

EXHIBIT B

Prestonwood Public Improvement District Service Plan 2020-2024

	<u>2020</u>	<u>2021</u>	<u>2022</u>	<u>2023</u>	<u>2024</u>
Estimated annual assessment rate requirement	0.0825	0.0825	0.0825	0.0825	0.0825
Estimated annual aggregate property valuation increase ¹		1.0%	1.0%	1.0%	1.0%
Estimated annual aggregate property valuation	\$ 549,981,430	\$ 555,481,244	\$ 561,036,057	\$ 566,646,417	\$ 572,312,881
Revenue & Reserves					
Calendar Year Beginning Balance	\$ 126,021	\$ 142,789	\$ 144,475	\$ 142,083	\$ 135,388
Gross Assessment Revenue	\$ 453,735	\$ 458,272	\$ 462,855	\$ 467,483	\$ 472,158
Retainage held for Protests	\$ (45,373)	\$ (45,827)	\$ (46,285)	\$ (46,748)	\$ (47,216)
PID Oversight Charge from City	\$ (7,150)	\$ (7,150)	\$ (7,150)	\$ (7,150)	\$ (7,150)
Retainage funds Returned ²	\$ 22,687	\$ 22,914	\$ 23,143	\$ 23,374	\$ 23,608
Net Assessment Revenue	\$ 423,898	\$ 428,208	\$ 432,562	\$ 436,959	\$ 441,400
Total Income & Reserves	\$ 549,919	\$ 570,997	\$ 577,037	\$ 579,042	\$ 576,789
PID Services					
Public Safety ³	\$ 375,000	\$ 393,750	\$ 401,625	\$ 409,658	\$ 417,851
Audit & Insurance ^{4,5}	\$ 22,440	\$ 22,889	\$ 23,347	\$ 23,814	\$ 24,290
Administrative ⁶	\$ 9,690	\$ 9,884	\$ 9,983	\$ 10,182	\$ 10,488
Total Disbursements	\$ 407,130	\$ 426,523	\$ 434,954	\$ 443,653	\$ 452,628
Reserve	\$ 142,789	\$ 144,475	\$ 142,083	\$ 135,388	\$ 124,160

Assumptions

1. Assumes 1% increase in annual aggregate appraisal values
2. Assumes initial realization of 97% of the tax levy and city releases 50% of holdback in the year of the levy. Revenue increases match property value increases.
3. Assumes 5.0% annual officer compensation, cost of living & expense increase and a one time \$7000 payment for safety signage in 2019. 5% increase will start in 2021. Also assumes one time 10% increase in 2019/2020 to make officers' compensation competitive (increase will begin in September 2019 and impact 8 months into 2020).
4. Assumes annual audit paid 100% by PID with cost increase of \$2000 for accrual based financial audit
5. Assumes insurance split with PHA more in line with value received under coverages
6. Assumes a 2% annual increase in admin fees. Additionally, a management fee of \$500 per month is charged to the PID by PHA to reflect the cost of operating the PID and time spent by PHA members.