



CITY OF GRAND PRAIRIE
PENINSULA PUBLIC IMPROVEMENT DISTRICT
BOARD MEETING
MIRA LAGOS CLUBHOUSE
3025 S. CAMINO LAGOS
TUESDAY, AUGUST 16, 2022, 6:30 PM

AGENDA

The meeting will be held at Mira Lagos Clubhouse, 3025 S. Camino Lagos, Grand Prairie, Texas. The complete agenda packet has been posted on the city's website (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

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- I. Call to Order/Determination of Quorum of Advisory Board**
- II. Approve Meeting Minutes of 7/26/22**
- III. Next Meeting Date:**
9/13/22 – Annual Meeting
- IV. Financial Report**
- V. Consider FY 2023 Budget and Assessment Rate**
- VI. Landscape Maintenance- John Schubert (LandCare)**
 - a. Service Status Update
 - i. Grand Peninsula
 - ii. England
 - iii. Savannah
 - iv. Seeton
 - v. Lakeshore
 - vi. Coastal
 - vii. Arlington Webb Britton
 - viii. Day Miar
 - ix. Ponds 1-9
 - b. Pond 1 Project Update
 - c. Lakeview East/West Landscaping Update

VII. Pond Maintenance- Brett Burris (Lake Management Services)

- a. Service Status Update Ponds 1-9
- b. England Parkway Fountain Proposals
- c. Project Update Pond 1 Fountains
- d. Overview of Fountains on Property
- e. Discuss Adding Canals to Pond Maintenance Contract

VIII. Wall Maintenance & Improvements- Brightstar Construction

- a. Screen Wall Locations:
 - i. Grand Peninsula
 - ii. England
 - iii. Seeton
 - iv. Coastal
 - v. Day Miar
 - vi. Grandway
 - vii. South Camino Lagos
 - viii. Meseta
 - ix. Riesling Way
 - x. Balboa
 - xi. Arlington Webb Britton

IX. Holiday Lights

- a. Decoration locations:
 - i. Mira Lagos
 - ii. Lakeshore Village
 - iii. Grand Peninsula
 - iv. Lakeview East and West

CITIZENS' FORUM/CITIZEN COMMENTS

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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 Peninsula PID Board meeting agenda was prepared and posted August 12, 2022.

A handwritten signature in cursive script, appearing to read "Lee Harriss", written in black ink. The signature is positioned above a horizontal line.

Lee Harriss, Special District Administrator



Peninsula Public Improvement District
PID Advisory Board Meeting Meeting Minutes

Meeting Date: July 26th, 2022 @ 6:30 PM

Meeting Location: Mira Lagos Clubhouse
3025 S. Camino Lagos
Grand Prairie, TX

Board Members:
Ken Self- Board President
David Stewart- Vice President (Not Present)
Andrea Kinloch- Secretary/Treasurer
Kevin Toth- Board Member
Richard Brown- Board Member (Not Present)

Others Present:
John Shubert – Landcare
Brett Burris – Lake Management Services
Brent Toncray – FirstService Residential
Lee Harriss – City of Grand Prairie

CALL TO ORDER: The meeting was called to order at 6:32 PM and quorum of the Board confirmed with Ken Self, Andrea Kinloch, and Kevin Toth in attendance. David Stewart is not present but has submitted his Proxy giving Kevin Toth voting responsibilities. Richard Brown is also not present.

CITIZENS FORUM/CITIZEN COMMENTS:

Joseph Mrozek- Lives on Estela near Pond 2 and is questioning why the line of wrought iron fencing that is behind his house, was not included on the replacement project. He believes there was some sort of bias towards the homeowners. The subject line is on the agenda so his questions will be answered when the topic comes up again later in the meeting

Junior Ezeonu- Mr. Ezeonu is one of our current AT LARGE City council members. He is in attendance to introduce himself to the board and the residents at the meeting.

Jeanne Spare- Her main question is regarding the Ponds and how our discussions regarding budget concerns factor in with the city and their responsibilities vs the PID's responsibilities.

APPROVAL MEETING MINUTES:

05/24/2022- Reviewed and motion to approve the meeting minutes by Kevin Toth, seconded by Ken Self, Andrea abstained from voting, and David Stewart voted by proxy. Richard not in attendance.

06/03/2022- Reviewed and motion made by Ken Self to approve with corrections, seconded by Andrea Kinloch, and unanimously approved by those in attendance.

NEXT MEETING DATE

August 16th, 2022- Budget Board Meeting
September 13th, 2022- Annual Board Meeting

BUDGET AND FINANCIAL REPORTS- LEE HARRISS: Lee Harriss reviewed the PID fund balance sheet and actual/budget report with board.

DISCUSS CONCLUSIONS FROM CITY HALL MEETINGS:

a. June 28th Meeting- Additional City Funding for Landscaping and Ponds

The PID was represented by Ken Self, David Stewart, and Brent Toncray. This meeting was held with the deputy city manager, engineers, and our city council member Mr. Johnson. The main topic was to discuss David's presentation regarding asking the city for additional city funds towards landscaping and pond maintenance. We are requesting an additional \$200k a year, implemented for ALL PID's. During the meeting, the city was intrigued by the idea brought forth and were in favor of the proposal, but more research was needed to investigate the legality of it before a vote was put forth to the City Council.

b. July 22nd Meeting- PID Watershed Permits and Requirements

Kevin Toth argues that because the drainage system and ponds are integral, the city should be contributing their fair share. He believes the city and developer were working together to ensure they would not be held responsible for maintaining the ponds and wants to see the permits submitted to the State that will outline to everyone who is in control of the ponds, the PID or the city. At this meeting, the city engineers outlined their responsibilities in relation to the ponds. One of the things that we learned is that the city performs yearly inspections of all ponds, but the PID has never seen any report like this, so we are requesting that from now on we obtain inspection reports. The city is also giving the PID access to interactive maps that will show us PLAT maps showing responsibility for areas shown on the map. The city states that the arrangement was made by the developer that a PID would be created to maintain the ponds built by the developer. The PID argues that the large expenses that the Ponds require could soak up all our budget as time goes on and we are seeking help from the city with maintenance moving forward. The deputy city manager is going to be looking into this more and review documentation with their legal teams to review responsibilities.

LANDSCAPE MAINTENANCE – John Schubert (Landcare):

John Schubert with Landcare started the presentation off with a service update for the PID landscaping. During this time of the year all contract functions have been completed up to this meeting, with mowing being the main duty. But currently, we are experiencing "exceptional" drought conditions which is wreaking havoc on the turf and landscaped beds. John has been slowing mowing down since the grass is not growing, but he has crews onsite still performing maintenance duties such as cleaning drainage canals, hand watering, and small enhancement projects. John reiterated to everyone that irrigation is not the sole answer for improving the health of grass and plant material. Irrigation is supplemental compared to rain. Without rain we will always be in catch up mode, so he wanted to make everyone aware of that as the drought continues. The city currently is looking into implanting Stage Two water restrictions which would reduce our watering to only 1 day a week, but we are still allowed to hand water plant material. John did mention that anywhere drip irrigation or tree bubblers are installed, they are not affected by watering restrictions.

John then provided an update regarding the completion of Pond 1's landscaping project which includes erosion control measures and laying sod. Due to the drought and further watering restrictions, we are pausing the sod install until we have more information. We are requesting a variance with the city but that is still impending.

The final update for the Board revolves around the Lakeview East/West city project and where we are regarding bringing back the landscaping to pre-construction times. So far, Landcare has reinstalled all new irrigation but now we are dealing with non-communication from the city and its contractors for the project. We do have an upcoming meeting to discuss the next course of action. The PID's desire is to be made whole again. The area still needs new sod and plant material.

POND MAINTENANCE – Brett Burris (Lake Management Services):

Brett Burris with Lake Management Services provided a service update regarding the PID ponds on property. This time of the year is exceedingly difficult in the pond business due to the heat and drought. Extreme algae growth and receding pond water depths due to no precipitation. The fountains in general are in good condition currently, but we are dealing with a light set for pond 3 that is under repair and fountain 4 is down, with a proposal to replace. Brett did provide the board an update for the Pond 1 fountains and their timeline to be turned on. The city requested further inspections before they would give an official “pass” so LMS is currently doing what the city has asked before we can move forward. Once we have an approval then ONCOR can begin the process of turning on the electricity to the new locations. We are looking at 2-3 weeks before all of this is completed. The first proposal up for discussion is the replacement for pond 4, which was originally installed in 2004. The proposal is for a brand new 5 HP fountain for the total of \$20,659.91. The board wanted to discuss priority lists as it pertains to the pond 3 fountain proposals and pond 4 proposal. Brett explained that the pond 4 fountain is a 1:1 swap, but pond 3 has several variations the board can go for replacement, as pond 3 still has a demo fountain until a permanent solution is in place. The first option for Pond 3 is go back with an original 25HP fountain that was there before it broke down several months ago. Brett has also given the board proposals to install several small 3-5 HP fountains in the three different sections of pond 3. The most cost-effective option would be to install a new 5 HP fountain in pond 3 to replace the demo. Currently we have not received any negative feedback regarding the smaller fountain currently in place. The current thought is to replace the pond 4 fountain and then keep the demo fountain in place at pond 3. During our August 16th meeting, we will discuss pond 3 additional fountains and how to fit that in next year’s budget. The board has also asked Brett to include on the proposal, the cost to run electricity to the prospective new fountains on pond 3. **Ken Self made a motion to approve the proposal for pond 4 fountain replacement for the price of \$20,659.91, seconded by Kevin Toth, and unanimously approved.**

The last subject to tackle is to go over Cardinal Strategies findings for Pond 8. For context, 1.5 months ago I was alerted by a city official of an outfall that was in danger of eroding away from the pond bank, which could eventually fall off into the pond. I had Cardinal Strategies perform a site visit for the pond to outline items that needed to be done to repair the outfall and erosion. The outfall that is of the most concern is the east headwall and the price to repair this is **\$32,291.09**. The next headwall that needs to be repaired but is not in as bad of shape is on the north side of the pond, and this price is **\$30,796.15**. Cardinal also offered prices to repair the pond erosion that is occurring around the entire length of the pond for a price of **\$345,634.92** and a PARTIAL repair (north headwall to east headwall) for a cost of **\$70,158.73**. The last finding Cardinal found was an area on the north side of the pond that is absorbing water and creating a sunken area, that if ignored for too long will eventually erode, potentially causing the ground to open and fill with water. The price for this repair is **\$26,846.31**. Lake Management Services bid out the erosion repairs for Cardinal Strategies, so they are willing to bid the erosion repairs themselves instead of us using Cardinal Strategies, with their additional costs. Brett Burris spent time explaining how the erosion repairs are completed in the first place. These are done by a woven turf reinforcement mat that will be anchored into the bank above the toe (base of pond bank) using manufacturer approved anchors on 3’ centers. The mat will then be draped down over the missing toe and into the lake before turning back up in a teardrop shape. The inside of the mat will then be filled with soil material extracted from the lake floor to the height of the original toe. When the fill is in place and properly matches the grade of the slope, the mat will be extended up the bank and anchored on 3’ centers staggered between the locations of the first anchors. The new toe will then be covered with Bermuda sod, which will be thoroughly saturated, rolled in place, and pinned as needed with 8-gauge soil staples. Brett explained that these repairs can be done in 100’ increments so it absolutely can be done in sections to break up the cost of such a project in a timely manner. It was again brought up by Andrea and the board that the PID performed a pond inspection and survey, 2 years ago by Westra Consultants, an engineering company. We will go back through these findings with LMS to compare the history of the ponds during 2020 until now to see how bad the erosion has progressed. We can use this information to formulate a plan for repairs, spread out over time. One of the homeowners who was present for the meeting expressed his own concerns with erosion around pond 2. His house is near the pond, and he worries about the safety for others and his property due to the severe erosion. The board agreed that the studies need to be looked at again to see the history on pond 2 and produce a plan to address. But it would also help if the city were to also

assist the PID in correcting these issues. Kevin Toth worries that the ponds could potentially bankrupt the PID due to the expense it will take to repair all the issues currently present. Council member for the city of Grand Prairie, Mr. Junior Ezeonu, introduced himself to everyone present and vowed to investigate the pond situation more closely. He recognizes the large expense that the PID would have to incur to resolve the pond issues and sees that it is only fair that the city attempt to assist the PID. He had another meeting to attend but handed out his business cards and asked if he could obtain the email addresses for all the board members. Brent Toncray will provide this information to him. He has also been invited to attend the September 13th annual meeting.

WALL MAINTENANCE AND IMPROVEMENTS:

Now it is time to discuss the PID potentially assuming control of additional wrought iron fencing around Pond 2. For context, in 2021, the PID approved the replacement of a line of wrought iron fencing around pond 2. This fence line was owned by the PID according to the PLAT maps showing easement control to the PID. Unfortunately, the east side of the fence line is not owned and maintained by the PID, so we were unable to approve these fences to be repaired or replaced. Many homeowners have since made their voices heard and want some additional feedback on the potential for the PID to assume control of this easement for a future fence replacement. Without an easement, the PID could not legally replace the east fence line. It is the homeowner's responsibility to repair or replace their wrought iron fencing. It was explained to the homeowners in attendance, that the PID could hire a surveyor to draw up easements for each individual property and then the property owner would sign and notarize it. It would be around \$500 per property to perform, but by doing this we potentially would have to perform this for every common area fence around a pond because we would not want to just favor one area, we would have to do this for everyone. Because of this fact, the board has declined to assume control of this fence line. Brent will be reaching out to Brightstar to see about being able to repair the fence for a cheaper price for the homeowner.

BANNER (In the Wind):

All banners have been removed from the property. The old brackets and such were saved in case in the future we want banners again. A little over 25% broke when being removed.

HOLIDAY LIGHTS (Perfect Light):

The contract for 2022 has already been approved by the board, but an additional proposal to add the additional lighting that the PID used for 2021 is being presented. The price for this is \$15,456.80. **Ken Self made a motion to approve this project for \$15,456.80 and seconded by Andrea Kinloch, and unanimously approved.**

CITIZENS FORUM/CITIZEN COMMENTS:

No comments

ADJOURNMENT:

With no further business, the meeting was adjourned at 8:29 P.M.

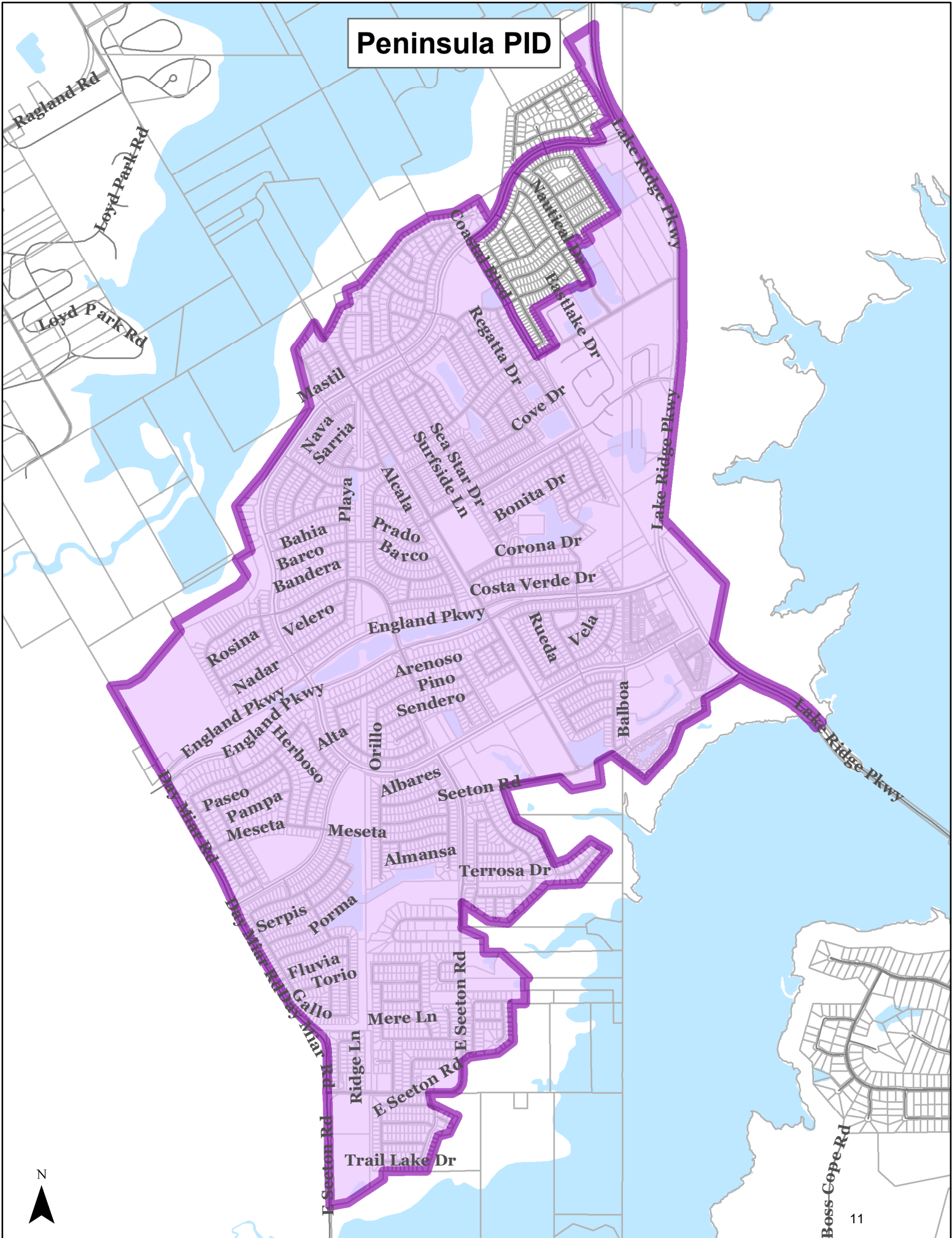
**FIVE YEAR FUNDING REQUIREMENTS PLAN FOR THE DISTRICT
GRAND PRAIRIE PUBLIC IMPROVEMENT DISTRICT NO. 8
PENINSULA
2023-2027 BUDGET**
Income based on assessment rate of
\$0.12 per \$100 of appraised value in FY
22

Inflation rate/year:		16.0%		Budget		Actual		Budget		Actual		Budget		Actual		Budget		Actual	
Calendar Year		1/1/04	1/1/04	1/1/05	1/1/05	1/1/06	1/1/06	1/1/07	1/1/07	1/1/08	1/1/08	1/1/09	1/1/09	1/1/10	1/1/10	1/1/11	1/1/11		
INCOME:																			
Estimated Sales/Year:		-	-	39	39	603	603	596	596	347	347	213	213	116	116	211	211		
Estimated # of Homes*		-	-	39	39	642	642	1,238	1,238	1,585	1,585	1,798	1,798	1,914	1,914	2,125	2,125		
Estimated Average Appraised Value/Home:		-	-	115,056	115,056	178,753	178,753	209,152	209,152	234,926	234,926	230,467	230,467	220,947	220,947	221,251	221,251		
Estimated Appraised Value (new construction)		-	-	4,487,180	4,487,180	107,788,300	107,788,300	124,654,592	124,654,592	81,519,322	81,519,322	49,089,387	49,089,387	25,629,852	25,629,852	46,684,060	46,684,060		
Total Estimated Appraised Value (no infl)		-	-	4,487,180	4,487,180	112,275,480	112,275,480	239,414,272	239,414,272	340,449,422	340,449,422	421,447,376	421,447,376	440,008,812	440,008,812	469,576,992	469,576,992		
Total Estimated Values (w/infl)*		-	-	4,487,180	4,487,180	114,759,680	114,759,680	258,930,100	258,930,100	372,357,989	372,357,989	414,378,960	414,378,960	422,892,932	422,892,932	470,159,375	470,159,375		
Assessment Rate \$0.12/100		0.0012	0.0012	0.0012	0.0012	0.0012	0.0012	0.0012	0.0012	0.0012	0.0012	0.0012	0.0012	0.0012	0.0012	0.0012	0.0012		
Average Assessment		-	-	138	138	215	215	251	251	282	282	277	277	265	265	266	266		
Fiscal Year		2005	2005	2006	2006	2007	2007	2008	2008	2009	2009	2010	2010	2011	2011	2012	2012		
		Approved Budget	Actual	Approved Budget	Actual	Approved Budget	Actual	Approved Budget	Actual	Approved Budget	Actual	Approved Budget	Actual	Approved Budget	Actual	Approved Budget	Actual		
BEGINNING BALANCE		-	-	-	55,424	13,359	37,517	34,158	29,911	9,085	9,085	12,484	29,835	44,685	81,880	59,977	61,790		
INCOME																			
DESCRIPTION	ACCT #																		
PID ASSESSMENTS-DELINQUENT	42610	-	-	-	-	-	-	-	2,307	2,100	5,999	-	11,816	-	8,217	-	2,299		
PID ASSESSMENTS	42620	-	-	5,385	5,177	137,712	131,647	310,716	302,319	446,597	423,174	497,255	486,701	507,472	501,692	564,191	559,527		
INTEREST ON PID ASSESSMENT	42630	-	-	-	87	-	1,615	-	4,157	4,000	5,434	-	4,871	-	3,116	-	1,798		
DEVELOPER PARTICIPATION (LV)	46110	-	-	-	-	-	-	-	-	-	335	-	-	-	-	-	3,712		
MISCELLANEOUS	46395	-	-	-	-	-	-	-	-	-	-	-	-	-	36	-	-		
TRFR-IN RISK MGMT FUNDS (PROP)	49686	-	-	-	-	-	-	-	-	-	-	-	-	-	36	-	-		
CITY CONTRIBUTION	49780	55,172	55,172	55,172	55,172	55,172	55,172	81,830	81,830	81,830	81,830	81,830	81,830	81,830	81,830	81,830	81,830		
INTEREST	49410	1,103	651	204	2,958	1,855	2,684	4,226	4,790	3,679	3,679	5,899	5,899	506	-	-	-		
INTEREST-TAX COLLECTIONS	49470	-	-	-	-	-	-	-	56	-	14	-	16	-	19	-	11		
TOTAL REVENUES		56,275	55,823	60,761	63,395	194,739	191,119	396,772	395,459	538,206	520,465	584,984	591,133	589,808	594,945	646,021	649,177		
EXPENSES																			
DESCRIPTION	ACCT #	2005	2005	2006	2006	2007	2007	2008	2008	2009	2009	2010	2010	2011	2011	2012	2012		
SUPPLIES	60020	-	-	-	-	-	-	-	-	-	76	500	66	500	154	500	44		
DECORATIONS	60132	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-		
BEAUTIFICATION	60490	-	-	-	-	15,000	4,860	53,362	2,920	3,000	-	8,500	500	33,000	15,895	35,000	4,720		
WALL MAINTENANCE	60776	-	-	-	-	-	-	-	-	-	-	-	4,429	350	3,010	3,250	26,701		
PROFESSIONAL ENGINEERING SERVI	61041	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-		
MOWING	61225	55,175	-	55,429	80,336	111,283	118,956	247,614	227,885	289,288	289,217	328,227	314,198	328,227	328,227	328,227	328,227		
TREE SERVICES	61226	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-		
COLLECTION SERVICE	61380	-	-	78	72	1,412	1,388	2,724	2,724	5,024	3,243	5,706	3,641	5,264	5,244	5,844	5,720		
MISC.	61485	-	-	-	-	5,000	-	5,000	384	-	227	-	1,126	400	661	454	417		
ACCOUNTING/AUDIT		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-		
ADMIN./MANAGEMENT	61510	-	121	-	-	-	-	-	11,675	17,700	19,175	17,700	17,700	17,700	18,231	18,408	19,942		
POSTAGE	61520	-	-	-	-	700	484	100	-	100	-	1,000	-	100	-	-	27		
BANNERS	61601	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-		
ELECTRIC POWER	62030	-	-	-	-	24,634	53,548	50,000	58,023	75,000	63,134	65,000	53,813	70,000	64,605	58,000	66,072		
WATER UTILITY	62035	-	-	-	-	27,500	-	27,500	39,371	75,000	64,484	70,000	51,979	75,000	97,850	100,000	105,947		
BLDGS AND GROUNDS MAINT.	63010	-	-	-	-	5,000	395	8,000	-	-	350	-	-	-	-	-	-		
PAVEMENT LEVELING	63031	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-		
POND MAINT-DREDGING	63037	-	-	-	640	7,000	7,274	8,000	41,799	35,000	28,331	-	-	-	-	-	-		
POND MAINT-AQUATIC	63038	-	-	-	-	-	-	-	-	-	-	35,000	39,250	35,000	26,372	35,000	22,744		
POND MAINT-EQUIPMENT	63039	-	-	-	-	-	-	-	-	-	-	9,000	13,331	13,000	9,548	23,000	6,971		
WATER WELL MAINTENANCE	63045	-	-	-	-	-	-	-	-	-	-	-	-	5,000	-	5,000	-		
IRRIGATION SYSTEM MAINTENANCE	63065	-	-	-	-	-	11,252	7,500	17,498	14,000	8,316	5,000	9,337	9,000	12,778	9,500	10,514		
DECORATIVE ROADWAY SIGNS MAIN	63115	-	-	-	-	-	-	-	-	-	-	-	-	5,200	-	-	-		
PLAYGROUNDS/PICNIC AREA MAINT.	63135	-	-	-	-	-	-	-	-	-	-	-	1,700	2,000	-	1,000	-		
DECORATIVE LIGHTING MAINT.	63146	-	-	-	-	-	-	-	-	-	2,983	-	7,242	3,000	1,832	3,000	5,995		
PROPERTY INSURANCE PREMIUM	64080	-	-	-	-	-	-	-	-	-	-	2,200	-	2,200	-	2,200	-		
LIABILITY INSURANCE PREMIUM	64090	1,100	278	254	254	567	567	1,130	1,096	1,179	1,179	1,300	1,776	1,800	1,418	1,500	1,613		
CONSTRUCTION MISCELLANEOUS	68151	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-		
POND IMPROVEMENT	68206	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	57,250		
FOUNTAINS	68207	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-		
STREET SIGNS	68210	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-		
LANDSCAPING	68250	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-		
OTHER EQUIPMENT	68360	-	-	-	-	-	-	-	12,911	-	-	-	-	-	13,211	-	-		
CONSTRUCTION	68540	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-		
IRRIGATION SYSTEMS	68635	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-		
WATER WELLS (TR TO WTER, 5005)	90009	-	-	-	-	-	-	-	-	-	-	-	-	16,000	16,000	16,000	16,000		
TRANSFER TO GPOA	65102	-	-	-	-	-	-	-	-	19,000	19,000	19,000	19,000	-	-	-	-		
TOTAL EXPENSES		56,275	399	55,761	81,302	198,096	198,724	410,930	416,285	534,291	499,715	568,133	539,087	622,741	615,036	645,883	678,903		
ENDING BALANCE		-	55,424	5,000	37,517	10,000	29,911	20,000	9,085	13,000	29,835	29,335	81,880	11,752	61,790	60,115	32,065		

**FIVE YEAR FUNDING REQUIREMENTS PLAN FOR THE I
GRAND PRAIRIE PUBLIC IMPROVEMENT DISTRICT NO.
PENINSULA
2023-2027 BUDGET**
Income based on assessment rate of
\$.12 per \$100 of appraised value in FY
22

		18%											
Inflation rate/year:	16.0%	Budget		Actual		Budget		Budget		Budget		Budget	
INCOME:	Calendar Year	1/1/12		1/1/13		1/1/14		1/1/15		1/1/16		1/1/17	
Estimated Sales/Year:		160		191		197		238		319		369	
Estimated # of Homes*		2,285		2,476		2,673		2,911		3,230		3,599	
Estimated Average Appraised Value/Home:		221,451		227,921		245,610		263,954		296,456		314,222	
Estimated Appraised Value (new construction)		35,432,121		43,532,998		48,385,138		62,820,972		94,569,434		115,947,795	
Total Estimated Appraised Value (no infl)		505,591,496		549,547,977		612,718,660		719,336,069		862,938,545		1,073,500,367	
Total Estimated Values (w/infl)*		506,014,979		564,333,522		656,515,097		768,369,111		957,552,572		1,130,883,783	
Assessment Rate \$.12/100		0.0012		0.0012		0.0012		0.0012		0.0012		0.0012	
Average Assessment		266		274		295		317		356		377	
Fiscal Year		2013		2014		2015		2016		2017		2018	
		Approved Budget	Actual	Approved Budget	Actual	Approved Budget	Actual	Approved Budget	Actual	Approved Budget	Actual 9/30/17	Approved Budget	Actual 9/30/18
BEGINNING BALANCE		20,331	32,065	51,738	80,840	64,531	88,351	206,731	214,479	462,925	471,062	517,188	603,695
INCOME													
DESCRIPTION	ACCT #												
PID ASSESSMENTS-DELINQUENT	42610	-	3,582	-	1,906	-	3,552	-	2,377	-	1,494	-	9,055
PID ASSESSMENTS	42620	607,218	603,559	677,200	672,839	787,818	781,761	922,043	929,208	1,149,063	1,140,854	1,357,061	1,365,805
INTEREST ON PID ASSESSMENT	42630	-	2,265	-	1,414	-	2,448	-	1,886	-	3,102	-	6,121
DEVELOPER PARTICIPATION (LV)	46110	3,712	3,712	3,712	3,712	3,712	5,733	4,179	4,179	4,179	24,660	11,500	9,245
MISCELLANEOUS	46395	-	-	-	-	-	-	-	-	-	-	-	-
TRFR-IN RISK MGMT FUNDS (PROP)	49686	-	-	-	-	-	5,893	-	-	-	4,443	-	8,593
CITY CONTRIBUTION	49780	81,830	81,830	81,830	81,830	81,830	81,830	81,830	81,830	81,830	81,830	81,830	81,830
INTEREST	49410	-	-	-	-	-	-	-	-	-	-	-	-
INTEREST-TAX COLLECTIONS	49470	-	15	-	9	-	13	-	17	-	-	-	-
TOTAL REVENUES		692,760	694,962	762,742	761,710	873,360	881,230	1,008,052	1,019,497	1,235,072	1,256,382	1,450,391	1,480,648
EXPENSES													
DESCRIPTION	ACCT #												
SUPPLIES	60020	500	401	500	24	500	184	500	-	500	-	500	-
DECORATIONS	60132	-	-	-	-	-	-	-	-	-	27,812	30,000	41,334
BEAUTIFICATION	60490	25,000	2,725	80,000	32,961	100,000	21,333	150,000	35,138	250,000	154,557	250,000	137,530
WALL MAINTENANCE	60776	5,000	4,597	5,000	13,219	30,000	45,116	60,000	13,929	60,000	6,048	214,000	227,539
PROFESSIONAL ENGINEERING SERVI	61041	-	-	-	-	-	-	-	-	8,000	-	-	-
MOWING	61225	380,000	387,702	380,000	340,202	340,758	343,399	398,158	361,510	475,000	454,849	612,581	637,415
TREE SERVICES	61226	-	-	-	-	-	-	-	-	-	-	-	-
COLLECTION SERVICE	61380	6,284	6,284	6,809	6,809	7,351	7,351	8,005	8,005	8,883	8,883	9,897	9,554
MISC.	61485	450	444	450	312	450	287	450	175	450	717	450	1,947
ACCOUNTING/AUDIT	-	-	-	-	-	-	-	-	-	-	-	-	-
ADMIN./MANAGEMENT	61510	19,100	17,432	19,900	19,152	19,728	19,584	19,920	16,900	20,517	22,774	21,338	18,778
POSTAGE	61520	100	-	100	-	100	2	100	-	100	-	100	-
BANNERS	61601	-	-	-	-	-	-	-	-	-	-	-	42,458
ELECTRIC POWER	62030	72,000	63,286	72,000	66,573	72,000	65,553	72,000	61,379	75,600	59,524	75,600	47,494
WATER UTILITY	62035	111,000	94,139	111,000	72,883	111,000	81,171	120,000	122,554	126,000	153,391	175,000	180,905
BLDGS AND GROUNDS MAINT.	63010	-	-	-	-	-	-	-	-	-	-	-	-
PAVEMENT LEVELING	63031	-	-	-	-	-	-	-	-	-	-	-	-
POND MAINT-DREDGING	63037	-	-	-	-	-	-	-	-	-	-	-	-
POND MAINT-AQUATIC	63038	25,000	30,438	29,000	29,978	29,000	28,861	31,500	52,746	45,000	28,681	45,000	24,622
POND MAINT-EQUIPMENT	63039	12,000	5,657	12,000	24,106	25,000	12,405	25,000	18,780	25,000	6,039	25,000	12,625
WATER WELL MAINTENANCE	63045	-	-	-	-	5,000	-	5,000	-	5,000	-	5,000	-
IRRIGATION SYSTEM MAINTENANCE	63065	10,000	10,799	12,000	25,067	35,000	19,136	35,000	28,731	35,000	26,016	35,000	89,884
DECORATIVE ROADWAY SIGNS MAIN	63115	-	233	250	1,153	2,000	954	50,000	-	50,000	63,606	5,000	143,858
PLAYGROUNDS/PICNIC AREA MAINT.	63135	2,000	-	2,000	-	2,000	2,994	3,500	90	3,500	3,729	3,500	-
DECORATIVE LIGHTING MAINT.	63146	3,000	4,399	4,500	4,530	4,500	519	4,500	4,696	9,000	24,823	17,000	24,239
PROPERTY INSURANCE PREMIUM	64080	2,200	-	-	-	4,400	2,228	4,400	2,102	2,500	2,434	2,500	2,723
LIABILITY INSURANCE PREMIUM	64090	1,700	1,616	1,700	1,581	1,800	1,700	1,800	1,618	2,000	1,788	2,000	2,378
CONSTRUCTION MISCELLANEOUS	68151	-	-	-	-	-	-	-	-	-	-	-	14,889
POND IMPROVEMENT	68206	-	-	-	-	30,347	-	-	-	-	-	-	-
FOUNTAINS	68207	-	-	-	-	-	-	-	-	-	-	-	-
STREET SIGNS	68210	-	-	-	-	-	-	-	-	-	62,079	-	-
LANDSCAPING	68250	-	-	-	37,800	-	44,700	-	18,560	-	-	-	-
OTHER EQUIPMENT	68360	-	-	-	-	-	-	-	-	-	-	-	-
CONSTRUCTION	68540	-	-	-	-	-	-	-	-	-	-	-	229,238
IRRIGATION SYSTEMS	68635	-	-	30,000	61,848	-	11,280	-	-	-	-	-	-
WATER WELLS (TR TO WTER, 5005)	90009	16,000	16,000	16,000	16,000	16,000	16,000	16,000	16,000	16,000	16,000	16,000	16,000
TRANSFER TO GPOA	65102	-	-	-	-	-	-	-	-	-	-	-	-
TOTAL EXPENSES		691,334	646,150	783,209	754,199	806,587	755,103	1,005,833	762,914	1,218,050	1,123,749	1,545,466	1,905,408
ENDING BALANCE		21,758	80,876	31,271	88,351	131,304	214,479	208,950	471,062	479,947	603,695	422,112	178,934

Peninsula PID



Ragland Rd

Loyd Park Rd

Loyd Park Rd

Lake Ridge Pkwy

Coastal Blvd

Nautical Dr

Eastlake Dr

Regatta Dr

Cove Dr

Lake Ridge Pkwy

Mastil

Nava

Sarria

Sea Star Dr

Surfside Ln

Alcala

Prado

Barco

Bonita Dr

Corona Dr

Costa Verde Dr

Bahia

Barco

Bandera

Playa

Velero

England Pkwy

Rueda

Vela

Rosina

Nadar

England Pkwy

England Pkwy

Paseo

Pampa

Meseta

Herboso

Alta

Orillo

Arenoso

Pino

Sendero

England Pkwy

Albares

Seeton Rd

Meseta

Almansa

Terrosa Dr

Balboa

Lake Ridge Pkwy

Day Mian Rd

Day Mian Rd

Day Mian Rd

Day Mian Rd

E Seeton Rd

E Seeton Rd

E Seeton Rd

E Seeton Rd

Mere Ln

Ridge Ln

E Seeton Rd

E Seeton Rd

E Seeton Rd

E Seeton Rd

E Seeton Rd

Trail Lake Dr

Boss Cope Rd

