

Exhibit B Assessment Boundary and Assessment Allocation & Matrix

Assessment Boundary

The assessment boundary for the proposed MSBU includes 49 residential waterfront properties, and 2 City of Lake Mary owned waterfront properties. The total number of assessed properties in the MSBU boundary is 51.

Assessment Allocation & Matrix

The costs associated with the lake management services are allocated for assessment purposes per one component: (1) **Waterfront [WFT]**, with all specially benefited residential parcels being assigned 1 WFT benefit unit. The City's two specially benefited parcels being assigned 4.5 benefit units collectively. One parcel being assigned 2 WFT benefit units, and the other 2.5 WFT benefit units. The initial PHASE II assessment is calculated per benefit unit and is as follows: \$675.85 annually. The assessment matrix used for calculating assessment for the MSBU is as noted in the following table.

Assessment Phase II

Category	Phase II Ongoing \$32,000
Waterfront Residential 49 @ 1BU	Annual Assessment \$675.85
City Parcel – 1 @ 2 BUs	\$1,351.70
City Parcel – 1 @ 2.5BUs	\$1,689.63

The Phase II maximum allowable increase without the Seminole County Board of County Commissioners approval is capped at 20%.