EXHIBIT B
UPTOWN PUBLIC IMPROVEMENT DISTRICT
PRELIMINARY AMENDED SERVICE PLAN 2026

	% *	2026 BUDGET	2026 BUDGET AMENDED
REVENUE			
Net Assessment		$4,056,335	$3,972,905
Interest		$10,000	$12,000
Two-Way Conversion Commitment [1]		$0	$1,000,000
Carry Forward from Prior Year [2]		$9,112	$9,112
TOTAL REVENUE		**$4,075,446**	**$4,994,017**
EXPENDITURES			
Capital Improvements (Median landscaping, gateway markers, walking trails, parks, streetscape, Katy Trail)	30%	$1,210,000	$1,191,872
Services (Safety programs, maintenance & landscaping, trolley operations, traffic & parking, marketing and promotions)	55%	$2,230,984	$2,185,098
Finance & Administration (Staff salaries & benefits, rent, office expenses, audit)	14%	$584,250	$556,207
Insurance	1%	$24,200	$26,620
Two-Way Conversion Commitment [1]	0%	$0	$0
Renewal/Creation Fee [3]	0%	$15,000	$15,000
TOTAL EXPENDITURES	**100%**	**$4,064,434**	**$3,974,796**
CASH CARRY FORWARD	**0%**	**$11,012**	**$1,019,221**
TOTAL EXPENDITURES & CARRY FORWARD		**$4,075,446**	**$4,994,017**

[*] The % for each service category is calculated by dividing each category $ amount by total expenditures.

'2026 estimated Assessments @ $0.045 per $100 valuation, less administrative fees and contingency for delinquent and/or protested accounts, as well as exempt accounts.

[1] Two-Way Conversion/Project Commitment: UDI agrees to pay towards the McKinney/Cole project, a total amount of $1,000,000 in accrued assessment funds for the District's streetscape and trolley operations as per UDI agreement with the City of Dallas. The estimated completion date for this project is 2027.

[2] This category includes any potential carry forward funds from previous year designated by the Board of Directors for projects that fall within Capital Improvements and Services.

[3] PID creation/renewal application fee, payable at end of term.

EXHIBIT B
UPTOWN PUBLIC IMPROVEMENT DISTRICT
PRELIMINARY SERVICE PLAN 2027-2031

	% [T]	2027 BUDGET	2028 BUDGET	2029 BUDGET	2030 BUDGET	2031 BUDGET
REVENUE						
Fund Balance from Previous Year *		$13,012	$23,012	$33,012	$43,012	$53,012
Interest on Cash Balances		$10,000	$10,000	$10,000	$10,000	$10,000
Net Assessment Revenue **		$4,290,737	$4,633,996	$5,004,716	$5,405,093	$5,837,501
Two-Way Conversion Commitment		$1,000,000	$0	$0	$0	$0
TOTAL REVENUE		**$5,313,749**	**$4,667,008**	**$5,047,728**	**$5,458,105**	**$5,900,513**
EXPENDITURES						
Marketing, Promotion, & Events [1]	12.4%	$532,051	$574,616	$620,585	$670,232	$723,850
Public Safety [2]	23.9%	$1,025,486	$1,107,525	$1,196,127	$1,291,817	$1,395,163
District Beautification & Related Services [3]	25.4%	$1,089,847	$1,177,035	$1,271,198	$1,372,894	$1,482,725
Capital Improvements [4]	26.8%	$2,149,918	$1,241,911	$1,341,264	$1,448,565	$1,564,450
Finance & Administration [5]	10.1%	$433,364	$468,034	$505,476	$545,914	$589,588
Audit [6]	0.8%	$34,326	$37,072	$40,038	$43,241	$46,700
Insurance [7]	0.6%	$25,744	$27,804	$30,028	$32,431	$35,025
PID Renewal Fee [8]	0.0%	$0	$0	$0	$0	$0
TOTAL EXPENDITURES	**100%**	**$5,290,738**	**$4,633,996**	**$5,004,716**	**$5,405,093**	**$5,837,501**
FUND BALANCE / RESERVES [TT]	**1%**	**$23,012**	**$33,012**	**$43,012**	**$53,012**	**$63,012**
TOTAL EXPENDITURES & CARRY FORWARD		**$5,313,749**	**$4,667,008**	**$5,047,728**	**$5,458,105**	**$5,900,513**

[*] Estimated PID funds from prior term to carryover to the new term to be utilized for petitioned services.

[**] Net assessment reflects the deduction of City and County fees from the gross assessment collection.

[T] The % for each expense service category is calculated by dividing the $ amount of each category by the total expenditures. The carryover % is calculated by dividing the total carryover % amount by the net assessment revenue.

[TT] Estimated PID funds to carry over to the new service plan year to be utilized for petitioned services and to cover important Q1 expenditures such as salaries and insurance due to delayed assessments.

[1] Marketing, Promotion, & Events - PID marketing and promotion efforts to enhance brand and deliver service enhancement updates and gather property owner input. PID funded events for the community, such as space activations and social gatherings.

[2] Public Safety - Ongoing public safety through DPD patrol off duty, private security, homeless outreach, and Uptown Safety HQ operations

[3] District Beautification & Related Services - Regular and special maintenance such as sidewalk cleaning, landscaping, graffiti removal, and infrastructure upkeep to ensure the area remains clean, safe, and welcoming.

[4] Capital Improvements - Large projects such as lighting, Griggs Park enhancements, dog park renovations, McKinney Avenue Transit Authority improvements, and other large scale projects to be identified in the future. Two-Way Conversion/Project Commitment: UDI agrees to pay towards the McKinney/Cole project, a total amount of $1,000,000 in accrued assessment funds for the District's streetscape and trolley operations as per UDI agreement with the City of Dallas. The estimated completion date for this project is 2027.

[5] Finance & Administration - PID overhead costs to operate and maintain PID functions such as key administrative personnel's salaries, office operations, insurance, and general administrative expenses.

[6] Cost for contractually required annual independent audit.

[7] Cost for contractually required insurance coverage as applicable (i.e. Worker's Comp & Employers Liability, Business Automobile Liability, Commercial General Liability and Commercial Crime, Directors and Officers/Professional Liability).

[8] PID creation/renewal Application fee, payable at end of term.