



SCHEDULE OF UNIT OWNER'S ASSESSMENTS

COACH HOMES II WILLOWGREEN, a Phase Condominium

Building 27 - 37

January 1, 2024 - December 31, 2024

Arrowhead	3 Bedrooms, 2 Bath, 2 Car Garage	1,741 Living A/C Sq Feet
Bay Creek		2,110 Living A/C Sq Feet

ASSOCIATION ASSESSMENTS

	<u>Monthly</u>	<u>Quarterly</u>	<u>Annually</u>
Babcock Ranch Residential Association, Inc. ¹	\$ 136.00	\$ 408.00	\$ 1,632.00
Willowgreen at Babcock Ranch Commons Association ²	\$ 200.00	\$ 600.00	\$ 2,400.00
Condominium Association Assessment ³	\$ 477.17	\$ 1,431.50	\$ 5,726.00
TOTAL ASSOCIATION ASSESSMENTS	\$ 813.17	\$ 2,439.50	\$ 9,758.00

ASSESSMENTS TO APPEAR ON TAX BILL

	<u>Monthly</u>	<u>Quarterly</u>	<u>Annually</u>
Babcock Ranch Community ISD Capital Assessment ⁵	\$ 104.75	\$ 314.25	\$ 1,257.00
Babcock Ranch Community ISD Operations and Maintenance ₅	\$ 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 Willowgreen at Babcock Ranch Commons Association assessment includes common area landscape maintenance, irrigation repair, plant replacement, Maintenance of amenities, and utilities for all units. Please refer to the Declaration of Condominium for information regarding these assessments.

3 The Condominium Association assessment includes reserves, building maintenance, building insurance, and landscaping maintenance. Please refer to the Declaration of Condominium for information regarding these assessments. This assessment is paid quarterly.

4 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.

5 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.

\$1,500.00 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

