

**EXHIBIT B  
LAKE HIGHLANDS PUBLIC IMPROVEMENT DISTRICT  
FINAL PLAN 2026-2030**

	% **	2026 BUDGET	2027 BUDGET	2028 BUDGET	2029 BUDGET	2030 BUDGET
<b>REVENUE</b>						
Fund Balance from Previous Year		\$250,000	\$250,000	\$250,000	\$250,000	\$250,000
Net Assessment Revenue*		\$1,386,681	\$1,664,017	\$1,996,821	\$2,396,185	\$2,875,422
<b>TOTAL REVENUE</b>		<b>\$1,636,681</b>	<b>\$1,914,017</b>	<b>\$2,246,821</b>	<b>\$2,646,185</b>	<b>\$3,125,422</b>
<b>EXPENDITURES</b>						
Public Safety <sup>1</sup>	46%	\$630,940	\$757,128	\$908,553	\$1,090,264	\$1,308,317
Public Area Improvements <sup>2</sup>	27%	\$374,404	\$449,285	\$539,142	\$646,970	\$776,364
Capital Improvements <sup>3</sup>	6%	\$83,201	\$99,841	\$119,809	\$143,771	\$172,525
Promotion/Marketing/Programming <sup>4</sup>	6%	\$83,201	\$99,841	\$119,809	\$143,771	\$172,525
Administration <sup>5</sup>	15%	\$201,069	\$241,282	\$289,539	\$347,447	\$416,936
Audit	1%	\$9,707	\$11,648	\$13,978	\$16,773	\$20,128
Insurance	0%	\$4,160	\$4,992	\$5,990	\$7,189	\$8,626
<b>TOTAL EXPENDITURES</b>	<b>100%</b>	<b>\$1,386,681</b>	<b>\$1,664,017</b>	<b>\$1,996,821</b>	<b>\$2,396,185</b>	<b>\$2,875,422</b>
<b>FUND BALANCE / RESERVES <sup>6</sup></b>	<b>18%</b>	<b>\$250,000</b>	<b>\$250,000</b>	<b>\$250,000</b>	<b>\$250,000</b>	<b>\$250,000</b>
<b>TOTAL EXPENDITURES and RESERVES</b>		<b>\$1,636,681</b>	<b>\$1,914,017</b>	<b>\$2,246,821</b>	<b>\$2,646,185</b>	<b>\$3,125,422</b>

\* Assumes a 20% 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.

<sup>1</sup> Regular security patrols, patrol vehicle leases, safety lighting, crime reduction programs & events, and related expenses.

<sup>2</sup> 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.

<sup>3</sup> Skillman corridor streetscape, gateway signage, Whitehurst Projects, landscape enhancements, acquisition and installation of public art and any large scale projects.

<sup>4</sup> Website, marketing, outreach, marketing materials, branding efforts, programming & events, and business development.

<sup>5</sup> Office management expenses, rent, staff and annual property owner notice mailings.

<sup>6</sup> Fund balance from the previous year designated by the Board of Directors for projects that fall within the Capital Improvements categories.

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