



www.FinanceDTA.com

5000 Birch Street, Suite 6000
Newport Beach, CA 92660

FREQUENTLY ASKED QUESTIONS

UNITED CITY OF YORKVILLE SPECIAL SERVICE AREA NO. 2003-101 (WINDETT RIDGE)

Background

United City of Yorkville Special Service Area No. 2003-101 ("SSA No. 2003-101") was established on August 12, 2003, by Ordinance No. 2003-56 (the "Establishing Ordinance"). SSA No. 2003-101 includes 277 single-family homes in the Windett Ridge subdivision.

What Did the SSA No. 2003-101 Bonds Fund?

The Establishing Ordinance authorized SSA No. 2003-101 to provide special services, issue bonds, and levy a special tax to repay the bonds. The special services include:

- Certain 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.

How is the SSA Special Tax Determined?

The SSA No. 2003-101 special tax is not based on the assessed value of the property. The SSA No. 2003-101 special tax is apportioned in accordance with the benefit received by the property from the SSA No. 2003-101 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. 2003-101. 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. 2003-101 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. 2003-101 Special Tax?

The SSA No. 2003-101 tax will be collected through the levy year 2031/collection year 2032.

Can I Prepay My SSA Tax?

Yes. The SSA No. 2003-101 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 2031/collection year 2032.

Table 1: Maximum Special Tax Levy

Levied Calendar Year	Collected Calendar Year	Maximum Parcel Special Tax
		Single-Family Home
2006	2007	\$2,005
2007	2008	\$2,035
2008	2009	\$2,066
2009	2010	\$2,097
2010	2011	\$2,128
2011	2012	\$2,160
2012	2013	\$2,192
2013	2014	\$2,225
2014	2015	\$2,258
2015	2016	\$2,292
2016	2017	\$2,326
2017	2018	\$2,361
2018	2019	\$2,396
2019	2020	\$2,432
2020	2021	\$2,468
2021	2022	\$2,505
2022	2023	\$2,543
2023	2024	\$2,581
2024	2025	\$2,620
2025	2026	\$2,659
2026	2027	\$2,699
2027	2028	\$2,739
2028	2029	\$2,780
2029	2030	\$2,822
2030	2031	\$2,864
2031	2032	\$2,907