



PENINSULA PUBLIC IMPROVEMENT DISTRICT
MIRA LAGOS HOA CLUBHOUSE, 3025 S CAMINO LAGOS, GRAND
PRAIRIE, TEXAS
TUESDAY, JANUARY 09, 2024 AT 6:30 PM

AGENDA

CALL TO ORDER

CITIZENS' FORUM

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

AGENDA ITEMS

1. Consider Meeting Minutes for 11.09.2023
2. Discuss 12/31/23 Budget to Actual Financial Report
3. Appoint One Advisory Board Member to Fill Remaining Term of Vacant Position (North of England Parkway) Which Expires in 2024
4. Consider Next Meeting Date
5. Discuss Updates for Day Miar Road Construction Project by the City of Mansfield
6. Discuss Updates from Cardinal Strategies for Repair Project at Ponds 2 and 8
7. Landscape Service Status Update by Landcare at the locations of Grand Peninsula, England, Savannah, Seeton, Lakeshore, Coastal, Arlington Webb-Britton, Day Miar, Grandway, and Ponds 1-9
8. Landcare to Discuss Issues with Dead Box Woods on England Parkway and Eastern Red Cedars on Seeton Road
9. Pond Maintenance Service Status Update for ponds 1-9 by Lake Management Services
10. Consider Proposal from Brightstar Construction and Designs for Sidewalk Repairs for 16 Areas around Pond 3 on England Parkway in the Amount of \$12,057.99

CITIZENS' FORUM

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ADJOURNMENT

Certification

In accordance with Chapter 551, Subchapter C of the Government Code, V.T.C.A, this meeting agenda was prepared and posted January 5, 2024.

A handwritten signature in black ink, appearing to read "Lee Harris", is written over a solid black horizontal line.

*Lee Harris, CPA
Special District Administrator, Finance Department*



**CITY OF GRAND PRAIRIE
COMMUNICATION**

MEETING DATE: 01/09/2024
REQUESTER: Brent Toncray
PRESENTER: Ken Self, PID Board President
TITLE: Consider Meeting Minutes for 11.09.2023

ANALYSIS:



Peninsula Public Improvement District
PID Advisory Board Meeting Meeting Minutes

Meeting Date: November 9th, 2023 at 6:30 P.M.

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

Board Members:
Ken Self- Board President
David Stewart- Vice President
Andrea Kinloch- Secretary/Treasurer (Absent)
Kevin Toth- Board Member
Richard Brown- Board Member

Others Present:
Lee Harriss – City of Grand Prairie
Brent Toncray – First Service Residential/PID Manager
John Schubert - Landcare

CALL TO ORDER: The meeting was called to order at 6:30 PM. Quorum of the board confirmed with Ken Self, David Stewart, Richard Brown (Late Arrival), and Kevin Toth.

CITIZENS FORUM/CITIZEN COMMENTS: None

CONSIDER MEETING MINUTES FOR 9.12.2023: A motion to approve the meeting minutes was made by Kevin Toth and seconded by David Stewart. The board unanimously approved.

CONSIDER NEXT MEETING DATE: The next PID meeting date has been set for Tuesday, January 9th, 2024, at the Mira Lagos Clubhouse at 6:30 P.M.

DISCUSS BOARD ANNOUNCEMENT FOR THE RESIGNATION OF VICE PRESIDENT DAVID STEWART: Vice President David Stewart has officially announced that he will be stepping down as a PID board member and this will be his last meeting. A new board member will be voted on and appointed at the upcoming January 9th meeting who meets the criteria of living NORTH of England Parkway.

DISCUSS 9/30/24 BUDGET TO ACTUAL FINANCIAL REPORT AND FY 2024 BUDGET: Lee Harriss reviewed the PID fund balance sheet and actual/budget report with the board.

DISCUSS UPDATES TO EROSION PROJECT REGARDING PONDS 2 AND 8: Kevin Toth and Brent Toncray had a meeting with the City of Grand Prairie Engineering Department on October 17th to discuss the ongoing project to repair the Erosion around ponds 2 and 8. In the meeting the city outlined to us that they want to see full engineered plans before the city moves onto the next step. Cardinal Strategies is unique in that they are an engineering firm but they also perform the repairs themselves so this allows the PID and the city to utilize one single vendor for the entire process.

DISCUSS UPDATES FOR THE CONSTRUCTION PROJECT ON DAY MIAR ROAD BY THE CITY OF MANSFIELD: Brent Toncray had a meeting with the City of Mansfield to discuss the current Day Miar Road project. During the meeting, the City of Mansfield reviewed with Brent the documentation that outlined how the water will be draining from the new street. Based off the map and physically inspecting the area, the water

coming off the street will be flowing into an already existing creek that empties into Joe Pool Lake only. The creek does not empty into any pond within the PID; therefore, we should not be experiencing any excess water issues into the pond systems.

LANDSCAPE SERVICE STATUS UPDATE BY LANDCARE AT THE LOCATIONS OF GRAND PENINSULA, ENGLAND, SAVANNAH, SEETON, LAKESHORE, COASTAL, ARLINGTON WEBB-BRITTON, DAY MIAR, GRANDWAY, AND PONDS 1-9: John Schubert with Landcare was in attendance to provide the board with a service status update. Currently, we are nearing the end of the season with November having two mowing occurrences, December-February with 1 mowing occurrence. Fall mulch and new flower installation is all completed for the year and things are slowing down.

DISCUSS LANDCARE INSTALLING FALL DÉCOR FOR FY2025 AT THE MAIN ENTRANCES FOR MIRA LAGOS HOA, GRAND PENINSULA HOA, LAKEVIEW EAST AND WEST HOA, LAKESHORE VILLAGE HOA, AND VERSAILLES ESTATES HOA: The board wanted to discuss with John to install Fall décor at the main entrances in the PID such as hay bales, scarecrows, flowers, etcetera. The board loves the idea of adding seasonal décor to add beauty to the community. Lee Harriss stated that Landcare would have to do a change order to the contract, so we do not go OVER the currently contracted price for 2024. John then clarified, that if the seasonal décor was added to the contract, such as flower rotations are, its cheaper than approving as an enhancement. Landcare will have to provide the change order price to the contract for new fall décor BEFORE January 31st.

CONSIDER PROPOSAL BY LANDCARE FOR THE PROPERTY TREE TRIMMING AT THE LOCATIONS OF GRAND PENINSULA, ENGLAND, SAVANNAH, SEETON, LAKESHORE, COASTAL, ARLINGTON WEBB-BRITTON, DAY MIAR, AND GRANDWAY FOR THE PRICE OF \$188,500: Landcare is proposing a price of \$188,500 to perform tree trimming for all the trees located on PID maintained areas. This includes trimming and pruning to improve the health of the trees, remove dangerous branches, or branches that are overhanging onto sidewalks and houses. Tree removals are a separate item and would be billed separately. David Stewart made a motion to approve the tree trimming proposal for the price of \$188,500, seconded by Kevin Toth, and the board unanimously approved.

CONSIDER PROPOSAL BY LANDCARE FOR THE INSTALLATION OF 32 RAINBIRD LXME2 "SMART" CONTROLLERS WITH IQ4 CENTRAL CONTROL SYSTEM AND RAIN/FREEZE SENSORS ALONG ENGLAND AND GRAND PENINSULA FOR THE PRICE OF \$160,263.16: Landcare is proposing to replace 32 old rainbird irrigation controllers along Grand Peninsula and England for the price of \$160,263.16. The old controllers are over 10 years old, requiring expensive repairs, and the new controllers will allow the irrigation teams to remotely access these new systems to operate. Richard Brown made a motion to approve the proposal for the new controllers at the price of \$160,263.16, seconded by David Stewart, and the board unanimously approved.

CONSIDER PROPOSALS BY LANDCARE FOR EROSION REPAIRS ALONG THE SCREEN WALLS BETWEEN THE STREETS OF BANDERA TO BARCO, BARCO TO LAVANDA, LAVANDA TO BENISSA, AND ARLINGTON WEBB-BRITTON TO FRONTERA (NORTH SIDE) FOR THE TOTAL OF \$197,690.50: Landcare is proposing to perform erosion repairs along screen walls between the streets of Bandera to Barco, Barco to Lavanda, Lavanda to Benissa, and Arlington Webb-Britton to Frontera (North side), for the total of \$197,690.50. This project consists of installing ground cover plant materials to control erosion issues along the screen walls and prevent further damage from occurring. Kevin Toth made a motion to approve the project for the price of \$197,690.50, seconded by David Stewart, and unanimously approved by the board.

POND MAINTENANCE SERVICE STATUS UPDATE FOR PONDS 1-9 BY LAKE MANAGEMENT SERVICES: Brett Burriss with Lake Management Services was not able to be in attendance for the meeting but provided the board with an update via email. Brett states that as of right now all the ponds are looking good, and their focus right now is sorting out any lingering shoreline growth and then they will be moving onto cleaning up the drainage canals. The aeration system for pond 2 is currently down but warranty repairs are underway as soon

as parts have been delivered. Also, with Christmas around the corner, the fountain light colors will be adjusted for the holidays.

CONSIDER PROPOSAL BY LAKE MANAGEMENT SERVICES TO REPLACE FOUNTAIN 1 AT POND 1 FOR THE AMOUNT OF \$20,842.47: Lake Management Services is proposing to replace a fountain at pond 1 that recently went out of commission. This fountain was nearing 10 years old, one of the oldest on the property, so it was only a matter of time before it was time to replace. The proposal for \$20,842.47 is to replace with a new 5 HP fountain and a new LED light kit along with it. David Stewart made a motion to approve the proposal for the price of \$20,842.47, seconded by Richard Brown, and the board unanimously approved.

CONSIDER PROPOSAL BY RIDGELINE ELECTRIC FOR REPAIRS ALONG ARLINGTON WEBB-BRITTON, DAY MIAR, GRAND PENINSULA DRIVE, ENGLAND PARKWAY, AND VILLA DI LAGO FOR THE PRICE OF \$5,630: The board reviewed the proposal by Ridgeline for the various repairs around the property and they had issues with some of the discrepancies in the line items being proposed. They would like to see some data sheets in the future to go along with the proposal so they can better understand what they are paying for. They did not feel comfortable approving this proposal at this time, but Richard Brown approved a motion if the price could be lowered, seconded by David Stewart, and unanimously approved by the board.

CONSIDER PROPOSAL BY BRIGHTSTAR CONTRSTRUCTION FOR THE FINAL PHASE OF SCREEN WALL REPAIRS TO MOW STRIPS AND BRICK SKIRTING ALONG COASTAL, ENGLAND PARKWAY, GRAND PENINSULA DRIVE, ARLINGTON WEBB-BRITTON, GRANDWAY, AND SEETON FOR THE TOTAL OF \$96,453.63: Brightstar Construction is proposing the final phase in the brick screen wall repairs for the price of \$96,453.63. David Stewart made a motion to approve, seconded by Kevin Toth, and unanimously approved by the board.

CONSIDER PROPOSAL BY BRIGHTSTAR CONSTRUCTION TO REMOVE AND REPLACE ALL OF THE WOOD FENCING ON THE EAST SIDE OF ARLINGTON WEBB-BRITTON FROM GRANDWAY TO GRAND PENINSULA DRIVE FOR THE TOTAL PRICE OF \$124,135.25: Brightstar Construction is proposing to replace all the wood fence on the east side of Arlington Webb-Britton from Grandway to Grand Peninsula. The current issue is that the fence in place now is extremely short and pedestrians walking on the sidewalk can look right over the fence and peer into the backyards of numerous homeowners. People have been complaining about this for a long time now that the fence needs to be raised to offer more privacy. Brightstar is proposing to raise the fence to 8 ft. for the price of \$124,135.25. Kevin Toth made a motion to approve the proposal for the price of \$124,135.25, seconded by David Stewart, and the board unanimously approved.

DISCUSS THE PROPOSED ADDITION OF A GRAND PRAIRIE COMMUNITY CENTER WITHIN THE PENINSULA PID: The board discussed the proposed installation of a new community center on England Parkway and Lakeridge Parkway. This project is being helmed by the City of Grand Prairie and is currently in the planning phase. Mira Lagos recently put together a survey to send out to the community to gauge everyone thoughts on the subject and the feedback showed that most of the Mira Lagos residents were NOT in favor of a community center being built at all. The board agreed that this survey needs to be shared with other HOA's within the PID and the results shown to our city council members. At this time, more discussions and meetings need to be held with city council members and community leaders, so everyone is on the same page.

CITIZENS FORUM/CITIZEN COMMENTS: NONE

ADJOURNMENT: With no further business, the meeting was adjourned at .



**CITY OF GRAND PRAIRIE
COMMUNICATION**

MEETING DATE: 01/09/2024
REQUESTER: Brent Toncray
PRESENTER: Ken Self, PID Board President
TITLE: Discuss 12/31/23 Budget to Actual Financial Report

ANALYSIS:

**FIVE YEAR FUNDING REQUIREMENTS PLAN FOR THE DISTRICT
GRAND PRAIRIE PUBLIC IMPROVEMENT DISTRICT NO. 8
PENINSULA
2024-2028 BUDGET**
Income based on assessment rate of
\$0.115 per \$100 of appraised value in
FY 24

Inflation rate/year:	10.0%	Budget	Actual	Budget	Actual	Budget	Actual	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	1/1/11		
INCOME:																	
Estimated Sales/Year:		-	-	39	39	603	603	596	596	347	347	213	213	116	211		
Estimated # of Homes*		-	-	39	39	642	642	1,238	1,238	1,585	1,585	1,798	1,798	1,914	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	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	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	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	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		
Average Assessment		-	-	138	138	215	215	251	251	282	282	277	277	265	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													2,000	1,000	1,000	-
DECORATIVE LIGHTING MAINT.	63146										2,983			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														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**

2024-2028 BUDGET

Income based on assessment rate of
\$0.115 per \$100 of appraised value in
FY 24

Inflation rate/year:	10.0%											18%	13%				
		Calendar Year		1/1/12		1/1/13		1/1/14		1/1/15		1/1/16		1/1/17		1/1/18	
INCOME:																	
Estimated Sales/Year:		160	191	197	238	319	369	135									
Estimated # of Homes*		2,285	2,476	2,673	2,911	3,230	3,599	3,734									
Estimated Average Appraised Value/Home:		221,451	227,921	245,610	263,954	296,456	314,222	342,360									
Estimated Appraised Value (new construction)		35,432,121	43,532,998	48,385,138	62,820,972	94,569,434	115,947,795	46,218,579									
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	1,177,102,362									
Total Estimated Values (w/infl)*		506,014,979	564,333,522	656,515,097	768,369,111	957,552,572	1,130,883,783	1,278,371,669									
Assessment Rate \$0.12/100		0.0012	0.0012	0.0012	0.0012	0.0012	0.0012	0.0012									
Average Assessment		266	274	295	317	356	377	411									
Fiscal Year	2013	2013	2014	2014	2015	2015	2016	2016	2017	2017	2018	2018	2019	2019			
	Approved Budget	Actual	Approved Budget	Actual	Approved Budget	Actual	Approved Budget	Actual	Approved Budget	Actual 9/30/17	Approved Budget	Actual 9/30/18	Approved Budget	Actual 9/30/19			
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	71,097	178,934			
INCOME																	
DESCRIPTION	ACCT #																
PID ASSESSMENTS-DELINQUENT	42610	-	3,582	-	1,906	-	3,552	-	2,377	-	1,494	-	9,055	-	6,820		
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	1,534,046	1,527,835		
INTEREST ON PID ASSESSMENT	42630	-	2,265	-	1,414	-	2,448	-	1,886	-	3,102	-	6,121	-	4,975		
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	25,000	39,028		
MISCELLANEOUS	46395	-	-	-	-	-	-	-	-	-	-	-	-	-	-		
TRFR-IN RISK MGMT FUNDS (PROP)	49686	-	-	-	-	-	5,893	-	-	-	4,443	-	8,593	-	4,373		
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	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	1,640,876	1,664,861		
EXPENSES																	
DESCRIPTION	ACCT #	2013	2013	2014	2014	2015	2015	2016	2016	2017	2017	2018	2018	2019	2019		
SUPPLIES	60020	500	401	500	24	500	184	500	-	500	-	500	-	500	-		
DECORATIONS	60132	-	-	-	-	-	-	-	-	-	27,812	30,000	41,334	42,000	96,187		
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	100,000	23,534		
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	300,000	36,237		
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	662,249	603,233		
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	10,269	10,266		
MISC.	61485	450	444	450	312	450	287	450	175	450	717	450	1,947	450	626		
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	23,046	27,667		
POSTAGE	61520	100	-	100	-	100	2	100	-	100	-	100	-	100	-		
BANNERS	61601	-	-	-	-	-	-	-	-	-	-	-	42,458	8,000	20,040		
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	50,000	36,276		
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	200,000	224,896		
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	45,000	26,333		
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	25,000	27,790		
WATER WELL MAINTENANCE	63045	-	-	-	-	5,000	-	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	50,000	104,320		
DECORATIVE ROADWAY SIGNS MAIN	63115	-	233	250	1,153	2,000	954	50,000	-	50,000	63,606	5,000	143,858	15,000	82,693		
PLAYGROUNDS/PICNIC AREA MAINT.	63135	2,000	-	2,000	-	2,000	2,994	3,500	90	3,500	3,729	3,500	-	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	17,000	32,921		
PROPERTY INSURANCE PREMIUM	64080	2,200	-	-	-	4,400	2,228	4,400	2,102	2,500	2,434	2,500	2,723	2,800	2,906		
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	2,000	2,366		
CONSTRUCTION MISCELLANEOUS	68151	-	-	-	-	-	-	-	-	-	-	-	14,889	-	-		
POND IMPROVEMENT	68206	-	-	-	-	-	30,347	-	-	-	-	-	-	55,000	-		
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	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	1,632,914	1,374,290		
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	79,060	469,506		

FIVE YEAR FUNDING REQUIREMENTS PLAN FOR THE GRAND PRAIRIE PUBLIC IMPROVEMENT DISTRICT NO. PENINSULA

2024-2028 BUDGET

Income based on assessment rate of \$0.115 per \$100 of appraised value in FY 24

	10%	4%	10%	27%	15%	13%	-2%	12%	27%
<i>Inflation rate/year:</i>	10.0%								
INCOME:									
Calendar Year	1/1/19	1/1/20	1/1/21	1/1/22	1/1/23	1/1/24	1/1/25	1/1/26	1/1/27
Estimated Sales/Year:	171	108	119	179	76	100	100	100	100
Estimated # of Homes*	3,905	4,013	4,132	4,311	4,387	4,487	4,587	4,687	4,787
Estimated Average Appraised Value/Home:	360,334	365,224	390,005	473,644	559,153	615,068	676,575	744,232	818,655
Estimated Appraised Value (new construction)	61,617,194	39,444,164	46,410,589	84,782,304	42,495,604	61,506,795	67,657,474	74,423,222	81,865,544
Total Estimated Appraised Value (no infl)	1,339,988,863	1,446,550,252	1,512,053,443	1,696,282,745	2,084,375,572	2,514,509,603	2,833,618,037	3,184,637,315	3,577,524,269
Total Estimated Values (w/infl)*	1,407,106,088	1,465,642,854	1,611,500,441	2,041,879,968	2,453,002,808	2,765,960,563	3,110,214,094	3,495,658,725	3,935,276,696
Assessment Rate \$0.12/100	0.0012	0.0012	0.0012	0.0012	0.0012	0.00115	0.0010	0.0010	0.0010
Average Assessment	432	438	468	568	643	709	678	746	822

Water Rates FY 2024	
Gov't	\$4.77/1,000 gal
Comm	\$5.66/1,000 gal
The PID saves about \$1,900 for every \$10,000 of expense.	
Water Rates FY 2023	
Gov't	\$4.56/1,000 gal
Comm	\$5.42/1,000 gal
The PID saves about \$1,900 for every \$10,000 of expense.	

	2020		2021		2022		2023		2024			2025		2026		2027		2028	
	Approved Budget	Actual 9/30/20	Approved Budget	Actual 9/30/21	Approved Budget	Actual 9/30/22	Approved Budget	Actual 9/30/23	Approved Budget	Projected 9/30/24	Prelim 12/31/23	Approved Budget	Approved Budget	Approved Budget	Approved Budget	Approved Budget	Approved Budget		
BEGINNING BALANCE	536,515	469,506	742,574	668,292	921,150	965,030	210,421	253,298	121,480	836,430	836,430	82,231	85,730	233,787	480,182				
INCOME																			
DESCRIPTION	ACCT #																		
PID ASSESSMENTS-DELINQUENT	42610	-	4,864	-	2,820	-	6,690	-	5,136	-	2,923	2,923	-	-	-	-	-	-	
PID ASSESSMENTS	42620	1,688,527	1,681,806	1,758,771	1,750,886	1,933,801	1,924,631	2,450,256	2,439,796	2,820,953	2,820,953	99,463	3,180,855	3,110,214	3,495,659	3,935,277			
INTEREST ON PID ASSESSMENT	42630	-	6,120	-	6,276	-	6,862	-	8,360	-	1,267	1,267	-	-	-	-	-	-	
DEVELOPER PARTICIPATION (LV)	46110	25,000	4,906	5,000	5,127	5,200	5,373	5,600	5,620	5,900	5,900	-	6,195	6,505	6,830	7,171			
MISCELLANEOUS	46395	-	10,332	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
TRFSR-IN RISK MGMT FUNDS (PROP)	49686	-	1,521	-	-	-	16,468	-	9,557	-	-	-	-	-	-	-	-	-	
CITY CONTRIBUTION	49780	81,830	81,830	81,830	81,830	81,830	81,830	112,521	112,521	112,521	112,521	18,751	112,521	112,521	112,521	112,521	112,521		
INTEREST	49410	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
INTEREST-TAX COLLECTIONS	49470	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
TOTAL REVENUES		1,795,357	1,791,378	1,845,601	1,846,939	2,020,831	2,041,855	2,568,377	2,580,990	2,939,374	2,943,565	122,405	3,299,571	3,229,240	3,615,010	4,054,969			
EXPENSES																			
DESCRIPTION	ACCT #																		
SUPPLIES	60020	500	-	500	-	500	-	500	1	500	500	-	500	500	500	500	500		
DECORATIONS	60132	70,000	23,630	70,000	103,563	105,000	52,250	87,441	88,300	89,005	89,005	45,513	93,455	98,128	103,034	108,186			
BEAUTIFICATION	60490	25,000	65,369	50,000	8,131	500,000	722,543	50,000	156,028	200,000	218,418	218,418	300,000	100,000	100,000	100,000			
WALL MAINTENANCE	60776	160,000	188,448	160,000	53,667	160,000	297,356	200,000	210,480	213,000	213,000	-	213,000	213,000	213,000	213,000			
PROFESSIONAL ENGINEERING SERVI	61041	-	70,141	-	40,694	-	-	-	-	-	-	-	-	-	-	-			
MOWING	61225	615,000	615,584	715,000	615,000	615,000	634,872	654,250	650,884	685,250	685,250	97,668	719,513	755,488	793,263	832,926			
TREE SERVICES	61226	-	-	-	104,000	100,000	-	-	5,005	188,500	188,500	-	-	-	197,925	-			
COLLECTION SERVICE	61380	10,739	11,483	11,807	11,722	12,152	12,772	13,314	13,290	13,538	13,538	-	13,848	14,158	14,468	14,778			
MISC.	61485	600	253	600	812	600	2,645	1,000	227	1,000	1,000	-	1,000	1,000	1,000	1,000			
ACCOUNTING/AUDIT	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-		
ADMIN./MANAGEMENT	61510	26,000	30,819	26,000	25,672	26,000	25,920	28,600	27,864	30,030	30,030	4,752	31,532	33,108	34,763	36,502			
POSTAGE	61520	100	-	100	-	100	-	100	-	100	100	-	100	100	100	100			
BANNERS	61601	15,000	7,870	15,000	10,240	15,000	4,665	-	-	-	-	-	-	-	-	-			
ELECTRIC POWER	62030	40,000	41,519	42,000	40,352	44,100	42,690	46,300	44,738	55,000	55,000	7,071	57,800	60,700	63,700	66,900			
WATER UTILITY	62035	210,000	272,260	240,000	240,591	252,000	309,787	301,000	315,636	300,000	300,000	81,146	315,000	331,000	348,000	365,000			
BLDGS AND GROUNDS MAINT.	63010	-	-	-	-	-	-	-	1,664	2,000	2,000	1,083	2,000	2,000	2,000	2,000			
PAVEMENT LEVELING	63031	-	-	-	-	-	18,445	20,000	-	21,000	21,000	8,734	22,100	23,200	24,400	25,600			
POND MAINT-DREDGING	63037	-	-	-	-	255,000	149,182	257,250	125,384	75,000	75,000	-	200,000	-	-	-			
POND MAINT-AQUATIC	63038	54,000	86,238	85,000	106,632	85,000	102,195	98,500	119,092	123,200	123,200	16,213	129,400	135,900	142,700	149,800			
POND MAINT-EQUIPMENT	63039	25,000	40,452	50,000	47,436	50,000	44,228	140,000	13,345	45,000	45,000	422	47,300	49,700	52,200	54,800			
WATER WELL MAINTENANCE	63045	5,000	-	5,000	7,698	7,700	-	8,085	-	8,500	8,500	-	8,925	9,371	9,840	10,332			
IRRIGATION SYSTEM MAINTENANCE	63065	50,000	75,235	70,000	87,863	80,000	105,459	110,000	111,513	210,000	210,000	23,173	220,500	231,525	243,101	255,256			
DECORATIVE ROADWAY SIGNS MAIN	63115	34,000	1,953	15,000	-	3,000	3,907	3,000	3,180	3,500	3,500	3,246	3,500	3,500	3,500	3,500			
PLAYGROUNDS/PICNIC AREA MAINT.	63135	3,500	5,040	3,500	7,323	6,000	425	3,000	6,230	6,500	6,500	425	6,500	6,500	6,500	6,500			
DECORATIVE LIGHTING MAINT.	63146	25,000	34,052	25,000	14,587	25,000	14,053	30,000	24,061	30,000	30,000	2,935	31,500	33,075	34,729	36,465			
PROPERTY INSURANCE PREMIUM	64080	3,500	3,174	3,500	3,855	4,500	4,672	4,800	5,395	6,000	6,000	-	6,300	6,615	6,946	7,293			
LIABILITY INSURANCE PREMIUM	64090	2,600	3,073	3,500	4,363	5,000	5,097	5,200	5,356	6,000	6,000	-	6,300	6,615	6,946	7,293			
CONSTRUCTION MISCELLANEOUS	68151	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-			
POND IMPROVEMENT	68206	305,000	-	800,000	-	400,000	139,983	600,000	-	600,000	600,000	-	800,000	900,000	900,000	1,200,000			
FOUNTAINS	68207	-	-	-	-	-	44,440	-	54,183	50,000	50,000	20,842	50,000	50,000	50,000	50,000			
STREET SIGNS	68210	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-			
LANDSCAPING	68250	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-			
OTHER EQUIPMENT	68360	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-			
CONSTRUCTION	68540	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-			
IRRIGATION SYSTEMS	68635	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-			
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	16,000	16,000			
TRANSFER TO GPOA	65102	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-			
TOTAL EXPENSES		1,696,539	1,592,592	2,407,507	1,550,201	2,767,652	2,753,587	2,673,340	1,997,857	2,978,623	2,997,040	531,641	3,296,072	3,081,183	3,368,614	3,563,731			
ENDING BALANCE		635,334	668,292	180,668	965,030	174,328	253,298	105,458	836,430	82,231	782,954	427,194	85,730	233,787	480,182	971,421			

Avg. Annual Assess. by Home Value (12C):		
Value	Assessment	
100,000	120	
200,000	240	
300,000	360	
400,000	480	
500,000	600	
600,000	720	



**CITY OF GRAND PRAIRIE
COMMUNICATION**

MEETING DATE: 01/09/2024

REQUESTER: Brent Toncray

PRESENTER: Ken Self, PID Board President

TITLE: Appoint One Advisory Board Member to Fill Remaining Term of Vacant Position (North of England Parkway) Which Expires in 2024

ANALYSIS:



**CITY OF GRAND PRAIRIE
COMMUNICATION**

MEETING DATE: 01/09/2024
REQUESTER: Brent Toncray
PRESENTER: Ken Self, PID Board President
TITLE: Consider Next Meeting Date

ANALYSIS:



**CITY OF GRAND PRAIRIE
COMMUNICATION**

MEETING DATE: 01/09/2024

REQUESTER: Brent Toncray

PRESENTER: Ken Self, PID Board President

TITLE: Discuss Updates for Day Miar Road Construction Project by the City of Mansfield

ANALYSIS:



**CITY OF GRAND PRAIRIE
COMMUNICATION**

MEETING DATE: 01/09/2024

REQUESTER: Brent Toncray

PRESENTER: Ken Self, PID Board President

TITLE: Discuss Updates from Cardinal Strategies for Repair Project at Ponds 2 and 8

ANALYSIS:



**CITY OF GRAND PRAIRIE
COMMUNICATION**

MEETING DATE: 01/09/2024

REQUESTER: Brent Toncray

PRESENTER: Ken Self, PID Board President

TITLE: Landscape Service Status Update by Landcare at the locations of Grand Peninsula, England, Savannah, Seeton, Lakeshore, Coastal, Arlington Webb-Britton, Day Miar, Grandway, and Ponds 1-9

ANALYSIS:



**CITY OF GRAND PRAIRIE
COMMUNICATION**

MEETING DATE: 01/09/2024

REQUESTER: Brent Toncray

PRESENTER: Ken Self, PID Board President

TITLE: Landcare to Discuss Issues with Dead Box Woods on England Parkway and Eastern Red Cedars on Seeton Road

ANALYSIS:



**CITY OF GRAND PRAIRIE
COMMUNICATION**

MEETING DATE: 01/09/2024

REQUESTER: Brent Toncray

PRESENTER: Ken Self, PID Board President

TITLE: Pond Maintenance Service Status Update for ponds 1-9 by Lake Management Services

ANALYSIS:



**CITY OF GRAND PRAIRIE
COMMUNICATION**

MEETING DATE: 01/09/2024

REQUESTER: Brent Toncray

PRESENTER: Ken Self, PID Board President

TITLE: Consider Proposal from Brightstar Construction and Designs for Sidewalk Repairs for 16 Areas around Pond 3 on England Parkway in the Amount of \$12,057.99

ANALYSIS:



CONSTRUCTION ESTIMATE

Prepared for:

Item 10.



FirstService
RESIDENTIAL

OWNER INFORMATION

PID8 - Peninsula PID - City of Grand Prairie

Contact	Brent Toncray
Address	1 Peninsula PID
City, State ZIP	Grand Prairie, TX 75054
Phone	(817) 473-6787
Email	Brent.Toncray@FSResidential.com
PO#	PID8-75054

CONTRACTOR INFORMATION

Bright Star Construction and Designs

Owner	Regino Martinez
Address	3510 Stonewall Road
City, State ZIP	Wylie, Texas 75098
Phone	(214) 579-2456
Email	Regino@RBrightStar.com
Project Name	PID8 2023 Sidewalk Lifting + Repairs x16
Completion Date	~4-5 Working Days

Bright Star Constuction and Designs proposes the following work near Grandway Dr and Coastal Blvd at Peninsula PID8 according to agreement with FirstService Residential and PID8 Grand Prairie.

LOCATION: 16 Locations arounds the pond. Each is marked with washable concrete paint.

SCOPE OF WORK (Foam Injection Lifting): Foam Injection Lifting of Sidewalks in several areas. Price and quantity based on pounds of product installed, including all labor and materials to complete work. One cubic foot is approximately 4.5 pounds of RR401 product. Lift sidewalk around pond in various areas to correct trip hazards and areas outside ADA standards.

SCOPE OF WORK (Flexcrete Concrete Patch): Includes all Labor and Materials to Install Durex-brand Flexcrete patch. Flexcrete can be used to patch small broken corners and edges of concrete where it poses a safety hazard with hardness of concrete and flexibility of synthetics. Two component polymer based mortar with dry / wet parts mixed on site. May use *Quickrete Commercial Grade Quick-Setting Cement* if Flexcrete not available.

Will make repairs to spalled concrete, patch over exposed rebar, and replace broken corners and edges in general area near Grandway Drive. In order to install, all loose material must be removed and area cleaned of dust and dirt. Install and allow 24 hours to cure before traffic can resume. Quantity per unit of product (bag+pail). This is better than replacing full sections of sidewalk when only a small area is broken.

SCOPE OF WORK (Concrete Replacement): None needed at this time.

FINAL: Cleanup of all trash, hauled and disposed, and cleanup of general work areas. Expected to take up to 3-4 working days to install, excluding days off for concrete to cure or weather dealys. Permits not expected for this work, but if required expected for fees to be waived since the work is for the PID. If permits required and have costs, will pass through directly.

NOTE: .

SCOPE OF WORK AND ESTIMATE FOR TIME AND MATERIALS

	Quantity		Unit Cost		Total
Concrete Foam-Injection Lifting, 4.5 lb x CuFt	1425	\$	6.58	\$	9,376.50
Sidewalk near 2939 England Pkwy, near pond	0	\$	-	\$	-
16 Locations, each marked with washable concrete paint	0	\$	-	\$	-
Goal is to remove trip hazard at each location	0	\$	-	\$	-
16 Locations with sealant installation, up to 8 LF each	16	\$	46.50	\$	744.00
<u>If an area cannot be lifted, BSCD will grind down trip hazards instead but this would be at additional cost</u>	0	\$	-	\$	-
If additional injection foam will be needed past the expected amount, will speak to management on site	0	\$	-	\$	-
Not expected for small concrete areas like sidewalk, as large hidden voids aren't expected to be found.	0	\$	-	\$	-
Price and quantity based on pounds of product installed, including all labor and materials to complete work.		\$	-	\$	-
Labor + Materials to Install Flexcrete Concrete Patch	17	\$	113.97	\$	1,937.49
Patching at various locations around pond to replace chipped, spalled, broken corners, etc.		\$	-	\$	-
Durex Flexcrete can be used to patch small broken corners and edges of concrete where it poses a safety hazard.		\$	-	\$	-
Make repairs to spalled concrete, patch over exposed rebar, and replace broken corners and edges in general area.		\$	-	\$	-
Two component polymer based mortar with dry/wet mixed on site. Superior adhesion and flexibility. Quantity /unit (bag+pail)		\$	-	\$	-
TOTAL DAYS of WORK, Approximate	4	\$	-	\$	-
Project Manager Oversight Labor	1	\$	-	\$	-
Total for Above Work				\$	12,057.99

Total price includes labor, equipment and materials to be installed in a good workmanlike manner.

Regino Martinez

Wednesday, December 20, 2023

Submitted by (Regino Martinez, General Contractor)

Date

OWNER ACCEPTANCE

Owner does accept the above scope of work and proposed estimate; to be completed in above listed timeframe for the amount listed above on Total Job Cost. Any alteration or deviation from above specifications involving extra labor and/or materials costs become an extra charge over the agreed amount. No statement, arrangement, or understanding, expressed or implied not contained herein will be recognized. All materials are guaranteed to be as specified and to carry manufacturer's warranty. Proposal may be withdrawn if not accepted within 30 days.