

EXHIBIT B
LAKE HIGHLANDS PUBLIC IMPROVEMENT DISTRICT
PRELIMINARY PLAN 2026-2030

		2026	2027	2028	2029	2030
	% **	BUDGET	BUDGET	BUDGET	BUDGET	BUDGET
REVENUES						
Fund Balance from Previous Year		\$250,000	\$250,000	\$250,000	\$250,000	\$250,000
Net Assessment Revenue*		\$1,654,984	\$1,985,981	\$2,383,177	\$2,859,812	\$3,431,775
TOTAL REVENUES		\$1,904,984	\$2,235,981	\$2,633,177	\$3,109,812	\$3,681,775
EXPENDITURES						
Public Safety ¹	46%	\$753,018	\$903,621	\$1,084,346	\$1,301,215	\$1,561,458
Public Area Improvements ²	27%	\$446,846	\$536,215	\$643,458	\$772,149	\$926,579
Capital Improvements ³	6%	\$99,299	\$119,159	\$142,991	\$171,589	\$205,906
Promotion/Marketing/Programming ⁴	6%	\$99,299	\$119,159	\$142,991	\$171,589	\$205,906
Administration ⁵	15%	\$239,973	\$287,967	\$345,561	\$414,673	\$497,607
Audit	1%	\$11,585	\$13,902	\$16,682	\$20,019	\$24,022
Insurance	0%	\$4,965	\$5,958	\$7,150	\$8,579	\$10,295
TOTAL EXPENDITURES	100%	\$1,654,984	\$1,985,981	\$2,383,177	\$2,859,812	\$3,431,775
FUND BALANCE / RESERVES ⁶						
	15%	\$250,000	\$250,000	\$250,000	\$250,000	\$250,000
TOTAL EXPENDITURES and RESERVES						
		\$1,904,984	\$2,235,981	\$2,633,177	\$3,109,812	\$3,681,775
* Assumes a 20% increase in property values each year based on the future growth and development of Lake Highlands.						
** The % for each service category is calculated by dividing each category \$ amount by total expenditures.						
2026-2030 estimated Assessments @ \$0.13 per \$100 valuation, less administrative fees and contingency for delinquent and/or protested accounts, as well as exempt accounts.						
¹ Regular security patrols, patrol vehicle leases, safety lighting, crime reduction programs & events, and related expenses.						
² Median upkeep, non-standard ROW improvements, irrigation, Watercrest Park & other park improvements, holiday lighting, distinctive lighting, Whitehurst improvements, non standard improvement, holiday lighting, wayfinding, signage, district art and murals, design, construction, aesthetics, graffiti removal and related services.						
³ Skillman corridor streetscape, gateway signage, Whitehurst Projects, landscape enhancements, acquisition and installation of public art and any large scale projects.						
⁴ Website, marketing, outreach, marketing materials, branding efforts, programming & events, and business development.						
⁵ Office management expenses, rent, staff and annual property owner notice mailings.						
⁶ Fund balance from the previous year designated by the Board of Directors for projects that fall within the Capital Improvements categories.						