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FREQUENTLY ASKED QUESTIONS

UNITED CITY OF YORKVILLE SPECIAL SERVICE AREA NO. 2005-109 (BRISTOL BAY I)

Background

United City of Yorkville Special Service Area No. 2005-109 ("SSA No. 2005-109") was established on March 14, 2006, by Ordinance No. 2006-17 (the "Establishing Ordinance"). SSA No. 2005-109 includes 468 single-family homes, 624 condominium dwelling units, and 610 town home dwelling units in the Bristol Bay subdivision.

What Did the SSA No. 2005-109 Bonds Fund?

The Establishing Ordinance authorized SSA No. 2005-109 to provide special services, issue bonds, and levy a special tax to repay the bonds. The special services include:

- Certain 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, equestrian paths, and related street improvements, equipment, and materials necessary for the maintenance thereof;
- Wetland mitigation, public park improvements, 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;
- Other eligible costs.

How is the SSA Special Tax Determined?

The SSA No. 2005-109 special tax is not based on the assessed value of the property. The SSA No. 2005-109 special tax is apportioned in accordance with the benefit received by the property from the SSA No. 2005-109 public improvements.

When is the SSA Tax Due and How is it Collected?

Pursuant to the Special Service Area Act (the "Act"), the City Aldermen are the governing body of SSA No. 2005-109. As the governing body, the City Aldermen must annually, prior to the last Tuesday of December, approve the actual special taxes to be collected by ordinance and direct the County Clerk of Kendall County to extend the special taxes for collection. The special taxes will be billed together on the tax bill for ad valorem property taxes.

Unlike regular property taxes that are collected in arrears, SSA No. 2005-109 special taxes are collected in advance so that sufficient funds are available to pay the bond interest and principal payments due each September 1 and March 1. For example, the special taxes appearing on the 2018 property tax bill, which is mailed and collected in 2019, will be applied towards the interest and principal payments due on September 1, 2019, and March 1, 2020.

Notwithstanding the foregoing, we wish to make it clear that we are not expressing any opinion with respect to your purchase and sale agreement and/or how that agreement intends the special taxes to be prorated between the seller and buyer.

What is the Term of the SSA No. 2005-109 Special Tax?

The SSA No. 2005-109 tax will be collected through the levy year 2034/collection year 2035.

Can I Prepay My SSA Tax?

Yes. The SSA No. 2005-109 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. 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 City.

For prepayment information, please contact the United City of Yorkville's SSA administrator, DTA, at (800) 969-4DTA.

What is the Maximum Parcel Special Tax?

A schedule of the Maximum Parcel Special Taxes is included in the table below. The Maximum Parcel Special Tax escalates 1.5% every year until levy year 2034/collection year 2035.

Table 1: Maximum Special Tax Levy

Levied Calendar Year	Collected Calendar Year	Maximum Parcel Special Tax		
		Single-Family Home	Townhome	Condominium
2007	2008	\$2,160	\$1,750	\$1,475
2008	2009	\$2,192	\$1,776	\$1,497
2009	2010	\$2,225	\$1,803	\$1,519
2010	2011	\$2,258	\$1,830	\$1,542
2011	2012	\$2,292	\$1,857	\$1,565
2012	2013	\$2,326	\$1,885	\$1,588
2013	2014	\$2,361	\$1,913	\$1,612
2014	2015	\$2,396	\$1,942	\$1,636
2015	2016	\$2,432	\$1,971	\$1,661
2016	2017	\$2,468	\$2,001	\$1,686
2017	2018	\$2,505	\$2,031	\$1,711
2018	2019	\$2,543	\$2,061	\$1,737
2019	2020	\$2,581	\$2,092	\$1,763
2020	2021	\$2,620	\$2,123	\$1,789
2021	2022	\$2,659	\$2,155	\$1,816
2022	2023	\$2,699	\$2,187	\$1,843
2023	2024	\$2,739	\$2,220	\$1,871
2024	2025	\$2,780	\$2,253	\$1,899
2025	2026	\$2,822	\$2,287	\$1,927
2026	2027	\$2,864	\$2,321	\$1,956
2027	2028	\$2,907	\$2,356	\$1,985
2028	2029	\$2,951	\$2,391	\$2,015
2029	2030	\$2,995	\$2,427	\$2,045
2030	2031	\$3,040	\$2,463	\$2,076
2031	2032	\$3,086	\$2,500	\$2,107
2032	2033	\$3,132	\$2,538	\$2,139
2033	2034	\$3,179	\$2,576	\$2,171
2034	2035	\$3,227	\$2,615	\$2,204