

Exhibit B
Knox Street Public Improvement District -Service Plan
2021-25

| | 2021 Forecast | 2022 Forecast | 2023 Forecast | 2024 Forecast | 2025 Forecast |
|---|-----------------------|---------------------|---------------------|---------------------|---------------------|
| INCOME | | | | | |
| Gross Assessment Revenue (1) | \$429,530.60 | \$442,416.52 | \$455,689.01 | \$469,359.68 | \$483,440.47 |
| PID Oversight Charge for City (2) | -\$4,935.00 | -\$5,083.00 | -\$5,236.00 | -\$5,236.00 | -\$5,393.08 |
| Retainage | -\$42,953.06 | -\$44,241.65 | -\$45,568.90 | -\$46,935.97 | -\$48,344.05 |
| Retainage Returned | \$14,476.53 | \$15,120.83 | \$15,784.45 | \$16,467.98 | \$16,962.02 |
| Interest | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| Carryover Fund Balance From Previous Year | \$1,434,666.35 | \$47,272.42 | \$1,611.81 | \$1,037.36 | \$820.05 |
| TOTAL INCOME & RESERVES | \$1,830,785.42 | \$455,485.11 | \$422,280.38 | \$434,693.06 | \$447,733.85 |
| EXPENSES | | | | | |
| Capital Improvements (3) | \$1,600,000.00 | \$270,000.00 | \$237,000.00 | \$249,000.00 | \$262,000.00 |
| Public Safety and Security (4) | \$60,000.00 | \$60,000.00 | \$60,000.00 | \$60,000.00 | \$60,000.00 |
| Marketing & Promotions (5) | \$111,643.00 | \$111,643.00 | \$111,643.00 | \$111,643.00 | \$111,643.00 |
| PID Renewal Fee | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| Insurance & Audit | \$11,704.00 | \$12,056.00 | \$12,417.00 | \$13,037.85 | \$13,689.74 |
| Administrative | \$166.00 | \$174.30 | \$183.02 | \$192.17 | \$201.77 |
| TOTAL EXPENSES (6) | \$1,783,513.00 | \$453,873.30 | \$421,243.02 | \$433,873.02 | \$447,534.52 |
| TOTAL CARRYOVER FUNDS AT YEAR END | \$47,272.42 | \$1,611.81 | \$1,037.36 | \$820.05 | \$199.34 |

(1) 2020 - 2025 Assessments are based on the maximum rate of \$0.15 per \$100 of taxable value. Additional funds re-distributed to capital enhancements, marketing and security
(2) PID Oversight Charges: Starting in 2016, includes \$2.75 per account fee.
(3) Carryover funds will be used to fund capital improvement projects such as (but not limited to) gateway markers, streetscape improvements and/or in conjunction with Knox Complete Streets (and related reability study costs), 2021 Capital Improvements reflects anticipated spend of majority of carryover from prior years to complement Knox Complete Streets (but may be separate projects from Complete Streets).
(4) Security includes private security patrol, off-duty police, and related security systems equipment and monitoring.
(5) Website, marketing, social media, branding, banners, special events and holiday tree lighting
(6) Knox PID management corp plans to seek early renewal in order to maintain assessments and on-going expenditures as set forth above.