

# LENNAR®

**SCHEDULE OF UNIT OWNER'S ASSESSMENTS**  
**COACH HOMES I AT WEBB'S RESERVE, a Phase Condominium**  
**Building 11 - 20 (GOLF)**

January 1, 2024-December 31,2024

Arrowhead	3 Bedrooms, 2 Bath, 2 Car Garage	1,741 Sq. Ft.
Bay Creek		2,110 Sq. Ft.

<b>ASSOCIATION ASSESSMENTS</b>	<b>Monthly</b>	<b>Quarterly</b>	<b>Annually</b>
Babcock Ranch Residential Association, Inc. <sup>1</sup>	\$ 136.00	\$ 408.00	\$ 1,632.00
Webb's Reserve Homeowners Association, Inc. <sup>2</sup>	\$ 208.33	\$ 625.00	\$ 2,500.00
Food and Beverage Minimum <sup>3</sup>	\$ 62.50	\$ 187.50	\$ 750.00
Webb's Reserve Golf Club, Inc. <sup>4</sup>	\$ 158.33	\$ 475.00	\$ 1,900.00
Condominium Association Assessment <sup>5</sup>	\$ 641.08	\$ 1,923.25	\$ 7,693.00
<b>TOTAL ASSOCIATION ASSESSMENTS</b>	<b>\$ 1,206.25</b>	<b>\$ 3,618.75</b>	<b>\$ 14,475.00</b>

<b>ASSESSMENTS TO APPEAR ON TAX BILL</b>	<b>Monthly</b>	<b>Quarterly</b>	<b>Annually</b>
Babcock Ranch Community ISD Capital Assessment <sup>6</sup>	\$ 80.76	\$ 242.28	\$ 969.11
Babcock Ranch Community ISD Operations and Maintenance <sup>6</sup>	\$ 49.05	\$ 147.14	\$ 588.56

- 1 The Babcock Ranch Residential Association assessments includes common area maintenance, environmental stewardship fee, and bulk technology fee (Bulk Internet). Please refer to the Community Charter for Babcock Ranch Residential Properties for information regarding these assessments. This assessment is paid quarterly.
- 2 Webb's Reserve Homeowners Association assessment includes common area maintenance, gated access control services, and maintenance of amenities (once built). Please refer to the Declaration of Covenants, Conditions and Restrictions for Babcock National for information regarding these assessments. This assessment is paid quarterly.
- 3 Food and Beverage (Non-alcoholic) Restaurant minimum- The association requires the purchase of at least the minimum amount of food or beverage from the association or be billed for the balance of the minimum amount at the end of the fiscal year. Once food and beverages are made available in the community, the initial food and beverage minimum shall be \$500.00. However, once food and beverages are made available for purchase at the clubhouse, the minimum shall be increased to \$750.00.
- 4 Webb's Reserve Golf Club assessment includes maintenance, operations, and staffing of the 18-hole golf course, Pro Shop, and Maintenance Facility. Please refer to the Declaration of Covenants, Conditions and Restrictions for Babcock National Golf Club for information regarding these assessments. This assessment is paid quarterly.
- 5 The Condominium Association assessment includes reserves, building maintenance, water and sewer, trash collection, building insurance, janitorial services, and landscaping maintenance. Please refer to the Declaration of Condominium for information regarding these assessments. This assessment is paid quarterly.
- 6 ISD Assessments are paid annually as part of the individual homeowner's tax bill and are not collected by any of the associations. Please refer to your tax bill for information regarding these assessments. These assessments are paid annually.
- 7 One time fees to be collected at closing include:
  - \$2,500.00 Builder fee payable to Lennar Homes, LLC.
  - \$816.00 Working Capital Contribution payable to Babcock Residential Association.
  - \$5,000.00 Initial Golf Capital Contribution payable to Lennar Homes, LLC.
  - \$3,000.00 Initial HOA Capital Contribution payable to Lennar Homes, LLC.

MODEL HOME FURNITURE, ACCESSORIES, WALLCOVERINGS, MODEL LANDSCAPING AND OPTIONS ARE FOR DISPLAY PURPOSES ONLY AND ARE NOT INCLUDED IN THE PRICE OF THE HOME. IF YOU HAVE QUESTIONS, PLEASE SEE YOUR NEW HOME CONSULTANT. OFFERS, INCENTIVES AND SELLER CONTRIBUTIONS ARE SUBJECT TO CERTAIN TERMS, CONDITIONS AND RESTRICTIONS WHICH MAY INCLUDE USING DESIGNATED LENDERS AND AGENTS. LENNAR HOMES, LLC RESERVES THE RIGHT TO CHANGE PRICES OR WITHDRAW ANY OFFER AT ANY TIME. SEE A LENNAR HOMES LLC NEW HOME CONSULTANT FOR FURTHER INFORMATION.

**ORAL REPRESENTATIONS CANNOT BE RELIED UPON AS CORRECTLY STATING REPRESENTATIONS OF THE DEVELOPER. FOR CORRECT REPRESENTATIONS, MAKE REFERENCE TO THIS BROCHURE AND THE DOCUMENTS REQUIRED BY SECTION 718.503, FLORIDA STATUTES, TO BE FURNISHED BY A DEVELOPER TO A BUYER OR LESSEE.**

X: \_\_\_\_\_  
 Buyer: \_\_\_\_\_  
 Date: \_\_\_\_\_

X: \_\_\_\_\_  
 Buyer: \_\_\_\_\_  
 Date: \_\_\_\_\_

1/5/2024

