Exhibit B
Knox Street Public Improvement District
Service Plan 2023-2032

		2023 Forecast		2024 Forecast		2025 Forecast		2026 Forecast		2027 Forecast		2028 Forecast		2029 Forecast		2030 Forecast		2031 Forecast		2032 Forecast	
INCOME																					
	Net Assessment Revenue [1]	**$ 477,228**		**$544,040**		**$620,205**		**$707,034**		**$806,019**		**$918,862**		**$ 1,047,502**		**$ 1,194,153**		**$ 1,361,334**		**$ 1,551,921**	
	Carryover Fund Balance From Previous Year	$ 815,854		$ 59,198		$ 2,704		$ 129		$ 36,033		$ 1,413		$ 3,911		$ 3,048		$ 4,797		$ 5,591	
	TOTAL INCOME & RESERVES	**$ 1,293,082**		**$603,238**		**$622,909**		**$707,163**		**$842,052**		**$920,275**		**$ 1,051,414**		**$ 1,197,201**		**$ 1,366,131**		**$ 1,557,512**	
EXPENSES																					
	Capital Improvements [2]	$ 807,000	**62%**	$ 150,000	**25%**	$ 150,000	**24%**	$ 175,000	**25%**	$ 320,000	**38%**	$ 370,000	**40%**	$ 475,000	**45%**	$ 230,635	**19%**	$ 50,000	**4%**	$ 50,000	**3%**
	Public Safety and Security [3]	$ 155,020	**12%**	$162,771	**27%**	$170,910	**27%**	$179,455	**25%**	$188,428	**22%**	$197,850	**21%**	$ 207,742	**20%**	$ 500,000	**42%**	$ 748,734	**55%**	$ 853,556	**55%**
	Marketing & Promotions [4]	$ 258,228	**20%**	$273,719	**45%**	$287,405	**46%**	$301,776	**43%**	$316,864	**38%**	$332,708	**36%**	$ 349,343	**33%**	$ 445,000	**37%**	$ 544,534	**40%**	$ 620,768	**40%**
	PID Renewal Fee [5]	$ -		$ -																$ 15,000	**1%**
	Insurance & Audit	$ 13,135	**1%**	$ 13,529	**2%**	$ 13,935	**2%**	$ 14,353	**2%**	$ 14,783	**2%**	$ 15,227	**2%**	$ 15,683	**1%**	$ 16,154	**1%**	$ 16,639	**1%**	$ 17,138	**1%**
	Administrative	$ 500	**0%**	$ 515	**0%**	$ 530	**0%**	$ 546	**0%**	$ 563	**0%**	$ 580	**0%**	$ 597	**0%**	$ 615	**0%**	$ 633	**0%**	$ 652	**0%**
	TOTAL EXPENSES	$ 1,233,883		$ 600,534		$622,780		$671,130		$840,639		$916,364		$ 1,048,366		$ 1,192,404		$ 1,360,539		$ 1,542,115	
	CARRYOVER FUNDS AT YEAR END	$ 59,198	**5%**	$ 2,704	**0%**	$ 129	**0%**	$ 36,033	**5%**	$ 1,413	**0%**	$ 3,911	**0%**	$ 3,048	**0%**	$ 4,797	**0%**	$ 5,591	**0%**	$ 15,397	**1%**
	TOTAL EXPENSES AND CARRYOVER FUNDS	**$ 1,293,082**		**$603,238**		**$622,909**		**$707,163**		**$842,052**		**$920,275**		**$ 1,051,414**		**$ 1,197,201**		**$ 1,366,131**		**$ 1,557,512**	

** The % for each service category is calculated by dividing them by total expenses and carryover funds

(1) 2023 - 2032 Assessments are based on the maximum assessment rate of $0.15 per $100 of taxable value. Net Assessment includes County and City PID Charges. Growth rate assumption year over year is 14% (compared to a historically

(2) Carryover funds will be used to fund capital improvement projects such as (but not limited to) gateway markers, landcape improvements and maintenance, streetscape improvements and/or in conjunction with Knox Complete Streets and related study costs. The Complete Streets project is projected to occur in 2022-2023. A funding shortfall of approximately $1.87M will be initially paid by the Knox District Holding Company, LLC, a special purpose entity formed by the Trammell Crow Company. The Knox PID District Board proposes to reimburse the Knox Districting Holding Company, LLC approximately $1.87M from 2024-2030 Knox PID assessments. This proposed capital improvement expenditure is conditioned upon a vote of Board members (without a conflict of interest) affirming the proposed expenditure.

(3) Security will be used for (but not limited to) private security patrol, off-duty police, and related security systems equipment and montoring. Steady increase in public safety hours and personnel as the district stabilizes and grows.

(4) Website, marketing, social media, branding, banners, special events and holiday tree lighting and decor. Increase in scope as more tenants are introduced to the district with the delivery of new mixed use projects.

(5) Knox PID management corp plans to seek early renewal in order to maintain assessments and on-going expenditures as set forth above.