax in the maximum amounts permitted by the Special Tax Report. However, there is no assurance that the maximum amounts will at all times be sufficient to pay the amounts required to be paid by the Trust Indenture. See **"SECURITY AND SOURCE OF PAYMENT FOR THE BONDS – The Special Tax"** and **"THE SPECIAL SERVICE AREA AND SPECIAL TAX – Special Service Area Special Tax Report".**

The Illinois State Legislature passed SB 107, which provides for an annual exemption amount from property taxes ranging from $2,500 to full exemption for veterans of the United States Military with a service-connected disability. The City cannot predict how, if at all, SB 107 will affect the City's collection of the Special Taxes.

Disclosure to Future Purchasers

The City has recorded the Establishing Ordinance for the property included in the Area in the Office of the Recorder of Deeds of Kendall County on or prior to the Date of Delivery and has recorded the Declarations of Consent in the Office of the Recorder of Deeds of Kendall County on or prior to the Date of Delivery. While title companies normally refer to such notices in title reports, there can be no guarantee that such reference will be made or, if made, that a prospective purchaser or lender will consider such Special Tax obligation in the purchase of single family homes or the lending of money thereon. Failure to disclose the existence of the Special Tax may affect the willingness and ability of future owners of land within the Area to pay the Special Tax when due.

MUNICIPAL ADVISOR

The City has engaged Speer Financial, Inc. as municipal advisor (the "Municipal Advisor") in connection with the issuance and sale of the Bonds. The Municipal Advisor is a Registered Municipal Advisor in accordance with the rules of the MSRB (as defined herein). The Municipal Advisor will not participate in the underwriting of the Bonds. The financial information included in the Official Statement has been compiled by the Municipal Advisor. Such information does not purport to be a review, audit or certified forecast of future events and may not conform with accounting principles applicable to compilations of financial information. The Municipal Advisor is not obligated to undertake any independent verification of or to assume any responsibility for the accuracy, completeness or fairness of the information contained in this Official Statement, nor is the Municipal Advisor obligated by the City's continuing disclosure undertaking.

UNDERWRITING

Raymond James & Associates Inc., Naperville, Illinois (the "Underwriter") has agreed to purchase all but not less than all of the Bonds at a price of $_____ (reflecting the par amount of $_____, less an Underwriter's discount of $_____). It is anticipated that delivery of the Bonds will occur on the date shown on the cover page hereof. The Bonds may be offered and sold to certain dealers (including the Underwriter or other dealers depositing the Bonds into investment trusts) at yields other than such public offering yields shown in the Official Statement, and such public offering yields may be changed, from time to time, by the Underwriter.

LEGAL OPINIONS

Legal matters incident to the authorization, issuance and sale of the Bonds are subject to the approving legal opinion of Croke Fairchild Duarte & Beres LLC, Chicago, Illinois, Bond Counsel. The proposed form of the opinion of Bond Counsel is included herein as **APPENDIX E**. Certain legal matters will be passed upon for the Underwriter by its counsel, Chapman and Cutler LLP, Chicago, Illinois; and for the City, by its counsel, Ottosen DiNolfo Hasenbalg & Castaldo, Ltd., Naperville, Illinois.

REGISTRATION, TRANSFER AND EXCHANGE

The Bonds will be issued in book-entry only form and DTC will act as securities depository for the Bonds. See **"THE BONDS - Book-Entry-Only System".** If for any reason the Bonds cease to be held in book-entry only form, the following information will be relevant.

The Bonds, upon surrender thereof at the principal corporate trust office of the Trustee with a written instrument of transfer satisfactory to the Trustee, duly executed by the registered Owner or its duly authorized attorney, may, at the option of the registered Owner thereof, and upon payment by such registered Owner of any charges which the Trustee may make as provided in the Trust Indenture, be exchanged for an equal aggregate principal amount of Bonds of the same maturity and interest rate of any other Authorized Denominations.

The Bonds shall be transferable only upon the Bond Register maintained by the Trustee in its capacity as Bond Registrar, at the corporate trust office of the Trustee, by the registered Owner thereof in person or by its attorney duly authorized in writing, upon surrender thereof at the principal corporate trust office of the Trustee, together with a written instrument of transfer satisfactory to the Trustee duly executed by the registered Owner or its duly authorized attorney. Upon the transfer of any such Bond the City shall cause the Trustee to issue in the name of the transferee a new Bond or Bonds of the same aggregate principal amount, maturity and interest rate as the surrendered Bond, of Authorized Denominations.

The City and the Trustee may deem and treat the person in whose name any Bond shall be registered on the Bond Register as the absolute Owner of such Bond, whether such Bond shall be overdue or not, for the purpose of receiving payment of, or on account of, the principal of and interest on such Bond and for all other purposes, and all such payments so made to any such registered Owner or upon its order shall be valid and effectual to satisfy and discharge the liability upon such Bond to the extent of the sum or sums so paid, and neither the City nor the Trustee shall be affected by any notice to the contrary.

In all cases in which the privilege of exchanging or transferring Bonds is exercised, the City shall execute and the Trustee shall authenticate and deliver Bonds in accordance with the provisions of the Indenture. All Bonds surrendered in any such exchanges or transfers shall forthwith be delivered to the Trustee and cancelled or retained by the Trustee. For every such exchange or transfer of Bonds, the City or the Trustee may charge a fee sufficient to reimburse it for any tax, fee or other governmental charge required to be paid with respect to such exchange or transfer. The Bond Registrar shall not be required to transfer or exchange Bonds (a) following the close of business on the Record Date preceding any Interest Payment Date, (b) for a period beginning 15 days before the sending of any notice of redemption, or (c) after notice calling any Bonds for redemption has been sent.

TAX EXEMPTION

Tax Exemption - Opinion of Bond Counsel

The Internal Revenue Code of 1986, as amended (the "Code") contains provisions relating to the tax-exempt status of interest on obligations issued by governmental entities which apply to the Bonds. These provisions include, but are not limited to, requirements relating to the use and investment of the proceeds of the Bonds and the rebate of certain investment earnings derived from such proceeds to the United States Treasury Department on a periodic basis. These and other requirements of the Code must be met by the City subsequent to the issuance and delivery of the Bonds in order for interest thereon to be and remain excludable from gross income for purposes of federal income taxation. The City has covenanted to comply with such requirements.

In the opinion of Bond Counsel, interest on the Bonds is not includable in gross income for purposes of federal income taxation under existing statutes, regulations, rulings and court decisions. The opinion of Bond Counsel is subject to the condition that the City complies with all applicable federal income tax law requirements that must be satisfied subsequent to the issuance of the Bonds in order that interest thereon continues to be excluded from gross income. Failure to comply with certain of such requirements could cause the interest on the Bonds to be so includable in gross income retroactive to the date of issuance of the Bonds. The City has covenanted to comply with all such requirements. The opinion of Bond Counsel assumes compliance with these requirements. Bond Counsel has not undertaken to determine (or to inform any person) whether any actions taken (or not taken) or events occurring (or not occurring) after the date of issuance of the Bonds may adversely affect the value of or the tax-exempt status of interest on the Bonds. Accordingly, the opinion of Bond Counsel is not intended to, and may not, be relied upon in connection with any such actions or events.

Interest on the Bonds is not treated as an item of tax preference for purposes of the federal alternative minimum tax; however, such interest is taken into account in determining the annual adjusted financial statement income of applicable corporations (as defined in Section 59(k) of the Code) for the purpose of computing the alternative minimum tax imposed on corporations.

In addition to the matters addressed below, prospective purchasers of the Bonds should be aware that ownership of the Bonds may result in collateral tax consequences to certain taxpayers, including but not limited to, foreign corporations, certain S corporations, financial institutions, recipients of social security and railroad retirement benefits and property or casualty insurance companies. Bond counsel expresses no opinion regarding any other federal tax consequences relating to the Bonds or the receipt of interest thereon. **Prospective purchasers of the Bonds should consult their own tax advisors as to the impact of these other tax consequences.**

In the opinion of Bond Counsel, under the laws of the State of Illinois as enacted and construed on the date hereof, interest on the Bonds is not exempt from Illinois income taxes. **Prospective purchasers should consult their own tax advisors as to the state and local tax consequences of investing in the Bonds.**

The opinion of Bond Counsel relies on certain factual representations made by the City. These factual representations include, but are not limited to, certifications by the City with respect to its reasonable expectations regarding the use and investment of Bond proceeds. Bond Counsel has not undertaken to verify these representations by independent investigation. The inaccuracy of any of these factual representations may result in interest on the Bonds being included in gross income for U.S. federal income tax purposes retroactive to the original issuance date of the Bonds.

Bond Counsel's opinion will be based on existing law, which is subject to change, and any such change may be made with retroactive effect. No assurance can be given that future legislative or administrative changes, on either a prospective or retroactive basis, would not adversely affect the accuracy of the conclusions stated in such opinion. Bond Counsel assumes no duty to update or supplement its opinion to reflect any facts or circumstances that may thereafter come to Bond Counsel's attention, or to reflect any changes in law that may thereafter occur or become effective. The opinion is not binding upon the Service, the courts or any other taxing or other governmental authority. No assurance can be given that, if the matter were contested, a court would agree with the opinion and no rulings will be sought from the Service or from any other taxing authority with respect to any U.S. federal income tax consequences described in the opinion.

Alternative Minimum Tax

Interest on the Bonds is not treated as an item of tax preference for purposes of the federal alternative minimum tax. However, such interest is taken into account in determining the annual adjusted financial statement income of applicable corporations (as defined in Section 59(k) of the Code) for the purpose of computing the alternative minimum tax imposed on corporations.

Deduction for Interest Paid by Financial Institutions to Purchase or Carry Tax-Exempt Obligations

The Code, subject to limited exceptions not applicable to the Bonds, denies the interest deduction for indebtedness incurred or continued to purchase or carry tax-exempt obligations, such as the Bonds. With respect to banks, thrift institutions and other financial institutions, the denial to such institutions is one hundred percent (100%) for interest paid on funds allocable to the Bonds and any other tax-exempt obligations acquired after August 7, 1986.

Reportable Payments and Backup Withholding

The payments of interest on the Bonds will be reported to the Service by the payor on Form 1099 unless the holder is an "exempt person" under Section 6049 of the Code. A holder who is not an exempt person may be subject to "backup withholding" at a specified rate prescribed in the Code if the holder does not file Form W-9 with the payor advising the payor of the holder's taxpayer identification number. Holders should consult with their brokers regarding this matter.

The payor will report to the holders and to the Service for each calendar year the amount of any "reportable payments" during such year and the amount of tax, if any, with respect to payments made on the Bonds.

CHANGES IN FEDERAL AND STATE TAX LAW

Legislative or administrative actions and court decisions, at either the federal or state level, could have an impact on the treatment of interest on the Bonds for federal or state income tax purposes, and thus on the value or marketability of the Bonds. This could result from changes to federal or state income tax rates, changes in the structure of federal or state income taxes (including replacement with another type of tax), or otherwise. It cannot be predicted whether or in what form any such proposals may be enacted or whether if enacted such proposals would apply to bonds issued prior to enactment. In addition, regulatory or other actions are from time to time announced or proposed which, if implemented or concluded in a particular manner, could adversely affect the market value, marketability or tax status of the Bonds. It cannot be predicted whether any such regulatory or other actions will be implemented or whether the Bonds would be impacted thereby.

Purchasers of the Bonds should consult their tax advisors regarding any pending or proposed legislation, regulatory initiatives or litigation. The opinions expressed by Bond Counsel are based upon existing legislation and regulations as interpreted by relevant judicial and regulatory authorities as of the date of issuance and delivery of the Bonds, and Bond Counsel has expressed no opinion as of any date subsequent thereto or with respect to any proposed or pending legislation, regulatory initiatives or litigation.

Prospective purchasers of the Bonds should be aware that the ownership of tax-exempt obligations, such as the Bonds, may result in collateral federal income tax consequences. Such prospective purchasers should consult their own tax advisors as to the consequences of investing in the Bonds.

CONTINUING DISCLOSURE
[UNDER REVIEW]

To assist the Underwriter in complying with SEC Rule 15c2-12 promulgated by the Commission, pursuant to the Exchange Act (the "Rule"), the City will enter into a Continuing Disclosure Agreement (the "Disclosure Agreement") for the benefit of the owners (including beneficial owners) of the Bonds to be executed and delivered by the City on the date the Bonds are delivered. The Disclosure Agreement obligates the City to provide certain annual financial information and operating data relating to the City annually to the Municipal Securities Rulemaking Board (the "MSRB") and to provide to the MSRB notice of the occurrence of certain events with respect to the Bonds which are listed in the Rule. Information provided to the MSRB is required to be submitted through its Electronic Municipal Market Access system ("EMMA") or through any system that may be prescribed by the MSRB in the future.

Within 240 days after the end of each fiscal year of the City (currently ending April 30) commencing with the fiscal year ending April 30, 2026, the City agrees to provide an Annual Report that will contain or incorporate by reference a copy of the annual report prepared by the Special Service Area Administrator showing the Special Taxes received, all disbursements from all Funds and Accounts administered under the Trust Indenture, including the balances in all Funds and Accounts relating to the Bonds and the Additional Special Services as of the end of such fiscal year, the collection of taxes, delinquencies, tax sales and foreclosures. The type of information comprising the annual financial information and the specific listed events are set forth in the form of the Disclosure Agreement attached hereto as **APPENDIX I**. A failure by the City to comply with the Disclosure Agreement will not constitute an event of default on the Bonds (although owners of the Bonds will have the right to compel performance of the obligations under the Disclosure Agreement). Nevertheless, such a failure must be reported in accordance with the Rule and must be considered by any broker, dealer, or municipal securities dealer before recommending the purchase or sale of the Bonds in the secondary market. Consequently, such a failure may adversely affect the liquidity of the Bonds and their market price.

NO LITIGATION

On the date of delivery of and payment for the Bonds, the City will certify that there is no action, suit, proceeding, inquiry or investigation, at law or in equity, before or by any court, regulatory agency, public board or body, pending with respect to which the City has been served with process or is otherwise aware, or, to the knowledge of the officer of the City executing such certificate, threatened against the City affecting the existence of the City, or the titles of its officers to their respective offices or seeking to restrain or to enjoin the sale or delivery of the Bonds, the application of the proceeds thereof in accordance with the Bond Ordinance and/or the Trust Indenture, or the collection or application of the Special Taxes, or in any way contesting or affecting the validity or enforceability of the Bonds, the Bond Ordinance, the Trust Indenture or any action of the City contemplated by any of the said documents, or the collection or application of the Special Taxes, or in any way contesting the completeness or accuracy of the Bond Ordinance, the Trust Indenture or any amendments or supplements hereto, or contesting the powers of the City contemplated by any of said documents, nor, to the knowledge of the officer of the City executing such certificate, is there any basis therefor.

INVESTMENT RATING

S&P has assigned their rating of "__" (_____), to the Bonds, with the understanding that, upon delivery of the Bonds, a bond insurance policy will be issued by _____. Such rating reflects only the views of such organization and any desired explanation of the significance of such rating should be obtained from the rating agency furnishing the same, at the following address: S&P Global Ratings, 55 Water Street, New York, New York 10041.

Generally, a rating agency bases its rating on the information and materials furnished to it and on investigations, studies and assumptions of its own. There is no assurance such rating will continue for any given period of time or that such rating will not be revised downward or withdrawn entirely by the rating agency, if in the judgment of such rating agency, circumstances so warrant. Any such downward revision or withdrawal of such rating may have an adverse effect on the market price of the Bonds. Except as may be required by the Disclosure Agreement described in **"CONTINUING DISCLOSURE"**, the form of which is attached hereto as **APPENDIX I**, neither the City nor the Underwriter undertakes responsibility to bring to the attention of the owners of the Bonds any proposed change in or withdrawal of the rating or to oppose any such revision or withdrawal.

MISCELLANEOUS

The references, excerpts, and summaries of documents and statutes contained in this Official Statement do not purport to be complete statements of the provisions of such documents and statutes, and reference is made to all such documents and statutes for full and complete statements of their terms and provisions.

The estimates, assumptions, statistical and financial information, and all other information contained in this Official Statement have been compiled from official and other sources believed to be reliable; however, none of such estimates, assumptions, or information is guaranteed by the City, the Special Service Area Administrator., or the Underwriter as to completeness or accuracy.

Any statement made in this Official Statement involving matters of opinion or of estimates, whether or not so expressly stated, is set forth as such and not as a representation of fact; no representation is made that any of the estimates contained herein will be realized. The information and expressions of opinion contained herein are subject to change without notice, and neither the delivery of this Official Statement nor any offer or sale made hereunder shall, under any circumstances, create any implication that there has been no change in the affairs of the City or the Area since the date hereof.

AUTHORIZATION

We have examined this Official Statement dated December __, 2025 for the $3,675,000* Special Service Area No. 2004-104 Special Tax Refunding Bonds (Grande Reserve Project), Series 2025, believe it to be true and correct and will provide to the Underwriter on the date of issuance of the Bonds a certificate confirming that to the best of our knowledge, information, and belief, the information in the Official Statement, including any addenda thereto, was as of its date, and is on the date of issuance of the Bonds, true and correct in all material respects and does not include any untrue statement of a material fact, nor does it omit the statement of any material fact required to be stated therein, or necessary to make the statements therein, in light of the circumstances under which they were made, not misleading.

/s/ _____
City Administrator
UNITED CITY OF YORKVILLE
Kendall County, Illinois

/s/ _____
Finance Director
UNITED CITY OF YORKVILLE
Kendall County, Illinois

**Subject to change.*

APPENDIX A
DEFINITIONS FROM TRUST INDENTURE

APPENDIX B
SPECIMEN MUNICIPAL BOND INSURANCE POLICY

APPENDIX C
SPECIAL TAX REPORT

APPENDIX D
THE SERVICING AGREEMENT

APPENDIX E
PROPOSED FORM OF OPINION OF BOND COUNSEL

APPENDIX F

UNITED CITY OF YORKVILLE, KENDALL COUNTY, ILLINOIS
FISCAL YEAR 2025 AUDITED FINANCIAL STATEMENTS

APPENDIX G
MAP OF THE AREA

APPENDIX H
LEGAL DESCRIPTION OF THE AREA

APPENDIX I
CONTINUING DISCLOSURE AGREEMENT

Exhibit E

Form of the Continuing Disclosure Agreement

(See attached)

CONTINUING DISCLOSURE UNDERTAKING
FOR THE PURPOSE OF PROVIDING
CONTINUING DISCLOSURE INFORMATION
UNDER SECTION (b)(5) OF RULE 15c2-12

This Continuing Disclosure Undertaking (this *"Agreement"*) is executed and delivered by the United City of Yorkville, Kendall County, Illinois (the *"Issuer"*) in connection with the issuance of the Issuer's $_____ Special Service Area No. 2004-104 Special Tax Refunding Bonds (Grande Reserve Project), Series 20__ (the *"Bonds"*). The Bonds are being issued pursuant to a bond ordinance adopted by the City Council of the Issuer on November 25, 2025 (as supplemented by a bond order, the *"Ordinance"*), and a Trust Indenture (the *"Indenture"*), dated as of _____, 20__, between the Issuer and U.S. Bank Trust Company, National Association, Chicago, Illinois, as trustee (the *"Trustee"*).

In consideration of the issuance of the Bonds by the Issuer and the purchase of such Bonds by the beneficial owners thereof, the Issuer covenants and agrees as follows:

1. PURPOSE OF THIS AGREEMENT. This Agreement is executed and delivered by the Issuer as of the date set forth below, for the benefit of the beneficial owners of the Bonds and in order to assist the Participating Underwriters in complying with the requirements of the Rule (as defined below). The Issuer represents that it will be the only obligated person with respect to the Bonds at the time the Bonds are delivered to the Participating Underwriters and that no other person is expected to become so committed at any time after issuance of the Bonds.

2. DEFINITIONS. The terms set forth below shall have the following meanings in this Agreement, unless the context clearly otherwise requires.

Annual Financial Information means information described in *Exhibit I* attached hereto.

Annual Financial Information Disclosure means the dissemination of disclosure concerning Annual Financial Information and the dissemination of the Audited Financial Statements as set forth in Section 4.

Audited Financial Statements means the audited financial statements of the Issuer prepared pursuant to the standards and as described in *Exhibit I.*

Consultant means DTA, and its successors and assigns or any other firm selected by the Issuer to assist it in administering the Special Service Area and the extension and collection of Special Taxes pursuant to the Special Tax Report.

Commission means the Securities and Exchange Commission.

Dissemination Agent means any agent designated as such in writing by the Issuer and which has filed with the Issuer a written acceptance of such designation, and such agent's successors and assigns.

EMMA means the MSRB through its Electronic Municipal Market Access system for municipal securities disclosure or through any other electronic format or system prescribed by the MSRB for purposes of the Rule.

Exchange Act means the Securities Exchange Act of 1934, as amended.

Financial Obligation of the Issuer means a (i) debt obligation, (ii) derivative instrument entered into in connection with, or pledged as security or a source of payment for, an existing or planned debt obligation, or (iii) guarantee of (i) or (ii), *provided,* that such term does not include municipal securities as to which an Official Statement has been provided to the MSRB consistent with the Rule.

Fiscal Year End means April 30 of each year, which is the last day of the Issuer's fiscal year.

MSRB means the Municipal Securities Rulemaking Board.

Official Statement means the Final Official Statement, dated _____, 2025, and relating to the Bonds.

Participating Underwriter means each broker, dealer or municipal securities dealer acting as an underwriter in the primary offering of the Bonds.

Reportable Event means the occurrence of any of the Events with respect to the Bonds set forth in *Exhibit II*.

Reportable Events Disclosure means dissemination of a notice of a Reportable Event as set forth in Section 5.

Rule means Rule 15c2-12 adopted by the Commission under the Exchange Act, as the same may be amended from time to time.

Special Service Area means the United City of Yorkville Special Service Area Number 2004-104.

Special Services has the meaning as set forth in the Indenture.

Special Tax has the meaning as set forth in the Indenture

State means the State of Illinois.

Undertaking means the obligations of the Issuer pursuant to Sections 4 and 5.

3. CUSIP NUMBER. The CUSIP Numbers of the Bonds are set forth in *Exhibit III*. All filings required under this Agreement will be filed on EMMA under these CUSIP Numbers. If the Bonds are refunded after the date hereof, the Issuer will also make all filings required under this

Agreement under any new CUSIP Numbers assigned to the Bonds as a result of such refunding, to the extent the Issuer remains legally liable for the payment of such Bonds; *provided, however,* that the Issuer will not be required to make such filings under new CUSIP Numbers unless the Issuer has been notified in writing by the Participating Underwriter or the Issuer's financial advisor that new CUSIP Numbers have been assigned to the Bonds. The Issuer will not make any filings pursuant to this Agreement under new CUSIP Numbers assigned to any of the Bonds after the date hereof for any reason other than a refunding, as described in the previous sentence, including, but not limited to, new CUSIP Numbers assigned to the Bonds as a result of a holder of the Bonds obtaining a bond insurance policy or other credit enhancement with respect to some or all of the outstanding Bonds in the secondary market.

4. ANNUAL FINANCIAL INFORMATION DISCLOSURE. Subject to Section 8 of this Agreement, the Issuer hereby covenants that it will disseminate its Annual Financial Information and its Audited Financial Statements (in the form and by the dates set forth in *Exhibit I*) to EMMA in such manner and format and accompanied by identifying information as is prescribed by the MSRB or the Commission at the time of delivery of such information and by such time so that such entities receive the information by the dates specified. MSRB Rule G-32 requires all EMMA filings to be in word-searchable PDF format. This requirement extends to all documents to be filed with EMMA, including financial statements and other externally prepared reports.

If any part of the Annual Financial Information can no longer be generated because the operations to which it is related have been materially changed or discontinued, the Issuer will disseminate a statement to such effect as part of its Annual Financial Information for the year in which such event first occurs.

If any amendment or waiver is made to this Agreement, the Annual Financial Information for the year in which such amendment or waiver is made (or in any notice or supplement provided to EMMA) shall contain a narrative description of the reasons for such amendment or waiver and its impact on the type of information being provided.

5. REPORTABLE EVENTS DISCLOSURE. Subject to Section 8 of this Agreement, the Issuer hereby covenants that it will disseminate in a timely manner (not in excess of ten business days after the occurrence of the Reportable Event) Reportable Events Disclosure to EMMA in such manner and format and accompanied by identifying information as is prescribed by the MSRB or the Commission at the time of delivery of such information. MSRB Rule G-32 requires all EMMA filings to be in word-searchable PDF format. This requirement extends to all documents to be filed with EMMA, including financial statements and other externally prepared reports. Notwithstanding the foregoing, notice of optional or unscheduled redemption of any Bonds or defeasance of any Bonds need not be given under this Agreement any earlier than the notice (if any) of such redemption or defeasance is given to the Bondholders pursuant to the Ordinance.

6. CONSEQUENCES OF FAILURE OF THE ISSUER TO PROVIDE INFORMATION. The Issuer shall give notice in a timely manner to EMMA of any failure to provide Annual Financial Information Disclosure when the same is due hereunder.

In the event of a failure of the Issuer to comply with any provision of this Agreement, the beneficial owner of any Bond may seek mandamus or specific performance by court order, to cause the Issuer to comply with its obligations under this Agreement. The beneficial owners of 25% or more in principal amount of the Bonds outstanding may challenge the adequacy of the information provided under this Agreement and seek specific performance by court order to cause the Issuer to provide the information as required by this Agreement. A default under this Agreement shall not be deemed a default under the Ordinance, and the sole remedy under this Agreement in the event of any failure of the Issuer to comply with this Agreement shall be an action to compel performance.

7. AMENDMENTS; WAIVER. Notwithstanding any other provision of this Agreement, the Issuer by ordinance authorizing such amendment or waiver, may amend this Agreement, and any provision of this Agreement may be waived, if:

(a) (i) The amendment or waiver is made in connection with a change in circumstances that arises from a change in legal requirements, including without limitation, pursuant to a "no-action" letter issued by the Commission, a change in law, or a change in the identity, nature, or status of the Issuer, or type of business conducted; or

(ii) This Agreement, as amended, or the provision, as waived, would have complied with the requirements of the Rule at the time of the primary offering, after taking into account any amendments or interpretations of the Rule, as well as any change in circumstances; and

(b) The amendment or waiver does not materially impair the interests of the beneficial owners of the Bonds, as determined either by parties unaffiliated with the Issuer (such as the Bond Counsel).

In the event that the Commission or the MSRB or other regulatory authority shall approve or require Annual Financial Information Disclosure or Reportable Events Disclosure to be made to a central post office, governmental agency or similar entity other than EMMA or in lieu of EMMA, the Issuer shall, if required, make such dissemination to such central post office, governmental agency or similar entity without the necessity of amending this Agreement.

8. TERMINATION OF UNDERTAKING. The Undertaking of the Issuer shall be terminated hereunder if the Issuer shall no longer have any legal liability for any obligation on or relating to repayment of the Bonds under the Ordinance. The Issuer shall give notice to EMMA in a timely manner if this Section is applicable.

9. FUTURE CHANGES TO THE RULE. As set forth in Section 1 of this Agreement, the Issuer has executed and delivered this Agreement solely and only to assist the Participating Underwriter in complying with the requirements of the Rule. Therefore, notwithstanding anything in this Agreement to the contrary, in the event the Commission, the MSRB or other regulatory authority shall approve or require changes to the requirements of the Rule, the Issuer shall be permitted, but shall not be required, to unilaterally modify the covenants in this Agreement, without complying with the requirements of Section 7 of this Agreement, in order to comply with,

or conform to, such changes. In the event of any such modification of this Agreement, the Issuer shall file a copy of this Agreement, as revised, on EMMA in a timely manner.

10. DISSEMINATION AGENT. The Issuer may, from time to time, appoint or engage a Dissemination Agent to assist it in carrying out its obligations under this Agreement, and may discharge any such Dissemination Agent, with or without appointing a successor Dissemination Agent.

11. ADDITIONAL INFORMATION. Nothing in this Agreement shall be deemed to prevent the Issuer from disseminating any other information, using the means of dissemination set forth in this Agreement or any other means of communication, or including any other information in any Annual Financial Information Disclosure or notice of occurrence of a Reportable Event, in addition to that which is required by this Agreement. If the Issuer chooses to include any information from any document or notice of occurrence of a Reportable Event in addition to that which is specifically required by this Agreement, the Issuer shall have no obligation under this Agreement to update such information or include it in any future disclosure or notice of occurrence of a Reportable Event. If the Issuer is changed, the Issuer shall disseminate such information to EMMA.

12. BENEFICIARIES. This Agreement has been executed in order to assist the Participating Underwriters in complying with the Rule; however, this Agreement shall inure solely to the benefit of the Issuer, the Dissemination Agent, if any, and the beneficial owners of the Bonds, and shall create no rights in any other person or entity.

13. RECORDKEEPING. The Issuer shall maintain records of all Annual Financial Information Disclosure and Reportable Events Disclosure, including the content of such disclosure, the names of the entities with whom such disclosure was filed and the date of filing such disclosure.

14. ASSIGNMENT. The Issuer shall not transfer its obligations under the Ordinance unless the transferee agrees to assume all obligations of the Issuer under this Agreement or to execute an Undertaking under the Rule.

15. GOVERNING LAW. This Agreement shall be governed by the laws of the State.

UNITED CITY OF YORKVILLE, KENDALL COUNTY, ILLINOIS

_____

Mayor

Date: _____, 2025

EXHIBIT I
ANNUAL FINANCIAL INFORMATION AND TIMING AND AUDITED FINANCIAL STATEMENTS

All or a portion of the Annual Financial Information and the Audited Financial Statements as set forth below may be included by reference to other documents which have been submitted to EMMA or filed with the Commission. If the information included by reference is contained in a Final Official Statement, the Final Official Statement must be available on EMMA; the Final Official Statement need not be available from the Commission. The Issuer shall clearly identify each such item of information included by reference.

a. ANNUAL FINANCIAL INFORMATION:

1. "***Annual Financial Information***" means the annual report prepared by the Consultant showing the Special Taxes received, all disbursements from the Funds and Accounts administered by the Indenture, including the balances in all Funds and Accounts relating to the Bonds and the Special Services as of the end of such fiscal year, and the collection of taxes, delinquencies, tax sales and foreclosures and the payment of recapture to the Issuer and remitted to the Trustee for payment of the Bonds.

2. The Annual Financial Information will be submitted to EMMA within ten (10) business days of receipt thereof and not later than 240 days after the Issuer's Fiscal Year End.

b. AUDITED FINANCIAL STATEMENTS:

1. "***Audited Financial Statements***" means the general purpose financial statements of the Issuer prepared in accordance with generally accepted auditing standards and "Government Auditing Standards" issued by the Comptroller of the United States.

2. Audited Financial Statements will be submitted to EMMA in such format and manner and accompanied by identifying information as is prescribed by the MSRB, at the same time as the Annual Financial Information.

Audited Financial Statements as described above should be filed at the same time as the Annual Financial Information. If Audited Financial Statements are not available when the Annual Financial Information is filed, unaudited financial statements shall be included, and Audited Financial Statements will be submitted to EMMA within 30 days after availability to Issuer.

If any change is made to the Annual Financial Information as permitted by Section 4 of the Agreement, the Issuer will disseminate a notice of such change as required by Section 4.

EXHIBIT II
EVENTS WITH RESPECT TO THE BONDS FOR WHICH REPORTABLE EVENTS DISCLOSURE IS REQUIRED

1. Principal and interest payment delinquencies
2. Non-payment related defaults, if material
3. Unscheduled draws on debt service reserves reflecting financial difficulties
4. Unscheduled draws on credit enhancements reflecting financial difficulties
5. Substitution of credit or liquidity providers, or their failure to perform
6. Adverse tax opinions, the issuance by the Internal Revenue Service of proposed or final determinations of taxability, Notices of Proposed Issue (IRS Form 5701-TEB) or other material notices or determinations with respect to the tax status of the security, or other material events affecting the tax status of the security
7. Modifications to the rights of security holders, if material
8. Bond calls, if material, and tender offers
9. Defeasances
10. Release, substitution or sale of property securing repayment of the securities, if material
11. Rating changes
12. Bankruptcy, insolvency, receivership or similar event of the Issuer*
13. The consummation of a merger, consolidation, or acquisition involving the Issuer or the sale of all or substantially all of the assets of the Issuer, other than in the ordinary course of business, the entry into a definitive agreement to undertake such an action or the termination of a definitive agreement relating to any such actions, other than pursuant to its terms, if material
14. Appointment of a successor or additional trustee or the change of name of a trustee, if material
15. Incurrence of a Financial Obligation, if material, or agreement to covenants, events of default, remedies, priority rights, or other similar terms of a Financial Obligation of the Issuer, any of which affect security holders, if material
16. Default, event of acceleration, termination event, modification of terms, or other similar events under the terms of a Financial Obligation, any of which reflect financial difficulties

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* This event is considered to occur when any of the following occur: the appointment of a receiver, fiscal agent or similar officer for the Issuer in a proceeding under the U.S. Bankruptcy Code or in any other proceeding under state or federal law in which a court or governmental authority has assumed jurisdiction over substantially all of the assets or business of the Issuer, or if such jurisdiction has been assumed by leaving the existing governing body and officials or officers in possession but subject to the supervision and orders of a court or governmental authority, or the entry of an order confirming a plan of reorganization, arrangement or liquidation by a court or governmental authority having supervision or jurisdiction over substantially all of the assets or business of the Issuer.

EXHIBIT III
CUSIP NUMBERS

MATURITY (_____)	CUSIP NUMBER (_____)

Exhibit F

Form of the Escrow Agreement

(See attached)

ESCROW DEPOSIT AGREEMENT

THE UNITED CITY OF YORKVILLE, KENDALL COUNTY, ILLINOIS

(SPECIAL SERVICE AREA NUMBER 2004-104 CENTRAL GRANDE RESERVE SPECIAL TAX BONDS, SERIES 2004 (MPI GRANDE RESERVE PROJECT))

THIS ESCROW DEPOSIT AGREEMENT, dated as of December ____, 2025, between THE UNITED CITY OF YORKVILLE, KENDALL COUNTY, ILLINOIS, and U.S. BANK TRUST COMPANY, NATIONAL ASSOCIATION, as escrow agent, with its principal corporate trust office in the City of Chicago, Illinois, not individually, but in the capacity as hereinafter described, in consideration of the mutual promises and agreements herein set forth:

W I T N E S S E T H:

ARTICLE I.

DEFINITIONS

The following words and terms used in this Agreement shall have the following meanings unless the context or use clearly indicates another or different meaning:

1.01 *"Agreement"* means this Agreement between the City and the Escrow Agent.

1.02 *"Bond Ordinance"* means the Ordinance adopted by the City Council of the City on November 25, 2025, as supplemented by a Bond Order executed by the President of the City, authorizing the issuance of the Series 2025 Bonds.

1.03 *"City"* means the United City of Yorkville, Kendall County, Illinois.

1.04 *"Code"* means Section 148 of the Internal Revenue Code of 1986, as amended, and all lawful regulations promulgated under that section.

1.05 *"Escrow Account"* means the trust account established under this Agreement by the deposit of the Government Obligations and the initial cash deposits.

1.06 *"Escrow Agent"* means U.S. Bank Trust Company, National Association, with its principal corporate trust office in Chicago, Illinois, or any successor thereto, not individually but acting as escrow agent under this Agreement.

1.07 *"Government Obligations"* means the Qualified Government Obligations deposited under this Agreement as more particularly described at Section 1.02 and **Exhibit C** of this Agreement.

1.08 *"Indenture"* means the Trust Indenture dated as of December 1, 2025 by and between the City and U.S. Bank Trust Company, National Association, as Trustee, pursuant to which the Series 2025 Bonds were issued.

1.09 *"Qualified Government Obligations"* means direct, noncallable, nonprepayable full faith and credit obligations of the United States of America (currently United States Treasury Bills, Notes, Bonds or STRPS or SLGS).

1.10 *"Redemption Date"* means January 14, 2026.

1.11 *"Refunded Bonds"* means the City's Special Service Area Number 2004-104 Central Grande Reserve Special Tax Bonds, Series 2004 (MPI Grande Reserve Project), issued by the City on December 29, 2004 under the Refunded Bonds Bond Ordinance and the Refunded Bonds Indenture, as more particularly described on **Exhibit A** attached hereto.

1.12 *"Refunded Bonds Bond Ordinance"* means the ordinance adopted by the City Council of the City on October 26, 2004 authorizing the issuance and delivery of the Refunded Bonds.

1.13 *"Refunded Bonds Indenture"* means the Trust Indenture dated as of December 1, 2004 by and between the City and the Refunded Bonds Trustee, pursuant to which the Refunded Bonds were issued.

1.14 *"Refunded Bonds Trustee"* means U.S. Bank Trust Company, National Association (as successor trustee to LaSalle Bank National Association), not individually but as trustee under the Refunded Bonds Indenture.

1.15 *"Refunded Bonds Payment Requirement"* means the payment when due of the principal of the Refunded Bonds upon the Redemption Date, and all interest on the Refunded Bonds through and including the Redemption Date.

1.16 *"Series 2004 Deposit"* means the amount of $_____ to be transferred and deposited by the Refunded Bonds Trustee into the Escrow Account from funds and accounts held by the Refunded Bonds Trustee under the Refunded Bonds Indenture.

1.17 *"Series 2025 Bonds"* means the City's Special Service Area Number 2004-104 Special Tax Refunding Bonds, Series 2025 (Grande Reserve Project), issued by the City on the date hereof pursuant to the Bond Ordinance and the Indenture.

1.18 *"SLGS"* means U.S. Treasury Obligations of the State and Local Government Series.

1.19 *"Verification Report"* means the report of the Verifier attached as **Exhibit C** that the principal of, interest on and profit realized from the Government Obligations, when received, together with the initial cash balance described below, will be sufficient at all times to pay when due all interest on and the principal of the Refunded Bonds from and after the date of this Agreement to the Redemption Date.

1.20 *"Verifier"* means _____.

ARTICLE II.

CREATION OF ESCROW ACCOUNT AND ESCROW DEPOSIT

2.01 The City adopted the Refunded Bonds Bond Ordinance and entered into the Refunded Bonds Indenture, which (among other things) authorized the original issue and delivery of the Refunded Bonds. The City is issuing the Series 2025 Bonds pursuant to the Bond Ordinance and the Indenture to defease and refund the Refunded Bonds prior to their maturity, and is depositing sufficient funds from the proceeds of the Series 2025 Bonds which, together with the Series 2004 Deposit, will provide all moneys necessary to pay when due the Refunded Bonds Payment Requirement.

2.02 The City has deposited, or caused to be deposited, into the Escrow Account (a) $_____ from the proceeds of the Series 2025 Bonds, and (b) the Series 2004 Deposit of $_____, and the aggregate amount of $_____ has been used to acquire the Government Obligations described in **Exhibit C** and to establish an initial cash balance of $_____. The Escrow Agent shall transfer the amount of $_____ from the Escrow Account to the Refunded Bonds Trustee on the Redemption Date in order to provide sufficient funds to the Refunded Bonds Trustee to pay the principal of and all interest on the Refunded Bonds on the Redemption Date.

2.03 The Escrow Agent and the City have each received the Verification Report and the Verification Report demonstrates that principal of and income and profit to be received from the Government Obligations held pursuant to this Agreement, when paid at on the Redemption Date, and the initial cash deposit held in accordance with Section 2.04, will be sufficient, beginning on the date of this Agreement and thereafter at all times to pay the principal of and all interest on the Refunded Bonds through and including the Redemption Date.

The Escrow Agent shall utilize the funds described above to pay debt service on the Refunded Bonds in accordance with the cash flow analysis attached to this Agreement as **Exhibit E**.

ARTICLE III.

COVENANTS OF ESCROW AGENT

The Escrow Agent covenants and agrees with the City as follows:

3.01 The Escrow Agent will hold the Government Obligations and the cash deposit and all interest income or profit derived from them and all uninvested cash in the Escrow Account, which shall be an irrevocable, segregated and separate trust fund account for the sole and exclusive benefit of the holders of the Refunded Bonds until final payment of the Refunded Bonds.

3.02 From time to time hereafter, certain cash balances may exist in the Escrow Account. The Escrow Agent agrees, without further order or direction whatsoever, to reinvest such cash balances in SLGS having a zero rate of interest (yield). Investments so made shall be scheduled to mature on or prior to the next succeeding interest payment date on the Refunded Bonds on which such proceeds will be needed to pay the Refunded Bonds Payment Requirement. To the extent the

foregoing directions require the Escrow Agent to invest and reinvest in SLGS, the Escrow Agent will reinvest all available uninvested balances in the Escrow Account on deposit from time to time, whenever said balances exceed $1,000. As stated above, such investments shall, to the fullest extent possible, be in zero-yield SLGS.[1] Such investments shall be made only to the extent permitted by, and shall be made in accordance with, the applicable statutes, rules and regulations governing such investments issued by the Bureau of the Fiscal Service, U.S. Department of the Treasury. Such rules and regulations currently require that a subscription for purchase of SLGS be submitted at least 7 days (5 days for subscriptions of $10,000,000 or less) but no more than 60 days prior to the date of investment.

3.03 The Escrow Agent shall hold all balances not invested or reinvested as described above and on deposit in the Escrow Account on demand and in trust for the purposes of this Agreement and shall secure the same in accordance with applicable Illinois law for the securing of public funds.

3.04 The Escrow Agent will take no action in the investment or securing of the amounts in the Escrow Account held pursuant to this Agreement which would cause the Refunded Bonds to be classified as "arbitrage bonds" under the Code, *provided*, it shall be under no obligation to affirmatively inquire whether the Government Obligations held pursuant to this Agreement as deposited are properly invested under this section, and, *provided*, *further*, it may rely on all specific directions in this Agreement in the investment or reinvestment of balances held under this Agreement.

3.05 The Escrow Agent will promptly collect the principal, interest or profit from the Government Obligations held pursuant to this Agreement and, subject to reinvestment as provided in Section 3.02, promptly apply the same as necessary to the payment of the Refunded Bonds Payment Requirement when due.

3.06 The Escrow Agent will remit to the Refunded Bonds Trustee in good funds, on each date the Refunded Bonds Payment Requirement is due, moneys sufficient to pay the Refunded Bonds Payment Requirement due on that date, all as set out in the Verification Report, and such remittances shall fully release and discharge the Escrow Agent from any further duty or obligation under this Agreement with respect to amounts so remitted.

[1] If the Department of the Treasury (or the Bureau of the Fiscal Service) of the United States suspends the sale of SLGS so that the Escrow Agent is unable to purchase SLGS, then the Escrow Agent will take the following actions: On the date it would have purchased SLGS had it been able to do so, the Escrow Agent will purchase Qualified Government Obligations maturing not more than 90 days after the date of the purchase and in any case not later than the Maturity Date (the *"Alternate Investment"*). The purchase price of the Alternate Investment shall be as close as possible to the principal amount of the SLGS that would have been purchased on such date if they had been available for purchase. The Escrow Agent will purchase each Alternate Investment at a price no higher than the fair market value of the Alternate Investment and will maintain records demonstrating compliance with this requirement. On the maturity of each Alternate Investment, the Escrow Agent shall pay the difference between the total of the receipts on the Alternate Investment and the purchase price of the Alternate Investment to the City with a notice to the City that such amount must be paid to the Internal Revenue Service pursuant to Rev. Proc. 95-47.

3.07 The Escrow Agent will make no payment of fees, due or to become due, of the Refunded Bonds Trustee, and the City has either paid such fees in advance as set forth in Section 3.08 or covenants to pay the same as they become due.

3.08 The fees of the Escrow Agent shall be paid by the City from time to time as statements are rendered in the ordinary course of business. The Escrow Agent is also providing trustee, bond registrar and paying agent services for the Series 2025 Bonds. The charges, fees and expenses of the Escrow Agent for any of its escrow agent, trustee, bond registrar or paying agent services will be paid by the City to the Escrow Agent separately and not from moneys held under this Agreement. The Escrow Agent shall have no lien or right of set-off of any kind on the Escrow Account and shall look solely to the City and its other funds for payment.

3.09 The Escrow Agent has all the powers and duties set forth in this Agreement with no liability in connection with any act or commission to act under this Agreement, except for its own negligence or willful breach of trust, and shall be under no obligation to institute any suit or action or other proceeding under this Agreement or to enter any appearance in any suit, action or proceeding in which it may be a defendant or to take any steps in the enforcement of its, or any, rights and powers under this Agreement, nor shall the Escrow Agent be deemed to have failed to take any such action, unless and until it shall have been indemnified by the City to the Escrow Agent's satisfaction against any and all costs and expenses, outlays, counsel fees and other disbursements, including its own reasonable fees, and if any judgment, decree or recovery is obtained by the Escrow Agent, payment of all sums due it, as aforesaid, shall be a first charge against the amount of any such judgment, decree or recovery.

3.10 The Escrow Agent may in good faith buy, sell or hold and deal in any of the Refunded Bonds.

3.11 The form and time of the giving of the notice of refunding of the Refunded Bonds shall be as specified in Sections 3.12 and 3.13 below.

3.12 The form and time of the giving of notice of redemption shall be as specified in Section 3.13 in accordance with the requirements of the Refunded Bonds Indenture on file with the Escrow Agent authorizing the issuance and specifying the terms of the Refunded Bonds and, further, as required by The Depository Trust Company ("*DTC*"), which is the registered owner of all of the Refunded Bonds through its nominee Cede & Co. The Escrow Agent acknowledges receipt of copies of the Refunded Bonds Bond Ordinance and the Refunded Bonds Indenture. The Escrow Agent, as Refunded Bonds Trustee, avers that it is a participant in DTC, and as such a participant, the Escrow Agent, as Refunded Bonds Trustee, knows the rules and procedures of DTC with respect to the Refunded Bonds. The Escrow Agent shall act as agent for the City in performing all acts, giving or causing to be given all notices, and providing directions to the Refunded Bonds Trustee to effect the payment of the Refunded Bonds as aforesaid.

3.13 Promptly upon the delivery of this Agreement and in no event longer than 10 business days from the date of this Agreement, the Escrow Agent shall direct the Refunded Bonds Trustee to provide notices of the redemption of all of the Refunded Bonds to the MSRB through the EMMA system. The notices of redemption shall be in substantially the forms attached to this

Agreement as **Exhibit D** with such additions, deletions or other changes as the Escrow Agent or the Refunded Bonds Trustee determines to be beneficial.

3.14 If at any time it shall appear to the Escrow Agent that the available proceeds of the Government Obligations and deposits on demand in the Escrow Account will not be sufficient to make any payment due to the holders of any of the Refunded Bonds, the Escrow Agent shall notify the Finance Director of the City, not less than fifteen (15) days prior to such date, and the City agrees that it will from any funds legally available for such purpose make up the anticipated deficit so that no default in the making of any such payment will occur.

3.15 The Escrow Agent will submit to the Finance Director of the City a monthly statement, commencing within one month, itemizing all moneys received by it and all payments made by it under the provisions of this Agreement during the preceding monthly period, and also listing the Government Obligations on deposit under this Agreement on the date of said report, including listing moneys held by it received as interest on or profit from the collection of the Government Obligations.

ARTICLE IV.

COVENANTS OF CITY

The City covenants and agrees with the Escrow Agent as follows:

4.01 The Escrow Agent shall have no responsibility or liability whatsoever for (a) any of the recitals of the City in this Agreement, (b) the performance of or compliance with any covenant, condition, term or provision of the Bond Ordinance, and (c) any undertaking or statement of the City under this Agreement or under the Bond Ordinance or the Indenture.

4.02 The City will take any and all further action necessary to ensure that adequate provision is made for the payment of the Refunded Bonds and that none of the Refunded Bonds are classified as "arbitrage bonds" under the Code.

4.03 All payments to be made by, and all acts and duties required to be done by, the Escrow Agent under the terms and provisions of this Agreement, shall be made and done by the Escrow Agent without any further direction or authority of the City or the City Finance Director.

ARTICLE V.

AMENDMENTS AND IRREVOCABILITY OF AGREEMENT

5.01 This Agreement may be amended or supplemented to provide that all or any portion of the Government Obligations held pursuant to this Agreement may be sold or redeemed, and moneys derived from such sale or redemption invested, reinvested (but only in Qualified Government Obligations that are not redeemable by the Treasury prior to maturity) or disbursed in any manner provided (any such amendment, supplement, direction to sell or redeem or invest, reinvest or disburse to be referred to as a "*Subsequent Action*"), upon submission to the Escrow Agent of each of the following:

A. Certified copy of proceedings of the City authorizing the Subsequent Action and copy of the document effecting the Subsequent Action signed by duly designated officers of the City.

B. An opinion of nationally recognized bond counsel or tax counsel nationally recognized as having an expertise in the area of tax-exempt municipal bonds that the Subsequent Action will not cause the interest on the Refunded Bonds to become includible in the gross income of their owners for federal income tax purposes and not exempt from federal income taxes of such owners under the laws of the United States of America providing for taxation of income as and to the extent contemplated when such bonds were issued and that the Subsequent Action does not materially adversely affect the legal rights of the registered owners or holders of the Refunded Bonds.

C. An opinion of a firm of nationally recognized independent certified public accountants that the amounts, which must consist of funds or receipts from permitted investments under this Agreement, not subject to redemption prior to maturity, and all of which shall be held under this Agreement, available or to be available for payment of the Refunded Bonds will remain sufficient after the Subsequent Action to pay when due the Refunded Bonds Payment Requirement.

D. Consent of any bond insurer for an insured series of the Refunded Bonds still remaining outstanding, *but only* if such consent is required pursuant to the original documents of the City relating to such bond insurance.

5.02 The City and the Escrow Agent may amend or add to the terms of this Agreement to correct errors, clarify ambiguities or insert inadvertently omitted material but only if any such correction, clarification or insertion has absolutely no adverse impact on the holders or registered owners of the Refunded Bonds. The City may supplement this Agreement by providing for notice prior to any amendment to such parties as it may name in any such supplement, which will be effective upon filing with the Escrow Agent.

5.03 Except as provided in Section 5.01, all of the rights, powers, duties and obligations of the Escrow Agent hereunder shall be irrevocable and shall not be subject to amendment by the Escrow Agent and shall be binding on any successor to the Escrow Agent during the term of this Agreement.

5.04 Except as provided in Section 5.01, all of the rights, powers, duties and obligations of the City under this Agreement shall be irrevocable and shall not be subject to amendment by the City and shall be binding on any successor to the officials now in office during the term of this Agreement.

ARTICLE VI.

NOTICES TO THE CITY AND THE ESCROW AGENT

6.01 All notices and communications to the City shall be addressed in writing to:

United City of Yorkville, Kendall County,
651 Prairie Pointe Drive
Yorkville, Illinois 60560
Attention: Finance Director

6.02 All notices and communications to the Escrow Agent shall be addressed in writing to:

U.S. Bank Trust Company, National Association
190 South LaSalle Street
Chicago, IL 60603
Attention: Merci Stahl

ARTICLE VII.

TERMINATION OF AGREEMENT

7.01 Upon final disbursement of funds sufficient to pay the Refunded Bonds Payment Requirement as provided for in this Agreement, the Escrow Agent will transfer any balance remaining in the Escrow Account to the City, and thereupon this Agreement shall terminate.

(SIGNATURE PAGES FOLLOW)

IN WITNESS WHEREOF, the United City of Yorkville, Kendall County, has caused this Agreement to be signed in its name by its Mayor and to be attested by the City Clerk of the City.

UNITED CITY OF YORKVILLE, KENDALL COUNTY, ILLINOIS

By:_____
Mayor

ATTEST:

_____
City Clerk

IN WITNESS WHEREOF, U.S. Bank Trust Company, National Association, as escrow agent, not individually, has caused this Agreement to be signed in its corporate name by one of its officers and attested but in the capacity as described in this Agreement under its corporate seal hereunto affixed.

U.S. BANK TRUST COMPANY, NATIONAL ASSOCIATION, as Escrow Agent

By:_____

Its:_____

ATTEST:

By: _____

Its:_____

LIST OF EXHIBITS

A – Refunded Bonds
B – Verification Report
C – Initial Government Obligations
D – Form of Defeasance and Redemption Notice
E – Escrow Account Cash Flows

EXHIBIT A

SPECIAL SERVICE AREA NUMBER 2004-104 CENTRAL GRANDE RESERVE SPECIAL TAX BONDS, SERIES 2004 (MPI GRANDE RESERVE PROJECT)

Original Principal Amount:	$13,200,000
Original Issuance Date	December 29, 2004
Interest Payment Dates:	March 1 and September 1

REFUNDED BONDS

MATURITY (MARCH 1)	PRINCIPAL AMOUNT ($)	INTEREST RATE (%)	CUSIP	REDEMPTION DATE
2026	276,000	6.375%	987361 AD4	01/14/2026
2027	305,000	6.375%	987361 AD4	01/14/2026
2028	328,000	6.375%	987361 AD4	01/14/2026
2029	359,000	6.375%	987361 AD4	01/14/2026
2030	391,000	6.375%	987361 AD4	01/14/2026
2031	424,000	6.375%	987361 AD4	01/14/2026
2032	460,000	6.375%	987361 AD4	01/14/2026
2033	495,000	6.375%	987361 AD4	01/14/2026
2034	534,000	6.375%	987361 AD4	01/14/2026

EXHIBIT B

VERIFICATION REPORT

See attached

EXHIBIT C

GOVERNMENT SECURITIES

See attached

EXHIBIT D

NOTICE OF DEFEASANCE AND REDEMPTION

See attached

EXHIBIT E

ESCROW ACCOUNT CASH FLOWS

See attached

Exhibit G

Form of the Agreement for Administrative Services

(See attached)

www.FinanceDTA.com

AGREEMENT FOR CONSULTING SERVICES

SPECIAL SERVICE AREA NO. 2004-104

UNITED CITY OF YORKVILLE, IL

SPECIAL SERVICE AREA ADMINISTRATION SERVICES

November 17, 2025

Public Finance
Public-Private Partnerships
Development Economics
Clean Energy Bonds

Irvine | San Jose | San Francisco | Riverside
Dallas | Houston | Raleigh | Tampa

www.FinanceDTA.com

AGREEMENT FOR CONSULTING SERVICES

THIS AGREEMENT is made and entered into this ____ day of November of 2025, by and between the United City of Yorkville at 651 Prairie Pointe Drive, Yorkville, IL 60560, herein called "Client," and DTA at 18201 Von Karman Avenue, Suite 220, Irvine, CA 92612, herein after called "Consultant." The Client and the Consultant in consideration of the mutual promises and conditions herein contained agree as follows.

ARTICLE I
DISCLOSURES AND TERM OF CONTRACT

Section 1.1 As of the date of this Agreement, there are no actual or potential conflicts of interest that DTA is aware of that might impair its ability to render unbiased and competent advice or to fulfill its fiduciary duty. If DTA becomes aware of any potential conflict of interest that arise after this disclosure, DTA will disclose the detailed information in writing to the Client in a timely manner.

Section 1.2 DTA, a Securities and Exchange Commission ("SEC") and MSRB registered firm, does not have any legal events and disciplinary history on its Form MA and Form MA-I, which includes information about any criminal actions, regulatory actions, investigations, terminations, judgments, liens, civil judicial actions, customer complaints, arbitrations and civil litigation. The Client may electronically access DTA's most recent Form MA and each most recent Form MA-I filed with the Commission at the following website:

https://www.sec.gov/edgar/searchedgar/companysearch.html

Section 1.3 While DTA has a fiduciary responsibility as a licensed Municipal Advisor, DTA is not, unless otherwise stipulated, acting as the Client's Municipal Advisor. The services discussed herein do not constitute any financial advice or fall under the category of municipal advisory services as defined by the SEC.

Section 1.4 This agreement shall become effective on the date stated above and will continue in effect until the earlier of (i) that day when the services provided for herein have been performed or (ii) until terminated as provided in Article 6 below.

ARTICLE II
SERVICES TO BE PERFORMED BY CONSULTANT

Section 2.1 Consultant agrees to perform the professional services for the Client, herein after called "Project," in accordance with the applicable professional standard of care and to deliver the work products to the Client as described in the Scope of Work statement

attached as Exhibit "A" hereto. Such professional services and work products, as from time to time modified in accordance with Section 2.3 hereof, are collectively referred to as the "Consulting Services."

Section 2.2 Instruments of Service. All computer software (including without limitation financial models, compilations of formulas and spreadsheet models), inventions, designs, programs, improvements, processes and methods (collectively, the "Proprietary Models"), reports, drawings, specifications, computer files, field data, notes and other documents and instruments prepared by Consultant are Instruments of Service of Consultant and shall remain the property of Consultant. Consultant shall likewise retain all common law, statutory and other reserved rights, including the copyright thereto. Client acknowledges and agrees that the consideration paid by Client herein only entitles Client to a license to use the hard copy or electronically transmitted reports generated pursuant to the Consulting Services and that any Proprietary Model that Consultant uses to generate such reports is owned by, or is duly licensed from a third party to Consultant and is not being provided to Client hereunder. The reports and models used to generate such reports are for use on this Project only. The Client shall not reuse or make any modification to the hard copy or electronically transmitted reports generated pursuant to the Consulting Services without the prior written authorization of the Consultant. The Client agrees, to the fullest extent permitted by law, to indemnify and hold harmless the Consultant, its shareholders, officers, directors, employees and subconsultants (collectively, Consultant's) against any damages, liabilities or costs, including reasonable attorneys' par fees and defense costs, arising from or allegedly arising from or in any way connected with the unauthorized use, reuse or modification of the hard copy or electronically transmitted reports generated pursuant to the Consulting Services or any of Consultant's Instruments of Service, including models, by the Client or any person or entity that acquires or obtains the reports from or through the Client without the written authorization of the Consultant. Client acknowledges that Consultant may have used reports and analyses that Consultant authored for other clients as base works or templates for the reports and analyses prepared for Client pursuant to this Agreement, and Client acknowledges and agrees that Consultant has the right to use the reports and analyses that it authors pursuant to this Agreement as base works or templates for reports and analyses that Consultant authors for Consultant's other clients, provided, however that Consultant shall not use any confidential information provided by Client in such future reports and analyses. Client further acknowledges and agrees that Consultant has spent substantial time and effort in collection and compiling data and information (the "Data Compilations") in connection with the Consulting Services and that such Data Compilations may be used by Consultant for its own purposes, including, without limitation, sale or distribution to third parties; provided, however, that Consultant will not sell or distribute any of Client's confidential information that may be contained in such Data Compilations, unless such confidential information is used only on an aggregated and anonymous basis.

Section 2.3 Any proposed changes in the Consulting Services hereunder shall be submitted to the other party hereto, and any such changes agreed to by the parties shall be reflected in an amendment to Exhibit "A" in accordance with Section 7.2 hereto.

Section 2.4 Nothing in this Agreement shall give the Consultant possession of authority with respect to any Client decision beyond the rendition of information, advice, recommendation, or counsel.

ARTICLE III
COMPENSATION

Section 3.1 Client agrees to pay Consultant for its Consulting Services in accordance with this Agreement, a professional fee computed according to the Professional Fee Schedule attached as Exhibit "B" hereto and incorporated herein by reference (the "**Fee Schedule**"). Client acknowledges and agrees that portions of Consultant's professional fees and expenses may have been incurred by Consultant prior to the execution of this Agreement (the "**Pre-Agreement Fees**") and Client agrees to pay such Pre-Agreement Fees in accordance with this Agreement.

Section 3.2 The Client shall reimburse the Consultant for out-of-pocket and administrative expenses by paying a charge equal to 3% of DTA's monthly billings. Expenses shall include all actual expenditures made by Consultant in the performance of any Consulting Services undertaken pursuant to the Agreement, including, without limitation, the following expenditures:

(a) Cost of clerical assistance, including typing, collation, printing and copying, plus copier and photography costs, including photographic reproduction of drawings and documents.

(b) Transportation costs, including mileage for the use of personal automobiles at the prevailing IRS standard rate, rental vehicles, lodging and regularly scheduled commercial airline ticket costs.

(c) Courier services, facsimile, and telephone expenses.

Section 3.3 On or about the first two weeks of each month during which Consulting Services are rendered hereunder, Consultant shall present to Client an invoice covering the current Consulting Services performed and the reimbursable expenses incurred pursuant to this Agreement and exhibits thereto. Such invoices shall be paid by Client within thirty (30) days of the date of each invoice. A 1.2% charge may be imposed against accounts which are not paid within 30 days of the date of each invoice.

Section 3.4 The maximum total fee amount set forth in Exhibit "B" may be increased as a result of any expansion of the Consulting Services to be rendered hereunder pursuant to Section 2.3 or as provided in Exhibit "A" hereto.

Section 3.5 Records of the Consultant's costs relating to (i) Consulting Services performed under this Agreement and (ii) reimbursable expenses shall be kept and be

available to the Client or to Client's authorized representative at reasonable intervals during normal business hours.

ARTICLE IV
OTHER OBLIGATIONS OF CONSULTANT

Section 4.1 Consultant agrees to perform the Consulting Services in accordance with Exhibit "A" and the applicable standard of care. Should any errors caused by Consultant's negligence be found in such services or products, Consultant will correct them at no additional charge by revising the work products called for in Exhibit "A" to eliminate the errors.

Section 4.2 Consultant will supply all tools and instrumentalities required to perform the Consulting Services under the Agreement.

Section 4.3 Neither this Agreement nor any duties or obligations under this Agreement may be assigned by Consultant without the prior written consent of Client. However, Consultant may subcontract portions of the work to be performed hereunder to other persons or concerns provided Consultant notifies Client of the name and address of said proposed subcontractor and Client either consents or fails to respond to notification with respect to the use of any particular proposed subcontractor.

Section 4.4 In the performance of its Consulting Service hereunder, Consultant is, and shall be deemed to be for all purposes, an independent contractor (and not an agent, officer, employee or representative of Client) under any and all laws, whether existing or future. Consultant is not authorized to make any representation, contract, or commitment on behalf of Client.

Section 4.5 Neither this Agreement, any duties or obligations under this Agreement, nor the intentions or expectations of Client will cause the Consultant to be a "public official" as that term is used in Section 87100 of Title 9 of the California Government Code. Client and Consultant agree that Consultant is not a "public official" or "participating in governmental decision" as those terms are used in Section 87100. The Client and Consultant also agree that no actions and opinions necessary for the performance of duties under the Contract will cause the Consultant to be a "public official" or "participating in a governmental decision" as those terms are used in Section 87100.

ARTICLE V
OTHER OBLIGATIONS OF CLIENT

Section 5.1 The Client shall provide full information in a timely manner regarding requirements for and limitations on the Project. Client agrees to comply with all reasonable requests of Consultant and provide access to all documents reasonably necessary to the performance of Consultant's duties under this Agreement with the exception of those documents which Exhibit "A" calls upon the Consultant to prepare.

Section 5.2 Neither this Agreement nor any duties or obligations under this Agreement may be assigned by Client without the prior written consent of Consultant.

Section 5.3 Consultant frequently is retained by developers, landowners, and other persons and concerns interested in development projects which often eventually lead to the preparation on a contract basis by Consultant of preliminary tax spread models for government agencies to determine tax rates and other matters necessary to accomplish various improvements to realty for financing under a special taxing district or other financing programs. The parties do not intend and nothing in this Section 5.3 is meant to imply that Consultant is a "public official," "participating in a governmental decision," or has a "financial interest" in the services provided as such terms are used in Section 87100 of Title 9 of the California Governmental Code.

Section 5.4 The Client shall provide prompt written notice to the Consultant if the Client becomes aware of any fault or defect in the Project, including any errors, omissions, or inconsistencies in the Consultant's Instruments of Service.

Section 5.5 Client, public agencies, landowners, consultants and other parties dealing with Client or involved in the subject development project referred to in Exhibit "A" will be furnishing to Consultant various data, reports, studies, computer printouts and other information and representations as to the facts involved in the project which Client understands Consultant will be using and relying upon in preparing the reports, studies, computer printouts and other work products called for by Exhibit "A." Consultant shall not be obligated to establish or verify the accuracy of the information furnished by or on behalf of Client, nor shall Consultant be responsible for the impact or effect on its work products of the information furnished by or on behalf of Client, in the event that such information is in error and therefore introduces error into Consultant's work products.

Section 5.6 In the event that court appearances, testimony or depositions are required of Consultant by Client in connection with the services rendered hereunder, Client shall compensate Consultant at a rate of $400 per hour and shall reimburse Consultant for out-of-pocket expenses on a cost basis.

ARTICLE VI
TERMINATION OF AGREEMENT

Section 6.1 Either party may terminate or suspend this Agreement upon thirty (30) days written notice. Unless terminated as provided herein, this Agreement shall continue in force until the Consulting Services set forth in Exhibit "A" have been fully and completely performed and all proper invoices have been rendered and paid.

Section 6.2 Should either party default in the performance of this Agreement or materially breach any of its provisions, the other party at its option may terminate this Agreement by giving written notification to the defaulting party. Such termination shall be effective upon receipt by the defaulting party, provided that the defaulting party shall be allowed ten (10) days in which to cure any default following receipt of notice of same.

Section 6.3 In the event of any termination that is not the fault of the Consultant, the Client shall pay the Consultant, in addition to payment for services rendered and reimbursable costs incurred, for all expenses reasonably incurred by the Consultant in connection with the orderly termination of this Agreement, including but not limited to demobilization, reassignment of personnel, associated overhead costs and all other expenses directly resulting from the termination, plus an amount for the Consultant's anticipated profit on the value of the services not performed by the Consultant.

Section 6.4 Suspension and Termination for Non-Payment. (i) In addition to any other provisions in this Agreement regarding breach of the Agreement, if the Client fails to make payments when due, the Consultant may suspend performance of services upon ten (10) calendar days' notice to the Client. The Consultant shall have no liability whatsoever to the Client for any costs or damages as a result of such suspension caused by any breach of this Agreement by the Client. Upon payment in full by the Client, the Consultant shall resume services under this Agreement, and the time schedule and compensation shall be equitably adjusted to compensate for the period of suspension plus any other reasonable time and expense necessary for the Consultant to resume performance. (ii) If the Client fails to make payment to the Consultant in accordance with the payment terms herein, and/or Client has failed to cure its breach or default following a suspension of services as set forth above, this shall constitute a material breach of this Agreement and shall be cause for termination of this Agreement by the Consultant upon seven (7) days written notice to the Client. (iii) Payment of invoices shall not be subject to any discounts or set-offs by the Client, unless agreed to in writing by the Consultant. Payment to the Consultant for services rendered and expenses incurred shall be due and payable regardless of any subsequent suspension or termination of this Agreement by either party.

Section 6.5 The covenants contained in Sections 3.1, 3.2, 4.4, 5.3, 5.4, 5.5 and all of Article VII shall survive the termination of this Agreement.

ARTICLE VII
GENERAL PROVISIONS

Section 7.1 Any notices to be given hereunder by either party to the other may be affected either by personal delivery in writing or by mail. Mailed notices shall be addressed to the parties at the addresses appearing in the introductory paragraph of this Agreement, but each party may change the address by written notice in accordance with the first sentence of this Section 7.1. Notices delivered personally will be deemed communicated as of actual receipt. Mailed notices will be deemed communicated as of two (2) days after mailing.

Section 7.2 This Agreement and exhibits hereto supersede any and all agreements, either oral or written, between the parties hereto with respect to the rendering of service by Consultant for Client and contains all of the covenants and agreements between the parties with respect to the rendering of such services. Each party to this Agreement acknowledges that no representations, inducements, promises, or agreements, orally or otherwise, have been made by any party, or anyone acting on behalf of any party, which are not embodied herein, and that no other agreement, statement, or promise not contained in this Agreement shall be valid or binding. Any modification of this Agreement (including any exhibit hereto) will be effective if it is in writing and signed by the party against whom it is sought to be enforced.

Section 7.3 If any provision in this Agreement is held by a court of competent jurisdiction to be invalid, void, or unenforceable, the remaining provisions will nevertheless continue in full force without being impaired or invalidated in any way.

Section 7.4 Disputes. The parties agree to first try in good faith to settle the dispute by mediation pursuant to the Mediation Rules of the American Arbitration Association. If the claim or controversy is not settled by mediation, the claim or controversy may be resolved by final and binding arbitration. On the written request of one party served on the other, the dispute shall be submitted to binding arbitration in accordance with the commercial rules and regulations of the American Arbitration Association. The arbitration shall take place at the location in which the principal office of the Client is situated, or such other location as may be mutually agreed to by the parties.

The arbitrator(s) shall be selected as follows: In the event that Consultant and Client agree on one arbitrator, the arbitration shall be conducted by such arbitrator. In the event Consultant and Client do not so agree, Consultant and Client shall each select an arbitrator and the two arbitrators so selected shall select the third arbitrator. If there is more than one arbitrator, the arbitrators shall act by majority vote. The parties may propose arbitrators from JAMS, ADR, ARC or any independent arbitrator/neutral for dispute resolution. The parties are not required to hire a AAA arbitrator for resolution of a dispute hereunder.

No arbitration shall include by way of consolidation or joinder any parties or entities not a party to this Agreement without the express written consent of the Client, the Consultant and any party or entity sought to be joined with an express reference to this provision. Any party or entity joined in the arbitration, after mutual consent, shall be bound by this provision.

The decree or judgment of an award rendered by the arbitrator(s) may be entered in any court having jurisdiction thereof.

Section 7.5 The prevailing party in any arbitration or legal action brought by one party against the other and arising out of this Agreement shall be entitled, in addition to any other rights and remedies it may have, to reimbursement for its expenses, including court costs and reasonable attorneys' fees. The non-prevailing party shall be liable, to the extent allowable under law, for all fees and expenses of the arbitrator(s) and all costs of the arbitration.

Section 7.6 This Agreement will be governed by and construed in accordance with the laws of the State of Illinois.

Section 7.7 Nothing contained in this Agreement shall create a contractual relationship with or a cause of action in favor of a third party against either the Client or the Consultant. The Consultant's services under this Agreement are being performed solely for the Client's benefit, and no other party or entity shall have any claim against the Consultant because of this Agreement or the performance or nonperformance of services hereunder.

Section 7.8 Notwithstanding any other provision of this Agreement, and to the fullest extent permitted by law, neither the Consultant nor the Client, their respective officers, directors, partners, employees, contractors or subconsultants shall be liable to the other for, or shall make, any claim for any incidental, indirect or consequential damages arising out of or connected in any way to the Project or to this Agreement. This mutual waiver of consequential damages shall include, but is not limited to, loss of use, loss of profit, loss of business, loss of income, loss of reputation or any other consequential damages that either party may have incurred from any cause of action including negligence, strict liability, breach of contract and breach of strict or implied warranty.

Section 7.9 It is intended by the parties to this Agreement that the Consultant's services in connection with the Project shall not subject the Consultant's individual shareholders, officers, directors, members, managers or employees to any personal legal exposure for the risks associated with this Project. Therefore, and notwithstanding anything to the contrary contained herein, Client agrees that as Client's sole and exclusive remedy, any claim, demand or suit shall be directed and/or asserted only against Consultant and not against any of the individual shareholders, officers, directors, members, managers or employees.

Section 7.10 Limitation of Liability – for available insurance: In recognition of the relative risks and benefits of the Project to both the Client and the Consultant, the risks have been allocated such that the Client agrees, to the fullest extent permitted by law, to limit the liability of the Consultant to the Client for any and all claims, losses, costs, damages of any nature whatsoever or claims expenses from any cause or causes, including attorneys' fees and costs and expert-witness fees and costs, so that the total aggregate liability of the Consultant to the Client shall not exceed the sum of insurance coverage available at the time of settlement or judgment. It is intended that this limitation apply to any and all liability or cause of action however alleged or arising, except for Consultant's willful misconduct or unless otherwise prohibited by law.

IN WITNESS WHEREOF, this Agreement has been executed on the date and year first above written.

CONSULTANT:	CLIENT:
DTA Public Finance, Inc.	**United City of Yorkville**
By: _____	By: _____
Kelly Wright, Chief Executive Officer	
Date: _____	Date: _____

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SCOPE OF WORK

The Scope of Work statement is predicated on the assumption that the special taxes for the United City of Yorkville ("City") Special Service Area No. 2004-104 (hereinafter called "SSA") will be billed and collected by the County of Kendall (the "County"). The Scope of Work statement for the administration of the SSA is comprised of those services associated with the annual calculation and billing of the special taxes, review of bond funds and accounts, responses to taxpayer inquiries (i.e., phone calls, prepayment requests, builder education/coordination), and determination of arbitrage/rebate liability as follows:

Task 1 – Development Research and SSA Parcel Database

This task involves gathering and organizing the information required to establish and maintain parcel databases necessary to extend, bill, and collect the special taxes, pursuant to the SSA Special Tax Roll and Report, as amended, and includes the following:

1.1 **Subdivision Research:** Coordinate with the City and the builder(s) to obtain copies of all final plats. Identify recording date, property use, acreage, and the lot, block and unit numbers, as applicable, for each new parcel.

1.2 **Permanent Index Numbers:** Coordinate with the County to determine valid Permanent Index Numbers ("PIN") for the coming year and obtain new cadastral maps.

1.3 **Classification of Property:** Assign each parcel to the appropriate special tax classification in accordance with the respective SSA Special Tax Roll and Report, as amended.

1.4 **SSA Parcel Database:** Establish and maintain parcel databases for the SSA that will include all relevant PINs, property data, and special tax characteristics.

Task 2 – Special Tax Requirement Calculation and Special Tax Abatement

This task involves calculating the amount of special tax to be abated for the SSA and includes the following subtasks:

2.1 **Bond Funds Accountability Analysis**: This task involves the review and analysis of account statements for the funds and accounts maintained by the trustee. Consultant will prepare a monthly report that summarizes the activity for each fund and account and evaluates flow of funds for consistency with the Indenture or other controlling documents. When necessary, Consultant will communicate our findings with the City or trustee.

2.2 **Determine Annual Expenses**: Identify expenses for the SSAs including annual debt service, administrative expenses, and provision for delinquencies.

2.3 **Year-End Reconciliation**: Prepare year-end reconciliation to determine surplus funds, if any, in the bond funds and accounts, interest earnings, and other credits that may be applied to toward the abatement of the special tax.

2.4 **Extension of Special Taxes**: Extend the required special taxes to each PIN pursuant to the respective SSA Special Tax Roll and Report, as amended, and determine the resulting amount to be abated, if any.

Task 3 – Report Preparation

This task includes the preparation of an Annual Report for the SSAs, which will generally contain the following:

- Brief development summary;
- Flow of funds summary;
- Special tax collection, tax sale, and foreclosure status;
- Bond fund and account balance summary;
- Special tax requirement calculation;
- Current equalized assessed value;
- Current property tax rates; and
- Current equalized assessed value-to-lien ratio.

Task 4 – Extension and Billing of the Special Tax

This task involves coordination with and assistance to the County, as needed, to facilitate the extension and billing of the special tax. The special taxes will be established by ordinance passed by the City on or before the last Tuesday in December. The following subtasks are included:

4.1 **Special Tax Roll**: For the SSA, Consultant will prepare special tax roll listing each PIN and the corresponding maximum special tax, special tax amount abated, and special tax amount to be billed.

4.2 **Transmittal to County**: The special tax roll will be transmitted to the County in hard copy and/or electronic form as specified by the County, along with a certified copy of the abatement ordinances, to be provided to Consultant by the City, in hard copy and electronic form as specified by the County.

4.3 **Coordination with Assessor**: As requested, Consultant will assist the applicable Township Assessor determine the average public improvements allocable to properties in the SSA.

Task 5 – Special Tax Collections

DTA will review the SSA Special Tax Distribution Reports provided by the County to monitor and record the collection of special taxes as they are distributed to the SSA. DTA will request and review the County's unpaid list to determine the payment status of each individual PIN. This data will be recorded in special tax payment database and utilized to prepare an Annual Delinquent Special Tax Report that shall be distributed to the City and County as needed. DTA

will provide assistance to the County, as requested, to facilitate the collection of the special taxes.

Task 6 – Delinquent Special Tax Follow-Up

DTA will assist in the collection of special taxes that remain delinquent after the County has conducted its tax sale (or such other date as specified in the bond indenture). The following subtasks are included:

6.1 **Final Delinquent Special Tax Report:** DTA will update the report of delinquent special taxes prepared pursuant to Task 5 above.

6.2 **Demand Letters:** This task entails the preparation and mailing of demand letters to the property owners with delinquent special taxes. DTA will prepare a draft demand letter for review and approval by City staff. After the form of the demand letter is approved, DTA will print the demand letters on City letterhead and mail to property owners.

6.3 **Coordination with Delinquent Property Owners:** DTA staff will be available to answer questions from the delinquent property owners.

Task 7 – Foreclosure Assistance

This task involves assistance with the foreclosure of the special taxes that remain delinquent after the follow-up process. We assume that at this stage in the collection process the City will be retaining legal counsel to pursue judicial foreclosure. Therefore, our services will consist of activities to assist legal counsel and the City with the foreclosure action. The following subtasks are included:

7.1 **Foreclosure Report:** Following the payment deadline specified in the demand letter, DTA will prepare a report of the remaining delinquent special taxes that would be subject to foreclosure.

7.2 **Reserve Fund Analysis:** This analysis will ascertain if the Reserve Fund is at its required amount and if any draws will be needed to make the debt service payments on the bonds.

7.3 **Exhibit to Ordinance Ordering Judicial Foreclosure:** DTA will prepare an exhibit showing the delinquent special taxes, penalties, interest and collection costs to be attached to the ordinance adopted by the City ordering the judicial foreclosure.

Task 8 – Prepayment Calculations

This task entails the calculation of prepayment amounts and coordination with the trustee and associated record keeping in the event any special tax is prepaid. This task includes the following subtask:

8.1 **Special Tax Prepayments**: Upon request, DTA will calculate the amount needed to prepay the special tax pursuant to the prepayment formula as set forth and adopted in the respective Rate and Method of Levying Special Taxes, as amended. The prepayment

information provided will identify the amount due, the deadline for payment, and direction regarding where payment is to be remitted.

Task 9 – Early Bond Redemption Analysis

This task involves analysis of the early redemption of bonds resulting from the prepayment of special taxes or receipt of recapture funds. DTA will coordinate with the trustee to ensure the proper application of such funds and review the resulting revised debt service schedule.

Task 10 – Taxpayer Inquiries

This task involves responding to telephone calls from prospective or current property owners or other interested parties who have questions regarding SSA, the public improvements financed, the amount of the special tax, etc. This task includes brief written responses to property owners, as necessary. In order to efficiently and effectively handle these property owner's requests, DTA has a toll-free number for property owners who have questions.

Task 11 – Arbitrage/Rebate Calculation

This task encompasses those activities associated with computing the rebate liability of the bonds sold on behalf of SSA.

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FEE SCHEDULE

DTA's annual compensation for Tasks 1-6 and 8-10 of the Scope of Work listed under Exhibit A is a fixed fee of $12,000 plus expenses. Task 7 services shall be billed on a time and materials basis in accordance with the hour rate schedule in Table 1, with payment due upon collection of the delinquent special taxes, including collection costs, through foreclosure. DTA's compensation for Task 11 is $3,000 per bond issue for the initial calculation, and $2,500 per bond issue per year for subsequent years. Additional fees will be incurred for transferred proceeds analysis, commingled funds analysis, Final or Five-Year Report, or computation period in excess of 12 months.

Table 1: DTA's Fee Schedule

Labor Category	Labor Rate
President/Managing Director	$325/Hour
Senior Vice President	$300/Hour
Vice President	$275/Hour
Senior Manager	$230/Hour
Manager	$215/Hour
Senior Associate	$195/Hour
Associate III	$185/Hour
Associate II	$175/Hour
Associate I	$160/Hour
Research Associate II	$150/Hour
Research Associate I	$135/Hour

A General Terms and Conditions

The preceding annual professional fees shall be billed in four equal installments, with invoices submitted by Consultant to Client on or about the first two weeks of each quarter. Such invoices shall be paid by Client within 30 days of the date of each invoice. A 1.2% charge may be imposed against accounts that are not paid within 30 days of the date of each invoice.

At Client's request, services in addition to those identified in the Scope of Work statement may be provided. Unless otherwise agreed to by Client and Consultant, any additional tasks assigned by Client shall be charged at the hourly rates listed in Table 1.

Such additional tasks may include but are not be limited to the following:

- Manual billing of special taxes;
- Administration of variable rate bonds;
- Attendance, other than via telephone, at meetings with property owners or City staff to answer questions, review the levy, or resolve disputes regarding the calculation of the special tax;
- Assistance with workshops, seminars, etc. concerning disclosure of the special tax; and
- Assumption of dissemination agent responsibilities for Developer Continuing Disclosure Reports, if any.

The preceding lump sum professional fees and hourly rates apply for a 12-month period from execution of the Agreement and are subject to a cost-of-living and/or other appropriate increase every 12 months thereafter. Consultant generally reviews its professional fees and hourly rates annually and, if appropriate, adjusts them to reflect increases in seniority, experience, cost-of-living, and other relevant factors. Consultant shall notify Client in advance of any such increase.

United City of Yorkville, Illinois
Proposed Refunding of Special Service Area No. 2004-104 Special Tax Bonds (Grande Reserve), Series 2004
Assumed Refunding Bonds Non-Rated / "AA" Insured / Non BQ
Rates as of October 8, 2025; Preliminary and subject to change

Exhibit 1

	Current Debt Service				Proposed Refunding Debt Service							
	$3,572,000 SSA No. 2004-104 Special Tax Bonds (Grande Reserve), Series 2004				$3,675,000 SSA No. 2004-104 Special Tax Ref. Bonds (Grande Reserve), Series 2025							
	Dated: December 29, 2004				Dated: December 15, 2025							
Bond Year	Principal (3/1)	Rate	Interest (3/1 & 9/1)	Total	Principal (3/1)	Est. Rate[1]	Est. Yield[1]	Interest (3/1 & 9/1)	Total	Unrefunded Debt Service	*Estimated Debt Service Savings*	*Est. Annual Savings Per Homeowner*
2026	*$276,000*	6.375%	$227,715	$503,715	$315,000	3.000%	3.000%	$26,859	$341,859	$113,858	*$47,998*	*$220*
2027	*305,000*	6.375%	210,120	515,120	350,000	3.100%	3.100%	117,778	467,778		*47,343*	*217*
2028	*328,000*	6.375%	190,676	518,676	365,000	3.150%	3.150%	106,928	471,928		*46,749*	*214*
2029	*359,000*	6.375%	169,766	528,766	385,000	3.250%	3.250%	95,430	480,430		*48,336*	*222*
2030	*391,000*	6.375%	146,880	537,880	405,000	3.350%	3.350%	82,918	487,918		*49,963*	*229*
2031	*424,000*	6.375%	121,954	545,954	430,000	3.500%	3.500%	69,350	499,350		*46,604*	*214*
2032	*460,000*	6.375%	94,924	554,924	450,000	3.700%	3.700%	54,300	504,300		*50,624*	*232*
2033	*495,000*	6.375%	65,599	560,599	475,000	3.800%	3.800%	37,650	512,650		*47,949*	*220*
2034	*534,000*	6.375%	34,043	568,043	500,000	3.920%	3.920%	19,600	519,600		*48,443*	*222*
Total	$3,572,000		$1,261,676	$4,833,676	$3,675,000			$610,812	$4,285,812	$113,858	*$434,007*	

$3,572,000 Callable Maturities

Estimated Present Value Savings	*$148,578*
Par Amount of Bonds Refunded	*$3,572,000*
Estimated % Present Value Savings[2]	*4.160%*

Present Value Savings Sensitivity Analysis	**+25 bps**	**-25 bps**
Estimated Present Value Savings	*$108,496*	*$189,403*
Estimated % Present Value Savings	*3.037%*	*5.302%*

Estimated Sources and Uses	
Sources of Funds	
Par Amount	*$3,675,000*
Transfer from Prior Debt Service Reserve Fund[3]	*408,500*
Total Sources of Funds	*$4,083,500*
Uses of Funds	
Escrow Account Deposit	*$3,643,610*
Estimated Costs of Issuance	*183,200*
Debt Service Reserve Fund (50%)[3]	*183,750*
Estimated Bond Insurance and Surety Premiums[3]	*71,637*
Rounding Amount	*1,303*
Total Uses of Funds	*$4,083,500*

Notes and Assumptions:

(1) Assumes non-bank qualified interest rates for a non-rated SSA bond with "AA' rated bond insurance as of October 8, 2025. Rates are preliminary and subject to change.

(2) Calculated using the refunding arbitrage yield.

(3) Estimated bond insurance premium of 1.5% and surety premium of 4% on 50% of the DSRF requirement. Balance of refunding bond DSRF (50%) funded by transfer from prior DSRF. Transfer from prior DSRF based on balance as of March 1, 2025.

Disclaimer

The information contained herein is solely intended to facilitate discussion of potentially applicable financing applications and is not intended to be a specific buy/sell recommendation, nor is it an official confirmation of terms. Any terms discussed herein are preliminary until confirmed in a definitive written agreement. While we believe that the outlined financial structure or marketing strategy is the best approach under the current market conditions, the market conditions at the time any proposed transaction is structured or sold may be different, which may require a different approach.

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Reviewed By:	
Legal	☐
Finance	■
Engineer	☐
City Administrator	■
Community Development	☐
Purchasing	☐
Police	☐
Public Works	☐
Parks and Recreation	☐

Agenda Item Number

Mayor's Report #2

Tracking Number

CC 2025-87

Agenda Item Summary Memo

Title: 2025 Tax Levy – Approval

Meeting and Date: City Council – November 25, 2025

Synopsis: Please see attached memo.

Council Action Previously Taken:

Date of Action: CC – 11/10/25 Action Taken: Public Hearing - Tax Levy

Item Number:

Type of Vote Required: Majority

Council Action Requested: Approval

Submitted by: Rob Fredrickson (Name) Finance (Department)

Agenda Item Notes:

Have a question or comment about this agenda item?
Call us Monday-Friday, 8:00am to 4:30pm at 630-553-4350, email us at agendas@yorkville.il.us, post at www.facebook.com/CityofYorkville, tweet us at @CityofYorkville, and/or contact any of your elected officials at http://www.yorkville.il.us/320/City-Council

Memorandum

To: City Council
From: Rob Fredrickson, Finance Director
Date: November 19, 2025
Subject: 2025 Tax Levy Approval

Summary

Approval of the 2025 tax levy ordinance and a resolution instructing the County to levy the City and Library separately.

Background

As previously noted, in anticipation of the County revising the City's new construction EAV projection, staff strategically augmented this figure for the purposes of the tax levy estimate by ~$5.4 million (+20% - from $27.1M to $32.6M), in order to ensure that the City was able to capture every new construction dollar available under the tax cap (Exhibit A-1 – as presented at the November 10th Public Hearing).

Earlier this month, staff received the County's updated report on estimated new construction EAV. Following a 16.8% increase last year, this year's revised estimate reflects a 5.7% increase (+$1,556,974), raising new construction EAV from $27,130,623 to $28,687,597. This updated figure would generate an additional $6,962 in incremental property taxes from new construction, increasing the original estimate of $113,325 to a revised total of $120,287. Since the updated new construction EAV of $28.7 million is lower than the $32.6 million EAV originally used to calculate the tax levy estimate (which determines the maximum allowable levy), the City is able to fully capture the $6,962 increment generated by the revised new construction figure.

Based on the direction given to staff at previous Council meetings, the attached ordinance proposes increasing the City's levy by new construction (which generates an estimated revised increment of $120,287) and **NOTHING MORE**, resulting in a total PTELL amount of $5,710,274 – allocated between the City ($4,172,151) and Library ($1,538,123), as shown on Exhibit A-2 of the attached levy funding scenarios.

The overall levy can be further itemized into sublevies as identified below:

- $984,792 for General Corporate purposes
- $1,327,330 for Police Department operations
- $250,000 for FICA (i.e., Social Security) and IMRF payments in the upcoming fiscal year
- $1,540,029 – City's contribution to the Yorkville Police Pension Fund
- $70,000 – for audit and liability insurance expenditures in FY 2026
- $1,538,123 for Library operations

This represents an increase of 2.97% ($120,287 – new construction increment only) for the City's portion of the levy and includes the full funding of the actuarial determined contribution (ADC) amount for the Police Pension Fund of $1,540,029.

The Library Board formally approved their levy amount for operations on October 13th, setting it at $1,538,123. This represents an increase of $470,941, or 44.1%, compared to the previous year's extension. The Library has chosen to levy at their maximum rate of ~$0.15 per $100 of EAV in order to capture every dollar possible under the tax cap. Nonetheless, once PTELL is applied to the Library (assuming Council continues with the past practice of instructing the County to levy the City and Library separately per the attached resolution), the actual amount received should be right around $1.13 million, as shown in levy Exhibit B-2.

Along with the attached levy ordinance, staff recommends that the Council approve a resolution directing the County to levy the City and Library separately. This approach ensures a "level playing field" by applying consistent growth rules to both entities, aligning with the City's established practices over the past seven levy cycles.

Homeowner Impact

The property tax bill delineates the City and Library as two distinct itemized charges. Assuming the City levies only for the new construction increment (as outlined in Exhibits A-2 & C-2), the City's estimated levy extension (both capped and uncapped) is projected to increase by 2.97% for the 2025 levy year, payable in 2026. Conversely, the Library's levy extension (both capped and uncapped) is anticipated to increase by 5.87% (refer to Exhibit B-2) in comparison to the 2024 levy year extension, currently payable in 2025.

As of November 3rd, overall Equalized Assessed Valuation (EAV) for the City is estimated at $1.0 billion, reflecting a $104.1 million increase (11.3%) compared to the prior year's EAV of $918.9 million. Approximately 30% of this growth is attributable to new construction, which is currently estimated at $28.7 million. Adjusting for new construction, the EAV of existing properties is projected to rise by ~8.2%. However, this inflationary increase in EAV is expected to be mitigated by a similar reduction in the City's estimated property tax rate, which is projected to decrease by 7.5%, from $0.44096 to $0.40784 per $100 of EAV.

Based on the information presented above, the amount paid to the City **should** be approximately the same as last year's tax bill (as detailed in Exhibits A-2 and C-2 – new construction only). For the Library portion, a typically property owner **should** see a nominal increase of around $3 to $5. Please note that these projections assume that an individual property owner's EAV increases proportionally with overall EAV, adjusted for new construction.

Recommendation

Staff recommends approval of the attached levy ordinance, detailed in Exhibit A-2, along with a corresponding resolution requesting separate levies for the City and Library.

Exhibits B-2 and C-2 have been updated to reflect the latest estimates for new construction ($37.4 million) and EAV ($918.4 million) as of November 3rd, along with the corresponding projected tax rates for the City and Library. All other levy schedules (Exhibits A-1, B-1, and C-1) remain unchanged from previous presentations.

STATE OF ILLINOIS)
) ss.
COUNTY OF KENDALL)

Ordinance No. 2025-_____
(2026-2027 TAX LEVY)

AN ORDINANCE FOR THE LEVY AND ASSESSMENT OF TAXES FOR THE FISCAL YEAR BEGINNING MAY 1, 2026 AND ENDING APRIL 30, 2027 FOR THE UNITED CITY OF YORKVILLE

BE IT ORDAINED by the City Council of the United City of Yorkville, Kendall County, Illinois:

Section 1: That the total amount of the budget for all corporate purposes and public library purposes legally made to be collected from the tax levy of the current fiscal year is hereby ascertained to be the sum of $5,710,274.

Section 2: That the sum of $5,710,274 being the total of the budget expenditures heretofore legally made and which is to be collected in part from the levy of the current fiscal year of the United City of Yorkville and further for purposes of providing for the Illinois Municipal Retirement Fund, Police Fund, Police Pension Fund, Social Security Fund, Unemployment Fund, School Crossing Guard Fund, Audit Fund, General Corporate Purpose Fund, Library Fund and Insurance for Liability purposes, as budgeted for the current fiscal year by the annual Budget Ordinance of the United City of Yorkville for the fiscal year beginning May 1, 2026, and ending April 30, 2027, as passed by the City Council of the United City of Yorkville at a legally convened meeting prior to said fiscal year, the sum of $5,710,274 is hereby levied upon all of the taxable property in the United City of Yorkville subject to taxation for the current year, the specific amounts as levied for the various funds heretofore named being included herein by being placed in separate columns under the heading “To be Raised by Tax Levy”, which appears over the same, the tax so levied being for the current fiscal year of the United City of Yorkville and for the said

budget to be collected from said tax levy, the total of which has been ascertained as aforesaid and being as hereinafter set forth in Exhibit A, attached hereto and made a part hereof by this reference:

Section 3: That the total amount of $5,710,274 tax levy, ascertained as aforesaid, be and the same is hereby levied and assessed on all property subject to taxation with the United City of Yorkville, according to the value of said property as the same is assessed and equalized for State and County purposes for the current year.

Section 4:

(a) That the item of $100,000 levied for Illinois Municipal Retirement Fund for City purposes and for Library Municipal Retirement Fund purposes is levied without regard to any statutory rate, pursuant to Statutes of the State of Illinois.

(b) That the item of $40,000 levied for Liability Insurance is levied without regard to any statutory rate, pursuant to Statutes of the State of Illinois.

(c) That the item of $30,000 levied for the Audit Fee is levied without regard to any statutory rate, pursuant to Statutes of the State of Illinois.

(d) That the item of $0.00 levied for Unemployment Insurance is levied without regard to any statutory rate, pursuant to Statutes of the State of Illinois.

(e) That the item of $1,327,330 levied for Police Protection Tax is levied in an amount not exceeding the maximum tax rate of 0.60%.

(f) That the item of $1,540,029 levied for Police Pension is levied without regard to any statutory rate, pursuant to Statutes of the State of Illinois.

(g) That $0.00 levied for Garbage is levied not exceeding the maximum tax rate of 0.20%.

(h) That the item of $150,000 levied for Social Security is levied without regard to any statutory rate, pursuant to Statutes of the State of Illinois.

(i) That the item of $0.00 levied for School Crossing Guard is not exceeding the maximum tax rate of 0.02%.

(j) That the item of $984,792 levied for General Corporate is levied pursuant to Statutes of the State of Illinois not to exceed the maximum tax rate of 0.4375%.

(k) That the item of $1,538,123 levied for Library is levied not exceeding the maximum tax rate of 0.15%.

Section 5: That here is hereby certified to the County Clerk of Kendall County the several sums aforesaid constituting said total amount of $5,710,274 which said total amount of said United City of Yorkville requires to be raised by taxation for the current fiscal year of said city and the City Clerk is hereby ordered and directed to file with the Clerk of said County, on or before the time required by law, a certified copy of this Ordinance.

Section 6: This Ordinance shall be in full force and effect immediately from and after its passage and approval according to law.

Section 7: In the event any section of this Ordinance is declared invalid the remaining portion thereof shall be binding and given full effect.

ADOPTED this _____day of _____, 2025, pursuant to roll call vote as follows:

KEN KOCH	_____	DAN TRANSIER	_____
ARDEN JOE PLOCHER	_____	CRAIG SOLING	_____
CHRIS FUNKHOUSER	_____	MATT MAREK	_____
RUSTY CORNEILS	_____	RUSTY HYETT	_____

APPROVED by me, as Mayor of the United City of Yorkville, Kendall County, Illinois, this _____day of _____, 2025.

_____

Mayor

Passed by the City Council of the United City of Yorkville, Kendall County, Illinois, this _____ day of _____, 2025.

Attest:

_____

City Clerk

SUMMARY OF 2025 TAX LEVY

General Corporate Tax (65 ILCS 5/8 3-1)	$984,792
I.M.R.F. (40 ILCS 5/7-171)	$100,000
Social Security (40 ILCS 5/7-171)	$150,000
Police Pension (40 ILCS 5/3-125)	$1,540,029
Police Protection Tax (65 ILCS 5/11-1-3)	$1,327,330
Garbage (65 ILCS 5/11-1-3)	$0
Audit (65 ILCS 5/11-19-4)	$30,000
Liability Insurance Tax (745 ILCS 10/9-107)	$40,000
School Crossing Guard (65 5/11-80-23)	$0
Unemployment Insurance (745 ILCS 10/9-107)	$0
Library (pg.4 DCCA Levy Man.) (75 ILCS 5/3-1, 5/3-4, 5/3-7)	$1,538,123

CERTIFICATE

The undersigned, John Purcell, Mayor of the United City of Yorkville, hereby certifies that I am the presiding officer of the United City of Yorkville, and as such presiding officer, I hereby certify that the Tax Levy Ordinance, a copy of which is appended hereto, was adopted pursuant to, and in all respects in compliance with, the provisions of Section 4-7 of the so-called "The Truth in Taxation Act".

Dated this _____ day of _____, 2025.

_____
John Purcell, Mayor

CERTIFICATE

The undersigned, Jori Contrino, City Clerk of the United City of Yorkville, hereby certifies that an announcement was made at a regular City Council meeting of the United City of Yorkville of November 10, 2025, that the 2026-2027 Tax Levy would be $5,726,693, a sum greater than 105% of the tax levy extended by the County of Kendall Clerk for the 2025-2026 Tax Levy.

_____

Jori Contrino, City Clerk

STATE OF KENDALL)
) ss.
COUNTY OF KENDALL)

I, Jori Contrino, City Clerk of the United City of Yorkville, hereby certify the foregoing to be a true, perfect and correct copy of the Ordinance passed by the City Council at a regular meeting of the City Council on _____ _____, 2025.

Testimony Whereof, I have hereunto set my hand and seal this _____day of _____, 2025.

_____
Jori Contrino, City Clerk

TRUTH IN TAXATION
CERTIFICATE OF COMPLIANCE

I, the undersigned, hereby certify that I am the presiding officer of the United City of Yorkville and as such presiding officer I certify that the Levy Ordinance, a copy of which is attached, was adopted pursuant to, and in all respects in compliance with the provisions of Section 4 through 7 of the "Truth in Taxation Act".

The notice and hearing requirements of Section 6 of the Act are applicable.

This certificate applies to the 2026-2027 Tax Levy.

Date : _____, 2025

Presiding Officer: _____
John Purcell, Mayor

TRUTH IN TAXATION
CERTIFICATE OF COMPLIANCE
(35 ILCS 200/18-90)

I, the undersigned, hereby certify that I am the presiding officer of the United City of Yorkville, and as such presiding officer I certify that the levy ordinance, a copy of which is attached, was adopted pursuant to, and in all respects in compliance with the provisions of Section 18-60 through 18-85 of the "Truth in Taxation" law.

Check One of the Choices Below:

- ☐ 1) The taxing district published a notice in the newspaper and conducted a hearing meeting the requirements of the Truth in Taxation Law.

- ☐ 2) The taxing district's aggregate levy did not exceed a 5% increase over the prior year's extension. Therefore, a notice and a hearing were not necessary.

- ☐ 3) The proposed aggregate levy did not exceed a 5% increase over the prior year's extension. Therefore, a hearing was not held. The adopted aggregate tax levy exceeded 5% of the prior year's extension and a notice was published within 15 days of its adoption in accordance with the Truth in Taxation Law.

- ☐ 4) The adopted levy exceeded the amount stated in the published notice. A second notice was published within 15 days of the adoption in accordance with the Truth in Taxation Law.

Date _____

Presiding Officer _____
John Purcell, Mayor

UNITED CITY OF YORKVILLE
2025 TAX LEVY

	Amount Appropriated	Other Sources	To Be Raised by Tax Levy
GENERAL FUND			
Administration			
SALARIES - MAYOR	$ 18,582	$ 18,582	
SALARIES - LIQUOR COMM	1,000	1,000	
SALARIES - ALDERMAN	74,578	74,578	
SALARIES - ADMINISTRATION	638,337	532,834	105,503
PART-TIME SALARIES	20,000	20,000	
RETIREMENT PLAN CONTRIBUTION	42,923	23,413	19,510
FICA CONTRIBUTION	53,423	39,029	14,394
GROUP HEALTH INSURANCE	105,883	88,383	17,500
GROUP LIFE INSURANCE	722	603	119
DENTAL INSURANCE	10,568	8,821	1,747
VISION INSURANCE	1,141	952	189
TRAINING & CONFERENCES	17,000	17,000	
TRAVEL & LODGING	10,000	10,000	
COMPUTER REPLACEMENT CHARGEBACK	3,096	3,096	
PUBLISHING & ADVERTISING	5,000	5,000	
PRINTING & DUPLICATING	3,000	3,000	
TELECOMMUNICATIONS	15,000	15,000	
FILING FEES	500	500	
CODIFICATION	10,000	10,000	
POSTAGE & SHIPPING	1,000	1,000	
DUES & SUBSCRIPTIONS	26,200	26,200	
PROFESSIONAL SERVICES	15,000	15,000	
UTILITIES	40,280	40,280	
RENTAL & LEASE PURCHASE	6,000	6,000	
OFFICE CLEANING	4,582	4,582	
OFFICE SUPPLIES	15,000	15,000	
Total Administration Department	**$ 1,138,815**	**$ 979,853**	**$ 158,962**
Finance			
SALARIES & WAGES	$ 467,120	$ 389,915	$ 77,205
RETIREMENT PLAN CONTRIBUTION	31,410	17,133	14,277
FICA CONTRIBUTION	34,609	25,284	9,325
GROUP HEALTH INSURANCE	77,259	64,490	12,769
GROUP LIFE INSURANCE	547	457	90
DENTAL INSURANCE	6,846	5,714	1,132

UNITED CITY OF YORKVILLE
2025 TAX LEVY

	Amount Appropriated	Other Sources	To Be Raised by Tax Levy
VISION INSURANCE	776	648	128
TRAINING & CONFERENCES	4,000	4,000	
AUDITING SERVICES	30,510	510	30,000
TRAVEL & LODGING	750	750	
COMPUTER REPLACEMENT CHARGEBACK	-	-	
PRINTING & DUPLICATING	4,000	4,000	
TELECOMMUNICATIONS	3,500	3,500	
POSTAGE & SHIPPING	2,000	2,000	
DUES & SUBSCRIPTIONS	1,500	1,500	
PROFESSIONAL SERVICES	100,000	100,000	
RENTAL & LEASE PURCHASE	6,000	6,000	
OFFICE CLEANING	4,582	4,582	
OFFICE SUPPLIES	3,000	3,000	
Total Finance Department	**$ 778,409**	**$ 633,483**	**$ 144,926**
Police			
SALARIES - POLICE OFFICERS	$ 2,612,487	$ 1,811,179	$ 801,308
SALARIES - COMMAND STAFF	665,716	461,526	204,190
SALARIES - SERGEANTS	664,381	460,600	203,781
SALARIES - POLICE CLERKS	195,877	135,797	60,080
SALARIES - CROSSING GUARD	-	-	-
PART-TIME SALARIES	73,000	50,609	22,391
OVERTIME	116,000	80,420	35,580
RETIREMENT PLAN CONTRIBUTION	13,171	7,184	5,987
EMPLOYER CONTRIBUTION - POLICE PENSION	1,465,973	(74,056)	1,540,029
FICA CONTRIBUTION	322,237	235,413	86,824
GROUP HEALTH INSURANCE	798,077	666,171	131,906
GROUP LIFE INSURANCE	4,711	3,932	779
DENTAL INSURANCE	59,724	49,853	9,871
VISION INSURANCE	6,613	5,520	1,093
TUITION REIMBURSEMENT	2,412	2,412	
POLICE COMMISSION	11,200	11,200	
TRAINING & CONFERENCE	38,000	38,000	
TRAINING COORDINATOR SERVICES	39,200	39,200	
TRAVEL & LODGING	14,200	14,200	
POLICE INFORMATION CENTER SERVICES	25,000	25,000	
VEHICLE & EQUIPMENT CHARGEBACK	80,000	80,000	
COMPUTER REPLACEMENT CHARGEBACK	28,728	28,728	

UNITED CITY OF YORKVILLE
2025 TAX LEVY

	Amount Appropriated	Other Sources	To Be Raised by Tax Levy
PRINTING & DUPLICATING	4,400	4,400	
TELECOMMUNICATIONS	46,000	46,000	
POSTAGE & SHIPPING	1,100	1,100	
DUES & SUBSCRIPTIONS	12,000	12,000	
PROFESSIONAL SERVICES	75,000	75,000	
ADJUDICATION SERVICES	20,000	20,000	
NEW WORLD & LIVE SCAN	2,000	2,000	
KENDALL CO JUVE PROBATION	7,100	7,100	
RENTAL & LEASE PURCHASE	10,000	10,000	
OFFICE CLEANING	13,220	13,220	
OUTSIDE REPAIR & MAINTENANCE	62,000	62,000	
WEARING APPAREL	17,000	17,000	
OFFICE SUPPLIES	4,500	4,500	
OPERATING SUPPLIES	18,000	18,000	
COMMUNITY SERVICES	3,500	3,500	
BALLISTIC VESTS	4,480	4,480	
GASOLINE	96,300	96,300	
AMMUNITION	9,000	9,000	
Total Police Department	**$ 7,642,307**	**$ 4,538,488**	**$ 3,103,819**
Community Development			
SALARIES & WAGES	$ 1,011,721	$ 844,504	$ 167,217
PART-TIME SALARIES	$ 6,900	$ 6,900	
RETIREMENT PLAN CONTRIBUTION	68,030	37,108	30,922
FICA CONTRIBUTION	75,525	55,175	20,350
GROUP HEALTH INSURANCE	211,572	176,603	34,969
GROUP LIFE INSURANCE	1,191	994	197
DENTAL INSURANCE	15,114	12,616	2,498
VISION INSURANCE	1,721	1,437	284
TRAINING & CONFERENCES	9,500	9,500	
TRAVEL & LODGING	8,200	8,200	
VEHICLE & EQUIPMENT CHARGEBACK	-	-	
COMPUTER REPLACEMENT CHARGEBACK	6,951	6,951	
PUBLISHING & ADVERTISING	2,500	2,500	
PRINTING & DUPLICATING	3,000	3,000	
TELECOMMUNICATIONS	8,000	8,000	
POSTAGE & SHIPPING	500	500	
INSPECTIONS	120,000	120,000	

UNITED CITY OF YORKVILLE
2025 TAX LEVY

	Amount Appropriated	Other Sources	To Be Raised by Tax Levy
DUES & SUBSCRIPTIONS	4,500	4,500	
PROFESSIONAL SERVICES	50,000	50,000	
RENTAL & LEASE PURCHASE	9,000	9,000	
OFFICE CLEANING	2,522	2,522	
VEHICLE MAINTENANCE SERVICES	4,725	4,725	
OFFICE SUPPLIES	3,500	3,500	
OPERATING SUPPLIES	11,000	11,000	
GASOLINE	10,433	10,433	
Total Community Development Department	**$ 1,646,105**	**$ 1,389,668**	**$ 256,437**
Public Works - Street Operations			
SALARIES & WAGES	$ 928,794	$ 775,283	$ 153,511
PART-TIME SALARIES	-	-	-
OVERTIME	30,000	25,042	4,958
RETIREMENT PLAN CONTRIBUTION	64,471	35,167	29,304
FICA CONTRIBUTION	70,915	51,808	19,107
GROUP HEALTH INSURANCE	239,066	199,553	39,513
GROUP LIFE INSURANCE	1,217	1,016	201
DENTAL INSURANCE	17,544	14,644	2,900
VISION INSURANCE	2,133	1,780	353
TRAINING & CONFERENCES	15,000	15,000	
TRAVEL & LODGING	3,000	3,000	
VEHICLE & EQUIPMENT CHARGEBACK	-	-	
COMPUTER REPLACEMENT CHARGEBACK	13,897	13,897	
TRAFFIC SIGNAL MAINTENANCE	45,000	45,000	
TELECOMMUNICATIONS	13,700	13,700	
MOSQUITO CONTROL	8,183	8,183	
TREE & STUMP MAINTENANCE	30,000	30,000	
PROFESSIONAL SERVICES	30,000	30,000	
JULIE SERVICES	4,500	4,500	
RENTAL & LEASE PURCHASE	10,000	10,000	
OFFICE CLEANING	1,897	1,897	
VEHICLE MAINTENANCE SERVICES	65,000	65,000	
WEARING APPAREL	10,000	10,000	
OPERATING SUPPLIES	20,000	20,000	
VEHICLE MAINTENANCE SUPPLIES	35,000	35,000	
SMALL TOOLS & EQUIPMENT	15,000	15,000	
REPAIR & MAINTENANCE	45,000	45,000	

UNITED CITY OF YORKVILLE
2025 TAX LEVY

	Amount Appropriated	Other Sources	To Be Raised by Tax Levy
JULIE SUPPLIES	1,200	1,200	
GASOLINE	34,347	34,347	
Total Public Works Streets Department	**$ 1,754,864**	**$ 1,505,017**	**$ 249,847**
Public Works - Health & Sanitation			
GARBAGE SERVICES - SENIOR SUBSIDY	$ 58,850	$ 58,850	
GARBAGE SERVICES	1,968,800	1,968,800	
LEAF PICKUP	9,588	9,588	
Total PW Health & Sanitation Department	**$ 2,037,238**	**$ 2,037,238**	**$ -**
Administrative Services			
POLICE SPECIAL DETAIL WAGES	$ 10,000	$ 10,000	
UNEMPLOYMENT INSURANCE	25,000	25,000	
LIABILITY INSURANCE	570,596	530,596	40,000
RETIREES - GROUP HEALTH INSURANCE	27,975	27,975	
RETIREES - DENTAL INSURANCE	-	-	
RETIREES - VISION INSURANCE	-	-	
IDOR ADMINISTRATION FEE	79,234	79,234	
GC HOUSING RENTAL ASSISTANCE	12,695	12,695	
GIS CONSORTIUM SERVICES	120,000	120,000	
KENCOM	217,442	181,503	35,939
INFORMATION TECHNOLOGY SERVICES	372,500	310,933	61,567
BUILDING & GROUNDS CHARGEBACK	280,540	280,540	
CORPORATE COUNSEL	160,000	133,555	26,445
LITIGATION COUNSEL	75,000	62,604	12,396
PROFESSIONAL SERVICES	40,000	33,389	6,611
SPECIAL COUNSEL	30,000	25,042	4,958
ENGINEERING SERVICES	425,000	354,756	70,244
KENDALL AREA TRANSIT	32,000	32,000	
HOTEL TAX REBATE	157,500	157,500	
ECONOMIC DEVELOPMENT	198,836	198,836	
CITY PROPERTY TAX REBATE	1,611	1,611	
SALES TAX REBATE	1,100,000	1,100,000	
BUSINESS DISTRICT REBATE	634,058	634,058	
ADMISSIONS TAX REBATE	250,000	250,000	
BAD DEBT	5,000	5,000	
REIMBURSABLE REPAIRS	2,837	2,837	
TRANSFER TO CITY-WIDE CAPITAL	2,437,018	2,437,018	

UNITED CITY OF YORKVILLE
2025 TAX LEVY

	Amount Appropriated	Other Sources	To Be Raised by Tax Levy
TRANSFER TO SEWER	538,581	538,581	
TRANSFER TO PARKS & RECREATION	2,896,780	2,896,780	
TRANSFER TO LIBRARY OPERATIONS	40,672	40,672	
Total Administrative Services Department	**$ 10,740,875**	**$ 10,482,715**	**$ 258,160**
TOTAL GENERAL FUND	**$ 25,738,613**	**$ 21,566,462**	**$ 4,172,151**

LIBRARY FUND

Library Operations

SALARIES & WAGES	$ 425,000	$ 5,930	$ 419,070
PART-TIME SALARIES	300,000	4,185	295,815
RETIREMENT PLAN CONTRIBUTION	26,870	375	26,495
FICA CONTRIBUTION	44,467	621	43,846
GROUP HEALTH INSURANCE	146,954	2,051	144,903
GROUP LIFE INSURANCE	790	11	779
DENTAL INSURANCE	10,670	149	10,521
VISION INSURANCE	1,176	16	1,160
UNEMPLOYMENT INSURANCE	1,700	24	1,676
LIABILITY INSURANCE	38,972	544	38,428
ADMINISTRATIVE CHARGEBACK	-	-	-
TRAINING & CONFERENCES	3,000	42	2,958
TRAVEL & LODGING	2,500	35	2,465
PUBLISHING & ADVERTISING	2,500	35	2,465
TELECOMMUNICATIONS	8,500	119	8,381
POSTAGE & SHIPPING	1,500	21	1,479
BUILDING & GROUND CHARGEBACK	11,005	154	10,851
DUES & SUBSCRIPTIONS	20,000	279	19,721
PROFESSIONAL SERVICES	135,000	1,884	133,116
LEGAL SERVICES	2,000	28	1,972
AUTOMATION	27,000	377	26,623
UTILITIES	23,673	330	23,343
OFFICE CLEANING	26,114	364	25,750
OUTSIDE REPAIR & MAINTENANCE	225,000	3,139	221,861
PAYING AGENT FEES	-	-	-
OFFICE SUPPLIES	7,500	105	7,395
LIBRARY OPERATING SUPPLIES	5,000	70	4,930

UNITED CITY OF YORKVILLE
2025 TAX LEVY

	Amount Appropriated	Other Sources	To Be Raised by Tax Levy
CUSTODIAL SUPPLIES	7,000	98	6,902
COMPUTER EQUIPMENT & SOFTWARE	7,000	98	6,902
LIBRARY PROGRAMMING	2,000	28	1,972
AUDIO BOOKS	3,500	49	3,451
COMPACT DISCS & OTHER MUSIC	500	7	493
DVD'S	3,000	42	2,958
BOOKS	40,000	558	39,442
TOTAL LIBRARY FUND	**$ 1,559,891**	**$ 21,768**	**$ 1,538,123**

UNITED CITY OF YORKVILLE
2025 TAX LEVY

	Amount Appropriated	Other Sources	To Be Raised by Tax Levy

RECAPITULATION BY FUND

	Amount Appropriated	Other Sources	To Be Raised by Tax Levy
GENERAL FUND			
Administration Department	$ 1,138,815	$ 979,853	$ 158,962
Finance Department	778,409	633,483	144,926
Police Department	7,642,307	4,538,488	3,103,819
Community Development Department	1,646,105	1,389,668	256,437
Public Works Streets & Sanitation Department	3,792,102	3,542,255	249,847
Administrative Services Department	10,740,875	10,482,715	258,160
TOTAL GENERAL FUND	**$ 25,738,613**	**$ 21,566,462**	**$ 4,172,151**
LIBRARY FUND			
Library Operations Department	$ 1,559,891	$ 21,768	$ 1,538,123
TOTAL LIBRARY FUND	**$ 1,559,891**	**$ 21,768**	**$ 1,538,123**
GRAND TOTAL	**$ 27,298,504**	**$ 21,588,230**	**$ 5,710,274**

TAX LEVY SUMMARY

General Corporate Purpose Fund Levy	$ 984,792
IMRF Fund Levy	100,000
Social Security Fund Levy	150,000
Police Pension Fund Levy	1,540,029
Police Protection Fund Levy	1,327,330
Garbage Fund Levy	-
Audit Fund Levy	30,000
Liability Insurance Fund Levy	40,000
School Crossing Guard Fund Levy	-
Unemployment Insurance Fund Levy	-
Library Fund Levy	1,538,123
	$ 5,710,274

Resolution No. 2025-_____

A RESOLUTION OF THE UNITED CITY OF YORKVILLE, KENDALL COUNTY, ILLINOIS REQUESTING SEPARATE LIMITING RATES FOR ALL CITY FUNDS

WHEREAS, the United City of Yorkville, Kendall County, Illinois (the "*City*") is a duly organized and validly existing non home-rule municipality pursuant to the Illinois Constitution of 1970 and the laws of this State and as such is subject to the Property Tax Extension Limited Law ("PTELL") (35 ILCS 200/18-185 *et seq*.); and,

WHEREAS, PTELL provides at Section 18-195:

> "Upon written request of the corporate authority of a village, the county clerk shall calculate separate limiting rates for the library funds and for the aggregate of the other village funds in order to reduce the funds as may be required under provisions of this Law. In calculating the limiting rate for the library, the county clerk shall use only the part of the aggregate extension base applicable to the library, and for any rate increase or decrease factor under Section 18-230 the county clerk shall use only any new rate or rate increase applicable to the library funds and the part of the rate applicable to the library in determining factors under that Section. The county clerk shall calculate the limiting rate for all other village funds using only the part of the aggregate extension base not applicable to the library, and for any rate increase or decrease factor under Section 18-230 the county clerk shall use only any new rate or rate increase not applicable to the library funds and the part of the rate not applicable to the library in determining factors under that Section. If the county clerk is required to reduce the aggregate extension of the library portion of the levy, the county clerk shall proportionally reduce the extension for each library fund unless otherwise requested by the library board. If the county clerk is required to reduce the aggregate extension of the portion of the levy not applicable to the library, the county clerk shall proportionally reduce the extension for each fund not applicable to the library unless otherwise requested by the village.
>
> and,

WHEREAS, the Mayor and City Council (the "*Corporate Authorities*") desire to request the County Clerk of Kendall County to calculate separate limiting rates for the library funds and for the aggregate of all other City funds in its annual tax levy in order to reduce its funds as may be required by PTELL as hereinafter set forth.

NOW, THEREFORE, BE IT RESOLVED, by the Mayor and City Council of the United City of Yorkville, Kendall County, Illinois, hereby authorizes the City Administrator to request that the County Clerk of Kendall County calculate separate limiting rates for the library funds and for all other City funds in order to reduce its funds as may be required by PTELL in connection with the City's 2025 tax levy.

BE IT FURTHER RESOLVED that this Resolution shall be in full force and effect from and after its passage and approval as provided by law.

PASSED by the Mayor and City Council of the _____, Illinois, this ____ day of _____, 2025.

KEN KOCH	_____	DAN TRANSIER	_____
ARDEN JOE PLOCHER	_____	CRAIG SOLING	_____
CHRIS FUNKHOUSER	_____	MATT MAREK	_____
RUSTY CORNEILS	_____	RUSTY HYETT	_____

APPROVED:

_____

Mayor

Attest:

_____

City Clerk

Exhibit A-2

2025 Tax Levy Ordinance

**** Based on revised New Construction and Overall EAV estimates of $28,687,597and $1,022,993,919 as of November 3, 2025 ****

(Limiting Rate Applied to City & Library)

	2023 Rate Setting EAV	% Change over Prior Yr EAV		2024 Rate Setting EAV	% Change over Prior Yr EAV		2025 Estimated EAV	% Change over Prior Yr EAV	$ Change
Farm	$ 4,209,199	6.92%	Farm	$ 6,857,723	62.92%	Farm	$ 10,195,937	48.68%	$ 3,338,214
Residential	687,120,031	15.58%	Residential	802,816,701	16.84%	Residential	893,320,839	11.27%	90,504,138
Commercial	87,102,531	8.04%	Commercial	91,833,842	5.43%	Commercial	98,271,410	7.01%	6,437,568
Industrial	16,551,850	3.93%	Industrial	17,240,090	4.16%	Industrial	21,080,642	22.28%	3,840,552
State Railroad	101,044	11.86%	State Railroad	125,091	23.80%	State Railroad	125,091	0.00%	-
Total	**$ 795,084,655**	**14.39%**	**Total**	**$ 918,873,447**	**15.57%**	**Total**	**$ 1,022,993,919**	**11.33%**	**$ 104,120,472**

	2023 Rate	2023 Levy Request	2023 Levy Extension	2024 Rate	2024 Levy Request	2024 Levy Extension	2025 Rate	2025 Levy Request	% Change over Prior Yr Ext.	$ Change over Prior Yr Ext.
Corporate	0.12386	$ 984,744	$ 984,792	0.10718	$ 984,792	$ 984,849	0.09627	$ 984,792	-0.01%	$ (57)
Bonds & Interest	0.00000	-	-	0.00000	-	-	0.00000	-	-	-
IMRF Pension	0.00000	-	-	0.01089	100,000	100,065	0.00978	100,000	(0.00)	(65)
Police Protection	0.15969	1,269,660	1,269,671	0.13938	1,280,665	1,280,726	0.12975	1,327,330	3.64%	46,604
Police Pension	0.17436	1,386,265	1,386,310	0.15955	1,465,973	1,466,063	0.15054	1,540,029	5.05%	73,966
Audit	0.00378	30,000	30,054	0.00327	30,000	30,047	0.00293	30,000	-0.16%	(47)
Liability Insurance	0.00504	40,000	40,072	0.00436	40,000	40,063	0.00391	40,000	-0.16%	(63)
Social Security	0.01887	150,000	150,032	0.01633	150,000	150,052	0.01466	150,000	-0.03%	(52)
School Crossing Guard	0.00252	20,000	20,036	0.00000	-	-	0.00000	-	0.00%	-
Unemployment Insurance	0.00000	-	-	0.00000	-	-	0.00000	-	0.00%	-
Subtotal City (PTELL)	**0.48812**	**$ 3,880,669**	**$ 3,880,967**	**0.44096**	**$ 4,051,430**	**$ 4,051,864**	**0.40784**	**$ 4,172,151**	**2.97%**	**120,287**
Revenue Recapture	0.00395	-	31,406	0.00052	-	4,778	0.00000	-	-	(4,778)
Total City	**0.49207**	**$ 3,880,669**	**$ 3,912,373**	**0.44148**	**$ 4,051,430**	**$ 4,056,642**	**0.40784**	**$ 4,172,151**	**2.85%**	**115,509**
Library Operations	0.12446	$ 1,192,336	$ 989,531	0.11617	$ 1,377,422	$ 1,067,182	0.15036	$ 1,538,123	44.13%	$ 470,941
Library Bonds & Interest	0.10868	864,000	864,071	0.00000	-	-	0.00000	-	-	-
Revenue Recapture	0.00187	-	14,868	0.00025	-	2,297	0.00000	-	-	(2,297)
Total Library	**0.23500**	**$ 2,056,336**	**$ 1,868,469**	**0.11642**	**$ 1,377,422**	**$ 1,069,479**	**0.15036**	**$ 1,538,123**	**43.82%**	**468,644**
Total City (PTELL & Non-PTELL)	**0.72707**	**$ 5,937,005**	**$ 5,780,842**	**0.55790**	**$ 5,428,852**	**$ 5,126,122**	**0.55819**	**$ 5,710,274**	**11.40%**	**$ 584,152**
less Bonds & Interest / Rev Recapture	0.11450	864,000	910,344	0.00077	-	7,075	0.00000	-	-100.00%	(7,075)
P-TELL Totals	**0.61257**	**$ 5,073,005**	**$ 4,870,498**	**0.55713**	**$ 5,428,852**	**$ 5,119,047**	**0.55819**	**$ 5,710,274**	**11.55%**	**$ 591,227**

Exhibit A-2 continued

2025 Tax Levy Ordinance

(Limiting Rate Applied to City & Library)

	2023 Requested	2023 Extended	2024 Requested	2024 Extended	2025 Levy Request	% Change over Prior Yr Ext.	$ Change over Prior Yr Ext.
City	$ 2,494,404	$ 2,526,063	$ 2,585,457	$ 2,590,580	$ 2,632,122	1.80%	$ 46,665
Library	1,192,336	1,004,399	1,377,422	1,069,479	1,538,123	11.67%	160,701
Police Pension	1,386,265	1,386,310	1,465,973	1,466,063	1,540,029	5.05%	74,056
City Debt Service	-	-	-	-	-	-	-
Library Debt Service	864,000	864,071	-	-	-	-	-
Total	**$ 5,937,005**	**$ 5,780,842**	**$ 5,428,852**	**$ 5,126,122**	**$ 5,710,274**	**5.18%**	**$ 281,422**
less B&I / Rev Recapture	864,000	910,344	-	7,075	-	-	-
PTELL Subtotal	**$ 5,073,005**	**$ 4,870,498**	**$ 5,428,852**	**$ 5,119,047**	**$ 5,710,274**	**5.18%**	**$ 281,422**
City (excluding D/S & Rev Rec)	*$ 3,880,669*	*$ 3,880,967*	*$ 4,051,430*	*$ 4,051,864*	*$ 4,172,151*	***2.98%***	*$ 120,721*
Lib (excluding D/S & Rev Rec)	*1,192,336*	*989,531*	*1,377,422*	*1,067,182*	*1,538,123*	***11.67%***	*160,701*

Exhibit B-2

2025 Tax Levy - Estimated CPI and New Construction Increments

** Based on revised New Construction and Overall EAV estimates of $28,687,597 and $1,022,993,919, respectively, as of November 3, 2025 **

(Limiting Rate Applied to City & Library)

	2023 Rate Setting EAV	% Change over Prior Yr EAV		2024 Rate Setting EAV	% Change over Prior Yr EAV		2025 Estimated EAV	% Change over Prior Yr EAV	$ Change
Farm	$ 4,209,199	6.92%	Farm	$ 6,857,723	62.92%	Farm	$ 10,195,937	48.68%	$ 3,338,214
Residential	687,120,031	15.58%	Residential	802,816,701	16.84%	Residential	893,320,839	11.27%	90,504,138
Commercial	87,102,531	8.04%	Commercial	91,833,842	5.43%	Commercial	98,271,410	7.01%	6,437,568
Industrial	16,551,850	3.93%	Industrial	17,240,090	4.16%	Industrial	21,080,642	22.28%	3,840,552
State Railroad	101,044	11.86%	State Railroad	125,091	23.80%	State Railroad	125,091	0.00%	-
Total	**$ 795,084,655**	**14.39%**	**Total**	**$ 918,873,447**	**15.57%**	**Total**	**$ 1,022,993,919**	**11.33%**	**$ 104,120,472**

	2023 Rate	2023 Levy Request	2023 Levy Extension	2024 Rate	2024 Levy Request	2024 Levy Extension	2025 Rate	2025 Levy Request	% Change over Prior Yr Ext.	$ Change over Prior Yr Ext.
Corporate	0.12386	$ 984,744	$ 984,792	0.10718	$ 984,792	$ 984,849	0.09627	$ 984,792	-0.01%	$ (57)
Bonds & Interest	0.00000	-	-	0.00000	-	-	0.00000	-	-	-
IMRF Pension	0.00000	-	-	0.01089	100,000	100,065	0.00978	100,000	(0.00)	(65)
Police Protection	0.15969	1,269,660	1,269,671	0.13938	1,280,665	1,280,726	0.14124	1,444,835	12.81%	164,109
Police Pension	0.17436	1,386,265	1,386,310	0.15955	1,465,973	1,466,063	0.15054	1,540,029	5.05%	73,966
Audit	0.00378	30,000	30,054	0.00327	30,000	30,047	0.00293	30,000	-0.16%	(47)
Liability Insurance	0.00504	40,000	40,072	0.00436	40,000	40,063	0.00391	40,000	-0.16%	(63)
Social Security	0.01887	150,000	150,032	0.01633	150,000	150,052	0.01466	150,000	-0.03%	(52)
School Crossing Guard	0.00252	20,000	20,036	0.00000	-	-	0.00000	-	0.00%	-
Unemployment Insurance	0.00000	-	-	0.00000	-	-	0.00000	-	0.00%	-
Subtotal City (PTELL)	**0.48812**	**$ 3,880,669**	**$ 3,880,967**	**0.44096**	**$ 4,051,430**	**$ 4,051,864**	**0.41932**	**$ 4,289,656**	**5.87%**	**237,792**
Revenue Recapture	0.00395	-	31,406	0.00052	-	4,778	0.00000	-	-	(4,778)
Total City	**0.49207**	**$ 3,880,669**	**$ 3,912,373**	**0.44148**	**$ 4,051,430**	**$ 4,056,642**	**0.41932**	**$ 4,289,656**	**5.74%**	**233,014**
Library Operations	0.12446	$ 1,192,336	$ 989,531	0.11617	$ 1,377,422	$ 1,067,182	0.11044	$ 1,129,802	5.87%	$ 62,620
Library Bonds & Interest	0.10868	864,000	864,071	0.00000	-	-	0.00000	-	-	-
Revenue Recapture	0.00187	-	14,868	0.00025	-	2,297	0.00000	-	-	(2,297)
Total Library	**0.23500**	**$ 2,056,336**	**$ 1,868,469**	**0.11642**	**$ 1,377,422**	**$ 1,069,479**	**0.11044**	**$ 1,129,802**	**5.64%**	**60,323**
Total City (PTELL & Non-PTELL)	**0.72707**	**$ 5,937,005**	**$ 5,780,842**	**0.55790**	**$ 5,428,852**	**$ 5,126,122**	**0.52976**	**$ 5,419,458**	**5.72%**	**$ 293,336**
less Bonds & Interest / Rev Recapture	0.11450	864,000	910,344	0.00077	-	7,075	0.00000	-	-100.00%	(7,075)
P-TELL Totals	**0.61257**	**$ 5,073,005**	**$ 4,870,498**	**0.55713**	**$ 5,428,852**	**$ 5,119,047**	**0.52976**	**$ 5,419,458**	**5.87%**	**$ 300,411**

Exhibit B-2 continued

2025 Tax Levy - Estimated CPI and New Construction Increments

(Limiting Rate Applied to City & Library)

	2023 Requested	2023 Extended		2024 Requested	2024 Extended		2025 Levy Request	% Change over Prior Yr Ext.	$ Change over Prior Yr Ext.
City	$ 2,494,404	$ 2,526,063	City	$ 2,585,457	$ 2,590,580	City	$ 2,749,627	6.35%	$ 164,170
Library	1,192,336	1,004,399	Library	1,377,422	1,069,479	Library	1,129,802	-17.98%	(247,620)
Police Pension	1,386,265	1,386,310	Police Pension	1,465,973	1,466,063	Police Pension	1,540,029	5.05%	74,056
City Debt Service	-	-	City Debt Service	-	-	City Debt Service	-	-	-
Library Debt Service	864,000	864,071	Library Debt Service	-	-	Library Debt Service	-	-	-
Total	**$ 5,937,005**	**$ 5,780,842**	**Total**	**$ 5,428,852**	**$ 5,126,122**	**Total**	**$ 5,419,458**	**-0.17%**	**$ (9,394)**
less B&I / Rev Recapture	864,000	910,344	less B&I / Rev Recapture	-	7,075	less B&I / Rev Recapture	-	-	-
PTELL Subtotal	**$ 5,073,005**	**$ 4,870,498**	**PTELL Subtotal**	**$ 5,428,852**	**$ 5,119,047**	**PTELL Subtotal**	**$ 5,419,458**	**-0.17%**	**$ (9,394)**
City (excluding D/S & Rev Rec)	*$ 3,880,669*	*$ 3,880,967*	*City (excluding D/S & Rev Rec)*	*$ 4,051,430*	*$ 4,051,864*	*City (excluding D/S & Rev Rec)*	*$ 4,289,656*	***5.88%***	*$ 238,226*
Lib (excluding D/S & Rev Rec)	*1,192,336*	*989,531*	*Lib (excluding D/S & Rev Rec)*	*1,377,422*	*1,067,182*	*Lib (excluding D/S & Rev Rec)*	*1,129,802*	***-17.98%***	*(247,620)*

Exhibit C-2

2025 Tax Levy - Estimated New Construction Increment Only

** Based on revised New Construction and Overall EAV estimates of $28,687,597 and $1,022,993,919, respectively, as of November 3, 2025 **

(Limiting Rate Applied to City & Library)

	2023 Rate Setting EAV	% Change over Prior Yr EAV	2024 Rate Setting EAV	% Change over Prior Yr EAV	2025 Estimated EAV	% Change over Prior Yr EAV	$ Change
Farm	$ 4,209,199	6.92%	$ 6,857,723	62.92%	$ 10,195,937	48.68%	$ 3,338,214
Residential	687,120,031	15.58%	802,816,701	16.84%	893,320,839	11.27%	90,504,138
Commercial	87,102,531	8.04%	91,833,842	5.43%	98,271,410	7.01%	6,437,568
Industrial	16,551,850	3.93%	17,240,090	4.16%	21,080,642	22.28%	3,840,552
State Railroad	101,044	11.86%	125,091	23.80%	125,091	0.00%	-
Total	**$ 795,084,655**	**14.39%**	**Total $ 918,873,447**	**15.57%**	**Total $ 1,022,993,919**	**11.33%**	**$ 104,120,472**

	2023 Rate	2023 Levy Request	2023 Levy Extension	2024 Rate	2024 Levy Request	2024 Levy Extension	2025 Rate	2025 Levy Request	% Change over Prior Yr Ext.	$ Change over Prior Yr Ext.
Corporate	0.12386	$ 984,744	$ 984,792	0.10718	$ 984,792	$ 984,849	0.09627	$ 984,792	-0.01%	$ (57)
Bonds & Interest	0.00000	-	-	0.00000	-	-	0.00000	-	-	-
IMRF Pension	0.00000	-	-	0.01089	100,000	100,065	0.00978	100,000	(0.00)	(65)
Police Protection	0.15969	1,269,660	1,269,671	0.13938	1,280,665	1,280,726	0.12975	1,327,330	3.64%	46,604
Police Pension	0.17436	1,386,265	1,386,310	0.15955	1,465,973	1,466,063	0.15054	1,540,029	5.05%	73,966
Audit	0.00378	30,000	30,054	0.00327	30,000	30,047	0.00293	30,000	-0.16%	(47)
Liability Insurance	0.00504	40,000	40,072	0.00436	40,000	40,063	0.00391	40,000	-0.16%	(63)
Social Security	0.01887	150,000	150,032	0.01633	150,000	150,052	0.01466	150,000	-0.03%	(52)
School Crossing Guard	0.00252	20,000	20,036	0.00000	-	-	0.00000	-	0.00%	-
Unemployment Insurance	0.00000	-	-	0.00000	-	-	0.00000	-	0.00%	-
Subtotal City (PTELL)	**0.48812**	**$ 3,880,669**	**$ 3,880,967**	**0.44096**	**$ 4,051,430**	**$ 4,051,864**	**0.40784**	**$ 4,172,151**	**2.97%**	**120,287**
Revenue Recapture	0.00395	-	31,406	0.00052	-	4,778	0.00000	-	-	(4,778)
Total City	**0.49207**	**$ 3,880,669**	**$ 3,912,373**	**0.44148**	**$ 4,051,430**	**$ 4,056,642**	**0.40784**	**$ 4,172,151**	**2.85%**	**115,509**
Library Operations	0.12446	$ 1,192,336	$ 989,531	0.11617	$ 1,377,422	$ 1,067,182	0.10742	$ 1,098,854	2.97%	$ 31,672
Library Bonds & Interest	0.10868	864,000	864,071	0.00000	-	-	0.00000	-	-	-
Revenue Recapture	0.00187	-	14,868	0.00025	-	2,297	0.00000	-	-	(2,297)
Total Library	**0.23500**	**$ 2,056,336**	**$ 1,868,469**	**0.11642**	**$ 1,377,422**	**$ 1,069,479**	**0.10742**	**$ 1,098,854**	**2.75%**	**29,375**
Total City (PTELL & Non-PTELL)	**0.72707**	**$ 5,937,005**	**$ 5,780,842**	**0.55790**	**$ 5,428,852**	**$ 5,126,122**	**0.51525**	**$ 5,271,005**	**2.83%**	**$ 144,883**
less Bonds & Interest / Rev Recapture	0.11450	864,000	910,344	0.00077	-	7,075	0.00000	-	-100.00%	(7,075)
P-TELL Totals	**0.61257**	**$ 5,073,005**	**$ 4,870,498**	**0.55713**	**$ 5,428,852**	**$ 5,119,047**	**0.51525**	**$ 5,271,005**	**2.97%**	**$ 151,958**

Exhibit C-2 continued

2025 Tax Levy - Estimated New Construction Increment Only

(Limiting Rate Applied to City & Library)

	2023 Requested	2023 Extended		2024 Requested	2024 Extended		2025 Levy Request	% Change over Prior Yr Ext.	$ Change over Prior Yr Ext.
City	$ 2,494,404	$ 2,526,063	City	$ 2,585,457	$ 2,590,580	City	$ 2,632,122	1.80%	$ 46,665
Library	1,192,336	1,004,399	Library	1,377,422	1,069,479	Library	1,098,854	-20.22%	(278,568)
Police Pension	1,386,265	1,386,310	Police Pension	1,465,973	1,466,063	Police Pension	1,540,029	5.05%	74,056
City Debt Service	-	-	City Debt Service	-	-	City Debt Service	-	-	-
Library Debt Service	864,000	864,071	Library Debt Service	-	-	Library Debt Service	-	-	-
Total	**$ 5,937,005**	**$ 5,780,842**	**Total**	**$ 5,428,852**	**$ 5,126,122**	**Total**	**$ 5,271,005**	**-2.91%**	**$ (157,847)**
less B&I / Rev Recapture	864,000	910,344	less B&I / Rev Recapture	-	7,075	less B&I / Rev Recapture	-	-	-
PTELL Subtotal	**$ 5,073,005**	**$ 4,870,498**	**PTELL Subtotal**	**$ 5,428,852**	**$ 5,119,047**	**PTELL Subtotal**	**$ 5,271,005**	**-2.91%**	**$ (157,847)**
City (excluding D/S & Rev Rec)	*$ 3,880,669*	*$ 3,880,967*	*City (excluding D/S & Rev Rec)*	*$ 4,051,430*	*$ 4,051,864*	*City (excluding D/S & Rev Rec)*	*$ 4,172,151*	***2.98%***	*$ 120,721*
Lib (excluding D/S & Rev Rec)	*1,192,336*	*989,531*	*Lib (excluding D/S & Rev Rec)*	*1,377,422*	*1,067,182*	*Lib (excluding D/S & Rev Rec)*	*1,098,854*	***-20.22%***	*(278,568)*

Memorandum

To: City Council
From: Rob Fredrickson, Finance Director
Date: October 21, 2025
Subject: 2025 Tax Levy Estimate

Summary

Approval of the 2025 tax levy estimate, for the purpose of publishing a public notice for an upcoming public hearing on November 10th.

Background

Each year, the City begins the tax levy process by adopting a levy estimate, which establishes the basis for determining whether a public hearing is required. For levy year 2025, the combined estimated levy for City and Library operations totals $5,726,693, as shown in Exhibit A. Of this amount, the City's portion is projected at $4,188,570 and includes increment generated from new construction only. In order to safeguard the City's ability to maximize its new construction levy, staff has incorporated an enhanced placeholder estimate by applying a 20% upward adjustment to the current new construction figure, recognizing that final assessed values may increase prior to final levy adoption in November or December. Please note that the levy estimate establishes only the maximum amount that could be levied; and City Council retains full discretion to adopt a lower final levy, should it choose.

The Library's portion of the levy estimate is proposed at the statutory maximum rate of $0.15 per $100 of Equalized Assessed Value (EAV), which equates to $1,538,123. Nevertheless, because PTELL caps the growth in property tax extensions, the actual levy for Library operations will be lower than the statutory maximum—closer to $1.13 million, as illustrated in Exhibit B.

2017 Tax Levy (FY 19) thru 2024 Tax Levy (FY 26 - current fiscal year)

Pursuant to PTELL, two factors determine how much the City, as a non-home rule municipality, can increase its levy by each year: 1.) the equalized assessed valuation (EAV) of new construction and 2.) the year-over-year change in inflation (as measured by the Consumer Price Index or CPI). Beginning with the 2017 levy process, Council began to ease back into its past practice of marginally increasing the levy each year by new construction only, thus foregoing the annual inflationary increment. This practice was continued last year (2024 levy - currently being collected in FY 2026) as the City Council decided to increase the levy by estimated new construction (+$170,463) only; and forfeit the inflationary increment of $131,953. As a result, most residents over the last eight levy cycles should have seen the City portion of their property tax bill stay relatively the same or even decrease slightly in some years, assuming that the change in EAV of their homes was less than the overall increase in EAV for all taxable property in Yorkville.

2025 Tax Levy (FY 27 – next fiscal year)

For this year's levy, Kendall County has estimated new construction EAV at $27,130,623, which is expected to generate an additional $113,325 in property tax revenue for the City. As illustrated in Exhibit D, after two years of low inflation (levy years 2015-2016), the CPI returned to a more typical rate of 2.1% in levy year 2017. Between 2018 and 2020, CPI remained steady at around 2.0%, before dropping to 1.4% in 2021. Over the next two years, inflation surged dramatically – rising to 7.0% in 2022 and 6.5% in 2023 (both years were capped at 5% under PTELL). This sharp increase was fueled by a combination of factors, including pent-up consumer demand and supply chain disruptions from the pandemic, rising energy costs driven by geopolitical tensions and substantial fiscal and monetary stimuli. By 2024, inflation moderated to a more typical 3.4%, reflecting the impact of rising interest rates, the easing of supply chain challenges, stabilizing consumer demand, and a more balanced labor market. For the 2025 levy year, CPI has continued its downward trend, registering at 2.9%. The inflationary portion of the levy is projected to generate an additional $117,504, bringing the estimated total increase in property tax revenue to $230,829 under PTELL.

Based on the information presented above, it is the recommendation of staff that the City increase its levy only by the amount of incremental property taxes generated from new construction, which is currently estimated at $113,325 (as shown on Exhibit C), for a total levy of $4,165,189. While this will result in the City not levying approximately $117,504 (CPI portion) under PTELL (which means this amount will be forgone in subsequent levy years), staff believes that this is a balanced approach as it allows the City to marginally expand its tax base with minimal impact on homeowners. Depending on how the City Council decides to levy, either including incremental property taxes from both CPI and new construction (Exhibit B) or new construction only (Exhibit C), will result in the City's portion of the levy either increasing by approximately 5.7% (Exhibit B) or 2.8% (Exhibit C).

The City's 2025 contribution (i.e., actuarially determined funding policy contribution) to the Yorkville Police Pension Fund, as determined by the City's actuary, MWM Consulting Group, is $1,540,029 (Exhibit F – page 1). This amount is calculated in accordance with the City's pension funding policy, which targets a 100% funding level by the year 2040. Compared to the 2024 contribution of $1,465,973, this represents an increase of $74,056 or 5.1%. The rise in the employer contribution is attributed to several factors, including:

- A shrinking amortization period (i.e., as we get closer to the year 2040, there is less time to spread out the remaining costs associated with the unfunded liability).
- Normal costs continue to increase, as each year of additional service by current employees generates additional pension benefits.
- Changes in actuarial assumptions pertaining to mortality, disability, salary increases, retirement and termination rates.

At the close of FY 2025, the Police Pension Fund reported a funded ratio of 60.5%, representing the market value of assets of $18,691,248 relative to the accrued liability of $30,915,800. This marks a measurable improvement from the prior year's funding level of 57.5% (+5.2%) and a substantial increase from the FY 2020 level of 46.2% (+30.9%). The consistent upward trend over the past five years reflects both investment performance and the long-term impacts of ongoing contributions toward the City's statutory funding requirements.

Looking back over the last five fiscal years, the Fund's investment results have been characterized by periods of significant volatility. Following an unprecedented return of +28.0% in FY 2021, the Fund experienced a sharp downturn in FY 2022, posting –4.9% against a benchmark of +7.0%. This

underperformance was largely attributable to equity market disruptions and the constraints of a prolonged low-interest-rate environment during the COVID pandemic. In FY 2023, returns stabilized with a modest gain of +0.57%, though results again fell short of actuarial expectations.

A structural change occurred in FY 2024 with the transition of investment management responsibilities to the Illinois Police Officers' Pension Investment Fund (IPOPIF), which now oversees the pooled assets of all Downstate police pension funds. A key policy objective of this consolidation was to achieve returns more closely aligned with the Illinois Municipal Retirement Fund (IMRF), which has consistently produced long-term annualized returns in excess of 7%. Early results indicate that IPOPIF has met, and in fact exceeded, these expectations, producing a return of 9.69% in FY 2024, followed by another strong performance of 9.67% in FY 2025.

Looking back at the last nine levy cycles, you may recall that a reoccurring policy question has been whether the City and Library levies should be combined or levied separately. In an effort to "level the playing field" by applying the same rules of property tax growth (lesser of CPI or 5%, plus new construction) to both entities, the City Council has chosen to levy the two entities separately since levy year 2016. Last year the Library Operations tax rate was capped by PTELL at $0.116 per $100 of EAV, resulting in a property tax extension of $1,067,182 (excludes revenue recapture). This was an increase of $77,651 (7.8%) over the 2023 levy extended amount of $989,531 (excludes revenue recapture). For this year's levy staff recommends that Council continue with the practice of levying separately for the City and the Library, which is currently estimated to yield property taxes for library operations in the amount of $1,127,974. This amount includes both CPI ($30,948) and new construction ($29,844) increments. Based on current EAV figures the library operations tax rate is estimated at $0.11 per $100 of EAV (max amount is $0.15 per $100 EAV) for the 2025 levy year, which is an increase of 5.7% (+$60,792) over the prior year's extension. At their October 13th meeting the Library Board formally approved their levy at the max amount of $1,538,123 (Exhibit A), which will be reduced to around $1.13 million (Exhibit B), once PTELL is applied by the County.

In addition, the fiscal year 2026 (2024 levy) certifications from the Kendall County Clerk are attached as Exhibit E. The first page contains all City (non-Library) taxes, and the second page contains operational taxes for the Library. As noted last year, the 2024 levy includes revenue recapture amounts, pursuant to State Statue (P.A. 102-0519); which requires the County to adjust the City's and Library's extension amounts in order to recapture prior year property tax amounts lost to Property Tax Appeal Board (PTAB) reductions, Circuit Court orders in assessment cases and error certificates resulting from assessment mistakes. These revenue recapture amounts are itemized in Exhibit E for both the City and Library, in the amounts of $4,778 and $2,297, respectively. As in past levy years, all City debt service amounts are expected to be fully abated for the 2025 levy year. Materials regarding the City's bond abatements will be presented at a future committee meeting, before being presented to the City Council for approval in either November or December.

Homeowner Impact

The property tax bill itemizes charges for both the City and the Library separately. If the City levies for new construction and inflationary increments (see Exhibit B), the estimated levy extension for both capped and uncapped amounts is projected to rise by 5.7% for the 2025 levy year (payable in 2026). Conversely, if the City levy includes new construction only (see Exhibit C), the estimated levy extension for both capped and uncapped amounts is expected to increase by 2.8%. Meanwhile, the Library's levy, for both capped and uncapped amounts, is anticipated to be 5.7% higher (see Exhibit B) than the 2024 levy year extension (currently being collected in 2025).

Kendall County currently projects the City's overall 2025 Equalized Assessed Value (EAV) to be $1.03 billion, representing a $106.5 million increase (11.6%) from last year's EAV of $918.9 million. Approximately 25% of this increase—or $27.1 million—is attributed to new construction. When excluding new construction, the EAV of existing properties is expected to rise by 8.6%. However, this inflationary increase in EAV should be assuaged by a reduction in the City's estimated property tax rate which is currently expected to decline by either 5.3% (from $0.441 per $100 of EAV to $0.418 per $100 of EAV – Exhibit B) or by 7.9% (from $0.441 per $100 of EAV to $0.406 per $100 of EAV – Exhibit C), depending on which option (new construction and inflation increments or new construction increment only) is decided upon by Council.

For the Library portion, a typical property owner **should** see a nominal increase of around $3 to $5. The amount paid to the City **should** either be approximately the same as last year's tax bill (Exhibit C – new construction only) or increase by about $15 (Exhibit B – new construction and inflation). Please note that the above projections assume that an individual property owner's EAV increases at a rate comparable to the overall EAV, adjusted for new construction.

Recommendation

The staff recommendations for aggregate levy amounts are shown in the table below.

City Tax Levy

	2024 Levy Extension	2025 Maximum Levy (Estimate)	2025 Levy Recommended Amount
City Levy (Capped)	$4,051,864	$4,282,693	$4,188,570
City Bonds/Revenue Recapture(Uncapped)	$4,778	N / A	N / A
Totals	**$4,056,642**	**$4,282,693**	**$4,188,570**

Library Tax Levy

	2024 Levy Extension	2025 Maximum Levy (Estimate)	2025 Levy Recommended Amount
Library Operations (Capped)	$1,067,182	$1,538,123	$1,538,123
Library Bonds/Revenue Recapture(Uncapped)	$2,297	N / A	N / A
Totals	**$1,069,479**	**$1,538,123**	**$1,538,123**

As a reminder, the tax levy estimate sets the maximum amount that the City and Library could levy, with the understanding that Council and the Library Board reserve the right to levy less than that amount should they desire to do so.

Furthermore, staff recommends that the City instruct the County Clerk to levy separately once again for the City and the Library, so that both entities are held to the same rules when it comes to growth. A tentative timeline for the 2025 tax levy process is presented below:

- ~~October 14th (City Council) - Preliminary Tax Levy Estimate - informational~~

- ~~October 28th (City Council) - Tax Levy Estimate approval~~
  - ~~Tax Levy Estimate must be adopted 20 days prior to City Council approval of levy~~

- ~~November 10th (City Council) - Tax Levy Public Hearing~~
  - ~~Public Hearing Notice will be published no later than November 3rd~~
  - ~~Per State Statute, the Public Hearing Notice must be published in a local paper between 14 and 7 days prior to the public hearing date~~

- November 25th or December 9th (City Council) - Approval of the Tax Levy Ordinance
  - Must be filed with Kendall County before the last Tuesday in December (December 30th)

Exhibit A-1

2025 Tax Levy - Public Hearing

** Based on enhanced new construction EAV estimate of $32,556,748 (20% increase of August 12, 2025 EAV estimate of $27,130,623) **

(Limiting Rate Applied to City & Library)

	2023 Rate Setting EAV	% Change over Prior Yr EAV	2024 Rate Setting EAV	% Change over Prior Yr EAV	2025 Estimated EAV	% Change over Prior Yr EAV	$ Change
Farm	$ 4,209,199	6.92%	$ 6,857,723	62.92%	$ 10,369,109	51.20%	$ 3,511,386
Residential	687,120,031	15.58%	802,816,701	16.84%	895,657,177	11.56%	92,840,476
Commercial	87,102,531	8.04%	91,833,842	5.43%	98,286,752	7.03%	6,452,910
Industrial	16,551,850	3.93%	17,240,090	4.16%	20,977,194	21.68%	3,737,104
State Railroad	101,044	11.86%	125,091	23.80%	125,091	0.00%	-
Total	**$ 795,084,655**	**14.39%**	**$ 918,873,447**	**15.57%**	**$ 1,025,415,323**	**11.59%**	**$ 106,541,876**

	2023 Rate	2023 Levy Request	2023 Levy Extension	2024 Rate	2024 Levy Request	2024 Levy Extension	2025 Rate	2025 Levy Request	% Change over Prior Yr Ext.	$ Change over Prior Yr Ext.
Corporate	0.12386	$ 984,744	$ 984,792	0.10718	$ 984,792	$ 984,849	0.09604	$ 984,792	-0.01%	$ (57)
Bonds & Interest	0.00000	-	-	0.00000	-	-	0.00000	-	-	-
IMRF Pension	0.00000	-	-	0.01089	100,000	100,065	0.00975	100,000	(0.00)	(65)
Police Protection	0.15969	1,269,660	1,269,671	0.13938	1,280,665	1,280,726	0.13104	1,343,749	4.92%	63,023
Police Pension	0.17436	1,386,265	1,386,310	0.15955	1,465,973	1,466,063	0.15019	1,540,029	5.05%	73,966
Audit	0.00378	30,000	30,054	0.00327	30,000	30,047	0.00293	30,000	-0.16%	(47)
Liability Insurance	0.00504	40,000	40,072	0.00436	40,000	40,063	0.00390	40,000	-0.16%	(63)
Social Security	0.01887	150,000	150,032	0.01633	150,000	150,052	0.01463	150,000	-0.03%	(52)
School Crossing Guard	0.00252	20,000	20,036	0.00000	-	-	0.00000	-	0.00%	-
Unemployment Insurance	0.00000	-	-	0.00000	-	-	0.00000	-	0.00%	-
Subtotal City (PTELL)	**0.48812**	**$ 3,880,669**	**$ 3,880,967**	**0.44096**	**$ 4,051,430**	**$ 4,051,864**	**0.40848**	**$ 4,188,570**	**3.37%**	**136,706**
Revenue Recapture	0.00395	-	31,406	0.00052	-	4,778	0.00000	-	-	(4,778)
Total City	**0.49207**	**$ 3,880,669**	**$ 3,912,373**	**0.44148**	**$ 4,051,430**	**$ 4,056,642**	**0.40848**	**$ 4,188,570**	**3.25%**	**131,928**
Library Operations	0.12446	$ 1,192,336	$ 989,531	0.11617	$ 1,377,422	$ 1,067,182	0.15000	$ 1,538,123	44.13%	$ 470,941
Library Bonds & Interest	0.10868	864,000	864,071	0.00000	-	-	0.00000	-	-	-
Revenue Recapture	0.00187	-	14,868	0.00025	-	2,297	0.00000	-	-	(2,297)
Total Library	**0.23500**	**$ 2,056,336**	**$ 1,868,469**	**0.11642**	**$ 1,377,422**	**$ 1,069,479**	**0.15000**	**$ 1,538,123**	**43.82%**	**468,644**
Total City (PTELL & Non-PTELL)	**0.72707**	**$ 5,937,005**	**$ 5,780,842**	**0.55790**	**$ 5,428,852**	**$ 5,126,122**	**0.55848**	**$ 5,726,693**	**11.72%**	**$ 600,571**
less Bonds & Interest / Rev Recapture	0.11450	864,000	910,344	0.00077	-	7,075	0.00000	-	-100.00%	(7,075)
P-TELL Totals	**0.61257**	**$ 5,073,005**	**$ 4,870,498**	**0.55713**	**$ 5,428,852**	**$ 5,119,047**	**0.55848**	**$ 5,726,693**	**11.87%**	**$ 607,646**

Exhibit A-1 - continued

2025 Tax Levy - Public Hearing

(Limiting Rate Applied to City & Library)

	2023 Requested	2023 Extended		2024 Requested	2024 Extended		2025 Levy Request	% Change over Prior Yr Ext.	$ Change over Prior Yr Ext.
City	$ 2,494,404	$ 2,526,063	City	$ 2,585,457	$ 2,590,580	City	$ 2,648,541	2.44%	$ 63,084
Library	1,192,336	1,004,399	Library	1,377,422	1,069,479	Library	1,538,123	11.67%	160,701
Police Pension	1,386,265	1,386,310	Police Pension	1,465,973	1,466,063	Police Pension	1,540,029	5.05%	74,056
City Debt Service	-	-	City Debt Service	-	-	City Debt Service	-	-	-
Library Debt Service	864,000	864,071	Library Debt Service	-	-	Library Debt Service	-	-	-
Total	**$ 5,937,005**	**$ 5,780,842**	**Total**	**$ 5,428,852**	**$ 5,126,122**	**Total**	**$ 5,726,693**	**5.49%**	**$ 297,841**
less B&I / Rev Recapture	864,000	910,344	less B&I / Rev Recapture	-	7,075	less B&I / Rev Recapture	-	-	-
PTELL Subtotal	**$ 5,073,005**	**$ 4,870,498**	**PTELL Subtotal**	**$ 5,428,852**	**$ 5,119,047**	**PTELL Subtotal**	**$ 5,726,693**	**5.49%**	**$ 297,841**
City (excluding D/S & Rev Rec)	*$ 3,880,669*	*$ 3,880,967*	*City (excluding D/S & Rev Rec)*	*$ 4,051,430*	*$ 4,051,864*	*City (excluding D/S & Rev Rec)*	*$ 4,188,570*	***3.38%***	*$ 137,140*
Lib (excluding D/S & Rev Rec)	*1,192,336*	*989,531*	*Lib (excluding D/S & Rev Rec)*	*1,377,422*	*1,067,182*	*Lib (excluding D/S & Rev Rec)*	*1,538,123*	***11.67%***	*160,701*

Exhibit B-1

2025 Tax Levy - Estimated CPI and New Construction Increments

** Based on original New Construction and Overall EAV estimates of $27,130,623 and $1,025,415,323, respectively, as of August 12, 2025 **

(Limiting Rate Applied to City & Library)

	2023 Rate Setting EAV	% Change over Prior Yr EAV		2024 Rate Setting EAV	% Change over Prior Yr EAV		2025 Estimated EAV	% Change over Prior Yr EAV	$ Change
Farm	$ 4,209,199	6.92%	Farm	$ 6,857,723	62.92%	Farm	$ 10,369,109	51.20%	$ 3,511,386
Residential	687,120,031	15.58%	Residential	802,816,701	16.84%	Residential	895,657,177	11.56%	92,840,476
Commercial	87,102,531	8.04%	Commercial	91,833,842	5.43%	Commercial	98,286,752	7.03%	6,452,910
Industrial	16,551,850	3.93%	Industrial	17,240,090	4.16%	Industrial	20,977,194	21.68%	3,737,104
State Railroad	101,044	11.86%	State Railroad	125,091	23.80%	State Railroad	125,091	0.00%	-
Total	**$ 795,084,655**	**14.39%**	**Total**	**$ 918,873,447**	**15.57%**	**Total**	**$ 1,025,415,323**	**11.59%**	**$ 106,541,876**

	2023 Rate	2023 Levy Request	2023 Levy Extension	2024 Rate	2024 Levy Request	2024 Levy Extension	2025 Rate	2025 Levy Request	% Change over Prior Yr Ext.	$ Change over Prior Yr Ext.
Corporate	0.12386	$ 984,744	$ 984,792	0.10718	$ 984,792	$ 984,849	0.09604	$ 984,792	-0.01%	$ (57)
Bonds & Interest	0.00000	-	-	0.00000	-	-	0.00000	-	-	-
IMRF Pension	0.00000	-	-	0.01089	100,000	100,065	0.00975	100,000	(0.00)	(65)
Police Protection	0.15969	1,269,660	1,269,671	0.13938	1,280,665	1,280,726	0.14022	1,437,872	12.27%	157,146
Police Pension	0.17436	1,386,265	1,386,310	0.15955	1,465,973	1,466,063	0.15019	1,540,029	5.05%	73,966
Audit	0.00378	30,000	30,054	0.00327	30,000	30,047	0.00293	30,000	-0.16%	(47)
Liability Insurance	0.00504	40,000	40,072	0.00436	40,000	40,063	0.00390	40,000	-0.16%	(63)
Social Security	0.01887	150,000	150,032	0.01633	150,000	150,052	0.01463	150,000	-0.03%	(52)
School Crossing Guard	0.00252	20,000	20,036	0.00000	-	-	0.00000	-	0.00%	-
Unemployment Insurance	0.00000	-	-	0.00000	-	-	0.00000	-	0.00%	-
Subtotal City (PTELL)	**0.48812**	**$ 3,880,669**	**$ 3,880,967**	**0.44096**	**$ 4,051,430**	**$ 4,051,864**	**0.41765**	**$ 4,282,693**	**5.70%**	**230,829**
Revenue Recapture	0.00395	-	31,406	0.00052	-	4,778	0.00000	-	-	(4,778)
Total City	**0.49207**	**$ 3,880,669**	**$ 3,912,373**	**0.44148**	**$ 4,051,430**	**$ 4,056,642**	**0.41765**	**$ 4,282,693**	**5.57%**	**226,051**
Library Operations	0.12446	$ 1,192,336	$ 989,531	0.11617	$ 1,377,422	$ 1,067,182	0.11000	$ 1,127,974	5.70%	$ 60,792
Library Bonds & Interest	0.10868	864,000	864,071	0.00000	-	-	0.00000	-	-	-
Revenue Recapture	0.00187	-	14,868	0.00025	-	2,297	0.00000	-	-	(2,297)
Total Library	**0.23500**	**$ 2,056,336**	**$ 1,868,469**	**0.11642**	**$ 1,377,422**	**$ 1,069,479**	**0.11000**	**$ 1,127,974**	**5.47%**	**58,495**
Total City (PTELL & Non-PTELL)	**0.72707**	**$ 5,937,005**	**$ 5,780,842**	**0.55790**	**$ 5,428,852**	**$ 5,126,122**	**0.52766**	**$ 5,410,667**	**5.55%**	**$ 284,545**
less Bonds & Interest / Rev Recapture	0.11450	864,000	910,344	0.00077	-	7,075	0.00000	-	-100.00%	(7,075)
P-TELL Totals	**0.61257**	**$ 5,073,005**	**$ 4,870,498**	**0.55713**	**$ 5,428,852**	**$ 5,119,047**	**0.52766**	**$ 5,410,667**	**5.70%**	**$ 291,620**

Exhibit B-1 - continued

2025 Tax Levy - Estimated CPI and New Construction Increments

(Limiting Rate Applied to City & Library)

	2023 Requested	2023 Extended		2024 Requested	2024 Extended		2025 Levy Request	% Change over Prior Yr Ext.	$ Change over Prior Yr Ext.
City	$ 2,494,404	$ 2,526,063	City	$ 2,585,457	$ 2,590,580	City	$ 2,742,664	6.08%	$ 157,207
Library	1,192,336	1,004,399	Library	1,377,422	1,069,479	Library	1,127,974	-18.11%	(249,448)
Police Pension	1,386,265	1,386,310	Police Pension	1,465,973	1,466,063	Police Pension	1,540,029	5.05%	74,056
City Debt Service	-	-	City Debt Service	-	-	City Debt Service	-	-	-
Library Debt Service	864,000	864,071	Library Debt Service	-	-	Library Debt Service	-	-	-
Total	**$ 5,937,005**	**$ 5,780,842**	**Total**	**$ 5,428,852**	**$ 5,126,122**	**Total**	**$ 5,410,667**	**-0.33%**	**$ (18,185)**
less B&I / Rev Recapture	864,000	910,344	less B&I / Rev Recapture	-	7,075	less B&I / Rev Recapture	-	-	-
PTELL Subtotal	**$ 5,073,005**	**$ 4,870,498**	**PTELL Subtotal**	**$ 5,428,852**	**$ 5,119,047**	**PTELL Subtotal**	**$ 5,410,667**	**-0.33%**	**$ (18,185)**
City (excluding D/S & Rev Rec)	*$ 3,880,669*	*$ 3,880,967*	*City (excluding D/S & Rev Rec)*	*$ 4,051,430*	*$ 4,051,864*	*City (excluding D/S & Rev Rec)*	*$ 4,282,693*	***5.71%***	*$ 231,263*
Lib (excluding D/S & Rev Rec)	*1,192,336*	*989,531*	*Lib (excluding D/S & Rev Rec)*	*1,377,422*	*1,067,182*	*Lib (excluding D/S & Rev Rec)*	*1,127,974*	***-18.11%***	*(249,448)*

Exhibit C-1

2025 Tax Levy - Estimated New Construction Increment Only

** Based on original New Construction estimate of $27,130,623, as of August 12, 2025 **

(Limiting Rate Applied to City & Library)

	2023 Rate Setting EAV	% Change over Prior Yr EAV	2024 Rate Setting EAV	% Change over Prior Yr EAV	2025 Estimated EAV	% Change over Prior Yr EAV	$ Change
Farm	$ 4,209,199	6.92%	$ 6,857,723	62.92%	$ 10,369,109	51.20%	$ 3,511,386
Residential	687,120,031	15.58%	802,816,701	16.84%	895,657,177	11.56%	92,840,476
Commercial	87,102,531	8.04%	91,833,842	5.43%	98,286,752	7.03%	6,452,910
Industrial	16,551,850	3.93%	17,240,090	4.16%	20,977,194	21.68%	3,737,104
State Railroad	101,044	11.86%	125,091	23.80%	125,091	0.00%	-
Total	**$ 795,084,655**	**14.39%**	**Total $ 918,873,447**	**15.57%**	**Total $ 1,025,415,323**	**11.59%**	**$ 106,541,876**

	2023 Rate	2023 Levy Request	2023 Levy Extension	2024 Rate	2024 Levy Request	2024 Levy Extension	2025 Rate	2025 Levy Request	% Change over Prior Yr Ext.	$ Change over Prior Yr Ext.
Corporate	0.12386	$ 984,744	$ 984,792	0.10718	$ 984,792	$ 984,849	0.09604	$ 984,792	-0.01%	$ (57)
Bonds & Interest	0.00000	-	-	0.00000	-	-	0.00000	-	-	-
IMRF Pension	0.00000	-	-	0.01089	100,000	100,065	0.00975	100,000	(0.00)	(65)
Police Protection	0.15969	1,269,660	1,269,671	0.13938	1,280,665	1,280,726	0.12876	1,320,368	3.10%	39,642
Police Pension	0.17436	1,386,265	1,386,310	0.15955	1,465,973	1,466,063	0.15019	1,540,029	5.05%	73,966
Audit	0.00378	30,000	30,054	0.00327	30,000	30,047	0.00293	30,000	-0.16%	(47)
Liability Insurance	0.00504	40,000	40,072	0.00436	40,000	40,063	0.00390	40,000	-0.16%	(63)
Social Security	0.01887	150,000	150,032	0.01633	150,000	150,052	0.01463	150,000	-0.03%	(52)
School Crossing Guard	0.00252	20,000	20,036	0.00000	-	-	0.00000	-	0.00%	-
Unemployment Insurance	0.00000	-	-	0.00000	-	-	0.00000	-	0.00%	-
Subtotal City (PTELL)	**0.48812**	**$ 3,880,669**	**$ 3,880,967**	**0.44096**	**$ 4,051,430**	**$ 4,051,864**	**0.40620**	**$ 4,165,189**	**2.80%**	**113,325**
Revenue Recapture	0.00395	-	31,406	0.00052	-	4,778	0.00000	-	-	(4,778)
Total City	**0.49207**	**$ 3,880,669**	**$ 3,912,373**	**0.44148**	**$ 4,051,430**	**$ 4,056,642**	**0.40620**	**$ 4,165,189**	**2.68%**	**108,547**
Library Operations	0.12446	$ 1,192,336	$ 989,531	0.11617	$ 1,377,422	$ 1,067,182	0.10698	$ 1,097,026	2.80%	$ 29,844
Library Bonds & Interest	0.10868	864,000	864,071	0.00000	-	-	0.00000	-	-	-
Revenue Recapture	0.00187	-	14,868	0.00025	-	2,297	0.00000	-	-	(2,297)
Total Library	**0.23500**	**$ 2,056,336**	**$ 1,868,469**	**0.11642**	**$ 1,377,422**	**$ 1,069,479**	**0.10698**	**$ 1,097,026**	**2.58%**	**27,547**
Total City (PTELL & Non-PTELL)	**0.72707**	**$ 5,937,005**	**$ 5,780,842**	**0.55790**	**$ 5,428,852**	**$ 5,126,122**	**0.51318**	**$ 5,262,215**	**2.65%**	**$ 136,093**
less Bonds & Interest / Rev Recapture	0.11450	864,000	910,344	0.00077	-	7,075	0.00000	-	-100.00%	(7,075)
P-TELL Totals	**0.61257**	**$ 5,073,005**	**$ 4,870,498**	**0.55713**	**$ 5,428,852**	**$ 5,119,047**	**0.51318**	**$ 5,262,215**	**2.80%**	**$ 143,168**

Exhibit C-1 - continued

2025 Tax Levy - Estimated New Construction Increment Only

(Limiting Rate Applied to City & Library)

	2023 Requested	2023 Extended		2024 Requested	2024 Extended		2025 Levy Request	% Change over Prior Yr Ext.	$ Change over Prior Yr Ext.
City	$ 2,494,404	$ 2,526,063	City	$ 2,585,457	$ 2,590,580	City	$ 2,625,160	1.54%	$ 39,703
Library	1,192,336	1,004,399	Library	1,377,422	1,069,479	Library	1,097,026	-20.36%	(280,396)
Police Pension	1,386,265	1,386,310	Police Pension	1,465,973	1,466,063	Police Pension	1,540,029	5.05%	74,056
City Debt Service	-	-	City Debt Service	-	-	City Debt Service	-	-	-
Library Debt Service	864,000	864,071	Library Debt Service	-	-	Library Debt Service	-	-	-
Total	**$ 5,937,005**	**$ 5,780,842**	**Total**	**$ 5,428,852**	**$ 5,126,122**	**Total**	**$ 5,262,215**	**-3.07%**	**$ (166,637)**
less B&I / Rev Recapture	864,000	910,344	less B&I / Rev Recapture	-	7,075	less B&I / Rev Recapture	-	-	-
PTELL Subtotal	**$ 5,073,005**	**$ 4,870,498**	**PTELL Subtotal**	**$ 5,428,852**	**$ 5,119,047**	**PTELL Subtotal**	**$ 5,262,215**	**-3.07%**	**$ (166,637)**
City (excluding D/S & Rev Rec)	*$ 3,880,669*	*$ 3,880,967*	*City (excluding D/S & Rev Rec)*	*$ 4,051,430*	*$ 4,051,864*	*City (excluding D/S & Rev Rec)*	*$ 4,165,189*	***2.81%***	*$ 113,759*
Lib (excluding D/S & Rev Rec)	*1,192,336*	*989,531*	*Lib (excluding D/S & Rev Rec)*	*1,377,422*	*1,067,182*	*Lib (excluding D/S & Rev Rec)*	*1,097,026*	***-20.36%***	*(280,396)*

Illinois Dept. of Revenue
History of CPI's Used for the PTELL
01/15/2025

Exhibit D

Year	December CPI-U	% Change From Previous December	% Use for PTELL	Comments	Levy Year	Years Taxes Paid
1991	137.900	--				
1992	141.900	2.9%	2.9%		1993	1994
1993	145.800	2.7%	2.7%	(5 % for Cook)	1994	1995
1994	149.700	2.7%	2.7%		1995	1996
1995	153.500	2.5%	2.5%		1996	1997
1996	158.960	3.6%	3.6%		1997	1998
1997	161.300	1.5%	1.5%		1998	1999
1998	163.900	1.6%	1.6%		1999	2000
1999	168.300	2.7%	2.7%		2000	2001
2000	174.000	3.4%	3.4%		2001	2002
2001	176.700	1.6%	1.6%		2002	2003
2002	180.900	2.4%	2.4%		2003	2004
2003	184.300	1.9%	1.9%		2004	2005
2004	190.300	3.3%	3.3%		2005	2006
2005	196.800	3.4%	3.4%		2006	2007
2006	201.800	2.5%	2.5%		2007	2008
2007	210.036	4.08%	4.1%		2008	2009
2008	210.228	0.1%	0.1%		2009	2010
2009	215.949	2.7%	2.7%		2010	2011
2010	219.179	1.5%	1.5%		2011	2012
2011	225.672	3.0%	3.0%		2012	2013
2012	229.601	1.7%	1.7%		2013	2014
2013	233.049	1.5%	1.5%		2014	2015
2014	234.812	0.8%	0.8%		2015	2016
2015	236.525	0.7%	0.7%		2016	2017
2016	241.432	2.1%	2.1%		2017	2018
2017	246.524	2.1%	2.1%		2018	2019
2018	251.233	1.9%	1.9%		2019	2020
2019	256.974	2.3%	2.3%		2020	2021
2020	260.474	1.4%	1.4%		2021	2022
2021	278.802	7.0%	5.0%		2022	2023
2022	296.797	6.5%	5.0%		2023	2024
2023	306.746	3.4%	3.4%		2024	2025
2024	315.605	2.9%	2.9%		2025	2026

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Illinois Department of Revenue
Property Tax Division
101 West Jefferson Street, MC 3-450
Springfield, Illinois 62702
Telephone: (217) 782-3016
Facsimile: (217) 782-9932

PTELL – CPI for 2025 Extensions - Property Taxes Payable 2026

TO: County Assessors, Clerks and Tax Extenders in Counties Containing Taxing Districts Subject to the Property Tax Extension Limitation Law (PTELL)

FROM: Brad Kriener
Property Tax Division

DATE: 1/15/25

SUBJECT: CPI Change for 2025 Extensions (for property taxes payable in 2026) for Taxing Districts Subject to PTELL

The Consumer Price Index (CPI) "cost of living" or inflation percentage to use in computing the 2025 extensions (taxes payable in 2026) under PTELL is 2.9%

Section 18-185 of the Property Tax Code defines CPI as "the Consumer Price Index for All Urban Consumers for all items published by the United States Department of Labor." This index is sometimes referred to as CPI-U. Section 18-185 defines "extension limitation" and “debt service extension base” as "...the lesser of 5% or the percentage increase in the Consumer Price Index during the 12-month calendar year preceding the levy year..." (emphasis added).

For 2025 extensions (taxes payable in 2026), the CPI to be used for computing the extension limitation and debt service extension base is 2.9%. The CPI is measured from December 2023 to December 2024. The U.S. City Average CPI for December 2023 was 306.746 and 315.605 for December 2024. The CPI change is calculated by subtracting the 2023 CPI from the 2024 CPI. The amount is then divided by the 2023 CPI which results in 2.9% CPI. (315.605 – 306.746)/306.746 = 2.9%. The Statute indicates the lesser of 5% or the actual percentage increase, in this case 2.9% is the lesser amount.

Information on PTELL may be accessed through the department’s web site at tax.illinois.gov under the "Property Tax" link and the "Property Tax Extension Limitation Law (PTELL)" link under the “General Information and Resources” heading.

If you have any questions concerning the change in the consumer price index (CPI), please contact us at REV.PropertyTax@Illinois.gov.

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Tax Year: 2024

Tax Computation Report
Kendall County

Exhibit E

04/09/2025 08:00:53 AM

Taxing District VCYV - CITY OF YORKVILLE

Equalization Factor 1.000000

Property Type	Total EAV	Rate Setting EAV
Farm	6,857,723	6,857,723
Residential	808,161,531	802,816,701
Commercial	97,395,871	91,833,842
Industrial	17,242,552	17,240,090
Mineral	0	0
State Railroad	125,091	125,091
Local Railroad	0	0
County Total	**929,782,768**	**918,873,447**
Total + Overlap	**929,782,768**	**918,873,447**

PTELL Values	
Annexation EAV	371,997
Disconnection EAV	0
Recovered TIF EAV	0
Agg. Ext. Base (2023)	3,880,967
Limiting Rate	0.45562
% of Burden	0.00%
TIF Increment	10,909,321
New Property	37,736,166
New Property (Overlap)	0
Total New Property	**37,736,166**

Road and Bridge Transfer

Road District	Fund	Amount Extended
TTBRRD - BRISTOL ROAD DISTRI	999	$61,023.95
TTKERD - KENDALL ROAD DISTR	999	$69,170.93
Total		**$130,194.88**

Fund/Name	Levy Request	Max. Rate	Calc. Rate	Actual Rate	Non-PTELL Extension	PTELL Factor	Limited Rate	% Burden Rate	Kendall County Total Extension	Percent
** 001 CORPORATE	984,792	0.43750	0.107174	0.10718	$984,848.56	1.00000	0.10718	0.00000	$984,848.56	24.2774
003 BONDS & INTEREST	0	0.00000	0.000000	0.00000	$0.00	1.00000	0.00000	0.00000	$0.00	0.0000
** 005 I.M.R.F.	100,000	0.00000	0.010883	0.01089	$100,065.32	1.00000	0.01089	0.00000	$100,065.32	2.4667
** 014 POLICE PROTECTION	1,280,665	0.60000	0.139373	0.13938	$1,280,725.81	1.00000	0.13938	0.00000	$1,280,725.81	31.5711
** 015 POLICE PENSION	1,465,973	0.00000	0.159540	0.15955	$1,466,062.58	1.00000	0.15955	0.00000	$1,466,062.58	36.1398
** 027 AUDIT	30,000	0.00000	0.003265	0.00327	$30,047.16	1.00000	0.00327	0.00000	$30,047.16	0.7407
** 035 LIABILITY INSURANCE	40,000	0.00000	0.004353	0.00436	$40,062.88	1.00000	0.00436	0.00000	$40,062.88	0.9876
** 047 SOC SEC	150,000	0.00000	0.016324	0.01633	$150,052.03	1.00000	0.01633	0.00000	$150,052.03	3.6989
** 048 SCHOOL CROSS GUARD	0	0.02000	0.000000	0.00000	$0.00	1.00000	0.00000	0.00000	$0.00	0.0000
200 REVENUE RECAPTURE	4,762	0.00000	0.000518	0.00052	$4,778.14	1.00000	0.00052	0.00000	$4,778.14	0.1178
** 999 ROAD & BRIDGE TRANSFI	0	0.00000	0.000000	0.00000	$0.00	1.00000	0.00000	0.00000	$0.00	0.0000
Totals (Capped)	**4,051,430**		**0.440912**	**0.44096**	**$4,051,864.34**		**0.44096**	**0.00000**	**$4,051,864.34**	**99.8822**
Totals (Not Capped)	**4,762**		**0.000518**	**0.00052**	**$4,778.14**		**0.00052**	**0.00000**	**$4,778.14**	**0.1178**
Totals (All)	**4,056,192**		**0.441430**	**0.44148**	**$4,056,642.48**		**0.44148**	**0.00000**	**$4,056,642.48**	**100.0000**

*** Subject to PTELL*

I agree with the above figures

Signature

Taxing District VCYV - CITY OF YORKVILLE

Taxing Body

Title: Finance Director

E-Mail Address: rfrederickson@yorkville.il.us

Phone Number: 630 553 8534

Fax Number: 630 553 7575

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JHANNA

Tax Year: 2024

Tax Computation Report
Kendall County

Exhibit E - continued

03/20/2025 02:20:49 PM

Taxing District LYYV - YORKVILLE LIBRARY

Equalization Factor 1.000000

Property Type	Total EAV	Rate Setting EAV
Farm	6,622,851	6,622,851
Residential	808,161,531	802,816,701
Commercial	97,395,871	91,833,842
Industrial	17,242,552	17,240,090
Mineral	0	0
State Railroad	125,091	125,091
Local Railroad	0	0
County Total	**929,547,896**	**918,638,575**
Total + Overlap	**929,547,896**	**918,638,575**

PTELL Values	
Annexation EAV	164,565
Disconnection EAV	0
Recovered TIF EAV	0
Agg. Ext. Base (2023)	989,531
Limiting Rate	0.11617
% of Burden	0.00%
TIF Increment	10,909,321
New Property	37,736,166
New Property (Overlap)	0
Total New Property	**37,736,166**

Fund/Name	Levy Request	Max. Rate	Calc. Rate	Actual Rate	Non-PTELL Extension	PTELL Factor	Limited Rate	% Burden Rate	Kendall County Total Extension	Percent
003 BONDS & INTEREST	0	0.00000	0.000000	0.00000	$0.00	1.00000	0.00000	0.00000	$0.00	0.0000
** 016 LIBRARY	1,377,422	0.15000	0.149942	0.14995	$1,377,498.54	0.77473	0.11617	0.00000	$1,067,182.43	99.7853
200 REVENUE RECAPTURE	2,274	0.00000	0.000248	0.00025	$2,296.60	1.00000	0.00025	0.00000	$2,296.60	0.2147
Totals (Capped)	**1,377,422**		**0.149942**	**0.14995**	**$1,377,498.54**		**0.11617**	**0.00000**	**$1,067,182.43**	**99.7853**
Totals (Not Capped)	**2,274**		**0.000248**	**0.00025**	**$2,296.60**		**0.00025**	**0.00000**	**$2,296.60**	**0.2147**
Totals (All)	**1,379,696**		**0.150190**	**0.15020**	**$1,379,795.14**		**0.11642**	**0.00000**	**$1,069,479.03**	**100.0000**

*** Subject to PTELL*

I agree with the above figures

Signature

Taxing District LYYV - YORKVILLE LIBRARY

Taxing Body

Title: Finance Director

E-Mail Address: rfredrickson@yorkville.il.us

Phone Number: 630-553-8534

Fax Number: 630-553-7575

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Exhibit F

Actuarial Valuation

City of Yorkville
Yorkville Police Pension Fund

As of May 1, 2025
For the Year Ending April 30, 2026

MWM Consulting Group
Taking Measure of Tomorrow

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Section 1 - Summary of Principal Valuation Results

MWM Consulting Group was retained to prepare an actuarial valuation as of May 1, 2025 for the Yorkville Police Pension Fund. The purpose of the actuarial valuation was to determine the financial position and the annual actuarial requirements of the pension fund under Illinois statute 40 ILCS 5/3, Section 125, and to develop a recommended minimum contribution amount.

For quick reference, some of the key results of the valuation, along with selected financial and demographic information for the year ending April 30, 2026 are summarized in this overview section along with (for comparison) the results from the prior year.

CONTRIBUTIONS

The plan sponsor must contribute at least the statutorily required minimum contribution under Illinois statutes equal to the normal cost plus the amount necessary to amortize the unfunded accrued liability such that by 2040, the liabilities will be 90% funded.

Other contribution amounts are shown including Funding Policy Contribution and the contribution required to prevent negative funding.

Item	Current Valuation as of 5/1/2025	Prior Year Valuation as of 5/1/2024
Contribution Required To Prevent Negative Funding	$1,308,815 (39.1%)	$1,287,945 (41.0%)
Actuarially Determined Funding Policy Contribution	$1,540,029 (46.1%)	$1,465,973 (46.7%)
Statutory Minimum Contribution per 40 ILCS 5/3 Section 125	$1,258,840 (37.7%)	$1,203,324 (38.3%)

() amounts expressed as a percentage of payroll

STATUTORY MINIMUM FUNDING COST ELEMENTS

Illinois statutes require employers to contribute at least the amount necessary such that assets will equal at least 90% of the accrued liability by 2040. The minimum amount is determined under the Projected Unit Credit funding method, with smoothed assets, and is equal to the normal cost plus the amortization amount. The absolute minimum statutory contribution is determined and separately provided by the Pension Board.

Item	Current Valuation as of 5/1/2025	Prior Year Valuation as of 5/1/2024
Accrued Liability	$ 29,900,397	$ 28,327,590
Market Value of Assets	$ 18,691,248	$ 16,897,571
Actuarial (Smoothed) Value of Assets	$ 18,816,164	$ 17,378,743
Normal Cost (employer)	$ 480,885	$ 460,878
Amortization Amount	$ 674,081	$ 643,370
Statutory Minimum Contribution	$ 1,258,840	$ 1,203,324

FUNDING POLICY CONTRIBUTION COST ELEMENTS

The funding policy contribution amount is determined under the Entry Age Normal funding method, with smoothed assets, and is equal to the normal cost plus the amortization amount. 100% of the unfunded liability is amortized as a level percentage of pay on a closed basis over 15 years.

Item	Current Valuation as of 5/1/2025	Prior Year Valuation as of 5/1/2024
Accrued Liability	$ 30,915,800	$ 29,391,468
Market Value of Assets	$ 18,691,248	$ 16,897,571
Actuarial (Smoothed) Value of Assets	$ 18,816,164	$ 17,378,743
Normal Cost (employer)	$ 410,106	$ 397,454
Amortization Amount	$ 1,007,653	$ 952,260
Actuarially Determined Funding Policy Contribution	$ 1,540,029	$ 1,465,973

AMOUNT REQUIRED TO AVOID NEGATIVE FUNDING

The statutory minimum contribution amortization amount is based upon a percentage of increasing payroll and, in the early years of funding, may not be sufficient to cover the interest cost on the unfunded liability. In order to avoid an increase in the unfunded liability (known as negative funding), the minimum amortization amount must be adjusted to be at least equal to the interest on the unfunded liability. The amount shown in the table as "Contribution to Avoid Negative Funding" provides for interest on 100% of the unfunded liability.

Item	Current Valuation as of 5/1/2025	Prior Year Valuation as of 5/1/2024
Accrued Liability	$ 30,915,800	$ 29,391,468
Market Value of Assets	$ 18,691,248	$ 16,897,571
Actuarial (Smoothed) Value of Assets	$ 18,816,164	$ 17,378,743
Normal Cost (employer)	$ 410,106	$ 397,454
Amortization Amount	$ 846,975	$ 840,891
Amount of Contribution Needed to Avoid Negative Funding	$ 1,308,815	$ 1,287,945

FINANCIAL THUMBNAIL RATIOS

This chart summarizes traditional financial ratios as applied to the pension plan. This liquidity ratio relates the cash flow position of the Fund by comparing the investment income plus employer and employee contributions to the annual benefit payments. Maintaining a ratio well above 100% prevents the liquidation of assets to cover benefit payments. The increase in benefits paid over the years is generally a result of the maturing of the pension plan.

Coverage of the Accrued Liabilities by the Assets is the Coverage Ratio and is one indication of the long term funding progress of the plan.

Tests	5/1/2025 Valuation	5/1/2024 Valuation
Liquidity Ratio (based upon year ended)	214%	242%
Coverage Ratio (Market Value Assets)	60.46%	57.49%
Annual Benefit Payments (expected)	$ 1,253,052	$ 1,151,062
Annual Contributions (expected)		
Members	$ 328,949	$ 311,122
City	$ 1,540,029	$ 1,465,973

PLAN MATURITY MEASURES

This chart includes financial relationship measures which are meant to help understand the risks associated with the plan.

The ratio of Market Value of Assets to Active Payroll is measure of volatility risk associated with asset losses. The higher the ratio, the greater the volatility in contribution risks.

The Ratio of Accrued Liability to Payroll is a measure of the volatility risk associated with assumption or other changes in liabilities. The higher the ratio, the greater the volatility in contribution risks.

The Ratio of retired life actuarial accrued liability to total actuarial accrued liability is a measure of the maturity of the Plan. A mature plan will have a ratio above 60%.

The Support Ratio (Actives: Retirees). A number less than 1 indicates a more mature plan.

Tests	5/1/2025 Valuation	5/1/2024 Valuation
Ratio of Market Value of Assets to Active Participant Payroll is a measure of volatility risk associated with asset losses	5.59	5.38
Ratio of Accrued Liability to Payroll is a measure of volatility risk associated with changes in assumptions	9.25	9.36
Ratio of retired life Actuarial Accrued Liability to total Actuarial Accrued Liability	0.60	0.62
Percentage of Contributions less Benefit Payments to Market Value of Assets	3.71%	4.71%
Ratio of Benefit Payments to Contributions	0.64	0.59
Support Ratio: Ratio of Active Participants to Retired Participants	1.57	1.65

PARTICIPANT DATA SUMMARY

The Actuarial Valuation takes into account demographic and benefit information for active employees, vested former employees, and retired pensioners and beneficiaries. The statistics for the past two years are compared in the chart.

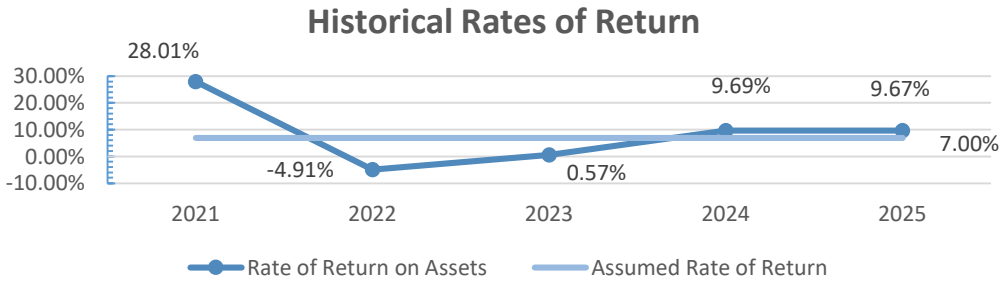
Item	Current Year Valuation as of 5/1/2025			Prior Year Valuation as of 5/1/2024		
	Tier 1	Tier 2	Total	Tier 1	Tier 2	Total
Active Members						
Vested	11	5	16	12	5	17
Non-Vested	0	17	17	0	16	16
Total Active	11	22	33	12	21	33
Terminated entitled to future benefits	3	4	7	3	3	6
Retired	14	0	14	14	0	14
Surviving Spouse	0	0	0	0	0	0
Minor Dependent	0	0	0	0	0	0
Disabled	0	0	0	0	0	0
Total	28	26	54	29	24	53

Significant Events, Disclosure Risks and Issues Influencing Valuation Results

Actuarial valuations are snapshot calculations which incorporate and reflect the experience and events of the past year such as changes in the demographics of the plan participants, gains and losses in the plan assets, changes in actuarial assumptions about future experience and outside influences such as legislation. Some of the more significant issues affecting the Plan's contribution level are described here.

Asset Performance for yearend 4/30/2025

The approximate 9.67% return (not time weighted) on net assets was above the actuarial assumption of 7.00% in effect for the 2024/2025 year.



Gain and Loss Analysis

For the year ending 4/30/2025, the fund experienced an investment gain of $453,561 on a Market Value basis as the actual investment return was above the 7.00% assumption in effect from the year. In addition, there was an experience loss on the Actuarial Accrued Liability of $328,063 as the actual liability at 5/1/2025 increased by more than was expected based on the prior year participant census and actuarial valuation results.

Change in Assumptions

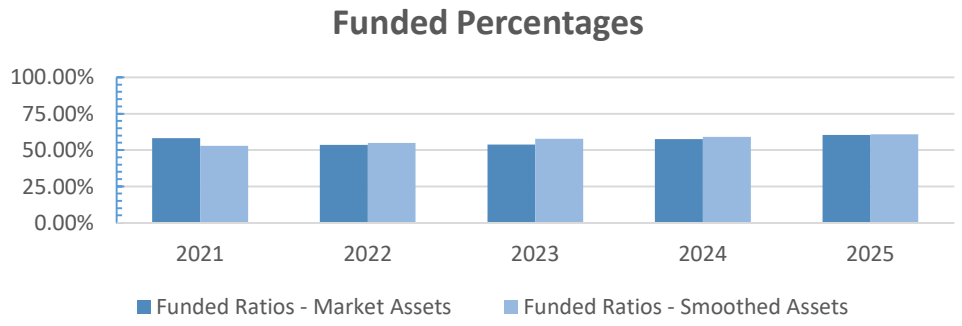
None

Funded Status

The funded ratio measurement presented in the Actuarial Valuation Report for the Fund is the ratio of the actuarial value of fund assets available for benefits compared to the actuarial accrued liability. By monitoring changes in the funding ratio each year, one can determine whether or not funding progress is being made. Please understand that:

- The funded ratio measurement is dependent upon the actuarial cost method which, in combination with the plan's amortization policy, affects the timing and amounts of future contributions. The amounts of future contributions will most certainly differ from those assumed in this report due to future actual experience differing from assumed experience based upon the actuarial assumptions. Attainment of a funded status measurement in the Actuarial Valuation of 90% or 100% is not synonymous with no required future annual contributions. Even if the funded status attained is 100%, the plan would still require future normal cost contributions (i.e., contributions to cover the annual cost of the active membership accruing an additional year of service credit).

• The funded ratio measurement is a different result depending upon whether the market value of assets or the actuarial value of assets is used.



Employer Contributions

The employer contribution is expected to be paid according to the funding policy, which exceeds the required statutory minimum amount. An additional funding contribution amount is included which determines the amount necessary to prevent negative funding.

Assuming the Funding Policy Contributions are received (and the actuarial assumptions are met) each year through 2040, the Fund's funded ratio is projected to increase to 100% by 2040. If only the Minimum Statutory contributions are made, the Fund's funded ratio would be projected to increase to 90% by 2040 and would require steeper contributions in years closer to 2040.

The ability of the fund to reach 100% is heavily dependent on the City contributing the Funding Policy Employer Contribution each and every year. Actuarial standards do not require the actuary to evaluate the ability of the City or other contributing entity to make such required contributions to the Fund when due. Such an evaluation is not within the actuary's domain of expertise. Consequently, the actuary performed no such evaluation.

The articulated Funding Policy amortizes 100% the unfunded amount based upon a level percentage of pay. The statutory funding required amortization method develops dollar amounts which also increase as payroll increases. The dollar amounts towards the end of the closed amortization period are necessarily much larger, and if payroll does not increase as expected, the amortization amount can dramatically increase the contribution as a percentage of payroll.

Negative Funding

Since the Funding Policy percentage of payroll amortization (end of year) is greater than the negative funding amount, at this point, the dollar value of the interest on the unfunded liability is covered.

Pension Valuations and Risks

Actuarial Standards of Practice (ASOP No. 51), states that the actuary should identify risks that, in the actuary's professional judgment, may reasonably be anticipated to significantly affect future financial condition. Actuarial valuation results are developed based upon a single set of assumptions and a "snapshot" of the participant census and financial data as of the valuation date. The actuarial valuation represents an estimated forecast. The actual cost will be determined by the benefits and expenses paid, as they develop through the future experience of the participants and invested assets. There is a risk that emerging results may differ significantly as actual experience proves to be different from what is projected based on the current assumptions.

MWM has not been engaged to perform a detailed analysis of the potential range of the impact of risks relative to the Fund's future financial condition but included below is a description of some of the funding related risks that could significantly affect the Fund.

- Investment Risk – Investment performance may create volatility in the funded status as well as future contributions. A gain or loss in asset value would directly affect the unfunded liability shortfall and funded status, either positively or negatively, depending upon whether the change is a gain or loss.

- Longevity and Demographic Risk – Longevity and other demographic risks are the possibility that actual demographic experience differs from the actuarial assumptions. For example, if participants live longer than projected by the mortality assumption, it will create an actuarial experience loss and increase liability.

Low-Default-Risk Obligation Measure

The pension plan invests in a diversified portfolio with the objective of maximizing investment returns at a reasonable level of risk. The potential for investment returns to be different than expected is a key risk for the plan. Reducing the plan's investment risk by investing solely in bonds, however, would also likely reduce the plan's investment returns thereby increasing the amount of contributions needed over the long term.

The Low-Default-Risk Obligation Measure (LDROM) represents what the funding liability would be if the plan invested its assets solely in a portfolio of high-quality bonds whose cash flows approximately match future benefit payments. Consequently, the difference between the plan's Actuarial Accrued Liability and the LDROM can be thought of as representing the expected taxpayer savings from investing in the plan's diversified portfolio compared to investing only in high-quality bonds.

Item	5/1/2025 Valuation
Low-Default-Risk Obligation	$ 37,722,821
Actuarial Accrued Liability	$ 30,915,800

The LDROM helps understand the cost of investing in an all-bond portfolio and significantly lowering expected long-term investment returns. The funded status and Actuarially Determined Contributions are determined using the expected return on assets which reflects the actual investment portfolio. Benefit security for members of the plan relies on a combination of the assets in the plan, the investment returns generated on those assets, and the promise of future contributions from the plan sponsors.

Since the assets are not invested in an all-bond portfolio, the LDROM does not indicate the funding status or progress, nor provide information on necessary plan contributions or the security of participant benefits. The difference between the plan's Actuarial Accrued Liability and the LDROM can be thought of as representing the expected taxpayer savings from investing in the plan's diversified portfolio compared to investing only in high-quality bonds.

Valuation Model

MWM valuation results are developed using actuarial modeling software named "ProVal" which is licensed from Winklevoss technologies. This software is widely considered to be the premier actuarial valuation software and is licensed by many of the largest actuarial firms. The actuarial valuation model generates a comprehensive set of liability and cost calculations that are presented to meet regulatory, legislative and client requirements. The actuarial team programs the assumptions and the plan provisions, validates the models, and reviews test lives and results.

ACTUARIAL CERTIFICATION

This is to certify that MWM Consulting Group has prepared an Actuarial Valuation of the Plan as of May 1, 2025 for the purposes of determining statutory contribution requirements for the Fund in accordance with the requirements of 40 ILCS 5/3, Section 125, of determining the funding policy contribution amount (the Actuarially Determined Contribution), under the assumptions detailed in this report. The absolute minimum statutory contribution is determined and separately provided by the Pension Board. The funding policy is selected by the City. The contributions determined are net of contributions made by active member police officers during the year.

The results shown in this report have been calculated under the supervisions of a qualified Actuary as defined in appropriate State statutes. All results are based upon demographic data submitted by the Fund / City, financial data submitted by the Fund, applications of actuarial assumptions, and generally accepted actuarial methods.

This valuation report has been prepared at the request of City of Yorkville to assist in administering the Plan and meeting specified financial and accounting requirements. This valuation report may not otherwise be copied or reproduced in any form without the consent of the Fund sponsor and may only be provided to other parties in its entirety. The information and valuation results shown in this report are prepared with reliance upon information and data provided to us, which we believe to the best of our knowledge to be complete and accurate and include:

- Employee census data submitted by the City of Yorkville. This data was not audited by us but appears to be consistent with prior information, and sufficient and reliable for purposes of this report.
- Financial data submitted by the City of Yorkville.

The measurements shown in this actuarial valuation may not be applicable for other purposes. Actuarial valuations involve calculations that require assumptions about future events. Certain of the assumptions or methods are mandated for specific purposes. Future actuarial measurements may differ significantly from the current measurements presented in the report due to such factors as experience that deviates from the assumptions, changes in assumptions, increases or decreases expected as part of the natural operation of the methodology used for these measurements (such as the end of an amortization period, or additional cost or contributions based on the Plan's funded status) and changes in plan provisions or applicable law. This report does not include an analysis of the potential range of such future measurements.

We believe the assumptions and methods used are within the range of possible assumptions that are reasonable and appropriate for the purposes for which they have been used. In our opinion, all methods, assumptions and calculations are in accordance with requirements and the procedures followed and presentation of results are in conformity with generally accepted actuarial principles and practices. The undersigned actuaries meet the Qualification Standards of the American Academy of Actuaries to render the actuarial opinions contained herein. There is no relationship between the City of Yorkville and MWM Consulting Group that impacts our objectivity. I certify that the results presented in this report are accurate and correct to the best of my knowledge.

MWM CONSULTING GROUP

Kathleen E Manning, FSA, EA, FCA, MAAA Managing Principal & Consulting Actuary	Kyle Bang, FSA, EA, FCA, MAAA Consulting Actuary	9/23/2025 Date

SECTION 3 - FINANCIAL AND ACTUARIAL EXHIBITS

Exhibit 1 - Statement of Market Value of Assets

Item	Plan Year Ending 4/30/2025	Plan Year Ending 4/30/2024
1. Investments at Fair Value:		
a. Cash and Cash Equivalents	$ 213,678	$ 51,183
b. Money Market Mutual Funds	0	0
c. Municipal and Corporate Bonds	0	0
d. Certificates of Deposit	0	0
e. US Government and Agency Bonds	0	0
f. Common and Preferred Stocks	0	0
g. Mutual Funds	0	0
h. Pooled Investment Accounts	18,477,570	16,846,388
i. Accrued Interest and Receivables	0	0
j. Other	0	0
k. Subtotal Assets (a + b + c + d + e + f + g + h + i + j)	$ 18,691,248	$ 16,897,571
2. Liabilities:		
a. Expenses Payable	$ 0	$ 0
b. Liability for benefits due and unpaid	0	0
c. Other Liabilities	0	0
d. Total Liabilities	$ 0	$ 0
3. Net Market Value of Assets Available for Benefits: (1k – 2d)	$ 18,691,248	$ 16,897,571

Exhibit 2 - Statement of Change in Net Assets

Item	Plan Year Ending	
	4/30/2025	4/30/2024
Additions		
Contributions		
Employer	$ 1,386,285	$ 1,378,837
Plan Member	335,686	362,223
Other	0	0
Total Contributions	$ 1,721,971	$ 1,741,060
Investment Income		
Realized and Unrealized Gains/(Losses)	$ 1,221,395	$ 0
Interest	10,520	34,160
Dividends	0	0
Income from Investment Pools	421,510	1,450,787
Other Income	50	50
Investment Expenses	(11,765)	(10,647)
Net Investment Income	1,641,710	1,474,350
Total additions	$ 3,363,681	$ 3,215,410
Deductions		
Benefits	$ 1,095,496	$ 1,033,605
Refunds and Transfers	464,658	276,529
Administrative Expenses	9,850	18,752
Total deductions	$ 1,570,004	$ 1,328,886
Total increase (decrease)	$ 1,793,677	$ 1,886,524
Net Market Value of Assets Available for Benefits:		
Beginning of year	$ 16,897,571	$ 15,011,047
End of year	$ 18,691,248	$ 16,897,571

Exhibit 3 - Actuarial Value of Assets

Under 40 ILCS 5/3, the statutory minimum required contribution is to be determined based upon **Actuarial Value of Assets**, which are asset values which have been smoothed over a five-year period, beginning with the year 2011. The **Actuarial Value of Assets** has been calculated below based upon the market value of assets at May 1, 2025 with adjustments for the preceding year's gains/losses, which are reflected at the rate of 20% per year.

1. Expected Return on Assets	
a. Market Value of Assets as of Beginning of Year	$ 16,897,571
b. Income and Disbursements During the year	
i. Contributions Received (weighted 50%)	$ 860,986
ii. Benefit Payments and Expenses (weighted 50%)	785,002
iii. Weighted net income (other than investment income) (i) – (ii)	75,984
c. Market Value adjusted for income and disbursements	$ 16,973,555
d. Expected Return on Assets at assumed rate of 7.00%	**$ 1,188,149**
2. Actual Return on Assets for year	
a. Market Value of Assets (Beginning of Year)	$ 16,897,571
b. Income (less investment income)	1,721,971
c. Disbursements	1,570,004
d. Market Value of Assets (End of Year)	18,691,248
e. Actual Return on Assets (d) – (a) – (b) + (c)	1,641,710
f. Investment Gain/(Loss) for year: 2(e) - 1(d)	**$ 453,561**
3. Actuarial Value of Assets	
a. Market Value of Assets as of End of Year	$ 18,691,248
b. Deferred Investment gains/(losses)	
i. 80% of 2025 gain of $453,561	(362,849)
ii. 60% of 2024 gain of $409,151	(245,491)
iii. 40% of 2023 loss of $(946,229)	378,492
iv. 20% of 2022 loss of $(1,773,822)	354,764
v. Total	124,916
c. Actuarial Value of Assets for statutory funding 3(a) + 3(b)(v)	**$ 18,816,164**

The chart below shows the comparison of smoothed to market assets over the past five years

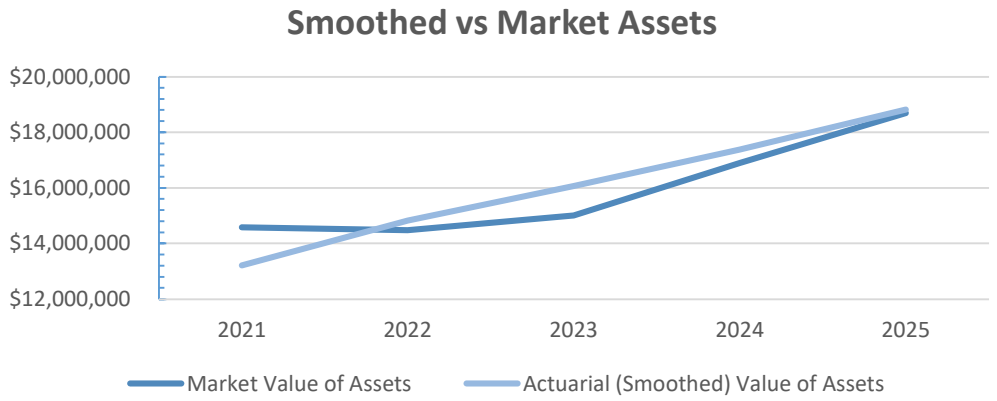


Exhibit 4 - Determination of the Statutory Minimum Required Contribution

Under 40 ILCS 5/3, the statutory minimum required contribution is to be determined based upon the Projected Unit Credit actuarial funding method, where the unfunded liability is amortized such that 90% of the liability will be funded as of 2040. Under the statute, 90% of the unfunded liability is to be amortized as a level percentage of payroll over the period through 2040. The mandated funding method, the Projected Unit Credit funding method, requires the annual cost of the plan to be developed in two parts: that attributable to benefits allocated to the current year (the normal cost); and that allocated to benefits attributable to prior service (the accrued liability). In accordance with legislation enacted in 2020, the statutory minimum contribution for tax levy purposes as calculated and provided by the Pension Board will be the absolute minimum contribution amount. The calculation below is provided based upon the statutory requirements for the minimum and the assumptions summarized in Section 5 of this report.

Funding Elements for 40 ILCS 5/3

	Present Value of Benefits as of 5/1/2025	Projected Unit Credit (PUC) Normal Cost as of 5/1/2025	PUC Actuarial Accrued Liability as of 5/1/2025
1. Active Officers:			
a) Normal & Early Retirement	$ 16,921,899	$ 633,965	$ 9,753,900
b) Vested Withdrawal	1,060,267	68,016	659,995
c) Pre-Retirement Death	171,714	10,022	98,192
d) Disability	1,755,509	97,831	951,467
e) Total Active Police Officers	$ 19,909,389	$ 809,834	$ 11,463,554
2. Inactive Police Officers and Survivors:			
a) Normal Retirees	$ 17,811,242		$ 17,811,242
b) Widows (survivors)	0		0
c) Deferred Vested	625,601		625,601
d) Disabled	0		0
e) Total - Nonactive	$ 18,436,843		$ 18,436,843
3. Total – All	$ 38,346,232		$ 29,900,397

Minimum Statutory Contribution under 40 ILCS 5/3

Item	Amount
1. Annual Payroll	$ 3,343,214
2. Normal Cost (net of employee/member contributions)	480,885
3. Employee Contributions (expected)	328,949
4. Funding Actuarial Liability	29,900,397
5. 90% of Funding Actuarial Liability	26,910,357
6. Actuarial Value of Assets (Exhibit 3)	18,816,164
7. Unfunded Actuarial Balance	8,094,193
8. Amortization of Unfunded Balance over 15 years as a level percentage of payroll	674,081
9. Interest on (2), (3) and (8)	103,874
10. Minimum statutory tax levy contribution per 40 ILCS 5/3 – (2) + (8) + (9)	**$1,258,840 (37.7%)**

*() amount as a percent of payroll

Exhibit 5 - Determination of the Funding Policy Contribution

The Tax Levy amount based upon the articulated funding policy is the actuarially determined contribution, rather than the amount determined as the minimum under 40 ILCS 5/3. The funding policy contribution is developed below, based upon the Entry Age Normal Funding Method, with 100% of the unfunded accrued liability amortized as a level percentage of payroll over the 15 years through FYE 2040. The contribution is then the sum of the Normal Cost (developed under the entry age method,) plus the amortization payment. Also shown is the contribution amount necessary to prevent negative funding.

Funding Elements for Funding Policy Contribution

	Present Value of Benefits as of 5/1/2025	Entry Age Normal Cost as of 5/1/2025	Entry Age Accrued Liability as of 5/1/2025
1. Active Officers:			
a) Normal & Early Retirement	$ 16,921,899	$ 545,268	$ 11,511,272
b) Vested Withdrawal	1,060,267	71,513	310,532
c) Pre-Retirement Death	171,714	10,512	63,013
d) Disability	1,755,509	111,762	594,140
e) Total Active Police Officers	$ 19,909,389	$ 739,055	$ 12,478,957
2. Inactive Police Officers and Survivors:			
a) Normal Retirees	$ 17,811,242		$ 17,811,242
b) Widows (survivors)	0		0
c) Deferred Vested	625,601		625,601
d) Disabled	0		0
e) Total - Nonactive	$ 18,436,843		$ 18,436,843
3. Total – All	$ 38,346,232		$ 30,915,800

Actuarially Determined Funding Policy Contribution for Tax Levy

Item	Amount
1. Normal Cost (net of employee/member contributions)	$ 410,106
2. Employee Contributions (expected)	328,949
3. Funding Actuarial Liability	30,915,800
4. 100% of Funding Actuarial Liability	30,915,800
5. Actuarial Value of Assets (Exhibit 3)	18,816,164
6. Unfunded Actuarial Balance	12,099,636
7. Amortization of Unfunded Balance over 15 years as a level percentage of payroll	1,007,653
8. Interest on (1), (2) and (7)	122,270
9. Actuarially Determined Funding Policy Contribution for Tax Levy (1) + (7) + (8)	**$1,540,029 (46.1%)**

Exhibit 6 - Contribution Necessary to Prevent Negative Funding

Item	Amount
1. Normal Cost (net of employee/member contributions)	$ 410,106
2. Employee Contributions (expected)	328,949
3. 100% of Funding Actuarial Liability	30,915,800
4. Actuarial Value of Assets (Exhibit 3)	18,816,164
5. Unfunded Actuarial Balance	12,099,636
6. Interest on Unfunded Liability	846,975
7. Interest on (1), (2)	51,734
8. Contribution Necessary to Prevent Negative Funding (1) + (6) + (7)	**$1,308,815 (39.1%)**

Exhibit 7 - Summary of Participant Data as of May 1, 2025

Participant Data

Item	As of 5/1/2025		
	Tier 1	Tier 2	Total
Active Members			
Vested	11	5	16
Non-Vested	0	17	17
Total Actives	11	22	33
Terminated Members entitled to future benefits	3	4	7
Retired Members	14	0	14
Surviving Spouses	0	0	0
Minor Dependents	0	0	0
Disabled Participants	0	0	0
Total	28	26	54

AGE AND SERVICE DISTRIBUTION AS OF MAY 1, 2025

Active Employee Participants

Age Group	Service									Total
	0 - 4	5 - 9	10 - 14	15 - 19	20 - 24	25 - 29	30 - 34	35 - 39	40+	
Under 20										0
20 - 24	4									4
25 - 29	4	1								5
30 - 34	2	1								3
35 - 39		4	3							7
40 - 44				5						5
45 - 49			2	1	4					7
50 - 54					1					1
55 - 59		1								1
60 - 64										0
65 & Over										0
Total	**10**	**7**	**5**	**6**	**5**	**0**	**0**	**0**	**0**	**33**

Average Age:	37.4 years
Average Length of Service:	10.3 years

SECTION 4 - SUMMARY OF PRINCIPAL PLAN PROVISIONS

This summary provides a general description of the major eligibility and benefit provisions of the pension fund upon which this valuation has been based. It is not intended to be, nor should it be interpreted as, a complete statement of all provisions

Definitions

Tier 1 – For Police Officers first entering Article 3 prior to January 1, 2011

Tier 2 – For Police Officers first entering Article 3 after December 31, 2010

Police Officer (3-106): Any person appointed to the police force and sworn and commissioned to perform police duties.

Persons excluded from Fund (3-109): Part-time officers, special police officer, night watchmen, traffic guards, clerks and civilian employees of the department. Also, police officers who fail to pay the required fund contributions or who elect the Self-Managed Plan option.

Creditable Service (3-110): Time served by a police officer, excluding furloughs in excess of 30 days, but including leaves of absences for illness or accident and periods of disability where no disability pension payments have been received and also including up to 3 years during which disability payments have been received provided contributions are made.

Pension (3-111)

Normal Pension Age

Tier 1 - Age 50 with 20 or more years of creditable service.

Tier 2 - Age 55 with 10 or more years of creditable service.

Normal Pension Amount

Tier 1 - 50% of the greater of the annual salary held in the year preceding retirement or the annual salary held on the last day of service, plus 2½% of such annual salary for service from 20 to 30 year (maximum 25%)].

Tier 2 - 2½% of Final Average salary for each year of service. Final Average Salary is based on the highest consecutive 48 months of the final 60 months of service.

Early Retirement at age 50 with 10 or more years of service but with a penalty of ½% for each month prior to age 55.

Annual Salary capped at $106,800 increased yearly by the lesser of the Consumer Price Index- Urban (CPI-U) or 3%. The Salary cap for valuations beginning in 2025 is $141,408.

Minimum Monthly Benefit: $1,000

Maximum Benefit Percentage: 75% of salary

Termination Retirement Pension

Tier 1 - Separation of service prior to meeting retirement eligibility after completion of at least 8 years of creditable service.

Tier 2 - Separation of service prior to meeting retirement eligibility after completion of at least 10 years of creditable service.

Termination Pension Amount

Tier 1 - Commencing at age 60 (or age 50 if at least 20 years of creditable service at termination), 2½% of annual salary held on the last day of service times years of creditable service.

Tier 2 - Commencing at age 55 (or age 50 but with a penalty of ½% for each month prior to age 55), 2½% of Final Average Salary for each year of service. Final Average Salary is based on the highest consecutive 48 months of the final 60 months of service.

Pension Increase Non-Disabled

Tier 1 - 3% increase of the original pension amount after attainment of age 55 for each year elapsed since retirement, followed by an additional 3% of the original pension amount on each January 1 thereafter. Effective July 1, 1993, 3% of the amount of pension payable at the time of the increase including increases previously granted, rather than 3% of the originally granted pension amount.

Tier 2 - The lesser of ½ of the Consumer Price Index-Urban (CPI-U) or 3% increase of the original pension amount after attainment of age 60 and an additional such increase of the original pension amount on each January 1 thereafter.

Disabled

3% increase of the original pension amount after attainment of age 60 for each year he or she received pension payments, followed by an additional 3% of the original pension amount in each January 1 thereafter.

Pension to Survivors (3-112)

Death of Retired Member

Tier 1 - 100% of pension amount to surviving spouse (or dependent children).

Tier 2 - 66 2/3% of pension amount to surviving spouse (or dependent children), subject to the following increase: The lesser of ½ of the Consumer Price Index-Urban (CPI-U) or 3% increase of the original pension amount after attainment of age 60 and an additional such increase of the original pension amount on each January 1 thereafter.

Death While in Service (Not in line of duty)

With 20 years of creditable service, the pension amount earned as of the date of death.

With less than 20 years of creditable service, 50% of the salary attached to the rank for the year prior to the date of death.

Death in Line of Duty

100% of the salary attached to the rank for the last day of service year prior to date of death.

Minimum Survivor Pension

$1,000 per month to all surviving spouses.

Disability Pension - Line of Duty (3-114.1)

Eligibility

Suspension or retirement from police service due to sickness, accident or injury while on duty.

Pension

Greater of 65% of salary attached to rank at date of suspension or retirement and the retirement pension available. Minimum $1,000 per month.

Disability Pension - Not on Duty (3-114.2)

Eligibility

Suspension or retirement from police service for any cause other than while on duty.

Pension

50% of salary attached to rank at date of suspension or retirement. Minimum $1,000 per month.

Other Provisions

Refund (3-124)

At termination with less than 20 years of service, contributions are refunded upon request.

Contributions by Police Officers (3-125.1)

Beginning May 1, 2001, 9.91% of salary including longevity, but excluding overtime pay, holiday pay, bonus pay, merit pay or other cash benefit.

Actuarial Accrued Liability

See ***Entry Age Normal Cost*** *Method and* ***Projected Unit Credit Cost*** *Method.*

Actuarial Assumptions

The economic and demographic predictions used to estimate the present value of the plan's future obligations. They include estimates of investment earnings, salary increases, mortality, withdrawal and other related items. The *Actuarial Assumptions* are used in connection with the *Actuarial Cost Method* to allocate plan costs over the working lifetimes of plan participants.

Actuarial Cost Method

The method used to allocate the projected obligations of the plan over the working lifetimes of the plan participants. Also referred to as an *Actuarial Funding Method.*

Actuarial Funding Method

See *Actuarial Cost Method*

Actuarial Gain (Loss)

The excess of the actual *Unfunded Actuarial Accrued Liability* over the expected *Unfunded Actuarial Accrued Liability* represents an *Actuarial Loss.* If the expected *Unfunded Actuarial Accrued Liability* is greater, an *Actuarial Gain* has occurred.

Actuarial Present Value

The value of an amount or series of amounts payable or receivable at various times, determined as of a given date by the application of a particular set of *Actuarial Assumptions* .

Actuarial Value of Assets

The asset value derived by using the plan's *Asset Valuation Method.*

Asset Valuation Method

A valuation method designed to smooth random fluctuations in asset values. The objective underlying the use of an asset valuation method is to provide for the long-term stability of employer contributions.

Employee Retirement Income Security Act of 1974 (ERISA)

The primary federal legislative act establishing funding, participation, vesting, benefit accrual, reporting, and disclosure standards for pension and welfare plans.

Entry Age Normal Cost Method

One of the standard actuarial funding methods in which the *Present Value of Projected Plan Benefits* of each individual included in the *Actuarial Valuation* is allocated on a level basis over the earnings of the individual between entry age and assumed exit age(s). The portion of this *Actuarial Present Value* allocated to a valuation year is called the *Normal Cost* . The portion of this *Actuarial Present Value* not provided for at a valuation date by the *Actuarial Present Value* of future *Normal Costs* is called the *Actuarial Accrued Liability* .

Normal Cost

The portion of the *Present Value of Projected Plan Benefits* that is allocated to a particular plan year by the *Actuarial Cost Method* . See *Entry Age Normal Cost Method* for a description of the Normal Cost under the *Entry Age Normal Cost Method.* See *Projected Unit Credit Cost Method* for a description of the Normal Cost under the *Projected Unit Credit Cost Method.*

Present Value of Future Normal Costs

The present value of future normal costs determined based on the *Actuarial Cost Method* for the plan. Under the *Entry Age Normal Cost Method* , this amount is equal to the excess of the *Present Value of Projected Plan Benefits* over the sum of the *Actuarial Value of Assets* and *Unfunded Actuarial Accrued Liability.*

Present Value of Projected Plan Benefits

The present value of future plan benefits reflecting projected credited service and salaries. The present value is determined based on the plan's actuarial assumptions.

Projected Unit Credit Cost Method

One of the standard actuarial funding methods in which the *Present Value of Projected Plan Benefits* of each individual included in the *Actuarial Valuation* is allocated by a consistent formula to valuation years. The *Actuarial Present Value* allocated to a valuation year is called the *Normal Cost* . The *Actuarial Present Value* of benefits allocated to all periods prior to a valuation year is called the *Actuarial Accrued Liability* .

Unfunded Actuarial Accrued Liability

The excess of the *Actuarial Accrued Liability* over the *Actuarial Value of Assets.*

SECTION 5 - SUMMARY OF ACTUARIAL ASSUMPTIONS AND COST METHODS

Nature of Actuarial Calculations

The results documented in this report are estimates based on data that may be imperfect and on assumptions about future events, some of which are mandated assumptions. Certain provisions may be approximated or deemed immaterial and therefore are not valued. Assumptions may be made about participant data or other factors. A range of results, different from those presented in this report could be considered reasonable. The numbers are not rounded, but this is for convenience and should not imply precisions, which is not inherent in actuarial calculations.

Actuarial Assumption	Annual Actuarial Valuation Statutory Minimum	Annual Actuarial Valuation Funding Policy Amount for Tax Levy
Interest	7.00% per annum	7.00% per annum
Mortality	PubS-2010 base rates projected generationally with Scale MP2021. Rates (probability of death at each age) have been adjusted by a factor of 1.15 for healthy male retirees and female surviving spouses. Rates have been adjusted by a factor of 1.08 for disabled male retirees.	PubS-2010 base rates projected generationally with Scale MP2021. Rates (probability of death at each age) have been adjusted by a factor of 1.15 for healthy male retirees and female surviving spouses. Rates have been adjusted by a factor of 1.08 for disabled male retirees.
Retirement	Rates of retirement for all ages are: **Tier 1** Age 50: 20.00%; 51: 20.00%; 52: 20.00%; 53: 20.00%; 54: 20.00%; 55: 25.00%; 56: 25.00%; 57: 25.00%; 58: 25.00%; 59: 25.00%; 60: 25.00% Age 61: 25.00%; 62: 25.00%; 63: 33.00%; 64: 40.00%; 65: 100%; 66: 100%; 67: 100%; 68: 100%; 69: 100%; 70: 100% **Tier 2** Age 50: 5.00%; 51: 5.00%; 52: 5.00%; 53: 5.00%; 54: 5.00%; 55: 40.00%; 56: 25.00%; 57: 25.00%; 58: 25.00%; 59: 25.00%; 60: 25.00% Age 61: 25.00%; 62: 25.00%; 63: 33.00%; 64: 40.00%; 65: 100%; 66: 100%; 67: 100%; 68: 100%; 69: 100%; 70: 100%	Rates of retirement for all ages are: **Tier 1** Age 50: 20.00%; 51: 20.00%; 52: 20.00%; 53: 20.00%; 54: 20.00%; 55: 25.00%; 56: 25.00%; 57: 25.00%; 58: 25.00%; 59: 25.00%; 60: 25.00% Age 61: 25.00%; 62: 25.00%; 63: 33.00%; 64: 40.00%; 65: 100%; 66: 100%; 67: 100%; 68: 100%; 69: 100%; 70: 100% **Tier 2** Age 50: 5.00%; 51: 5.00%; 52: 5.00%; 53: 5.00%; 54: 5.00%; 55: 40.00%; 56: 25.00%; 57: 25.00%; 58: 25.00%; 59: 25.00%; 60: 25.00% Age 61: 25.00%; 62: 25.00%; 63: 33.00%; 64: 40.00%; 65: 100%; 66: 100%; 67: 100%; 68: 100%; 69: 100%; 70: 100%

Actuarial Assumption Item	Annual Actuarial Valuation Statutory Minimum	Annual Actuarial Valuation Funding Policy Amount for Tax Levy
Withdrawal	Rates of termination are based upon service. Sample rates for selected years of service are: Years of Service 0 13.00% 5 4.50% 10 2.25% 15 1.25% 20 1.25%	Rates of termination are based upon service. Sample rates for selected years of service are: Years of Service 0 13.00% 5 4.50% 10 2.25% 15 1.25% 20 1.25%
Disability	Rates of disability are based upon age only. Sample rates for selected ages are: Age 25 0.03% 40 0.40% 50 0.68% 55 0.86% *60% of disabilities are assumed to occur in the line of duty*	Rates of disability are based upon age only. Sample rates for selected ages are: Age 25 0.03% 40 0.40% 50 0.68% 55 0.86% *60% of disabilities are assumed to occur in the line of duty*
Salary Increase	Graded by service (11.00% initially to ultimate rate of 3.50%)	Graded by service (11.00% initially to ultimate rate of 3.50%)
Payroll Growth	3.50% per annum	3.50% per annum
Percentage Married	80% are married, females are assumed to be 3 years younger	80% are married, females are assumed to be 3 years younger
Asset Valuation Method	Assets are valued at fair market value and smoothed over five years, reflecting gains and losses at 20% per year.	Assets are valued at fair market value and smoothed over five years, reflecting gains and losses at 20% per year.
Actuarial Cost Methods	Projected Unit Credit Cost Method This is the mandated actuarial method to be used in determining the statutory contribution requirements and under PA 096-1495. This method determines the present value of projected benefits and prorates the projected benefit by service to date to determine the accrued liability. Amounts attributable to past service are amortized as a level percentage of pay with the goal of reaching 90% of the accrued liability by 2040.	Entry Age Normal Cost Method This method projects benefits from entry age to retirement age and attributes costs over total service, as a level percentage of pay. Amounts attributable to past service have been amortized over 15 years on a closed basis as a level percentage of pay.

Actuarial Assumption	Low-Default-Risk Obligation Measure
Interest	The discount rate used for the Low-Default-Risk Obligation Measure (LDROM) is **5.66%**. This is the single equivalent rate produced when discounting the expected future benefit payments to plan participants using yields derived from investment grade bonds as published in the FTSE Pension Discount Curve as of April 30, 2025.
Actuarial Cost Method	Entry Age Normal Cost Method
Other Assumptions	All other actuarial assumptions are identical to those used in calculating the Actuarial Accrued Liability for the Funding Policy contribution amount.

Reviewed By:	
Legal	☐
Finance	■
Engineer	☐
City Administrator	■
Community Development	☐
Purchasing	☐
Police	☐
Public Works	☐
Parks and Recreation	☐

Agenda Item Number

Mayor's Report #3

Tracking Number

CC 2025-88

Agenda Item Summary Memo

Title: City Liability, Cyber and Workman's Compensation Insurance Renewals

Meeting and Date: City Council – November 25, 2025

Synopsis: Please see attached memo.

Council Action Previously Taken:

Date of Action: _____ Action Taken: _____

Item Number: _____

Type of Vote Required: Majority

Council Action Requested: Approval

Submitted by: Rob Fredrickson (Name) Finance (Department)

Agenda Item Notes:

Have a question or comment about this agenda item?
Call us Monday-Friday, 8:00am to 4:30pm at 630-553-4350, email us at agendas@yorkville.il.us, post at www.facebook.com/CityofYorkville, tweet us at @CityofYorkville, and/or contact any of your elected officials at http://www.yorkville.il.us/320/City-Council

Memorandum

To: Administration Committee
From: Rob Fredrickson, Finance Director
Date: November 20, 2025
Subject: City Liability and Worker's Compensation Renewals

Summary

Approval of resolution authorizing the renewal of the City's 2026 property/casualty and worker's compensation insurance policies.

Background

The City's property/casualty, cyber, and worker's compensation insurance policies are scheduled to expire at the end of December. Each year, Council reviews renewal proposals from the City's insurance broker, Mike Alesia of Alliant Insurance Services, and approves a one-year contract with the selected carrier(s).

Over the last several years, Alliant has performed targeted marketing efforts to test the marketplace; however, for this renewal cycle, Alliant conducted a full market review. Despite this broader marketing effort, the field of viable municipal carriers remains very narrow, as many insurers continue to limit or withdraw capacity in Illinois due to volatility in the law enforcement and excess liability markets. This expanded effort included outreach to all viable municipal carriers, resulting in competitive proposals from both the Illinois Counties Risk Management Trust (ICRMT) and the incumbent carrier, Glatfelter (National Union Fire Insurance Company of Pittsburgh, PA). Both carriers provided complete coverage quotes, including full $10,000,000 excess liability limits—a requirement many carriers are no longer willing to offer in Illinois.

As detailed in Alliant's Executive Summary (attached), the municipal insurance market continues to experience pressure due to law enforcement liability trends, exceptionally large jury awards in Illinois, increased cyber incidents and rising asset replacement values. Beyond these broader market conditions, several Yorkville-specific factors have contributed to the premium increases this year. The City experienced significant growth in scheduled vehicle costs—from $5.3 million to $7.3 million—as newer and higher-value units entered the fleet. Fleet count also increased from 113 to 116 (+3%) units. Payroll growth, including police salary increases, expanded the City's overall workers' compensation exposure. Major increases in gross expenditures and water and sewer infrastructure investments further elevated underwriting risk, particularly as carriers evaluate operational scale and long-term liabilities. Additionally, the City's recent claims experience continues to influence pricing. Auto liability and physical damage claims rose from $263,006 to $617,343, representing the most substantial driver of claims-related costs. Five-year totals across enforcement liability, property, and general liability claims also remain significant, reinforcing the City's higher exposure profile. Combined, these factors place upward pressure on premiums regardless of carrier choice and reflect both the City's growth trajectory and prevailing risk conditions within the municipal insurance sector.

Property/Casualty & Cyber Insurance (Glatfelter + Coalition) for the 2026 policy year, is proposed at $726,677, which represents a 14.85% increase over the prior year. As part of the renewal, cyber coverage is proposed to transition from Hiscox to Coalition, which provided the most competitive terms in this year's market. Despite the transition, the City will receive comparable cyber limits while benefiting from a 26.5% reduction in the cyber premium. Deductibles across the policy remain stable, and Glatfelter continues to offer consistent wind and hail deductible treatment—an advantage in a market where many carriers have moved to higher or percentage-based deductibles.

As part of the annual marketing effort, Alliant requested a full quote from the Illinois Counties Risk Management Trust (ICRMT). Their total premium proposal of $705,584 reflects an 11.52% increase over the City's current rates. While lower than the Glatfelter renewal, the ICRMT quote includes higher deductibles across several lines of coverage, including property, auto, cyber and earthquake/flood. Additionally, Sexual Abuse and Molestation (SAM) coverage is limited to a $1,000,000 sublimit and is not available in the excess liability layers, whereas Glatfelter historically provides SAM coverage up to the full excess liability limits.

Although the ICRMT program is a reasonable and cost-effective option, staff does not recommend switching carriers this year due to concerns related to litigation management. Transitioning to ICRMT would require the City to utilize litigation counsel selected by the Trust, including firms the City has not previously worked with or evaluated. While Glatfelter must continue to cover existing litigation matters with our current attorney of record, staff is not comfortable changing carriers—and, by extension, litigation counsel—given the number of significant projects the City is currently undertaking and the increased threat of future litigation. Retaining Glatfelter ensures continuity, stability and consistency in legal representation at a time when the City's exposure profile is expanding.

The City's workers' compensation coverage through the Illinois Public Risk Fund (IPRF) is proposed to renew at a total premium of $206,454, reflecting a 11% decrease from the prior year. This reduction comes despite an 8% increase in payroll, which rose from $9,758,049 to $10,536,369. The lower premium is largely attributed to improvements in the City's three-year loss ratio. In addition to the favorable renewal terms, the City remains eligible for ~$17,700 in IPRF safety grant funds, which can help support ongoing loss control and risk management initiatives.

Recommendation

Staff recommends approval of the attached resolution authorizing the renewal brokerage agreement with Aliant-Mesirow Insurances Services; the property/casualty policies with National Union of Pittsburgh PA (AIG) - (Glatfelter); the cyber insurance renewal with Coalition; and the worker's compensation policy with the Illinois Public Risk Fund.

Resolution No. 2025-_____

A RESOLUTION OF THE UNITED CITY OF YORKVILLE, ILLINOIS APPROVING LIABILITY, CYBER, AND WORKERS' COMPENSATION INSURANCE COVERAGE FOR THE CALENDAR YEAR 2026

WHEREAS, the United City of Yorkville, Kendall County, Illinois (the "City"), is a duly organized unit of government of the State of Illinois within the meaning of Article VII, Section 10 of the 1970 Illinois Constitution; and

WHEREAS, the City's Property-Casualty, Cyber and Worker's Compensation insurance policies expire on December 31, 2025; and

WHEREAS, the City is legally required and deems it fiscally prudent to continue to receive insurance coverage in 2026; and

WHEREAS, the City's insurance broker, Mike Alesia of Alliant-Mesirow Insurance Services, annually receives and reviews insurance coverage proposals on the City's behalf for a $30,000 brokerage fee; and

WHEREAS, the City's Finance Department has reviewed quotes obtained by the insurance broker, and has found that the most reasonably priced insurance providers are the City's current insurance providers, as evidenced in the Alliance Insurance Proposal, attached hereto as *Exhibit A*; and

WHEREAS, the City's Finance Department recommends approving a brokerage agreement with Aliant-Mesirow Insurance Services, and renewing the City's property-casualty policy with National Union of Pittsburgh PA (AIG), cyber insurance policy with Coalition, and Worker's Compensation policy with Illinois Public Risk Fund, the brokerage fee and combined premiums for all policies totaling $726,677; and

WHEREAS, the City desires to continue coverage with the aforementioned carriers as recommended by the City's Finance Department.

NOW, THEREFORE, BE IT RESOLVED by the Mayor and City Council of the United City of Yorkville, Kendall County, Illinois, as follows:

Section 1. The recitals set forth above are incorporated into this Resolution as if fully restated herein.

Section 2. In consideration of the foregoing recitals, the City Administrator and City Finance Department are hereby authorized and directed to approve a brokerage agreement with Aliant-Mesirow Insurance Services, and renew the City's property-casualty policy with National Union of Pittsburgh PA (AIG), cyber insurance policy with Coalition, and Worker's Compensation policy with Illinois Public Risk Fund, for a combined cost not to exceed $726,677.

Section 3. That this Resolution shall be in full force and effect from and after its passage and approval as provided by law.

Passed by the City Council of the United City of Yorkville, Kendall County, Illinois this ____ day of _____, A.D. 2025.

_____

CITY CLERK

KEN KOCH	_____	DAN TRANSIER	_____
ARDEN JOE PLOCHER	_____	CRAIG SOLING	_____
CHRIS FUNKHOUSER	_____	MATT MAREK	_____
RUSTY CORNEILS	_____	RUSTY HYETT	_____

APPROVED by me, as Mayor of the United City of Yorkville, Kendall County, Illinois this ____ day of _____, A.D. 2025.

_____

MAYOR

Attest:

_____

CITY CLERK

Exhibit A



United City of Yorkville

12/31/2025 - 2026

Property and Liability Insurance Proposal

Presented by Michael Alesia & Talia D'Abramo
Presented on November 20, 2025

Alliant Insurance Services, Inc.
353 North Clark Street
Chicago, IL 60654
O 312 595 6200
F 312 595 7163

CA License No. 0C36861

www.alliant.com

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Company Profile

Alliant provides risk management, insurance, and consulting services to thousands of clients nationwide, delivering tailored products and services engineered to mitigate risk, improve performance, and promote long-term growth. Our core business includes property and casualty insurance services, middle-market brokerage, employee benefits, and underwriting, each staffed with dedicated industry specialists who understand the unique market dynamics facing their clients.

In addition to our 90-plus year legacy of service and results, Alliant is one of the industry's fastest-growing organizations. As America's 10th largest insurance brokerage, we have an active presence in every U.S. market and an extensive arsenal of best-in-class resources and intelligence that moves our clients forward in today's competitive market climate.

Alliant has a broad reach that covers a wide range of industries, including:

- Agriculture
- Aviation
- Construction
- Energy and Marine
- Environmental
- Healthcare
- Financial Institutions
- Law
- Public Entity
- Real Estate
- Tribal Nations
- And many more

Alliant Advantages

	Alliant	Competition
90 years of leadership in meeting the insurance needs of businesses and public entities across the US.	✓	
National presence with best-in-class resources and expertise.	✓	
Privately owned and operated.	✓	
Flat management structure with no bureaucracy, empowering senior leadership to take a hands-on approach to client service that expands the entire lifecycle of the relationship.	✓	
A full-service insurance agency that addresses all of your risk and insurance needs, including property, casualty, life, and health.	✓	
A diverse team of industry specialists who understand the unique needs of your business.	✓	
Considerable buying power through more than 40 insurance carriers, enabling for the delivery of the best coverage at the most competitive pricing.	✓	
State-licensed support staff.	✓	
A full-service approach that includes risk management services to help identify hazards and present options.	✓	
Workers' compensation insurance claims management at no additional charge.	✓	

Your Service Team

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Jacqui Norstrom **Executive Vice President**	jnorstrom@alliant.com	Phone: 312 595 6976 Fax: 312 595 4374

Executive Summary

The Public Entity Professionals of Alliant Insurance Services, Inc. appreciate the opportunity to present the following renewal insurance proposal to the United City of Yorkville for the 12/31/25 - 26 policy term.

The Public Entity team has strived to work with the United City of Yorkville in controlling risk management costs through premium negotiation, loss control strategies and variable programs all designed to assist the City management in their overall goals to administer the business of municipal leadership and fiscal responsibility.

Over the past few renewal cycles we have done full marketing exercises. This year we went to market again and received competitive terms from the Illinois Counties Risk Management Trust (ICRMT) as well as from the incumbent, National Union Fire Insurance Company of Pittsburgh, PA (AIG) written through Glatfelter.

The proposal outlines our marketing results which reflect the changing environment and attitude of the industry towards municipal risks.

Property

The City's Total Real and Personal Property Limit with Glatfelter increased from $74,317,952 to $78,253,595 or 5.3%. This increase includes a standard 4% increase to scheduled values as well as an adjustment for the Library building of 16%. The Schedule of Property Values is quoted slightly differently by the ICRMT as some of the outdoor property values are covered by automatic coverage extensions within their proprietary form. Full details are available upon request.

Glatfelter has quoted renewal coverage with the same $1,000 deductible as expiring for “All Other Perils”. and $25,000 deductibles for the perils of Earthquake and Flood. ICRMT has offered terms with a $10,000 “All Other Perils” deductible and minimum $50,000 deductibles for Earthquake and Flood. Further, neither Glatfelter, nor the ICRMT are at this time writing a separate per location deductibles for the peril of wind and hail which makes them both advantageous options as these costly deductibles are becoming increasingly common.

An offset for the larger “All Other Perils” deductible with the ICRMT is included in the premium summary comparison.

Equipment Breakdown

All quoted options included Equipment Breakdown coverage within the Property Limit with the same deductible as All Other Perils.

Crime

Glatfelter is offering is a $1,000,000 Employee Dishonesty Limit with a $1,000 deductible. Their program includes: Forgery & Alteration, Money & Securities and Computer Fraud limits. The ICRMT quote includes Crime coverage with $1,000,000 limit for all coverage parts and a $1,000 deductible. Glatfelter offers a $1,000,000 limit for Employee Theft only, with $500,000 to $100,000 sublimits for all other coverage parts, as detailed in the coverage summary section of the proposal.

General Liability

Glatfelter is offering a $1,000,000 per occurrence / $3,000,000 aggregate quotation with no deductible which is outlined in this proposal. The ICRMT also quoted $1,000,000 per occurrence / $3,000,000 aggregate, but with a $1,000 deductible

Glatfelter includes Sexual Abuse and Molestation (SAM) coverage automatically within the General Liability coverage part up to full policy limits. The ICRMT offers a sublimit for Sexual Abuse and Molestation coverage of $1,000,000 which is still very high. However, the ICRMT does not include this coverage in its Excess limits, so coverage is capped at $1,000,000, while historically Glatfelter has included SAM for full limits in both the underlying General Liability and Excess policies.

This year Glatfelter has requested additional loss control steps to have SAM included in the Excess limits. At this time full limits for underlying coverage have been secured for the renewal with Glatfelter.

Auto Liability and Physical Damage

The City's fleet exposure is increasing from 113 units to 116 units or 3%. With the addition of some higher value units the total scheduled OCN is increasing from $5,301,202 to 7,292,582 or 38%. While there has been some development on open claims from 2021, the City complied with GPP's most recent loss control request by providing copies of the driver policy and fleet replacement schedule.

Glatfelter is offering a $1,000 Physical Damage deductible for the renewal which is the same as expiring. ICRMT offers a $2,500 Physical Damage deductible.

Law Enforcement Liability

GPP is offering a $1,000,000 Each Wrongful Act Limit / $3,000,000 Aggregate Limit. Please note that the deductible is $25,000. Budgeted Officer salaries increased from $2,481,593 to $2,612,487 or 5%.

The ICRMT also quoted limits of $1,000,000 Each Wrongful Act Limit / $3,000,000 Aggregate with a $25,000 deductible.

Public Officials Liability and Employment Practices Liability - Claims Made

GPP quotation includes a $1,000,000 Each Wrongful Act Limit / $3,000,000 Aggregate Limit with a $5,000 deductible. Additional coverage for these limits if afforded under the excess liability limits.

Executive Summary - Continued

ICRMT quoted a $1,000,000 Each Wrongful Act Limit / $1,000,000 Aggregate Limit with a $10,000 deductibles.

Coverage is placed on a Claims Made coverage form.

Cyber and Privacy Crisis Management Expense - Claims Made

The cyber market remains dynamic with claims sustained claims volatility, emerging risks, new market entrants, and increased underwriting stringency. The renewal went to market, with the best terms offered by Coalition with a -21% premium reduction from the expiring policy with Hiscox. The Coalition policy provides comparable limits and a broad schedule of first- and third-party coverages. Coalition offers a 10,000 retention, versus the 2,500 retentions with Hiscox.

Excess Liability

As the Excess Liability coverage is a function of the primary layers rate and exposures, its rates follow form. The excess liability limit is $10,000,000.

Workers Compensation

The Illinois Public Risk Fund (IPRF) has offered renewal terms. The City's projected payrolls are increasing from $9,758,049 to $10,536,369 or 8%. At the same time the premium is decreasing from $228,685 to $206,454 or -10%. The overall rate decrease reflects in part the City’s three-year loss ratio which decreased by about 14%.

In addition, the City is eligible for IPRF Safety Grant funds in the amount of $17,728. The available funds include the Preferred Loss Ratio Grant based on the City’s favorable loss history. An application must be submitted to IPRF by December 1, 2026, to receive the grant funds. Please note that the IPRF’s limits remain $3,000,000.

Executive Summary - Continued

Summary

Last year, the City's total insurance costs were $632,702. This year we have obtained competitive renewal quotes for the Package policy from both the incumbent, Glatfelter, and the ICRMT. The Glatfelter Premium is $726,677 or 14.85% increase and the ICRMT's is $705,584 or 11.52%.

While the overall insurance market conditions are still negative towards municipal insureds, the following are the drivers for the increase:

- Continued law enforcement liability and excess liability market stress, even more so in Illinois due to nuclear verdicts within the court system.
- Fleet Count increase from 113 to 116 or 3%.
- Scheduled vehicle costs increased from $5,301,202 to $7,292,582 or 38%.
- Payroll Increase from $9,758,049 to $10,536,369 or 8%.
- Police Officer payroll increases from $2,481,593 to $2,612,487 or 5%
- Full Time Employees Increased from 96 to 101 or 5%.
- Gross Expenditures Increase from $60,003,053 to $102,132,122 or 70%.
- Water and Sewer Expenditures Increase from $102,132,122 to $195,626,821 or 92%.
- Auto Liability and Physical Damage Claims increased from $263,006 to $617,343
- 5 year - Enforcement Liability Claims totaling $79,073.
- 5 year - Property Claims of $76,793.
- 5 year – General Liability Claim of $72,023
- 5 year – Auto Claims of $617,343

We truly appreciate working with the United City of Yorkville.

Loss Summary

PROPERTY, INLAND MARINE & CRIME

Date	Carrier	# of Claims	Amt Paid	Amt Resrv	Total Incurred
12/31/24 - 25	Glatfelter	0	$ -	$ -	$ -
12/31/23 - 24	Glatfelter	0	$ -	$ -	$ -
12/31/22 - 23	Glatfelter	0	$ -	$ -	$ -
12/31/21 - 22	Glatfelter	4	$ 76,793	$ -	$ 76,793
12/31/20 - 21	Glatfelter	1	$ -	$ -	$ -
			$ 76,793	**$ -**	**$ 76,793**

GENERAL LIABILITY

Date	Carrier	# of Claims	Amt Paid	Amt Resrv	Total Incurred
12/31/24 - 25	Glatfelter	1	$ 500	$ -	$ 500
12/31/24 - 25	Glatfelter	3	$ 11,198	$ -	$ 11,198
12/31/23 - 24	Glatfelter	0	$ -	$ -	$ -
12/31/22 - 23	Glatfelter	2	$ 14,333	$ 45,667	$ 60,000
12/31/21 - 22	Glatfelter	4	$ 325	$ -	$ 325
			$ 26,356	**$ 45,667**	**$ 72,023**

AUTO LIABILITY AND PD

Date	Carrier	# of Claims	Amt Paid	Amt Resrv	Total Incurred
12/31/24 - 25	Glatfelter	5	$ 4,005	$ -	$ 4,005
12/31/23 - 24	Glatfelter	0	$ -	$ -	$ -
12/31/22 - 23	Glatfelter	4	$ 7,590	$ -	$ 7,590
12/31/21 - 22	Glatfelter	7	$ 569,468	$ -	$ 569,468
12/31/20 - 21	Glatfelter	3	$ 36,280	$ -	$ 36,280
			$ 617,343	**$ -**	**$ 617,343**

PUBLIC OFFICIALS & EMPLOYMENT PRACTICES

Date	Carrier	# of Claims	Amt Paid	Amt Resrv	Total Incurred
12/31/24 - 25	Glatfelter	0	$ -	$ -	$ -
12/31/23 - 24	Glatfelter	0	$ -	$ -	$ -
12/31/22 - 23	Glatfelter	0	$ -	$ -	$ -
12/31/21 - 22	Glatfelter	0	$ -	$ -	$ -
12/31/20 - 21	Glatfelter	1	$ -	$ -	$ -
			$ -	**$ -**	**$ -**

LAW ENFORCEMENT LIABILITY

Date	Carrier	# of Claims	Amt Paid	Amt Resrv	Total Incurred
12/31/24 - 25	Glatfelter	0	$ -	$ -	$ -
12/31/23 - 24	Glatfelter	0	$ -	$ -	$ -
12/31/22 - 23	Glatfelter	0	$ -	$ -	$ -
12/31/21 - 22	Glatfelter	0	$ -	$ -	$ -
12/31/20 - 21	Glatfelter	2	$ 25,312	$ 53,761	$ 79,073
			$ 25,312	**$ 53,761**	**$ 79,073**

Loss Summary – Continued

WORKERS COMPENSATION

Policy Term	Company	No. of Claims	Paid	Reserved	Third-Party Recovery	Incurred
1/1/25 - 26	IPRF	1	$ 726	$ -	$ -	$ 726
1/1/24 - 25	IPRF	7	$ 12,626	$ -	$ -	$ 12,626
1/1/23 - 24	IPRF	10	$ 141,965	$ 80,271	$ -	$ 222,236
1/1/22 - 23	IPRF	4	$ 7,552	$ -	$ -	$ 7,552
1/1/21 - 22	IPRF	7	$ 36,390	$ -	$ 134	$ 36,256
			$ 198,533	**$ 80,271**	**$ 134**	**$ 278,670**

Exposure Comparison

Exposure		2024-25		2025-26	% Difference
Building and Contents	$	74,557,953	$	78,253,595	5%
Outdoor Property	$	3,170,458	$	3,637,973	15%
Equipment	$	2,356,434	$	2,389,070	1%
EDP	$	570,086	$	618,335	8%
Water/Sewer	$	46,569,765	$	116,103,831	149%
Gross Expenditures	$	102,132,122	$	195,626,821	92%
Units - Vehicles	$	113	$	116	3%
ACV - Vehicles	$	5,301,202	$	7,292,582	38%
Officer Salaries	$	2,481,593	$	2,612,487	5%
Full Time Employees	$	96	$	101	5%
Revenues (Cyber)	$	24,813,718	$	25,321,748	2%
Total Payroll (Workers Compensation)	$	9,758,049	$	10,536,369	8%

Premium Summary

	Glatfelter/Hiscox	Glatfelter/Hiscox	ICRMT 5th Quote /Hiscox
	Renewal	Renewal	Renewal
Coverage	**12/31/24-25**	**12/31/25-26**	**12/31/25-26**
Property	$ 98,456	$ 111,372	$ 442,258
Equipment Breakdown	Included	Included	Included
Inland Marine	$ 7,670	$ 7,747	Included
General Liability	$ 45,200	$ 96,899	Included
Liquor Liability	$ 1,250	$ 1,275	Included
Auto Liability	$ 124,693	$ 120,753	Included
Auto Physical Damage	Included	Included	Included
Law Enforcement Liability	Included	Included	Included
Public Officials Liability	$ 23,298	$ 39,968	Included
Employment Practices Liability	Included	Included	Included
Crime	$ 935	$ 935	Included
Umbrella	$ 61,575	$ 94,402	Included
Cyber	$ 21,337	$ 16,872	$ 16,872
	$ 384,414	$ 490,223	$ 459,130
Workers Compensation	$ 222,025	$ 200,441	$ 200,441
IPRF Administration Fee (3%)	$ 6,263	$ 6,013	$ 6,013
	$ 228,288	$ 206,454	$ 206,454
Alliant Insurance Brokerage Fee	$ 20,000	$ 30,000	$ 30,000
P&C Deductible Offset	$ -	$ -	$ 10,000
GRAND TOTAL	**$ 632,702**	**$ 726,677**	**$ 705,584**
Percent Change	**21.74%**	**14.85%**	**11.52%**
Terrorism	Included	Included	Included

Named Insureds

United City of Yorkville

NAMED INSURED DISCLOSURE

- Name Insured(s) should match State of Incorporation filing. Inform Alliant if there is a difference or change.
- The First Named Insured policy status granted includes certain rights and responsibilities. These responsibilities do not apply to other Named Insureds on the policy. Some examples for First Named Insured status include; (1) being designated to act on behalf of all insureds for making policy changes, (2) receiving of correspondence, (3) distributing claim proceeds, and (4) making premium payments.
- **Are ALL entities listed as named insureds?** Coverage is **not** automatically afforded to all entities unless specifically named. Confirm with your producer and service team that all entities to be protected are on the correct policy. Not all entities may be listed on all policies based on coverage line.
- Additional named insured is (1) A person or organization, other than the first named insured, identified as an insured in the policy declarations or an addendum to the policy declarations. (2) A person or organization added to a policy after the policy is written with the status of named insured. This entity would have the same rights and responsibilities as an entity named as an insured in the policy declarations (other than those rights and responsibilities reserved to the first named insured).
- Applies to Professional Liability, Pollution Liability, Directors & Officers Liability, Employment Practices Liability, Fiduciary Liability policies (this list not all inclusive). Check your Policy language for applicability. These policies provide protection to the Named Insured for claims made against it alleging a covered wrongful act.

Schedule of Locations

Loc. No.	Description	Address	Replacement Cost Building	Contents	Total by Location
1.1	Beecher Community Center	908 Game Farm Road	$ 2,498,734	$ 370,241	**$ 2,868,975**
1.2	Beecher Storage Shed	908 Game Farm Road	$ 8,376	$ 10,307	**$ 18,684**
1.3	Beecher Concession Stand	908 Game Farm Road	$ 97,188	$ 23,785	**$ 120,973**
2.1	Public Library	902 Game Farm Road	$ 10,840,000	$ 3,839,413	**$ 14,679,413**
3.1	Beecher Comm. Park Backstop 24' (5)	901 Game Farm Road	$ 28,542	$ -	**$ 28,542**
3.2	Beecher Comm. Park Sign	901 Game Farm Road	$ 1,902	$ -	**$ 1,902**
3.3	Beecher Comm. Park Fencing	901 Game Farm Road	$ 14,905	$ -	**$ 14,905**
3.4	Beecher Comm. Park Backstop (2)	901 Game Farm Road	$ 20,246	$ -	**$ 20,246**
4.1	Cannonball Park Basketball (3)	2087 Northland Lane	$ 8,325	$ -	**$ 8,325**
4.2	Cannonball Park Gazebo	2087 Northland Lane	$ 20,083	$ -	**$ 20,083**
4.3	Cannonball Park Light	2087 Northland Lane	$ 3,170	$ -	**$ 3,170**
4.4	Cannonball Park Monument	2087 Northland Lane	$ 31,714	$ -	**$ 31,714**
4.5	Cannonball Park Sign	2087 Northland Lane	$ 1,902	$ -	**$ 1,902**
4.6	Cannonball Park Trash Cans (2)	2087 Northland Lane	$ 1,585	$ -	**$ 1,585**
4.7	Cannonball Park Baseball Backstop	2087 Northland Lane	$ 24,049	$ -	**$ 24,049**
5.1	Cobb Park Playground Sign	109 Colonial Parkway	$ 1,497	$ -	**$ 1,497**
6.1	Fox Hill Unit 1 Park Fencing - Ball Field	1711 John Street	$ 6,340	$ -	**$ 6,340**
6.2	Fox Hill Unit 6 Park Basketball Hoops	1711 John Street	$ 5,548	$ -	**$ 5,548**
7.1	Fox Hill Unit 6 Park Garbage Receptacles	1474 Sycamore Road	$ 2,378	$ -	**$ 2,378**
7.2	Fox Hill Unit 6 Park Lights	1474 Sycamore Road	$ 15,855	$ -	**$ 15,855**
7.3	Fox Hill Unit 6 Park Soccer Goals	1474 Sycamore Road	$ 7,929	$ -	**$ 7,929**
8.1	Gilbert Park Light	Adrian & Washington	$ 3,170	$ -	**$ 3,170**
8.2	Gilbert Park Sign	Adrian & Washington	$ 1,902	$ -	**$ 1,902**
8.3	Gilbert Park Trash Cans	Adrian & Washington	$ 791	$ -	**$ 791**
9.1	Hiding Spot Park Light	307 Park Street	$ 3,170	$ -	**$ 3,170**
9.2	Hiding Spot Park Sign	307 Park Street	$ 1,902	$ -	**$ 1,902**
10.1	Kiwanis Park Basketball	1809 Country Hills Drive	$ 2,776	$ -	**$ 2,776**
10.2	Kiwanis Park Fence	1809 Country Hills Drive	$ 2,378	$ -	**$ 2,378**
10.3	Kiwanis Park Lights (2)	1809 Country Hills Drive	$ 6,340	$ -	**$ 6,340**
10.4	Kiwanis Park Signs (2)	1809 Country Hills Drive	$ 3,805	$ -	**$ 3,805**
11.1	Park Maintenance Building	131 E. Hydraulic Avenue	$ 212,073	$ 174,298	**$ 386,370**
11.2	Downtown Parking Pole Sign	131 E Hydraulic Avenue	$ 1,205	$ -	**$ 1,205**
11.3	Downtown Double Sided Kiosk	131 E Hydraulic Avenue	$ 6,751	$ -	**$ 6,751**
13.1	Raintree - Park A Vlg Paver Well	524 Parkside Lane	$ 5,453	$ -	**$ 5,453**
13.2	Raintree - Park B - PVC Tennis Fence/Backstop	524 Parkside Lane	$ 60,216	$ -	**$ 60,216**
13.3	Raintree - Park B - lights at tennis courts	524 Parkside Lane	$ 82,827	$ -	**$ 82,827**
13.4	Raintree - Park B - baseball field	524 Parkside Lane	$ 33,936	$ -	**$ 33,936**
13.5	Raintree - Park B - parking lot	524 Parkside Lane	$ 24,599	$ -	**$ 24,599**

Schedule of Locations – Continued

14.1	Price Park Basketball Hoop	525 Burning Bush Drive	$ 2,776	$ -	$	**2,776**
14.2	Price Park Light	525 Burning Bush Drive	$ 3,170	$ -	$	**3,170**
14.3	Price Park Sign	525 Burning Bush Drive	$ 1,902	$ -	$	**1,902**
15.1	Purcell Park Light	325 Fairhaven Drive	$ 3,170	$ -	$	**3,170**
15.2	Purcell Park Sign	325 Fairhaven Drive	$ 1,902	$ -	$	**1,902**
16.1	Rice Park Funnel ball	545 Poplar Drive	$ 1,902	$ -	$	**1,902**
16.2	Rice Park Sign	545 Poplar Drive	$ 3,170	$ -	$	**3,170**
16.3	Rice Park Traffic Lamps (2)	545 Poplar Drive	$ 6,340	$ -	$	**6,340**
17.1	River Front Park Building Rec Office	301 Hydraulic	$ 258,994	$ 63,425	$	**322,420**
18.1	River Front Park Lights (24)	201 E. Hydraulic Street	$ 64,692	$ -	$	**64,692**
18.2	River Front Park Pavilion	201 E. Hydraulic Street	$ 103,242	$ -	$	**103,242**
18.3	River Front Park Block Planters	201 E. Hydraulic Street	$ 19,028	$ -	$	**19,028**
18.4	River Front Park Concrete Planters	201 E. Hydraulic Street	$ 2,854	$ -	$	**2,854**
18.5	River Front Park Fencing	201 E. Hydraulic Street	$ 55,499	$ -	$	**55,499**
18.6	River Front Park Flag Poles	201 E. Hydraulic Street	$ 16,649	$ -	$	**16,649**
18.7	River Front Park Garbage Cans (10)	201 E. Hydraulic Street	$ 7,929	$ -	$	**7,929**
19.1	Rotary Park Back Stop	2775 Grande Trail	$ 23,785	$ -	$	**23,785**
19.2	Rotary Park Sign	2775 Grande Trail	$ 1,902	$ -	$	**1,902**
19.3	Rotary Park Cable Ride	2775 Grande Trail	$ 19,028	$ -	$	**19,028**
19.4	Rotary Park Lights (8)	2775 Grande Trail	$ 25,370	$ -	$	**25,370**
20.1	Sleezer Park Light	837 Homestead Drive	$ 3,170	$ -	$	**3,170**
20.2	Sleezer Park Signs (2)	837 Homestead Drive	$ 3,962	$ -	$	**3,962**
21.1	Stevens Bridge Park Backstop & Fencing	3651 Kennedy Road	$ 190,523	$ -	$	**190,523**
21.2	Stevens Bridge Park Concession Stands	3651 Kennedy Road	$ 185,384	$ 8,843	$	**194,227**
21.3	Stevens Bridge Park Lights	3651 Kennedy Road	$ 666,546	$ -	$	**666,546**
22.1	Sunflower Park Light	1785 Walsh Drive	$ 3,170	$ -	$	**3,170**
22.2	Sunflower Park Planters (3)	1785 Walsh Drive	$ 2,378	$ -	$	**2,378**
22.3	Sunflower Park Sign	1785 Walsh Drive	$ 1,902	$ -	$	**1,902**
22.4	Sunflower Park Trash Can	1785 Walsh Drive	$ 953	$ -	$	**953**
22.5	Park Tin Storage Shed	1785 Walsh Drive	$ 23,277	$ -	$	**23,277**
23.1	Town Square Park Flag Pole	301 N. Bridget Street	$ 5,548	$ -	$	**5,548**
23.2	Town Square Park Garbage Cans (5)	301 N. Bridget Street	$ 3,962	$ -	$	**3,962**
23.3	Town Square Park Gazebo	301 N. Bridget Street	$ 35,519	$ -	$	**35,519**
23.4	Town Square Park Lights	301 N. Bridget Street	$ 34,884	$ -	$	**34,884**
23.5	Town Square Park Monument	301 N. Bridget Street	$ 55,499	$ -	$	**55,499**
23.6	Town Square Park Sign	301 N. Bridget Street	$ 1,902	$ -	$	**1,902**
23.7	Town Square Park Sign/Announce Board	301 N. Bridget Street	$ 1,269	$ -	$	**1,269**
24.1	Van Emmon Park Backstop 24' - Metal	374 E. Van Emmon Road	$ 5,548	$ -	$	**5,548**
24.2	Van Emmon Park Fencing	374 E. Van Emmon Road	$ 2,932	$ -	$	**2,932**
24.3	Van Emmon Park Sign	374 E. Van Emmon Road	$ 1,902	$ -	$	**1,902**

Schedule of Locations – Continued

25.1	Booster Prv Station Raintree	1908 Raintree Road	$ 599,492	$ -	**$ 599,492**
26.1	Central Booster Pump	101 E. Beaver Street	$ 586,686	$ -	**$ 586,686**
27.1	Countryside Lift Station	1975 N. Bridge Street	$ 2,426,026	$ -	**$ 2,426,026**
28.1	Public Works Lift Station	101 Bruell Street	$ 857,828	$ -	**$ 857,828**
29.1	Public Works Lift Station	276 Windham Circle	$ 322,984	$ -	**$ 322,984**
30.1	Public Works Lift Station	420 Fairhaven Lane	$ 159,824	$ -	**$ 159,824**
31.1	North Booster Pump	1991 Cannonball Trail	$ 570,829	$ -	**$ 570,829**
32.1	North Central Prv Station	Kennedy Rd	$ 293,342	$ -	**$ 293,342**
33.1	Public Works North Tower	4600 N. Bridge Street	$ 2,179,147	$ -	**$ 2,179,147**
34.1	Public Works Prv Station	2009 S. Bridge Street	$ 293,342	$ -	**$ 293,342**
35.1	Raintree Village Tower	102 Schoolhouse/ 2224 Tremont	$ 2,537,021	$ -	**$ 2,537,021**
36.1	Salt Storage Building	610 Tower Road	$ 316,331	$ -	**$ 316,331**
37.1	Treatment Facility Well 3 & 4	610 Tower Lane	$ 4,756,912	$ -	**$ 4,756,912**
37.2	Water Tower North Central	610 Tower Lane	$ 1,189,228	$ -	**$ 1,189,228**
37.3	Well 4 Incl Equipment	610 Tower Lane	$ 1,035,179	$ -	**$ 1,035,179**
37.4	Public Works Garage	610 Tower Lane	$ 87,351	$ -	**$ 87,351**
37.5	Public Works Office & Garage	610 Tower Lane	$ 752,151	$ 79,409	**$ 831,560**
38.1	Treatment Facility Well 7	2224 Tremont	$ 2,640,749	$ -	**$ 2,640,749**
39.1	Treatment Facility Well 8 & 9	3299 Lehman Crossing	$ 4,756,912	$ -	**$ 4,756,912**
39.2	Water Tower Northeast	3299 Lehman Crossing	$ 2,854,147	$ -	**$ 2,854,147**
39.3	Well 8 Incl Equipment	3299 Lehman Crossing	$ 840,389	$ -	**$ 840,389**
40.1	Water Tower South Central	Route 71 West of Wildwood	$ 2,472,328	$ -	**$ 2,472,328**
	Well 3 Incl Equipment	Alley Off Rte 47	$ -	$ -	**$ -**
41.1	Well 9	2921 Bristol Ridge Road	$ 753,178	$ -	**$ 753,178**
42.1	Green's Standard Filling Station Park (Autumn Creek) Truck, Roadster, Gas Pumps	2376 Autumn Creek Boulevard	$ 19,448	$ -	**$ 19,448**
42.2	Green's Standard Filling Station Park (Autumn Creek) Lights	2376 Autumn Creek Boulevard	$ 3,352	$ -	**$ 3,352**
42.3	Green's Standard Filling Station Park (Autumn Creek) Sign	2376 Autumn Creek Boulevard	$ 1,497	$ -	**$ 1,497**
43.1	Heartland Circle Junior Women's Club Park Basketball Court and Goals	1267 Taus Circle	$ 51,090	$ -	**$ 51,090**
43.2	Heartland Circle Junior Women's Club Park Backhoe Digger	1267 Taus Circle	$ 939	$ -	**$ 939**
43.3	Heartland Circle Junior Women's Club Park Lights	1267 Taus Circle	$ 1,902	$ -	**$ 1,902**
43.4	Heartland Circle Junior Women's Club Park Sign	1267 Taus Circle	$ 1,497	$ -	**$ 1,497**

Schedule of Locations – Continued

43.5	Heartland Circle Junior Women's Club Park Skate Park Improvements	1267 Taus Circle	$ 18,803	$ -	$	**18,803**
44.1	Bristol Station Park (Whispering Meadows) Entry Arch	2753 Alan Dale Lane	$ 11,892	$ -	$	**11,892**
44.2	Bristol Station Park (Whispering Meadows) Lights	2753 Alan Dale Lane	$ 9,811	$ -	$	**9,811**
44.3	Bristol Station Park (Whispering Meadows) Sign	2753 Alan Dale Lane	$ 1,497	$ -	$	**1,497**
44.4	Bristol Station Park (Whispering Meadows) Baseball Field and Back Stop	2753 Alan Dale Lane	$ 58,987	$ -	$	**58,987**
45.1	Riemenschneider Park (Prairie Meadows) Spray Area	600 Hayden Drive	$ 47,578	$ -	$	**47,578**
45.2	Riemenschneider Park (Prairie Meadows) Supernova	600 Hayden Drive	$ 8,561	$ -	$	**8,561**
45.3	Riemenschneider Park (Prairie Meadows) Lights	600 Hayden Drive	$ 6,087	$ -	$	**6,087**
45.4	Riemenschneider Park (Prairie Meadows) Sign	600 Hayden Drive	$ 2,019	$ -	$	**2,019**
45.5	Riemenschneider Park (Prairie Meadows) Baseball Field and Back Stop	600 Hayden Drive	$ 7,835	$ -	$	**7,835**
45.6	Riemenschneider Park (Prairie Meadows) Electric Panel	600 Hayden Drive	$ 1,046	$ -	$	**1,046**
46.1	Public Works Garage (Frame Building)	185 Wolf Street	$ 2,061,329	$ -	$	**2,061,329**
47.1	Prestwick Lift Station	7675 Ashley Road	$ 328,984	$ -	$	**328,984**
48.1	Fox Hill Lift Station	1299 Carolyn Court	$ 197,390	$ -	$	**197,390**
49.1	Raintree Lift Station	1107 Prairie Crossing	$ 328,984	$ -	$	**328,984**
50.1	Offices for Public Works Administration	608 N. Bridge Street	$ 210,549	$ -	$	**210,549**
	Downtown Single Sided Kiosk	102 E Van Emmon Street	$ -	$ -	$	-
51.1	Van Emmon Activity Center	102 E Van Emmon Street	$ 2,456,703	$ -	$	**2,456,703**
51.2	Downtown Parking Pole Sign	102 E Van Emmon Street	$ 1,205	$ -	$	**1,205**
	Wheaton Woods	205 Wheaton Avenue	$ -	$ -	$	-
	Salt Storage Building	610 Tower Road	$ -	$ -	$	-
52.1	Downtown Wayfinding Pole Sign	109 E Hydraulic Avenue	$ 1,672	$ -	$	**1,672**
53.1	Downtown Wayfinding Pole Sign	201 S Bridge Street	$ 1,608	$ -	$	**1,608**
54.1	Downtown Single Sided Kiosk	111 W Madison Street	$ 6,036	$ -	$	**6,036**
54.2	Downtown Parking Pole Sign	111 W Madison Street	$ 1,205	$ -	$	**1,205**
55.1	Downtown Parking Pole Sign	227 Heustis Street	$ 1,205	$ -	$	**1,205**
56.1	New City Hall/Police Station	651 Prairie Point Dr.	$ 15,694,823	$ 2,311,641	$	**18,006,464**

Schedule of Locations – Continued

57.1	Downtown Double Sided Kiosk	105 W Van Emmon Street	$ 6,751	$ -	**$ 6,751**
58.1	Downtown Wading Pole Sign	301 S Bridge Street	$ 1,672	$ -	**$ 1,672**
59.1	Kendall County Courthouse	807 John Street	$ -	$ 249,600	**$ 249,600**
60.1	Leased Storage Unit	1203 Badger, Unit B	$ -	$ 5,200	**$ 5,200**
61.0	Bridge Storage Garage	1865 Kennedy Road	$ 50,000	$ 100,000	**$ 150,000**
62.0	Bristol Storage Garage	428 Bristol Bay Drive	$ 50,000	$ 100,000	**$ 150,000**
63.0	Perry Weather Lightning Detectors	Riverfront Park – 301 E Hydraulic	$ 11,667	$ -	**$ 11,667**
64.0	Perry Weather Lightning Detectors	Beecher Park – 908 Game Farm	$ 11,667	$ -	**$ 11,667**
65.0	Perry Weather Lightning Detectors	Circle Ctr School – 901 Mill St	$ 11,667	$ -	**$ 11,667**
	Total		**$ 70,917,432**	**$ 7,336,163**	**$ 78,253,595**
	Blanket		$ 55,012,060	$ 5,024,522	$ 60,036,582

Commercial Property Coverage

Insurance Company	National Union Fire Insurance Company of Pittsburgh, PA
A.M. Best Rating	A (Excellent), Financial Size Category: XV (Greater than or Equal to $2 Billion) as of December 6, 2024
Standard & Poor's Rating	AA- (Very Strong) as of May 15, 2025
Illinois Status	Admitted
Policy/Coverage Term	December 31, 2025 to December 31, 2026
Policy #	TBD

Total Insured Value	$	78,253,595	
Property Limits			
Blanket Limit of Insurance	$	60,036,582	
Loss of Income	$	1,000,000	
Flood (Non-Zone A & V)	$	5,000,000	Occurrence
	$	5,000,000	Aggregate
Earthquake	$	5,000,000	Occurrence
	$	5,000,000	Aggregate
Equipment Breakdown		Included	
Outdoor Property	$	3,637,973	
Valuable Papers & Records	$	1,000,000	
Software	$	500,000	
In Transit or Off Premises	$	250,000	
Inland Marine			
Blanket Tools & Equipment	$	860,708	
Blanket Emergency Services Equipment	Guaranteed Replacement Cost		
Rented/Borrowed Equipment Extension	$	250,000	
Watercraft Extension Limit	$	25,000	

Commercial Property Coverage - Continued

Deductible

Building & Contents	$	1,000
Flood	$	25,000
Earthquake	$	25,000
Inland Marine	$	1,000

***Please note 651 Prairie Pointe Drive and 608 N Bridge Street are not included in the blanket limit.**

***Please note 608 N Bridge Street location is insured at Actual Cash Value (ACV) with 80% co-insurance. All other scheduled locations are insured at Replacement Cost.**

*****Property Co-insurance Most property insurance policies contain a coinsurance clause. In exchange for a reduced rate, the insured agrees to carry at least the stated percentage of insurance to the total insurable value of the property. If, at the time of loss, the amount of insurance carried is less than this percentage, the loss payment will be reduced proportionately.

See Disclaimer Page for Important Notices and Acknowledgement

Commercial General Liability Coverage

Insurance Company	National Union Fire Insurance Company of Pittsburgh, PA
A.M. Best Rating	A (Excellent), Financial Size Category: XV (Greater than or Equal to $2 Billion) as of December 6, 2024
Standard & Poor's Rating	AA- (Very Strong) as of May 15, 2025
Illinois Status	Admitted
Policy/Coverage Term	December 31, 2025 to December 31, 2026
Policy #	TBD

Coverage Form Occurrence

Limits

General Aggregate	$	3,000,000
Products & Completed Operations Aggregate	$	3,000,000
Personal & Advertising Injury	$	1,000,000
Each Occurrence	$	1,000,000
Damage to Premises Rented to You	$	1,000,000
Medical Expense	$	10,000

Employee Benefits Liability

Each Occurrence	$	1,000,000
Aggregate	$	3,000,000

Sexual Abuse Limitation

Each Person	Silent
Total Limit	Silent

Named Insureds are covered for all operations. Additional Insureds are only covered with respect to their interest in your operations. See each individual policy for details.

See Disclaimer Page for Important Notices and Acknowledgement

Commercial Auto Coverage

Insurance Company	National Union Fire Insurance Company of Pittsburgh, PA
A.M. Best Rating	A (Excellent), Financial Size Category: XV (Greater than or Equal to $2 Billion) as of December 6, 2024
Standard & Poor's Rating	AA- (Very Strong) as of May 15, 2025
Illinois Status	Admitted
Policy/Coverage Term	December 31, 2025 to December 31, 2026
Policy #	TBD

Limits

Combined Bodily Injury & Property Damage	$	1,000,000
Uninsured/Underinsured Motorist	$	1,000,000
Medical Expense	$	10,000
Uninsured Motorists	$	1,000,000
Underinsured Motorists	$	1,000,000

Deductible

Comprehensive	$	1,000
Collision	$	1,000

Premium Included

See Disclaimer Page for Important Notices and Acknowledgement

Description of Covered Auto Designation Symbols

Symbol	Description
1	**Any Auto**
2	**Owned Autos Only** - Only autos you own (and for liability coverage, any trailers you don't own while attached to power units you own), this includes those autos you acquire ownership of after the policy begins.
3	**Owned Private Passengers Autos Only** - Only the private passenger autos you own. This includes those private passenger autos you acquire ownership of after the policy begins.
4	**Owned Autos Other than Private Passenger Autos Only** - Only these autos you own that are not of the private passenger types (and for Liability Coverage any trailers you don't own while attached to power units you own). This includes those autos not of the private passenger type you acquire ownership of after the policy begins.
5	**Owned Autos Subject to No-Fault** - Only those autos that is required to have No-Fault benefits in the state where they are licensed or principally garaged. This includes those autos you acquire ownership of after the policy begins provided they are required to have No-Fault benefits in the state where they are licensed or principally garaged.
6	**Owned Autos Subject to a Compulsory Uninsured Motorist Law** - Only those autos you own that because of the law in the state where they are licensed or principally garaged are required to have and cannot reject Uninsured Motorists Coverage. This includes those autos you acquire ownership of after the policy begins provided they are subject to the same state uninsured motorists requirements.
7	**Specifically Described Autos** - Only those autos described on the policy schedule of covered vehicles for which a premium charge is shown and for Liability Coverage for any trailer you don't own while attached to any power unit described in the schedule of covered vehicles.
8	**Hired Autos Only** - Only those autos you lease, hire, rent or borrow. This does not include any auto you lease, hire, rent or borrow from any of your employees or partners, or members of their households.
9	**Non-owned Autos Only** - Only those autos you do not own, lease, hire, rent or borrow that are used in connection with your business. This includes only autos owned by your employees or partners or members of their households, but only while used in your business or your personal affairs.
13	**Uninsured Motorist Coverage -** Applies to any auto you do not own and that is a covered auto under this policy for liability insurance and it is licensed or principally garaged in Illinois.
19	**Mobile Equipment Subject to Compulsory or Financial Responsibility or Other Motor Vehicle Insurance Law Only** - Only those "autos" that are land vehicles and that would qualify under the definition of "mobile equipment" under this policy if they were not subject to a compulsory or financial responsibility law or other motor vehicle insurance law where they are licensed or principally garaged.

Schedule of Vehicles

Number	Year	Make	Model		Vin		Value
1	2001	Aluma Ltd	Trailer		IYGUS18281B001671	$	700
2	2006	Dodge	Grand Caravan		1D4GP24E66B731334	$	16,000
3	2007	Doolittle	Trailer		1DGRS20257M072481	$	2,995
4	2004	Ford	F150		2FTRF17224CA79916	$	11,000
5	2003	Ford	F150		2FTRF17273CA61524	$	12,597
6	2007	Ford	F350		1FDWF37Y37EA13940	$	31,072
7	2008	Ford	F350		1FTWF31528EA08412	$	22,795
8	2008	Ford	F350		1FTWF31568EA08414	$	22,795
9	2008	Ford	F350		1FTWF31548EA08413	$	22,795
10	2008	Ford	F350		1FTWF31528ED44867	$	21,635
11	1999	Richland	Trailer		1JWTU1823KK000107	$	5,000
12	2004	Tarco	Trailer		M2212XX8174M02	$	8,000
13	2002	United	Express Trailer		58109	$	2,000
14	1998	Cronkhite	Trailer - 2 axel 16x7		473271926W1101575	$	3,000
15	2006	F550	Aerial Lift Truck		1FDAF57P56EC54524	$	69,270
16	2008	Ford	F350		1FDWF37Y08ED57176	$	23,000
17	2005	Freightliner	Truck - HC80		1FVAB6BV75DN04463	$	143,900
19	2007	International	Truck - 7400		1HTWDAAR37J429772	$	87,825
20	2007	International	Truck - 7400		1HTWDAAR17J429771	$	87,825
21	2004	Mac Lander	Trailer		4UVPF202X41005505	$	2,000
22	1998	Tow master	Trailer - Single axel 12'		4KNTT1412WL160456	$	2,000
23	1993	Doolittle	Trailer		1DGRS1227PM019515	$	1,000
24	2008	Doolittle	Trailer		1DGRS20228M079941	$	3,274
26	2005	Ford	F350		1FDWF37Y25EC37004	$	54,841
27	2013	New Generation	Trailer		1N91U1419DN307336	$	1,855
29	2015	Ford	F350		1FDRF3G68FED09773	$	29,010
30	2015	Load Rite Trl	PE0222072-15146		4ZEPE2224F1086728	$	6,324
31	2016	Ford	Transit Van		1FTYE1ZM4GKA79591	$	19,778
32	2016	Chevrolet	Impala		2G1WA5E33G1160517	$	20,193
33	2016	Chevrolet	Impala		2G1WA5E30G1161317	$	20,193
34	2016	PJ	PJ Trailer MF CC182		4P5CC182G1241100	$	4,800
35	2016	Chevrolet	Impala		2G1WD5E33G1158872	$	22,102
36	2016	Chevrolet	Impala		2G1WD5E36G1156162	$	22,102
37	2016	Peterbilt		348	2NP3LJ0X9GM361854	$	170,000
38	2016	Ford	F350		1FDRF3H68GED40778	$	28,689
39	2016	Ford	F350		1FDRF3H6XGED40779	$	28,689
40	2017	Ford	F150		1FTEW1CF8HFA76567	$	24,156
41	2016	Chevrolet	Impala		2G1WD5E30G1155301	$	21,997
42	2016	Chevrolet	Impala		2G1WD5E31G1149006	$	21,997
43	2016	Chevrolet	Impala		2G1WD5E33G1150206	$	22,517
44	2016	Chevrolet	Impala		2G1WD5E33G1154823	$	22,517
45	2016	Chevrolet	Impala		2G1WD5E30G1155315	$	22,517
46	2018	Ford	F150 4x4		1FTNF1EG5JKF37470	$	34,701

Schedule of Vehicles – Continued

47	2018	Ford	F150 2x4		1FTMF1CB0JKF30476	$	33,206
48	2018	Ford	F150		1FTEX1CB2JKE60822	$	24,895
49	2018	Chevrolet	Malibu		1G1ZB5ST1JF132097	$	19,674
50	2019	Ford	Super Duty F-250		1FTBF2B61KED14170	$	36,275
51	2019	PJ Trailer	Trailer Utility UL 142		3CVUL1429K2585971	$	3,034
52	2019	Ford	F350		1FDRF3B63KEG51813	$	33,821
53	2019	Ford	F350		1FDRF3B65KEG51814	$	33,821
54	2019	Peterbilt	348 single axle dump w/plow		2NP3HJ8X5LM709097	$	205,000
55	2020	Ford	F350		1FTRF3B65LED09950	$	35,792
56	2020	Ford	Explorer		1FM5K8AB2LGA97899	$	45,410
57	2019	Ford	F450 - Dump		1FD0X4HY7KEG09696	$	58,975
58	2021	Ford	Explorer		1FM5K8AB0MGA19879	$	47,670
59	2021	Rhino	7X20TA Landscape		1R9RU2028ME912291	$	4,870
60	2021	Ford	Ranger 4X4 XLT		1FTER4FH4MLD33595	$	31,070
61	2021	Ram		1500	3C6RR7KG2MG706170	$	42,840
62	2022	Ford	Escape		1FMCU9H64NUA12355	$	35,557
63	2021	Ford	Explorer		1FM5K8AB6MGA19935	$	32,000
64	2020	All Traffic Solutions	Message Board/Speed Trailer			$	22,000
65	2020	All Traffic Solutions	Message Board/Speed Trailer			$	22,000
66	2021	Ford	F350 Utility		1FDRF3862MED05707	$	55,000
67	2021	Ford	F350 Utility		1FD8F2B66MED05706	$	55,000
68	2017	Ford	Transit Van		1FTYE1YM9HKB18372	$	19,903
69	2022	Ford	F250		1FTBF2BN1NEF31147	$	35,135
70	2022	Ford	Explorer		1FM5K8AB6NGA43251	$	48,860
71	2022	Ford	Explorer		1FM5K8AB7NGA42853	$	46,520
72	2022	Ford	Explorer		1FM5K8AB4NGA42910	$	45,590
73	2022	Ford	F-250 SD 4WD w/8' Western Plow		1FTBF2BN3NEF31215	$	44,048
74	2022	Interstate	SI 820 TA@XLT		1UK500J23P1	$	9,725
75	2022	Ford	F-350		1FTRF3B6XNEF30950	$	49,000
76	2022	Ford	F-350		1FTRF3B63NEF20949	$	49,000
77	2022	Ford	F-250 SD 4 X 4		1FTBF2BN3NEF31148	$	35,135
78	2022	Ford	F-350 with plow		1FDRF3H65NEF31216	$	62,181
79	2023	PJ	Trailer		3CV1U2425P2652742	$	6,317
80	2022	Ford	F-350 Dump with plow		1FDRF3H6XNEF30952	$	65,519
81	2022	Ford	F-350 Dump with plow		1FDRF3H6XNEF30951	$	65,519
82	2021	Ford	Explorer		1FMK8AB3MGA19956	$	34,000
83	2021	Ford	Explorer		1FM5K8AB9MGA19900	$	32,000
84	2022	Ford	Transit Connect		NM0LS7S26N1544323	$	45,730
85	2023	Ford	F150		1FTMF1CB2PKE02975	$	38,995
86	2023	Ford	F150		1FTEX1EP5PKD26906	$	44,985

Schedule of Vehicles – Continued

87	2023	Peterbilt	Altec Bucket Truck	2NPMHM7X1RM890490	$	231,000
88	2023	Make Impact	ISCAA70X16TE2FF	5JWVE1628PB022701	$	8,127
89	2023	Impact Trailer		5SWVE1628PB022701	$	8,127
90		Cronkhite Manufacturing	Cronkhite 3216 HD trailer	473BT2723P1000337	$	16,500
91	2024	TYMCO	500X - Regenerative Air Street Sweeper (mounted on a freightliner M2-106 Chassis)	3ALACXFXRDU29111	$	345,033
92	2000	International	Ambulance	1HTSLAAM91H391629	$	20,000
93	2024	Peterbilt	Peterbilt 548 with chassis	2NP8HJ8X5RM602436	$	300,000
94	2024	Ford	F-150 4x2	1FTMF1KP8RKD75426	$	39,680
95	2024	Ford	F-250 Pickup 4x4 - White	1FTBF2BA2REC80321	$	52,159
96	2024	Ford	F-350	1FT8X3BA8REE04377	$	55,512
97	2024	Ford	F-550 with dump body, plow, spreader	1FDUF5HN3RDA02369	$	121,000
98		Simpson	Water Trailer Tandem Axle	1F9BT1328RD451270	$	12,650
99	2023	Ford	Explorer	1FM5K8AB2PGC18405	$	57,520
100	2023	Ford	Explorer	1FM5K8AB1PGC18458	$	57,520
101	2023	Ford	Explorer	1FM5K8AB6PGC17029	$	57,520
102	2023	Ford	Explorer	1FM5K8ABXPGA84758	$	53,000
103	2023	Ford	Explorer	1FM5K8ABXPGA84677	$	53,000
104	2025	Interstate	Cargo Trailer #SFC612SAFS	1UK500E18S1109547	$	4,900
105	2021	Ram	1500	3C6RR7KG6MG70610	$	42,840
106	2024	Mack	Granite, single axle dump truck	1M2GR2AC3RM002173	$	287,970
107	2025	Peterbilt	Plow Truck	1NPCHJ8X2SD725035	$	303,000
108	2025	Peterbilt	567 tandem axle dump truck	1NPCLJ0X4SD725046	$	340,000
109	2025	Peterbilt	567 single axle dump truck	1NPCHJ8X7SD725032	$	310,000
110	2025	Peterbilt	Dump Truck	1NPCHJ8X3SD725030	$	305,000
111	2024	Ford	F150	1FTEX1LP0RKF60103	$	45,918
112	2024	Ford	F150	1FTEW2LP7RKE64140	$	49,808
113	2024	Ford	F150	1FTEW2LP5RKF05834	$	51,107
114	2024	Ford	F150	1FTEW2LP7RKF05964	$	49,880
115	2024	Ford	F150 4x4 regular cab pickup	1FTMF1L59RKD52069	$	43,283
116	2025	Ford	Explorer	1FM5K8ABXSGB90216	$	79,000
117	2025	Ford	Explorer	1FM5K8AB8SGB87136	$	79,000
118	2025	Vactor	2100i sewer cleaner on a Western Star 47x chassis	5KKHBPFE0SLVJ7677	$	655,000
119	2025	Western Star	47X Chassis - tandem axle dump truck	5KKHBPFE8SLWB5822	$	300,000
				TOTALS	**$**	**7,292,582**

Law Enforcement Liability Coverage

Insurance Company	National Union Fire Insurance Company of Pittsburgh, PA
A.M. Best Rating	A (Excellent), Financial Size Category: XV (Greater than or Equal to $2 Billion) as of December 6, 2024
Standard & Poor's Rating	AA- (Very Strong) as of May 15, 2025
Illinois Status	Admitted
Policy/Coverage Term	December 31, 2025 to December 31, 2026
Policy #	TBD

Law Enforcement Activity Liability Limits	$	1,000,000	
Each Occurrence	$	3,000,000	
Annual Aggregate			
Law Enforcement Line of Duty Accidental Death Benefit	$	50,000	Per Person
Deductible	$	25,000	

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Public Officials Liability Coverage including Employment Practices Liability Coverage

Insurance Company	National Union Fire Insurance Company of Pittsburgh, PA
A.M. Best Rating	A (Excellent), Financial Size Category: XV (Greater than or Equal to $2 Billion) as of December 6, 2024
Standard & Poor's Rating	AA- (Very Strong) as of May 15, 2025
Illinois Status	Admitted
Policy/Coverage Term	December 31, 2025 to December 31, 2026
Policy #	TBD

Limit

Public Officials Liability Coverage

Each Occurrence	$ 1,000,000
Annual Aggregate	$ 3,000,000
Retroactive Date	December 31, 2009

Employment Practices Liability Coverage

Each Occurrence	Included
Annual Aggregate	Included
Retroactive Date	December 31, 2009

Deductible $ 5,000

Coverages
(include but not limited to)

- Breach of Contract
- Criminal, Dishonest, Fraudulent or Malicious Acts
- Wage and Hour Claims
- Known Wrongful Employment Practice Offenses

Premium Included in Total Premium

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Excess Liability Coverage

Insurance Company	National Union Fire Insurance Company of Pittsburgh, PA
A.M. Best Rating	A (Excellent), Financial Size Category: XV (Greater than or Equal to $2 Billion) as of December 6, 2024
Standard & Poor's Rating	AA- (Very Strong) as of May 15, 2025
Illinois Status	Admitted
Policy/Coverage Term	December 31, 2025 to December 31, 2026
Policy #	TBD

Limits

Each Occurrence	$ 10,000,000
General Aggregate	$ 10,000,000

Defense Inside/Outside the Limit Inside the Limit

Underlying Coverages & Limits

General Liability	$ 1,000,000
Public Officials Liability	$ 1,000,000
Automobile Liability	$ 1,000,000
Law Enforcement Liability	$ 1,000,000

Self-Insured Retention $ 10,000

Premium Included

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Workers' Compensation Coverage

Insurance Company	Illinois Public Risk Fund
A.M. Best Rating	Not Rated
Standard & Poor's Rating	Not Rated
Illinois Status	Admitted
Policy/Coverage Term	January 1, 2026 to January 1, 2027
Policy #	TBD

Coverage

Workers Compensation		Statutory
Employers Liability		
Each Accident	$	3,000,000
Disease - Each Employee	$	3,000,000
Disease - Policy Limit	$	3,000,000

Class Code	Description	Estimated 2025/2026	Estimated 2026/2027	Rate 2025/2026	Rate 2026/2027	Premium 2025/2026	Premium 2025/2026	Difference
5506	Street Maintenance	$ 842,959	$ 756,197	8.486	7.771	$ 71,534	$ 58,764	$ (12,769)
7520	Waterworks Operation	$ 397,134	$ 392,998	2.686	2.564	$ 10,667	$ 10,076	$ (591)
7580	Sewage Disposal Plant Operations	$ 290,135	$ 275,961	3.419	3.032	$ 9,920	$ 8,367	$ (1,553)
7720	Police Officers	$ 3,832,354	$ 4,011,224	2.055	1.915	$ 78,755	$ 76,815	$ (1,940)
8810	Clerical	$ 2,313,251	$ 3,160,559	0.102	0.100	$ 2,360	$ 3,161	$ 801
8868	School Professional	$ -	$ 104,682	0.305	0.269	$ -	$ 282	$ 282
9015	Buildings Operations	$ 77,616	$ 179,414	2.666	2.613	$ 2,069	$ 4,688	$ 2,619
9063	Recreation Center: All Other	$ 701,507	$ 406,702	0.845	0.828	$ 5,928	$ 3,367	$ (2,560)
9101	School - All Other	$ 52,054	$ -	3.236	2.883	$ 1,684	$ -	$ (1,684)
9102	Parks: NOC	$ 849,821	$ 653,737	3.348	2.973	$ 28,452	$ 19,436	$ (9,016)
9410	Municipal	$ 401,218	$ 594,895	2.656	2.603	$ 10,656	$ 15,485	$ 4,829
		$ 9,758,049	**$ 10,536,369**			**$ 222,024**	**$ 200,441**	**$ (21,583)**
Administration Fee - 3%						$ 6,661	$ 6,013	
Estimated Annual Premium						**$ 228,685**	**$ 206,454**	**$ (22,231)**

Safety Grant	**$ 10,012**	**$ 17,728**	**$ 7,716**

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Cyber Coverage

Insurance Company	Arch Specialty Insurance Company 30% Aspen Specialty Insurance Company 10% Fireman's Fund Indemnity Corporation 20% Fortegra Specialty Insurance Company 35% Vantage Risk Specialty Insurance Company 5%
A.M. Best Rating	Arch Specialty Insurance Company Fireman's Fund Indemnity Corporation A+ (Excellent), Financial Size Category: XV (Greater than or Equal to $2 Billion) as of November 10, 2025 Aspen Specialty Insurance Company A u (Excellent), Financial Size Category: XV (Greater than or Equal to $2 Billion) as of November 10, 2025 Fortegra Specialty Insurance Company A- u (Excellent), Financial Size Category: X ($500 Million to Less than 750 Million) as of November 10, 2025 Vantage Risk Specialty Insurance Company A- (Excellent), Financial Size Category: XII ($1 Billion to Less than $1.25 Billion) as of November 10, 2025
Illinois Status	Non-Admitted
Policy/Coverage Term	December 31, 2025 to December 31, 2026
Policy #	TBD

Coverage

Cyber Liability

Each Event Limit	$ 1,000,000
Aggregate	$ 1,000,000
Retroactive Date	Full Prior Acts
Continuity Date	November 11, 2025

Cyber Coverage - Continued

Cyber Crime		
Aggregate Limit	$	250,000
Ransomware Event		
Each Event Limit	$	1,000,000
System Failure	$	1,000,000
Retention	$	10,000
Waiting Period		8 Hours
Rapid Response Services are not subject to a retention		
Premium	$	16,872.00

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Crime Coverage

Insurance Company	National Union Fire Insurance Company of Pittsburgh, PA
A.M. Best Rating	A (Excellent), Financial Size Category: XV (Greater than or Equal to $2 Billion) as of December 6, 2024
Standard & Poor's Rating	AA- (Very Strong) as of May 15, 2025
Illinois Status	Admitted
Policy/Coverage Term	December 31, 2025 to December 31, 2026
Policy #	TBD

Coverages	**Limits**	**Deductible**
Employee Theft	$ 1,000,000	$ 1,000
Forgery or Alteration	$ 500,000	$ 1,000
Computer Fraud and Funds Transfer Fraud	$ 500,000	$ 1,000
Money & Securities - Inside the Premises	$ 250,000	$ 1,000
Money & Securities - Outside the Premises	$ 250,000	$ 1,000
Robbery/Safe Burglary - Inside Premises	$ 100,000	$ 1,000
Fraudulent Impersonation	$ 250,000	$ 1,000
Money Orders	$ 250,000	$ 1,000

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Disclosures

This proposal of insurance is provided as a matter of convenience and information only. All information included in this proposal, including but not limited to personal and real property values, locations, operations, products, data, automobile schedules, financial data and loss experience, is based on facts and representations supplied to Alliant Insurance Services, Inc. by you. This proposal does not reflect any independent study or investigation by Alliant Insurance Services, Inc. or its agents and employees.

Please be advised that this proposal is also expressly conditioned on there being no material change in the risk between the date of this proposal and the inception date of the proposed policy (including the occurrence of any claim or notice of circumstances that may give rise to a claim under any policy which the policy being proposed is a renewal or replacement). In the event of such change of risk, the insurer may, at its sole discretion, modify, or withdraw this proposal, whether or not this offer has already been accepted.

This proposal is not confirmation of insurance and does not add to, extend, amend, change, or alter any coverage in any actual policy of insurance you may have. All existing policy terms, conditions, exclusions, and limitations apply. For specific information regarding your insurance coverage, please refer to the policy itself. Alliant Insurance Services, Inc. will not be liable for any claims arising from or related to information included in or omitted from this proposal of insurance.

Alliant embraces a policy of transparency with respect to its compensation from insurance transactions. Details on our compensation policy, including the types of income that Alliant may earn on a placement, are available on our website at www.alliant.com. For a copy of our policy or for any inquiries regarding compensation issues pertaining to your account you may also contact us at: Alliant Insurance Services, Inc., Attention: General Counsel, 701 B Street, 6th Floor, San Diego, CA 92101.

Analyzing insurers' over-all performance and financial strength is a task that requires specialized skills and in-depth technical understanding of all aspects of insurance company finances and operations. Insurance brokerages such as Alliant Insurance typically rely upon rating agencies for this type of market analysis. Both A.M. Best and Standard and Poor's have been industry leaders in this area for many decades, utilizing a combination of quantitative and qualitative analysis of the information available in formulating their ratings.

A.M. Best has an extensive database of nearly 6,000 Life/Health, Property Casualty and International companies. You can visit them at www.ambest.com. For additional information regarding insurer financial strength ratings visit Standard and Poor's website at www.standardandpoors.com.

Our goal is to procure insurance for you with underwriters possessing the financial strength to perform. Alliant does not, however, guarantee the solvency of any underwriters with which insurance or reinsurance is placed and maintains no responsibility for any loss or damage arising from the financial failure or insolvency of any insurer. We encourage you to review the publicly available information collected to enable you to make an informed decision to accept or reject a particular underwriter. To learn more about companies doing business in your state, visit the Department of Insurance website for that state.

NY Regulation 194

Alliant Insurance Services, Inc. is an insurance producer licensed by the State of New York. Insurance producers are authorized by their license to confer with insurance purchasers about the benefits, terms and conditions of insurance contracts; to offer advice concerning the substantive benefits of particular insurance contracts; to sell insurance; and to obtain insurance for purchasers. The role of the producer in any particular transaction typically involves one or more of these activities.

Compensation will be paid to the producer, based on the insurance contract the producer sells. Depending on the insurer(s) and insurance contract(s) the purchaser selects, compensation will be paid by the insurer(s) selling the insurance contract or by another third party. Such compensation may vary depending on a number of factors, including the insurance contract(s) and the insurer(s) the purchaser selects. In some cases, other factors such as the volume of business a producer provides to an insurer or the profitability of insurance contracts a producer provides to an insurer also may affect compensation.

The insurance purchaser may obtain information about compensation expected to be received by the producer based in whole or in part on the sale of insurance to the purchaser, and (if applicable) compensation expected to be received based in whole or in part on any alternative quotes presented to the purchaser by the producer, by requesting such information from the producer.

Privacy

At Alliant, one of our top priorities is making sure that the information we have about you is protected and secure. We value our relationship with you and work hard to preserve your privacy and ensure that your preferences are honored. At the same time, the very nature of our relationship may result in Alliant's collecting or sharing certain types of information about you in order to provide the products and services you expect from us. Please take the time to read our full Privacy Policy posted at www.alliant.com, and contact your Alliant service team should you have any questions.

Other Disclosures / Disclaimers

FATCA:

The Foreign Account Tax Compliance Act (FATCA) requires the notification of certain financial accounts to the United States Internal Revenue Service. Alliant does not provide tax advice so please contact your tax consultant for your obligation regarding FATCA.

Guarantee Funds

Established by law in every state, guaranty funds are maintained by a state's insurance commissioner to protect policyholders in the event that an insurer becomes insolvent or is unable to meet its financial obligations. *If your insurance carrier is identified as 'Non-Admitted', your policy is not protected by your state's Guaranty Fund.*

Claims Reporting:

Your policy will come with specific claim reporting requirements. Please make sure you understand these obligations. Contact your Alliant Service Team with any questions.

Other Disclosures / Disclaimers - Continued

Claims Made Policy:

This claims-made policy contains a requirement stating that this policy applies only to any claim first made against the Insured and reported to the insurer during the policy period or applicable extended reporting period. Claims must be submitted to the insurer during the policy period, or applicable extended reporting period, as required pursuant to the Claims/Loss Notification Clause within the policy in order for coverage to apply. Late reporting or failure to report pursuant to the policy's requirements could result in a disclaimer of coverage by the insurer.

Any Employment Practices Liability (EPL) or Directors & Officers (D&O) with EPL coverage must give notice to the insurer of any charges / complaints brought by any state / federal agency (i.e. EEOC and similar proceedings) involving an employee. To preserve your rights under the policy, it is important that timely notice be given to the insurer, whether or not a right to sue letter has been issued.

Changes and Developments

It is important that we be advised of any changes in your operations, which may have a bearing on the validity and/or adequacy of your insurance. The types of changes that concern us include, but are not limited to, those listed below:

- Changes in any operations such as expansion to another state, new products, or new applications of existing products.
- Travel to any state not previously disclosed.
- Permanent operations outside the United States, Canada or Puerto Rico.
- Mergers and/or acquisition of new companies and any change in business ownership, including percentages.
- Any newly assumed contractual liability, granting of indemnities or hold harmless agreements.
- Any changes in existing premises including vacancy, whether temporary or permanent, alterations, demolition, etc. Also, any new premises either purchased, constructed or occupied.
- Circumstances which may require an increased liability insurance limit.
- Any changes in fire or theft protection such as the installation of or disconnection of sprinkler systems, burglar alarms, etc. This includes any alterations to the system.
- Immediate notification of any changes to a scheduled of equipment, property, vehicles, electronic data processing, etc.
- Property of yours that is in transit, unless previously discussed and/or currently insured.

Certificates / Evidence of Insurance

A Certificate or Evidence is issued as a matter of information only and confers no rights upon the certificate holder. The certificate does not affirmatively or negatively amend, extend or alter the coverage afforded by a policy, nor does it constitute a contract between the issuing insurer(s), authorized representative, producer or recipient.

You may have signed contracts, leases or other agreements requiring you to provide this evidence. In those agreements, you may assume obligations and/or liability for others (Indemnification, Hold Harmless) and some of the obligations that are not covered by insurance. We recommend that you and your legal counsel review these documents.

In addition to providing a Certificate or Evident of Insurance, you may be required to name your landlord, client or customer on your policy as a loss payee on property insurance or as an additional insured on liability insurance. This is only possible with permission of the insurance company, added by endorsement and, in some cases, an additional premium.

By naming the certificate holder as additional insured, there are consequences to your risks and insurance policy including:

- Your policy limits are now shared with other entities; their claims involvement may reduce or exhaust your aggregate limit.
- Your policy may provide higher limits than required by contract; your full limits can be exposed to the additional insured.
- There may be conflicts in defense when your insurer has to defend both you and the additional insured.
- An additional insured endorsement will most likely not provide notification of cancellation. Some insurance companies use a “blanket” additional insured endorsement that provides coverage automatically when it is required in a written contract. Most insurance companies do not want to be notified of all additional insureds when there is a blanket endorsement on the policy. If a notice of cancellation is required for the additional insured party, you must notify us immediately and we will request an endorsement from your insurance company. There may be an additional premium for adding a notice of cancellation endorsement for an additional insured.

See Request to Bind Coverage page for acknowledgment of all disclaimers and disclosures.

Optional Coverages

The following represents a list of insurance coverages that may not be included in this proposal but are optional and may be available with further underwriting information. This list is not inclusive of all coverages and if you have questions contact your Alliant representative. If you would like addition quotes please check Yes/No across from the coverage below, sign and return.

Target Coverages

	Yes	No
MANAGEMENT LIABILITY		
Directors & Officers Liability	☐	☐
Fiduciary Liability	☐	☐
Selecting the "Reject All or Accept All" option will override any selections you have made above	☐ Reject All ☐ Accept All for Consideration	

Signature of Authorized Insurance Representative **Date**

Title

Printed / Typed Name

Optional Coverages - Continued

Other Coverage Options

Note some of these coverages may be included with limitations or insured elsewhere. This is a partial listing as you may have additional risks not contemplated here which are unique to your organization.

- Business Income/Extra Expense
- Earthquake
- Employed Lawyers
- Employee Benefits Liability
- Equipment Breakdown
- Food Borne Illness
- Foreign Insurance
- Garagekeepers Liability
- Hired Auto Physical Damage
- Kidnap & Ransom
- Law Enforcement Liability
- Media and Publishers Liability
- Network Security / Privacy Liability and Internet Media Liability
- Non-Owned & Hired Automobile Liability
- Pollution Liability
- Owned/Non-Owned Aircraft
- Owned Watercraft
- Professional Liability
- Property in Transit
- Property of Others (Clients, Employees, Other)
- Special Events Liability
- Spoilage
- Student Accident
- Volunteer Accidental Death & Dismemberment (AD&D)
- Workers Compensation & Employers Liability
- Workplace Violence

Glossary of Insurance Terms

Below are links to assist you in understanding the insurance terms you may find within your insurance coverages:

http://insurancecommunityuniversity.com/university-resources/insurance-glossary-free
https://consumers.ambest.com/content.aspx?rec=261613
http://www.irmi.com/online/insurance-glossary/default.aspx

Request to Bind Coverage

United City of Yorkville

We have reviewed the proposal and agree to the terms and conditions of the coverages presented. We are requesting coverage to be bound as outlined by coverage line below:

Coverage Line	Bind Coverage for:
Commercial Property	☐
Commercial General Liability	☐
Commercial Auto	☐
Excess Liability	☐
Law Enforcement Liability	☐
Workers' Compensation	☐
Public Officials Lability / Employment Practices Liability	☐
Cyber	☐
Crime	☐

Did you know that Alliant works with premium financing companies?
Are you interested in financing your annual premium?

Yes, please provide us with a financing quote.	No, we do not wish to finance our premium.
☐	☐

This Authorization to Bind Coverage also acknowledges receipt and review of all disclaimers and disclosures, including exposures used to develop insurance terms, contained within this proposal.

Signature of Authorized Insured Representative **Date**

Title

Printed / Typed Name

This proposal does not constitute a binder of insurance. Binding is subject to final carrier approval.
The actual terms and conditions of the policy will prevail.

Binding Subjectivities Recap

ALL coverages require

- A written request to bind coverage.

Additional subjectivities are listed below by Coverage Line.

Coverage Line and Description of Subjectivity(ies)
Commercial Property • Signed Glatfelter Acceptance Form
Commercial General Liability • Signed Trampoline Exclusion Form
Commercial Auto • Signed UM/UIM Form
Excess Liability • None
Law Enforcement Liability • None
Workers' Compensation • None
Public Officials Lability / Employment Practices Liability • None
Cyber • None
Crime • None

In order to complete the underwriting process, we require that you send us any additional information requested above. We are not required to bind coverage prior to our receipt and underwriting acceptance of the above information. However, if we do bind coverage prior to such acceptance, the terms and conditions as indicated above may be amended until such receipt and acceptance. Any agreement to bind coverage in connection with this proposal must be in writing from an authorized employee of the Insurer.

Reviewed By:	
Legal	■
Finance	☐
Engineer	☐
City Administrator	■
Community Development	☐
Purchasing	☐
Police	☐
Public Works	■
Parks and Recreation	☐

Agenda Item Number

Mayor's Report #4

Tracking Number

CC 2025-89

Agenda Item Summary Memo

Title: Release of Temporary Construction Easements - Rosenwinkel

Meeting and Date: City Council – November 25, 2025

Synopsis: Please see the attached memo.

Council Action Previously Taken:

Date of Action: _____ Action Taken: _____

Item Number: _____

Type of Vote Required: Majority

Council Action Requested: Approval

Submitted by: Bart Olson (Name) Administration (Department)

Agenda Item Notes:

Have a question or comment about this agenda item?
Call us Monday-Friday, 8:00am to 4:30pm at 630-553-4350, email us at agendas@yorkville.il.us, post at www.facebook.com/CityofYorkville, tweet us at @CityofYorkville, and/or contact any of your elected officials at http://www.yorkville.il.us/320/City-Council

Memorandum

To: City Council
From: Megan Lamb, City Attorney
CC: Bart Olson, City Administrator
Jori Contrino, City Clerk
Brad Sanderson, EEI
Date: November 20, 2025
Subject: Release of Temporary Construction Easements

The purpose of this memo is to present a release of certain temporary construction easements for City Council approval.

Background

City Council approved the acquisition of temporary construction easements and permanent utility easements on parcels located generally along Corneils Road and east of Eldamain Road in 2023 and 2024. These easements were recorded as Doc Nos. 202300008469 and 202400008394 with the Kendall County Recorder's Office. The current property owner is requesting the City release the temporary construction easements on these parcels. Any permanent utility easements would remain on the parcels.

Recommendation

Given that construction of the planned utility improvements is complete, approval of the Release of Temporary Construction Easements for Installation of United City of Yorkville Sanitary Sewers is recommended at this time.

Ordinance No. 2025-_____

AN ORDINANCE OF THE UNITED CITY OF YORKVILLE, KENDALL COUNTY, ILLINOIS AUTHORIZING THE RELEASE OF CERTAIN EASEMENTS FOR THE CONSTRUCTION OF WATER MAINS

WHEREAS, the United City of Yorkville, Kendall County, Illinois (the "*City*") is a duly organized and validly existing non-home-rule municipality created in accordance with the Constitution of the State of Illinois of 1970 and the laws of the State; and

WHEREAS, the City acquired certain temporary construction easements on property generally located along Corneils Road, east of Eldamain Road and identified by PIN(s) 02-07-400-002, 02-07-400-003, and 02-18-200-002 (the "*Subject Property*") for the purpose of constructing water mains and storm sewers within the City's corporate limits (the "*Project*"); and

WHEREAS, the City has completed the Project and therefore no longer needs temporary construction easements on the Property; and

WHEREAS, the City therefore desires to release the temporary construction easements, as provided on the *Release of Temporary Construction Easements for Installation of United City of Yorkville Sanitary Sewer and Water Infrastructure*, attached hereto as *Exhibit A*.

NOW, THEREFORE, BE IT ORDAINED by the Mayor and City Council of the United City of Yorkville, Kendall County, Illinois, as follows:

Section 1. All the Recitals set forth above are incorporated as if restated herein.

Section 2. The Corporate Authorities hereby approve the *Release of Temporary Construction Easements for Installation of United City of Yorkville Sanitary Sewer and Water Infrastructure*, attached hereto as *Exhibit A*, and authorize the Mayor and City Clerk to execute.

Section 3. This Ordinance shall be in full force and effect after its passage, publication, and approval as provided by law.

Passed by the City Council of the United City of Yorkville, Kendall County, Illinois this ____ day of _____, A.D. 2025.

_____

CITY CLERK

KEN KOCH	_____	DAN TRANSIER	_____
ARDEN JOE PLOCHER	_____	CRAIG SOLING	_____
CHRIS FUNKHOUSER	_____	MATT MAREK	_____
RUSTY CORNEILS	_____	RUSTY HYETT	_____

APPROVED by me, as Mayor of the United City of Yorkville, Kendall County, Illinois this ____ day of _____, A.D. 2025.

_____

MAYOR

Attest:

_____

CITY CLERK

RELEASE OF TEMPORARY
CONSTRUCTION EASEMENTS
FOR INSTALLATION OF UNITED
CITY OF YORKVILLE SANITARY
SEWERS AND WATER
INFRASTRUCTURE

STATE OF ILLINOIS)
)ss
COUNTY OF KENDALL)

United City of Yorkville

WHEREAS, the property generally located along Corneils Road, east of Eldamain Road and identified by PIN(s) 02-07-400-002, 02-07-400-003, and 02-18-200-002 (the "Property") is located within the corporate boundaries of the United City of Yorkville, Kendall County, Illinois (the "City"); and

WHEREAS, the City recorded a Temporary Construction Easement against the Property as Document Number 202300008469 on August 1, 2023; and

WHEREAS, the City recorded a Temporary Construction Easement against the Property as Document Number 202400008394 on July 25, 2024; and

WHEREAS, the construction that necessitated the recordation of these easements has been completed and the Temporary Construction Easements are no longer required.

NOW THEREFORE, the United City of Yorkville hereby releases the Temporary Construction Easement recorded as Document Number 202300008469 on August 1, 2023, and the

Temporary Construction Easement recorded Document Number 202400008394 on July 25, 2024 with the Kendall County Recorder of Deeds for the purpose of constructing a sanitary sewer and water main on the Property, which is legally described on the attached *Exhibit A*.

Dated this _____ day of November 2025

United City of Yorkville

By:_____
John Purcell, Mayor

ATTEST:_____
Jori Contrino, City of Yorkville Clerk

STATE OF ILLINOIS)
)ss
COUNTY OF KENDALL)

I the undersigned a Notary Public in and for said County in the State aforesaid, does hereby certify that John Purcell and Jori Contrino are personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that they signed sealed and delivered the said instrument as their free and voluntary act for the uses and purposes therein set forth.

Given under my hand and Notarial Seal this _____ day of _____ 2025.

_____
Notary Public

PREPARED BY:

Ottosen DiNolfo Hasenbalg & Castaldo, Ltd.
2441 Warrenville Rd., Ste 310
Lisle, IL 60532
attn: Megan Lamb
(630)682-0085
mlamb@ottosenlaw.com

RETURN TO:

Law Office of Daniel J. Kramer
1107A S. Bridge St.
Yorkville, IL 60560
(630) 553-9500
F: (630) 553-5764
dkramer@dankramerlaw.com

EXHIBIT "A"
Legal Description

PARCEL 1:
THAT PART OF THE SOUTHEAST QUARTER OF SECTION 7, PART OF THE SOUTHWEST QUARTER OF SECTION 8 AND PART OF THE NORTHEAST QUARTER OF SECTION 18, TOWNSHIP 37 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF SAID SECTION 7, THENCE NORTH 0 DEGREES 09 MINUTES 48 SECONDS EAST ALONG THE EAST LINE OF SAID SOUTHEAST QUARTER, 37. 42 FEET, THENCE NORTH 88 DEGREES 28 MINUTES 22 SECONDS EAST PARALLEL WITH THE SOUTH LINE OF SAID SOUTHWEST QUARTER, 272. 68 FEET, THENCE NORTH 0 DEGREES 46 MINUTES 58 SECONDS WEST, 200. 71 FEET, THENCE NORTH 0 DEGREES 52 MINUTES 50 SECONDS WEST, 1057. 46 FEET, THENCE SOUTH 88 DEGREES 42 MINUTES 24 SECONDS WEST, 217. 14 FEET TO A LINE DRAWN SOUTHERLY FROM A POINT OF THE NORTH LINE OF SAID SOUTHWEST QUARTER WHICH IS 14. 0 FEET EASTERLY OF THE NORTHWEST CORNER OF SAID SOUTHWEST QUARTER, THROUGH A POINT OF THE NORTH LINE OF THE SOUTHWEST QUARTER OF SAID SOUTHWEST QUARTER WHICH IS 32 50 FEET EASTERLY OF THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF SAID SOUTHWEST QUARTER, THENCE NORTH 0 DEGREES 38 MINUTES 05 SECONDS WEST, 1358 30 FEET TO SAID POINT ON THE NORTH LINE OF SAID SOUTHWEST QUARTER, THENCE SOUTH 88 DEGREES 30 MINUTES 33 SECONDS WEST ALONG SAID NORTH LINE, 14. 0 FEET TO SAID NORTHWEST CORNER OF SAID SOUTHWEST QUARTER, THENCE SOUTH 88 DEGREES 15 MINUTES 48 SECONDS WEST ALONG THE NORTH LINE OF SAID SOUTHEAST QUARTER, 1321. 86 FEET TO THE NORTHWEST CORNER OF THE EAST HALF OF SAID SOUTHEAST QUARTER, THENCE SOUTH 0 DEGREES 06 MINUTES 11 SECONDS WEST ALONG THE WEST LINE OF SAID EAST HALF, 2651. 50 FEET TO THE SOUTHWEST CORNER OF SAID EAST HALF, THENCE SOUTH 85 DEGREES 20 MINUTES 25 SECONDS EAST ALONG THE CENTER LINE OF CORNEILS ROAD, 1323. 74 FEET TO THE EAST LINE OF SAID NORTHEAST QUARTER, THENCE NORTH 0 DEGREES 21 MINUTES 50 SECONDS WEST ALONG SAID EAST LINE, 143. 44 FEET TO THE POINT OF BEGINNING, IN BRISTOL TOWNSHIP, KENDALL COUNTY, ILLINOIS

PARCEL 2:
THAT PART OF THE NORTHWEST QUARTER OF SECTION 8, TOWNSHIP 37 NORTH, RANGE 7, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SAID NORTHWEST QUARTER, THENCE NORTH 88 DEGREES 32 MINUTES 04 SECONDS EAST ALONG THE NORTH LINE OF SAID QUARTER SECTION, 953. 68 FEET TO A POINT IN THE CENTER LINE BRANCH OF ROB ROY CREEK FOR THE POINT OF BEGINNING, THENCE SOUTH 28 DEGREES 38 MINUTES 25 SECONDS EAST ALONG THE SAID CENTER LINE, 1134. 39 FEET, THENCE SOUTH 87 DEGREES 53 MINUTES 03 SECONDS WEST, 1498.53 FEET TO A POINT IN THE WEST LINE OF SAID QUARTER SECTION, THENCE SOUTH 0 DEGREES 01 MINUTES 23 SECONDS WEST ALONG SAID WEST LINE TO A POINT 620. 14 FEET NORTH OF THE SOUTHWEST CORNER OF SAID NORTHWEST QUARTER, AS MEASURED ALONG SAID WEST LINE, THENCE NORTH 88 DEGREES 39 MINUTES 03 SECONDS EAST, 625. 76 FEET, THENCE SOUTH 0 DEGREES 25 MINUTES 24 SECONDS EAST, 618. 48 FEET TO A POINT IN THE SOUTH LINE OF SAID QUARTER SECTION, THENCE NORTH 88 DEGREES 30 MINUTES 33 SECONDS EAST ALONG SAID SOUTH LINE TO THE SOUTHEAST CORNER OF SAID NORTHWEST QUARTER, THENCE NORTH 0 DEGREES 0 MINUTES 0 SECONDS ALONG THE EAST LINE OF SAID NORTHWEST QUARTER TO THE NORTHEAST CORNER OF SAID NORTHWEST QUARTER, THENCE SOUTH 88 DEGREES 32 MINUTES 04 SECONDS WEST ALONG SAID NORTH LINE OF THE NORTHWEST QUARTER TO THE POINT OF BEGINNING, EXCEPTING THEREFROM THAT PART DESCRIBED AS FOLLOWS THAT PART OF THE NORTHWEST QUARTER OF SECTION 8, TOWNSHIP 37 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, BEING DESCRIBED AS FOLLOWS COMMENCING

AT THE NORTHWEST CORNER OF SAID QUARTER SECTION, THENCE NORTH 88 DEGREES 29 MINUTES 44 SECONDS EAST ALONG THE NORTH LINE OF SAID NORTHWEST QUARTER, 953. 68 FEET TO A POINT IN THE CENTER LINE OF A BRANCH OF THE ROB ROY CREEK FOR THE POINT OF BEGINNING, THENCE CONTINUING NORTH 88 DEGREES 29 MINUTES 44 SECONDS EAST ALONG SAID NORTH LINE, 1699. 46 FEET TO THE NORTHEAST CORNER OF SAID QUARTER SECTION, THENCE SOUTH 0 DEGREES 07 MINUTES 06 SECONDS EAST ALONG THE EAST LINE OF SAID QUARTER SECTION 1124. 58 FEET, THENCE SOUTH 88 DEGREES 27 MINUTES 18 SECONDS WEST, 2655. 97 FEET TO A POINT ON THE WEST LINE OF SAID QUARTER SECTION THAT IS 1126. 52 FEET SOUTH OF THE NORTHWEST CORNER OF SAID SECTION, THENCE NORTH 0 DEGREES 01 MINUTES 23 SECONDS EAST ALONG SAID WEST LINE 100. 00 FEET, THENCE NORTH 87 DEGREES 51 MINUTES 12 SECONDS EAST, 1498. 53 FEET TO A POINT IN THE CENTER OF SAID ROB ROY CREEK, THENCE NORTH 28 DEGREES 38 MINUTES 38 SECONDS WEST ALONG SAID CREEK, 1134. 24 FEET TO THE POINT OF BEGINNING, IN THE TOWNSHIP OF BRISTOL, KENDALL COUNTY, ILLINOIS

PARCEL 3:
THAT PART OF SECTION 6, TOWNSHIP 37 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS BEGINNING AT THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 6, THENCE WEST ALONG THE SOUTH LINE OF SAID SOUTHWEST QUARTER 2255. 11 FEET, THENCE NORTHEASTERLY PARALLEL WITH THE CENTER LINE OF ELDAMAIN ROAD TO FORMING AN ANGEL OF 70 DEGREES 14 MINUTES 38 SECONDS WITH THE LAST DESCRIBED COURSE, MEASURED COUNTERCLOCKWISE THEREFROM, 1149. 27 FEET, THENCE WEST PARALLEL WITH SAID SOUTH LINE 443 00 FEET TO SAID CENTER LINE, THENCE NORTHEASTERLY ALONG SAID CENTER LINE 122 84 FEET TO AN ANGLE IN SAID CENTER LINE, THENCE NORTHEASTERLY ALONG SAID CENTER LINE FORMING AN ANGLE OF 180 DEGREES 28 MINUTES 23 SECONDS WITH THE LAST DESCRIBED COURSE, MEASURED COUNTERCLOCKWISE THEREFROM, 1736 61 FEET TO THE ORIGINAL CENTER LINE OF GALENA ROAD, THENCE SOUTHEASTERLY ALONG THE ORIGINAL CENTER LINE OF GALENA ROAD FORMING AN ANGLE OF 97 DEGREES 09 MINUTES 49 SECONDS WITH THE LAST DESCRIBED COURSE, MEASURED COUNTERCLOCKWISE THEREFROM, 2442 0 FEET TO THE CENTER LINE OF WEST BEECHER ROAD, THENCE SOUTHWESTERLY ALONG THE CENTER LINE OF WEST BEECHER ROAD FORMING AN ANGLE OF 85 DEGREES 30 MINUTES 52 SECONDS WITH THE LAST DESCRIBED COURSE, MEASURED COUNTERCLOCKWISE THEREFROM, 2424 84 FEET TO THE POINT OF BEGINNING, EXCEPTING THEREFROM THE PROPERTY CONVEYED TO KENDALL COUNTY BY DEED RECORDED MARCH 12, 2003 AS DOCUMENT NO 200300007826, ALSO EXCEPTING THAT PART DEDICATED PER THE PLAT OF HIGHWAYS AND RECORDED AS DOCUMENT NO 150467, ALL IN THE TOWNSHIP OF BRISTOL, KENDALL COUNTY, ILLINOIS

PARCEL 4:
THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 7, TOWNSHIP 37 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPT THAT PART DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF SAID WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 7, THENCE NORTHEASTERLY ALONG A STRAIGHT LINE FORMING AN ANGLE OF 79 DEGREES 31 MINUTES 26 SECONDS AS MEASURED COUNTERCLOCKWISE FROM THE SOUTH LINE OF SAID WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 7, A DISTANCE OF 2696. 84 FEET TO A POINT ON THE NORTH LINE OF SAID WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 7, WHICH SAID POINT IS 907. 91 FEET WEST OF THE NORTHEAST CORNER OF SAID WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 7, THENCE EAST ALONG THE NORTH LINE OF SAID WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 7, A DISTANCE OF 752. 78 FEET TO THE INTERSECTION WITH A LINE DRAWN 740. 0 FEET PERPENDICULARLY DISTANT SOUTHEASTERLY OF DISTANT SOUTHEASTERLY OF AND PARALLEL WITH THE ABOVE DESCRIBED STRAIGHT LINE, THENCE SOUTHWESTERLY ALONG THE LAST DESCRIBED PARALLEL LINE A DISTANCE OF 2698. 20 FEET TO THE SOUTH LINE OF SAID WEST HALF OF

THE SOUTHEAST QUARTER OF SECTION 7, THENCE WEST ALONG THE SOUTH LINE OF SAID WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 7, A DISTANCE OF 752. 54 FEET TO THE POINT OF BEGINNING) IN THE TOWNSHIP OF BRISTOL, KENDALL COUNTY, ILLINOIS

PARCEL 5:
THAT PART OF THE WEST HALF OF SECTION 7, TOWNSHIP 37 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS BEGINNING AT THE SOUTHEAST CORNER OF THE NORTH HALF OF THE NORTHWEST QUARTER OF SAID SECTION 7, THENCE SOUTHERLY ALONG THE EAST LINE OF SAID WEST HALF, 2261. 82 FEET, THENCE WESTERLY ALONG A LINE FORMING AN ANGLE OF 91 DEGREES 36 MINUTES 11 SECONDS WITH THE LAST DESCRIBED COURSE (MEASURED COUNTERCLOCKWISE THEREFROM) PARALLEL WITH THE SAID SOUTH LINE OF SAID WEST HALF 1540. 44 FEET, THENCE NORTHERLY PARALLEL WITH SAID EAST LINE 3007. 62 FEET, THENCE EASTERLY PARALLEL WITH SAID SOUTH LINE 1540. 44 FEET TO SAID EAST LINE, THENCE SOUTHERLY ALONG SAID EAST LINE 745. 80 FEET TO THE POINT OF BEGINNING, (EXCEPT THAT PART OF THE NORTHWEST QUARTER OF SECTION 7, TOWNSHIP 37 NORTH, RANGE 7 EAST, OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS COMMENCING AT THE NORTHEAST CORNER OF SAID NORTHWEST QUARTER, THENCE SOUTHERLY ALONG THE EAST LINE OF SAID NORTHWEST QUARTER, 1310 0 FEET FOR THE POINT OF BEGINNING, THENCE SOUTHERLY ALONG SAID EAST LINE, 602. 50 FEET, THENCE WESTERLY PERPENDICULAR TO SAID EAST LINE, 715. 0 FEET, THENCE NORTHERLY PARALLEL WITH SAID EAST LINE, 602. 50 FEET, THENCE EASTERLY PERPENDICULAR TO SAID EAST LINE, 715. 0 FEET TO THE POINT OF BEGINNING) IN BRISTOL TOWNSHIP, KENDALL COUNTY, ILLINOIS

Reviewed By:	
Legal	■
Finance	☐
Engineer	■
City Administrator	■
Community Development	☐
Purchasing	☐
Police	☐
Public Works	■
Parks and Recreation	☐

Agenda Item Number

Public Works Committee #1

Tracking Number

PW 2025-112

Agenda Item Summary Memo

Title: IL Route 126 Water Main Improvements – Contract Award

Meeting and Date: City Council – November 25, 2025

Synopsis: IL Route 126 Water Main Improvements – Contract Award

Council Action Previously Taken:

Date of Action: PW – 11/18/25 Action Taken: Moved forward to City Council agenda.

Item Number: PW 2025-112

Type of Vote Required: Majority

Council Action Requested: Consideration of Contract Award

Submitted by: Brad Sanderson (Name) Engineering (Department)

Agenda Item Notes:

Have a question or comment about this agenda item?
Call us Monday-Friday, 8:00am to 4:30pm at 630-553-4350, email us at agendas@yorkville.il.us, post at www.facebook.com/CityofYorkville, tweet us at @CityofYorkville, and/or contact any of your elected officials at http://www.yorkville.il.us/320/City-Council

Memorandum

To: Bart Olson, City Administrator
From: Brad Sanderson, EEI
CC: Eric Dhuse, Director of Public Works
Jori Contrino, City Clerk
Rob Fredrickson, Finance Director

Date: November 10, 2025
Subject: IL Route 126 Water Main Improvements

Bids were received, opened and tabulated for work to be done on the IL Route 126 Water Main Improvements at 11:00 a.m., November 5, 2025. Representatives of contractors bidding the project and our firm were in attendance. A tabulation of the bids and the engineer's estimate is attached for your information and record.

This project consists of installing approximately 6,800 feet of 16-inch ductile iron water main and 1,100 feet of sanitary sewer to connect the new South Receiving Station with the City's infrastructure system. The low bid was below our engineer's estimate and within the project budget ($3.13M).

This project is included in the City's Water Infrastructure Finance and Innovation Act (WIFIA) Loan and is part of the WIFIA loan eligible project costs.

We recommend the acceptance of the bid and approval of the award be made to the low bidder, Austin Tyler Construction Inc., 23343 S Ridge Rd., Elwood, IL 60421, in the total amount of $2,559,902.21.

If you have any questions or require additional information, please let us know.

Resolution No. 2025-_____

A RESOLUTION OF THE UNITED CITY OF YORKVILLE, KENDALL COUNTY, ILLINOIS APPROVING A BID TO CONSTRUCT WATER MAIN IMPROVEMENTS ALONG ILLINOIS ROUTE 126
(IL Route 126 Water Main Improvements)

WHEREAS, the United City of Yorkville (the "*City*") is a duly organized and validly existing non home-rule municipality created in accordance with the Constitution of the State of Illinois of 1970 and the laws of the State; and

WHEREAS, the City plans to install approximately 6,800 feet of water main and 1,100 feet of sanitary sewer to connect a planned water receiving station with the City's existing water infrastructure system (the "*Project*"); and

WHEREAS, the Project is required for the City to connect to Lake Michigan water through the DuPage Water Commission; and

WHEREAS, the cost of the Project shall be paid through a combination of Water Infrastructure Finance Innovation Act loans (the "*Loan*") and City funds; and

WHEREAS, in compliance with all applicable Illinois laws, bids were accepted to construct the Project and a public bid opening was held at 11:00 a.m. on November 5, 2025; and

WHEREAS, the City's engineers and staff find that the lowest responsible bidder is Austin Tyler Construction Inc., 23343 S Ridge Rd., Elwood, IL 60421 ("*Austin Tyler*"), with a total bid amount of $2,559,902.21 (the "*Project Cost*"); and

WHEREAS, it has been recommended to the Corporate Authorities that the bid by Austin Tyler be accepted, contingent on the City securing the Loan; and

WHEREAS, a Notice of Intent to Award the bid shall be issued to Austin Tyler.

NOW, THEREFORE, BE IT RESOLVED by the Mayor and City Council of the United City of Yorkville, Kendall County, Illinois:

Section 1. The foregoing recitals are hereby incorporated in this Resolution as the findings of the Corporate Authorities.

Section 2. The Corporate Authorities hereby find and declare that a bid by Austin Tyler Construction Inc., 23343 S Ridge Rd., Elwood, IL 60421 to complete the Project at a cost of $2,559,902.21 is the lowest responsible bid and therefore accept the bid, contingent on the City securing the Loan.

Section 3. That this resolution shall be in full force and effect from and after its passage and approval according to law.

Passed by the City Council of the United City of Yorkville, Kendall County, Illinois this ____ day of _____, A.D. 2025.

_____

CITY CLERK

KEN KOCH	_____	DAN TRANSIER	_____
ARDEN JOE PLOCHER	_____	CRAIG SOLING	_____
CHRIS FUNKHOUSER	_____	MATT MAREK	_____
RUSTY CORNEILS	_____	RUSTY HYETT	_____

APPROVED by me, as Mayor of the United City of Yorkville, Kendall County, Illinois this ____ day of _____, A.D. 2025.

_____

MAYOR

Attest:

_____

CITY CLERK

NOTICE OF AWARD

TO: Austin Tyler Construction Inc.

23343 Ridge Road

Elwood, IL 60421

PROJECT Description: Route 126 Water Main Improvements; which consists of approximately 6,834 feet of 16-inch ductile iron water main, 163 feet of 8-inch C900 PVC Sanitary Sewer Main, 962 feet of 4-inch C900 PVC Sanitary Sewer Force Main, all related appurtenances, sidewalk removal and replacement, pavement removal and replacement, and all other appurtenant work and materials necessary to complete the project.

The OWNER has considered the BID submitted by you for the above described WORK in response to its Advertisement for BIDS dated September 17, 2025, and Information for Bidders.

You are hereby notified that your BID has been accepted for items in the amount of $ Two million five hundred fifty nine thousand nine hundred and two dollars and 21/100 cents ($2,559,902.21) .

You are required by the Information for Bidders to execute the Agreement and furnish the required CONTRACTOR'S Performance BOND, Payment BOND, and certificates of insurance within ten (10) calendar days from the date of this Notice to you.

If you fail to execute said Agreement and to furnish said BONDS within ten (10) days from the date of this Notice, said OWNER will be entitled to consider all your rights arising out of the OWNER'S acceptance of your BID as abandoned and as a forfeiture of your BID BOND. The OWNER will be entitled to such other rights as may be granted by law.

You are required to return an acknowledged copy of this NOTICE OF AWARD to the OWNER.

Dated this 18 day of November, 20 25 .

United City of Yorkville
Owner

By _____

Title Mayor

ACCEPTANCE OF NOTICE

Receipt of the above NOTICE OF AWARD is hereby acknowledged by _____

_____ this _____ day of _____, 20_____.

By _____

Title _____

BID TABULATION
RT 126 WATER MAIN IMPROVEMENTS
UNITED CITY OF YORKVILLE

ITEM NO.	DESCRIPTION	UNIT	QUANTITY	BID TABULATION BIDS RECD 11/5/2025		**Austin Tyler Const. , Inc** 23343 S. Ridge Rd Elwood, IL-60421		**Winninger Excavating, Inc.** 8845 Schoger Drive Naperville, IL-60564		**D. Construction, Inc.** 1488 S. Broadway Coal City, IL-60416		**Trine Construction** 1041 Trine Ct St. Charles, IL-60174		**Steve Spiess Construction, Inc.** 10284 Vans Dr Frankfort, IL-60423		**Swallow Construction** 490 Topsoil Drive West Chicago, IL-60185		**PirTano Construction Co., IIlc** 1766 Armitage Court Addison, IL-60101		**Fischer Excavating, Inc.** 1567 N Heine Rd Freeport, IL-61032		**J. Congdon Sewer Service, Inc.** 170-A Alexandra Way. Carol Stream, IL-60188		**ENGINEER'S ESTIMATE** 52 Wheeler Road Sugar Grove, IL 60554	
				UNIT PRICE	AMOUNT	UNIT PRICE	AMOUNT	UNIT PRICE	AMOUNT	UNIT PRICE	AMOUNT	UNIT PRICE	AMOUNT	UNIT PRICE	AMOUNT	UNIT PRICE	AMOUNT	UNIT PRICE	AMOUNT	UNIT PRICE	AMOUNT	UNIT PRICE	AMOUNT	UNIT PRICE	AMOUNT
1	TREE REMOVAL	UNIT	64	$ 30.00	$ 1,920.00	$ 75.00	$ 4,800.00	$ 100.00	$ 6,400.00	$ 34.50	$ 2,208.00	$ 70.00	$ 4,480.00	$ 31.00	$ 1,984.00	$ 70.00	$ 4,480.00	$ 30.00	$ 1,920.00	$ 50.00	$ 3,200.00	$ 35.00	$ 2,240.00
2	TREE ROOT PRUNING	EACH	4	$ 200.00	$ 800.00	$ 250.00	$ 1,000.00	$ 200.00	$ 800.00	$ 143.75	$ 575.00	$ 200.00	$ 800.00	$ 150.00	$ 600.00	$ 200.00	$ 800.00	$ 125.00	$ 500.00	$ 250.00	$ 1,000.00	$ 140.00	$ 560.00
3	TREE REMOVAL, ACRES	ACRE	1	$ 20,000.00	$ 16,000.00	$ 20,000.00	$ 16,000.00	$ 10,000.00	$ 8,000.00	$ 23,000.00	$ 18,400.00	$ 27,300.00	$ 21,840.00	$ 23,500.00	$ 18,800.00	$ 26,000.00	$ 20,800.00	$ 20,000.00	$ 16,000.00	$ 30,000.00	$ 24,000.00	$ 15,000.00	$ 12,000.00
4	REPLACEMENT TREE, 2.5" CALIPER (MIN.), BALLED, AND BURLAPPED	EACH	2	$ 600.00	$ 1,200.00	$ 800.00	$ 1,600.00	$ 660.00	$ 1,320.00	$ 862.50	$ 1,725.00	$ 600.00	$ 1,200.00	$ 1,050.00	$ 2,100.00	$ 500.00	$ 1,000.00	$ 1,580.00	$ 3,160.00	$ 1,000.00	$ 2,000.00	$ 500.00	$ 1,000.00
5	CONNECTION TO EXISTING WATER MAIN, 16-INCH	EACH	2	$ 6,900.00	$ 13,800.00	$ 8,500.00	$ 17,000.00	$ 5,600.00	$ 11,200.00	$ 12,659.64	$ 25,319.28	$ 8,000.00	$ 16,000.00	$ 15,500.00	$ 31,000.00	$ 8,700.00	$ 17,400.00	$ 7,137.00	$ 14,274.00	$ 25,000.00	$ 50,000.00	$ 9,000.00	$ 18,000.00
6	WATER MAIN, D.I.P, CLASS 52, WITH POLYETHYLENE WRAP, 16-INCH	FOOT	5,849	$ 171.00	$ 1,000,179.00	$ 160.00	$ 935,840.00	$ 177.00	$ 1,035,273.00	$ 181.06	$ 1,059,019.94	$ 150.00	$ 877,350.00	$ 168.00	$ 982,632.00	$ 213.00	$ 1,245,837.00	$ 189.00	$ 1,105,461.00	$ 295.00	$ 1,725,455.00	$ 200.00	$ 1,169,800.00
7	WATER MAIN, D.I.P, CLASS 52, HDSS HIGH PRESSURE RESTRAINED PIPE, 16-INCH	FOOT	415	$ 190.00	$ 78,850.00	$ 189.00	$ 78,435.00	$ 200.00	$ 83,000.00	$ 159.56	$ 66,217.40	$ 235.00	$ 97,525.00	$ 225.00	$ 93,375.00	$ 185.00	$ 76,775.00	$ 416.00	$ 172,640.00	$ 280.00	$ 116,200.00	$ 300.00	$ 124,500.00
8	WATER MAIN, D.I.P., CLASS 52, HDSS RESTRAINED JOINT PIPE, DIRECTIONAL DRILL, 16-INCH	FOOT	570	$ 330.00	$ 188,100.00	$ 470.00	$ 267,900.00	$ 234.00	$ 133,380.00	$ 332.83	$ 189,713.10	$ 366.00	$ 208,620.00	$ 473.00	$ 269,610.00	$ 494.00	$ 281,580.00	$ 439.00	$ 250,230.00	$ 350.00	$ 199,500.00	$ 300.00	$ 171,000.00
9	STEEL CASING PIPE, BORE AND JACK, 30-INCH	FOOT	415	$ 640.00	$ 265,600.00	$ 620.00	$ 257,300.00	$ 757.00	$ 314,155.00	$ 877.64	$ 364,220.60	$ 630.00	$ 261,450.00	$ 850.00	$ 352,750.00	$ 742.00	$ 307,930.00	$ 642.00	$ 266,430.00	$ 500.00	$ 207,500.00	$ 800.00	$ 332,000.00
10	STEEL CASING PIPE, BORE AND JACK, 24-INCH	FOOT	160	$ 570.00	$ 91,200.00	$ 600.00	$ 96,000.00	$ 675.00	$ 108,000.00	$ 776.91	$ 124,305.60	$ 550.00	$ 88,000.00	$ 750.00	$ 120,000.00	$ 562.00	$ 89,920.00	$ 665.00	$ 106,400.00	$ 390.00	$ 62,400.00	$ 500.00	$ 80,000.00
11	DUCTILE IRON FITTINGS	POUND	11,570	$ 0.01	$ 115.70	$ 0.01	$ 115.70	$ 0.01	$ 115.70	$ 0.01	$ 115.70	$ 12.00	$ 138,840.00	$ 11.25	$ 130,162.50	$ 0.01	$ 115.70	$ 14.00	$ 161,980.00	$ 1.00	$ 11,570.00	$ 5.00	$ 57,850.00
12	FIELD LOK GASKET	EACH	8	$ 530.00	$ 4,240.00	$ 500.00	$ 4,000.00	$ 810.00	$ 6,480.00	$ 626.92	$ 5,015.36	$ 800.00	$ 6,400.00	$ 550.00	$ 4,400.00	$ 500.00	$ 4,000.00	$ 642.00	$ 5,136.00	$ 500.00	$ 4,000.00	$ 300.00	$ 2,400.00
13	BUTTERFLY VALVE IN 72" VAULT, 16-INCH	EACH	10	$ 16,500.00	$ 165,000.00	$ 13,000.00	$ 130,000.00	$ 17,000.00	$ 170,000.00	$ 15,545.25	$ 155,452.50	$ 16,100.00	$ 161,000.00	$ 13,600.00	$ 136,000.00	$ 13,450.00	$ 134,500.00	$ 21,500.00	$ 215,000.00	$ 20,000.00	$ 200,000.00	$ 12,000.00	$ 120,000.00
14	FIRE HYDRANT ASSEMBLY, WITH AUXILIARY VALVE, 6-INCH MJ	EACH	15	$ 11,000.00	$ 165,000.00	$ 11,000.00	$ 165,000.00	$ 9,000.00	$ 135,000.00	$ 8,699.91	$ 130,498.65	$ 8,600.00	$ 129,000.00	$ 8,500.00	$ 127,500.00	$ 8,015.00	$ 120,225.00	$ 9,351.00	$ 140,265.00	$ 15,000.00	$ 225,000.00	$ 10,000.00	$ 150,000.00
15	WATER MAIN TESTING - PRESSURE AND DISINFECTION	LSUM	1	$ 0.01	$ 0.01	$ 18,000.00	$ 18,000.00	$ 0.01	$ 0.01	$ 9,997.67	$ 9,997.67	$ 25,000.00	$ 25,000.00	$ 50,000.00	$ 50,000.00	$ 18,500.00	$ 18,500.00	$ 6,062.00	$ 6,062.00	$ 20,000.00	$ 20,000.00	$ 30,000.00	$ 30,000.00
16	CONNECTION TO EXISTING SANITARY MANHOLE	EACH	1	$ 9,200.00	$ 9,200.00	$ 10,000.00	$ 10,000.00	$ 3,500.00	$ 3,500.00	$ 7,640.17	$ 7,640.17	$ 15,000.00	$ 15,000.00	$ 7,500.00	$ 7,500.00	$ 14,860.00	$ 14,860.00	$ 3,200.00	$ 3,200.00	$ 5,000.00	$ 5,000.00	$ 6,500.00	$ 6,500.00
17	SANITARY SEWER MAIN, C-900 PVC, 8-INCH	FOOT	163	$ 82.00	$ 13,366.00	$ 75.00	$ 12,225.00	$ 130.00	$ 21,190.00	$ 51.59	$ 8,409.17	$ 82.00	$ 13,366.00	$ 105.00	$ 17,115.00	$ 71.00	$ 11,573.00	$ 100.00	$ 16,300.00	$ 200.00	$ 32,600.00	$ 200.00	$ 32,600.00
18	SANITARY SEWER FORCE MAIN W/ TRACER WIRE, CERTA LOK D2241/RJIB WITH YELOMINE, 4-INCH, (HDD)	FOOT	962	$ 83.00	$ 79,846.00	$ 73.00	$ 70,226.00	$ 80.00	$ 76,960.00	$ 97.54	$ 93,833.48	$ 132.00	$ 126,984.00	$ 100.00	$ 96,200.00	$ 112.00	$ 107,744.00	$ 61.00	$ 58,682.00	$ 170.00	$ 163,540.00	$ 175.00	$ 168,350.00
19	DUCTILE IRON FITTINGS WITH CERAMIC LINING (FORCE MAIN)	POUND	150	$ 0.01	$ 1.50	$ 0.01	$ 1.50	$ 0.01	$ 1.50	$ 0.01	$ 1.50	$ 32.00	$ 4,800.00	$ 30.00	$ 4,500.00	$ 20.00	$ 3,000.00	$ 75.00	$ 11,250.00	$ 1.00	$ 150.00	$ 7.00	$ 1,050.00
20	FORCE MAIN PRESSURE TESTING	LSUM	1	$ 1,700.00	$ 1,700.00	$ 500.00	$ 500.00	$ 4,500.00	$ 4,500.00	$ 5,169.50	$ 5,169.50	$ 12,000.00	$ 12,000.00	$ 3,000.00	$ 3,000.00	$ 9,400.00	$ 9,400.00	$ 3,518.00	$ 3,518.00	$ 10,000.00	$ 10,000.00	$ 5,000.00	$ 5,000.00
21	DEFLECTION TESTING SANITARY SEWER	FOOT	163	$ 2.00	$ 326.00	$ 2.00	$ 326.00	$ 6.60	$ 1,075.80	$ 10.58	$ 1,724.54	$ 6.00	$ 978.00	$ 3.00	$ 489.00	$ 2.00	$ 326.00	$ 0.60	$ 97.80	$ 15.00	$ 2,445.00	$ 3.00	$ 489.00
22	TELEVISING SANITARY SEWER	FOOT	163	$ 4.00	$ 652.00	$ 5.00	$ 815.00	$ 6.60	$ 1,075.80	$ 10.58	$ 1,724.54	$ 12.00	$ 1,956.00	$ 25.00	$ 4,075.00	$ 9.00	$ 1,467.00	$ 7.50	$ 1,222.50	$ 10.00	$ 1,630.00	$ 4.00	$ 652.00
23	SANITARY MANHOLE VACUUM TESTING	EACH	1	$ 250.00	$ 250.00	$ 400.00	$ 400.00	$ 1,050.00	$ 1,050.00	$ 517.50	$ 517.50	$ 2,000.00	$ 2,000.00	$ 650.00	$ 650.00	$ 500.00	$ 500.00	$ 303.00	$ 303.00	$ 1,500.00	$ 1,500.00	$ 650.00	$ 650.00
24	PRESSURE TESTING SANITARY SEWER	FOOT	163	$ 2.00	$ 326.00	$ 2.00	$ 326.00	$ 13.20	$ 2,151.60	$ 10.58	$ 1,724.54	$ 9.00	$ 1,467.00	$ 3.00	$ 489.00	$ 4.00	$ 652.00	$ 0.60	$ 97.80	$ 15.00	$ 2,445.00	$ 1.00	$ 163.00
25	REINFORCED CONCRETE BASE PAD FOR LIFT STATION	LSUM	1	$ 4,300.00	$ 4,300.00	$ 4,500.00	$ 4,500.00	$ 15,000.00	$ 15,000.00	$ 8,389.50	$ 8,389.50	$ 5,500.00	$ 5,500.00	$ 5,250.00	$ 5,250.00	$ 7,000.00	$ 7,000.00	$ 84,930.00	$ 84,930.00	$ 23,000.00	$ 23,000.00	$ 10,000.00	$ 10,000.00
26	FURNISH LIFT STATION (COMPLETE)	LSUM	1	$ 151,000.00	$ 151,000.00	$ 180,000.00	$ 180,000.00	$ 135,000.00	$ 135,000.00	$ 148,153.00	$ 148,153.00	$ 163,300.00	$ 163,300.00	$ 125,000.00	$ 125,000.00	$ 158,430.00	$ 158,430.00	$ 148,061.00	$ 148,061.00	$ 180,000.00	$ 180,000.00	$ 125,000.00	$ 125,000.00
27	INSTALLATION OF LIFT STATION	LSUM	1	$ 51,000.00	$ 51,000.00	$ 79,000.00	$ 79,000.00	$ 100,000.00	$ 100,000.00	$ 53,553.30	$ 53,553.30	$ 40,460.00	$ 40,460.00	$ 106,000.00	$ 106,000.00	$ 165,490.00	$ 165,490.00	$ 86,584.00	$ 86,584.00	$ 53,000.00	$ 53,000.00	$ 25,000.00	$ 25,000.00
28	NON-SPECIAL, NON-HAZARDOUS SOIL WASTE DISPOSAL	TON	500	$ 0.01	$ 5.00	$ 10.00	$ 5,000.00	$ 60.00	$ 30,000.00	$ 0.01	$ 5.00	$ 12.00	$ 6,000.00	$ 5.00	$ 2,500.00	$ 60.00	$ 30,000.00	$ 76.00	$ 38,000.00	$ 55.00	$ 27,500.00	$ 65.00	$ 32,500.00
29	PERIMETER EROSION BARRIER	FOOT	5,570	$ 2.50	$ 13,925.00	$ 3.25	$ 18,102.50	$ 2.75	$ 15,317.50	$ 4.69	$ 26,123.30	$ 3.00	$ 16,710.00	$ 6.00	$ 33,420.00	$ 3.00	$ 16,710.00	$ 2.00	$ 11,140.00	$ 6.00	$ 33,420.00	$ 1.00	$ 5,570.00
30	FOUNDATION MATERIAL	CUYD	100	$ 40.00	$ 4,000.00	$ 15.00	$ 1,500.00	$ 60.00	$ 6,000.00	$ 0.01	$ 1.00	$ 98.00	$ 9,800.00	$ 45.00	$ 4,500.00	$ 30.00	$ 3,000.00	$ 114.00	$ 11,400.00	$ 40.00	$ 4,000.00	$ 40.00	$ 4,000.00
31	EXPLORATORY EXCAVATION	EACH	5	$ 330.00	$ 1,650.00	$ 500.00	$ 2,500.00	$ 1,000.00	$ 5,000.00	$ 345.00	$ 1,725.00	$ 825.00	$ 4,125.00	$ 250.00	$ 1,250.00	$ 500.00	$ 2,500.00	$ 662.00	$ 3,310.00	$ 500.00	$ 2,500.00	$ 500.00	$ 2,500.00
32	PORTLAND CEMENT CONCRETE SIDEWALK REMOVAL AND REPLACEMENT	SQFT	630	$ 16.00	$ 10,080.00	$ 23.00	$ 14,490.00	$ 20.00	$ 12,600.00	$ 24.15	$ 15,214.50	$ 28.00	$ 17,640.00	$ 17.50	$ 11,025.00	$ 18.00	$ 11,340.00	$ 27.00	$ 17,010.00	$ 18.50	$ 11,655.00	$ 25.00	$ 15,750.00
33	HOT-MIX ASPHALT DRIVEWAY REMOVAL AND REPLACEMENT	SQYD	74	$ 73.00	$ 5,402.00	$ 76.00	$ 5,624.00	$ 75.00	$ 5,550.00	$ 63.25	$ 4,680.50	$ 150.00	$ 11,100.00	$ 122.05	$ 9,031.70	$ 75.00	$ 5,550.00	$ 104.00	$ 7,696.00	$ 62.00	$ 4,588.00	$ 90.00	$ 6,660.00
34	AGGREGATE DRIVEWAY REMOVAL AND REPLACEMENT	SQYD	36	$ 38.00	$ 1,368.00	$ 42.00	$ 1,512.00	$ 100.00	$ 3,600.00	$ 26.45	$ 952.20	$ 23.00	$ 828.00	$ 10.25	$ 369.00	$ 15.00	$ 540.00	$ 48.00	$ 1,728.00	$ 194.00	$ 6,984.00	$ 50.00	$ 1,800.00
35	RESTORATION	LSUM	1	$ 60,000.00	$ 60,000.00	$ 40,000.00	$ 40,000.00	$ 60,000.00	$ 60,000.00	$ 51,358.96	$ 51,358.96	$ 151,800.00	$ 151,800.00	$ 50,000.00	$ 50,000.00	$ 50,000.00	$ 50,000.00	$ 91,500.00	$ 91,500.00	$ 240,000.00	$ 240,000.00	$ 125,000.00	$ 125,000.00
36	TRAFFIC CONTROL AND PROTECTION	LSUM	1	$ 99,000.00	$ 99,000.00	$ 86,000.00	$ 86,000.00	$ 105,000.00	$ 105,000.00	$ 23,000.00	$ 23,000.00	$ 18,820.00	$ 18,820.00	$ 125,000.00	$ 125,000.00	$ 70,000.00	$ 70,000.00	$ 15,000.00	$ 15,000.00	$ 525,000.00	$ 525,000.00	$ 30,000.00	$ 30,000.00
37	STABILIZED CONSTRUCTION ENTRANCE	EACH	3	$ 3,500.00	$ 10,500.00	$ 3,000.00	$ 9,000.00	$ 0.01	$ 0.03	$ 4,025.00	$ 12,075.00	$ 6,500.00	$ 19,500.00	$ 6,500.00	$ 19,500.00	$ 6,500.00	$ 19,500.00	$ 2,200.00	$ 6,600.00	$ 5,500.00	$ 16,500.00	$ 3,000.00	$ 9,000.00
38	ALLOWANCE - ITEMS ORDERED BY THE ENGINEER	UNIT	50,000	$ 1.00	$ 50,000.00	$ 1.00	$ 50,000.00	$ 1.00	$ 50,000.00	$ 1.00	$ 50,000.00	$ 1.00	$ 50,000.00	$ 1.00	$ 50,000.00	$ 1.00	$ 50,000.00	$ 1.00	$ 50,000.00	$ 1.00	$ 50,000.00	$ 1.00	$ 50,000.00
	BASE BID TOTAL (ITEMS 1-38)				**$ 2,559,902.21**		**$ 2,585,038.70**		**$ 2,667,695.94**		**$ 2,668,760.00**		**$ 2,731,639.00**		**$ 2,997,777.20**		**$ 3,063,444.70**		**$ 3,133,088.10**		**$ 4,249,282.00**		**$ 2,929,584.00**
	ABOVE/BELOW ENGINEERS ESTIMATE				-12.62%		-11.76%		-8.94%		-8.90%		-6.76%		2.33%		4.57%		6.95%		45.05%		

HIGHLIGHT = CORRECTED NUMBERS FROM BID

BID SUMMARY
RT 126 WATER MAIN IMPROVEMENTS
UNITED CITY OF YORKVILLE

BID TABULATION BIDS RECEIVED 11:00 A.M. 11/05/2025	**ENGINEER'S ESTIMATE** 52 Wheeler Road Sugar Grove, IL 60554	**Austin Tyler Const. , Inc** 23343 S. Ridge Rd Elwood, IL-60421	**Winninger Excavating, Inc.** 8845 Schoger Drive Naperville, IL-60564	**D. Construction, Inc.** 1488 S. Broadway Coal City, IL-60416
BID TOTAL	$2,929,584.00	$2,559,902.21	$2,585,038.70	$2,667,695.94
BID BOND		X	X	X
SIGNED BID		X	X	X
ADVERTISED IN PAPER		X	X	X
ADDENDUM NO. 1		X	X	X
ADDENDUM NO. 2		X	X	X
ADDENDUM NO. 3		X	X	X
BID TABULATION BIDS RECEIVED 11:00 A.M. 11/05/2025	**Trine Construction** 1041 Trine Ct St. Charles, IL-60174	**Steve Spiess Construction, Inc.** 10284 Vans Dr Frankfort, IL-60423	**Swallow Construction** 490 Topsoil Drive West Chicago, IL-60185	**PirTano Construction Co., Illc** 1766 Armitage Court Addison, IL-60101
BID TOTAL	$2,668,760.00	$2,731,639.00	$2,997,777.20	$3,063,444.70
BID BOND	X	X	X	X
SIGNED BID	X	X	X	X
ADVERTISED IN PAPER	X		X	X
ADDENDUM NO. 1	X	X	X	X
ADDENDUM NO. 2	X	X	X	X
ADDENDUM NO. 3	X	X	X	X
BID TABULATION BIDS RECEIVED 11:00 A.M. 11/05/2025	**Fischer Excavating, Inc.** 1567 N Heine Rd Freeport, IL-61032	**J. Congdon Sewer Service, Inc.** 170-A Alexandra Way, Carol Stream, IL-60188		
BASE BID TOTAL	$3,133,088.10	$4,249,282.00		
BID BOND	X	X		
SIGNED BID	X	X		
ADVERTISED IN PAPER	X	X		
ADDENDUM NO. 1	X	X		
ADDENDUM NO. 2	X	X		
ADDENDUM NO. 3	X	X		

Reviewed By:	
Legal	■
Finance	☐
Engineer	■
City Administrator	■
Community Development	☐
Purchasing	☐
Police	☐
Public Works	■
Parks and Recreation	☐

Agenda Item Number

Public Works Committee #2

Tracking Number

PW 2025-113

Agenda Item Summary Memo

Title: IL Route 126 Water Main Improvements – Construction Engineering Agreement

Meeting and Date: City Council – November 25, 2025

Synopsis: Please see the attached memo.

Council Action Previously Taken:

Date of Action: PW – 11/18/25 Action Taken: Moved forward to City Council agenda.

Item Number: PW 2025-113

Type of Vote Required: Majority

Council Action Requested: Approval

Submitted by: Eric Dhuse (Name) Public Works (Department)

Agenda Item Notes:

Have a question or comment about this agenda item?
Call us Monday-Friday, 8:00am to 4:30pm at 630-553-4350, email us at agendas@yorkville.il.us, post at www.facebook.com/CityofYorkville, tweet us at @CityofYorkville, and/or contact any of your elected officials at http://www.yorkville.il.us/320/City-Council

Memorandum

To: Public Works Committee
From: Eric Dhuse, Director of Public Works
CC: Bart Olson, City Administrator
Date: November 13, 2025
Subject: Rt. 126 Water Main Construction Eng. Agreement

Summary

Approval of a proposed construction engineering agreement from EEI for the Rt. 126 water main installation project.

Background

The Rt. 126 water main installation project is a crucial component to receive Lake Michigan Water. This project will feed the main supply of water from the new receiving station near the intersection of Rt. 126 and Rt. 71 into our south-central pressure zone, which extends generally, from the Fox River south to Rt. 71. This new main will parallel Rt. 126 and tie into our system at the south feed for Timber Ridge and then be distributed to the system. This will also feed the central zone through the PRV in Timber Ridge.

This project was last discussed at the City Council meeting on 7/23/24 when the design engineering contract was approved. Since this time, the project has been designed and bid with the contract award as another agenda item at the Public Works committee meeting this month.

The proposed contract is any hourly rate agreement that is estimated at $222,427 with an additional $8,525 in direct expenses for a total of $230,952. At this time, we have $224,000 in the approved FY26 budget, and an additional $59,000 proposed in FY27.

Recommendation

Staff recommends approval of this contract with EEI in the amount of $230,952.

Resolution No. 2025-_____

RESOLUTION OF THE UNITED CITY OF YORKVILLE, KENDALL COUNTY, ILLINOIS APPROVING AN ENGINEERING AGREEMENT WITH ENGINEERING ENTERPRISES, INC.

WHEREAS, the United City of Yorkville, Kendall County, Illinois (the *"City")* is a non-home rule municipality duly organized and validly existing in accordance with the Constitution of the State of Illinois and the laws of this State*;* and

WHEREAS, the City's Public Works Department plans to construct the approximately 6,850 linear feet of 16-inch ductile iron water main, 170 feet of 8-inch sanitary sewer, 970 feet of 4-inch sanitary force main, 1 lift station, and related appurtenances along IL Route 126 (the "Project"); and

WHEREAS, completion of the Project will require engineering services conducted by an outside engineering firm; and

WHEREAS, Engineering Enterprises, Inc., of Sugar Grove, Illinois ("EEI"), has prepared an agreement between EEI and the City for engineering services related to the Project (the "Agreement"), said Agreement being attached hereto as *Exhibit A*; and

WHEREAS, EEI has provided engineering services for various projects completed by the City, and the City administration has found that EEI is a qualified and experienced engineering firm; and

WHEREAS, the City administration recommends approval of the Agreement.

NOW, THEREFORE, BE IT RESOLVED by the Mayor and City Council (the "Corporate Authorities") of the United City of Yorkville, Kendall County, Illinois, as follows:

Section 1. The foregoing recitals are hereby incorporated in this Resolution as the findings of the Corporate Authorities.

Section 2. The Mayor and City Clerk are hereby authorized to execute an *Agreement for Professional Services – Route 126 Water Main Improvements*, attached hereto as *Exhibit A*.

Section 3. This Resolution shall be in full force and effect from and after its passage and approval according to law.

Passed by the City Council of the United City of Yorkville, Kendall County, Illinois this ____ day of _____, A.D. 2025.

_____

CITY CLERK

KEN KOCH	_____	DAN TRANSIER	_____
ARDEN JOE PLOCHER	_____	CRAIG SOLING	_____
CHRIS FUNKHOUSER	_____	MATT MAREK	_____
RUSTY CORNEILS	_____	RUSTY HYETT	_____

APPROVED by me, as Mayor of the United City of Yorkville, Kendall County, Illinois this ____ day of _____, A.D. 2025.

_____

MAYOR

Attest:

_____

City Clerk

Agreement for Professional Services
Route 126 Water Main Improvements
United City of Yorkville

THIS AGREEMENT, by and between the United City of Yorkville, hereinafter referred to as the "City" or “OWNER” and Engineering Enterprises, Inc. hereinafter referred to as the "Contractor" or “ENGINEER” agrees as follows:

A. Services:

The Engineer shall furnish the necessary personnel, materials, equipment and expertise to make the necessary investigations, analysis and calculations along with exhibits, cost estimates and narrative, to complete all necessary engineering services to the City as indicated on the included Attachment A. Construction engineering will be provided for approximately 6,850 linear feet of 16-inch ductile iron water main, 170 feet of 8-inch sanitary sewer, 970 feet of 4-inch sanitary force main, 1 lift station, and related appurtenances along IL-Rt. 126. See Attachment D for project limits. Engineering will be in accordance with all City, Standard Specifications for Water and Sewer Construction in Illinois, Illinois Department of Transportation, and Illinois Environmental Protection Agency requirements.

B. Term:

Services will be provided beginning on the date of execution of this agreement and continuing, until terminated by either party upon 7 days written notice to the non-terminating party or upon completion of the Services. Upon termination the Contractor shall be compensated for all work performed for the City prior to termination.

C. Compensation and maximum amounts due to Contractor:

ENGINEER shall receive as compensation for all work and services performed to be performed herein, an amount based on the Estimate of Level of Effort and Associated Cost included in Attachment C. Construction Engineering will be paid for Hourly (HR) at the actual rates for services to be performed, currently estimated at $222,427. Direct expenses are estimated at $8,525. The hourly rates for this project are shown in the attached 2025 Standard Schedule of Charges (Attachment F). All payments will be made according to the Illinois State Prompt Payment Act and not less than once every 30 days.

D. Changes in Rates of Compensation:

In the event that this contract is designated in Section B hereof as an Ongoing Contract, ENGINEER, on or before February 1st of any given year, shall provide written notice of any change in the rates specified in Section C hereof (or on any attachments hereto) and said changes shall only be effective on and after May 1st of that same year.

E. Ownership of Records and Documents:

Contractor agrees that all books and records and other recorded information developed specifically in connection with this agreement shall remain the property of the City. Contractor agrees to keep such information confidential and not to disclose or disseminate the information to third parties without the consent of the City. This confidentiality shall not apply to material or information, which would otherwise be subject to public disclosure through the freedom of information act or if already previously disclosed by a third party. Upon termination of this agreement, Contractor agrees to return all such materials to the City. The City agrees not to modify any original documents produced by Contractor without contractors consent. Modifications of any signed duplicate original document not authorized by ENGINEER will be at OWNER's sole risk and without legal liability to the ENGINEER. Use of any incomplete, unsigned document will, likewise, be at the OWNER's sole risk and without legal liability to the ENGINEER.

F. Governing Law:

This contract shall be governed and construed in accordance with the laws of the State of Illinois. Venue shall be in Kendall County, Illinois.

G. Independent Contractor:

Contractor shall have sole control over the manner and means of providing the work and services performed under this agreement. The City's relationship to the Contractor under this agreement shall be that of an independent contractor. Contractor will not be considered an employee to the City for any purpose.

H. Certifications:

Employment Status: The Contractor certifies that if any of its personnel are an employee of the State of Illinois, they have permission from their employer to perform the service.

Anti-Bribery: The Contractor certifies it is not barred under 30 Illinois Compiled Statutes 500/50-5(a) - (d) from contracting as a result of a conviction for or admission of bribery or attempted bribery of an officer or employee of the State of Illinois or any other state.

Loan Default: If the Contractor is an individual, the Contractor certifies that he/she is not in default for a period of six months or more in an amount of $600 or more on the repayment of any educational loan guaranteed by the Illinois State Scholarship Commission made by an Illinois institution of higher education or any other loan made from public funds for the purpose of financing higher education (5 ILCS 385/3).

Felony Certification: The Contractor certifies that it is not barred pursuant to 30 Illinois Compiled Statutes 500/50-10 from conducting business with the State of Illinois or any agency as a result of being convicted of a felony.

Barred from Contracting: The Contractor certifies that it has not been barred from contracting as a result of a conviction for bid-rigging or bid rotating under 720 Illinois Compiled Statutes 5/33E or similar law of another state.

Drug Free Workplace: The Contractor certifies that it is in compliance with the Drug Free Workplace Act (30 Illinois Compiled Statutes 580) as of the effective date of this contract. The Drug Free Workplace Act requires, in part, that Contractors, with 25 or more employees certify and agree to take steps to ensure a drug free workplace by informing employees of the dangers of drug abuse, of the availability of any treatment or assistance program, of prohibited activities and of sanctions that will be imposed for violations; and that individuals with contracts certify that they will not engage in the manufacture, distribution, dispensation, possession, or use of a controlled substance in the performance of the contract.

Non-Discrimination, Certification, and Equal Employment Opportunity: The Contractor agrees to comply with applicable provisions of the Illinois Human Rights Act (775 Illinois Compiled Statutes 5), the U.S. Civil Rights Act, the Americans with Disabilities Act, Section 504 of the U.S. Rehabilitation Act and the rules applicable to each. The equal opportunity clause of Section 750.10 of the Illinois Department of Human Rights Rules is specifically incorporated herein. The Contractor shall comply with Executive Order 11246, entitled Equal Employment Opportunity, as amended by Executive Order 11375, and as supplemented by U.S. Department of Labor regulations (41 C.F.R. Chapter 60). The Contractor agrees to incorporate this clause into all subcontracts under this Contract.

International Boycott: The Contractor certifies that neither it nor any substantially owned affiliated company is participating or shall participate in an international boycott in violation of the provisions of the U.S. Export Administration Act of 1979 or the regulations of the U.S. Department of Commerce promulgated under that Act (30 ILCS 582).

Record Retention and Audits: If 30 Illinois Compiled Statutes 500/20-65 requires the Contractor (and any subcontractors) to maintain, for a period of 3 years after the later of the date of completion of this Contract or the date of final payment under the Contract, all books and records relating to the performance of the Contract and necessary to support amounts charged to the City under the Contract. The Contract and all books and records related to the Contract shall be available for review and audit by the City and the Illinois Auditor General. If this Contract is funded from contract/grant funds provided by the U.S. Government, the Contract, books, and records shall be available for review and audit by the Comptroller General of the U.S. and/or the Inspector General of the federal sponsoring agency. The Contractor agrees to cooperate fully with any audit and to provide full access to all relevant materials.

United States Resident Certification: (This certification must be included in all contracts involving personal services by non-resident aliens and foreign entities in accordance with requirements imposed by the Internal Revenue Services for withholding and reporting federal income taxes.) The Contractor certifies that he/she is a: _x_ United States Citizen ___ Resident Alien ___ Non-Resident Alien The Internal Revenue Service requires that taxes

be withheld on payments made to non-resident aliens for the performance of personal services at the rate of 30%.

Tax Payer Certification : Under penalties of perjury, the Contractor certifies that its Federal Tax Payer Identification Number or Social Security Number is (provided separately) and is doing business as a (check one): ___ Individual ___ Real Estate Agent ___ Sole Proprietorship ___ Government Entity ___ Partnership ___ Tax Exempt Organization (IRC 501(a) only) _x_ Corporation ___ Not for Profit Corporation ___ Trust or Estate ___ Medical and Health Care Services Provider Corp.

I. Indemnification:

Contractor shall indemnify and hold harmless the City and City's agents, servants, and employees against all loss, damage, and expense which it may sustain or for which it will become liable on account of injury to or death of persons, or on account of damage to or destruction of property resulting from the performance of work under this agreement by Contractor or its Subcontractors, or due to or arising in any manner from the wrongful act or negligence of Contractor or its Subcontractors of any employee of any of them. In the event that the either party shall bring any suit, cause of action or counterclaim against the other party, the non-prevailing party shall pay to the prevailing party the cost and expenses incurred to answer and/or defend such action, including reasonable attorney fees and court costs. In no event shall the either party indemnify any other party for the consequences of that party's negligence, including failure to follow the ENGINEER's recommendations.

J. Insurance:

The contractor agrees that it has either attached a copy of all required insurance certificates or that said insurance is not required due to the nature and extent of the types of services rendered hereunder. (Not applicable as having been previously supplied)

K. Additional Terms or Modification:

The terms of this agreement shall be further modified as provided on the attached Exhibits. Except for those terms included on the Exhibits, no additional terms are included as a part of this agreement. All prior understandings and agreements between the parties are merged into this agreement, and this agreement may not be modified orally or in any manner other than by an agreement in writing signed by both parties. In the event that any provisions of this agreement shall be held to be invalid or unenforceable, the remaining provisions shall be valid and binding on the parties. The list of Attachments are as follows: *Insert list of attachments below*

Attachment A: Standard Terms and Conditions
Attachment B: Scope of Services
Attachment C: Estimated Level of Effort and Associated Cost
Attachment D: Location Map
Attachment E: Anticipated Project Schedule
Attachment F: Standard Schedule of Charges

Attachment G: EPA Certification of Debarment, Suspension, and Other Responsibility Matters
Attachment H: IEPA Professional Services Contract Clauses

L. Notices:

All notices required to be given under the terms of this agreement shall be given mail, addressed to the parties as follows:

For the City:

City Administrator and City Clerk
United City of Yorkville
651 Prairie Pointe Drive
Yorkville, IL 60560

For the Contractor:

Engineering Enterprises, Inc.
52 Wheeler Road
Sugar Grove Illinois 60554

Either of the parties may designate in writing from time-to-time substitute addresses or persons in connection with required notices.

Agreed to this ___day of _____, 2025.

United City of Yorkville:

_____
John Purcell
Mayor

_____
Jori Contrino
City Clerk

Engineering Enterprises, Inc.:

_____
Brad Sanderson, P.E.
Chief Operating Officer / President

_____
Angela R. Smith
Director of Marketing and
Business Development

STANDARD TERMS AND CONDITIONS

Agreement: These Standard Terms and Conditions, together with the Professional Services Agreement, constitute the entire integrated agreement between the OWNER and Engineering Enterprises, Inc. (EEI) (hereinafter "Agreement"), and take precedence over any other provisions between the Parties. These terms may be amended, but only if both parties consent in writing. However, to the extent that the Scope of Work differs from the Standard Terms and Conditions, the Scope of Work document controls.

Standard of Care: In providing services under this Agreement, the ENGINEER will endeavor to perform in a matter consistent with that degree of care and skill ordinarily exercised by members of the same profession currently practicing under same circumstances in the same locality. ENGINEER makes no other warranties, express or implied, written or oral under this Agreement or otherwise, in connection with ENGINEER'S service.

Construction Engineering and Inspection: The ENGINEER shall not supervise, direct, control, or have authority over any contractor work, nor have authority over or be responsible for the means, methods, techniques sequences, or procedures of construction selected or used by any contractor, or the safety precautions and programs incident thereto, for security or safety of the site, nor for any failure of a contractor to comply with laws and regulations applicable to such contractor's furnishing and performing of its work.

The ENGINEER neither guarantees the performance of any contractor nor assumes responsibility for contractor's failure to furnish and perform the work in accordance with the contract documents.

The ENGINEER is not responsible for the acts or omissions of any contractor, subcontractor, or supplies, or any of their agents or employees or any other person at the site or otherwise furnishing or performing any work.

Shop drawing and submittal review by the ENGINEER shall apply to only the items in the submissions and only for the purpose of assessing if upon installation or incorporation in the project work they are generally consistent with the construction documents. OWNER agrees that the contractor is solely responsible for the submissions and for compliance with the construction documents. OWNER further agrees that the ENGINEER'S review and action in relation to these submissions shall not constitute the provision of means, methods, techniques, sequencing or procedures of construction or extend or safety programs or precautions. The ENGINEER'S consideration of a component does not constitute acceptance of the assembled items.

The ENGINEER'S site observation during construction shall be at the times agreed upon in the Project Scope. Through standard, reasonable means the ENGINEER will become generally familiar with observable completed work. If the ENGINEER observes completed work that is inconsistent with the construction documents, that information shall be communicated to the contractor and OWNER for them to address.

Opinion of Probable Construction Costs: ENGINEER'S opinion of probable construction costs represents ENGINEER'S best and reasonable judgment as a professional engineer. OWNER acknowledges that ENGINEER has no control over construction costs of contractor's methods of determining pricing, or over competitive bidding by contractors, or of market conditions or changes thereto. ENGINEER cannot and does not guarantee that proposals, bids or actual construction costs will not vary from ENGINEER'S opinion of probable construction costs.

Copies of Documents & Electronic Compatibility: Copies of Documents that may be relied upon by OWNER are limited to the printed copies (also known as hard copies) that are signed or sealed by the ENGINEER. Files in electronic media format of text, data, graphics, or of other types that are furnished by ENGINEER to OWNER are only for convenience of OWNER. Any conclusion or information obtained or derived from such electronic files will be at the user's sole risk. When transferring documents in electronic media format, ENGINEER makes no representations as to long term compatibility, usability, or readability of documents resulting from the use of software application packages, operating systems, or computer hardware differing from those used by ENGINEER at the beginning of the project.

Changed Conditions: If, during the term of this Agreement, circumstances or conditions that were not originally contemplated by or known to the ENGINEER are revealed, to the extent that they affect the scope of services, compensation, schedule, allocation of risks, or other material terms of this Agreement, the ENGINEER may call for renegotiation of appropriate portions of this Agreement. The ENGINEER shall notify the OWNER of the changed conditions necessitating renegotiation, and the ENGINEER and the OWNER shall promptly and in good faith enter into renegotiation of this Agreement to address the changed conditions. If terms cannot be agreed to, the parties agree that either party has the absolute right to terminate this Agreement, in accordance with the termination provision hereof.

Hazardous Conditions: OWNER represents to ENGINEER that to the best of its knowledge no Hazardous Conditions (environmental or otherwise) exist on the project site. If a Hazardous Condition is encountered or alleged, ENGINEER shall have the obligation to notify OWNER and, to the extent of applicable Laws and Regulations, appropriate governmental officials. It is acknowledged by both parties that ENGINEER's scope of services does not include any services related to a Hazardous Condition. In the event ENGINEER or any other party encounters a Hazardous Condition, ENGINEER may, at its option and without liability for consequential or any other damages, suspend performance of services on the portion of the project affected thereby until OWNER: (i) retains appropriate specialist consultant(s) or contractor(s) to identify and, as appropriate, abate, remediate, or remove the Hazardous Condition; and (ii) warrants that the project site is in full compliance with applicable Laws and Regulations. ENGINEER agrees to cooperate with the OWNER, as necessary, to remediate a Hazardous Condition, but same may result in additional costs to the OWNER.

Consequential Damages: Notwithstanding any other provision of this Agreement, and to the fullest extent permitted by law, neither the OWNER nor the ENGINEER, their respective officers, directors, partners, employees, contractors, or subcontractors shall be liable to the other or shall make any claim for any incidental, indirect, or consequential damages arising out of or connected in any way to the Project or to this Agreement. This mutual waiver of consequential damages shall include, but is not limited to, loss of use, loss of profit, loss of business, loss of income, loss of reputation, or any other consequential damages that either party may have incurred from any cause of action including negligence, strict liability, breach of contract, and breach of strict or implied warranty. Both the OWNER and the ENGINEER shall require similar waivers of consequential damages protecting all the entities or persons named herein in all contracts and subcontracts with others involved in this project.

Termination: This Agreement may be terminated for convenience, without cause, upon fourteen (14) days written notice of either party. In the event of termination, the ENGINEER shall prepare a final invoice and be due compensation as set forth in the Professional Services Agreement for all costs incurred through the date of termination.

Either party may terminate this Agreement for cause upon giving the other party not less than seven (7) calendar days' written notice for the following reasons:

(a) Substantial failure by the other party to comply with or perform in accordance with the terms of the Agreement and through no fault of the terminating party;

(b) Assignment of the Agreement or transfer of the project without the prior written consent of the other party;

(c) Suspension of the project or the ENGINEER'S services by the OWNER for a period of greater than ninety (90) calendar days, consecutive or in the aggregate.

(d) Material changes in the conditions under which this Agreement was entered into, the scope of services or the nature of the project, and the failure of the parties to reach agreement on the compensation and schedule adjustments necessitated by such changes.

Payment of Invoices: Invoices are due and payable within 30 days of receipt unless otherwise agreed to in writing.

Third Party Beneficiaries: Nothing contained in this Agreement shall create a contractual relationship with or a cause of action in favor of a third party against either the OWNER or the ENGINEER. The ENGINEER'S services under this Agreement are being performed solely and exclusively for the OWNER'S benefit, and no other party or entity shall have any claim against the ENGINEER because of this Agreement or the performance or nonperformance of services hereunder. The OWNER and ENGINEER agree to require a similar provision in all contracts with contractors, subcontractors, vendors and other entities involved in this Project to carry out the intent of this provision.

Force Majeure: Each Party shall be excused from the performance of its obligations under this Agreement to the extent that such performance is prevented by force majeure (defined below) and the nonperforming party promptly provides notice of such prevention to the other party. Such excuse shall be continued so long as the condition constituting force majeure continues. The party affected by such force majeure also shall notify the other party of the anticipated duration of such force majeure, any actions being taken to avoid or minimize its effect after such occurrence, and shall take reasonable efforts to remove the condition constituting such force majeure. For purposes of this Agreement, "force majeure" shall include conditions beyond the control of the parties, including an act of God, acts of terrorism, voluntary or involuntary compliance with any regulation, law or order of any government, war, acts of war (whether war be declared or not), labor strike or lock-out, civil commotion, epidemic, failure or default of public utilities or common carriers, destruction of production facilities or materials by fire, earthquake, storm or like catastrophe. The payment of invoices due and owing hereunder shall in no event be delayed by the payer because of a force majeure affecting the payer.

Additional Terms or Modification: All prior understandings and agreements between the parties are merged into this Agreement, and this Agreement may not be modified orally or in any manner other than by an Agreement in writing signed by both parties. In the event that any provisions of this Agreement shall be held to be invalid or unenforceable, the remaining provisions shall be valid and binding on the parties.

Assignment: Neither party to this Agreement shall transfer or assign any rights or duties under or interest in this Agreement without the prior written consent of the other party. Subcontracting normally contemplated by the ENGINEER shall not be considered an assignment for purposes of this Agreement.

Waiver: A party's waiver of, or the failure or delay in enforcing any provision of this Agreement shall not constitute a waiver of the provision, nor shall it affect the enforceability of that provision or of the remainder of this Agreement.

Attorney's Fees: In the event of any action or proceeding brought by either party against the other under this Agreement, the prevailing party shall be entitled to recover from the other all costs and expenses including without limitation the reasonable fees of its attorneys in such action or proceeding, including costs of appeal, if any, in such amount as the Court may adjudge reasonable.

Fiduciary Duty: Nothing in this Agreement is intended to create, nor shall it be construed to create, a fiduciary duty owed to either party to the other party. EEI makes no warranty, express or implied, as to its professional services rendered.

Headings: The headings used in this Agreement are inserted only as a matter of convenience only, and in no way define, limit, enlarge, modify, explain or define the text thereof nor affect the construction or interpretation of this Agreement.

Professional Services Agreement - Design Engineering
Rt. 126 Water Main Improvements
United City of Yorkville, IL

Attachment B – Scope of Services

CONSTRUCTION ENGINEERING – RT. 126 WATER MAIN IMPROVEMENTS

3.1 Construction Administration

- Prepare for, Attend and Facilitate the Preconstruction Meeting with the Contractor Including Preparation of the Meeting Minutes
- Shop Drawing Review
- Coordinate with IDOT & YBSD
- Review Engineering Plans, Specifications and Prepare Field Book
- Prepare Pay Estimates and Change Orders
- Gather Invoices and Waivers of Lien
- Provide Weekly Updates to City or as Required Based on Onsite Activities
- Ensure Proper Documentation and Execution of WIFIA Loan Documents

3.2 Construction Layout and Record Drawings

- Stake Proposed Water and Sewer Main
- Perform Post Construction Field Survey for Record Drawings
- Prepare and Review Record Drawings

3.3 Construction Observation and Documentation

- Review Staked Water Main and Sanitary Sewer
- Take Pre-Construction Videos and Photos of Pre-Existing Conditions
- Provide Resident Engineer Services for Construction
- Coordinate Any Required Testing on Behalf of the City and Review Test Reports
- Provide Quantity Tracking, Documentation and Daily Field Reports
- Perform Punch Walks, Prepare Punch List Letters and Provide Follow Up Inspections and Recommend Acceptance When Appropriate (2 Each)
- Prepare Project Closeout Paperwork

The above scope for “Route 126 Water Main Improvements” summarizes the work items that will be completed for this contract. Additional work items, including additional meetings beyond the meetings defined in the above scope shall be considered outside the scope of the base contract and will be billed in accordance with the Standard Schedule of Charges.

ATTACHMENT C: ESTIMATED LEVEL OF EFFORT AND ASSOCIATED COST
PROFESSIONAL ENGINEERING SERVICES

CLIENT	PROJECT NUMBER	
United City of Yorkville	YO2419-P	
PROJECT TITLE	**DATE**	**PREPARED BY**
Route 126 Water Main Improvements	11/10/25	AMN

TASK NO.	TASK DESCRIPTION	ROLE	PIC	SPM	PM	SPT1	PM	SPT1	PS	ADMIN	HOURS	COST
		RATE	$256	$243	$218	$171	$218	$182	$175	$75		
DESIGN ENGINEERING												
3.1	Contract Administration		12	5	101	71	-	-	-	5	194	$ 38,821
3.2	Construction Layout and Record Drawings		-	-	-	-	9	63	40	-	112	$ 20,428
3.3	Observation and Documentation		1	18	65	843	-	-	-	3	930	$ 163,178
	Design Engineering Subtotal:		**13**	**23**	**166**	**914**	**9**	**63**	**40**	**8**	1,236	$ 222,427
	PROJECT TOTAL:		**13**	**23**	**166**	**914**	**9**	**63**	**40**	**8**	**1,236**	**222,427**

EEI STAFF

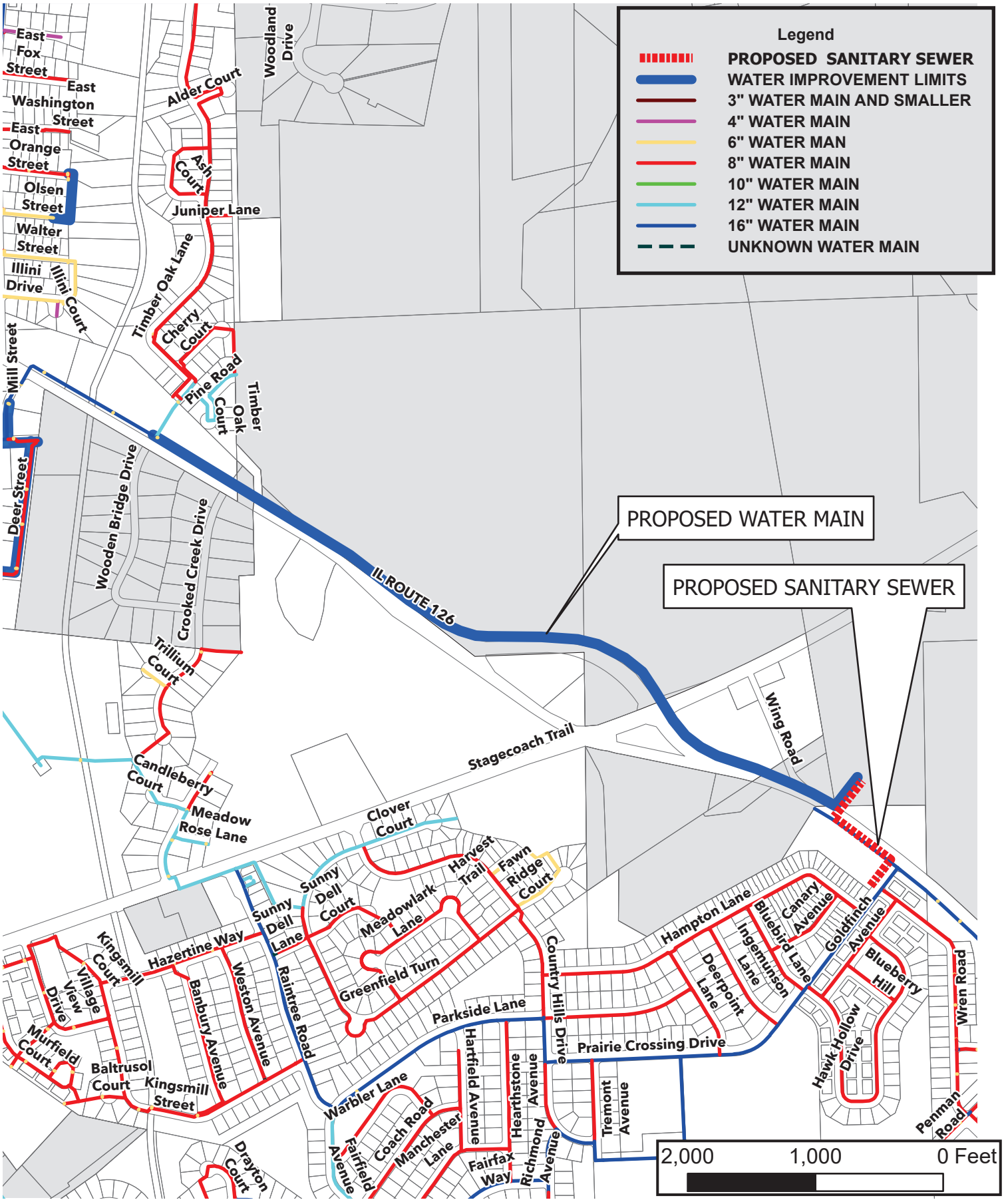
PIC	Principal In Charge
SPM	Senior Project Manager
PM	Project Manager
SPE 1	Senior Project Engineer I
SPT 2	Senior Project Engineer II
SPT 1	Senior Project Technician I
PS	Project Surveyor
ADMIN	Adminstrative Assistant

DIRECT EXPENSES		
Printing & Shipping	$	500
Vehicle	$	5,525
Material Testing	$	2,500
DIRECT EXPENSES	**$**	**8,525**

LABOR SUMMARY		
EEI Labor Expenses	$	222,427
TOTAL LABOR EXPENSES	**$**	**222,427**

TOTAL COSTS	**$**	**230,952**

52 Wheeler Road, Sugar Grove, IL 60554 Tel: 630.466.6700 Fax: 630.466.6701 www.eeiweb.com



Engineering Enterprises, Inc.
52 Wheeler Road
Sugar Grove, Illinois 60554
(630) 466-6700
www.eeiweb.com

DATE:	NOVEMBER 2025
PROJECT NO.:	YO2419
BY:	MJT
PATH:	H:\GIS\PUBLIC\YORKVILLE\2024\
FILE:	YO2419_Route 126 Water Main Improvements

ATTACHMENT D
ROUTE 126
WATER MAIN IMPROVEMENTS
LOCATION MAP

N

ATTACHMENT E: ESTIMATED SCHEDULE

CLIENT	PROJECT NUMBER	
United City of Yorkville	YO2419-P	
PROJECT TITLE	DATE	PREPARED BY
Route 126 Water Main Improvements	11/10/25	AMN

TASK NO.	TASK DESCRIPTION	2026				
		JANUARY	FEBRUARY	MARCH	APRIL	MAY
DESIGN ENGINEERING						
3.1	Contract Administration					
3.2	Constructin Layout and Record Drawings					
3.3	Observation and Documentation - Water and Sanitary Main					

52 Wheeler Road Sugar Grove, IL 60554 Tel: 630.466.6700 Fax: 630.466.6701 www.eeiweb.com

ENGINEERING ENTERPRISES, INC.

52 Wheeler Road, Sugar Grove, IL 60554
Ph: 630.466.6700 • Fx: 630.466.6701
www.eeiweb.com

STANDARD SCHEDULE OF CHARGES ~ JANUARY 1, 2025

EMPLOYEE DESIGNATION	CLASSIFICATION	HOURLY RATE
Senior Principal	E-4	$256.00
Principal	E-3	$251.00
Senior Project Manager	E-2	$243.00
Project Manager	E-1	$218.00
Senior Project Engineer/Surveyor II	P-6	$208.00
Senior Project Engineer/Surveyor I	P-5	$193.00
Project Engineer/Surveyor	P-4	$175.00
Senior Engineer/Surveyor	P-3	$161.00
Engineer/Surveyor	P-2	$146.00
Associate Engineer/Surveyor	P-1	$132.00
Senior Project Technician II	T-6	$182.00
Senior Project Technician I	T-5	$171.00
Project Technician	T-4	$159.00
Senior Technician	T-3	$146.00
Technician	T-2	$132.00
Associate Technician	T-1	$115.00
Engineering/Land Surveying Intern	I-1	$ 85.00
Director of Marketing and Business Development	M-4	$135.00
Marketing Coordinator	M-2	$100.00
Executive Administrative Assistant	A-4	$ 80.00
Administrative Assistant	A-3	$ 75.00

VEHICLES. DRONE, EXPERT TESTIMONY, REPROGRAPHICS AND DIRECT COSTS*

Vehicle for Construction Observation		$ 20.00
Unmanned Aircraft System / Unmanned Aerial Vehicle / Drone		$235.00
Expert Testimony		$290.00
In-House Scanning and Reproduction	$0.25/Sq. Ft. (Black & White) $1.00/Sq. Ft. (Color)	
Reimbursable Expenses (Direct Costs)	Cost	
Services by Others (Direct Costs)	Cost + 10%	

* unless specified otherwise in agreement

ATTACHMENT G
IEPA PROFESSIONAL SERVICES CONTRACT CLAUSES

Audit and Access to Records Clause:

A. Books, records, documents and other evidence directly pertinent to performance of PWSLP/WPCLP loan work under this agreement shall be maintained in accordance with generally accepted Accounting Principles. The Agency or any of its authorized representatives shall have access to the books, records, documents and other evidence for the purpose of inspection, audit and copying. Facilities shall be provided for access and inspection.

B. Audits conducted pursuant to this provision shall be in accordance with auditing standards generally accepted in the United States of America.

C. All information and reports resulting from access to records pursuant to the above shall be disclosed to the Agency. The auditing agency shall afford the engineer an opportunity for an audit exit conference and an opportunity to comment on the pertinent portions of the draft audit report.

D. The final audit report shall include the written comments, if any, of the audited parties.

E. Records shall be maintained and made available during performance of project services under this agreement and for three years after the final loan closing. In addition, those records that relate to any dispute pursuant to the Loan Rules Section 365.650 or Section 662.650 (Disputes) or litigation or the settlement of claims arising out of project performance or costs or items to which an audit exception has been taken, shall be maintained and made available for three years after the resolution of the appeal, litigation, claim or exception.

Covenant Against Contingent Fees:
The professional services contractor warrants that no person or selling agency has been employed or retained to solicit or secure this contract upon an agreement or understanding for a commission, percentage, brokerage, or contingent fee, excepting bonafide employees. For breach or violation of this warranty, the loan recipient shall have the right to annul this agreement without liability or in its discretion to deduct from the contract price or consideration or otherwise recover, the full amount of such commission, percentage, brokerage, or contingent fee.

Certification Regarding Debarment, Suspension and Other Responsibility Matters:
Form EPA 5700-49 is signed and attached as part of Attachment G.

USEPA Nondiscrimination Clause:
The contractor (engineer) shall not discriminate on the basis of race, color, national origin or sex in the performance of this contract. The contractor shall carry out applicable requirements of 40 CFR Part 33 in the award and administration of contracts awarded under EPA financial assistance agreements. Failure by the contractor to carry out these requirements is a material breach of this contract which may result in the termination of this contract or other legally available remedies.

USEPA Fair Share Percentage Clause:
The engineer agrees to take affirmative steps to assure that disadvantaged business enterprises are utilized when possible as sources of supplies, equipment, construction and services in accordance with the [WPC or PWS] Loan Program rules. As required by the award conditions of USEPA's Assistance Agreement with Illinois EPA, the engineer acknowledges that the fair share percentages are 5% for MBEs & 12% for WBEs”.

EPA Project Control Number

United States Environmental Protection Agency
Washington, D.C. 20460

Certification Regarding Debarment, Suspension, and Other Responsibility Matters

The prospective participant certifies to the best of its knowledge and belief that it and its principals:

(a) Are not presently debarred, suspended, proposed for debarment, declared ineligible, or voluntarily excluded from covered transactions by any Federal department or agency;

(b) Have not within a three year period preceding this proposal been convicted of or had a civil judgment rendered against them for commission of fraud or a criminal offense in connection with obtaining, attempting to obtain, or performing a public: (Federal, State, or local) transaction or contract under a public transaction; violation of Federal or State antitrust statutes or commission of embezzlement, theft, forgery, bribery, falsification or destruction of records, making false statements, or receiving stolen property;

(c) Are not presently indicted for or otherwise criminally or civilly charged by a government entity (Federal, State, or local) with commission of any of the offenses enumerated in paragraph (1)(b) of this certification; and

(d) Have not within a three-year period preceding this application/proposal had one or more public transactions (Federal, State, or local) terminated for cause or default.

I understand that a false statement on this certification may be grounds for rejection of this proposal or termination of the award. In addition, under 18 USC Sec. 1001, a false statement may result in a fine of up to $10,000 or imprisonment for up to 5 years, or both.

Brad Sanderson

Typed Name and Title of Authorized Representative

Signature of Authorized Representative Date

☐ I am unable to certify to the above statements. May explanation is attached.

ATTACHMENT H
SUPPLEMENTARY USEPA / WIFIA PROFESSIONAL SERVICES CONTRACT CLAUSES

ECONOMIC AND MISCELLANEOUS AUTHORITIES

DEBARMENT AND SUSPENSION AND PROHIBITIONS RELATING TO VIOLATIONS OF CWA AND CAA WITH RESPECT TO FEDERAL CONTRACTS, GRANTS, OR LOANS

Debarment and Suspension. Contractor certifies that it will not knowingly enter into a contract with anyone who is ineligible under the 2 CFR part 180 and part 1532 (per Executive Order 12549, 51 FR 6370, February 21, 1986) or who is prohibited under Section 306 of the Clean Air Act or Section 508 of the Clean Water Act to participate in the [Project]. Suspension and debarment information can be accessed at http://www.sam.gov. Contractor represents and warrants that it has or will include a term or conditions requiring compliance with this provision in all of its subcontracts under this Agreement.

NEW RESTRICTIONS ON LOBBYING

Federal Lobbying Restrictions (31 U.S.C 1352). Recipients of federal financial assistance may not pay any person for influencing or attempting to influence any officer or employee of a federal agency, a member of Congress, an officer or employee of Congress, or an employee of a member of Congress with respect to the award, continuation, renewal, amendment, or modification of a federal grant, loan, or contract. These requirements are implemented for USEPA in 40 CFR Part 34, which also describes types of activities, such as legislative liaison activities and professional and technical services, which are not subject to this prohibition. Upon award of this contract, Contractor shall complete and submit to the City the certification and disclosure forms in Appendix A and Appendix B to 40 CFR Part 34. Contractor shall also require all subcontractors and suppliers of any tier awarded a subcontract over $100,000 to similarly complete and submit the certification and disclosure forms pursuant to the process set forth in 40 CFR 34.110.

Reviewed By:	
Legal	■
Finance	☐
Engineer	■
City Administrator	■
Community Development	☐
Purchasing	☐
Police	☐
Public Works	■
Parks and Recreation	☐

Agenda Item Number

Public Works Committee #3

Tracking Number

PW 2025-114

Agenda Item Summary Memo

Title: E. Van Emmon Street Resurfacing – Balance Authorization No. 1

Meeting and Date: City Council – November 25, 2025

Synopsis: Please see the attached memo.

Council Action Previously Taken:

Date of Action: PW – 11/18/25 Action Taken: Moved forward to City Council agenda.

Item Number: PW 2025-114

Type of Vote Required: Majority

Council Action Requested: Approval

Submitted by: Eric Dhuse (Name) Public Works (Department)

Agenda Item Notes:

Have a question or comment about this agenda item?
Call us Monday-Friday, 8:00am to 4:30pm at 630-553-4350, email us at agendas@yorkville.il.us, post at www.facebook.com/CityofYorkville, tweet us at @CityofYorkville, and/or contact any of your elected officials at http://www.yorkville.il.us/320/City-Council

Memorandum

To: Bart Olson, City Administrator
From: Brad Sanderson, EEI
CC: Eric Dhuse, Director of Public Works
Erin Willrett, Assistant City Administrator
Rob Fredrickson, Finance Director
Jori Contrino, City Clerk

Date: November 12, 2025
Subject: E. Van Emmon Street Resurfacing – Balancing Authorization No. 1

The purpose of this memo is to present Balancing Authorization No. 1 for the above referenced project.

An authorization, as defined by IDOT, is the written approval of a contract change and the written directive to the contractor to perform said work. By this definition, it alters the contract work from that awarded under the competitive bidding process. An Authorization of Contract Changes signed by the Regional Engineer signifies completed review of and support for the change proposed.

Background:

The State of Illinois and "D" Construction Inc. entered into an agreement for a contract value of $382,160.27 for the above referenced project. Construction began in April and the project is 100% complete.

The construction costs are being funded by STU funds (federal) and local funds. The maximum federal participation for construction is $369,120, inclusive of all change orders (authorizations) associated with this contract.

Question Presented:

Should the City approve Balancing Authorization No. 1 in the amount of $9,874.19

Discussion:

Authorization No. 1 is a balancing authorization which deletes unused quantities from the Contract as well as adds additional quantity to the Contract for all pay items. This type of authorization also rounds quantities to final whole numbers per IDOT's standard policy.

The net change for all authorizations to date is $9,874.19 (including Authorization No. 1) which is a 2.58% increase to the original contract value bringing a revised contract value to date of $392,034.46. The main reason for the cost overrun was additional sidewalk and curb that was replaced from IL Route 47 to Heustis Street. The City will be responsible for 20% of the construction total or $78,406.89 (including Authorization No. 1). The City's share of construction ($78,406.89) is still less than what was originally budgeted in the joint agreement between the City and IDOT ($92,280.00).

We have attached the IDOT form for Authorization No. 1 for your information.

We are recommending approval of the Authorization.

Action Required:

Consideration of approval from the City Council for Balancing Authorization No. 1.

Illinois Department of Transportation

Authorization No.: 001

Authorization of Contract Changes

☑ Contract Adjustment ☐ Change Order	☐ PoDI/ PoCI
☐ Consultant ☐ In House	☐ Major Change ☑ Minor Change

Date:
County: Kendall County
Section: 24-00053-00-RS

Route: FAU 2515
District: 3
Contract No.: 87869
Job No.: C9302325
Project No.: T4N9-336

Consultants's Name:

Contractor: D. Construction, Inc.
Address: 1488 S Broadway
CityStateZip: Coal City, IL 60416

The following change from the plans in the construction of the above designated section of highway improvement is authorized and directed. The estimated quantities are shown below at the awarded contract prices except as indicated. The first addition of an item not in the original contract under the fund type or county as indicated by an asterisk.

Fund Key: Y230U010930005

Item No.	*	Cat	Pay Item	Unit	Quantity	Unit Price	A/D	Addition	Deduction
21101625		33	TOPSOIL FURNISH AND PLACE, 6"	SQ YD	291.000	$5.6700	D		$1,649.97
21400100		33	GRADING AND SHAPING DITCHES	FOOT	149.000	$15.0000	A	$2,235.00	
25000210		33	SEEDING, CLASS 2A	ACRE	.100	$4,950.0000	D		$495.00
25000400		33	NITROGEN FERTILIZER NUTRIENT	LB	11.000	$3.3000	D		$36.30
25000500		33	PHOSPHORUS FERTILIZER NUTRIENT	LB	11.000	$3.3000	D		$36.30
25000600		33	POTASSIUM FERTILIZER NUTRIENT	LB	11.000	$3.3000	D		$36.30
25100630		33	EROSION CONTROL BLANKET	SQ YD	291.000	$4.6800	D		$1,361.88
40200800		33	AGGREGATE SURFACE COURSE, TYPE B	TON	2.000	$50.0000	A	$100.00	
40600290		33	BITUMINOUS MATERIALS (TACK COAT)	LB	2150.000	$0.0100	D		$21.50
40600370		33	LONGITUDINAL JOINT SEALANT	FOOT	451.000	$4.7500	A	$2,142.25	
40600400		33	MIXTURE FOR CRACKS, JOINTS, AND FLANGEWAYS	TON	10.000	$0.0100	D		$0.10
40600982		33	HOT-MIX ASPHALT SURFACE REMOVAL - BUTT JOINT	SQ YD	73.000	$0.0100	D		$0.73
40602978		33	HOT-MIX ASPHALT BINDER COURSE, IL- 9.5, N50	TON	27.000	$73.0000	A	$1,971.00	
40604160		33	POLYMERIZED HOT-MIX ASPHALT SURFACE COURSE, IL-9.5, MIX "D", N50	TON	16.000	$82.0000	D		$1,312.00
40800029		33	BITUMINOUS MATERIALS (TACK COAT)	LB	120.000	$0.0100	D		$1.20
40800050		33	INCIDENTAL HOT-MIX ASPHALT SURFACING	TON	4.000	$120.0000	A	$480.00	
42300200		33	PORTLAND CEMENT CONCRETE DRIVEWAY PAVEMENT, 6 INCH	SQ YD	18.000	$90.0000	A	$1,620.00	
42400300		33	PORTLAND CEMENT CONCRETE SIDEWALK 6 INCH	SQ FT	865.000	$8.0000	A	$6,920.00	
42400800		33	DETECTABLE WARNINGS	SQ FT	16.000	$40.0000	A	$640.00	
44000161		33	HOT-MIX ASPHALT SURFACE REMOVAL, 3"	SQ YD	1024.000	$3.0000	D		$3,072.00
44000200		33	DRIVEWAY PAVEMENT REMOVAL	SQ YD	137.000	$12.0000	A	$1,644.00	
44000500		33	COMBINATION CURB AND GUTTER REMOVAL	FOOT	143.000	$10.0000	A	$1,430.00	

44000600		33	SIDEWALK REMOVAL	SQ FT	787.000	$3.0000	A	$2,361.00	
50105220		33	PIPE CULVERT REMOVAL	FOOT	6.000	$15.0000	A	$90.00	
54213447		33	END SECTIONS 12"	EACH	6.000	$1,000.0000	D		$6,000.00
542D0217		33	PIPE CULVERTS, CLASS D, TYPE 1 12"	FOOT	65.000	$70.0000	D		$4,550.00
60255500		33	MANHOLES TO BE ADJUSTED	EACH	3.000	$800.0000	D		$2,400.00
60260100		33	INLETS TO BE ADJUSTED	EACH	1.000	$800.0000	A	$800.00	
60266600		33	VALVE BOXES TO BE ADJUSTED	EACH	1.000	$550.0000	A	$550.00	
60404800		33	FRAMES AND GRATES, TYPE 11	EACH	1.000	$600.0000	D		$600.00
60603800		33	COMBINATION CONCRETE CURB AND GUTTER, TYPE B-6.12	FOOT	143.000	$40.0000	A	$5,720.00	
70300100		33	SHORT TERM PAVEMENT MARKING	FOOT	600.000	$0.0100	D		$6.00
70300150		33	SHORT TERM PAVEMENT MARKING REMOVAL	SQ FT	100.000	$0.0100	D		$1.00
70300221		33	TEMP PVT MK LINE 4 - PAINT	FOOT	108.000	$0.0100	D		$1.08
78000200		33	THERMOPLASTIC PAVEMENT MARKING - LINE 4"	FOOT	228.000	$1.6500	D		$376.20
78000650		33	THERMOPLASTIC PAVEMENT MARKING - LINE 24"	FOOT	4.000	$11.0000	D		$44.00
X0327301		33	RELOCATE EXISTING MAILBOX	EACH	5.000	$300.0000	D		$1,500.00
X4401198		33	HOT-MIX ASPHALT SURFACE REMOVAL, VARIABLE DEPTH	SQ YD	861.000	$2.5000	A	$2,152.50	
X4404262		33	SHLDR REM SPL	SQ YD	32.000	$10.0000	A	$320.00	
X4421002		33	PART DEPTH PATCH SPL	SQ YD	35.000	$50.0000	A	$1,750.00	
X6026050		33	SANITARY MANHOLES TO BE ADJUSTED	EACH	2.000	$1,250.0000	D		$2,500.00
Z0004510		33	HOT-MIX ASPHALT DRIVEWAY PAVEMENT, 3"	SQ YD	118.000	$25.0000	A	$2,950.00	

Amount of original contract: $382,160.27		Totals:	$35,875.75	$26,001.56
	Percent: 2.58%	Net Change:	$9,874.19	

Project Location: IL 47 TO EAST CITY LIMITS

Reason: Balancing Authorization based on Final Field Measurements

Determination: G1) The undersigned determine that the change is germane to the original contract as signed, because provision for this work is included in the original contract.

THE STATE OF ILLINOIS
By the Department of Transportation

Gia Biagi, Secretary — Date

Vicki Wilson, Chief Fiscal Officer — Date

Michael S. Prater, Chief Counsel — Date

Date — Regional Engineer

Date — Engineer of Construction

Date — Director of Highways PI/Chief Engineer

Supervisor — Date

Resident — Date

FHWA Participation: ☐ Yes ☑ No

FHWA Representative — Date

Reviewed By:	
Legal	■
Finance	☐
Engineer	■
City Administrator	■
Community Development	☐
Purchasing	☐
Police	☐
Public Works	■
Parks and Recreation	☐

Agenda Item Number

Public Works Committee #4

Tracking Number

PW 2025-118

Agenda Item Summary Memo

Title: Risk and Resilience Assessment/Emergency Response – Prelim Engineering Agreement

Meeting and Date: City Council – November 25, 2025

Synopsis: Please see the attached memo.

Council Action Previously Taken:

Date of Action: PW – 11/18/25 Action Taken: Moved forward to City Council agenda.

Item Number: PW 2025-118

Type of Vote Required: Majority

Council Action Requested: Approval

Submitted by: Eric Dhuse (Name) Public Works (Department)

Agenda Item Notes:

Have a question or comment about this agenda item?
Call us Monday-Friday, 8:00am to 4:30pm at 630-553-4350, email us at agendas@yorkville.il.us, post at www.facebook.com/CityofYorkville, tweet us at @CityofYorkville, and/or contact any of your elected officials at http://www.yorkville.il.us/320/City-Council

Memorandum

To: Public Works Committee
From: Eric Dhuse, Director of Public Works
CC: Bart Olson, City Administrator
Date: November 13, 2025
Subject: PSA for Risk/Resilience and Emergency Response Plans

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Summary

A proposed PSA from EEI to work with City staff to update our Risk and Resilience Assessment and our Emergency Response Plan as it relates to our water system.

Background

The city created the first Risk and Resilience Assessment (RRA), and Emergency Response Plan (ERP) for the water system in 2021. By law, we need to update these plans every 5 years to make sure we are keeping current with all changes to our system, changes in technology and in best practices. In order to complete this on time, we need to start the process now.

Performing the RRA shows us how our water system reacts to different threats such as natural disasters, power outages, equipment failure, accidental contamination, and even sabotage. Staff and EEI input our critical facilities and equipment along with different problems to come up with rankings of how resilient our system/equipment is during an event. For an example, if we used well 7 treatment plant and tower location and said that the power was out for a minimum of 24 hours, how would this effect the operations. From this, we found out that our risk was high, and our resilience was low because we do not have a permanent backup generator on site.

Once we see how our system reacts, we can best plan improvements and safeguards. In the case of the scenario above, we are now in the process of upgrading our well 7 electrical system to be compatible with a site generator. We have also worked with local vendors to make sure we are able to get a generator, sized for this site, in an emergency situation.

After the RRA is created, we can use the data to create our Emergency Response Plan (ERP) to put in place the response that everyone will follow if something happens. Using the example above of the power being out at Well 7 for more than 24 hours, our response would be to contact our vendor for delivery of the generator, contact our fuel vendor to fill the 2000-gallon tank, contact our high voltage electrician to make the connections to the electrical system, and start the generator to be able to supply water to our residents. We will do this with all our critical facilities and equipment to ensure that we are prepared for these unlikely events.

In order to create these updated RRA and ERP documents, EEI is proposing a fixed fee PSA in the amount of $29,980. Currently, there is $30,000 budgeted in the approved FY26 budget for these services. Although these documents are required, they will not be public documents. Instead, they will be tools that staff can use to ensure that our water system is

resilient as possible and our ERP is up to date so all staff know what to do in case of an emergency.

Recommendation

Staff recommends approval of PSA with EEI in the amount of $29,980 to update our Risk and Resilience Assessment and our Emergency Response Plan for our water system.

Resolution No. 2025-_____

RESOLUTION OF THE UNITED CITY OF YORKVILLE, KENDALL COUNTY, ILLINOIS APPROVING AN ENGINEERING AGREEMENT WITH ENGINEERING ENTERPRISES, INC.

WHEREAS, the United City of Yorkville, Kendall County, Illinois (the *"City")* is a non-home rule municipality duly organized and validly existing in accordance with the Constitution of the State of Illinois and the laws of this State*;* and

WHEREAS, the City created a Risk and Resilience Assessment and Emergency Response Plan for the City's water systems (the "*Plans*") in 2021; and

WHEREAS, the City is legally required to update the Plans every five years (the *"Project"*); and

WHEREAS, to timely complete the Project, the City will need to begin evaluating and updating the current Plans, which evaluation and update requires the services of an engineering firm; and

WHEREAS, Engineering Enterprises, Inc., of Sugar Grove, Illinois ("*EEI*"), is prepared to provide the necessary design engineering required to proceed with the Project pursuant to the Agreement for Professional Services Risk and Resilience Assessment (RRA) / Emergency Response Plan (ERP) 5-Year Review and Revisions between EEI and the City (the "*Agreement*"), attached hereto as *Exhibit A*; and

WHEREAS, EEI, a qualified and experienced engineering firm, has provided engineering services for various projects completed by the City, and therefore the City recommends approval of the Agreement.

NOW, THEREFORE, BE IT RESOLVED by the Mayor and City Council (the "*Corporate Authorities*") of the United City of Yorkville, Kendall County, Illinois, as follows:

Section 1. The foregoing recitals are hereby incorporated in this Resolution as the findings of the Corporate Authorities.

Section 2. The Corporate Authorities hereby approve the Agreement for Professional Services Risk and Resilience Assessment (RRA) / Emergency Response Plan (ERP) 5-Year Review and Revisions between the United City of Yorkville and Engineering Enterprises, Inc, attached hereto as *Exhibit A*, and authorize the Mayor and City Clerk to execute.

Section 3. This Resolution shall be in full force and effect from and after its passage and approval according to law.

[Remainder of page intentionally blank; roll call vote follows]

Passed by the City Council of the United City of Yorkville, Kendall County, Illinois this ____ day of _____, A.D. 2025.

_____

CITY CLERK

KEN KOCH	_____	DAN TRANSIER	_____
ARDEN JOE PLOCHER	_____	CRAIG SOLING	_____
CHRIS FUNKHOUSER	_____	MATT MAREK	_____
RUSTY CORNEILS	_____	RUSTY HYETT	_____

APPROVED by me, as Mayor of the United City of Yorkville, Kendall County, Illinois this ____ day of _____, A.D. 2025.

_____

MAYOR

Attest:

_____

City Clerk

Agreement for Professional Services
Risk and Resilience Assessment (RRA) / Emergency Response Plan (ERP)
5-Year Review and Revisions

THIS AGREEMENT, by and between the United City of Yorkville, hereinafter referred to as the "City" or “OWNER” and Engineering Enterprises, Inc. hereinafter referred to as the "Contractor" or “ENGINEER” agrees as follows:

A. Services:

The Engineer shall furnish the necessary personnel, materials, equipment and expertise to make the necessary investigations, analysis and calculations along with exhibits, cost estimates and narrative, to complete all necessary engineering services to the City as indicated on the included Attachment B.

B. Term:

Services will be provided beginning on the date of execution of this agreement and continuing, until terminated by either party upon 7 days written notice to the non-terminating party or upon completion of the Services. Upon termination the Contractor shall be compensated for all work performed for the City prior to termination.

C. Compensation and maximum amounts due to Contractor:

Contractor shall receive as compensation for all work and services to be performed herein an amount based on the Estimate of Level of Effort and Associated Cost included in Attachment C, in the fixed fee amount of $29,980. Note that this fee does not include the services of the cybersecurity vendor. All payments will be made according to the Illinois State Prompt Payment Act and not less than once every thirty days.

D. Changes in Rates of Compensation:

In the event that this contract is designated in Section B hereof as an Ongoing Contract, ENGINEER, on or before February 1st of any given year, shall provide written notice of any change in the rates specified in Section C hereof (or on any attachments hereto) and said changes shall only be effective on and after May 1st of that same year.

E. Ownership of Records and Documents:

Contractor agrees that all books and records and other recorded information developed specifically in connection with this agreement shall remain the property of the City. Contractor agrees to keep such information confidential and not to disclose or disseminate the information to third parties without the consent of the City. This confidentiality shall not apply to material or information, which would otherwise be subject to public disclosure through the freedom of information act or if already previously disclosed by a third party. Upon termination

of this agreement, Contractor agrees to return all such materials to the City. The City agrees not to modify any original documents produced by Contractor without contractors consent. Modifications of any signed duplicate original document not authorized by ENGINEER will be at OWNER's sole risk and without legal liability to the ENGINEER. Use of any incomplete, unsigned document will, likewise, be at the OWNER's sole risk and without legal liability to the ENGINEER.

F. Governing Law:

This contract shall be governed and construed in accordance with the laws of the State of Illinois. Venue shall be in Kendall County, Illinois.

G. Independent Contractor:

Contractor shall have sole control over the manner and means of providing the work and services performed under this agreement. The City's relationship to the Contractor under this agreement shall be that of an independent contractor. Contractor will not be considered an employee to the City for any purpose.

H. Certifications:

Employment Status: The Contractor certifies that if any of its personnel are an employee of the State of Illinois, they have permission from their employer to perform the service.

Anti-Bribery: The Contractor certifies it is not barred under 30 Illinois Compiled Statutes 500/50-5(a) - (d) from contracting as a result of a conviction for or admission of bribery or attempted bribery of an officer or employee of the State of Illinois or any other state.

Loan Default: If the Contractor is an individual, the Contractor certifies that he/she is not in default for a period of six months or more in an amount of $600 or more on the repayment of any educational loan guaranteed by the Illinois State Scholarship Commission made by an Illinois institution of higher education or any other loan made from public funds for the purpose of financing higher education (5 ILCS 385/3).

Felony Certification: The Contractor certifies that it is not barred pursuant to 30 Illinois Compiled Statutes 500/50-10 from conducting business with the State of Illinois or any agency as a result of being convicted of a felony.

Barred from Contracting: The Contractor certifies that it has not been barred from contracting as a result of a conviction for bid-rigging or bid rotating under 720 Illinois Compiled Statutes 5/33E or similar law of another state.

Drug Free Workplace: The Contractor certifies that it is in compliance with the Drug Free Workplace Act (30 Illinois Compiled Statutes 580) as of the effective date of this contract. The Drug Free Workplace Act requires, in part, that Contractors, with 25 or more employees certify and agree to take steps to ensure a drug free workplace by informing employees of

the dangers of drug abuse, of the availability of any treatment or assistance program, of prohibited activities and of sanctions that will be imposed for violations; and that individuals with contracts certify that they will not engage in the manufacture, distribution, dispensation, possession, or use of a controlled substance in the performance of the contract.

Non-Discrimination, Certification, and Equal Employment Opportunity: The Contractor agrees to comply with applicable provisions of the Illinois Human Rights Act (775 Illinois Compiled Statutes 5), the U.S. Civil Rights Act, the Americans with Disabilities Act, Section 504 of the U.S. Rehabilitation Act and the rules applicable to each. The equal opportunity clause of Section 750.10 of the Illinois Department of Human Rights Rules is specifically incorporated herein. The Contractor shall comply with Executive Order 11246, entitled Equal Employment Opportunity, as amended by Executive Order 11375, and as supplemented by U.S. Department of Labor regulations (41 C.F.R. Chapter 60). The Contractor agrees to incorporate this clause into all subcontracts under this Contract.

International Boycott: The Contractor certifies that neither it nor any substantially owned affiliated company is participating or shall participate in an international boycott in violation of the provisions of the U.S. Export Administration Act of 1979 or the regulations of the U.S. Department of Commerce promulgated under that Act (30 ILCS 582).

Record Retention and Audits: If 30 Illinois Compiled Statutes 500/20-65 requires the Contractor (and any subcontractors) to maintain, for a period of 3 years after the later of the date of completion of this Contract or the date of final payment under the Contract, all books and records relating to the performance of the Contract and necessary to support amounts charged to the City under the Contract. The Contract and all books and records related to the Contract shall be available for review and audit by the City and the Illinois Auditor General. If this Contract is funded from contract/grant funds provided by the U.S. Government, the Contract, books, and records shall be available for review and audit by the Comptroller General of the U.S. and/or the Inspector General of the federal sponsoring agency. The Contractor agrees to cooperate fully with any audit and to provide full access to all relevant materials.

United States Resident Certification: (This certification must be included in all contracts involving personal services by non-resident aliens and foreign entities in accordance with requirements imposed by the Internal Revenue Services for withholding and reporting federal income taxes.) The Contractor certifies that he/she is a: _x_ United States Citizen ___ Resident Alien ___ Non-Resident Alien The Internal Revenue Service requires that taxes be withheld on payments made to non resident aliens for the performance of personal services at the rate of 30%.

Tax Payer Certification : Under penalties of perjury, the Contractor certifies that its Federal Tax Payer Identification Number or Social Security Number is (provided separately) and is doing business as a (check one): ___ Individual ___ Real Estate Agent ___ Sole Proprietorship ___ Government Entity ___ Partnership ___ Tax Exempt Organization (IRC 501(a) only) _x_ Corporation ___ Not for Profit Corporation ___ Trust or Estate ___ Medical and Health Care Services Provider Corp.

I. Indemnification:

Contractor shall indemnify and hold harmless the City and City's agents, servants, and employees against all loss, damage, and expense which it may sustain or for which it will become liable on account of injury to or death of persons, or on account of damage to or destruction of property resulting from the performance of work under this agreement by Contractor or its Subcontractors, or due to or arising in any manner from the wrongful act or negligence of Contractor or its Subcontractors of any employee of any of them. In the event that the either party shall bring any suit, cause of action or counterclaim against the other party, the non-prevailing party shall pay to the prevailing party the cost and expenses incurred to answer and/or defend such action, including reasonable attorney fees and court costs. In no event shall the either party indemnify any other party for the consequences of that party's negligence, including failure to follow the ENGINEER's recommendations.

J. Insurance:

The ENGINEER agrees that it has either attached a copy of all required insurance certificates or that said insurance is not required due to the nature and extent of the types of services rendered hereunder. (Not applicable as having been previously supplied)

K. Additional Terms or Modification:

The terms of this agreement shall be further modified as provided on the attached Exhibits. Except for those terms included on the Exhibits, no additional terms are included as a part of this agreement. All prior understandings and agreements between the parties are merged into this agreement, and this agreement may not be modified orally or in any manner other than by an agreement in writing signed by both parties. In the event that any provisions of this agreement shall be held to be invalid or unenforceable, the remaining provisions shall be valid and binding on the parties. The list of Attachments are as follows:

Attachment A:	Standard Terms and Conditions
Attachment B:	Scope of Services
Attachment C:	Estimated Level of Effort and Associated Cost
Attachment D:	Anticipated Project Schedule
Attachment E:	2025 Standard Schedule of Charges

L. Notices:

All notices required to be given under the terms of this agreement shall be given mail, addressed to the parties as follows:

For the City:

City Administrator and City Clerk
United City of Yorkville
651 Prairie Pointe Drive
Yorkville, IL 60560

For the ENGINEER:

Engineering Enterprises, Inc.
52 Wheeler Road
Sugar Grove Illinois 60554

Either of the parties may designate in writing from time-to-time substitute addresses or persons in connection with required notices.

Agreed to this _____day of _____, 2025.

United City of Yorkville:

_____
John Purcell
Mayor

_____
Jori Contrino
City Clerk

Engineering Enterprises, Inc.:

_____
Brad Sanderson, PE
Chief Operating Officer / President

_____
Gary Holm, PE
Sr. Project Manager

ATTACHMENT A
STANDARD TERMS AND CONDITIONS

Agreement: These Standard Terms and Conditions, together with the Professional Services Agreement, constitute the entire integrated agreement between the OWNER and Engineering Enterprises, Inc. (EEI) (hereinafter "Agreement"), and take precedence over any other provisions between the Parties. These terms may be amended, but only if both parties consent in writing. However, to the extent that the Scope of Work differs from the Standard Terms and Conditions, the Scope of Work document controls.

Standard of Care: In providing services under this Agreement, the ENGINEER will endeavor to perform in a matter consistent with that degree of care and skill ordinarily exercised by members of the same profession currently practicing under same circumstances in the same locality. ENGINEER makes no other warranties, express or implied, written or oral under this Agreement or otherwise, in connection with ENGINEER'S service.

Construction Engineering and Inspection: The ENGINEER shall not supervise, direct, control, or have authority over any contractor work, nor have authority over or be responsible for the means, methods, techniques sequences, or procedures of construction selected or used by any contractor, or the safety precautions and programs incident thereto, for security or safety of the site, nor for any failure of a contractor to comply with laws and regulations applicable to such contractor's furnishing and performing of its work.

The ENGINEER neither guarantees the performance of any contractor nor assumes responsibility for contractor's failure to furnish and perform the work in accordance with the contract documents.

The ENGINEER is not responsible for the acts or omissions of any contractor, subcontractor, or supplies, or any of their agents or employees or any other person at the site or otherwise furnishing or performing any work.

Shop drawing and submittal review by the ENGINEER shall apply to only the items in the submissions and only for the purpose of assessing if upon installation or incorporation in the project work they are generally consistent with the construction documents. OWNER agrees that the contractor is solely responsible for the submissions and for compliance with the construction documents. OWNER further agrees that the ENGINEER'S review and action in relation to these submissions shall not constitute the provision of means, methods, techniques, sequencing or procedures of construction or extend or safety programs or precautions. The ENGINEER'S consideration of a component does not constitute acceptance of the assembled items.

The ENGINEER'S site observation during construction shall be at the times agreed upon in the Project Scope. Through standard, reasonable means the ENGINEER will become generally familiar with observable completed work. If the ENGINEER observes completed work that is inconsistent with the construction documents, that information shall be communicated to the contractor and OWNER for them to address.

Opinion of Probable Construction Costs: ENGINEER'S opinion of probable construction costs represents ENGINEER'S best and reasonable judgment as a professional engineer. OWNER acknowledges that ENGINEER has no control over construction costs of contractor's methods of determining pricing, or over competitive bidding by contractors, or of market conditions or changes thereto. ENGINEER cannot and does not guarantee that proposals, bids or actual construction costs will not vary from ENGINEER'S opinion of probable construction costs.

Copies of Documents & Electronic Compatibility: Copies of Documents that may be relied upon by OWNER are limited to the printed copies (also known as hard copies) that are signed or sealed by the ENGINEER. Files in electronic media format of text, data, graphics, or of other types that are furnished by ENGINEER to OWNER are only for convenience of OWNER. Any conclusion or information obtained or derived from such electronic files will be at the user's sole risk. When transferring documents in electronic media format, ENGINEER makes no representations as to long term compatibility, usability, or readability of documents resulting from the use of software application packages, operating systems, or computer hardware differing from those used by ENGINEER at the beginning of the project.

Changed Conditions: If, during the term of this Agreement, circumstances or conditions that were not originally contemplated by or known to the ENGINEER are revealed, to the extent that they affect the scope of services, compensation, schedule, allocation of risks, or other material terms of this Agreement, the ENGINEER may call for renegotiation of appropriate portions of this Agreement. The ENGINEER shall notify the OWNER of the changed conditions necessitating renegotiation, and the ENGINEER and the OWNER shall promptly and in good faith enter into renegotiation of this Agreement to address the changed conditions. If terms cannot be agreed to, the parties agree that either party has the absolute right to terminate this Agreement, in accordance with the termination provision hereof.

Hazardous Conditions: OWNER represents to ENGINEER that to the best of its knowledge no Hazardous Conditions (environmental or otherwise) exist on the project site. If a Hazardous Condition is encountered or alleged, ENGINEER shall have the obligation to notify OWNER and, to the extent of applicable Laws and Regulations, appropriate governmental officials. It is acknowledged by both parties that ENGINEER's scope of services does not include any services related to a Hazardous Condition. In the event ENGINEER or any other party encounters a Hazardous Condition, ENGINEER may, at its option and without liability for consequential or any other damages, suspend performance of services on the portion of the project affected thereby until OWNER: (i) retains appropriate specialist consultant(s) or contractor(s) to identify and, as appropriate, abate, remediate, or remove the Hazardous Condition; and (ii) warrants that the project site is in full compliance with applicable Laws and Regulations. ENGINEER agrees to cooperate with the OWNER, as necessary, to remediate a Hazardous Condition, but same may result in additional costs to the OWNER.

Consequential Damages: Notwithstanding any other provision of this Agreement, and to the fullest extent permitted by law, neither the OWNER nor the ENGINEER, their respective officers, directors, partners, employees, contractors, or subcontractors shall be liable to the other or shall make any claim for any incidental, indirect, or consequential damages arising out of or connected in any way to the Project or to this Agreement. This mutual waiver of consequential damages shall include, but is not limited to, loss of use, loss of profit, loss of business, loss of income, loss of reputation, or any other consequential damages that either party may have incurred from any cause of action including negligence, strict liability, breach of contract, and breach of strict or implied warranty. Both the OWNER and the ENGINEER shall require similar waivers of consequential damages protecting all the entities or persons named herein in all contracts and subcontracts with others involved in this project.

Termination: This Agreement may be terminated for convenience, without cause, upon fourteen (14) days written notice of either party. In the event of termination, the ENGINEER shall prepare a final invoice and be due compensation as set forth in the Professional Services Agreement for all costs incurred through the date of termination.

Either party may terminate this Agreement for cause upon giving the other party not less than seven (7) calendar days' written notice for the following reasons:

(a) Substantial failure by the other party to comply with or perform in accordance with the terms of the Agreement and through no fault of the terminating party;

(b) Assignment of the Agreement or transfer of the project without the prior written consent of the other party;

(c) Suspension of the project or the ENGINEER'S services by the OWNER for a period of greater than ninety (90) calendar days, consecutive or in the aggregate.

(d) Material changes in the conditions under which this Agreement was entered into, the scope of services or the nature of the project, and the failure of the parties to reach agreement on the compensation and schedule adjustments necessitated by such changes.

Payment of Invoices: Invoices are due and payable within 30 days of receipt unless otherwise agreed to in writing.

Third Party Beneficiaries: Nothing contained in this Agreement shall create a contractual relationship with or a cause of action in favor of a third party against either the OWNER or the ENGINEER. The ENGINEER'S services under this Agreement are being performed solely and exclusively for the OWNER'S benefit, and no other party or entity shall have any claim against the ENGINEER because of this Agreement or the performance or nonperformance of services hereunder. The OWNER and ENGINEER agree to require a similar provision in all contracts with contractors, subcontractors, vendors and other entities involved in this Project to carry out the intent of this provision.

Force Majeure: Each Party shall be excused from the performance of its obligations under this Agreement to the extent that such performance is prevented by force majeure (defined below) and the nonperforming party promptly provides notice of such prevention to the other party. Such excuse shall be continued so long as the condition constituting force majeure continues. The party affected by such force majeure also shall notify the other party of the anticipated duration of such force majeure, any actions being taken to avoid or minimize its effect after such occurrence, and shall take reasonable efforts to remove the condition constituting such force majeure. For purposes of this Agreement, "force majeure" shall include conditions beyond the control of the parties, including an act of God, acts of terrorism, voluntary or involuntary compliance with any regulation, law or order of any government, war, acts of war (whether war be declared or not), labor strike or lock-out, civil commotion, epidemic, failure or default of public utilities or common carriers, destruction of production facilities or materials by fire, earthquake, storm or like catastrophe. The payment of invoices due and owing hereunder shall in no event be delayed by the payer because of a force majeure affecting the payer.

Additional Terms or Modification: All prior understandings and agreements between the parties are merged into this Agreement, and this Agreement may not be modified orally or in any manner other than by an Agreement in writing signed by both parties. In the event that any provisions of this Agreement shall be held to be invalid or unenforceable, the remaining provisions shall be valid and binding on the parties.

Assignment: Neither party to this Agreement shall transfer or assign any rights or duties under or interest in this Agreement without the prior written consent of the other party. Subcontracting normally contemplated by the ENGINEER shall not be considered an assignment for purposes of this Agreement.

Waiver: A party's waiver of, or the failure or delay in enforcing any provision of this Agreement shall not constitute a waiver of the provision, nor shall it affect the enforceability of that provision or of the remainder of this Agreement.

Attorney's Fees: In the event of any action or proceeding brought by either party against the other under this Agreement, the prevailing party shall be entitled to recover from the other all costs and expenses including without limitation the reasonable fees of its attorneys in such action or proceeding, including costs of appeal, if any, in such amount as the Court may adjudge reasonable.

Fiduciary Duty: Nothing in this Agreement is intended to create, nor shall it be construed to create, a fiduciary duty owed to either party to the other party. EEI makes no warranty, express or implied, as to its professional services rendered.

Headings: The headings used in this Agreement are inserted only as a matter of convenience only, and in no way define, limit, enlarge, modify, explain or define the text thereof nor affect the construction or interpretation of this Agreement.

ATTACHMENT B
Risk and Resilience Assessment (RRA) / Emergency Response Plan (ERP) 5-Year Review and Revisions
United City of Yorkville
Scope of Work

Section 2013 of America's Water Infrastructure Act (AWIA), which amended Section 1433 of the Safe Drinking Water Act (SDWA), requires community (drinking) water systems (CWS) serving more than 3,300 people to prepare or revise Risk and Resilience Assessments (RRAs) and Emergency Response Plans (ERPs). CWSs must certify to the U.S. Environmental Protection Agency (EPA) that this work has been completed. In addition, CWSs must review, revise where applicable, and re-certify their RRA and ERP to EPA every five years from the original deadlines specified in the law and summarized below.

Five-year Review, Revision and Certification Requirements
(from: https://www.epa.gov/waterresilience/awia-section-2013)

Each community water system serving more than 3,300 persons must review its RRA at least once every five years to determine if it should be revised. Upon completion of such a review, the system must submit to the EPA a certification that it has reviewed its RRA and revised it, if applicable.

Further, each community water system serving more than 3,300 persons must review and, if necessary, revise its ERP at least once every five years and within six months following its review of its RRA. The ERP must incorporate any revisions that were made to the RRA. Upon completion of such a review the system must submit to the EPA a certification that it has reviewed its ERP and revised it, if applicable.

Engineering Enterprises, Inc. (EEI) assisted the United City of Yorkville in completing its Initial RRA and ERP. Yorkville certified the completion of their RRA in June 2021 and the completion of their ERP in December 2021. As required by AWIA, Yorkville must review, revise where applicable, and re-certify its RRA before June 30, 2026, and the ERP before December 31, 2026. At the request of the Public Works Department, EEI has prepared the following Scope of Services, Estimate of Level of Effort and Associated Costs (Attachment C), Estimated Schedule (Attachment D), and Standard Schedule of Charges (Attachment E) for completing the 2026 updates to the RRA and ERP.

SCOPE OF WORK

The proposed scope of work is divided into two phases. Phase 1 includes reviewing and revising the 2021 Risk and Resilience Assessment document. Phase 2 includes reviewing and revising the 2021 Emergency Resource Plan document.

Phase 1 – Review and Revise Risk and Resilience Assessment

In Phase 1, assets identified during the initial RRA will be reviewed and re-evaluated along with the baseline threats. Risk scoring associated with the high-priority Threat-Asset pairs will be assessed and/or reviewed along with the plan to manage risk and create a more resilient utility. It is important for all key utility managers and supervisors to be a part of the RRA Review Team as it provides the foundation for the ERP.

1) Project Administration (Phase I) –

This task includes overall project planning, coordination with the City, and project management. As part of this task, EEI will transmit a monthly status report to Yorkville's team representatives along with the monthly invoice.

This task also includes a Phase 1 Kick-Off Meeting and EEI assisting Yorkville in identifying the RRA Review Team. The team will likely include the following:

- Yorkville Water Utility Champion (or Co-Champions)
- Yorkville Water Steering Committee
- Other Review Team Members, as appropriate
- EEI Project Manager and Project Team

2) Establish Scope of RRA Revisions/Updates

EEI will prepare an agenda, disseminate relevant information, lead the RRA Review Team, and assign homework for and document the outcomes of four (4) RRA Workshops.

a. **Workshop #1**: Threat-Asset Pair / Risk and Resilience Scoring / New Risk Assessments

i. Review Section 2 of Existing RRA
   1. Assess Necessity to Revise
      - Asset Characterization (will be completed as prior homework)
      - Threat Characterization (will be completed as prior homework)
      - Preliminary Qualitative Scoring of Threat-Asset Pairs
      - Bottom-Cutting to Identify Final Threat Scenarios
   2. Identify Revisions Necessary and Complete

ii. Review Section 3 of Existing RRA and Complete any New Assessments as Identified
   1. Assess Necessity to Revise
      - Consequence Analysis Tasks
      - Vulnerability Analysis
      - Threat Likelihood Analysis

- Risk and Resilience Analysis
- Bottom-Cutting

2. Identify Revisions Necessary and Complete

b. **Workshop #2**: Risk and Resilience Management / Appendices and Tables

i. Review Section 4 of Existing RRA
   1. Assess Necessity to Revise
      - Risk and Resilience Management
      - Mitigation Options/Prioritization
   2. Identify Revisions Necessary and Complete
   3. Discuss New Scenarios and Mitigation Options as Necessary

ii. Review of Appendices and Tables
   1. Identify Revisions Necessary and Complete

c. **Workshop #3**: Cybersecurity Assessment – EEI Will Work Collaboratively with Yorkville's Selected Cybersecurity/SCADA Integration vendor

i. Information Gathering / Review of Existing Documents
   1. Identify Critical Assets to be Included in Cybersecurity Assessment
   2. Review Existing Utility / City Cybersecurity Policies and Procedures
   3. Review Cybersecurity Improvements Implemented Since 2021 RRA
   4. Complete Updated Water Cybersecurity Assessment Tool (WCAT)

d. Revise/Update RRA

i. EEI will develop a plan to revise the 2021 RRA document based on outcomes from Workshops #1, #2 and #3. Lists, tables, exhibits, and narrative included in the 2021 RRA will all be considered for revision. The plan will be shared with the Program Champion and Steering Committee for comments. Once approved, EEI will revise the 2021 RRA according to the plan and submit draft copies of the revised RRA to Yorkville for review. The update and revision process will be reviewed and finalized during Workshop #4.

ii. **Workshop #4**: Finalize RRA and 2026 Cybersecurity Assessment
   1. Updates to the RRA document resulting from the workshops will be reviewed and finalized.
   2. Updates to cybersecurity policies, procedures will be reviewed and finalized.

3. Recommendations for cybersecurity system improvements will be finalized.

Phase 2 – Review and Revise Emergency Response Plan

During Phase 2, the ERP Review Team will review Utility Information, Resilience Strategies, Emergency Plan and Procedures, Mitigation Actions, and Detection Strategies. The results of the updated/revised RRA document will be incorporated into the ERP.

3) Project Administration (Phase 2) –

This task includes overall project planning, coordination with the City, and project management. As part of this task, EEI will transmit a monthly status report to Yorkville's team representatives along with the monthly invoice.

This task also includes a Phase 2 Kick-Off Meeting and EEI assisting Yorkville in identifying the ERP Review Team. The team will likely include the following:

- Yorkville Water Utility Champion (or Co-Champions)
- Yorkville Water Steering Committee
- Other Review Team Members, as appropriate
- Outside Stakeholders (Fire, Police, Public Works, OEM, etc.)
- EEI Project Manager and Project Team

4) Review of Existing ERP

EEI will prepare an agenda, disseminate relevant information, lead the ERP Review Team, and document the outcomes of three (3) ERP Review Workshops.

a. **Workshop #5**: Review of 2021 ERP Introduction and Sections 1-4

i. Review ERP Introduction and Sections 1-4 for Completeness and Accuracy
    1. Utility System Information
    2. Utility Contact Information
    3. Resilience Strategies
    4. Emergency Plans and Procedures
    5. Mitigation Actions
    6. Detection Strategies

ii. Identify Revisions Necessary

iii. Identify Items Needed for any New Threat Scenario(s) That Were Identified in the Revised RRA

b. **Workshop #6**: Review of 2021 ERP Appendices

   i. Review ERP Appendices for Completeness and Accuracy
      1. Utility System Details
      2. Plans and Policies
      3. Forms and Guidelines
      4. Documents and Checklists
   ii. Identify Revisions Necessary
   iii. Identify Items Needed for any New Threat Scenario(s) That Were Identified in the Revised RRA

c. Revise/Update ERP

   i. EEI will develop a plan to revise the 2021 ERP document based on outcomes from Workshops #5 and #6. Lists, tables, exhibits, and narrative included in the 2021 ERP will all be considered for revision. The plan will be shared with Yorkville's Program Champion and Steering Committee for comments. Once approved, EEI will revise the 2021 ERP according to the plan and submit draft copies to Yorkville's Team for review and comment. The update and revision process will be reviewed and finalized during Workshop #7.

   ii. **Workshop #7** – Finalize 2026 ERP
      1. Updates and Revisions to the ERP Document will be Reviewed and Finalized.

ATTACHMENT C - ESTIMATE OF LEVEL OF EFFORT AND ASSOCIATED COST
PROFESSIONAL ENGINEERING SERVICES

CLIENT	PROJECT NUMBER	
United City of Yorkville	YO2530	
PROJECT TITLE	**DATE**	**PREPARED BY**
RRA / ERP 5-Year Review and Revisions		GPH

TASK NO.	TASK DESCRIPTION	ROLE	PIC	SR. PM		PE	ADMIN	HOURS	COST
		PERSON	MLP	GPH		CRE	DRA		
		RATE	$251	$243		$175	$72		
PHASE 1: Review and Revise Risk and Resilience Assessment									
1	Project Administration (Phase I)		1	4		1	1	7	$ 1,470
2a	Threat-Asset Pair / Risk and Resilience Scoring / New Risk Assessments - Workshop #1		1	8		12		21	$ 4,295
2b	Risk and Resilience Management / Appendices and Tables - Workshop #2			8		12		20	$ 4,044
2c	Cybersecurity Assessment with Yorkville's Cybersecurity Vendor - Workshop #3			2		6		8	$ 1,536
2d	Revise/Update RRA - Workshop #4			8		18		26	$ 5,094
	Subtotal Phase 1		2	30	-	49	1	82	$ 16,439
PHASE 2: Review and Revise Emergency Response Plan									
4	Phase 2 Project Administration / Kick-off Meeting		1	2		1	1	5	$ 984
5a	Review 2021 ERP Sections 1-4 - Workshop #4			8		8		16	$ 3,344
5b	Review 2021 ERP Appendicies - Workshop #5			8		12		20	$ 4,044
6a	Implementation of Update Plan			8		18		26	$ 5,094
6b	Finalize ERP Updates and Revisions - Workshop #6		1	26	-	39	1	67	$ 13,466
	PROJECT TOTAL:		**3**	**56**	**-**	**88**	**2**	**149**	**29,905**

EEI STAFF

MLP Michele L. Piotrowski
GPH Gary P. Holm
CRE Cornelio R. Estrella
DRA Deborah R. Anderson

DIRECT EXPENSES		
Printing/Scanning =	$	25
Mileage =	$	50
DIRECT EXPENSES =	**$**	**75**

LABOR SUMMARY		
TOTAL LABOR EXPENSES	**$**	**29,905**

TOTAL COSTS	$	29,980

ATTACHMENT D: ESTIMATED SCHEDULE

CLIENT	PROJECT NUMBER	
United City of Yorkville	YO2530-P	
PROJECT TITLE	**DATE**	**PREPARED BY**
RRA / ERP 5-Year Review and Revisions	11/11/25	MLP

TASK NO.	TASK DESCRIPTION	2026 JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC
PHASE 1: Review and Revise Risk and Resilience Assessment													
1	Project Administration (Phase I)												
2a	Threat-Asset Pair / Risk and Resilience Scoring / New Risk												
2b	Risk and Resilience Management / Appendices and Tables - Workshop #2												
2c	Cybersecurity Assessment with Yorkville's Cybersecurity Vendor - Workshop #3												
2d	Revise/Update RRA - Workshop #4												
PHASE 2: Review and Revise Emergency Response Plan													
11	Phase 2 Project Administration / Kick-off Meeting												
4	Review 2021 ERP Sections 1-4 - Workshop #4												
5a	Review 2021 ERP Appendicies - Workshop #5												
5b	Implementation of Update Plan												
6a	Finalize ERP Updates and Revisions - Workshop												

ENGINEERING ENTERPRISES, INC.
52 Wheeler Road, Sugar Grove, IL 60554
Ph: 630.466.6700 • Fx: 630.466.6701
www.eeiweb.com

ATTACHMENT E - STANDARD SCHEDULE OF CHARGES ~ JANUARY 1, 2025

EMPLOYEE DESIGNATION	CLASSIFICATION	HOURLY RATE
Senior Principal	E-4	$256.00
Principal	E-3	$251.00
Senior Project Manager	E-2	$243.00
Project Manager	E-1	$218.00
Senior Project Engineer/Surveyor II	P-6	$208.00
Senior Project Engineer/Surveyor I	P-5	$193.00
Project Engineer/Surveyor	P-4	$175.00
Senior Engineer/Surveyor	P-3	$161.00
Engineer/Surveyor	P-2	$146.00
Associate Engineer/Surveyor	P-1	$132.00
Senior Project Technician II	T-6	$182.00
Senior Project Technician I	T-5	$171.00
Project Technician	T-4	$159.00
Senior Technician	T-3	$146.00
Technician	T-2	$132.00
Associate Technician	T-1	$115.00
GIS Technician II	G-2	$130.00
GIS Technician I	G-1	$119.00
Engineering/Land Surveying Intern	I-1	$ 85.00
Executive Administrative Assistant	A-4	$ 80.00
Administrative Assistant	A-3	$ 75.00

VEHICLES. DRONE, EXPERT TESTIMONY, REPROGRAPHICS AND DIRECT COSTS*

Vehicle for Construction Observation	$ 20.00
Unmanned Aircraft System / Unmanned Aerial Vehicle / Drone	$235.00
Expert Testimony	$290.00
In-House Scanning and Reproduction	$0.25/Sq. Ft. (Black & White) $1.00/Sq. Ft. (Color)
Reimbursable Expenses (Direct Costs)	Cost
Services by Others (Direct Costs)	Cost + 10%

* unless specified otherwise in agreement

Reviewed By:	
Legal	■
Finance	☐
Engineer	☐
City Administrator	■
Community Development	☐
Purchasing	☐
Police	☐
Public Works	☐
Parks and Recreation	☐

Agenda Item Number

Administration Committee #1

Tracking Number

ADM 2025-52

Agenda Item Summary Memo

Title: Microsoft Enterprise Agreement and Microsoft Enterprise Core CAL License

Meeting and Date: City Council – November 25, 2025

Synopsis: Please see the attached memo.

Council Action Previously Taken:

Date of Action: ADM – 11/19/25 Action Taken: Moved forward to City Council agenda.

Item Number: ADM 2025-52

Type of Vote Required: Supermajority (6 out of 9)

Council Action Requested: Approval

Submitted by: Erin Willrett (Name) Administration (Department)

Agenda Item Notes:

Have a question or comment about this agenda item?
Call us Monday-Friday, 8:00am to 4:30pm at 630-553-4350, email us at agendas@yorkville.il.us, post at www.facebook.com/CityofYorkville, tweet us at @CityofYorkville, and/or contact any of your elected officials at http://www.yorkville.il.us/320/City-Council

Memorandum

To: Administration Committee
From: Erin Willrett, Assistant City Administrator
CC: Bart Olson, City Administrator
Date: November 19, 2025
Subject: Microsoft Enterprise Agreement Annual Payment, and Microsoft Enterprise Core CAL Licensing Payment

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Summary

Approval of the 3rd year of a 3-year contract payment for the Enterprise Agreement with Dell for the continuation for licensing for Microsoft Office 365, approval of Windows Data Center Licenses one-time payment for a 3-year contract, and approval of Microsoft Enterprise Core CAL Licensing one-time payment for a 3-year contract.

Background

In October 2023, the City Council approved an updated 3-year datacenter license contract, along with client access licenses with Microsoft. This license also included software assurance which includes 24/7 customer service from Microsoft for issues which cannot be resolved by the onsite technician. This 3rd payment is in the amount of $33,831.42. This 3rd payment is higher than the original contracted price of $26,368.08 for year 3 of the contract, due to an increase of user accounts. Therefore, staff is asking Council for approval of the updated amount of $33,831.42, as it differs from the original contracted quote from 2023.

In addition, the City needs to purchase Core CAL licensing for Office 365. This is a software assurance coverage for Office 365. This has been wrapped into the Microsoft Enterprise Agreement quote.

Attached in the packet you will the detailed invoices for the request.

Recommendation

Staff is recommending the approval of the 3rd year payment of the Microsoft Enterprise Agreement (EA), including 90 Core CAL Licenses for a total of $33,831.42.

Resolution No. 2025-_____

A RESOLUTION OF THE UNITED CITY OF YORKVILLE, ILLINOIS APPROVING PAYMENT TO MICROSOFT PURSUANT TO A LICENSE AGREEMENT FOR WINDOWS SERVERS

WHEREAS, the United City of Yorkville, Kendall County, Illinois (the "*City*"), is a duly organized unit of government of the State of Illinois within the meaning of Article VII, Section 10 of the 1970 Illinois Constitution; and

WHEREAS, the City's Municipal Code provides that the City may approve contracts for supplies and equipment that have not been competitively bid by a two-thirds affirmative vote of the City Council; and

WHEREAS, the City desires provide its employees with continued access to and use of Windows Servers (the "*System*"); and

WHEREAS, the System is not offered by multiple vendors, and therefore the City is unable to solicit multiple bids for quotes to access the System; and

WHEREAS, the City previously approved a three-year license agreement with Dell Technologies (the *"Agreement"*) for use of the System, which Agreement is set to expire November 30, 2026; and

WHEREAS, the City has received an annual billing statement in the amount of $33,831.42 for the third year of the Agreement (the "*Billing Statement*"), said Billing Statement attached hereto as Exhibit A; and

WHEREAS, the Mayor and City Council have determined that it is in the best interests of the City and its residents to pay the balance due pursuant to the Billing Statement, so that City employees may continue to access the System.

NOW, THEREFORE, BE IT RESOLVED by the Mayor and City Council of the United City of Yorkville, Kendall County, Illinois, as follows:

Section 1. The recitals set forth above are incorporated into this Resolution as if fully restated herein.

Section 2. In consideration of the foregoing recitals, the competitive bidding requirement is hereby waived, and the City Administrator and City Finance Department are

hereby authorized and directed to proceed with the purchase described in Exhibit A, in an amount not to exceed $33,831.42.

Section 3. That this Resolution shall be in full force and effect from and after its passage and approval as provided by law.

Passed by the City Council of the United City of Yorkville, Kendall County, Illinois this ____ day of _____, A.D. 2025.

_____

CITY CLERK

KEN KOCH	_____	DAN TRANSIER	_____
ARDEN JOE PLOCHER	_____	CRAIG SOLING	_____
CHRIS FUNKHOUSER	_____	MATT MAREK	_____
RUSTY CORNEILS	_____	RUSTY HYETT	_____

APPROVED by me, as Mayor of the United City of Yorkville, Kendall County, Illinois this ____ day of _____, A.D. 2025.

_____

MAYOR

Attest:

_____

City Clerk

Steps for Completing Your True-Up

Microsoft Enterprise 6				
City of Yorkville				
Date Updated	**Enrollment #**	**Start Date**	**End Date**	**Due Date**
10/9/2025	7675978	12/1/2023	11/30/2026	11/8/2025

	True-Up Steps		Responsible Party	Completion Date
	**Online Service Reservation Review**	If any Online Services have been self-provisioned by agreement administrators in the past year, a review is necessary to determine if those subscriptions need to be carried into future years or if they are transitions from on-premises licenses.	Dell & City of Yorkville	9/27/2025
	**System/User Inventory**	Count your applicable on-premises systems/applications to determine if any usage has changed since the previous renewal or True-Up.*	City of Yorkville	9/27/2025
	**Review Meeting**	Review the inventory data gathered and the total number of needed licenses on the True-Up. Highlight any optimization or cost savings to finalize True-Up counts.	Dell & City of Yorkville	10/11/2025
	**Issue a Purchase Order**	Create a Purchase Order addressed to Microsoft Corporation as the payee and provide a copy to Dell for the total listed on the "True-Up" tab.	City of Yorkville	11/7/2025
	**True-Up Submission**	Dell to review and process the final True-Up 30 to 60 days before the anniversary date to fulfill the True-Up compliance requirements.	Dell	11/8/2025

* Microsoft provides the MAP Toolkit to help you gather data and insights on deployed software instances and versions. For more information on this free tool, click here. Additionally, Dell has trusted partners who perform custom software asset management engagements to aid in the inventory and reconciliation of all licenses within your environment for a nominal fee. For more information on this service, please contact your Dell Technologies Software Account Team.

Year 2 True-Up

Microsoft Enterprise 6				
City of Yorkville				
Date Updated	**Enrollment #**	**Start Date**	**End Date**	**Due Date**
10/9/2025	7675978	12/1/2023	11/30/2026	11/8/2025

Part Number	Description	Country of Use	Originating Qty	Pending Reservations	Total Qty	Currently Running Qty	Qty to True-Up	Price Each	Extended Total
Enterprise Products and Online Services									
AAA-12414	CCAL Bridge O365 Sub Per User	United States	90	0	90		0	$0.00	$0.00
U4S-00002	O365 G1 GCC Sub Per User	United States	14	0	14		0	$0.00	$0.00
AAA-11894	O365 G3 GCC Sub Per User	United States	118	0	118		0	$0.00	$0.00
T2N-00001	O365 G5 GCC Sub Per User	United States	2	0	2		0	$0.00	$0.00
Additional Online Services									
NYH-00001	Teams AC with Dial Out US/CA GCC Sub Add-on	United States	112	0	112		0	$0.00	$0.00
P3U-00001	Visio P2 GCC Sub Per User	United States	1	0	1		0	$0.00	$0.00
Additional On-Premises Products									
9EA-00039	Win Server DC Core ALng LSA 2L	United States	30	0	30		0	$0.00	$0.00
Other Licenses / Services									
							Year 2 Pretax True-Up Total		**$0.00**

True-Up pricing for perpetual licenses is a one time charge for the full license cost plus a prorated amount for Software Assurance coverage through the end of the agreement.

*Most Online Services can be reduced at the agreement anniversary date. Per the Microsoft Enterprise Agreement language, all reductions must be submitted **no later** than 30 days before the annual agreement anniversary date.*

Online Service Reservations

Microsoft Enterprise 6				
City of Yorkville				
Date Updated	**Enrollment #**	**Start Date**	**End Date**	**Due Date**
10/9/2025	7675978	12/1/2023	11/30/2026	11/8/2025

Part Number	Description		Usage Country	Reservation #	Usage Date	Qty Reserved	# Months	Price Per Month	Extended Total
Online Service Reservations									
802.56		45261	46356.99931	45992	1/2/1900		1522		$0.00
734.4		45261	46356.99931	45992	1/8/1900		1522		$0.00
25259.52		45261	46356.99931	45992	4/13/1900		1519		$0.00
0		45261	46356.99931	45992	4/21/1900		1519		$0.00
134.64		45292	46356.99931	45992	1/1/1900		1523		$0.00
1214.4		45323	46356.99931	45992	1/5/1900		1522		$0.00
971.52		45383	46356.99931	45992	1/4/1900		1522		$0.00
550.8		45383	46356.99931	45992	1/6/1900		1522		$0.00
1214.4		45413	46356.99931	45992	1/5/1900		1522		$0.00
1782		45627	46356.99931	45992	3/30/1900		1520		$0.00
								Year 2 PreTax Reservation Total	**$0.00**

Online Service Reservations are self-provisioned subscriptions added via the Microsoft VLSC portal throughout the agreement year.

Microsoft charges for the number of full months between the start date of the subscription thru the agreement end date.

Annual Billing

Microsoft Enterprise 6				
City of Yorkville				
Date Updated	**Enrollment #**	**Start Date**	**End Date**	**Due Date**
10/9/2025	7675978	12/1/2023	11/30/2026	11/8/2025

Customer # 15323999

PO Number	Scheduled Bill Date	Part Number	Description	Quantity	Price	Extended Amount	Coverage Start Date	Coverage End Date
7833370986286501	12/1/2025	T2N-00001	O365 G5 GCC Sub Per User	2	$412.34	$824.68	12/1/2023	11/30/2026
7833370986286501	12/1/2025	U4S-00002	O365 G1 GCC Sub Per User	8	$95.62	$764.96	12/1/2023	11/30/2026
7833370986286501	12/1/2025	AAA-11894	O365 G3 GCC Sub Per User	104	$251.99	$26,206.96	12/1/2023	11/30/2026
7833370986286501	12/1/2025	NYH-00001	Teams AC with Dial Out US/CA GCC Sub Add-on	112	$0.00	$0.00	12/1/2023	11/30/2026
8021327281652901	12/1/2025	P3U-00001	Visio P2 GCC Sub Per User	1	$140.44	$140.44	1/1/2024	11/30/2026
8270167579366301	12/1/2025	AAA-11894	O365 G3 GCC Sub Per User	5	$251.99	$1,259.95	2/1/2024	11/30/2026
8411546750869301	12/1/2025	AAA-11894	O365 G3 GCC Sub Per User	4	$251.99	$1,007.96	4/1/2024	11/30/2026
8411546750869301	12/1/2025	U4S-00002	O365 G1 GCC Sub Per User	6	$95.62	$573.72	4/1/2024	11/30/2026
1004422259121701	12/1/2025	AAA-11894	O365 G3 GCC Sub Per User	5	$251.99	$1,259.95	5/1/2024	11/30/2026
1012459883048101	12/1/2025	AAA-12414	CCAL Bridge O365 Sub Per User	90	$19.92	$1,792.80	12/1/2024	11/30/2026
					Annual Billing Total	**$33,831.42**		

Amounts listed here are the upcoming annual invoices for the following agreement year. PO # listed is the same from the previous year and can be changed upon request.



Invoice Summary

Microsoft Enterprise 6				
City of Yorkville				
Date Updated	**Enrollment #**	**Start Date**	**End Date**	**Due Date**
10/9/2025	7675978	12/1/2023	11/30/2026	11/8/2025

State	Description	Pretax Total	PO#
Draft	Year 1 Online Service Reservations Total	$0.00	
Draft	Year 1 True-Up Total	$0.00	
Final	Year 2 Annual Invoice	$33,831.42	
	Total Expected Invoice Amounts	**$33,831.42**	

All Purchase Orders are to be addressed to Dell

Reviewed By:	
Legal	☐
Finance	☐
Engineer	☐
City Administrator	■
Community Development	☐
Purchasing	☐
Police	☐
Public Works	☐
Parks and Recreation	☐

Agenda Item Number

Mayor's Report #5

Tracking Number

CC 2025-08

Agenda Item Summary Memo

Title: Public Works and Parks Department Facility Update

Meeting and Date: City Council – November 25, 2025

Synopsis: Please see the attached.

Council Action Previously Taken:

Date of Action: _____ Action Taken: _____

Item Number: _____

Type of Vote Required: None

Council Action Requested: Informational

Submitted by: Bart Olson (Name) Administration (Department)

Agenda Item Notes:

Have a question or comment about this agenda item?
Call us Monday-Friday, 8:00am to 4:30pm at 630-553-4350, email us at agendas@yorkville.il.us, post at www.facebook.com/CityofYorkville, tweet us at @CityofYorkville, and/or contact any of your elected officials at http://www.yorkville.il.us/320/City-Council

Yorkville Public Works
Construction Contingency Adjustment Log

NO.	DATE ISSUED	DESCRIPTION	ADJUSTMENT	TOTAL	UPDATED CONTINGENCY	DATE RETURNED	COMMENTS
				ORIGINAL CONTRUCTION CONTINGENCY	$ 1,249,598.00		
APRIL 2025							
CA 01	4/17/2025	Per plan changes dated 3/25/25, increase diameter of Structures 10 & 27 from 5' to 6'.	$ (2,252.80)	$ (2,466.82)	$ 1,247,131.18	4/17/2025	
		RCW Markup	$ (214.02)				
CA 02	4/17/2025	Per City request, change 2" water service from Type K copper to Pex with tracer wire.	$ 3,998.50	$ 3,998.50	$ 1,251,129.68	4/17/2025	
		RCW Markup	$ -				
MAY 2025							
CA 03	5/1/2025	Time spent locating existing water main as it was not shown accurately on the Drawings. Work also included relocating the topsoil pile due to new water main connection. Add 40' of 8" DI and (2) 45 bends for new connection location. Change casting on Catch Basin 26 from Type 1 as noted to a Type 11 curb unit.	$ (7,337.75)	$ (8,034.84)	$ 1,243,094.84	5/1/2025	
		RCW Markup	$ (697.09)				
CA 04	5/15/2025	Revise storm water drainage system per Revision 5. Work included the addition of 16' of 36" RCP, (1) 36" FES, rip rap and connection to STR 27.	$ (10,898.00)	$ (11,933.31)	$ 1,231,161.53	5/15/2025	
		RCW Markup	$ (1,035.31)				
JULY 2025							
CA 05	6/18/2025	Per response to RFI 2, provide ventilation in elevator shaft through roof.	$ (10,291.50)	$ (11,269.19)	$ 1,219,892.34	6/26/25	
		RCW Markup	$ (977.69)				
AUGUST 2025							
CA 06	7/24/2025	Provide an additional 256.5 CY of undercutting at trench excavations as directed by the Testing Company. This proposal is based on a unit cost of $190/CY and the cost to increase the bond. Please note that the original allowance only covered the first 275 CY of undercuts.	$ (49,350.00)	$ (54,038.25)	$ 1,165,854.09	08/07/25	
		RCW Markup	$ (4,688.25)				
CA 07	8/7/2025	Provide utility public walk.	$ (1,990.00)	$ (2,179.05)	$ 1,163,675.04	08/07/25	
		RCW Markup	$ (189.05)				
October 2025							
CA 09* (Out of Sequence)	10/2/2025	Provide 2-1/2" O.D. line posts at 8' O.C. in lieu of 2" O.D. posts at 10' O.C. Provide 3" O.D. terminal posts in lieu of 2-1/2" O.D. posts. These changes are necessary to meet performance expectations and avoid potential issues such as post deflection, concrete footing failure, or overall system compromise under wind load.	$ (10,717.35)	$ (11,735.50)	$ 1,151,939.54	10/02/25	Approved at 10/02/25 OAC Meeting.
		RCW Markup	$ (1,018.15)				
CA 10	10/2/2025	Provide 8" thick apron with rebar reinforcement between building and asphalt pavement.	$ (16,100.00)	$ (17,629.50)	$ 1,134,310.04	10/02/25	Approved at 10/02/25 OAC Meeting.
		RCW Markup	$ (1,529.50)				
CA 08* (Out of Sequence)	9/24/2025	Berm up excess spoils around the site.	$ (39,600.00)	$ (43,362.00)	$ 1,090,948.04	10/10/25	Approved via email on 10/10/25. S&K: 6,600 CY at $6.00 / CY
		RCW Markup	$ (3,762.00)				
December 2025							
CA 11	11/11/2025	Per response to RFI 25, increase the size of the gas piping heading towards the Boiler Room to 2-1/2" in lieu of 2".	$ (498.76)	$ (546.14)	$ 1,090,401.89	11/12/25	Approved via email on 11/12/25.
		RCW Markup	$ (47.38)				
CA 12	11/18/2025	Provide temporary enclosures for overhead door openings, window openings and door openings.	$ (16,596.00)	$ (18,172.62)	$ 1,072,229.27		Awaiting response from City.
		RCW Markup	$ (1,576.62)				
CA 13	11/18/2025	Fire Protection changes due to new flow test results. The new flow tests show less pressure then the pressure indicated on the Drawings. This will result in upsizing the branch lines, riser, and backflow.	$ (12,882.00)	$ (14,105.79)	$ 1,058,123.48		Awaiting response from City.
		RCW Markup	$ (1,223.79)				

Yorkville Public Works
Owner Contingency Adjustment Log

NO.	DATE ISSUED	DESCRIPTION	ADJUSTMENT	TOTAL	UPDATED CONTINGENCY	DATE RETURNED	COMMENTS
				ORIGINAL OWNER'S CONTINGENCY	$ 499,839.00		
JULY 2025							
OA 01	6/25/2025	Per RFI-006, provide Yorkville Mix (4,500 psi with fibers) in exterior concrete walks and aprons only.	$ (11,400.00)	$ (12,483.00)	$ 487,356.00	6/26/2025	
		RCW Markup	$ (1,083.00)				
OCTOBER 2025							
OA 02	9/17/2025	Provide new window in the PW Director's Office 109.	$ (10,045.00)	$ (10,999.28)	$ 476,356.73	9/23/2025	County Prestress & Precast: $6,630 Madden Glass: $2,655 LJ Morse: $760
		RCW Markup	$ (954.28)				

Yorkville Public Works
Risk Reserve Adjustment Log

NO.	DATE ISSUED	DESCRIPTION	ADJUSTMENT	TOTAL	UPDATED CONTINGENCY	DATE RETURNED	COMMENTS
				ORIGINAL RISK RESERVE CONTINGENCY	$ 750,000.00		
RRA 01	10/2/2025	Cost impact by tariffs on the Elevator Work Scope.	$ (12,075.00) $ (1,147.13)	$ (13,222.13)	$ 736,777.87	10/2/2025	Approved at 10/02/25 OAC Meeting.

R.C. WEGMAN
CONSTRUCTION COMPANY

750 Morton Avenue
Aurora, Illinois 60506
Office: +1 630 844 3000

YORKVILLE PUBLIC WORKS
CONSTRUCTION CONTINGENCY ADJUSTMENT CA-12

Date:	**11/18/25**
Project:	**Yorkville Public Works**
RCW Job No:	**2025-01**
Submitted To:	**United City of Yorkville** **Attn: Eric Dhuse, Director of Public Works; Bart Olson, City Administrator** **Via Email: edhuse@yorkville.il.us; Bolson@yorkville.il.us**
Description:	**Provide temporary enclosures for overhead door openings, window openings and door openings.**

Cost Breakdown:	**Burks Brothers Proposal (attached)**	**$**	**16,596.00**

Subtotal:	**$**	**16,596.00**
RCW Markup	**$**	**1,576.62**
AMOUNT DEDUCTED FROM CONTINGENCY	**$**	**18,172.62**

Approved By:
UNITED CITY OF YORKVILLE

By: _____

Date: 11-20-25

BURKS BROS. DRYWALL, INC.
1207 Badger Street
Yorkville, Illinois 60560
Phone: 630-553-5980
FAX: 630-553-9121

Fax
DATE: 11/7/2025
RC Wegman
Attention: Perry Wegman
750 Morton Ave
Aurora, Il. 60506
Phone 630-844-3000
Fax 630-844-3003

Change Order 2
Project: Yorkville Public Works & Parks Facility 2025.01
Yorkville, Il

Description of work to be done: Furnish material and labor to install Temp 2x with reiforced plastic enclosure for 4-16'x16' overhead doors, 30-4x8 windows & 5-3-0x7-0 door openings in the Fleet Garage area per Jeff at RC Wegman.
Work to be done on a not to exceed T & M basis. Removal by others.

Material	2x4, Tapcons, plastic cap nails, reinforced plastic	$ 1,936.00
Labor		
96 Hours @ $137/hr		$ 13,152.00

Sub-total	$15,088.00
10%O&P	1508.00
Total	$16,596.00

Proposed Price: $16,596.00 (Sixteen thousand Five hundred Ninety-six and no/100.)

Additional Charge $ 16,596.00

Credit:

Michael Burks
Burks Bros. Drywall, Inc.

Accepted by Date

R.C. WEGMAN
CONSTRUCTION COMPANY

750 Morton Avenue
Aurora, Illinois 60506
Office: +1 630 844 3000

YORKVILLE PUBLIC WORKS
CONSTRUCTION CONTINGENCY ADJUSTMENT CA-13

Date: **11/18/25**

Project: **Yorkville Public Works**

RCW Job No: **2025-01**

Submitted To: **United City of Yorkville**
Attn: Eric Dhuse, Director of Public Works; Bart Olson, City Administrator
Via Email: edhuse@yorkville.il.us; Bolson@yorkville.il.us

Description: **Fire Protection changes due to new flow test results. The new flow tests show less pressure then the pressure indicated on the Drawings. This will result in upsizing the branch lines, riser, and backflow.**

Cost Breakdown:			
	Nelson Fire Protection Proposal (attached)	**$**	**12,882.00**

Subtotal:	**$**	**12,882.00**
RCW Markup	**$**	**1,223.79**
AMOUNT DEDUCTED FROM CONTINGENCY	**$**	**14,105.79**

Approved By:
UNITED CITY OF YORKVILLE

By: _____

Date: 11-20-25

NELSON FIRE PROTECTION

10853 N. 2nd STREET ROCKFORD, IL 61115
PHONE 815/877-6004 FAX 815/877-6042

November 18, 2025 **Revised**

RC Wegman
Attn: Perry Wegman
Email: perryw@rcwegman.com

RE: Yorkville PW

Dear Perry,

We performed a new flow test due to the results provided at bid time being more than one year old. The new results are approximately 8 PSI less at the point of demand than the results on the bid documents. Due to this pressure loss, the pipe sizing of 900' of branch lines will have to be upsized from 2" to 2-1/2" (including fittings, hangers, and couplings), the riser has to be upsized from 4" to 6" and the backflow has to be upsized from 4" to 6".

Bid Flow
Static – 70 PSI
Residual – 20 PSI
Flow – 2608 GPM

Actual Flow
Static – 61 PSI
Residual – 42 PSI
Flow – 2471 GPM

Cost breakdown is as follows:

Material including overhead and profit =	$9,522.00
Engineering for design, picking and listing 24 hrs @ $140.00 =	$3,360.00

TOTAL COST ADD = $12,882.00

Please issue a change order as soon as possible or sign below and fax back so that we may begin this work. Please do not hesitate to call if you have any questions or comments.

Sincerely,
Jake Falkstrom, Estimator

Accepted By: _____ Date: _____

Cc: Dawn Wolf, Nelson Fire Protection Project Accountant

Reviewed By:	
Legal	☐
Finance	☐
Engineer	☐
City Administrator	■
Community Development	☐
Purchasing	☐
Police	☐
Public Works	☐
Parks and Recreation	☐

Agenda Item Number

Mayor's Report #6

Tracking Number

CC 2025-09

Agenda Item Summary Memo

Title: Lake Michigan Water Project Update

Meeting and Date: City Council – November 25, 2025

Synopsis:

Council Action Previously Taken:

Date of Action: _____ Action Taken: _____

Item Number: _____

Type of Vote Required: None

Council Action Requested: Informational

Submitted by: Bart Olson (Name) Administration (Department)

Agenda Item Notes:

If new information is available at the time of the meeting, then a discussion will be held.

Have a question or comment about this agenda item?
Call us Monday-Friday, 8:00am to 4:30pm at 630-553-4350, email us at agendas@yorkville.il.us, post at www.facebook.com/CityofYorkville, tweet us at @CityofYorkville, and/or contact any of your elected officials at http://www.yorkville.il.us/320/City-Council