

BAYMEADOWS COMMUNITY IMPROVEMENT DISTRICT (BCID)

December 4, 2023

Second Revised Exhibit 2

Assessments & Definitions

Category	Max Cap
Residential	
Townhomes / Condos	\$445 per unit
<ul style="list-style-type: none">- A single family dwelling unit constructed in a group of three or more units connected by shared walls. A condominium is an individually owned residential unit in a building or complex comprised of other residential units. Condominium owners share a common space and often pay association fees to maintain the common space, amenities, and other shared resources. Housing units are separate taxing units.	
Single Family/Duplexes	\$500 per house/unit
<ul style="list-style-type: none">- A single family dwelling is a building containing only one residential dwelling unit. A duplex consists of two attached houses. Housing units are separate taxing units..	
Commercial/Office	
Multi-Family	\$365 per door
<ul style="list-style-type: none">- Housing where at least nine (9) multiple separate housing units for residential inhabitants are contained within one building or several buildings within one complex, are intended to be rented, and are maintained under central ownership and management. The housing units are not separate taxing units.	
Business Suites	\$305 per suite
<ul style="list-style-type: none">- Rented or leased business units where multiple, unrelated units for commercial/office inhabitants are contained within one building or several buildings within one complex. Common areas such as elevators, stairs, hallways, and landscaping are generally owned and maintained by the owner of the building(s). Business units are separate taxing units.	
Townhomes / Condos	\$1,320 per unit
<ul style="list-style-type: none">- Commercial Townhomes are privately owned individual commercial/office units constructed in a group of two or more units connected by shared walls. Commercial Townhomes generally own and maintain common areas through a property owners' association. Commercial Condominiums are a form of individual ownership of space or a unit with a jointly owned undivided interest in the common areas of a commercial/office building or buildings. Business units are separate taxing units.	
Small Business Single Stand-Alone	\$3,140 per business
<ul style="list-style-type: none">- A small stand-alone business unit is a free-standing building which has "less than" 25,000 Sq. Ft. of heated space. Business unit is a single taxing unit.	

Large Business Single Stand-Alone

\$ 16,665 per business

- A large stand-alone business unit is a free-standing building which has "more than" 25,000 Sq. Ft. of heated space. Business unit is a single taxing unit.

Notes:

- Each Property will be assigned to only one Use Category for the calculation of any assessment.
- The Assessments set forth above are subject to a yearly escalation of three (3%) percent beginning in the year 2025 and increasing three (3%) percent every year thereafter.