EXHIBIT B
KNOX STREET PUBLIC IMPROVEMENT DISTRICT
PRELIMINARY SERVICE PLAN 2027-2031

	% *	2026 BUDGET	2026 AMENDED BUDGET	2027 BUDGET	2028 BUDGET	2029 BUDGET	2030 BUDGET	2031 BUDGET
REVENUE								
Net Assessment Revenue [1]		$718,444	$701,953	$807,246	$887,971	$976,768	$1,074,444	$1,181,889
Fund Balance from Previous Year [2]		$1,449,135	$1,449,135	$101,671	$499	$12,549	$20,368	$7,296
TOTAL REVENUE		**$2,167,579**	**$2,151,088**	**$908,916**	**$888,469**	**$989,316**	**$1,094,813**	**$1,189,185**
EXPENDITURES								
Capital Improvements [2]	36%	$1,566,000	$1,466,000	$325,000	$275,000	$350,000	$450,000	$525,000
Public Safety and Security [3]	32%	$287,094	$287,094	$287,094	$295,707	$304,578	$313,716	$323,127
Marketing & Promotion [4]	29%	$262,577	$262,577	$262,577	$270,454	$278,568	$286,925	$295,533
PID Renewal Fee	0%	-	-	-	-	-	-	-
Insurance & Audit	2%	$15,766	$18,491	$18,491	$19,046	$19,617	$20,206	$20,812
Administrative [5]	2%	$15,256	$15,256	$15,256	$15,714	$16,185	$16,670	$17,171
TOTAL EXPENDITURES	**100%**	**$2,146,693**	**$2,049,418**	**$908,418**	**$875,920**	**$968,948**	**$1,087,516**	**$1,181,642**
FUND BALANCE / RESERVES	**0%**	**$20,887**	**$101,671**	**$499**	**$12,549**	**$20,368**	**$7,296**	**$7,543**
TOTAL EXPENDITURES & RESERVES	**100%**	**$2,167,579**	**$2,151,088**	**$908,916**	**$888,469**	**$989,316**	**$1,094,813**	**$1,189,185**

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

[1] 2027-2031 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 15% in 2027 from 2026 and then 10%.

[2] Carryover funds will be used to fund capital improvement projects such as (but not limited to) gateway markers, landscape 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 end of 2026-2027. A funding shortfall of approximately $1.87M based on the original budget (to be updated when final bids completed) 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 approved to reimburse the Knox Districting Holding Company, LLC approximately $1.87M from 2026-2030 Knox PID assessments.

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

[4] Website, marketing materials and collateral, social media, digital partnerships and advertising, branding, partnerships, special events, seasonal activities, sponsorships, and holiday tree lighting. Increase in scope as more tenants are introduced to the district with the delivery of new mixed use projects.

[5] Administrative costs include bank fees and accounting services.