

EXHIBIT B
KLYDE WARREN PARK/DALLAS ARTS DISTRICT PUBLIC IMPROVEMENT DISTRICT
PRELIMINARY SERVICE PLAN 2027-2031

		2027	2028	2029	2030	2031
	% [†]	BUDGET	BUDGET	BUDGET	BUDGET	BUDGET
REVENUE						
Net assessment revenue to support KWP and DAD operations		\$2,727,794	\$3,136,963	\$3,607,508	\$4,148,634	\$4,770,929
Net assessment revenue to support capital improvements		\$2,727,794	\$3,136,963	\$3,607,508	\$4,148,634	\$4,770,929
TOTAL REVENUE*		\$5,455,588	\$6,273,926	\$7,215,015	\$8,297,267	\$9,541,857
EXPENDITURES						
Security ¹	8%	\$409,169	\$439,175	\$487,014	\$560,066	\$572,511
Operations & Capital Improvements ²	24%	\$1,282,063	\$1,443,003	\$1,641,416	\$1,949,858	\$2,242,336
Programming, Promotion & Cultural Enhancements ³	12%	\$627,393	\$768,556	\$865,802	\$954,186	\$1,145,023
Finance & Administration ⁴	4%	\$204,585	\$235,272	\$306,638	\$342,262	\$405,529
Liab Ins & Audit ⁵	4%	\$204,585	\$250,957	\$306,638	\$342,262	\$405,529
Klyde Warren Park Phase II and DAD Capital Improvements ⁶	50%	\$2,727,794	\$3,136,963	\$3,607,508	\$4,148,634	\$4,770,929
TOTAL OPERATING EXPENDITURES	100%	\$5,455,588	\$6,273,926	\$7,215,015	\$8,297,267	\$9,541,857

FUND BALANCE/ RESERVES

* Assumes a 15% annual increase in property values based on the future growth and development of Uptown and Downtown portions of PID. The PID has experienced an average annual growth rate of approximately 10%, which is related to new construction and property appreciation within the PID boundaries. In addition, KWP and DAD will support the remaining operating costs of their organizations through fundraising and other activities, which are not included in the Service Plan. Net assessment reflects the deduction of City and County fees from the gross assessment collection at \$0.05 per \$100 of value.

† The % for each expense service category is calculated by dividing the \$ amount of each category by the total revenue.

¹ 24-hour security in KWP and DAD.

² Lawn care, horticultural upgrades, cleaning services, repairs, equipment rental, electrical work, utilities, trash collection, graffiti and rodent control, pavement cleaning/detailing/staining and restoration, and capital improvements for safety and connectivity in KWP and DAD.

³ Providing free Wi-Fi, holiday lighting, TVs on the Porch, daily/weekly programming and cultural enhancements in KWP and DAD, event production and equipment rental, signage, public relations, website, advertising, promotion and marketing for both KWP and DAD.

⁴ Partial cost of staff time and office related expenses for KWP and DAD.

⁵ Liability insurance carried for the Park and Dallas Arts District, and the annual audit and tax return preparation.

⁶ Construction and related costs associated with completion of Klyde Warren Park Phase II and other DAD Capital Improvements.