

**BABCOCK RANCH COMMUNITY
INDEPENDENT SPECIAL DISTRICT
ASSESSMENT COMPARISON
PROJECTED FISCAL YEAR 2021 ASSESSMENTS**

| On-Roll Assessments | | | | | | |
|-------------------------------|--------------------|--------------|--|---|--|--|
| Phase/Description | Product | Units | FY 2021 O&M Assessment per Unit | FY 2021 DS Assessment per Unit | FY 2021 Total Assessment per Unit | FY 2020 Total Assessment per Unit |
| <u>Non-Residential</u> | | | | | | |
| | Commercial* | 45.266 | \$ - | \$ - | \$ - | n/a |
| | Electric Utility** | 888 | 2.60 | - | 2.60 | n/a |
| | Plant Nursery** | 10 | 25.99 | - | 25.99 | n/a |
| <u>Residential</u> | | | | | | |
| Phase 1 | SF 50' | 346 | 425.29 | 1,378.00 | 1,803.29 | 1,788.90 |
| Phase 1 | SF 60' | 167 | 425.29 | 1,484.00 | 1,909.29 | 1,894.90 |
| Phase 1 | SF 70' | 87 | 425.29 | 2,289.60 | 2,714.89 | 2,700.50 |
| Phase 1 | SF 80' | 48 | 425.29 | 2,936.20 | 3,361.49 | 3,347.10 |
| Phase 1 | TH | 25 | 425.29 | 851.06 | 1,276.35 | 1,261.97 |
| Phase 1 | Condo | - | 425.29 | 547.87 | 973.16 | 958.78 |
| Phase 2A | SF 34' | 56 | 425.29 | 703.50 | 1,128.79 | 1,114.40 |
| Phase 2A | SF 52' | 62 | 425.29 | 833.70 | 1,258.99 | 1,244.60 |
| Phase 2A | SF 62' | 58 | 425.29 | 937.90 | 1,363.19 | 1,348.80 |
| Phase 2B | SF 34' | 64 | 425.29 | 930.66 | 1,355.95 | 1,341.56 |
| Phase 2B | SF 52' | 114 | 425.29 | 1,090.20 | 1,515.49 | 1,501.10 |
| Phase 2B | SF 62' | 65 | 425.29 | 1,169.97 | 1,595.26 | 1,580.87 |
| Phase 3A*** | 4-Story Condo | - | 425.29 | 611.60 | 1,036.89 | 1,022.50 |
| Phase 3A*** | 2-Story Condo | - | 425.29 | 723.28 | 1,148.57 | 1,134.18 |
| Phase 3A*** | Coach | - | 425.29 | 850.92 | 1,276.21 | 1,261.82 |
| Phase 3A*** | SF 50' | - | 425.29 | 1,063.64 | 1,488.93 | 1,474.54 |
| Phase 3A*** | SF 75' | - | 425.29 | 1,170.01 | 1,595.30 | 1,580.91 |
| Phase 4 | SF 40' | 55 | 425.29 | 1,275.81 | 1,701.10 | 1,686.71 |
| Phase 4 | SF 50' | 84 | 425.29 | 1,382.13 | 1,807.42 | 1,793.03 |
| Phase 4 | SF 65' | 27 | 425.29 | 1,488.44 | 1,913.73 | 1,899.34 |
| Total | | 1,258 | | | | |

Note: Solid Waste assessment of \$270.87 may be applicable for single-family residential units sold to individual owners

* Developer is contributing funds in lieu of assessments on commercial properties

** Electric Utility and Plant Nursery are located outside of the current development area of the District and consequently are apportioned a share of the non-bond related administrative costs only

*** Phase 3A (Area 3A) Bonds have their interest capitalized until 01/01/2022

**BABCOCK RANCH COMMUNITY
INDEPENDENT SPECIAL DISTRICT
ASSESSMENT COMPARISON
PROJECTED FISCAL YEAR 2021 ASSESSMENTS**

| Off-Roll Assessments | | | | | | |
|-------------------------------|----------------|--------------|--|---|--|--|
| <u>Product/Parcel</u> | <u>Product</u> | <u>Units</u> | <u>FY 2021 O&M Assessment per Unit</u> | <u>FY 2021 DS Assessment per Unit</u> | <u>FY 2021 Total Assessment per Unit</u> | <u>FY 2020 Total Assessment per Unit</u> |
| <u>Non-Residential</u> | | | | | | |
| | Commercial* | 48.089 | \$ - | \$ - | \$ - | n/a |
| <u>Residential</u> | | | | | | |
| Phase 1 | SF 50' | - | 399.77 | 1,300.00 | 1,699.77 | 1,686.25 |
| Phase 1 | SF 60' | - | 399.77 | 1,400.00 | 1,799.77 | 1,786.25 |
| Phase 1 | SF 70' | 32 | 399.77 | 2,160.00 | 2,559.77 | 2,546.25 |
| Phase 1 | SF 80' | - | 399.77 | 2,770.00 | 3,169.77 | 3,156.25 |
| Phase 1 | TH | 83 | 399.77 | 800.00 | 1,199.77 | 1,186.25 |
| Phase 1 | Condo | 322 | 399.77 | 515.00 | 914.77 | 901.25 |
| Phase 2A | SF 34' | - | 399.77 | 661.50 | 1,061.27 | 1,047.75 |
| Phase 2A | SF 52' | - | 399.77 | 784.00 | 1,183.77 | 1,170.25 |
| Phase 2A | SF 62' | - | 399.77 | 882.00 | 1,281.77 | 1,268.25 |
| Phase 2B | SF 34' | - | 399.77 | 874.82 | 1,274.59 | 1,261.07 |
| Phase 2B | SF 52' | - | 399.77 | 1,024.79 | 1,424.56 | 1,411.04 |
| Phase 2B | SF 62' | - | 399.77 | 1,099.77 | 1,499.54 | 1,486.02 |
| Phase 3A*** | 4-Story Condo | 390 | 399.77 | - | 399.77 | 386.25 |
| Phase 3A*** | 2-Story Condo | 240 | 399.77 | - | 399.77 | 386.25 |
| Phase 3A*** | Coach | 148 | 399.77 | - | 399.77 | 386.25 |
| Phase 3A*** | SF 50' | 183 | 399.77 | - | 399.77 | 386.25 |
| Phase 3A*** | SF 75' | 92 | 399.77 | - | 399.77 | 386.25 |
| Phase 4 | SF 40' | - | 399.77 | 1,199.26 | 1,599.03 | 1,585.51 |
| Phase 4 | SF 50' | - | 399.77 | 1,299.20 | 1,698.97 | 1,685.45 |
| Phase 4 | SF 65' | - | 399.77 | 1,399.14 | 1,798.91 | 1,785.39 |
| Total | | 1,490 | | | | |

Note: Solid Waste assessment of \$254.62 may be applicable for single-family residential units sold to individual owners

* Developer is contributing funds in lieu of assessments on commercial properties

*** Phase 3A (Area 3A) Bonds have their interest capitalized until 01/01/2022