

EXHIBIT B
KNOX STREET PUBLIC IMPROVEMENT DISTRICT
FINAL SERVICE PLAN 2025-2029

	%*	2025 BUDGET	2026 BUDGET	2027 BUDGET	2028 BUDGET	2029 BUDGET
REVENUE						
Net Assessment Revenue ¹		\$ 630,563	\$ 745,838	\$ 820,422	\$ 902,464	\$ 1,047,502
Fund Balance from Previous Year ²		\$ 830,185	\$ 2,852	\$ 13,261	\$ 9,356	\$ 7,158
TOTAL REVENUE		\$ 1,460,748	\$ 748,690	\$ 833,683	\$ 911,820	\$ 1,054,660
EXPENDITURES						
Capital Improvements ²	62%	\$ 900,000	\$ 150,000	\$ 210,000	\$ 260,000	\$ 460,000
Public Safety and Security ³	19%	\$ 273,423	\$ 287,094	\$ 301,448	\$ 316,521	\$ 207,742
Marketing & Promotion ⁴	17%	\$ 254,929	\$ 267,676	\$ 281,060	\$ 295,113	\$ 349,343
PID Renewal Fee	0%	\$ -	\$ -	\$ -	\$ -	\$ -
Insurance & Audit	1%	\$ 15,015	\$ 15,766	\$ 16,554	\$ 17,382	\$ 15,683
Administrative ⁵	1%	\$ 14,529	\$ 14,893	\$ 15,265	\$ 15,647	\$ 16,038
TOTAL EXPENDITURES	100%	\$ 1,457,896	\$ 735,429	\$ 824,327	\$ 904,663	\$ 1,048,806
FUND BALANCE / RESERVES	0.5%	\$ 2,852	\$ 13,261	\$ 9,356	\$ 7,158	\$ 5,854
TOTAL EXPENDITURES & RESERVES	100%	\$ 1,460,748	\$ 748,690	\$ 833,683	\$ 911,820	\$ 1,054,660

Category Details

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

¹ 2025-2029 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 10% (compared to a historically assumed 3%).

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 2025-2026. A funding shortfall of approximately \$1.87M 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 2025-2030 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.