

EXHIBIT B
LAKE HIGHLANDS PUBLIC IMPROVEMENT DISTRICT
PRELIMINARY SERVICE PLAN 2027-2031

	% **	2027 BUDGET	2028 BUDGET	2029 BUDGET	2030 BUDGET	2031 BUDGET
REVENUE						
Fund Balance from Previous Year		\$250,000	\$250,000	\$250,000	\$250,000	\$250,000
Net Assessment Revenue *		\$1,664,017	\$1,830,419	\$2,013,461	\$2,214,807	\$2,436,287
TOTAL REVENUE		\$1,914,017	\$2,080,419	\$2,263,461	\$2,464,807	\$2,686,287
EXPENDITURES						
Public Safety ¹	45.5%	\$757,128	\$832,841	\$916,125	\$1,007,737	\$1,108,511
Public Area Improvements ²	27.0%	\$449,285	\$494,213	\$543,634	\$597,998	\$657,798
Capital Improvements ³	5.0%	\$83,201	\$91,521	\$100,673	\$110,740	\$121,814
Promotion/Marketing/Programming ⁴	6.7%	\$111,489	\$122,638	\$134,902	\$148,392	\$163,231
Administration ⁵	14.5%	\$241,282	\$265,411	\$291,952	\$321,147	\$353,262
Audit	1.0%	\$16,640	\$18,304	\$20,135	\$22,148	\$24,363
Insurance	0.3%	\$4,992	\$5,491	\$6,040	\$6,644	\$7,309
TOTAL EXPENDITURES	100%	\$1,664,017	\$1,830,419	\$2,013,461	\$2,214,807	\$2,436,287
FUND BALANCE / RESERVES ⁶						
	15%	\$250,000	\$250,000	\$250,000	\$250,000	\$250,000
TOTAL EXPENDITURES & RESERVES		\$1,914,017	\$2,080,419	\$2,263,461	\$2,464,807	\$2,686,287

* Assumes a 10% 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 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.