

# KNOX STREET PUBLIC IMPROVEMENT DISTRICT

## Financial Statements and Independent Auditors' Report

For the Year Ended December 31, 2025



Malnory, McNeal  
& COMPANY, PC

ACCOUNTING • ADVISORY • ASSURANCE

KNOX STREET PUBLIC IMPROVEMENT DISTRICT

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Independent Auditors' Report

Board of Directors  
Knox Street Public Improvement District

**Opinion**

We have audited the accompanying financial statements of Knox Street Public Improvement District (the "District"), which comprise the statement of financial position as of December 31, 2025, and the related statements of activities and changes in net assets, functional expenses, and cash flows for the year then ended, and the related notes to the financial statements.

In our opinion, the financial statements referred to above present fairly, in all material respects, the financial position of Knox Street Public Improvement District as of December 31, 2025, and the changes in its net assets, its functional expenses, and its cash flows for the year then ended in accordance with accounting principles generally accepted in the United States of America.

**Basis for Opinion**

We conducted our audit in accordance with auditing standards generally accepted in the United States of America. Our responsibilities under those standards are further described in the Auditors' Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of Knox Street Public Improvement District and to meet our other ethical responsibilities in accordance with the relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion.

**Responsibilities of Management for the Financial Statements**

Management is responsible for the preparation and fair presentation of these financial statements in accordance with accounting principles generally accepted in the United States of America, and for the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about Knox Street Public Improvement District's ability to continue as a going concern within one year after the date that the financial statements are available to be issued.

## **Auditors' Responsibilities for the Audit of the Financial Statements**

Our objective is to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditors' report that includes our opinion. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with generally accepted auditing standards will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements.

In performing an audit in accordance with generally accepted auditing standards, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the financial statements.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of Knox Street Public Improvement District's internal control. Accordingly, no such opinion is expressed.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.
- Conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about Knox Street Public Improvement District's ability to continue as a going concern for a reasonable period of time.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit, significant audit findings, and certain internal control related matters that we identified during the audit.



Dallas, Texas  
March 10, 2026

Knox Street Public Improvement District  
Statement of Financial Position  
December 31, 2025

Assets

|                            |              |
|----------------------------|--------------|
| Current Assets             |              |
| Cash & cash equivalents    | \$ 1,743,864 |
| Accounts receivable        | 1,853        |
| Tax assessments receivable | 743,126      |
| Total current assets       | 2,488,843    |
| Total Assets               | \$ 2,488,843 |

Liabilities and Net Assets

|  |              |
|--|--------------|
| Current Liabilities                      |              |
| Accounts payable and accrued liabilities | \$ 87,602    |
| Tax assessments-deferred revenue         | 744,211      |
| Total current liabilities                | 831,813      |
| Net Assets                               |              |
| Net assets without donor restrictions    | 1,657,030    |
| Net assets with donor restrictions       | -            |
| Total Net Assets                         | 1,657,030    |
| Total Liabilities and Net Assets         | \$ 2,488,843 |

Knox Street Public Improvement District  
 Statements of Activities and Changes in Net Assets  
 For the Year Ended December 31, 2025

|                                     | <u>Net Assets<br/>without<br/>Donor<br/>Restrictions</u> | <u>Net Assets<br/>with Donor<br/>Restrictions</u> | <u>Total</u>            |
|-------------------------------------|--|---|-------------------------|
| Revenue:                            |  |   |                         |
| Assessments                         | \$ 619,831   | \$ -  | \$ 619,831              |
| Interest expense                    | (111)  | -   | (111)                   |
| Less: City and county fees          | <u>(7,856)</u>   | <u>-</u>  | <u>(7,856)</u>          |
| Increases in Net Assets             | 611,864  | -   | 611,864                 |
| <br>Expenses                        |  |   |                         |
| Program                             | 593,169  | -   | 593,169                 |
| Supporting                          | 32,553   | -   | 32,553                  |
| Fundraising                         | <u>-</u>   | <u>-</u>  | <u>-</u>                |
| Decreases in Net Assets             | <u>625,722</u>   | <u>-</u>  | <u>625,722</u>          |
| <br>Changes in Net Assets           | <br>(13,858)   | <br>-   | <br>(13,858)            |
| <br>Net Assets at beginning of year | <br><u>1,670,888</u>                                     | <br><u>-</u>                                      | <br><u>1,670,888</u>    |
| <br>Net Assets at end of year       | <br><u>\$ 1,657,030</u>                                  | <br><u>\$ -</u>                                   | <br><u>\$ 1,657,030</u> |

Knox Street Public Improvement District  
Statement of Functional Expenses  
For the Year Ended December 31, 2025

|                           | Program    | Management<br>& General | Fundraising | Total      |
|---------------------------|------------|-------------------------|-------------|------------|
| Capital improvements      | \$ 54,017  | \$ -                    | \$ -        | \$ 54,017  |
| Public safety & security  | 273,423    | -                       | -           | 273,423    |
| Marketing & promotion     | 265,729    | -                       | -           | 265,729    |
| Insurance and audit       | -          | 16,971                  | -           | 16,971     |
| Adminstration             | -          | 15,582                  | -           | 15,582     |
| Total functional expenses | \$ 593,169 | \$ 32,553               | \$ -        | \$ 625,722 |

Knox Street Public Improvement District  
Statement of Cash Flows  
For the Year Ended December 31, 2025

|   |                            |
|---|----------------------------|
| Cash flows from operating activities  |                            |
| Changes in net assets   | \$ (13,858)                |
| Adjustments to reconcile change in net assets<br>to cash provided by (used in) operating activities |                            |
| Changes in operating assets and liabilities   |                            |
| (Increase) decrease in tax assessment receivables   | (90,752)                   |
| Increase (decrease) in accounts payable   | (36,244)                   |
| Increase (decrease) in other accrued expense  | 18,860                     |
| Increase (decrease) in tax assessments-deferred revenue   | 91,193                     |
| Net cash provided by (used in) operating activities   | <u>(30,801)</u>            |
| <br>  |                            |
| Net increase (decrease) in cash   | <u>(30,801)</u>            |
| <br>  |                            |
| Cash and cash equivalents at beginning of year  | <u>1,774,665</u>           |
| <br>  |                            |
| Cash and cash equivalents at end of year  | <u><u>\$ 1,743,864</u></u> |

Knox Street Public Improvement District  
Notes to the Financial Statements  
For the Year Ended December 31, 2025

1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

Organization

The Knox Street Public Improvement District (the “District”) is managed by the Knox Street Improvement District Corporation (“KSIDC”), a Texas nonprofit corporation, which is responsible for the management of services for the District.

Knox Street Public Improvement District

On April 1, 2010, the owners of real property within the proposed District delivered to the City of Dallas (the “City”) a petition to create the District. On June 23, 2010, the Dallas City Council approved the petition and authorized the creation of the District. The District was to dissolve December 31, 2024, however, since the District reached its seven year total assessment collection requested amount of \$2,269,332, the District was instead renewed by the owners of real property within the proposed District by a petition delivered to the City of Dallas on February 1, 2022 which was approved on June 8, 2022. The District shall automatically dissolve December 31, 2032, or sooner if the ten year total assessment collection requested exceeds a specified amount, unless the District is renewed through the petition and approval process.

The purpose of the District is to enhance security and public safety within the District, provide design and construct public infrastructure, promotion of the District, maintain common areas and lighting, produce pedestrian amenities and linkages and provide other improvements that are authorized by Chapter 372 of the Texas Local Government Code (the “Act”), which allows for the creation of public improvement districts. The funding of operations, approved by the City, will be paid from assessments on the real property within the District. The assessment levied for 2024 was \$0.15 per \$100 of appraised value as established by the Dallas Central Appraisal District. Future assessment rates will be set by the Dallas City Council and shall not exceed \$0.15 per \$100 of appraised value. The Dallas County Tax Office (“Dallas County”) provides assessment collection services for the District.

Management Contract

Effective January 1, 2023, KSIDC entered into a contract with the City whereby KSIDC provides management, accounting, and other services for the District. This contract was authorized by the City Council on June 8, 2022 and will terminate December 31, 2032, or upon dissolution of the District.

Basis of Accounting

The District prepares its financial statements in accordance with accounting principles generally accepted in the United States of America. The accompanying financial statements include only the accounts of the District and do not include any accounts related to the activities of KSIDC.

Knox Street Public Improvement District  
Notes to the Financial Statements  
For the Year Ended December 31, 2025

1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Basis of Financial Statements Presentation

For reporting purposes, resources are classified into two net asset categories according to the existence or absence of donor-imposed restrictions. Accordingly, net assets of the District and changes therein are classified and reported as follows:

Net assets without donor restrictions - net assets that are not subject to donor-imposed stipulations.

Net assets with donor restrictions - net assets subject to donor-imposed stipulations that may or will be met either by actions of the District and/or the passage of time or subject to donor-imposed stipulations that are to be maintained permanently. Generally, the donors of these assets permit the District to use all or part of the income earned on any related investments for general or specific purposes. When a restriction expires, net assets with donor restrictions are reclassified to net assets without donor restrictions and reported in the statement of operations, as net assets are released from restrictions. Contributions received with donor-imposed restrictions that are met in the same year as received are reported as revenues of the net assets without donor restrictions. There were no net assets with donor restrictions as of December 31, 2025.

Financial Instruments

The District's financial instruments consist of cash and tax assessments receivable. It is the District's Board's opinion that the District is not exposed to significant interest rate or credit risk arising from the instrument. Unless otherwise noted, the fair value of the financial instrument is the market value of the financial instrument and approximates their carrying value.

Cash & Concentration of Credit Risk

The District maintains its cash balances in a checking account at a national financial institution in Dallas, Texas, which at times may exceed insured limits. The account at the institution is insured by the Federal Deposit Insurance Corporation up to \$250,000. The District has not experienced any losses on such account and believes it is not exposed to any significant credit risk on cash or its investments.

Revenue Recognition

Revenue is recognized for the year as the Organization satisfies performance obligations under its service plan, in an amount that reflects the council approved consideration that it expects to receive in exchange for those projects or services. The annual amount and timing of revenue recognition varies based on the nature of the projects or services provided and the terms and conditions of the service plan.

Knox Street Public Improvement District  
Notes to the Financial Statements  
For the Year Ended December 31, 2025

1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Revenue Recognition (continued)

Performance obligations are determined based on the nature of the projects or services provided by the Organization in accordance with the service plan. Revenue for performance obligations satisfied over time is recognized ratably over the period based on time elapsed.

The Organization believes this method provides a faithful depiction of the transfer of services over the term of the performance obligation based on the inputs needed to satisfy the obligation. Revenue for performance obligations satisfied at a point in time is generally recognized when the projects or services are provided to residents or property owners at a single point in time and the Organization does not believe it is required to provide additional services related to that transaction. The Organization's revenue streams do not have significant financing components.

Property Assessment, Assessments Receivable, Assessments Allocable, and Revenue

The District presents an annual Service Plan and Assessment Plan to the City in August of each year. After due process and upon adoption, the City levies a property assessment against property in the District and provides for collection of the assessment to be used by the District for the approved services and improvements to property in the District during the following calendar year.

The District records property assessments as a receivable when levied by the City and a corresponding offset to assessments allocable to the respective organization. The Dallas County Assessment Office (the "County") mails property assessment statements to the property owners in October of each year, which are due and payable on October 1, and are delinquent if not paid on or before January 31. No allowance for uncollectible assessments is established because delinquent assessments are considered fully collectible. As collections are received by the County, they were remitted to the District through September 30, 2018. Effective October 1, 2018, collections were remitted to the City to be remitted to the District upon approved request. Assessments allocable are recognized as revenue without donor restrictions as of January 1 each year to correspond to the approved Service Plan's provision for services and improvements for the calendar year. The 2025 tax assessment levy receivable as of December 31, 2025 is \$744,211.

Functional Allocation of Expenses

The costs of providing the District's various programs, fundraising, management and general have been summarized on a functional basis in the statement of activities. The statement of functional expenses present the natural classification detail of expenses by function. Certain costs have been allocated among the program, fundraising, management and general categories based on the specific identification of costs or approximate percentage of time and other methods.

Knox Street Public Improvement District  
Notes to the Financial Statements  
For the Year Ended December 31, 2025

1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Federal Income Tax Status

KSIDC is exempt from Federal income tax under section 501(c)(3) of the Internal Revenue Code. Accordingly, no provision for Federal income taxes has been recorded in the accompanying financial statement. In addition, KSIDC has been determined by the Internal Revenue Service (“IRS”) not to be a “private foundation” within the meaning of section 509(a) of the Internal Revenue Service Code. There was no unrelated business income or known Federal excise taxes for the year ended December 31, 2025. KSIDC’s federal Return of Organization Exempt from Income Tax (Form 990) for 2022, 2023, and 2024 are open to examination by the IRS for a period of three years from the date the returns are filed.

Accounting for Uncertainty in Income Taxes

Management has concluded that any assessment provisions that would not meet the more-likely-than-not criterion of Financial Accounting Standards Board (FASB) Accounting Standards Codification (ASC) Topic 740-10, Accounting for Income Taxes, would be immaterial to the financial statement taken as a whole. Accordingly, the accompanying financial statements do not include any provision of uncertain assessment positions, and no related interest or penalties have been recorded in the operating statements.

Concentration of Revenue Sources

The District’s revenue is totally derived from annual assessments levied by the City. The current level of the District’s operations and programs may be impacted if the City’s annual assessment is not levied.

Use of Estimates

In preparing financial statements, management is required to make estimates and assumptions that affect the reported amounts of revenues and expenses during the reporting period. Actual results could differ from those estimates.

2. LIQUIDITY AND AVAILABILITY

Financial assets available for general expenditure, that is, without donor or other restrictions limiting their use, within one year of the balance sheet date is \$2,488,843.

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Knox Street Public Improvement District  
Notes to the Financial Statements  
For the Year Ended December 31, 2025

3. VALUE CHANGES

Value changes occur when a property owner within the District disputes their original tax assessment amount and, as a result of negotiation and or litigation between owners and Dallas Central Appraisal District, the original assessment is increased or reduced. Any resulting changes in assessed valuation and related property assessment amounts may change amounts remitted from the County or result in refunds issued by the District.

4. COLLECTION FEES

Collection fees retained by the County for the 2024 levy in the amount of \$122 are netted against assessment collections received from the County by the City in January 2025 for its collection services during 2024. The 2025 collection fees will be netted against collections received in 2026.

The City reimbursed the City General Fund for administrative costs incurred for the day-to-day accounting responsibilities, administrative, and operational oversight of the District from the assessment collections received from the County in the amount of \$7,734 for the year ended December 31, 2025.

During the year ended December 31, 2025, the District over-remitted assessment collections totaling \$1,085 to the City. The overpayment is recorded as deferred revenue in the accompanying financial statements. In connection with this over-remittance, the City assessed \$111 of interest, which has been recognized as interest expense in the accompanying financial statements.

5. COMMITMENTS

The District is intending to accumulate funds previously approved for Capital Improvements for future capital projects and may utilize some or all of the accumulated funds to assist the City of Dallas in the Complete Streets project for the upcoming 2026 year.

6. SERVICES

Services provided by the District are made in accordance with the annual Service Plan approved by the City as reported in the accompanying statements of activities and changes in net assets.

7. SUBSEQUENT EVENTS

The District has evaluated subsequent events through March 10, 2026, the date the financial statements were available to be issued.