



**CITY OF GRAND PRAIRIE**  
**BROOKFIELD PUBLIC IMPROVEMENT DISTRICT**  
**ANNUAL MEETING**  
**AIRPORT, 3116 S GREAT SOUTHWEST PARKWAY**  
**WEDNESDAY, NOVEMBER 2, 2022, 7:00 PM**

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## **AGENDA**

*The meeting will be held at Airport, 3116 S Great Southwest Parkway, Grand Prairie, Texas. The complete agenda packet has been posted on the city's website ([www.gptx.org/pid](http://www.gptx.org/pid)) for those who would like to view it in its entirety.*

### **CALL TO ORDER**

### **CITIZENS' FORUM/CITIZEN COMMENTS**

*Citizens may speak for up to five minutes on any item not on the agenda by completing and submitting a speaker card.*

### **AGENDA ITEMS**

*Citizens may speak for up to five minutes on any item on the agenda by completing and submitting a speaker card.*

#### **1. Approve Meeting Minutes**

- November 30, 2021

#### **2. Open Meetings Act Presentation**

#### **3. Projects and Contracts**

##### **A. Decorations**

- a. S Carrier Parkway
- b. Robinson Road
- c. Warrior Trail
- d. Oakbrook and Glenbrook Beds
- e. **Consider Holiday Décor Proposals**  
\*First Choice Lights: With Light; \$4,263.00 Without Light; \$3,563.00  
\*Exterior Appeal: With Lights; \$1,431.71 Without Lights; \$1,075.35

##### **B. Entry Lighting and Sign Improvements**

- a. S Carrier Parkway
- b. Robinson Road
- c. Warrior Trail
- d. Oakbrook and Glenbrook Beds
- e. **Consider proposal for up lighting Crapes at Glenbrook and Oakbrook Entrances**  
\*Bob Owens Electric Co: \$2,177.74

**C. Landscape Maintenance – Prime Landscaping Service Update**

- a. S. Carrier Parkway
- b. Robinson Road
- c. W. Warrior Trail
- d. Oakbrook and Oakbrook Beds
- e. **Consider proposals for:**
  - 1. **Glenbrook Controller Replacement: Prime (MK) Landscape: \$580.00**
  - 2. **Glenbrook and Oakbrook Drip Irrigation: Prime (MK) Landscape: \$2,200.00**
  - 3. **Robinson Jasmine Bed Drip Irrigation: Prime (MK) Landscape: \$10,765.00**
  - 4. **Robinson Road Cedar Elm Removal/Replacement:**
    - \*Prime (MK) Landscape: removal: \$1,800.00
    - \*Prime (MK) Landscape: replace: \$835.00
  - 5. **Robinson Road and Warrior Trail New Bed from Prime (MK) Landscape: \$3,396.50**

**D. Screening Walls**

- a. Carrier Parkway
- b. Robinson Road
- c. Warrior Trail

**E. Wrought Iron Street Sign Maintenance**

- a. Elmbrook Drive
- b. Robinson Road
- c. Meadowbrook Drive
- d. Brookfield Drive
- e. Carrier Parkway
- f. Glenbrook Drive
- g. Willowbrook Circle
- h. Stonebrooke Drive
- i. Cedarbrook Drive
- j. Deerbrook Circle
- k. Oakbrook Drive
- l. Windbrook Drive

**4. Consider Manager Approval Threshold**

**5. Budget to Actual Reports and FY 2023 Budget**

- 9/30/22

**6. Advisory Board Nomination and Election**

- One Board Position

**7. Selection of Officers**

- President
- Vice President
- Secretary/Treasurer

**8. Next Meeting Date**

**CITIZENS' FORUM/CITIZEN COMMENTS**

*Citizens may speak for up to five minutes on any item not on the agenda by completing and submitting a speaker card*

**ADJOURNMENT**

*The meeting facility is accessible to people with disabilities. If you need assistance in participating in this meeting due to a disability as defined under the ADA, please call 972-237-8091 or email LHarriss@gptx.org at least three (3) business days prior to the scheduled meeting to request an accommodation.*

*Certification*

*In accordance with Chapter 551, Subchapter C of the Government Code, V.T.C.A, the Brookfield PID Board meeting agenda was prepared and posted October 28, 2022.*



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*Lee Harriss, Special District Administrator*



## Brookfield Public Improvement District

### Annual Members Meeting Minutes

#### November 30, 2021

**Advisory Board Members Present:** Elizabeth Duenas, Vice President  
Dennis Hale, President

**Advisory Board Members Absent:** Carmelita Loyd

**Others Present:** Robin Willits, FirstService Residential  
Lee Harriss, City of Grand Prairie  
Homeowners (See Sign-In Sheet)

The Board of Brookfield PID held an Annual Membership Meeting on November 30, 2021 at Outlaw's Bar-B-Que located at 2334 S. Beltline Road, Grand Prairie, Texas.

**CALL TO ORDER/ESTABLISHMENT OF QUORUM:** The meeting was called to order at 6:27 PM.

**CITIZENS' FORUM/CITIZEN COMMENTS:** No citizen comments.

**APPROVAL OF MEETING MINUTES:** Management presented a copy of the August 9, 2021 Board Meeting minutes to the membership present. Dennis Hale made a motion to approve the meeting minutes as presented. Elizabeth Duenas seconded. All approved. Motion carried.

**OPEN MEETINGS ACT:** Lee Harriss presented to the membership present what the Open Meetings Act is and how it will affect the PID meetings moving forward.

**SCREENING WALLS:** Management gave an update on the screening wall project repairs. The project has been completed.

Management presented a plan to power wash the existing cast stone tops on the red brick columns. Dennis Hale made a motion to power wash the cast stone tops on the red brick columns. Elizabeth Duenas seconded. All approved. Motion carried.

**LANDSCAPE MAINTENANCE:** Management gave an update on the landscape improvement project. The project has been completed. Management to find out when the shrubs that have died will be replaced. This will be under warranty.

**ENTRY LIGHTING AND SIGN IMPROVEMENTS:** Dennis Hale made a motion for management to get bids to add up lights to the existing crape myrtle trees at the entrances on Robinson Road and Carrier Parkway. Elizabeth Duenas seconded. All approved. Motion carried.

**DECORATIONS:** Dennis Hale made a motion to explore cost to do a flag display for patriotic holidays. Elizabeth Duenas seconded. All approved. Motion carried.  
Elizabeth Duenas made a motion to explore ideas and cost for holiday décor December 2022 for the monument entrances at Robinson Road and Carrier Parkway. Dennis Hale seconded. All approved. Motion carried.

**BUDGET REVIEW:** Lee Harriss of the City of Grand Prairie reviewed the PID budget to actual reports and the 5-year service plan for 2022-2026 for the PID for the membership present and presented copies to the members.





## Brookfield Public Improvement District

### Annual Members Meeting Minutes

**NOMINATIONS AND ELECTION OF ADVISORY BOARD:** Management solicited the members present at the meeting to volunteer to fill the two (2) open Advisory board member positions left by the expiration of Dennis Hale and Elizabeth Duenas positions, which expired. There were no volunteers. By acclamation, the current advisory board will continue as the active Advisory Board. The Advisory Board approved the following officer positions amongst themselves: Dennis Hale – President, Elizabeth Duenas – Vice President, and Carmelita Loyd – Treasurer/Secretary.

**SCHEDULE OF MEETINGS/NEXT MEETING DATE:** Management will set up the next Advisory Board meeting after the first of the year. Members will be notified of this meeting.

**CITIZEN FORUM AND OPEN DISCUSSION** – No citizen comments.

**ADJOURNMENT:** With no further business, the meeting was adjourned at 7:31 PM.



BROOKFIELD





BROOKFIELD





BROOKFIELD



First Choice Lights | P.O. Box 1103 | Roanoke, TX 76262  
 817-682-5262 | nicole@firstchoicelights.com | FirstChoiceLights.com

**RECIPIENT:**

**Brookfield PID**

Grand Prarie, TX

**SERVICE ADDRESS:**

Grand Prarie, TX

<b>Estimate #4143</b>	
Sent on	09/30/2022
<b>Total</b>	<b>\$3,563.00</b>

<b>PRODUCT / SERVICE</b>	<b>DESCRIPTION</b>	<b>TOTAL</b>
CL- Install	Entrance @ Glenbrook Dr and Robinson Rd	\$0.00
CL- Decorated Swag with bow	Lit swag decor decorated with red, gold and green ornaments and a red bow.	\$350.00
CL- Garland with LED mini lights	27' piece of decorated garland with LED mini lights	\$405.00
CL- Oversized ornament	Red 36 inch standing ornament.	\$840.00
CL- Install	Entrance @ Oakbrook Dr and Carrier Pkwy	\$0.00
CL- Decorated Swag with bow	Unlit swag decor decorated with red, gold and green ornaments and a red bow.	\$240.00
CL- Garland with NO lights	Installation and rental of artificial Douglas Fir garland with NO lights-decorated with red, gold and green ornaments.	\$324.00
CL- Oversized ornament	Red 36 inch standing ornament.	\$840.00
CL- Install	Entrance @ Warrior Dr and Robinson Rd	\$0.00
CL- Decorated Swag with bow	Unlit swag decor decorated with red, gold and green ornaments and a red bow.	\$240.00
CL- Garland with NO lights	Installation and rental of artificial Douglas Fir garland with NO lights-decorated with red, gold and green ornaments.	\$324.00
		Not included
CL- Christmas Decor	Upgrade 1st entrance to lit decor	\$350.00
		Not included
CL- Christmas Decor	Upgrade 2nd entrance to lit decor	\$350.00





**Total**

**\$3,563.00**

\*\*\*\* TERMS LISTED ABOVE SUPERSEDE TERMS BELOW \*\*\*\*

**GENERAL WAIVER**

The failure of any party at any time to require performance of any provision or to resort to any remedy provided under this Agreement shall in no way affect the right of that party to require performance or to resort to a remedy at any time thereafter, nor shall the waiver by any party of a breach be deemed to be a waiver of any subsequent breach. A waiver shall not be effective unless it is in writing and signed by the party against whom the waiver is being enforced.

Neither of us shall be liable to the other for indirect, incidental, special, punitive or exemplary damages that result from the performance or the failure to perform any duties under this Agreement.

You hereby acknowledge and agree that in any and all events, our liability to you for any damages that you may incur as a result of our acts or omissions or negligence shall not exceed the greater of available insurance or the fee charged for the service under this Agreement.

**ENTIRE AGREEMENT & EFFECT**

This Agreement constitutes the entire agreement of the parties with regard to the subject matter hereof, and replaces and supersedes all other agreements or understandings, whether written or oral. No amendment or extension of the Agreement shall be binding unless in writing and signed by both parties. This Agreement shall be binding upon and shall inure to the benefit of First Choice Christmas Lights, LLC ("Consultant or "The Company") and the Client and to the Consultant's successors and assigns, if any. This Agreement shall be construed to permit the assignment by Consultant of its rights or obligations arising under this Agreement.

**ENFORCEABILITY, SEVERABILITY AND/OR REFORMATION**

In the event that any covenant, provision and/or restriction is found by a court of competent jurisdiction to be unenforceable, such provision shall be modified, rewritten or interpreted to include as much of its nature and scope as will render it enforceable. In the event it cannot be so modified, rewritten or interpreted to be enforceable in any respect, it will not be given effect, and the remainder of the Agreement shall be enforced as if such provision was not included.

In the event that any court determines any of the covenants, provisions or restrictions to be excessive in duration or scope or to be unreasonable or unenforceable under the laws of The State of Texas, it is the intention of the parties that such restriction may be modified or amended by the court to render it enforceable to the maximum extent permitted by the laws of The State of Texas.

**MODIFICATION OF AGREEMENT**

This Agreement may be supplemented, amended, extended and/or modified only by and through the mutual agreement of all parties. No supplement, amendment, extension, or modification of this Agreement shall be binding unless done so in writing and signed by all parties to this Agreement.

**ELECTRONIC SIGNATURES**

The facsimile, email or other electronically delivered signatures of the parties shall be deemed to constitute original signatures, and facsimile or electronic copies hereof shall be deemed to constitute duplicate originals.

**STORAGE**

Lights purchased through (this pertains to lights only, don't large decor pieces) First Choice Lights, storage is free to all returning residential customers. If customer doesn't return the following year a 10% storage fee will be added to final bill. In the event storage is not paid in full, stored material will become property of First Choice Lights.



First Choice Lights | P.O. Box 1103 | Roanoke, TX 76262  
817-682-5262 | nicole@firstchoicelights.com | FirstChoiceLights.com

**Notes Continued...**

**CHRISTMAS/HOLIDAY LIGHTING & DECOR TERM(S)**

**COLORS/DESIGN**

Carefully review the colors and design listed in the estimate above/attached. The installation crew will use the details on the form to install the lights and decorations at your event. Once you have accepted/signed, any errors or changes in color/design will incur an additional fee if a change is requested.

**ALL INCLUSIVE LEASE/RENTAL**

If you are leasing/renting the lights then the agreement includes all materials, clips, timers, extension cords, decorations, etc. First Choice Lights will service and maintain the lights and decorations for the contracted time-frame including repairs, maintenance, replacements of parts, decorations, and accessories during the lease term in the event that the item(s) fail to light. As an all-inclusive lease/rental, the materials remain property of First Choice Lights. The client is renting the lights and/or decorations for the agreed upon term. Customer is responsible for maintaining and providing adequate electrical outlets adjacent to the proposed locations for its lit decorations and building lights.

**WARRANTY, SERVICE, MAINTENANCE**

We warrant all materials, lights, and decorations for the entire lease term. All service calls and materials are covered for the duration of the lease term except for theft, vandalism, or Acts of God, including but not limited to: squirrel/rodent damage, wind and hail, ice/freeze. The Company is not responsible for any products damaged or lost due to vandalism, extreme weather conditions, or acts of God and will make efforts to replace any damaged product. In the event items are stolen or damaged beyond repair, First Choice Lights will make every attempt to replace, but cannot make guarantees for replacement due to product availability. The Company is not responsible for any client-supplied lights or materials. The manufacturer, not The Company, warrants any and all purchased materials. Replacement materials may be purchased/leased and added to your order upon your approval. \*We do not guarantee that each individual bulb will light for the entire installation period.\*

**DEPOSIT/PAYMENT TERMS**

A minimum deposit of 50% must be received before work will begin. The balance must be paid in full on or before completion of the installation. Customer acknowledges that The Company fills their schedule well in advance, and all cancellations will be charged 50% of the total cost. All deposits and/or down payments are non-refundable.

**REPRESENTATION ON AUTHORITY OF PARTIES/SIGNATORIES**

Each party signing this Agreement represents and warrants that s/he is duly authorized and has legal capacity to execute and deliver this Agreement. Each party represents and warrants to the other that the execution and delivery of the Agreement and the performance of such party's obligations hereunder have been duly authorized and that the Agreement is a valid and legal agreement binding on such party and enforceable in accordance with its terms.

**MATERIAL CHANGE(S) TO PROPERTY, SCOPE OF WORK, INSURANCE REQUIREMENTS, ETC.**

Any material change(s) to the physical property location, scope of work, insurance requirements, federal/state/or local laws, will grant. The Company cannot and will not be held liable for failure to fulfill contractual obligations due to any of the above changes.

**TARIFFS AND TAXES**

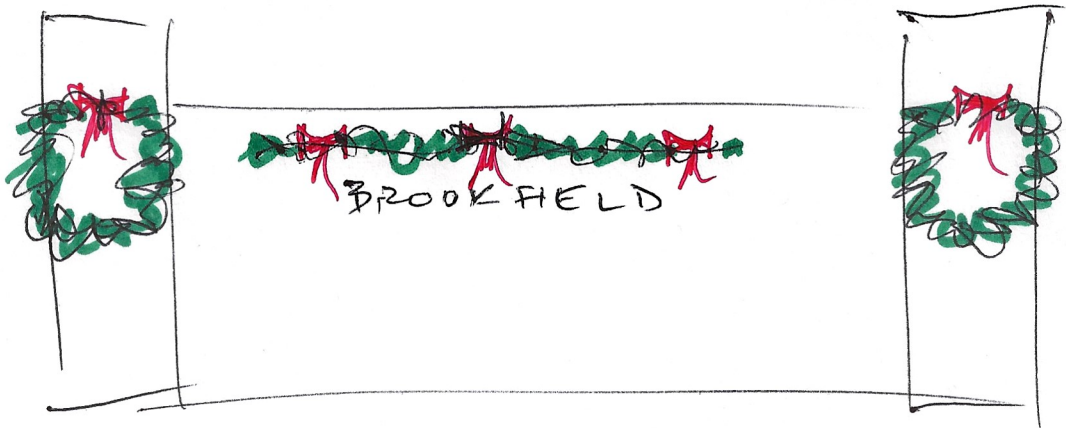
All prices included in the quote are inclusive of the "now current" tariffs and taxes. Tariffs and taxes may or may not be listed as a line item on the estimate. The absence of a tax or tariff line item does not absolve or remove the client's obligation to pay/remit any applicable tariffs or taxes as required by law. Any increase in tariffs may be added to subsequent years of the contract at the discretion of The Company. Any changes in applicable taxes will be added at the "then current" rate.

**THE SIGNER(S) HAVE READ, UNDERSTAND and ACCEPT THIS AGREEMENT**, and by signing this Agreement, all parties agree to all of the aforementioned terms, conditions and policies.

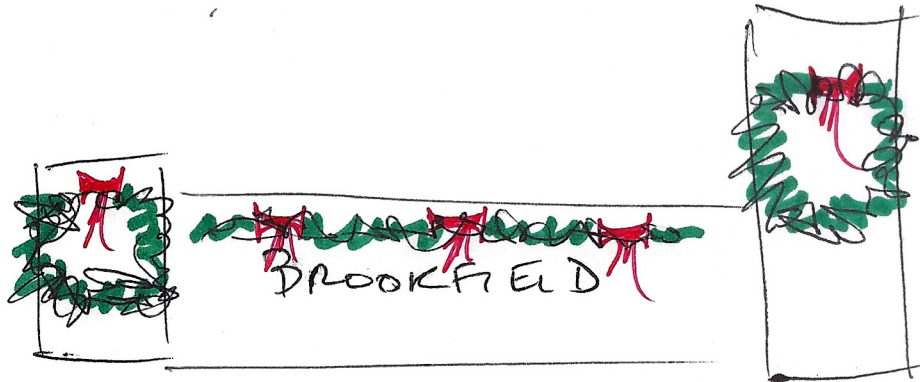
Signature: \_\_\_\_\_ Date: \_\_\_\_\_

# BROOKFIELD PID CHRISTMAS '22

WENBROOK & ROBINSON



OAKBROOK & S. CARRIER



WARRIOR DR. & ROBINSON





# Exterior Appeal

PO Box 136635  
Ft. Worth, TX 76136-0635

# Estimate

Date	Estimate #
10/6/2022	6718

Name / Address
First Service 1240 Keller Parkway Suite #200 Keller, TX 76248

Due Date	Project
10/6/2022	BRW1022-Christmas22

Description	Qty	Total
Brookfield PID-Robin Willits		
@ Glenbrook & Robinson Rd		
9' X 14"Unlit FRASER FIR GARLAND, 280 tips/INSTALLED	1	60.00
SMALL DELUXE OUTDOOR WIRED VELVET BOW RED/INSTALL	3	29.25
36"UN-LIT DELUXE FRASER FIR WREATH INSTALLED	2	140.00
MEDIUM DELUXE OUTDOOR WIRED VELVET BOW RED/INSTALL	2	39.00
@ Oakbrook Dr. & S.Carrier Pkwy		
9' X 14"Unlit FRASER FIR GARLAND, 280 tips/INSTALLED	1	60.00
SMALL DELUXE OUTDOOR WIRED VELVET BOW RED/INSTALL	3	29.25
36"UN-LIT DELUXE FRASER FIR WREATH INSTALLED	2	140.00
MEDIUM DELUXE OUTDOOR WIRED VELVET BOW RED/INSTALL	2	39.00
@ Warrior Dr. & Robinson Rd		
9' X 14"Unlit FRASER FIR GARLAND, 280 tips/INSTALLED	1	60.00
SMALL DELUXE OUTDOOR WIRED VELVET BOW RED/INSTALL	3	29.25
36"UN-LIT DELUXE FRASER FIR WREATH INSTALLED	2	140.00
MEDIUM DELUXE OUTDOOR WIRED VELVET BOW RED/INSTALL	2	39.00
TAKEDOWN	1.804	270.60
<b>Total</b>		<b>\$1,075.35</b>

# Exterior Appeal

PO Box 136635  
Ft. Worth, TX 76136-0635

# Estimate

Date	Estimate #
10/6/2022	6719

Name / Address
First Service 1240 Keller Parkway Suite #200 Keller, TX 76248

Due Date	Project
10/6/2022	BRW1022-Christmas22Lights

Description	Qty	Total
Brookfield PID-Robin Willits		
@ Glenbrook & Robinson Rd		
GARLAND/INSTALL-9' X 14" PRE LIT 100 LED WARM WHITE 280 TIPS	1	95.00
SMALL DELUXE OUTDOOR WIRED VELVET BOW RED/INSTALL	3	29.25
36" WREATH PRELIT W/ 5MM LED LIGHTS; 300 TIPS; 100 LIGHTS; WARM WHITE/INSTALLED	2	195.68
MEDIUM DELUXE OUTDOOR WIRED VELVET BOW RED/INSTALL	2	39.00
EXTENSION CORDS & MULT TAPS INSTALLED	50	62.50
INSTALL PHOTOCCELL	1	25.00
@ Oakbrook Dr. & S.Carrier Pkwy		
GARLAND/INSTALL-9' X 14" PRE LIT 100 LED WARM WHITE 280 TIPS	1	95.00
SMALL DELUXE OUTDOOR WIRED VELVET BOW RED/INSTALL	3	29.25
36" WREATH PRELIT W/ 5MM LED LIGHTS; 300 TIPS; 100 LIGHTS; WARM WHITE/INSTALLED	2	195.68
MEDIUM DELUXE OUTDOOR WIRED VELVET BOW RED/INSTALL	2	39.00
EXTENSION CORDS & MULT TAPS INSTALLED	50	62.50
INSTALL PHOTOCCELL	1	25.00
@ Warrior Dr. & Robinson Rd		
9' X 14"Unlit FRASER FIR GARLAND, 280 tips/INSTALLED	1	60.00
SMALL DELUXE OUTDOOR WIRED VELVET BOW RED/INSTALL	3	29.25
36"UN-LIT DELUXE FRASER FIR WREATH INSTALLED	2	140.00
MEDIUM DELUXE OUTDOOR WIRED VELVET BOW RED/INSTALL	2	39.00
TAKEDOWN	1.804	270.60
<b>Total</b>		\$1,431.71



# **Bob Owens Electric Co.**

**Industrial • Commercial • Residential**

**2652 BRENNER DRIVE DALLAS, TEXAS 75220**

**PHONE (972) 243-0008 FAX (972) 243-0029**

**TECL – 3636**

## **Brookfield PID**

## **Exterior Lighting**

**9-12-2022**

### **Customer Name/Address**

First Service Residential  
9800 Hillwood Parkway Ste. 210  
Ft. Worth, Tx. 76177  
Robin Willits 817.380.7003  
(robin.willits@fsresidential.com)

### **Job Name/Location**

Crepe Myrtle Lights  
at Entrances  
Grand Prairie, Tx.

**Provide necessary labor and material to complete the following:**

- 1. Install (2) new LED flood lights on HD posts (one at each crepe myrtle) at the monument at S. Carrier Pkwy. and Oakbrook Dr.**
- 2. Install (2) new LED flood lights on HD posts (one at each crepe myrtle) at the monument at Robinson Rd. and Glenbrook Dr.**

Cost **\$2,177.74 + tax**

### **Standard Exclusions**

1. The pricing stated in this scope is valid for 30 days only.
2. Selecting and/or modifying individual items in this scope will result in additional charges.
3. Utility companies' charges and/or fees.
4. Patching and/or repairing sheetrock and painting.
5. Asbestos abatement or working in asbestos areas.
6. Any Electrical Code upgrades required, unless stated above
7. Functionality and warranty of any and/or all existing electrical equipment.
8. All solar equipment is covered only by the manufacturer's warranty.
9. Excludes excavating and bore through rock. May require extra charge.

*Jason Hosford*

# MK Landscape, Inc.

# Estimate

P.O. Box 172961  
Arlington, TX 76003

Date	Estimate #
10/19/2022	977

Office (817) 275-9460 Fax (817) 274-5459

**To:**

Brookfield PID  
C/O Robin Willits  
PO Box 650255  
Dallas, TX 75265

**WBE Cert.#**  
**WFWB17955N0624**

P.O. No.	Rep	Service Address:
	AH	BROOKFIELD PID* Robinson Rd. and Glenbrook Dr. Grand Prairie, TX 75053

Description	Qty	Rate	Total
Labor to replace controller and rain/freeze sensor at Glenbrook	1	175.00	175.00
Hunter Pro C 4 Station Controller Outside	1	220.00	220.00
3 station expansion module	1	65.00	65.00
Rain/freeze sensor	1	120.00	120.00
		<b>Subtotal</b>	\$580.00
		<b>Sales Tax (0.0%)</b>	\$0.00
		<b>Total</b>	\$580.00

**Accepted:** \_\_\_\_\_ **Date:** \_\_\_\_\_

# MK Landscape, Inc.

P.O. Box 172961  
Arlington, TX 76003

Office (817) 275-9460 Fax (817) 274-5459

## Estimate

Date	Estimate #
10/19/2022	979

**To:**

Brookfield PID  
C/O Robin Willits  
PO Box 650255  
Dallas, TX 75265

<b>WBE Cert.# WFWB17955N0624</b>
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P.O. No.	Rep	Service Address:
	AH	BROOKFIELD PID* Robinson Rd. and Glenbrook Dr. Grand Prairie, TX 75053

Description	Qty	Rate	Total
CHANGE FLOWERBED ZONES AT GLENBROOK AND OAKBROOK FROM SPRAYS TO DRIP. INCLUDES LABOR AND MATERIALS	1	2,200.00	2,200.00
<b>Subtotal</b>			\$2,200.00
<b>Sales Tax (0.0%)</b>			\$0.00
<b>Total</b>			\$2,200.00

**Accepted:** \_\_\_\_\_ **Date:** \_\_\_\_\_

# MK Landscape, Inc.

# Estimate

P.O. Box 172961  
Arlington, TX 76003

Date	Estimate #
10/19/2022	978

Office (817) 275-9460 Fax (817) 274-5459

**To:**

Brookfield PID  
C/O Robin Willits  
PO Box 650255  
Dallas, TX 75265

**WBE Cert.#  
WFWB17955N0624**

P.O. No.	Rep	Service Address:
	AH	BROOKFIELD PID* Robinson Rd. and Glenbrook Dr. Grand Prairie, TX 75053

Description	Qty	Rate	Total
CHANGE ALL JASMINE BEDS (11 TOTAL) FROM SPRAY ZONES TO DRIP ZONES. CHANGE CONTROLLER AT GLENBROOK FROM 6 STATION TO 12 STATION TO ACCOMODATE NEW DRIP ZONES AND ADD NEW RAIN/FREEZE SENSOR. THIS INCLUDES ALL MATERIALS, BORING, LABOR AND PERMITS FROM THE CITY	1	10,765.00	10,765.00
		<b>Subtotal</b>	\$10,765.00
		<b>Sales Tax (0.0%)</b>	\$0.00
		<b>Total</b>	\$10,765.00

**Accepted:** \_\_\_\_\_ **Date:** \_\_\_\_\_

# MK Landscape, Inc.

# Estimate

P.O. Box 172961  
Arlington, TX 76003

Date	Estimate #
5/25/2022	974

Office (817) 275-9460 Fax (817) 274-5459

**To:**

Brookfield PID  
C/O Robin Willits  
PO Box 650255  
Dallas, TX 75265

**WBE Cert.#**  
**WFWB52991N0313**

P.O. No.	Rep	Service Address:
	AH	BROOKFIELD PID* Robinson Rd. and Glenbrook Dr. Grand Prairie, TX 75053

Description	Qty	Rate	Total
Remove tree that is split	1	900.00	900.00
Disposal Fee	1	450.00	450.00
Stump Grind	1	250.00	250.00
Repair jasmine bed	1	200.00	200.00
		<b>Subtotal</b>	\$1,800.00
		<b>Sales Tax (8.25%)</b>	\$0.00
		<b>Total</b>	\$1,800.00

**Accepted:** \_\_\_\_\_ **Date:** \_\_\_\_\_

# MK Landscape, Inc.

# Estimate

P.O. Box 172961  
Arlington, TX 76003

Date	Estimate #
5/25/2022	975

Office (817) 275-9460 Fax (817) 274-5459

**To:**

Brookfield PID  
C/O Robin Willits  
PO Box 650255  
Dallas, TX 75265

**WBE Cert.#**  
**WFWB52991N0313**

P.O. No.	Rep	Service Address:
	AH	BROOKFIELD PID* Robinson Rd. and Glenbrook Dr. Grand Prairie, TX 75053

Description	Qty	Rate	Total
3" Cedar Elm, Live Oak or Red Oak	1	500.00	500.00
Misc. Labor: Install tree	1	300.00	300.00
T posts and straps	1	35.00	35.00
<b>Subtotal</b>			\$835.00
<b>Sales Tax (8.25%)</b>			\$0.00
<b>Total</b>			\$835.00

**Accepted:** \_\_\_\_\_ **Date:** \_\_\_\_\_







# MK Landscape, Inc.

# Estimate

P.O. Box 172961  
Arlington, TX 76003

Date	Estimate #
10/26/2022	980

Office (817) 275-9460 Fax (817) 274-5459

**To:**

Brookfield PID  
C/O Robin Willits  
PO Box 650255  
Dallas, TX 75265

**WBE Cert.#**  
**WFWB17955N0624**

P.O. No.	Rep	Service Address:
	AH	BROOKFIELD PID* Robinson Rd. and Glenbrook Dr. Grand Prairie, TX 75053

Description	Qty	Rate	Total
MAKE NEW BED AT CORNER OF ROBINSON AND WARRIOR			
15 gal Crape Myrtle	2	165.00	330.00
Shrubs, 3gal., Nandina	6	39.00	234.00
Bender Board edging with stakes	2	80.00	160.00
Mossy Boulder,	2	75.00	150.00
Hardwood Mulch 3 cu ft bag	10	2.25	22.50
Misc. Labor: Tear out grass, make new bed and install new plants	1	1,500.00	1,500.00
Sprinkler System adjustment to add a new drip zone	1	1,000.00	1,000.00

<b>Subtotal</b>	\$3,396.50
<b>Sales Tax (0.0%)</b>	\$0.00
<b>Total</b>	\$3,396.50

**Accepted:** \_\_\_\_\_ **Date:** \_\_\_\_\_

**Budget/Actual Report for Fiscal 2022**  
**321492**  
**Brookfield Public Improvement District**  
**as of 9/30/22 Preliminary**

	<u>10/1/2021 - 9/30/2022</u>				<u>Current Month</u>
	<u>Budget</u>	<u>Actual</u>	<u>Difference</u>	<u>% Used</u>	
<b>BRPID</b>					
<b>321492</b>					
<b>Beginning Resource Balance</b>	<b>49,000</b>	<b>83,443.51</b>			
<b>Revenues</b>					
Spec Assess Delinquent	42610	-	210.76	210.76	0%
Special Assessment Income	42620	48,081	48,050.23	(30.77)	100%
Interest On Pid Assessment	42630	-	175.14	175.14	0%
Devlpr Particip/Projects	46110	-	-	-	0%
Miscellaneous	46395	-	-	-	0%
Interest Earnings	49410	-	-	-	0%
Int Earnings - Tax Collections	49470	-	-	-	0%
Trsfr-In Risk Mgmt Funds (Prop	49686	-	-	-	0%
Trsf In/Parks Venue (3170)	49780	2,430	2,430.00	-	100%
<b>Total Revenues</b>	<b>50,511</b>	<b>50,866.13</b>	<b>355.13</b>	<b>101%</b>	<b>224.24</b>
<b>Expenditures</b>					
Office Supplies	60020	420	-	420.00	0%
Decorations	60132	2,500	-	2,500.00	0%
Beautification	60490	43,000	225.00	42,775.00	1%
Wall Maintenance	60776	5,000	61,080.51	(56,080.51)	1222%
Professional Engineering Servi	61041	3,000	-	3,000.00	0%
Mowing Contractor	61225	12,332	14,440.85	(2,108.85)	117%
Collection Services	61380	499	498.80	0.20	100%
Roadway Markings/Signs Maint	63115	-	365.00	(365.00)	0%
Miscellaneous Services	61485	-	68.40	(68.40)	0%
Fees/Administration	61510	9,600	9,600.00	-	100%
Postage And Delivery Charges	61520	-	-	-	0%
Light Power Service	62030	500	331.59	168.41	66%
Water/Wastewater Service	62035	4,200	6,505.63	(2,305.63)	155%
Bldgs And Grounds Maintenance	63010	-	-	-	0%
Irrigation System Maintenance	63065	1,500	1,094.53	405.47	73%
Decorative Lighting Maintenc	63146	-	-	-	0%
Property Insurance Premium	64080	250	293.00	(43.00)	117%
Liability Insurance Premium	64090	100	152.69	(52.69)	153%
Fencing	68061	-	-	-	0%
Architect/L/Engineering Servcs	68240	-	-	-	0%
Landscaping	68250	-	-	-	0%
Signs	68390	-	-	-	0%
Irrigation Systems	68635	-	-	-	0%
<b>Total Expenditures</b>	<b>82,901</b>	<b>94,656.00</b>	<b>(11,755.00)</b>	<b>114%</b>	<b>4,608.05</b>
<b>Ending Resource Balance</b>	<b>16,610</b>	<b>39,653.64</b>			

**Brookfield Public Improvement District**

These are Brookfield PID assessments collected from PID residents to pay for PID maintenance.

**Exhibit A**  
**GRAND PRAIRIE PUBLIC IMPROVEMENT DISTRICT NO. 4**  
**Brookfield**  
**Five Year Service Plan 2023 - 2027 BUDGET**

Income based on Assessment Rate of \$0.11 per \$100 of appraised value.  
The FY 2022 rate was \$0.11 per \$100 of appraised value  
Service Plan projects a 10% increase in assessed value per year.

<b>INCOME:</b>		Value	Assess Rate	Revenue		
<b>Appraised Value</b>		\$45,048,020	\$ 0.11	\$ 49,553		
<b>Description</b>	<b>Account</b>	<b>2023</b>	<b>2024</b>	<b>2025</b>	<b>2026</b>	<b>2027</b>
<b>Beginning Balance (Estimated)</b>		<b>\$ 34,000</b>	<b>\$ 28,574</b>	<b>\$ 36,289</b>	<b>\$ 47,548</b>	<b>\$ 62,802</b>
P.I.D. Assessment	42620	\$ 49,553	\$ 54,508	\$ 59,959	\$ 65,955	\$ 72,550
City Contribution	49780	4,244	4,244	4,244	4,244	4,244
<b>TOTAL INCOME</b>		<b>\$ 53,797</b>	<b>\$ 58,752</b>	<b>\$ 64,203</b>	<b>\$ 70,199</b>	<b>\$ 76,794</b>
<b>Amount Available</b>		<b>\$ 87,797</b>	<b>\$ 87,327</b>	<b>\$ 100,492</b>	<b>\$ 117,747</b>	<b>\$ 139,597</b>
<b>EXPENSES:</b>		<b>2023</b>	<b>2024</b>	<b>2025</b>	<b>2026</b>	<b>2027</b>
<b>Description</b>						
Office Supplies	60020	\$ 420	\$ 420	\$ 420	\$ 420	\$ 420
Beautification	60490	10,000	3,000	3,000	3,000	3,000
Wall Maintenance	60776	5,000	5,000	5,000	5,000	5,000
Decorations	60132	2,500	2,500	2,500	2,500	2,500
Professional Engineering Svcs*	61041	3,000	-	-	-	-
Mowing Contractor	61225	17,674	18,557	19,485	20,459	21,482
Collection Service (\$2.90/Acct)	61380	499	499	499	499	499
Admin./Management	61510	10,080	10,584	11,113	11,669	12,252
Electric Power	62030	500	525	551	579	608
Water Utility	62035	7,500	7,875	8,269	8,682	9,116
Irrigation System Maint.	63065	1,500	1,500	1,500	1,500	1,500
Property Insurance Premium	64080	350	368	386	405	425
Liability Insurance Premium	64090	200	210	221	232	243
		-	-	-	-	-
<b>TOTAL EXPENSES</b>		<b>\$ 59,222</b>	<b>\$ 51,038</b>	<b>\$ 52,944</b>	<b>\$ 54,945</b>	<b>\$ 57,046</b>
<b>Ending Balance**</b>		<b>\$ 28,574</b>	<b>\$ 36,289</b>	<b>\$ 47,548</b>	<b>\$ 62,802</b>	<b>\$ 82,551</b>

**Avg. Annual Assessment by Home Value:**

Value	Yrly Assmnt.	
\$200,000	\$ 220	
\$250,000	\$ 275	
\$300,000	\$ 330	Avg. Property Value: \$ 261,907
\$350,000	\$ 385	Avg. Property Assessment: \$ 288
		No. of Properties: 172

\*Reserve study

\*\*Future wall repairs and replacements