



**CITY OF GRAND PRAIRIE**  
**PENINSULA PUBLIC IMPROVEMENT DISTRICT**  
**BOARD MEETING**  
**MIRA LAGOS CLUBHOUSE**  
**3025 S. CAMINO LAGOS**  
**TUESDAY, MAY 24, 2022, 6:30 PM**

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## **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](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.*

- I. Call to Order/Determination of Quorum of Advisory Board**
- II. Approve Meeting Minutes 3/15/22**
- III. Next Meeting Date**
- IV. Financial Reports and FY 2023 Budget**
- V. Vacant Board Position – Appoint one board member to fill remaining term**
- VI. PID Assessment Rate**
  - a. PowerPoint Presentation – Request for Increased Transfer Amounts
- VII. Landscape Maintenance- John Schubert (LandCare)**
  - a. Consider request and proposals to assume maintenance of Versailles Estates right-of-way and entrances and replacement of dead trees and landscaping
    - i. Consider proposal from LandCare to repair irrigation, \$6,794.10
    - ii. Consider proposal from LandCare for landscape maintenance for one year, \$9,840
    - iii. Locations:
      1. Arlington Webb Britton/Eiffel Drive
      2. Arlington Webb Britton/Fleur de Lis Lane
  - b. 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
- c. Phase 2 Project Update
  - d. Lakeview East/West Landscaping Update
  - e. Board Discussion for Addition to Landscape Contract- Balboa Entrance (Lakeshore Village)
  - f. Consider Proposal for Benissa Flowerbed Re-Design from LandCare, \$3,746.20**
  - g. Consider Proposal for Benissa Beds Sod Option from LandCare, \$4,367.50**
  - h. Consider Erosion Control Repairs Proposal @ North Camino Lagos and Playa**
  - i. Pond 1 Landscaping Project
  - j. Consider Enhancement Beds Versailles Estates Proposals**
    - i. Arlington Webb Britton/Eiffel Drive
    - ii. Arlington Webb Britton/Fleur de Lis Lane
  - k. GPOA Pool Landscaping Drainage Discussion
- VIII. Pond Maintenance- Brett Burris (Lake Management Services)**
- a. Service Status Update Ponds 1-9 - Brett Burris (Lake Management Services)
  - b. Consider England Parkway Pond 3 Pump – Irrigation Hose Replacement Proposal \$5,466.38**
  - c. England Parkway Fountain Proposals from Lake Management Services:**
    - i. Consider Option 1, Replace Fountain 3, \$54,950.49**
    - ii. Consider Option 2, Six Fountains in Linear Formation, \$140,273.06**
  - d. Project Update Pond 1 Fountains
  - e. Project Update Pond 1 Aeration Install
  - f. Dredging of Pond 1 Update - American Underwater Services
- IX. Wall Maintenance & Improvements- Brightstar Construction**
- a. Mass Screen Walls
    - 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
  - b. PID Entrance Monuments - Consider Terra Cotta Tile Roof Repairs \$1,570.50**
- X. Consider Banner Maintenance Proposal - In the Wind, \$17,438**
- a. Grand Peninsula
  - b. England
- XI. Consider Holiday Lights Proposals – The Perfect Light**
- a. Grand Peninsula Proposal \$14,824.88**
  - b. Lakeshore Village Proposal \$4,237.39**
  - c. Lakeview East and West Proposal \$34,108.94**
  - d. Mira Lagos Proposal \$100,240.93**

- e. Grand Peninsula Proposal \$11,733.68
- f. Lakeshore Village Proposal \$3,354.19
- g. Lakeview East and West Proposal \$26,992.14
- h. Mira Lagos Proposal \$80,832.13

## **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 May 20, 2022.*

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*Lee Harriss, Special District Administrator*



## Peninsula Public Improvement District

### PID Advisory Board Meeting Meeting Minutes

Meeting Date: March 15th, 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
- Andrea Kinloch- Secretary/Treasurer
- Vacant Board Member
- Richard Brown- Board Member

Others Present:

- John Shubert – Landcare
- Micah Waechter- The Perfect Light
- Brett Burris – Lake Management Services
- Regino Martinez – Brightstar Construction
- Nick Wilson – Brightstar Construction
- Brent Toncray – FirstService Residential
- Lee Harriss – City of Grand Prairie

**CALL TO ORDER:** The meeting was called to order at 6:36 PM and quorum of the Board confirmed with Ken Self, David Stewart, and Andrea Kinloch. Richard Brown was not present at the start of the meeting, he arrived at approximately 7:00 PM. Roy Davis has officially stepped down as a PID board member.

**CITIZENS FORUM/CITIZEN COMMENTS:** There were no citizen comments.

**APPROVAL MEETING MINUTES 01.13.2022:** David Stewart made a motion to approve the meeting minutes made with revisions. Ken Self seconded but Andrea Kinloch abstained from voting to approve the minutes due to her absence from our previous meeting. With a vote of only two we do not have a majority vote to approve. The board opted to move the agenda item to the end so Richard Brown would be in attendance. At 8:36 PM, Ken Self made a motion to approve the revised meeting minutes. Richard Brown seconded the vote, and the board unanimously approved.

**NEXT MEETING DATE:** President Ken Self set the next meeting date as Tuesday May 24<sup>th</sup>, 2022 @ 6:30 PM

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

**VACANT BOARD POSITION:** Roy Davis has officially stepped down as a board member for the PID due to moving to a different city. The current agenda is for the board to discuss filling the vacant position left open by Mr. Davis. Ken and David might know people who may be interested in the board position, but Lee mentioned that the term held by Mr. Davis was going to be up in September of this year. The board has decided to defer **filling the position until the PID's annual meeting** later.

**PID ASSESSMENT RATE AND SURVEY QUESTIONS:** The first item to discuss is the PID Rate Reduction Power Point put together by board member David Stewart. **The presentation is to highlight the PID rates for all PID's in the City of Grand Prairie and an analysis of PID revenue for the PID's.** No homeowner or City of Grand Prairie Councilmember arrived, so the board found it prudent to hold off further discussing reducing the PID assessment rate. We are in agreement that the presentation is something that the city council needs to view at some point prior to the September city budget meeting. Lee did mention that she passed the presentation off to the Grand Prairie city managers and park managers for review. A list of survey questions is being discussed and potentially formulated by the board. The goal is to go line by line through the expenses and produce questions to ask the



community. Questions such as fountains, Christmas lighting, banners on light poles, etc. Ken Self suggests that we phrase the questions on the survey based on if the PID is not doing enough, too much, or just right.

The big question the board is pondering though is if the questions will make sense to the homeowners. Within the PID, there are homeowners who do not have any knowledge on the PID so might not be able to provide the kind of feedback the board and community might be looking for. After further discussion on the topic during the meeting, the board is feeling hesitant to put forth questions to the community about budget items and the PID rate.

Andrea Kinloch brings up a valid point in that an essential assessment for the PID is asking residents what the value of the PID vs the value if the city were to take over maintenance items. Though, **it's** tough to ask these questions if the homeowners themselves are not aware of what the PID provides to the communities in the area. The board agrees that we should sit on the issue for now, as the rate reduction has been up for discussion but the homeowners who have been vocal are not showing up. At the end of the day, is this an issue that needs immediate addressing?

Board member David Stewart and Lee Harriss with the city have gone above and beyond in compiling information about the **PID's within Grand Prairie. In the findings, we see that the Peninsula PID is not charging the highest rate in Grand Prairie, and currently we are managing our money well.**

**LANDSCAPE MAINTENANCE – LANDCARE** John Schubert with LandCare provided the board with service updates on PID landscape maintenance. We are now moving into the Spring months with pre and post emergent fertilization ramping up. Spring mulch for all the beds has been completed. In the month of April, the new rotation of Spring flowers will be installed.

Pond 1 renovation project is to begin at the beginning of June as John wants us to get past the rainy season. This includes the erosion control, sod, and irrigation installs. Phase 2 project update provided by LandCare. The project is currently halfway through completion, with most of the work being demo of old entrance beds. John stated that some plant material installed during phase 1 did not survive and that he will be doing a count of the area to have these replaced at no charge to the PID. Landcare will attempt to revitalize these before replacement.

John then provided the board with an update to the board regarding the landscaping and irrigation install for Lakeview East and West. SEMA construction, the contractor in charge of the Seeton project, are the ones contractually obligated to perform the landscaping work. LandCare and Brent Toncray met onsite with SEMA to go over the current irrigation and what changes need to happen. SEMA informed us to do a complete test of the system and then report back our findings.

The final agenda item from Landcare is for the Board to discuss taking over the maintenance of the south side entrance of Lakeshore Village. John Schubert with Landcare did an assessment of the area and provided an additional cost of \$373 a month to the current PID contract. The Boards current decision before the PID decides to take over this area from Lakeshore Village HOA is for their HOA to fix any current maintenance items and to also separate the irrigation controller so the HOA and PID are not tied together.

**POND MAINTENANCE – LAKE MANAGEMENT SERVICES:** Brett Burris provided the board with a pond service update. Spring season is the busy season, as vegetation and algae control are top priority right now.

Brett stated that ONCOR is still currently installing new conduit to power the upcoming fountains that will be installed for Pond 1, but everything is still on schedule. The hope is to have everything done before LandCare begins their Pond 1 turf upgrades.

At Pond 3 there are multiple issues going on that are being investigated. The first item is a 4-inch irrigation pump located in the pond that needs repairs. This pump is vital to the irrigation system along England Parkway. LMS provided divers to go under the water to perform the necessary repairs for this system. The next issue to address is the large fountain in Pond 3 which is currently not operating due to mechanical failure. LMS will have to remove the fountain and inspect it in their shop to give us an estimate for repair. Brett did provide the Board with numbers to replace and/or repair the fountain which range in price from a \$20,000 repair to a \$50,000 replacement. LMS will be providing a demo fountain to place in the pond in the meantime until a decision is made on the original fountain to repair or replace. Brett suggested the idea of replacing the large fountain with multiple small fountains along England. Smaller fountains are cheaper and less expensive to repair and offer the same clarity to the overall water quality as a single large fountain. The Board will be receiving quotes with this option.

Brett Burris also supplied the board with a quote to perform a Bathymetric Survey for the PID ponds to evaluate the overall ponds health and current conditions. Andrea Kinloch pointed out that a survey of this type was done in 2020 and did not see a need to spend money to do so again, though Ken was curious if the survey were done again, would it show changes compared to the 2020 evaluation. It was determined that as of right now, the PID



## Peninsula Public Improvement District PID Advisory Board Meeting Meeting Minutes

should focus on the survey done in 2020 and use the dredging schedule that was provided to us at that time. Soon, the PID could re-evaluate certain ponds that have been and will be receiving work such as aeration, dredging, or erosion control measures.

The final update to provide the board is regarding the irrigation that needs to be installed at Pond 4. That pond recently had bank erosion control and new irrigation is needed to properly water in the brand-new turf installed. The quote for the work has been provided by Landcare for the price of \$4,833.30. Ken Self made a motion to approve the Landcare proposal to add the additional irrigation zone to Pond 4, seconded by Richard brown, and unanimously approved by the Board.

**WALL MAINTENANCE AND IMPROVEMENTS - BRIGHTSTAR CONSTRUCTION:** Brightstar is in attendance to provide the Board an update on the current **project repairing various critical safety issues to the PID's screen walls.**

Most of the repairs have been completed without any issues whatsoever and the feedback from the community has been positive. Brightstar is proposing two separate quotes for additional repairs to sections 5 and 6 from the repair map. These two sections are in need of serious repairs that were not present during the initial round of inspections in 2020/2021. The repair to section 5 is for the price of \$37,974.53. This section of screen wall is located behind a residence located at 2559 Waterfront Drive in GPOA. Ken made a motion to approve the proposal not to exceed \$37,974.53 for emergency repairs at Section 5. David Stewart seconded the vote, and the board unanimously approved. Section 6 proposal by Brightstar is also for an emergency repair, this location is at 2723 Waterfront Drive for the price of \$3,356.09. Richard Brown made a motion to approve this repair, seconded by Andrea Kinloch, and the board unanimously approved.

The final wall maintenance agenda item is to discuss the PID taking over responsibility to a line of wrought iron fencing around Pond 2. There are five homes who backup to the pond with wrought iron and the homeowners are requesting the PID take responsibly to repair or replace the fencing. Current maps show that the fence line is homeowner controlled. The PID board currently does not want to approve to take over this fence line, as they worry it will set a bad precedent for the future if homeowners were to try and demand the PID to take over maintenance of new or already established areas. Brightstar is willing to offer a deal to the homeowners if they were to contact them about doing work on the wrought iron fence.

**TRAFFIC SIGNAL BOXES:** Lee Harris with the city of Grand Prairie presented the board with an upcoming CALL FOR ARTISTS event to paint various Traffic Signal Boxes within the PID. According to a map, there is one current traffic signal box that has already been painted and that is located at Grand Peninsula and Lake Ridge Pkwy. We have still not received feedback from the local high schools that were reached to provide artwork. The board is in agreement that the PID currently has financial obligations to more important line items at this time but would like to review again in the future. In the meantime, the Mira Lagos GM Stacy McGrath has offered to put a notice in the HOA newsletter to create an art contest to generate excitement.

**LIGHTING IMPROVEMENTS/MAINTENANCE - RIDGELINE:** Ridgeline completed the bed survey listing out all 57 landscape beds, dictating what has electricity and which do not. They have provided quotes for each area in question. Twelve separate sections were quoted to install new electricity where there currently is none. Its typical on the property to see that one side of the street has electricity for a monument, but the other side of the street entrance has no electrical. The board has declined to currently approve any work to be done.

**BANNERS- IN THE WIND FLAGS:** At previous board meetings the discussion around the banners was to potentially remove them due to vocal residents upset with the amount of money being spent. The board has agreed that since we have a contract with them, we should go ahead and stand by the contract and replace the banners with new ones. In the meantime, we will gather a quote for a future contract and then discuss renewing or terminating the service.

**HOLIDAY LIGHTS:** Micah Waechter with perfect lighting was in attendance to supply the board with proposals for the 2022 Christmas Season for the PID. This includes Mira Lagos, Grand Peninsula, Lakeview East/West, and Lakeshore Village. Micah stated he can amend the proposals to show optional installs compared to the installation we have had in the past so we could potentially save \$15,000 to \$20,000. Micah also discussed the differences in purchasing lighting compared to renting lights (as is the current practice). Micah will provide the board with a price to purchase the lights instead of renting. Perfect Light could potentially house the lights in their own



## Peninsula Public Improvement District

### PID Advisory Board Meeting Meeting Minutes

warehouse so the PID would not have to pay for additional storage. Under ownership, the lights would also be under warranty so they would be replaced free of charge.

CITIZENS FORUM/CITIZEN COMMENTS:

No comments

ADJOURNMENT: With no further business, the meeting was adjourned at 9:10 PM.



**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

18%

Inflation rate/year:		16.0%											
INCOME:		Budget	Actual	Budget		Budget		Budget		Budget		Budget	
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 inf)		505,591,496		549,547,977		612,718,660		719,336,069		862,938,545		1,073,500,367	
Total Estimated Values (w/inf)*		506,014,979		564,333,522		656,515,097		768,369,111		957,552,572		1,130,883,783	
Assessment Rate \$0.12/100		0.0012		0.0012		0.0012		0.0012		0.0012		0.0012	
Average Assessment		266		274		295		317		356		377	
Fiscal Year		2013	2013	2014	2014	2015	2015	2016	2016	2017	2017	2018	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
<b>BEGINNING BALANCE</b>		<b>20,331</b>	<b>32,065</b>	<b>51,738</b>	<b>80,840</b>	<b>64,531</b>	<b>88,351</b>	<b>206,731</b>	<b>214,479</b>	<b>462,925</b>	<b>471,062</b>	<b>517,188</b>	<b>603,695</b>
<b>INCOME</b>													
<b>DESCRIPTION</b>	<b>ACCT #</b>												
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	-	-	-	-	-	-	-	-	-	-	-	-
TRFSR-IN RISK MGMT FUNDS (PROP)	49686	-	-	-	-	-	5,893	-	-	-	4,443	-	8,593
<b>CITY CONTRIBUTION</b>	<b>49780</b>	<b>81,830</b>	<b>81,830</b>	<b>81,830</b>	<b>81,830</b>	<b>81,830</b>	<b>81,830</b>	<b>81,830</b>	<b>81,830</b>	<b>81,830</b>	<b>81,830</b>	<b>81,830</b>	<b>81,830</b>
INTEREST	49410	-	-	-	-	-	-	-	-	-	-	-	-
INTEREST-TAX COLLECTIONS	49470	-	15	-	9	-	13	-	17	-	-	-	-
<b>TOTAL REVENUES</b>		<b>692,760</b>	<b>694,962</b>	<b>762,742</b>	<b>761,710</b>	<b>873,360</b>	<b>881,230</b>	<b>1,008,052</b>	<b>1,019,497</b>	<b>1,235,072</b>	<b>1,256,382</b>	<b>1,450,391</b>	<b>1,480,648</b>
<b>EXPENSES</b>													
<b>DESCRIPTION</b>	<b>ACCT #</b>	<b>2013</b>	<b>2013</b>	<b>2014</b>	<b>2014</b>	<b>2015</b>	<b>2015</b>	<b>2016</b>	<b>2016</b>	<b>2017</b>	<b>2017</b>	<b>2018</b>	<b>2018</b>
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 SERVICES	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 MAINT	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	-	-	-	-	-	-	-	-	-	-	-	-
<b>TOTAL EXPENSES</b>		<b>691,334</b>	<b>646,150</b>	<b>783,209</b>	<b>754,199</b>	<b>806,587</b>	<b>755,103</b>	<b>1,005,833</b>	<b>762,914</b>	<b>1,218,050</b>	<b>1,123,749</b>	<b>1,545,466</b>	<b>1,905,408</b>
<b>ENDING BALANCE</b>		<b>21,758</b>	<b>80,876</b>	<b>31,271</b>	<b>88,351</b>	<b>131,304</b>	<b>214,479</b>	<b>208,950</b>	<b>471,062</b>	<b>479,947</b>	<b>603,695</b>	<b>422,112</b>	<b>178,934</b>



**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 FY22

0  
11,983

		13%		10%		4%		10%		9%		8%		7%		5%		19%	
<b>Inflation rate/year:</b>		16.0%																	
<b>Calendar Year</b>		<b>1/1/18</b>		<b>1/1/19</b>		<b>1/1/20</b>		<b>1/1/21</b>		<b>1/1/22</b>		<b>1/1/23</b>		<b>1/1/24</b>		<b>1/1/25</b>		<b>1/1/26</b>	
<b>INCOME:</b>																			
<b>Estimated Sales/Year:</b>		135		171		108		119		100		100		100		100		100	
<b>Estimated # of Homes*</b>		3,734		3,905		4,013		4,132		4,232		4,332		4,432		4,532		4,632	
<b>Estimated Average Appraised Value/Home:</b>		342,360		360,334		365,224		390,005		452,406		524,791		608,757		608,757		706,158	
<b>Estimated Appraised Value (new construction)</b>		46,218,579		61,617,194		39,444,164		46,410,589		45,240,574		52,479,066		60,875,716		60,875,716		70,615,831	
<b>Total Estimated Appraised Value (no inf)</b>		1,177,102,362		1,339,988,863		1,446,550,252		1,512,053,443		1,656,741,015		1,974,298,643		2,351,062,142		2,788,107,801		3,304,820,880	
<b>Total Estimated Values (w/inf)*</b>		1,278,371,669		1,407,106,088		1,465,642,854		1,611,500,441		1,921,819,577		2,290,186,426		2,727,232,085		3,234,205,049		3,833,592,220	
<b>Assessment Rate \$0.12/100</b>		0.0012		0.0012		0.0012		0.0012		0.0011		0.0010		0.0009		0.0008		0.0008	
<b>Average Assessment</b>		411		432		438		468		500		529		554		571		662	
<b>Fiscal Year</b>		<b>2019</b>		<b>2020</b>		<b>2021</b>		<b>2022</b>		<b>2023</b>		<b>2024</b>		<b>2025</b>		<b>2026</b>		<b>2027</b>	
		<b>Approved Budget</b>	<b>Actual 9/30/19</b>	<b>Approved Budget</b>	<b>Actual 9/30/20</b>	<b>Approved Budget</b>	<b>Actual 9/30/21</b>	<b>Proposed Service Plan</b>	<b>2022 Estimate 9/30/22</b>	<b>2022 Prelim 5/16/22</b>	<b>Proposed Service Plan</b>	<b>Proposed Service Plan</b>	<b>Proposed Service Plan</b>	<b>Proposed Service Plan</b>	<b>Proposed Service Plan</b>	<b>Proposed Service Plan</b>			
<b>BEGINNING BALANCE</b>		71,097	178,934	536,515	469,506	742,574	668,292	921,150	965,030	965,030	85,153	125,930	236,741	470,966	736,800				
<b>INCOME</b>																			
<b>DESCRIPTION</b>																			
<b>ACCT #</b>																			
PID ASSESSMENTS-DELINQUENT		-	6,820	-	4,864	-	2,820	-	5,990	5,990	-	-	-	-	-	-	-	-	-
PID ASSESSMENTS		1,534,046	1,527,835	1,688,527	1,681,806	1,758,771	1,750,886	1,933,801	1,915,493	1,915,493	2,114,002	2,290,186	2,454,509	2,587,364	3,066,874				
INTEREST ON PID ASSESSMENT		-	4,975	-	6,120	-	6,276	-	5,409	5,409	-	-	-	-	-	-	-	-	-
DEVELOPER PARTICIPATION (LV)		25,000	39,028	25,000	4,906	5,000	5,127	5,200	5,373	-	5,200	5,200	5,200	5,200	5,200	5,200	5,200	5,200	5,200
MISCELLANEOUS		-	-	-	10,332	-	-	-	-	-	-	-	-	-	-	-	-	-	-
TRSRF-IN RISK MGMT FUNDS (PROP)		-	4,373	-	1,521	-	-	-	10,339	-	-	-	-	-	-	-	-	-	-
<b>CITY CONTRIBUTION</b>		81,830	81,830	81,830	81,830	81,830	81,830	81,830	81,830	47,735	81,830	81,830	81,830	81,830	81,830				
INTEREST		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
INTEREST-TAX COLLECTIONS		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
<b>TOTAL REVENUES</b>		1,640,876	1,664,861	1,795,357	1,791,378	1,845,601	1,846,939	2,020,831	2,024,433	1,974,626	2,201,032	2,377,216	2,541,539	2,674,394	3,153,904				
<b>EXPENSES</b>																			
<b>DESCRIPTION</b>																			
<b>ACCT #</b>																			
SUPPLIES		500	-	500	-	500	-	500	500	-	500	500	500	500	500	500	500	500	500
DECORATIONS		42,000	96,187	70,000	23,630	70,000	103,563	105,000	89,155	52,250	90,000	90,000	90,000	90,000	90,000	90,000	90,000	90,000	90,000
BEAUTIFICATION		100,000	23,534	25,000	65,369	50,000	8,131	500,000	698,242	692,520	100,000	52,500	55,125	57,881	60,775				
WALL MAINTENANCE		300,000	36,237	160,000	188,448	160,000	53,667	160,000	254,013	188,251	160,000	160,000	160,000	160,000	160,000				
PROFESSIONAL ENGINEERING SERVICES		-	-	-	70,141	-	40,694	-	-	-	-	-	-	-	-	-	-	-	-
MOWING		662,249	603,233	615,000	615,584	715,000	615,000	615,000	615,000	223,609	645,750	678,038	711,939	747,536	784,913				
TREE SERVICES		-	-	-	-	-	104,000	100,000	-	-	-	109,200	-	-	114,660				
COLLECTION SERVICE		10,269	10,266	10,739	11,483	11,807	11,722	12,152	12,772	12,772	13,082	13,392	13,702	14,012	14,322				
MISC.		450	626	600	253	600	812	600	1,150	1,150	600	600	600	600	600				
ACCOUNTING/AUDIT		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
ADMIN./MANAGEMENT		23,046	27,667	26,000	30,819	26,000	25,672	26,000	25,923	15,120	27,300	28,665	30,098	31,603	33,183				
POSTAGE		100	-	100	-	100	-	100	100	-	100	100	100	100	100				
BANNERS		8,000	20,040	15,000	7,870	15,000	10,240	15,000	15,000	1,245	17,438	18,310	19,225	20,187	21,196				
ELECTRIC POWER		50,000	36,276	40,000	41,519	42,000	40,352	44,100	44,100	25,487	46,300	48,600	51,000	53,600	56,300				
WATER UTILITY		200,000	224,896	210,000	272,260	240,000	240,591	252,000	252,000	148,608	264,600	277,800	291,700	306,300	321,600				
BLDGS AND GROUNDS MAINT.		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
PAVEMENT LEVELING		-	-	-	-	-	-	-	18,445	18,445	20,000	21,000	22,050	23,153	24,310				
POND MAINT-DREDGING		-	-	-	-	-	-	255,000	255,000	148,482	257,250	26,250	-	-	-				
POND MAINT-AQUATIC		45,000	26,333	54,000	86,238	85,000	106,632	85,000	85,000	55,656	89,250	93,713	98,398	103,318	108,484				
POND MAINT-EQUIPMENT		25,000	27,790	25,000	40,452	50,000	47,436	50,000	50,000	37,786	60,000	63,000	66,150	69,458	72,930				
WATER WELL MAINTENANCE		5,000	-	5,000	-	5,000	7,698	7,700	7,700	-	8,085	8,489	8,914	9,359	9,827				
IRRIGATION SYSTEM MAINTENANCE		50,000	104,320	50,000	75,235	70,000	87,863	80,000	80,000	47,802	90,000	94,500	99,225	104,186	109,396				
DECORATIVE ROADWAY SIGNS MAINT		15,000	82,693	34,000	1,953	15,000	-	3,000	3,000	2,297	2,000	2,000	2,000	2,000	2,000				
PLAYGROUNDS/PICNIC AREA MAINT.		3,500	-	3,500	5,040	3,500	7,323	6,000	6,000	-	7,000	7,000	7,000	7,000	7,000				
DECORATIVE LIGHTING MAINT.		17,000	32,921	25,000	34,052	25,000	14,587	25,000	25,000	11,088	25,000	26,250	27,563	28,941	30,388				
PROPERTY INSURANCE PREMIUM		2,800	2,906	3,500	3,174	3,500	3,855	4,500	4,672	4,672	4,800	5,040	5,292	5,557	5,834				
LIABILITY INSURANCE PREMIUM		2,000	2,366	2,600	3,073	3,500	4,363	5,000	5,097	5,097	5,200	5,460	5,733	6,020	6,321				
CONSTRUCTION MISCELLANEOUS		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
POND IMPROVEMENT		55,000	-	305,000	-	800,000	-	400,000	300,000	-	210,000	420,000	525,000	551,250	578,813				
FOUNTAINS		-	-	-	-	-	-	-	40,440	44,440	-	-	-	-	-	-	-	-	-
STREET SIGNS		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
LANDSCAPING		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
OTHER EQUIPMENT		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
CONSTRUCTION		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
IRRIGATION SYSTEMS		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
WATER WELLS (TR TO WTER, 5005)		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		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
<b>TOTAL EXPENSES</b>		1,632,914	1,374,290	1,696,539	1,592,592	2,407,507	1,550,201	2,767,652	2,904,309	1,752,777	2,160,255	2,266,406	2,307,314	2,408,560	2,629,452				
<b>ENDING BALANCE</b>		79,060	469,506	635,334	668,292	180,668	965,030	174,328	85,153	1,186,879	125,930	236,741	470,966	736,800	1,261,252				

<b>Water Rates FY 2022</b>	
Gov't	\$4.33/1,000 gal
Comm	\$5.14/1,000 gal
The PID saves about \$1,900 for every \$10,000 of expense.	
<b>Water Rates FY 2021</b>	
Gov't	\$4.14/1,000 gal
Comm	\$4.92/1,000 gal
The PID saves about \$1,900 for every \$10,000 of expense.	

<b>Avg. Annual Assess. by Home Value (12C):</b>	
Value	Assessment
150,000	180
200,000	240
250,000	300
300,000	360
350,000	420
400,000	480
450,000	540
500,000	600
550,000	660
600,000	720
650,000	780
700,000	840
750,000	900

<b>Avg. Annual Assess. by Home Value (1</b>	
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**Average Annual Assessment**

**by Home Value:**

<b>Value</b>	<b>Assessment 0.12</b>	<b>Assessment 0.11</b>	<b>Assessment 0.10</b>	<b>Assessment 0.09</b>	<b>Assessment 0.08</b>
150,000	180	165	150	135	120
200,000	240	220	200	180	160
250,000	300	275	250	225	200
300,000	360	330	300	270	240
350,000	420	385	350	315	280
400,000	480	440	400	360	320
450,000	540	495	450	405	360
500,000	600	550	500	450	400
550,000	660	605	550	495	440
600,000	720	660	600	540	480
650,000	780	715	650	585	520
700,000	840	770	700	630	560
750,000	900	825	750	675	600

**From:** Gabriel Johnson <[gjohnson@GPTX.org](mailto:gjohnson@GPTX.org)>  
**Sent:** Tuesday, March 8, 2022 10:03 AM  
**To:** Cheryl Y. DeLeon <[cdeleon@GPTX.org](mailto:cdeleon@GPTX.org)>; Duane Strawn <[Dstrawn@GPTX.org](mailto:Dstrawn@GPTX.org)>  
**Cc:** Lee Harriss <[Lharriss@GPTX.org](mailto:Lharriss@GPTX.org)>; Cathy Patrick <[Cpatrick@GPTX.org](mailto:Cpatrick@GPTX.org)>; Bill Hills <[Bhills@GPTX.org](mailto:Bhills@GPTX.org)>; Noreen M. Housewright <[nhousewright@GPTX.org](mailto:nhousewright@GPTX.org)>  
**Subject:** RE: Peninsula PID - Request for Increased Mowing Transfer and Pond Maintenance Transfer

This is a very slippery slope. Those detention ponds were built to offset the Mira Lagos development. If those ponds were designed as a regional detention facility that's a different story, but I don't think that applies here. They were specific to Mira Lagos. The plats also state that the HOA is responsible for the maintenance of the stormwater areas, which is then conveyed over to the PID.

We recently stepped in and helped address the area around the outfall structure because they had let it get too grown up and was restricting flow. We did not seek reimbursement for this work.

Gabe Johnson, PE, PH, CFM, GISP

City of Grand Prairie

Director of Engineering and Public Works

office - (972) 237-8154

email – [gjohnson@gptx.org](mailto:gjohnson@gptx.org)

Development Center

300 W Main St.

Grand Prairie, TX 75050



**From:** Duane Strawn <[Dstrawn@GPTX.org](mailto:Dstrawn@GPTX.org)>

**Sent:** Thursday, March 10, 2022 8:38 PM

**To:** Cheryl Y. DeLeon <[cdeleon@GPTX.org](mailto:cdeleon@GPTX.org)>; Gabriel Johnson <[gjohnson@GPTX.org](mailto:gjohnson@GPTX.org)>

**Cc:** Lee Harriss <[Lharriss@GPTX.org](mailto:Lharriss@GPTX.org)>; Cathy Patrick <[Cpatrick@GPTX.org](mailto:Cpatrick@GPTX.org)>

**Subject:** RE: Peninsula PID - Request for Increased Mowing Transfer and Pond Maintenance Transfer

Cheryl,

- From my understanding, when the Peninsula was designed the developer wanted the medians and common area to be within the PID because they wanted to maintain them at a higher standard than the city would. The PID transfer covers what the city would be paying a contractor to mow the area per our Class B standards (non irrigated, mow, edge, weedeat every two weeks for 20 cycles).
  - The proposed 2022 transfer amount of \$1,335.37 an acre is derived by a quick and dirty formula.
  - The detailed formula would dictate a transfer amount of \$1,154.67 per acre. This is less than they are currently receiving. If we dig deep, this may be the formula we are asked to use as it is more accurate.
- The ponds were a stormwater retention requirement to mitigate the new massive amount of impervious surface involved with this development. These should always be 100% PID maintained. Without the development, there would be no ponds.



Duane Strawn, PLA, ASLA, CPRE

Director

Parks, Arts & Recreation Department

Administration Office

400 College St. | Grand Prairie, Texas 75050

(972) 237-8106



# Peninsula PID Rate Reduction Discussion

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March 15, 2022  
6:30PM

Mira Lagos Clubhouse  
3025 S. Camino Lagos  
Grand Prairie, Texas 75054



# Background

- PID residents voiced concerns at the 2021 Annual Meeting
  - Home values were increasing dramatically, causing assessments to increase dramatically
  - PID expenditures seem to rise in concert with the assessments
  - Instead of spending more money, the PID board should look for ways to maintain or reduce expenses and reduce the assessment rates
- PID Board committed to evaluate income and expenses at the January 2022 meeting
  - Determine if additional revenue was available from the city that would allow for a rate reduction independent of cutting expenses
  - Survey residents to determine what services could be eliminated or reduced to reduce expenses
  - Analyze resulting revenue and expenses to determine what assessment rate is required

# Potential Obstacles to Rate Reduction

- Revenue
  - City Council may not be receptive to any requests for additional revenue, even if the PID board can justify increased reimbursement for basic services that the City would perform on similar areas, not “enhanced” services
- Expenses
  - Current rate of inflation will negatively impact expenses, even if services are eliminated or reduced
  - This could result in an increase in expenses with no increase in services, making it more difficult to balance revenue and expenses
  - If residents are not willing to reduce or eliminate services, this will limit rate reduction options

**The PID cannot run a deficit, so expenses cannot exceed revenue plus previous year’s carryover, if any. If this occurs, all services must stop until the following year when assessment revenue is collected.**

# Grand Prairie PID Comparison - FY2022

PID # and Name	Ponds/ Acreage	Mowed Acreage	Wall Type	Wall LF	Total PID Area	Homes	Avg. Assessment	Assessment Rate
1 Westchester	0/0	24.98	C/B/M	41,221	146,132	3,308	\$329	\$0.10
2 Whispering Oaks	0/0	0.43	B	741	65	28	\$475	\$475/lot
3 Fairway Bend	0/0	0.76	W	1,727	30	42	\$580	\$0.19
4 Brookfield	0/0	1.82	C/M	679	102	172	\$280	\$0.11
5 Forum Estates	0/0	15.938	C/B/V	9,567	47,350	1,513	\$326	\$0.12
6 Walingford Village	0/0	0.64	C	811	51	227	\$193	\$0.085
7 Lake Parks	1/12.3	9.12	B/M	12,513	7,827	1,276	\$326	\$0.11
8 Peninsula	9/30.52	48.249	B/M/W	78,733	264,972	4,132	\$468	\$0.12
9 High Hawk	1/0.36	1.73	B/M/V	15,301	6,685	644	\$594	\$0.18
10 Silverado Springs	0/0	0.256	W/B	2,819	267	120	\$390	\$0.15
11 Monterrey Park	0/0	0.0	B/V	2,265	183	202	\$249	\$0.11
12 Parkview	0/0	0.311	B	9,781	1,496	225	\$398	\$0.215
13 Country Club Park	0/0	1.277	C/M/B	3,667	1,938	560	\$223	\$0.085
14 Southwest Village	0/0	0.0	B/M/W	1,930	27	127	\$415	\$0.19
15 Oak Hollow/Sheffield Village	0/0	7.684	C/M	11,238	13,165	2,210	\$189	\$0.085
16 Lone Star Meadows	0/0	0.52	B/V	8,440	1,969	449	\$208	\$0.085
17 Berkshire Park	0/0	0.872	B/M	1,586	64.61	138	\$382	\$0.15
18 Crescent Heights	0/0	0.681	C/M			90	\$384	\$0.16
19 Greenway Trails	Dev	0.882				241	\$145	\$0.20
AVERAGE	3.7/19.7	6.113	17	11,942	28,960			\$0.135

Wall Type: C-Concrete, B-Brick, M-Metal, W-Wood, V-Vinyl

# City Contribution to PID Turf Maintenance

- City currently reimburses PIDs for mowing based on the average cost of mowing per acre
- Most PIDs are reimbursed based on an average of the “Class A/B/C” standards
  - Class A – every week, 40 mowings/year; Class B – every 2 weeks, 20 mowings/year; Class C – once per month, 10 mowings/year
  - Reimbursement is between \$1334.41 and \$1341.07 per acre
- Peninsula PID is reimbursed slightly less than the average of Class A and B mowing costs
  - Class A & B average cost is \$1731.52 per acre
  - Peninsula PID is reimbursed at \$1695.99 per acre

**All PID areas, which are medians, ROWs and around ponds, are mowed to Class A standards, just as similar City areas are mowed. It is proposed that they should be reimbursed by the City as such, at \$2,308.69 per acre.**

# City Contribution to PID Pond Maintenance

- City currently does not reimburse PIDs for pond maintenance, even though ponds are an integral component of flood control in the City
- The City maintains 15.5 acres of ponds at a cost of \$2400 per acre
  - Includes basic maintenance to maintain water quality
  - Does not include fountains or lights or other “enhanced” features
- Only four PIDs have ponds: Lake Parks, Peninsula, High Hawk, and Greenway Trails
  - Greenway Trails is developer-maintained
  - Lake Parks has 12.3 acres, Peninsula has 30.52 acres, High Hawk has 0.36 acres

**Since ponds are a critical part of the City’s infrastructure, it is proposed that they should be reimbursed by the City for the same basic services City ponds require, at \$2,400 per acre.**

# Peninsula PID Funding Analysis

Pond Calculations			Mowing Calculations	
City Pond Maintenance Cost Per Acre	\$ 2,400.00		City Mowing Cost Per Class A Acre	\$2,308.69
PID Pond Acreage	30.52		PID Mowing Class A Acreage	48.249
Current City Contribution Per Acre	\$0		Current City Contribution Per Acre	\$ 1,695.99
Total Current City Contribution	\$0		Total Current City Contribution	\$ 81,830.00
Requested Contribution Per Acre	\$ 2,400.00		Requested Contribution Per Acre	\$ 2,308.69
Total Requested Contribution	\$ 73,248.00		Total Requested Contribution	\$111,391.98
Additional Pond Maintenance Funding	\$ 73,248.00		Additional Mowing Funding	\$ 29,561.98
<b>Current Funding (Flat Rate for Peninsula PID)</b>			<b>\$81,830</b>	
<b>Additional Funding</b>			<b>\$102,810</b>	
<b>Total Requested Contribution</b>			<b>\$184,640</b>	

**All other Grand Prairie PID funding analyses are contained in Backup  
slide <sup>20</sup> section.**



# Peninsula PID Revenue Analysis - FY2023

Revenue Source	Current State	Future State 1 \$0.12 Rate Increased City Contribution	Future State 2 \$0.11 Rate Current City Contribution	Future State 3 \$0.11 Rate Increased City Contribution	Future State 4 \$0.10 Rate Current City Contribution	Future State 5 \$0.10 Rate Increased City Contribution
Beginning Balance	\$174,328	\$174,328	\$174,328	\$174,328	\$174,328	\$174,328
PID Assessment	\$2,000,880	\$2,000,880	\$1,834,140	\$1,834,140	\$1,667,400	\$1,667,400
Developer Participation	\$5,200	\$5,200	\$5,200	\$5,200	\$5,200	\$5,200
City Contribution	<u>\$81,830</u>	<u>\$184,640</u>	<u>\$81,830</u>	<u>\$184,640</u>	<u>\$81,830</u>	<u>\$184,640</u>
Budgeted Revenue	\$2,262,238	\$2,365,048	\$2,095,498	\$2,198,308	\$1,928,758	\$2,031,568
Budgeted Expenses	<u>\$2,084,992</u>	<u>\$2,084,992</u>	<u>\$2,084,992</u>	<u>\$2,084,992</u>	<u>\$2,084,992</u>	<u>\$2,084,992</u>
End of Year Balance	\$177,246	\$280,056	\$10,506	\$113,316	<b>(\$156,234)</b>	<b>(\$53,424)</b>

**From the revenue side only, it appears possible to reduce the rate to \$0.11; however, without increased city contribution, there would be little room for unanticipated events. Once the expense side is analyzed, it can be determined if this or additional cuts are feasible.**

# Conclusion

- PIDs should be responsible only for improvements and maintenance that are unique to the PID
- If PID residents are paying for maintenance of City common areas in non-PID residential areas, then the City should also be providing similar maintenance support to PID common areas through reimbursement to the PID for this maintenance
- If the City recognizes that these pond and mowing increases are needed, the total impact to the City for PID 8 will be \$102,809.98 per year at current maintenance rates (see Backup for full details on all Grand Prairie PIDs)

**This is only the first step in the rate reduction evaluation, consisting of the revenue evaluation. The next step is the expense evaluation.**

# Next Step

- Determine what services residents want to see added, eliminated, increased or decreased
  - Seeking input on format and content of survey questions
  - Survey will be administered online
  - Registration and validation of PID residency will be required
- After analyzing the results of the survey, the PID Board may propose changes to services that could result in a change to the expense profile
  - Valid services that have strong support for addition, elimination, increase or decrease will be evaluated for feasibility
  - This could change the revenue/expense equation, resulting in the ability to reduce the PID assessment rate, maintain it, or increase it, depending on what service changes are made and what the revenue profile allows

**Thank you for your participation in this process! Stay tuned as we continue the evaluation process.**

# Questions?

Thank You  
for your attention!



# Backup

# Grand Prairie PID Funding Analysis Westchester PID 1

Pond Calculations			Mowing Calculations	
City Pond Maintenance Cost Per Acre	\$ 2,400.00		City Mowing Cost Per Class A Acre	\$2,308.69
PID Pond Acreage	0		PID Mowing Class A Acreage	24.98
Current City Contribution Per Acre	\$0		Current City Contribution Per Acre	\$ 1,341.07
Total Current City Contribution	\$0		Total Current City Contribution	\$ 33,500.00
Requested Contribution Per Acre	\$ 2,400.00		Requested Contribution Per Acre	\$ 2,308.69
Total Requested Contribution	\$0		Total Requested Contribution	\$ 57,671.08
Additional Pond Maintenance Funding	\$0		Additional Mowing Funding	\$ 24,171.08
<b>Current Funding (Flat rate for Westchester PID)</b>			<b>\$33,500.00</b>	
<b>Additional Funding</b>			<b>\$24,171.08</b>	
<b>Total Requested Contribution</b>			<b>\$57,671.08</b>	

# Grand Prairie PID Funding Analysis

## Whispering Oaks PID 2

Pond Calculations			Mowing Calculations	
City Pond Maintenance Cost Per Acre	\$ 2,400.00		City Mowing Cost Per Class A Acre	\$2,308.69
PID Pond Acreage	0		PID Mowing Class A Acreage	0.43
Current City Contribution Per Acre	\$0		Current City Contribution Per Acre	\$ 1,334.88
Total Current City Contribution	\$0		Total Current City Contribution	\$ 574.00
Requested Contribution Per Acre	\$ 2,400.00		Requested Contribution Per Acre	\$ 2,308.69
Total Requested Contribution	\$0		Total Requested Contribution	\$ 992.74
Additional Pond Maintenance Funding	\$0		Additional Mowing Funding	\$ 418.74
<b>Current Funding</b>			<b>\$574.00</b>	
<b>Additional Funding</b>			<b>\$418.74</b>	
<b>Total Requested Contribution</b>			<b>\$992.74</b>	

# Grand Prairie PID Funding Analysis

## Fairway Bend PID 3

Pond Calculations			Mowing Calculations	
City Pond Maintenance Cost Per Acre	\$ 2,400.00		City Mowing Cost Per Class A Acre	\$2,308.69
PID Pond Acreage	0		PID Mowing Class A Acreage	0.76
Current City Contribution Per Acre	\$0		Current City Contribution Per Acre	\$ 1,335.53
Total Current City Contribution	\$0		Total Current City Contribution	\$ 1,015.00
Requested Contribution Per Acre	\$ 2,400.00		Requested Contribution Per Acre	\$ 2,308.69
Total Requested Contribution	\$0		Total Requested Contribution	\$ 1,754.60
Additional Pond Maintenance Funding	\$0		Additional Mowing Funding	\$ 739.60
<b>Current Funding</b>			<b>\$1,015.00</b>	
<b>Additional Funding</b>			<b>\$739.60</b>	
<b>Total Requested Contribution</b>			<b>\$1,754.60</b>	



# Grand Prairie PID Funding Analysis Brookfield PID 4

Pond Calculations			Mowing Calculations	
City Pond Maintenance Cost Per Acre	\$ 2,400.00		City Mowing Cost Per Class A Acre	\$2,308.69
PID Pond Acreage	0		PID Mowing Class A Acreage	1.82
Current City Contribution Per Acre	\$0		Current City Contribution Per Acre	\$ 1,335.16
Total Current City Contribution	\$0		Total Current City Contribution	\$ 2,430.00
Requested Contribution Per Acre	\$ 2,400.00		Requested Contribution Per Acre	\$ 2,308.69
Total Requested Contribution	\$0		Total Requested Contribution	\$ 4,201.82
Additional Pond Maintenance Funding	\$0		Additional Mowing Funding	\$ 1,771.82
<b>Current Funding</b>			<b>\$2,430.00</b>	
<b>Additional Funding</b>			<b>\$1,771.82</b>	
<b>Total Requested Contribution</b>			<b>\$4,201.82</b>	

# Grand Prairie PID Funding Analysis

## Forum Estates PID 5

Pond Calculations			Mowing Calculations	
City Pond Maintenance Cost Per Acre	\$ 2,400.00		City Mowing Cost Per Class A Acre	\$2,308.69
PID Pond Acreage	0		PID Mowing Class A Acreage	15.938
Current City Contribution Per Acre	\$0		Current City Contribution Per Acre	\$ 1,335.36
Total Current City Contribution	\$0		Total Current City Contribution	\$ 21,283.00
Requested Contribution Per Acre	\$ 2,400.00		Requested Contribution Per Acre	\$ 2,308.69
Total Requested Contribution	\$0		Total Requested Contribution	\$ 36,795.90
Additional Pond Maintenance Funding	\$0		Additional Mowing Funding	\$ 15,512.90
<b>Current Funding</b>			<b>\$21,283.00</b>	
<b>Additional Funding</b>			<b>\$15,512.90</b>	
<b>Total Requested Contribution</b>			<b>\$36,795.90</b>	

# Grand Prairie PID Funding Analysis

## Walingford Village PID 6

Pond Calculations			Mowing Calculations	
City Pond Maintenance Cost Per Acre	\$ 2,400.00		City Mowing Cost Per Class A Acre	\$2,308.69
PID Pond Acreage	0		PID Mowing Class A Acreage	0.64
Current City Contribution Per Acre	\$0		Current City Contribution Per Acre	\$ 1,335.94
Total Current City Contribution	\$0		Total Current City Contribution	\$ 855.00
Requested Contribution Per Acre	\$ 2,400.00		Requested Contribution Per Acre	\$ 2,308.69
Total Requested Contribution	\$0		Total Requested Contribution	\$ 1,477.56
Additional Pond Maintenance Funding	\$0		Additional Mowing Funding	\$ 622.56
<b>Current Funding</b>			<b>\$855.00</b>	
<b>Additional Funding</b>			<b>\$622.56</b>	
<b>Total Requested Contribution</b>			<b>\$1,477.56</b>	

# Grand Prairie PID Funding Analysis

## Lake Parks PID 7

Pond Calculations			Mowing Calculations	
City Pond Maintenance Cost Per Acre	\$ 2,400.00		City Mowing Cost Per Class A Acre	\$2,308.69
PID Pond Acreage	12.3		PID Mowing Class A Acreage	9.12
Current City Contribution Per Acre	\$0		Current City Contribution Per Acre	\$ 1,335.42
Total Current City Contribution	\$0		Total Current City Contribution	\$ 12,179.00
Requested Contribution Per Acre	\$ 2,400.00		Requested Contribution Per Acre	\$ 2,308.69
Total Requested Contribution	\$ 29,520.00		Total Requested Contribution	\$ 21,055.25
Additional Pond Maintenance Funding	\$ 29,520.00		Additional Mowing Funding	\$ 8,876.25
<b>Current Funding</b>			<b>\$12,179.00</b>	
<b>Additional Funding</b>			<b>\$38,396.25</b>	
<b>Total Requested Contribution</b>			<b>\$50,575.25</b>	

# Grand Prairie PID Funding Analysis

## Peninsula PID 8

Pond Calculations			Mowing Calculations	
City Pond Maintenance Cost Per Acre	\$ 2,400.00		City Mowing Cost Per Class A Acre	\$2,308.69
PID Pond Acreage	30.52		PID Mowing Class A Acreage	48.249
Current City Contribution Per Acre	\$0		Current City Contribution Per Acre	\$ 1,695.99
Total Current City Contribution	\$0		Total Current City Contribution	\$ 81,830.00
Requested Contribution Per Acre	\$ 2,400.00		Requested Contribution Per Acre	\$ 2,308.69
Total Requested Contribution	\$ 73,248.00		Total Requested Contribution	\$111,391.98
Additional Pond Maintenance Funding	\$ 73,248.00		Additional Mowing Funding	\$ 29,561.98
<b>Current Funding (Flat Rate for Peninsula PID)</b>			<b>\$81,830.00</b>	
<b>Additional Funding</b>			<b>\$102,809.98</b>	
<b>Total Requested Contribution</b>			<b>\$184,639.98</b>	

# Grand Prairie PID Funding Analysis

## High Hawk PID 9

Pond Calculations			Mowing Calculations	
City Pond Maintenance Cost Per Acre	\$ 2,400.00		City Mowing Cost Per Class A Acre	\$2,308.69
PID Pond Acreage	0.36		PID Mowing Class A Acreage	1.73
Current City Contribution Per Acre	\$0		Current City Contribution Per Acre	\$ 1,335.26
Total Current City Contribution	\$0		Total Current City Contribution	\$ 2,310.00
Requested Contribution Per Acre	\$ 2,400.00		Requested Contribution Per Acre	\$ 2,308.69
Total Requested Contribution	\$ 864.00		Total Requested Contribution	\$ 3,994.03
Additional Pond Maintenance Funding	\$ 864.00		Additional Mowing Funding	\$ 1,684.03
<b>Current Funding</b>			<b>\$2,310.00</b>	
<b>Additional Funding</b>			<b>\$2,548.03</b>	
<b>Total Requested Contribution</b>			<b>\$4,858.03</b>	

# Grand Prairie PID Funding Analysis

## Silverado Springs PID 10

Pond Calculations			Mowing Calculations	
City Pond Maintenance Cost Per Acre	\$ 2,400.00		City Mowing Cost Per Class A Acre	\$2,308.69
PID Pond Acreage	0		PID Mowing Class A Acreage	0.256
Current City Contribution Per Acre	\$0		Current City Contribution Per Acre	\$ 1,335.94
Total Current City Contribution	\$0		Total Current City Contribution	\$ 342.00
Requested Contribution Per Acre	\$ 2,400.00		Requested Contribution Per Acre	\$ 2,308.69
Total Requested Contribution	\$0		Total Requested Contribution	\$ 591.02
Additional Pond Maintenance Funding	\$0		Additional Mowing Funding	\$ 249.02
<b>Current Funding</b>			<b>\$342.00</b>	
<b>Additional Funding</b>			<b>\$249.02</b>	
<b>Total Requested Contribution</b>			<b>\$591.00</b>	

# Grand Prairie PID Funding Analysis

## Monterrey Park PID 11

Pond Calculations			Mowing Calculations	
City Pond Maintenance Cost Per Acre	\$ 2,400.00		City Mowing Cost Per Class A Acre	\$2,308.69
PID Pond Acreage	0		PID Mowing Class A Acreage	0
Current City Contribution Per Acre	\$0		Current City Contribution Per Acre	\$0
Total Current City Contribution	\$0		Total Current City Contribution	\$0
Requested Contribution Per Acre	\$ 2,400.00		Requested Contribution Per Acre	\$0
Total Requested Contribution	\$0		Total Requested Contribution	\$0
Additional Pond Maintenance Funding	\$0		Additional Mowing Funding	\$0
<b>Current Funding</b>			<b>\$0</b>	
<b>Additional Funding</b>			<b>\$0</b>	
<b>Total Requested Contribution</b>			<b>\$0</b>	



# Grand Prairie PID Funding Analysis

## Parkview PID 12

Pond Calculations			Mowing Calculations	
City Pond Maintenance Cost Per Acre	\$ 2,400.00		City Mowing Cost Per Class A Acre	\$2,308.69
PID Pond Acreage	0		PID Mowing Class A Acreage	0.311
Current City Contribution Per Acre	\$0		Current City Contribution Per Acre	\$ 1,334.41
Total Current City Contribution	\$0		Total Current City Contribution	\$ 415.00
Requested Contribution Per Acre	\$ 2,400.00		Requested Contribution Per Acre	\$ 2,308.69
Total Requested Contribution	\$0		Total Requested Contribution	\$ 718.00
Additional Pond Maintenance Funding	\$0		Additional Mowing Funding	\$ 303.00
<b>Current Funding</b>			<b>\$415.00</b>	
<b>Additional Funding</b>			<b>\$303.00</b>	
<b>Total Requested Contribution</b>			<b>\$718.00</b>	

# Grand Prairie PID Funding Analysis

## Country Club PID 13

Pond Calculations			Mowing Calculations	
City Pond Maintenance Cost Per Acre	\$ 2,400.00		City Mowing Cost Per Class A Acre	\$2,308.69
PID Pond Acreage	0		PID Mowing Class A Acreage	1.277
Current City Contribution Per Acre	\$0		Current City Contribution Per Acre	\$ 1,335.16
Total Current City Contribution	\$0		Total Current City Contribution	\$ 1,705.00
Requested Contribution Per Acre	\$ 2,400.00		Requested Contribution Per Acre	\$ 2,308.69
Total Requested Contribution	\$0		Total Requested Contribution	\$ 2,948.20
Additional Pond Maintenance Funding	\$0		Additional Mowing Funding	\$ 1,243.20
<b>Current Funding</b>			<b>\$1,705.00</b>	
<b>Additional Funding</b>			<b>\$1,243.20</b>	
<b>Total Requested Contribution</b>			<b>\$2,948.20</b>	

# Grand Prairie PID Funding Analysis

## Southwest Village PID 14

Pond Calculations			Mowing Calculations	
City Pond Maintenance Cost Per Acre	\$ 2,400.00		City Mowing Cost Per Class A Acre	\$2,308.69
PID Pond Acreage	0		PID Mowing Class A Acreage	0
Current City Contribution Per Acre	\$0		Current City Contribution Per Acre	\$0
Total Current City Contribution	\$0		Total Current City Contribution	\$0
Requested Contribution Per Acre	\$ 2,400.00		Requested Contribution Per Acre	\$0
Total Requested Contribution	\$0		Total Requested Contribution	\$0
Additional Pond Maintenance Funding	\$0		Additional Mowing Funding	\$0
<b>Current Funding</b>			<b>\$0</b>	
<b>Additional Funding</b>			<b>\$0</b>	
<b>Total Requested Contribution</b>			<b>\$0</b>	

# Grand Prairie PID Funding Analysis

## Oak Hollow/Sheffield Village PID 15

Pond Calculations			Mowing Calculations	
City Pond Maintenance Cost Per Acre	\$ 2,400.00		City Mowing Cost Per Class A Acre	\$2,308.69
PID Pond Acreage	0		PID Mowing Class A Acreage	7.684
Current City Contribution Per Acre	\$0		Current City Contribution Per Acre	\$ 1,335.37
Total Current City Contribution	\$0		Total Current City Contribution	\$ 10,261.00
Requested Contribution Per Acre	\$ 2,400.00		Requested Contribution Per Acre	\$ 2,308.69
Total Requested Contribution	\$0		Total Requested Contribution	\$ 17,739.97
Additional Pond Maintenance Funding	\$0		Additional Mowing Funding	\$ 7,478.97
<b>Current Funding</b>			<b>\$10,261.00</b>	
<b>Additional Funding</b>			<b>\$7,478.97</b>	
<b>Total Requested Contribution</b>			<b>\$17,739.97</b>	

# Grand Prairie PID Funding Analysis

## Lone Star Meadows PID 16

Pond Calculations			Mowing Calculations	
City Pond Maintenance Cost Per Acre	\$ 2,400.00		City Mowing Cost Per Class A Acre	\$2,308.69
PID Pond Acreage	0		PID Mowing Class A Acreage	0.52
Current City Contribution Per Acre	\$0		Current City Contribution Per Acre	\$ 1,334.62
Total Current City Contribution	\$0		Total Current City Contribution	\$ 694.00
Requested Contribution Per Acre	\$ 2,400.00		Requested Contribution Per Acre	\$ 2,308.69
Total Requested Contribution	\$0		Total Requested Contribution	\$ 1,200.52
Additional Pond Maintenance Funding	\$0		Additional Mowing Funding	\$ 506.52
<b>Current Funding</b>			<b>\$694.00</b>	
<b>Additional Funding</b>			<b>\$506.52</b>	
<b>Total Requested Contribution</b>			<b>\$1,200.52</b>	

# Grand Prairie PID Funding Analysis

## Berkshire Park PID 17

Pond Calculations			Mowing Calculations	
City Pond Maintenance Cost Per Acre	\$ 2,400.00		City Mowing Cost Per Class A Acre	\$2,308.69
PID Pond Acreage	0		PID Mowing Class A Acreage	0.872
Current City Contribution Per Acre	\$0		Current City Contribution Per Acre	\$ 1,334.86
Total Current City Contribution	\$0		Total Current City Contribution	\$ 1,164.00
Requested Contribution Per Acre	\$ 2,400.00		Requested Contribution Per Acre	\$ 2,308.69
Total Requested Contribution	\$0		Total Requested Contribution	\$ 2,013.18
Additional Pond Maintenance Funding	\$0		Additional Mowing Funding	\$ 849.18
<b>Current Funding</b>			<b>\$1,164.00</b>	
<b>Additional Funding</b>			<b>\$849.18</b>	
<b>Total Requested Contribution</b>			<b>\$2,013.18</b>	

# Grand Prairie PID Funding Analysis Crescent Heights PID 18

Pond Calculations			Mowing Calculations	
City Pond Maintenance Cost Per Acre	\$ 2,400.00		City Mowing Cost Per Class A Acre	\$2,308.69
PID Pond Acreage	0		PID Mowing Class A Acreage	0.681
Current City Contribution Per Acre	\$0		Current City Contribution Per Acre	\$ 1,334.80
Total Current City Contribution	\$0		Total Current City Contribution	\$ 909.00
Requested Contribution Per Acre	\$ 2,400.00		Requested Contribution Per Acre	\$ 2,308.69
Total Requested Contribution	\$0		Total Requested Contribution	\$ 1,572.22
Additional Pond Maintenance Funding	\$0		Additional Mowing Funding	\$ 663.22
<b>Current Funding</b>			<b>\$909.00</b>	
<b>Additional Funding</b>			<b>\$663.22</b>	
<b>Total Requested Contribution</b>			<b>\$1,572.22</b>	

# Grand Prairie PID Funding Analysis

## Greenway Trails PID 19

Pond Calculations			Mowing Calculations	
City Pond Maintenance Cost Per Acre	\$ 2,400.00		City Mowing Cost Per Class A Acre	\$2,308.69
PID Pond Acreage	0		PID Mowing Class A Acreage	0.882
Current City Contribution Per Acre	\$0		Current City Contribution Per Acre	\$ 1,335.60
Total Current City Contribution	\$0		Total Current City Contribution	\$ 1,178.00
Requested Contribution Per Acre	\$ 2,400.00		Requested Contribution Per Acre	\$ 2,308.69
Total Requested Contribution	\$0		Total Requested Contribution	\$ 2,036.26
Additional Pond Maintenance Funding	\$0		Additional Mowing Funding	\$ 858.26
<b>Current Funding</b>			<b>\$1,178.00</b>	
<b>Additional Funding</b>			<b>\$858.26</b>	
<b>Total Requested Contribution</b>			<b>\$2,036.26</b>	

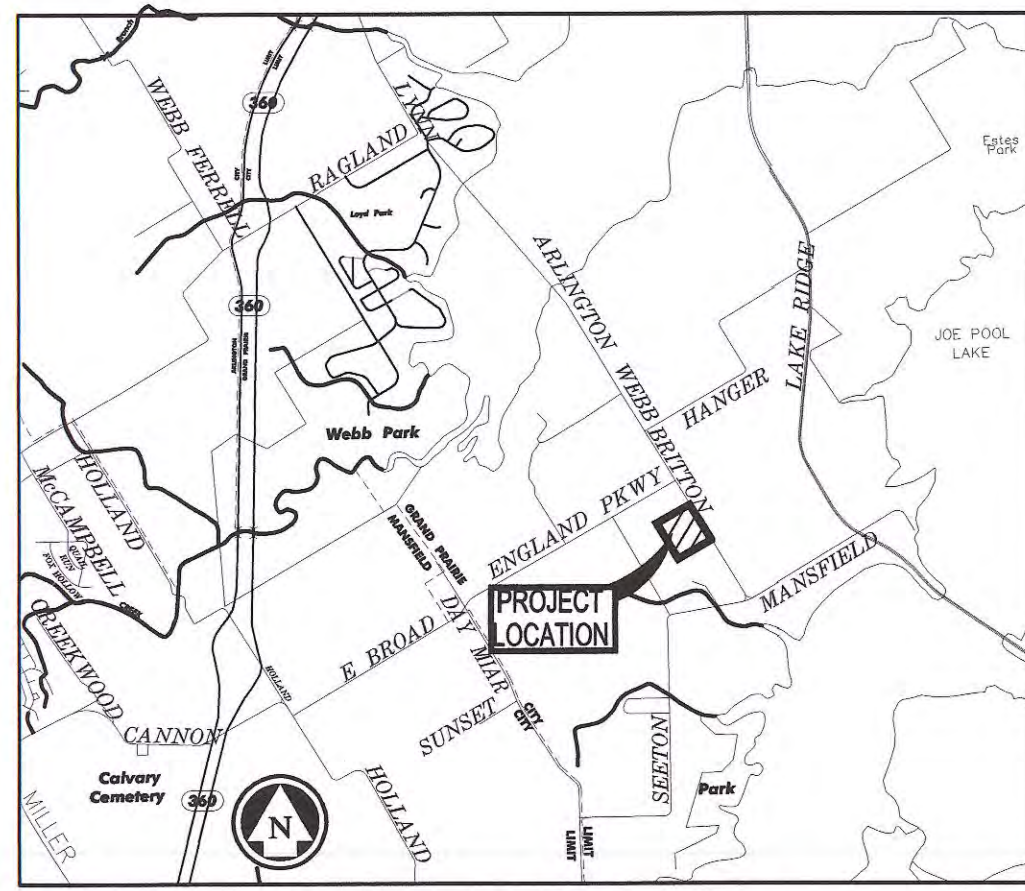


# Conclusion

- If the City recognizes that these pond and mowing increases are needed, the total impact to the City will be \$199,142.34 per year at current maintenance rates
  - \$103,632.00 for Pond Maintenance
  - \$95,510.34 for Mowing
- If the City does not recognize these increases, PID residents will continue to be disadvantaged through taxation to pay for city-wide non-PID maintenance, and additional taxation to pay for their respective PID maintenance, while non-PID residents only pay for city-wide non-PID maintenance

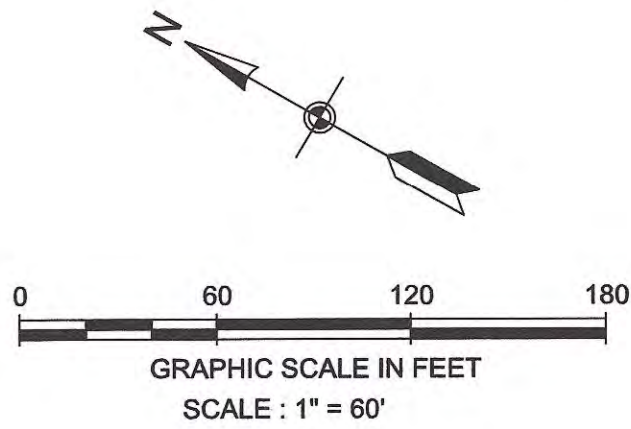
**PIDs should be eligible for reimbursement by the City for routine maintenance at a level that is performed by the City in non-PID areas at the same cost basis.**





**Vicinity Map**

NOT TO SCALE



**LOT TABULATION**

BLOCK	LOT	LOT SIZE (SF)	LOT WIDTH	LOT DEPTH	BLOCK	LOT	LOT SIZE (SF)	LOT WIDTH	LOT DEPTH
BLOCK A	1X	9,791	120.0'	82.19'	1	8,287 *	120.0'	70.0'	70.0'
	2	9,791 *	120.0'	82.19'	2	8,110	120.0'	67.59'	67.59'
	3	9,600 *	120.0'	80.0'	3	8,400	120.0'	70.0'	70.0'
	4	8,640	120.0'	72.0'	4	8,400	120.0'	70.0'	70.0'
	5	8,640	120.0'	72.0'	5	8,287 *	120.0'	70.0'	70.0'
	6	8,640	120.0'	72.0'	6	8,287 *	120.0'	70.0'	70.0'
	7	8,876	118.98'	70.0'	7	8,400	120.0'	70.0'	70.0'
	8	14,979 *	120.0'	65.0'	8	8,400	120.0'	70.0'	70.0'
	9	9,078	120.0'	70.29'	9	8,110	120.0'	67.59'	67.59'
	10	8,640	120.0'	72.0'	10	8,287 *	120.0'	70.0'	70.0'
	11	8,640	120.0'	72.0'					
	12	8,640	120.0'	72.0'					
	13	8,640	120.0'	72.0'					
	14	8,893	120.0'	72.30'					
	15	14,232 *	116.33'	65.0'					
	16	9,091	115.72'	74.55'					
	17	8,640	120.0'	72.0'					
	18	8,640	120.0'	72.0'					
	19	8,640	120.0'	72.0'					
	20	9,600 *	120.0'	80.0'					
	21	9,792 *	120.0'	81.0'					
22X	3,487	120.0'							

\* LOTS WITH HOMES SHALL USE "SIDE OR J-SWING GARAGES"  
ALL LOTS ARE GREATER THAN 70' WIDTH EXCEPT LOTS 8 & 15 BLOCK A, LOTS 2 & 9 BLOCK B AND LOT 2 BLOCK C 85.7% OF THE LOTS ARE GREATER THAN 70' WIDE

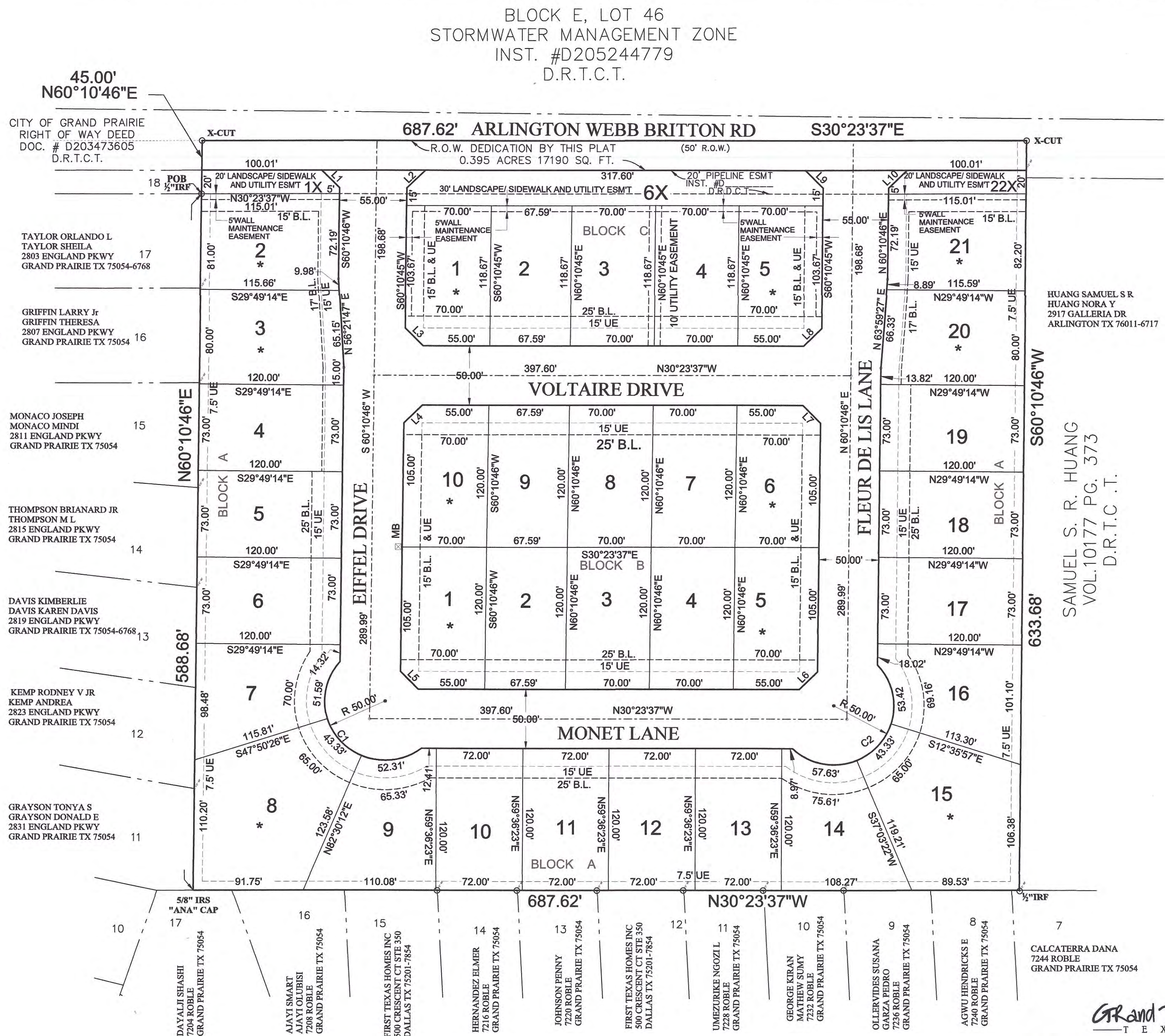
MB COMMUNITY MAILBOX

**GENERAL NOTES:**

- ZONING CLASSIFICATIONS INDICATED ON THIS PLAT REFLECT THE ZONING IN PLACE AT THE TIME THIS PLAT WAS APPROVED AND DOES NOT REPRESENT A VESTED RIGHT TO THE ZONING INDICATED.
- EXISTING OR FUTURE MINIMUM SET-BACKS ESTABLISHED BY CITY ORDINANCE SHALL TAKE PRECEDENCE OVER BUILDING LINES INDICATED ON THIS PLAT.
- LOTS 1X & 22X OF BLOCK A, AND LOT 6X OF BLOCK C ARE DEDICATED TO AND MAINTAINED BY THE HOME OWNERS ASSOCIATION AND ARE DESIGNATED AS OPEN SPACE. DRAINAGE, UTILITY EASEMENTS, LANDSCAPE BUFFER, AND VISIBILITY EASEMENT.
- SIDEWALKS REQUIRED ALONG ALL STREET FRONTAGES AT THE TIME OF SITE DEVELOPMENT PER UDC. SIDEWALKS SHALL BE CONSTRUCTED A MINIMUM OF 3' FROM THE CURB (CANNOT TOUCH THE BACK OF CURB).
- SETBACKS FOR THIS PD ARE AS FOLLOWS: MINIMUM FRONT YARD SETBACK IS 25' FROM RIGHT-OF-WAY LINE. MINIMUM SIDE YARD SETBACK IS 8', A MINIMUM OF 6' WHERE ABUTTING A STREET RIGHT-OF-WAY. MINIMUM REAR YARD SETBACK IS 10'.
- THERE IS A 5 FOOT WALL MAINTENANCE EASEMENT ALONG LOTS 1X & 22X, BLOCK A, AND LOT 6X, BLOCK C. THE W.M.E. SHOWN HEREON ARE DEDICATED TO THE HOME OWNERS ASSOCIATION FOR THE BENEFIT OF PROPERTY OWNERS WITHIN THE SUBDIVISION FOR THE MAINTENANCE, CONSTRUCTION, REPAIR, OR RECONSTRUCTION OF THE SCREENING WALLS WITHIN THE EASEMENTS. THE CITY HAS NO RESPONSIBILITY OR LIABILITY TO MAKE ANY REPAIRS TO THE SCREEN WALLS. SOLE RESPONSIBILITY SHALL REST WITH THE HOME OWNERS ASSOCIATION.

A 15 FOOT UTILITY EASEMENT IS ADJACENT TO ALL STREET RIGHT OF WAYS.  
NOTE: SURVEYED ON THE GROUND DECEMBER 2015  
NOTE: BEARINGS ARE RELATIVE TO TRUE NORTH OBTAINED FROM GLOBAL POSITIONING SATELLITE SYSTEM (GPS) OBSERVATIONS, NORTH AMERICAN DATUM 1983 (NAD 83), TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE.  
BY GRAPHIC SCALE THE SUBJECT PROPERTY APPEARS TO LIE IN ZONE X, NOT SHADED. (AREA DETERMINED TO OUTSIDE 500-YEAR FLOODPLAIN) ACCORDING TO THE FEMA FLOOD INSURANCE RATE MAP FOR TARRANT COUNTY, TEXAS, PANEL NO. 485 OF 495, MAP NO. 48439C0485K, EFFECTIVE DATE SEPTEMBER 25, 2009.

**BENCH MARK**  
CITY OF GRAND PRAIRIE G.P.S. MONUMENTS:  
G.P.S. 73, ELEV.=521.49  
G.P.S. 23, ELEV.=476.32



**CERTIFICATION**  
I, EDWARD K. KHALIL, REGISTERED PROFESSIONAL LAND SURVEYOR, CERTIFY THAT THE PLAT SHOWN HEREON ACCURATELY REPRESENTS THE PROPERTY AS DETERMINED BY AN ON THE GROUND SURVEY, MADE UNDER MY DIRECTION AND SUPERVISION IN DECEMBER, 2015 AND THAT ALL CORNERS ARE AS SHOWN.  
EDWARD K. KHALIL  
REGISTERED PROFESSIONAL LAND SURVEYOR  
TEXAS REGISTRATION NO. 5951  
DATE SIGNED: 8-10-17



**ENGINEER / SURVEYOR**  
A.N.A. CONSULTANTS, L.L.C.  
5000 THOMPSON TERRACE  
COLLEYVILLE, TEXAS 76034  
TEL. (817) 335-9900  
FAX (817) 335-9955

**OWNER / DEVELOPER**  
VERSAILLES DEVELOPMENT, LLC  
P.O. BOX 7777  
FORT WORTH, TX 76111  
TEL. (817) 980-8543  
FAX (817) 377-2820  
E-MAIL (robertshelton47@yahoo.com)

**PROPERTY DESCRIPTION**  
BEING A 10.002 ACRE TRACT OF LAND SITUATED IN THE R. MCCOY SURVEY, ABSTRACT NUMBER 1104, CITY OF GRAND PRAIRIE, TARRANT COUNTY, TEXAS, AND BEING ALL OF THAT TRACT DESCRIBED BY DEED TO VERSAILLES DEVELOPMENT, LLC, RECORDED IN INSTRUMENT NUMBER D216010129, DEED RECORDS OF TARRANT COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY MEETS AND BOUNDS AS FOLLOWS:  
BEGINNING AT A 1/2 INCH IRON ROD FOUND FOR THE EAST CORNER OF LOT 17, BLOCK E, BELLA VISTA AT MIRA LAGOS ADDITION, AN ADDITION TO THE CITY OF GRAND PRAIRIE, AS RECORDED IN INSTRUMENT NUMBER D206094590, PLAT RECORDS OF TARRANT COUNTY, TEXAS, AND THE SOUTH CORNER OF LOT 18, OF SAID BLOCK E, IN THE NORTHWESTERLY LINE OF SAID 10.002 ACRE TRACT;  
THENCE NORTH 60 DEGREES 10 MINUTES 46 SECONDS EAST, 45.00 FEET WITH THE SOUTHEAST LINE OF SAID BLOCK E, TO A "X" CUT IN CONCRETE SET FOR THE NORTH CORNER OF SAID 10.002 ACRE TRACT IN THE CENTERLINE OF ARLINGTON WEBB BRITTON ROAD (50 FOOT RIGHT-OF-WAY);  
THENCE SOUTH 30 DEGREES 23 MINUTES 37 SECONDS EAST, 687.62 FEET WITH SAID CENTERLINE TO A "X" CUT IN CONCRETE SET FOR THE EAST CORNER OF SAID 10.002 ACRE TRACT;  
THENCE SOUTH 60 DEGREES 10 MINUTES 46 SECONDS WEST, 633.68 FEET WITH THE SOUTHEAST LINE OF SAID 10.002 ACRE TRACT AND THE NORTHWEST LINE OF THAT CERTAIN TRACT OF LAND AS DESCRIBED IN DEED TO SAMUEL S. R. HUANG, AS RECORDED IN VOLUME 10177, PAGE 373, OF SAID DEED RECORDS, TO THE SOUTH CORNER OF SAID 10.002 ACRE TRACT FROM WHICH A 1/2 INCH IRON ROD FOUND IN THE NORTHEAST LINE OF BLOCK A, MIRA LAGOS NO. D-1, AS RECORDED IN INSTRUMENT NUMBER D214211264, OF SAID PLAT RECORDS, BEARS SOUTH 26 DEGREES 55 MINUTES 56 SECONDS WEST, 0.64 FEET;  
THENCE NORTH 30 DEGREES 23 MINUTES 37 SECONDS WEST, 687.62 FEET WITH THE NORTHEAST LINE OF SAID BLOCK A, TO A 5/8 INCH IRON ROD WITH CAP STAMPED "ANA" SET FOR THE WEST CORNER OF SAID 10.002 ACRE TRACT AND THE SOUTH CORNER OF LOT 11, OF SAID BLOCK E;  
THENCE NORTH 60 DEGREES 10 MINUTES 46 SECONDS EAST, 588.68 FEET WITH THE SOUTHEAST LINE OF SAID BLOCK E, TO THE POINT OF BEGINNING AND CONTAINING 435,706 SQUARE FEET OR 10.002 ACRES OF LAND MORE OR LESS.

**OWNER'S DEDICATION**  
NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS: THAT, I Versailles Development, LLC, do hereby adopt this plat designating the hereon-above described property as Lots 2-21, 1X & 22X, Block A, Lots 1-10, Block B, and Lots 1-5, & 6X, Block C Versailles Estates, an addition to the City of Grand Prairie, Texas and does hereby dedicate to the City of Grand Prairie in fee simple forever the streets, alleys and storm water management areas shown thereon. The easements shown thereon are hereby dedicated and reserved for the purposes as indicated. The utility, access, GPS monuments and fire lane easements shall be open to the public and private utilities for each particular use. The maintenance of paving on the utility, access and fire lane easements is the responsibility of the property owner. No buildings or other improvements or growths, except fences, vegetation, driveways, and sidewalks less than 6 feet in width shall be constructed or placed upon, over or across the easements as shown except as permitted by City Ordinances. No improvements that may obstruct the flow of water may be constructed or placed in drainage easements. Any public utility shall have the right to remove and keep removed all or parts of the encroachments allowed above which in any way endanger or interfere with the construction, maintenance or efficiency of its respective system on the easements, and all public utilities shall at all times have the full right of ingress and egress to or from and upon the said easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining and adding to or removing all or parts of its respective systems without the necessity at any time or procuring the permission of anyone. Any public utility shall have the right of ingress and egress to private property for the purpose of reading meters and any maintenance and service required or ordinarily performed by that utility.

This plat approved subject to all platting ordinances, rules, regulations and resolutions of the City of Grand Prairie, Texas.  
WITNESS MY HAND this 11<sup>th</sup> day of September 2017.  
VERSAILLES DEVELOPMENT, LLC.

ROBERT SHELTON

STATE OF TEXAS  
COUNTY OF TARRANT  
BEFORE ME, the undersigned authority, on this day personally appeared \_\_\_\_\_, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed, in the capacity therein stated, and as the act and deed of said partnership.

Given under my hand and seal of office this 11<sup>th</sup> day of September 2017.  
Gamal Maksimos  
NOTARY PUBLIC in and for the State of Texas

My Commission Expires: 10-23-17

**LINE TABLE**

Id	Bearing	Distance
L1	S 14°53'34" W	21.11'
L2	N 74°49'14" W	21.43'
L3	S 14°53'34" W	21.11'
L4	N 75°06'26" W	21.32'
L5	S 14°53'34" W	21.11'
L6	N 75°06'26" W	21.32'
L7	N 14°53'34" W	21.11'
L8	N 75°06'26" W	21.32'
L9	N 14°53'34" W	21.11'
L10	S 75°06'26" W	21.32'

Id	Delta	Radius	CURVE TABLE Arc Length	Chord	Ch Bear
C1	168°43'23"	50.00'	147.24'	99.52'	S 16°55'06" W
C2	176°54'08"	50.00'	154.38'	99.96'	S 75°21'27" E

**PLAT APPROVAL DATE:**  
THIS PLAT IS HEREBY APPROVED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF GRAND PRAIRIE, TEXAS, AND THE DEDICATION FILED IN CONNECTION WITH THIS PLAT IS HEREBY APPROVED AND ALL STREETS, ALLEYS AND PUBLIC AREAS SHOWN HEREON ARE HEREBY ACCEPTED ON BEHALF OF THE PUBLIC.  
CHAIRPERSON  
CERTIFIED DIRECTOR OF PLANNING OR DESIGNEE

**CASE NUMBER P170201**  
**FINAL PLAT**  
OF  
**VERSAILLES ESTATES ADDITION**  
LOTS 2-21, 1X & 22X, BLOCK A,  
LOTS 1-10, BLOCK B, AND  
LOTS 1-5 & 6X, BLOCK C  
BEING 10.002 ACRES OF LAND IN THE  
THE ROBERT MCCOY SURVEY ABSTRACT NUMBER 1104  
CITY OF GRAND PRAIRIE, TARRANT  
COUNTY, TEXAS  
35 RESIDENTIAL LOTS  
3 OPEN SPACE LOTS

PROJECT NO.	DATE	REVISIONS
15-0800	11-11-2016	

**FINAL PLAT FOR VERSAILLES ESTATES 35 RESIDENTIAL LOTS**

5000 Thompson Terrace  
Colleyville, TX. 76034  
(817) 335-9900  
FAX: (817) 335-9955



**SHEET 1 OF 1**



May 19, 2022

John Schubert  
C. 817-403-2305

Board of Directors  
Penninsula Pid  
3025 S. Camino Lagos  
Grand Prairie, Tx

LandCare Dallas West  
247 Gilbert Circle  
Grand Prairie, Tx  
[www.landcare.com](http://www.landcare.com)

Dear Board Members,

It is a pleasure meeting with you and I appreciate the opportunity to provide a proposal for Versailles Estates Community.

I am providing a break out of services and pricing for your review.

Mowing 36 occurrences - 5400.00  
Irrigation Inspections 12 occurrences - 780.00  
Annual flower rotation 3 occurrences - 2700.00  
Turf chemical treatments 4 occurrences - 600.00

Total Price 9840.00

Sincerely,

John Schubert - Account Manager  
LandCare

PID 8 (Peninsula PID)  
 9800 Hillwood Parkway  
 Lharriss@GPTX.ORG  
 Fort Worth, TX 76177  
 (O)817-953-2733  
 (C)  
 brent.toncray@fsresidential.com

John Schubert  
 john.schubert@landcare.com  
 CO # 3347782  
 May 19, 2022

**Authorization for Extra Work - Versailles valve installation**

LandCare proposes to provide and install the following material. Install two additional valves to water new flower beds. Will need to locate sleeve, run new wire and pipe two new beds with 6" popups.

<u>Qty</u>	<u>UOM</u>	<u>Description</u>	<u>Unit Price</u>	<u>Total Price</u>
20.00	HR	Irrigation Technician Time	\$95.00	\$1,900.00
20.00	HR	Irrigation Helper	\$70.00	\$1,400.00
2.00	Dollars	Irrigation Parts 1" valves	\$256.50	\$513.00
30.00	Dollars	Irrigation Parts 1" fittings	\$1.71	\$51.30
60.00	Dollars	Irrigation Parts 1" pipe	\$2.85	\$171.00
2.00	Dollars	trenching equipment	\$798.00	\$1,596.00
4.00	Dollars	Irrigation Parts 14g wire	\$256.50	\$1,026.00
6.00	Dollars	Irrigation Parts 6" heads	\$22.80	\$136.80
			SubTotal	<b>\$6,794.10</b>
			Tax	<b>\$0.00</b>
			Total	<b>\$6,794.10</b>

“Irrigation in Texas is regulated by the Texas Commission on Environmental Quality (TCEQ) (MC-178), P.O. Box 13087, Austin, Texas 78711-3087.

TCEQ’s web site is: [www.tceq.state.tx.us](http://www.tceq.state.tx.us).”





**PAYMENT TERMS:**

Payment terms are Due Upon Receipt. A service charge of 1.5% per month will be added to all balances not paid within thirty (30) days of invoice date. This represents an annual rate of 18%. In addition to all service charges there shall also be paid the reasonable costs of collection including attorney's fees and court costs.

By \_\_\_\_\_  
John Schubert

Date 5/19/2022  
LandCare

By \_\_\_\_\_

Date \_\_\_\_\_  
PID 8 (Peninsula PID)



Eiffel Dr 2700



























PID 8 (Peninsula PID)  
9800 Hillwood Parkway  
Lharriss@GPTX.ORG  
Fort Worth, TX 76177  
(O)817-953-2733  
(C)  
brent.toncray@fsresidential.com

John Schubert  
john.schubert@landcare.com  
CO # 3347791  
May 19, 2022

**Authorization for Extra Work - Benissa beds sod option**

The two beds located at Benissa and Grand Peninsula will be renovated removing vitex trees and grinding stumps. All existing ground cover will be removed then bermuda sod installed and watered in.

<u>Qty</u>	<u>UOM</u>	<u>Description</u>	<u>Unit Price</u>	<u>Total Price</u>
40.00	Each	Enhancement Labor	\$69.00	\$2,760.00
2.00	Pallet	Bermuda Sod	\$641.25	\$1,282.50
1.00	Dollars	Equipment Fees stump grinder	\$325.00	\$325.00
			SubTotal	<b>\$4,367.50</b>
			Tax	<b>\$0.00</b>
			Total	<b>\$4,367.50</b>

**Warranty:**

All new woody plant material will carry a one year material and labor warranty. This warranty will be honored only if the plant material is watered, fertilized and maintained to defined standards. This warranty is limited to a one time replacement. This warranty is subject to payment of the original invoice being made within the terms of the sale and account being current.

**Pricing:**

Except as noted in the Proposal, all prices are valid for thirty (30) days after the date of this Proposal; provided, however, that all prices are subject to change due to seasonal growth rates, fluctuating material and/or labor prices or other unforeseen factors.

**Payment Terms:**

Payment terms are Due Upon Receipt. A service charge of 1.5% per month will be added to all balances not paid within thirty (30) days of invoice date. This represents an annual rate of 18%. In addition to all service charges there shall also be paid the reasonable costs of collection including attorney's fees and court costs.

By \_\_\_\_\_  
John Schubert

By \_\_\_\_\_

Date 5/19/2022  
LandCare

Date \_\_\_\_\_  
PID 8 (Peninsula PID)

PID 8 (Peninsula PID)  
9800 Hillwood Parkway  
Lharriss@GPTX.ORG  
Fort Worth, TX 76177  
(O)817-953-2733  
(C)  
brent.toncray@fsresidential.com

John Schubert  
john.schubert@landcare.com  
CO # 3347793  
May 19, 2022



**Authorization for Extra Work - Benissa bed renovation**

Benissa and Grand Peninsula beds will be renovated removing vitex trees and grinding stumps. Once vitex and ground cover are removed 16 burford hollies will be installed 6 on each side. New plants will be watered in.

<u>Qty</u>	<u>UOM</u>	<u>Description</u>	<u>Unit Price</u>	<u>Total Price</u>
40.00	Each	Enhancement Labor	\$69.00	\$2,760.00
16.00	3 Gal	Dwarf Burford holly	\$41.33	\$661.20
1.00	Dollars	Equipment Fees stump grinder	\$325.00	\$325.00
			SubTotal	<b>\$3,746.20</b>
			Tax	<b>\$0.00</b>
			Total	<b>\$3,746.20</b>

**PAYMENT TERMS:**

Payment terms are Due Upon Receipt. A service charge of 1.5% per month will be added to all balances not paid within thirty (30) days of invoice date. This represents an annual rate of 18%. In addition to all service charges there shall also be paid the reasonable costs of collection including attorney's fees and court costs.

By \_\_\_\_\_  
John Schubert

Date 5/19/2022  
LandCare

By \_\_\_\_\_

Date \_\_\_\_\_  
PID 8 (Peninsula PID)







# Sales Quote

S-QUO001262

Lake Management  
Services

1600 Hwy 6 South, Ste. 245  
Sugar Land, TX 77478



**Ship to Address**

Peninsula PID 8 (1215)  
Becky Brooks  
PO Box 534045  
Grand Prairie, TX 75053-4045

**Salesperson**

Jimmy Brune

**Document Date**

4/28/2022

Peninsula PID 8 (1215)  
Becky Brooks  
PO Box 534045  
Grand Prairie, TX 75053-4045

Pond 3 irrigation hose replacement quote. Dive crew performed an assessment to determine fitting types and sizes, and length of line, to specify for a new fabricated line.

Fabricated line to be procured and installed after old line is manually cut out and removed from the lake. Flanged lines to have stainless steel ends and flanges, to be attached with stainless hardware.

Description	Quantity	Unit	Unit Price	Total Price
AWF Mechanical Analysis	1	EACH	900.00	900.00
>Diver (2) mechanical assessment.				
AWF Repair Labor	1	EACH	1,800.00	1,800.00
>Cut out and remove old irrigation discharge line, install new fabricated line.				
Plumbing and Appurtenances	1	EACH	1,440.00	1,440.00
>Custom Fabricated Industrial Hose Assembly -				
4" Wire-Reinforced Line, 150psi (working pressure), SS Crimped Fitting Ends				
PVC Misc Fittings	2	EACH	436.79	873.58
>SS 4" FNPT Threaded Flanges & Gaskets				
AWF Miscellaneous Parts	16	EACH	28.30	452.80
>SS Bolts, Hex Nuts, Flat Washers, Split Lock Washers				
Sub Total				5,466.38
Total Tax				0.00
<b>Total</b>				<b>5,466.38</b>

Please do not pay from this quote.

All Quotes will expire after 30 days from the above Document Date

[Home Page](#)

www.lmslp.com

[Phone No](#)

281-240-6444

[Email](#)

info@lmslp.com



May 19, 2022

Peninsula PID Board  
c/o FirstService Residential

Re: England Parkway fountain replacement options

The large fountain in the esplanade ponds on England Parkway is currently down. We have removed this fountain from the lake and, in the interim, have replaced it with one of our 5HP shop demo fountains. The fountain has been in service for a number of years and the controls have notes reflecting that a number of repairs have been performed since it went into service.

There are two excellent options for replacement, presented on the following pages, for Board review and discussion.

**Option 1:** Replace existing fountain 3 at current location with a new Otterbine 25HP Giant-Series fountain, option for either an Equinox or AquaStar pattern.

**Total: \$ 54,950.49**

**Option 2:** Six new Otterbine C3-Series fountains, in a linear formation in the ponds. Four 5HP Gemini & Genesis fountains, flanked at the ends with 3HP Gemini fountains.

**Total: \$ 140,273.06**  
*(additional utilities TBD)*

Sincerely,

Brett Burris  
Senior Vice President  
Lake Management Services, LP





# AQUASTAR

## GIANT FOUNTAIN

- » 4 year all-inclusive warranty, or **5 year warranty when purchased with Sub-Monitor controls.**
- » Operates in 40in or 1m of water.
- » Complete package includes assembled unit, power control center, and cable. (No PCC for 50Hz)
- » Fiberglass power control center comes standard with surge arrestor, timer and GFCI. (Exception: Optional EPD for 460V)
- » Cable quick disconnect. (Optional for 60Hz)
- » Wheeled launching system ends the need for hoists and cranes in most applications.
- » Removable screen protects pump from debris, and is easy to clean from the water.
- » Safety tested and listed with ETL, and ETL-C, conforming to UL standards; and carries a CE certification.
- » Optional accessories include Fountain Glo™ 250W, 500W or 1000W light systems; wind controls, and power monitoring Sub-Monitor.

60 HZ	10 HP	15 HP	25 HP
Spray Height (ft)	UPPER: 36 LOWER: 8	UPPER: 40 LOWER: 10	UPPER: 50 LOWER: 12
Spray Diam. (ft)	UPPER: 1 LOWER: 33	UPPER: 1 LOWER: 37	UPPER: 1 LOWER: 42
GPM	225	350	400
Volt/Ph/Amp 3450@60hz	230/1/47 230/3/30 460/3/15	230/1/67 230/3/44 460/3/22	230/3/70 460/3/35

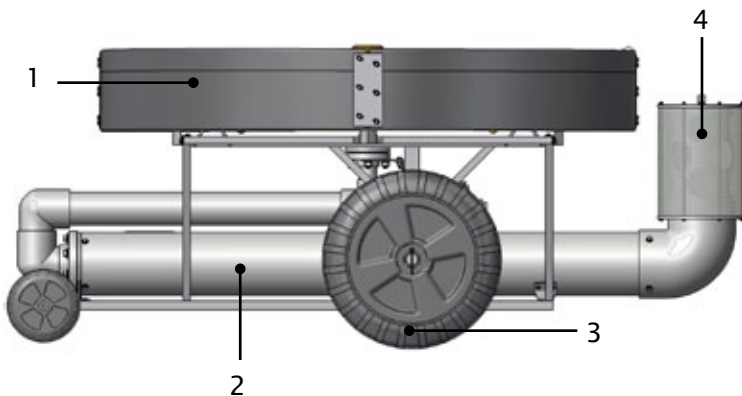
Product specifications and CADs can be found online through [www.otterbine.com](http://www.otterbine.com) or [www.caddetails.com](http://www.caddetails.com).

www.otterbine.com/aquastar



Manufactured by: Otterbine® Barebo, Inc. | 3840 Main Road East | Emmaus, PA 18049 U.S.A | PH: 610-965-6018 | Email: info@otterbine.com

### PRODUCT ILLUSTRATION



1. Special polyethylene float allows for easy height adjustment to make it less visible in the water.
2. High quality Grundfos pump and Franklin 3450/2875 RPM motor ensure years of corrosion-resistant, trouble-free run time and no maintenance.
3. Large center wheels assist installation and removal eliminating the need for a crane in most applications.
4. Removable stainless steel intake screen allows for cleaning in the water and protects pump from debris.

Dimensions: 10HP & 15HP = 100in (254cm) x 74in (188cm) x 40in (102cm); 25HP: 120in (305cm) x 90in (229cm) x 40in (102cm) Minimum operating depth is 40in or 1m, with and without lights. See [www.otterbine.com](http://www.otterbine.com) for package details.



# EQUINOX

## GIANT FOUNTAIN

- » 4 year all-inclusive warranty, or **5 year warranty when purchased with Sub-Monitor controls.**
- » Operates in 40in or 1m of water.
- » Complete package includes assembled unit, power control center, and cable. (No PCC for 50Hz)
- » Fiberglass power control center comes standard with surge arrestor, timer and GFCI. (Exception: Optional EPD for 460V)
- » Cable quick disconnect. (Optional for 60Hz)
- » Wheeled launching system ends the need for hoists and cranes in most applications.
- » Removable screen protects pump from debris, and is easy to clean from the water.
- » Safety tested and listed with ETL, and ETL-C, conforming to UL standards; and carries a CE certification.
- » Optional accessories include Fountain Glo™ LED or 250W, 500W halogen light systems; wind controls, and power monitoring Sub-Monitor.

60 HZ	10 HP	15 HP	25 HP
Spray Height (ft)	28	31	41
Spray Diam. (ft)	80	85	106
GPM	300	390	500
Volt/Ph/Amp 3450@60hz	230/1/47 230/3/30 460/3/15	230/1/67 230/3/44 460/3/22	230/3/70 460/3/35

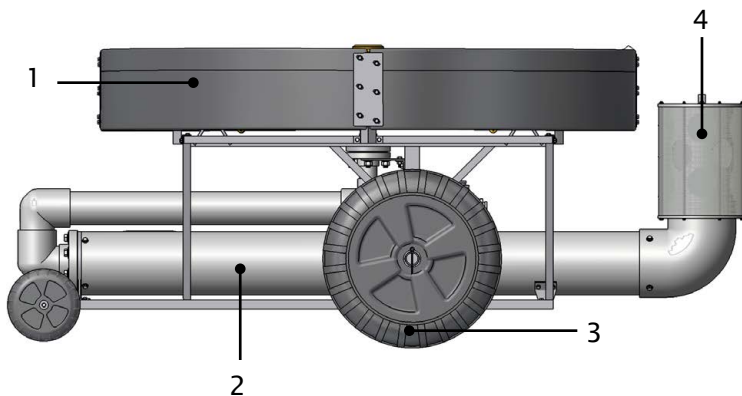
Product specifications and CADs can be found online through [www.otterbine.com](http://www.otterbine.com) or [www.caddetails.com](http://www.caddetails.com).

www.otterbine.com



Manufactured by: Otterbine® Barebo, Inc. | 3840 Main Road East | Emmaus, PA 18049 U.S.A | PH: 610-965-6018 | Email: [info@otterbine.com](mailto:info@otterbine.com)

### PRODUCT ILLUSTRATION



1. Special polyethylene float allows for easy height adjustment to make it less visible in the water.
2. High quality Grundfos pump and Franklin 3450/2875 RPM motor ensure years of corrosion-resistant, trouble-free run time and no maintenance.
3. Large center wheels assist installation and removal eliminating the need for a crane in most applications.
4. Removable stainless steel intake screen allows for cleaning in the water and protects pump from debris.

Dimensions: 10HP & 15HP = 100in (254cm) x 74in (188cm) x 40in (102cm); 25HP: 120in (305cm) x 90in (229cm) x 40in (102cm) Minimum operating depth is 40in or 1m, with and without lights. See [www.otterbine.com](http://www.otterbine.com) for package details.



Lake Management Services LP

1600 Hwy 6 Ste 245

Sugar Land, TX 77478

QUOTE

Peninsula PID 8 (1215)

(1215) Lake 3, Fountain 3A (GF)

<b>Salesperson</b>	Brett M Burris (214) 495-6444 brett@lmslp.com	<b>Order #</b>	58705
		<b>Date</b>	05/19/22
		<b>Est Delivery Date</b>	05/19/22
		<b>Billing Terms</b>	Net 30

Bill To

Becky Brooks  
Peninsula PID 8 (1215)  
PO BOX 534045  
Grand Praire, TX 75053

Ship To

Becky Brooks  
Peninsula PID 8 (1215)  
9800 Hillwood Parkway, Suite 210  
Fort Worth, TX 76244

**Phone**  
(817) 953-2733

Order Description

This order is for a Giant-Series Otterbine Fountain. The fountain will be a 25HP/460V/3Ph Equinox fountain. The fountain will come with a 5 year warranty when ordered with the Submonitor option specified. RGBW Lighting has already been installed at this location. Electrical and conduit installation is not included in this cost.

Order Items

Description	Quantity	Unit Price	Item Total
GF UNIT 25HP 230/3/60/MOTOR	1	37,083.88	37,083.88
EQUINOX 60HZ GF PA (OR AQUASTAR)	1	3,125.91	3,125.91
CABLE, POWER, 4/4 3Ph	250	24.50	6,125.00
Cable Sleeve SS 8/3 SO	50	9.00	450.00
Quick Disconnect 10/4, 8/4, 6/4	1	3,423.13	3,423.13
PCC / Submonitor, GIANT FTN	1	2,363.85	2,363.85
WND CONT OFF/RED F/G, PCC, 25 HP 60Hz	1	3,578.72	3,578.72
CABLE, POWER, 16/2 LIGHTS/WIND CONTROLS	250	1.60	400.00
Standard Labor	1	1,500.00	1,500.00
Manf Replacement Discount	1	-4,600.00	-4,600.00

Additional Information

TERMS CONDITIONS - VERY IMPORTANT! SIGNATURE REQUIRED!

FOUNTAIN/AERATION/REPAIR TERMS & CONDITIONS:

\*\* If applicable, our labor includes installing the unit(s) in the water and bringing the wire to shore ONLY. Our Labor DOES NOT include any electrical work needed by a licensed electrician such as trenching and burying wire and conduit, installing the control panel(s), providing electrical power, wiring and making any and all connections. It is very important to have the electric meter in place, power stubbed out at the control panel and/or J-box location, and all conduit in the ground with pull strings prior to delivery to facilitate installation. If this work is not in place upon our arrival, additional labor will be charged. The installation of the electrical work will require TWO (2) visits by the electrician - one visit to install conduit, disconnect, meter can, power source wire, J-box (if needed) and panel support structure; the second visit will be, UPON OUR ARRIVAL, to install the control panel, pull the wires and connect. THE LAKE/POND MUST BE FULL OF WATER. Depending on the model selected, these units carry either a 1yr to 5yr warranty on parts and labor for repair only. Unless a covered by a current monthly maintenance contract with our company, EQUIPMENT WARRANTIES DO NOT INCLUDE TRAVEL, ONSITE DIAGNOSIS, REMOVING THE UNIT FROM THE WATER OR RE-INSTALLING AFTER REPAIR. It is the OWNER'S responsibility to remove the unit from the water, deliver to an authorized repair service center, pickup and re-install. Lake Management Services, LP has been an authorized service center for over 30 years and provide in-field diagnosis, removal and re-installation at the rate of \$150 per hour, (2 hour minimum-including travel).

<b>Subtotal</b>	53,450.49
<b>Shipping</b>	1,500.00
<b>Tax</b>	0.00
<b>Grand Total</b>	54,950.49
<b>Payments</b>	0.00
<b>Payment Due</b>	0.00



Lake Management Services LP

1600 Hwy 6 Ste 245

Sugar Land, TX 77478

QUOTE  
Peninsula PID 8 (1215)  
(1215) Lake 3, Fountain 3A (GF)

<b>Salesperson</b>	Brett M Burris (214) 495-6444 brett@lmslp.com	<b>Order #</b>	58705
		<b>Date</b>	05/19/22
		<b>Est Delivery Date</b>	05/19/22
		<b>Billing Terms</b>	Net 30

ORDERING INFORMATION: Lead time usually runs 3-4 weeks. Again, it is very important to have the previously mentioned electrical work in place and the LAKE/POND FULL OF WATER prior to delivery, or additional labor charges will be incurred by the customer. It is best to have this electrical work in place even before ordering.

PAYMENT TERMS: NET 30 DAYS FROM DATE OF ORDER, NOT INSTALLATION! ALL PAYMENTS ARE DUE ACCORDING TO TERMS, REGARDLESS OF WHETHER THE UNITS ARE INSTALLED OR NOT. We are not responsible for weather, electrical, mechanical, or freight problems and/or delays. For Direct Ship Orders: TOTAL NET DUE PRIOR TO ORDERING. LATE PAYMENT: Interest will be charged on all past due invoices at 1.5% MONTHLY, 18% ANNUALLY.

FREIGHT INFORMATION: Lake Management Services, LP IS NOT responsible for freight damages on direct ship orders. It is the Buyer's responsibility to handle matters directly with the freight carrier. Terms of payment will remain the same.

WARRANTY INFORMATION: All warranties begin on date of delivery\* (see above), not installation.

RETURN/CREDIT POLICY: Whole units - all sales are final at the time of order and any changes after are the sole responsibility of the Buyer. Parts/Supplies - A 20% re-stocking fee will apply to all parts/supplies that have not been installed or opened. Once installed or open, no return or credit will be made.

If accepted, please sign below and return to us so we may place your order. If required above, please include payment along with the signed proposal. Once received, the order will be placed and we will contact you with a confirmation and estimated delivery date.

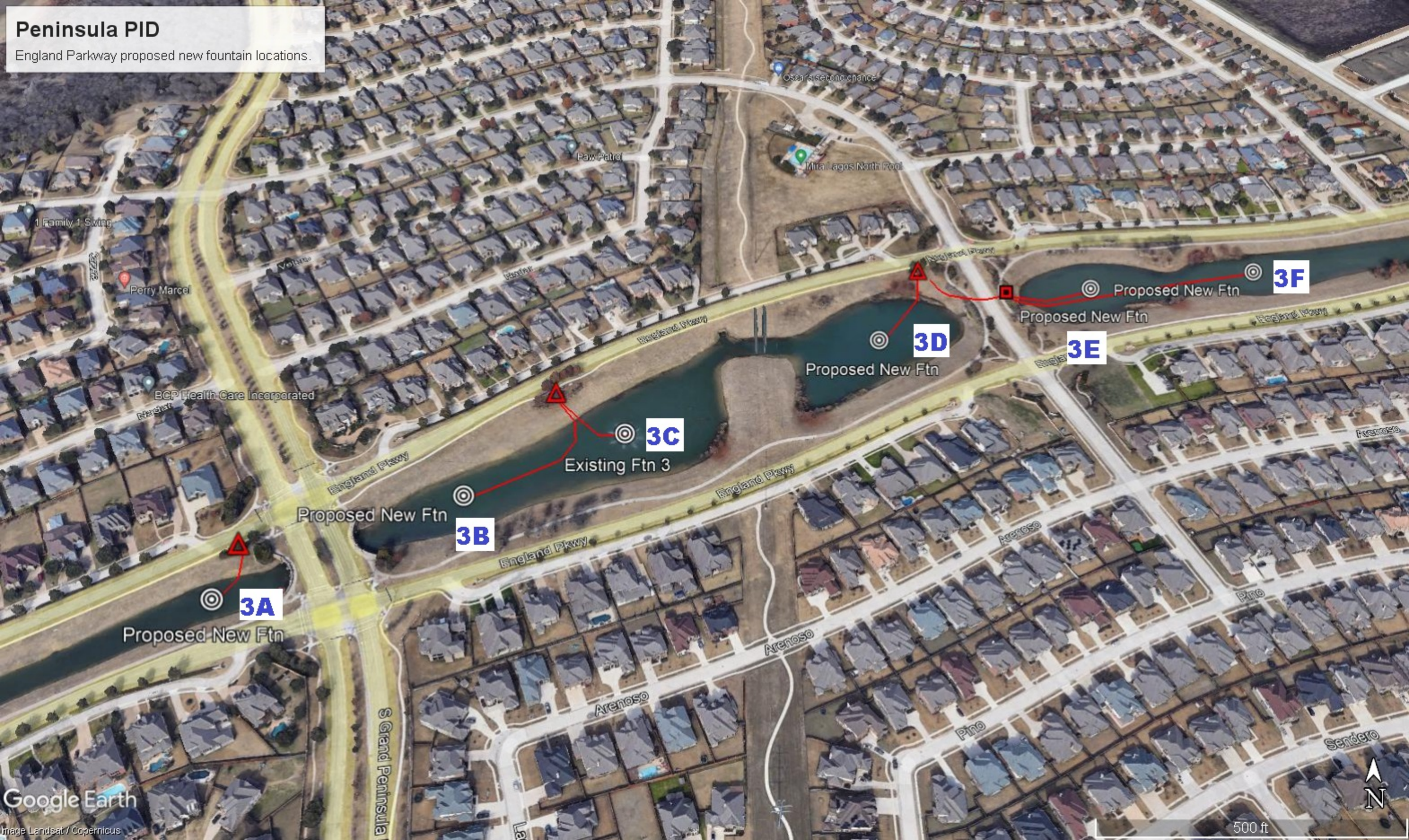
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**Signature** \_\_\_\_\_ **Date** \_\_\_\_\_



# Peninsula PID

England Parkway proposed new fountain locations.



**3A**

Proposed New Ftn

**3B**

Proposed New Ftn

**3C**

Existing Ftn 3

**3D**

Proposed New Ftn

**3E**

Proposed New Ftn

**3F**

Proposed New Ftn







# GEMINI

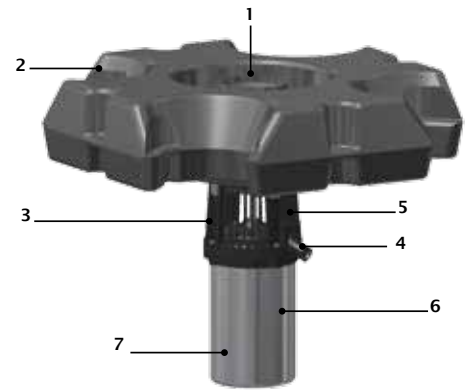
## AERATING FOUNTAIN

- » Most energy efficient system in the industry.
- » 5 year all-inclusive warranty.
- » Operates in 30in or 75cm of water. (No additional depth needed when adding LED lights; additional 10in or 26cm required if adding high voltage lights.)
- » Complete package includes assembled unit, power control center, and cable. (No PCC for 50HZ.)
- » Power control center comes standard with surge arrestor, timer and GFCI (Exc: optional EPD for 460V.)
- » Cable quick disconnect standard.
- » Safety tested and listed with ETL & ETL-C, conforming to UL standards; and carries a 3rd party listing with CE.
- » Effectively controls algae, aquatic weeds, and foul odors; while deterring insects and insect breeding.
- » Published results from 3rd party testing verify highest oxygen transfer and pumping rates in the industry.

Product specifications and CADs can be found online through [www.otterbine.com](http://www.otterbine.com) or [www.caddetails.com](http://www.caddetails.com).



*We Guarantee that  
You'll Love Your Pattern*



### PRODUCT ILLUSTRATION

1. High-tech thermal plastic pumping chambers are staged to allow for easy interchange.
2. Rugged low visibility closed cell foam filled float includes handles and protective pockets for lights when applicable.
3. Industrial strength thermal plastic screen helps keep debris out of the unit.
4. Electrical quick disconnect is part of the upper plate to prevent damage.
5. Mixed flow pumping system achieves maximum pumping capacities.
6. Oil cooled, efficient 3450/2875 RPM custom built motor incorporates a g-type seal to ensure dependability and long life.
7. Corrosion resistant, durable 18 gauge/316 grade stainless steel motor housing.

60 HZ	1 HP	2 HP	3 HP	5 HP
Spray Height (ft)	5	9	12	15
Spray Diam. (ft)	10	16	24	34
GPM	555	665	800	1,125
Volt/Ph/Amp 3450@60hz	115/1/15 230/1/7.5	230/1/12.4	230/1/14 230/3/8.6 460/3/4.3	230/1/23 230/3/13.4 460/3/7.2



# GENESIS

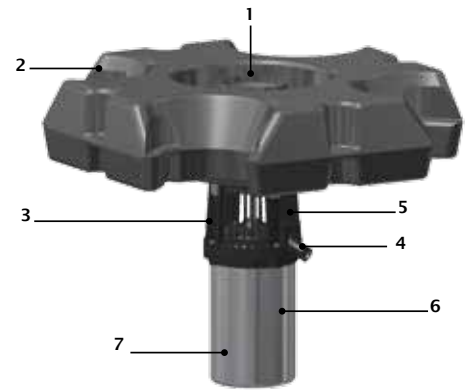
## AERATING FOUNTAIN

- » Most energy efficient system in the industry.
- » 5 year all-inclusive warranty.
- » Operates in 30in or 75cm of water. (No additional depth needed when adding LED lights; additional 10in or 26cm required if adding high voltage lights.)
- » Complete package includes assembled unit, power control center, and cable. (No PCC for 50HZ.)
- » Power control center comes standard with surge arrestor, timer and GFCI (Exc: optional EPD for 460V.)
- » Cable quick disconnect standard.
- » Safety tested and listed with ETL & ETL-C, conforming to UL standards; and carries a 3rd party listing with CE.
- » Effectively controls algae, aquatic weeds, and foul odors; while deterring insects and insect breeding.
- » Published results from 3rd party testing verify highest oxygen transfer and pumping rates in the industry.

Product specifications and CADs can be found online through [www.otterbine.com](http://www.otterbine.com) or [www.caddetails.com](http://www.caddetails.com).



*We Guarantee that  
You'll Love Your Pattern*



### PRODUCT ILLUSTRATION

1. High-tech thermal plastic pumping chambers are staged to allow for easy interchange.
2. Rugged low visibility closed cell foam filled float includes handles and protective pockets for lights when applicable.
3. Industrial strength thermal plastic screen helps keep debris out of the unit.
4. Electrical quick disconnect is part of the upper plate to prevent damage.
5. Mixed flow pumping system achieves maximum pumping capacities.
6. Oil cooled, efficient 3450/2875 RPM custom built motor incorporates a g-type seal to ensure dependability and long life.
7. Corrosion resistant, durable 18 gauge/316 grade stainless steel motor housing.

60 HZ	1 HP	2 HP	3 HP	5 HP
Spray Height (ft)	UPPER: 6 LOWER: 3	UPPER: 10 LOWER: 5	UPPER: 15 LOWER: 6	UPPER: 18 LOWER: 7
Spray Diam. (ft)	UPPER: 8 LOWER: 24	UPPER: 11 LOWER: 32	UPPER: 20 LOWER: 50	UPPER: 24 LOWER: 62
GPM	150	210	275	400
Volt/Ph/Amp 3450@60hz	115/1/15 230/1/7.5	230/1/12.4	230/1/14 230/3/8.6 460/3/4.3	230/1/23 230/3/13.4 460/3/7.2



**Lake Management Services LP**

1600 Hwy 6 Ste 245

Sugar Land, TX 77478

QUOTE

**Peninsula PID 8 (1215)**

(1215) England Pkwy NEW Fountain 3A

<b>Salesperson</b>	Brett M Burris (214) 495-6444 brett@lmslp.com	<b>Order #</b>	58712
		<b>Date</b>	03/18/22
		<b>Est Delivery Date</b>	03/18/22
		<b>Billing Terms</b>	Net 30

Bill To

Becky Brooks  
Peninsula PID 8 (1215)  
PO BOX 534045  
Grand Praire, TX 75053

Ship To

Becky Brooks  
Peninsula PID 8 (1215)  
9800 Hillwood Parkway, Suite 210  
Fort Worth, TX 76244

**Phone**  
(817) 953-2733

Order Description

This order is for a C3-Series Otterbine Fountain. The fountain will be a 3HP/230V/1Ph Gemini fountain with an Otterbine 4 fixture RGBW lighting system. The fountain will come with a 5 year warranty and the lights will come with a 3 year warranty. Electrical and conduit installation is not included in this cost.

Order Items

Description	Quantity	Unit Price	Item Total
AF UNIT 3HP 230/1/60/MOTOR	1	7,711.48	7,711.48
GEMINI 60Hz AF	1	333.56	333.56
CABLE, POWER, 10/3 1Ph	150	6.00	900.00
Cable Sleeve SS 10/3 SO	50	7.00	350.00
4 LIGHT SET RGBW LED 40W 60Hz	1	7,926.42	7,926.42
CABLE, POWER, 12/5 RGBW LIGHTS	150	7.00	1,050.00
Cable Sleeve SS 12/5 SO	50	7.00	350.00
ANCHOR ASSEMBLY, FOUNTAIN	4	45.00	180.00
Fountain Installation Labor <i>Fountain Assembly and Installation</i>	1	450.00	450.00

Additional Information

TERMS CONDITIONS - VERY IMPORTANT! SIGNATURE REQUIRED!  
FOUNTAIN/AERATION/REPAIR TERMS & CONDITIONS:

\*\* If applicable, our labor includes installing the unit(s) in the water and bringing the wire to shore ONLY. Our Labor DOES NOT include any electrical work needed by a licensed electrician such as trenching and burying wire and conduit, installing the control panel(s), providing electrical power, wiring and making any and all connections. It is very important to have the electric meter in place, power stubbed out at the control panel and/or J-box location, and all conduit in the ground with pull strings prior to delivery to facilitate installation. If this work is not in place upon our arrival, additional labor will be charged. The installation of the electrical work will require TWO (2) visits by the electrician - one visit to install conduit, disconnect, meter can, power source wire, J-box (if needed) and panel support structure; the second visit will be, UPON OUR ARRIVAL, to install the control panel, pull the wires and connect. THE LAKE/POND MUST BE FULL OF WATER. Depending on the model selected, these units carry either a 1yr to 5yr warranty on parts and labor for repair only. Unless a covered by a current monthly maintenance contract with our company, EQUIPMENT WARRANTIES DO NOT INCLUDE TRAVEL, ONSITE DIAGNOSIS, REMOVING THE UNIT FROM THE WATER OR RE-INSTALLING AFTER REPAIR. It is the OWNER'S responsibility to remove the unit from the water, deliver to an authorized repair service center, pickup and re-install. Lake Management Services, LP has been an authorized service center for over 30 years and provide in-field diagnosis, removal and re-installation at the rate of \$150 per hour, (2 hour minimum-including travel).

<b>Subtotal</b>	19,251.46
<b>Shipping</b>	350.00
<b>Tax</b>	0.00
<b>Grand Total</b>	19,601.46
<b>Payments</b>	0.00
<b>Payment Due</b>	0.00





Lake Management Services LP

1600 Hwy 6 Ste 245

Sugar Land, TX 77478

QUOTE

Peninsula PID 8 (1215)

(1215) England Pkwy NEW Fountain 3A

<b>Salesperson</b>	Brett M Burris	<b>Order #</b>	58712
	(214) 495-6444	<b>Date</b>	03/18/22
	brett@lmslp.com	<b>Est Delivery Date</b>	03/18/22
		<b>Billing Terms</b>	Net 30

ORDERING INFORMATION: Lead time usually runs 3-4 weeks. Again, it is very important to have the previously mentioned electrical work in place and the LAKE/POND FULL OF WATER prior to delivery, or additional labor charges will be incurred by the customer. It is best to have this electrical work in place even before ordering.

PAYMENT TERMS: NET 30 DAYS FROM DATE OF ORDER, NOT INSTALLATION! ALL PAYMENTS ARE DUE ACCORDING TO TERMS, REGARDLESS OF WHETHER THE UNITS ARE INSTALLED OR NOT. We are not responsible for weather, electrical, mechanical, or freight problems and/or delays. For Direct Ship Orders: TOTAL NET DUE PRIOR TO ORDERING. LATE PAYMENT: Interest will be charged on all past due invoices at 1.5% MONTHLY, 18% ANNUALLY.

FREIGHT INFORMATION: Lake Management Services, LP IS NOT responsible for freight damages on direct ship orders. It is the Buyer's responsibility to handle matters directly with the freight carrier. Terms of payment will remain the same.

WARRANTY INFORMATION: All warranties begin on date of delivery\* (see above), not installation.

RETURN/CREDIT POLICY: Whole units - all sales are final at the time of order and any changes after are the sole responsibility of the Buyer. Parts/Supplies - A 20% re-stocking fee will apply to all parts/supplies that have not been installed or opened. Once installed or open, no return or credit will be made.

If accepted, please sign below and return to us so we may place your order. If required above, please include payment along with the signed proposal. Once received, the order will be placed and we will contact you with a confirmation and estimated delivery date.

---

**Signature** **Date**



Lake Management Services LP

1600 Hwy 6 Ste 245

Sugar Land, TX 77478

QUOTE

Peninsula PID 8 (1215)

(1215) England Pkwy NEW Fountain 3B & 3C

<b>Salesperson</b>	Brett M Burris (214) 495-6444 brett@lmslp.com	<b>Order #</b>	58713
		<b>Date</b>	03/18/22
		<b>Est Delivery Date</b>	03/18/22
		<b>Billing Terms</b>	Net 30

Bill To

Becky Brooks  
Peninsula PID 8 (1215)  
PO BOX 534045  
Grand Praire, TX 75053

Ship To

Becky Brooks  
Peninsula PID 8 (1215)  
9800 Hillwood Parkway, Suite 210  
Fort Worth, TX 76244

**Phone**  
(817) 953-2733

Order Description

This order is for TWO C3-Series Otterbine Fountains. The fountains will be 5HP/460V/3Ph Gemini & Equinox fountains with an Otterbine 4 fixture RGBW lighting system. The fountain will come with a 5 year warranty and the lights will come with a 3 year warranty. Electrical and conduit installation is not included in this cost.

Order Items

Description	Quantity	Unit Price	Item Total
AF UNIT 5HP 460/3/60/MOTOR	2	8,698.26	17,396.52
GENESIS 60Hz AF	1	1,732.25	1,732.25
GEMINI 60HZ AF (5HP ONLY)	1	682.21	682.21
CABLE, POWER, 12/4 3Ph <i>Cord Runs: 3B-450' / 3C-250'</i>	700	6.00	4,200.00
Cable Sleeve SS 8/3 SO <i>3B &amp; 3C Fountain Cord Protection</i>	100	9.00	900.00
PCC 2in1 Fiberglass w/ Lights	1	765.00	765.00
4 LIGHT SET RGBW LED 40W 60Hz	2	7,926.42	15,852.84
CABLE, POWER, 12/5 RGBW LIGHTS <i>3B RGBW Light Cord</i>	450	7.00	3,150.00
Cable Sleeve SS 12/5 SO <i>3B RGBW Cord Protection</i>	50	7.00	350.00
ANCHOR ASSEMBLY, FOUNTAIN	12	45.00	540.00
Fountain Installation Labor <i>Fountain Assembly and Installation</i>	2	450.00	900.00

Additional Information

TERMS CONDITIONS - VERY IMPORTANT! SIGNATURE REQUIRED!

FOUNTAIN/AERATION/REPAIR TERMS & CONDITIONS:

\*\* If applicable, our labor includes installing the unit(s) in the water and bringing the wire to shore ONLY. Our Labor DOES NOT include any electrical work needed by a licensed electrician such as trenching and burying wire and conduit, installing the control panel(s), providing electrical power, wiring and making any and all connections. It is very important to have the electric meter in place, power stubbed out at the control panel and/or J-box location, and all conduit in the ground with pull strings prior to delivery to facilitate installation. If this work is not in place upon our arrival, additional labor will be charged. The installation of the electrical work will require TWO (2) visits by the electrician - one visit to install conduit, disconnect, meter can, power source wire, J-box (if needed) and panel support structure; the second visit will be, UPON OUR ARRIVAL, to install the control panel, pull the wires and connect. THE LAKE/POND MUST BE FULL OF WATER.

<b>Subtotal</b>	46,468.82
<b>Shipping</b>	350.00
<b>Tax</b>	0.00
<b>Grand Total</b>	46,818.82
<b>Payments</b>	0.00
<b>Payment Due</b>	0.00



Lake Management Services LP

1600 Hwy 6 Ste 245

Sugar Land, TX 77478

QUOTE

Peninsula PID 8 (1215)

(1215) England Pkwy NEW Fountain 3B & 3C

<b>Salesperson</b>	Brett M Burris	<b>Order #</b>	58713
	(214) 495-6444	<b>Date</b>	03/18/22
	brett@lmslp.com	<b>Est Delivery Date</b>	03/18/22
		<b>Billing Terms</b>	Net 30

Depending on the model selected, these units carry either a 1yr to 5yr warranty on parts and labor for repair only. Unless a covered by a current monthly maintenance contract with our company, EQUIPMENT WARRANTIES DO NOT INCLUDE TRAVEL, ONSITE DIAGNOSIS, REMOVING THE UNIT FROM THE WATER OR RE-INSTALLING AFTER REPAIR. It is the OWNER'S responsibility to remove the unit from the water, deliver to an authorized repair service center, pickup and re-install. Lake Management Services, LP has been an authorized service center for over 30 years and provide in-field diagnosis, removal and re-installation at the rate of \$150 per hour, (2 hour minimum-including travel).

ORDERING INFORMATION: Lead time usually runs 3-4 weeks. Again, it is very important to have the previously mentioned electrical work in place and the LAKE/POND FULL OF WATER prior to delivery, or additional labor charges will be incurred by the customer. It is best to have this electrical work in place even before ordering.

PAYMENT TERMS: NET 30 DAYS FROM DATE OF ORDER, NOT INSTALLATION! ALL PAYMENTS ARE DUE ACCORDING TO TERMS, REGARDLESS OF WHETHER THE UNITS ARE INSTALLED OR NOT. We are not responsible for weather, electrical, mechanical, or freight problems and/or delays. For Direct Ship Orders: TOTAL NET DUE PRIOR TO ORDERING. LATE PAYMENT: Interest will be charged on all past due invoices at 1.5% MONTHLY, 18% ANNUALLY.

FREIGHT INFORMATION: Lake Management Services, LP IS NOT responsible for freight damages on direct ship orders. It is the Buyer's responsibility to handle matters directly with the freight carrier. Terms of payment will remain the same.

WARRANTY INFORMATION: All warranties begin on date of delivery\* (see above), not installation.

RETURN/CREDIT POLICY: Whole units - all sales are final at the time of order and any changes after are the sole responsibility of the Buyer. Parts/Supplies - A 20% re-stocking fee will apply to all parts/supplies that have not been installed or opened. Once installed or open, no return or credit will be made.

If accepted, please sign below and return to us so we may place your order. If required above, please include payment along with the signed proposal. Once received, the order will be placed and we will contact you with a confirmation and estimated delivery date.

---

**Signature** **Date**



Lake Management Services LP

1600 Hwy 6 Ste 245

Sugar Land, TX 77478

QUOTE

Peninsula PID 8 (1215)

(1215) England Pkwy NEW Fountain 3D

<b>Salesperson</b>	Brett M Burris (214) 495-6444 brett@lmslp.com	<b>Order #</b>	58714
		<b>Date</b>	03/18/22
		<b>Est Delivery Date</b>	07/27/21
		<b>Billing Terms</b>	Net 30

Bill To

Becky Brooks  
Peninsula PID 8 (1215)  
PO BOX 534045  
Grand Praire, TX 75053

Ship To

Becky Brooks  
Peninsula PID 8 (1215)  
9800 Hillwood Parkway, Suite 210  
Fort Worth, TX 76244

**Phone**  
(817) 953-2733

Order Description

This order is for a C3-Series Otterbine Fountain. The fountain will be a 5HP/230V/1Ph Gemini fountain with an Otterbine 4 fixture RGBW lighting system. The fountain will come with a 5 year warranty and the lights will come with a 3 year warranty. Electrical and conduit installation is not included in this cost.

Order Items

Description	Quantity	Unit Price	Item Total
AF UNIT 5HP 230/1/60/MOTOR	1	8,698.26	8,698.26
GENESIS 60Hz AF	1	1,732.25	1,732.25
CABLE, POWER, 8/3 1Ph	250	8.25	2,062.50
Cable Sleeve SS 8/3 SO	50	9.00	450.00
4 LIGHT SET RGBW LED 40W 60Hz	1	7,926.42	7,926.42
CABLE, POWER, 12/5 RGBW LIGHTS	250	7.00	1,750.00
Cable Sleeve SS 12/5 SO	50	7.00	350.00
ANCHOR ASSEMBLY, FOUNTAIN	4	45.00	180.00
Fountain Installation Labor <i>Fountain Assembly and Installation</i>	1	450.00	450.00

Additional Information

TERMS CONDITIONS - VERY IMPORTANT! SIGNATURE REQUIRED!  
FOUNTAIN/AERATION/REPAIR TERMS & CONDITIONS:

\*\* If applicable, our labor includes installing the unit(s) in the water and bringing the wire to shore ONLY. Our Labor DOES NOT include any electrical work needed by a licensed electrician such as trenching and burying wire and conduit, installing the control panel(s), providing electrical power, wiring and making any and all connections. It is very important to have the electric meter in place, power stubbed out at the control panel and/or J-box location, and all conduit in the ground with pull strings prior to delivery to facilitate installation. If this work is not in place upon our arrival, additional labor will be charged. The installation of the electrical work will require TWO (2) visits by the electrician - one visit to install conduit, disconnect, meter can, power source wire, J-box (if needed) and panel support structure; the second visit will be, UPON OUR ARRIVAL, to install the control panel, pull the wires and connect. THE LAKE/POND MUST BE FULL OF WATER. Depending on the model selected, these units carry either a 1yr to 5yr warranty on parts and labor for repair only. Unless a covered by a current monthly maintenance contract with our company, EQUIPMENT WARRANTIES DO NOT INCLUDE TRAVEL, ONSITE DIAGNOSIS, REMOVING THE UNIT FROM THE WATER OR RE-INSTALLING AFTER REPAIR. It is the OWNER'S responsibility to remove the unit from the water, deliver to an authorized repair service center, pickup and re-install. Lake Management Services, LP has been an authorized service center for over 30 years and provide in-field diagnosis, removal and re-installation at the rate of \$150 per hour, (2 hour minimum-including travel).

<b>Subtotal</b>	23,599.43
<b>Shipping</b>	350.00
<b>Tax</b>	0.00
<b>Grand Total</b>	23,949.43
<b>Payments</b>	0.00
<b>Payment Due</b>	0.00



Lake Management Services LP

1600 Hwy 6 Ste 245

Sugar Land, TX 77478

QUOTE

Peninsula PID 8 (1215)

(1215) England Pkwy NEW Fountain 3D

<b>Salesperson</b>	Brett M Burris	<b>Order #</b>	58714
	(214) 495-6444	<b>Date</b>	03/18/22
	brett@lmslp.com	<b>Est Delivery Date</b>	07/27/21
		<b>Billing Terms</b>	Net 30

ORDERING INFORMATION: Lead time usually runs 3-4 weeks. Again, it is very important to have the previously mentioned electrical work in place and the LAKE/POND FULL OF WATER prior to delivery, or additional labor charges will be incurred by the customer. It is best to have this electrical work in place even before ordering.

PAYMENT TERMS: NET 30 DAYS FROM DATE OF ORDER, NOT INSTALLATION! ALL PAYMENTS ARE DUE ACCORDING TO TERMS, REGARDLESS OF WHETHER THE UNITS ARE INSTALLED OR NOT. We are not responsible for weather, electrical, mechanical, or freight problems and/or delays. For Direct Ship Orders: TOTAL NET DUE PRIOR TO ORDERING. LATE PAYMENT: Interest will be charged on all past due invoices at 1.5% MONTHLY, 18% ANNUALLY.

FREIGHT INFORMATION: Lake Management Services, LP IS NOT responsible for freight damages on direct ship orders. It is the Buyer's responsibility to handle matters directly with the freight carrier. Terms of payment will remain the same.

WARRANTY INFORMATION: All warranties begin on date of delivery\* (see above), not installation.

RETURN/CREDIT POLICY: Whole units - all sales are final at the time of order and any changes after are the sole responsibility of the Buyer. Parts/Supplies - A 20% re-stocking fee will apply to all parts/supplies that have not been installed or opened. Once installed or open, no return or credit will be made.

If accepted, please sign below and return to us so we may place your order. If required above, please include payment along with the signed proposal. Once received, the order will be placed and we will contact you with a confirmation and estimated delivery date.

---

**Signature** **Date**



Lake Management Services LP

1600 Hwy 6 Ste 245

Sugar Land, TX 77478

QUOTE

Peninsula PID 8 (1215)

(1215) England Pkwy NEW Fountain 3E & 3F

<b>Salesperson</b>	Brett M Burris (214) 495-6444 brett@lmslp.com	<b>Order #</b>	58715
		<b>Date</b>	03/18/22
		<b>Est Delivery Date</b>	03/18/22
		<b>Billing Terms</b>	Net 30

Bill To

Becky Brooks  
Peninsula PID 8 (1215)  
PO BOX 534045  
Grand Praire, TX 75053

Ship To

Becky Brooks  
Peninsula PID 8 (1215)  
9800 Hillwood Parkway, Suite 210  
Fort Worth, TX 76244

**Phone**  
(817) 953-2733

Order Description

This order is for TWO C3-Series Otterbine Fountains. The fountains will be a 5HP/230V/1Ph Gemini fountain and a 3HP/230V/1Ph Gemini fountain with an Otterbine 4 fixture RGBW lighting systems. The fountain will come with a 5 year warranty and the lights will come with a 3 year warranty. Electrical and conduit installation is not included in this cost.

Order Items

Description	Quantity	Unit Price	Item Total
AF UNIT 5HP 230/1/60/MOTOR	1	8,698.26	8,698.26
GEMINI 60HZ AF (5HP ONLY)	1	682.21	682.21
CABLE, POWER, 8/3 1Ph	200	8.25	1,650.00
AF UNIT 3HP 230/1/60/MOTOR	1	7,711.48	7,711.48
GEMINI 60Hz AF	1	333.56	333.56
CABLE, POWER, 6/3 1Ph	600	9.00	5,400.00
Cable Sleeve SS 8/3 SO	100	9.00	900.00
PCC 2in1 Fiberglass w/ Lights	1	765.00	765.00
4 LIGHT SET RGBW LED 40W 60Hz	2	7,926.42	15,852.84
CABLE, POWER, 12/5 RGBW LIGHTS	800	7.00	5,600.00
Cable Sleeve SS 12/5 SO	100	7.00	700.00
ANCHOR ASSEMBLY, FOUNTAIN	8	45.00	360.00
Fountain Installation Labor	2	450.00	900.00

Additional Information

**TERMS CONDITIONS - VERY IMPORTANT! SIGNATURE REQUIRED!**  
**FOUNTAIN/AERATION/REPAIR TERMS & CONDITIONS:**  
 \*\* If applicable, our labor includes installing the unit(s) in the water and bringing the wire to shore ONLY. Our Labor DOES NOT include any electrical work needed by a licensed electrician such as trenching and burying wire and conduit, installing the control panel(s), providing electrical power, wiring and making any and all connections. It is very important to have the electric meter in place, power stubbed out at the control panel and/or J-box location, and all conduit in the ground with pull strings prior to delivery to facilitate installation. If this work is not in place upon our arrival, additional labor will be charged. The installation of the electrical work will require TWO (2) visits by the electrician - one visit to install conduit, disconnect, meter can, power source wire, J-box (if needed) and panel support structure; the second visit will be, UPON OUR ARRIVAL, to install the control panel, pull the wires and connect. THE LAKE/POND MUST BE FULL OF WATER.  
 Depending on the model selected, these units carry either a 1yr to 5yr warranty on parts and labor for repair only. Unless a covered by a current monthly maintenance contract with our company,

<b>Subtotal</b>	49,553.35
<b>Shipping</b>	350.00
<b>Tax</b>	0.00
<b>Grand Total</b>	49,903.35
<b>Payments</b>	0.00
<b>Payment Due</b>	0.00



Lake Management Services LP

1600 Hwy 6 Ste 245

Sugar Land, TX 77478

QUOTE

Peninsula PID 8 (1215)

(1215) England Pkwy NEW Fountain 3E & 3F

<b>Salesperson</b>	Brett M Burris	<b>Order #</b>	58715
	(214) 495-6444	<b>Date</b>	03/18/22
	brett@lmslp.com	<b>Est Delivery Date</b>	03/18/22
		<b>Billing Terms</b>	Net 30

EQUIPMENT WARRANTIES DO NOT INCLUDE TRAVEL, ONSITE DIAGNOSIS, REMOVING THE UNIT FROM THE WATER OR RE-INSTALLING AFTER REPAIR. It is the OWNER'S responsibility to remove the unit from the water, deliver to an authorized repair service center, pickup and re-install. Lake Management Services, LP has been an authorized service center for over 30 years and provide in-field diagnosis, removal and re-installation at the rate of \$150 per hour, (2 hour minimum-including travel).

ORDERING INFORMATION: Lead time usually runs 3-4 weeks. Again, it is very important to have the previously mentioned electrical work in place and the LAKE/POND FULL OF WATER prior to delivery, or additional labor charges will be incurred by the customer. It is best to have this electrical work in place even before ordering.

PAYMENT TERMS: NET 30 DAYS FROM DATE OF ORDER, NOT INSTALLATION! ALL PAYMENTS ARE DUE ACCORDING TO TERMS, REGARDLESS OF WHETHER THE UNITS ARE INSTALLED OR NOT. We are not responsible for weather, electrical, mechanical, or freight problems and/or delays. For Direct Ship Orders: TOTAL NET DUE PRIOR TO ORDERING. LATE PAYMENT: Interest will be charged on all past due invoices at 1.5% MONTHLY, 18% ANNUALLY.

FREIGHT INFORMATION: Lake Management Services, LP IS NOT responsible for freight damages on direct ship orders. It is the Buyer's responsibility to handle matters directly with the freight carrier. Terms of payment will remain the same.

WARRANTY INFORMATION: All warranties begin on date of delivery\* (see above), not installation.

RETURN/CREDIT POLICY: Whole units - all sales are final at the time of order and any changes after are the sole responsibility of the Buyer. Parts/Supplies - A 20% re-stocking fee will apply to all parts/supplies that have not been installed or opened. Once installed or open, no return or credit will be made.

If accepted, please sign below and return to us so we may place your order. If required above, please include payment along with the signed proposal. Once received, the order will be placed and we will contact you with a confirmation and estimated delivery date.

---

**Signature** **Date**



















# CONSTRUCTION ESTIMATE

Prepared for:



## 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-FM

## 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 Monument Roof Repairs
Completion Date	~2 Working Days

Bright Star Constuction and Designs proposes the following work near 1 Peninsula PID at *Peninsula PID8* according to agreement with First Service Residential and PID8 Grand Prairie.

**LOCATION:** Multiple Locations. See PAGE 2 with breakdown. All towers which are greyed out line items were inspected but not found to have any work needed at this time.

**SCOPE OF WORK (Mobilization):** A good amount of the time needed is labor and material mobilization from site to site, as there are few tiles to repair at each individual location. Each location will need a crew of 2 mobilized to location with all supplies (ladder, tiles, buckets, mortar, colorant, tools, safety materials, etc). After work is complete, all trash cleaned up in general area and supplies brought back to trucks.

**SCOPE OF WORK (Tile Repairs):** Materials are approximately 12"x18" clay tiles. Tile repair cost includes all labor and materials per tile, once crew is on site and ready to work. We have included an additional 12 tiles at the end of the second page here, which accounts for additional tiles which may be broken but not visible on inspection or which may break during demo phase. Since we will buy these tiles and have on hand for immediate install, we will leave any leftover pieces (if any) with PID for future repairs.

**FINAL:** Cleanup of all trash, hauled and disposed, and cleanup of general work areas. Expected to take around 2 working days to install once materials on hand. Permits not expected for this work, but if required expecting Grand Prairie to waive permits costs as on other PID properties in the past.

FirstService Residential Association Management, 9800 Hillwood Pkwy Suite 210, Fort Worth TX 76177

END OF PAGE 1

## SCOPE OF WORK AND ESTIMATE FOR TIME AND MATERIALS

	Quantity	Unit Cost	Total
South Camino Lagos/Salor [Mobilization cost]	1	\$ 125.00	\$ 125.00
Broken or Missing Clay Roof Tiles for Repair	1	\$ 13.50	\$ 13.50
Alta and South Grand Peninsula x2 [Mobilization cost]	1	\$ 125.00	\$ 125.00
Broken or Missing Clay Roof Tiles for Repair	3	\$ 13.50	\$ 40.50
Estancio and South Grand Peninsula [Mobilization cost]		\$ -	\$ -
Broken or Missing Clay Roof Tiles for Repair [NO WORK NEEDED]	0	\$ -	\$ -
Frontera and South Grand Peninsula [Mobilization cost]	1	\$ 125.00	\$ 125.00
Broken or Missing Clay Roof Tiles for Repair	1	\$ 13.50	\$ 13.50
England and South Grand Peninsula NE Corner [Mobilization cost]	1	\$ 125.00	\$ 125.00
Broken or Missing Clay Roof Tiles for Repair	2	\$ 13.50	\$ 27.00
England and South Grand Peninsula SW Corner [Mobilization cost]		\$ -	\$ -
Broken or Missing Clay Roof Tiles for Repair [NO WORK NEEDED]	0	\$ -	\$ -
North Camino Lagos and North Grand Peninsula x3 [Mobilization cost]		\$ -	\$ -
Broken or Missing Clay Roof Tiles for Repair [NO WORK NEEDED]	0	\$ -	\$ -
Lavanda and North Grand Peninsula [Mobilization cost]		\$ -	\$ -
Broken or Missing Clay Roof Tiles for Repair [NO WORK NEEDED]	0	\$ -	\$ -
Molina and North Grand Peninsula x2 [Mobilization cost]	1	\$ 125.00	\$ 125.00
Broken or Missing Clay Roof Tiles for Repair	3	\$ 13.50	\$ 40.50
Arlington Webb Britton and North Grand Peninsula x2 [Mobilization cost]		\$ -	\$ -
Broken or Missing Clay Roof Tiles for Repair [NO WORK NEEDED]	0	\$ -	\$ -
Medina and England Pkwy [Mobilization cost]		\$ -	\$ -
Broken or Missing Clay Roof Tiles for Repair [NO WORK NEEDED]	0	\$ -	\$ -
Monument @ 3235 England Parkway [Mobilization cost]	1	\$ 125.00	\$ 125.00
Broken or Missing Clay Roof Tiles for Repair	3	\$ 13.50	\$ 40.50
Monument @ 2911 England Parkway [Mobilization cost]		\$ -	\$ -
Broken or Missing Clay Roof Tiles for Repair [NO WORK NEEDED]	0	\$ -	\$ -
England Parkway and South Camino Lagos [Mobilization cost]	1	\$ 125.00	\$ 125.00
Broken or Missing Clay Roof Tiles for Repair	2	\$ 13.50	\$ 27.00
Monument @ 2859 England Parkway [Mobilization cost]		\$ -	\$ -
Broken or Missing Clay Roof Tiles for Repair [NO WORK NEEDED]	0	\$ -	\$ -
Magellan and England Parkway (South side) [Mobilization cost]	1	\$ 125.00	\$ 125.00
Broken or Missing Clay Roof Tiles for Repair	2	\$ 13.50	\$ 27.00
Monument @ 2856 England Parkway [Mobilization cost]		\$ -	\$ -
Broken or Missing Clay Roof Tiles for Repair [NO WORK NEEDED]	0	\$ -	\$ -
Monument @ 2908 England Parkway [Mobilization cost]		\$ -	\$ -
Broken or Missing Clay Roof Tiles for Repair [NO WORK NEEDED]	0	\$ -	\$ -
Tranquilo and North Camino Lagos [Mobilization cost]	1	\$ 125.00	\$ 125.00
Broken or Missing Clay Roof Tiles for Repair	6	\$ 13.50	\$ 81.00
Additional Tiles, per each, only billed if needed	10	\$ 13.50	\$ 135.00
<b>TOTAL DAYS of WORK, Approximate</b>	2	\$ -	\$ -
<b>Project Manager Oversight Labor</b>	1	\$ -	\$ -
<b>Total for Above Work</b>			<b>\$ 1,570.50</b>
<b>Tax (City of Grand Prairie)</b>			<b>\$ -</b>
<b>Total for Above Work</b>			<b>\$ 1,570.50</b>

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

*Regino Martinez*

Tuesday, May 10, 2022

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.

Property Owner (or Authorized Representative) DIGITAL ACCEPTANCE OK

Date

END OF PAGE 2







SGM HOLDINGS, INC.  
 DBA IN THE WIND  
 1610 W. EULESS BLVD.  
 EULESS, TX 76040  
 817-267-2069

# Estimate

Date	Estimate #
4/15/2022	04152022

Name / Address
GRAND PRAIRIE PENINSULA PID

Project

Description	Qty	Cost	Total
VINYL BANNER 18 OZ BLOCK-OUT DOUBLE SIDED, FOUR COLOR, WITH WIND SLITS AND POLE SLEEVES TOP AND BOTTOM 24" X 84"	65	122.00	7,930.00
METAL STRAPS FOR BRACKETS	24	8.25	198.00
INSTALL 7 SEASONAL BANNERS	5	350.00	1,750.00
MONTHLY DRIVE BY AND REPLACE UP TO 10 BANNERS	12	430.00	5,160.00
IF CALLED OUT MORE THAN ONCE PER MONTH MIN TRIP CHARGE IS \$200	12	200.00	2,400.00
Thank you for your business.		<b>Total</b>	\$17,438.00

Customer Signature \_\_\_\_\_

# Proposal

**Remit To:**

The Perfect Light  
 2010 Valley View Ln  
 Suite 100  
 Farmers Branch, TX 75234



**Grand peninsula HOA PID**

Grand Prairie PID - Lee harriss  
 2416 N Grand Peninsula Dr  
 (817) 953-2733  
 Lharriss@gptx.org

Thank you for the opportunity to provide you with the highest quality Christmas Lighting service. I have prepared an estimate for your new Christmas lighting service based on the designed discussed during your appointment. Please review the information below and contact me with any questions and when you are ready to get on the schedule. We look forward to serving you this year!

Item	Color	Installation / Location /	Qty	Regular	Flex Price
New Christmas Season			1	\$0.00	\$0.00
Electrical - New			1	\$311.00	\$248.80
Garland LED - New			144	\$2,442.24	\$1,953.79
Wreath 36in LED - New			2	\$565.00	\$452.00
Garland LED - New			36	\$610.56	\$488.45
Wreath 36in LED - New			2	\$565.00	\$452.00
Wreath 36in LED - New			2	\$565.00	\$452.00
Garland LED - New			36	\$610.56	\$488.45
Garland LED - New			36	\$610.56	\$488.45
Wreath 36in LED - New			2	\$565.00	\$452.00
Garland LED - New			36	\$610.56	\$488.45
Wreath 36in LED - New			2	\$565.00	\$452.00
Wreath 36in LED - New			2	\$565.00	\$452.00
Wreath 36in LED - New			2	\$565.00	\$452.00
Wreath 36in LED - New			2	\$565.00	\$452.00
Wreath 36in LED - New			1	\$282.50	\$226.00
Wreath 36in LED - New			2	\$565.00	\$452.00
Wreath 36in LED - New			2	\$565.00	\$452.00
Garland LED - New			36	\$610.56	\$488.45
Garland LED - New			36	\$610.56	\$488.45
Minis LED - 2 - New			8000	\$5,600.00	\$4,480.00
Stake LED - New			150	\$582.00	\$465.60

	Regular	Flex
<b>Subtotal:</b>	\$18,531.10	\$14,824.88
<b>Tax:</b>	\$1,528.82	\$1,223.05
<b>Total:</b>	\$20,059.92	\$16,047.93

**Customer Notes:**

# Proposal

**Remit To:**

The Perfect Light  
 2010 Valley View Ln  
 Suite 100  
 Farmers Branch, TX 75234



**HOA Lakeshore Village**

Peninsula PID - Lee Hariss  
 Villa Di Lago Drive  
 (972) 237-8091  
 lharriss@gptx.org

Thank you for the opportunity to provide you with the highest quality Christmas Lighting service. I have prepared an estimate for your new Christmas lighting service based on the designed discussed during your appointment. Please review the information below and contact me with any questions and when you are ready to get on the schedule. We look forward to serving you this year!

Item	Color	Installation / Location /	Qty	Regular	Flex Price
New Christmas Season			1	\$0.00	\$0.00
Electrical - New			1	\$311.00	\$248.80
Wreath 36in LED - New			3	\$847.50	\$678.00
Garland LED - New			244	\$4,138.24	\$3,310.59
				<b>Regular</b>	<b>Flex</b>
<b>Subtotal:</b>				\$5,296.74	\$4,237.39
<b>Tax:</b>				\$436.98	\$349.58
<b>Total:</b>				\$5,733.72	\$4,586.98

**Customer Notes:**

If you need anything at all, please feel free to reach out. Thanks for your business!

**Micah Waechter**

(469) 470-4841  
 mwaechter@thepperfectlight.com  
 www.thepperfectlight.com

# Proposal

**Remit To:**

The Perfect Light  
 2010 Valley View Ln  
 Suite 100  
 Farmers Branch, TX 75234



**HOA Lakeview East and West**

Peninsula PID - Lee Harriss  
 Waterpoint Street  
 (972) 237-8091 (FWORK)  
 lharriss@GPTX.org

Thank you for the opportunity to provide you with the highest quality Christmas Lighting service. I have prepared an estimate for your new Christmas lighting service based on the designed discussed during your appointment. Please review the information below and contact me with any questions and when you are ready to get on the schedule. We look forward to serving you this year!

Item	Color	Installation / Location /	Qty	Regular	Flex Price
New Christmas Season			1	\$0.00	\$0.00
Electrical - New			1	\$311.00	\$248.80
Wreath 48in LED - New			3	\$953.46	\$762.77
Wreath 36in LED - New			6	\$1,695.00	\$1,356.00
Stake LED - New			180	\$698.40	\$558.72
Roof Outline LED - 1 - New			240	\$1,872.00	\$1,497.60
Minis LED - 1 - New			24000	\$15,360.00	\$12,288.00
Minis LED - 1 - New			10000	\$6,400.00	\$5,120.00
Garland LED - New			81	\$1,373.76	\$1,099.01
Garland LED - New			36	\$610.56	\$488.45
Wreath 36in LED - New			4	\$1,130.00	\$904.00
Stake LED - New			120	\$465.60	\$372.48
Minis LED - 1 - New			16000	\$10,240.00	\$8,192.00
Garland LED - New			90	\$1,526.40	\$1,221.12

	Regular	Flex
<b>Subtotal:</b>	\$42,636.18	\$34,108.94
<b>Tax:</b>	\$3,517.48	\$2,813.99
<b>Total:</b>	\$46,153.66	\$36,922.93

**Customer Notes:**

If you need anything at all, please feel free to reach out. Thanks for your business!

**Micah Waechter**

(469) 470-4841  
 mwaechter@thepperfectlight.com  
 www.thepperfectlight.com

# Proposal

**Remit To:**

The Perfect Light  
 2010 Valley View Ln  
 Suite 100  
 Farmers Branch, TX 75234



**HOA Mira LAGos PID**  
 Peninsula PID - Lee Hariss  
 England Parkway  
 (972) 237-8091 (FWORK)  
 lharriss@gptx.org

Thank you for the opportunity to provide you with the highest quality Christmas Lighting service. I have prepared an estimate for your new Christmas lighting service based on the designed discussed during your appointment. Please review the information below and contact me with any questions and when you are ready to get on the schedule. We look forward to serving you this year!

Item	Color	Installation / Location /	Qty	Regular	Flex Price
New Christmas Season			1	\$0.00	\$0.00
Labor		Install "Happy Holidays" signs	1	\$1,000.00	\$800.00
Lift		Not discountable	1	\$4,000.00	\$3,200.00
Labor		Install lit 14' Christmas Tree: should be \$6200	1	\$7,750.00	\$6,200.00
Electrical - New			1	\$311.00	\$248.80
Wreath 72in LED - New			1	\$649.76	\$519.81
Garland LED - New			135	\$2,289.60	\$1,831.68
Stake LED - New			180	\$698.40	\$558.72
Minis LED - 1 - New			3000	\$1,920.00	\$1,536.00
Minis LED - 1 - New			42000	\$26,880.00	\$21,504.00
Roof Outline LED - 3 - New			300	\$3,150.00	\$2,520.00
C9 LED Line - New			500	\$2,830.00	\$2,264.00
Star cluster LED 16in - New			50	\$5,297.00	\$4,237.60
Wreath 48in LED - New			3	\$953.46	\$762.77
Roof Outline LED - 1 - New			120	\$936.00	\$748.80
Stake LED - New			150	\$582.00	\$465.60
Minis LED - 1 - New			2000	\$1,280.00	\$1,024.00
Stake LED - New			30	\$116.40	\$93.12
Garland LED - New			306	\$5,189.76	\$4,151.81
Wreath 48in LED - New			6	\$1,906.92	\$1,525.54
Wreath 36in LED - New			1	\$282.50	\$226.00
Wreath 36in LED - New			6	\$1,695.00	\$1,356.00
Wreath 36in LED - New			4	\$1,130.00	\$904.00
Wreath 36in LED - New			4	\$1,130.00	\$904.00
Wreath 36in LED - New			4	\$1,130.00	\$904.00
Wreath 36in LED - New			8	\$2,260.00	\$1,808.00
Wreath 36in LED - New			4	\$1,130.00	\$904.00
Roof Outline LED - 1 - New			60	\$468.00	\$374.40
Wreath 36in LED - New			2	\$565.00	\$452.00
Roof Outline LED - 1 - New			60	\$468.00	\$374.40

Wreath 36in LED - New			2	\$565.00	\$452.00
Roof Outline LED - 1 - New			60	\$468.00	\$374.40
Wreath 36in LED - New			2	\$565.00	\$452.00
Roof Outline LED - 1 - New			60	\$468.00	\$374.40
Wreath 36in LED - New			2	\$565.00	\$452.00
Roof Outline LED - 1 - New			60	\$468.00	\$374.40
Wreath 36in LED - New			2	\$565.00	\$452.00
Roof Outline LED - 1 - New			60	\$468.00	\$374.40
Wreath 36in LED - New			2	\$565.00	\$452.00
Roof Outline LED - 1 - New			60	\$468.00	\$374.40
Wreath 36in LED - New			2	\$565.00	\$452.00
Garland UNLIT - New			27	\$405.00	\$324.00
Wreath 36in LED - New			2	\$565.00	\$452.00
Roof Outline LED - 1 - New			60	\$468.00	\$374.40
Wreath 36in LED - New			2	\$565.00	\$452.00
Garland UNLIT - New			27	\$405.00	\$324.00
Wreath 36in LED - New			2	\$565.00	\$452.00
Roof Outline LED - 1 - New			60	\$468.00	\$374.40
Wreath 36in LED - New			2	\$565.00	\$452.00
Roof Outline LED - 1 - New			120	\$936.00	\$748.80
Wreath 36in LED - New			4	\$1,130.00	\$904.00
Roof Outline LED - 1 - New			60	\$468.00	\$374.40
Wreath 36in LED - New			2	\$565.00	\$452.00
Roof Outline LED - 1 - New			60	\$468.00	\$374.40
Wreath 36in LED - New			2	\$565.00	\$452.00
Roof Outline LED - 1 - New			60	\$468.00	\$374.40
Wreath 36in LED - New			2	\$565.00	\$452.00
Minis LED - 1 - New			3000	\$1,920.00	\$1,536.00
Minis LED - 1 - New			6000	\$3,840.00	\$3,072.00
Minis LED - 1 - New			5000	\$3,200.00	\$2,560.00
Minis LED - 1 - New			1000	\$640.00	\$512.00
Stake LED - New			175	\$679.00	\$543.20
Garland LED - New			99	\$1,679.04	\$1,343.23
Wreath 36in LED - New			4	\$1,130.00	\$904.00
Wreath 36in LED - New			11	\$3,107.50	\$2,486.00
Roof Outline LED - 1 - New			250	\$1,950.00	\$1,560.00
Wreath 48in LED - New			5	\$1,589.10	\$1,271.28
Wreath 36in LED - New			2	\$565.00	\$452.00
Roof Outline LED - 1 - New			250	\$1,950.00	\$1,560.00
Garland LED - New			432	\$7,326.72	\$5,861.38
Wreath 36in LED - New			10	\$2,825.00	\$2,260.00

	Regular	Flex
<b>Subtotal:</b>	\$125,301.16	\$100,240.93
<b>Tax:</b>	\$10,337.35	\$8,269.88
<b>Total:</b>	\$135,638.51	\$108,510.80

**Customer Notes:**

If you need anything at all, please feel free to reach out. Thanks for your business!

**Micah Waechter**  
(469) 470-4841



# Proposal

**Remit To:**

The Perfect Light  
 2010 Valley View Ln  
 Suite 100  
 Farmers Branch, TX 75234



**Grand peninsula HOA PID**

Grand Prairie PID - Lee harriss  
 2416 N Grand Peninsula Dr  
 (817) 953-2733  
 Lharriss@gptx.org

Thank you for the opportunity to provide you with the highest quality Christmas Lighting service. I have prepared an estimate for your new Christmas lighting service based on the designed discussed during your appointment. Please review the information below and contact me with any questions and when you are ready to get on the schedule. We look forward to serving you this year!

Item	Color	Installation / Location /	Qty	Regular	Flex Price
New Christmas Season			1	\$0.00	\$0.00
Electrical - New			1	\$311.00	\$248.80
Garland LED - New			144	\$2,442.24	\$1,953.79
Wreath 36in LED - New			2	\$565.00	\$452.00
Garland LED - New			36	\$610.56	\$488.45
Wreath 36in LED - New			2	\$565.00	\$452.00
Wreath 36in LED - New			2	\$565.00	\$452.00
Garland LED - New			36	\$610.56	\$488.45
Garland LED - New			36	\$610.56	\$488.45
Wreath 36in LED - New			2	\$565.00	\$452.00
Garland LED - New			36	\$610.56	\$488.45
Wreath 36in LED - New			2	\$565.00	\$452.00
Wreath 36in LED - New			2	\$565.00	\$452.00
Wreath 36in LED - New			2	\$565.00	\$452.00
Wreath 36in LED - New			2	\$565.00	\$452.00
Wreath 36in LED - New			1	\$282.50	\$226.00
Wreath 36in LED - New			2	\$565.00	\$452.00
Wreath 36in LED - New			2	\$565.00	\$452.00
Garland LED - New			36	\$610.56	\$488.45
Garland LED - New			36	\$610.56	\$488.45
Minis LED - 2 - New			8000	\$5,600.00	\$4,480.00
Stake LED - New			150	\$582.00	\$465.60
CH Discount			1	(\$3,864.00)	(\$3,091.20)

	Regular	Flex
<b>Subtotal:</b>	\$14,667.10	\$11,733.68
<b>Tax:</b>	\$1,210.04	\$968.03
<b>Total:</b>	\$15,877.14	\$12,701.71

**Customer Notes:**

# Proposal

**Remit To:**

The Perfect Light  
 2010 Valley View Ln  
 Suite 100  
 Farmers Branch, TX 75234



**HOA Lakeshore Village**

Peninsula PID - Lee Hariss  
 Villa Di Lago Drive  
 (972) 237-8091  
 lharriss@gptx.org

Thank you for the opportunity to provide you with the highest quality Christmas Lighting service. I have prepared an estimate for your new Christmas lighting service based on the designed discussed during your appointment. Please review the information below and contact me with any questions and when you are ready to get on the schedule. We look forward to serving you this year!

Item	Color	Installation / Location /	Qty	Regular	Flex Price
New Christmas Season			1	\$0.00	\$0.00
Electrical - New			1	\$311.00	\$248.80
Wreath 36in LED - New			3	\$847.50	\$678.00
Garland LED - New			244	\$4,138.24	\$3,310.59
CH Discount			1	(\$1,104.00)	(\$883.20)
				<b>Regular</b>	<b>Flex</b>
<b>Subtotal:</b>				\$4,192.74	\$3,354.19
<b>Tax:</b>				\$345.90	\$276.72
<b>Total:</b>				\$4,538.64	\$3,630.91

**Customer Notes:**

If you need anything at all, please feel free to reach out. Thanks for your business!

**Micah Waechter**

(469) 470-4841  
 mwaechter@thepperfectlight.com  
 www.thepperfectlight.com

# Proposal

**Remit To:**

The Perfect Light  
 2010 Valley View Ln  
 Suite 100  
 Farmers Branch, TX 75234



**HOA Lakeview East and West**

Peninsula PID - Lee Harriss  
 Waterpoint Street  
 (972) 237-8091 (FWORK)  
 lharriss@GPTX.org

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Item	Color	Installation / Location /	Qty	Regular	Flex Price
New Christmas Season			1	\$0.00	\$0.00
Electrical - New			1	\$311.00	\$248.80
Wreath 48in LED - New			3	\$953.46	\$762.77
Wreath 36in LED - New			6	\$1,695.00	\$1,356.00
Stake LED - New			180	\$698.40	\$558.72
Roof Outline LED - 1 - New			240	\$1,872.00	\$1,497.60
Minis LED - 1 - New			24000	\$15,360.00	\$12,288.00
Minis LED - 1 - New			10000	\$6,400.00	\$5,120.00
Garland LED - New			81	\$1,373.76	\$1,099.01
Garland LED - New			36	\$610.56	\$488.45
Wreath 36in LED - New			4	\$1,130.00	\$904.00
Stake LED - New			120	\$465.60	\$372.48
Minis LED - 1 - New			16000	\$10,240.00	\$8,192.00
Garland LED - New			90	\$1,526.40	\$1,221.12
CH Discount			1	(\$8,896.00)	(\$7,116.80)

	Regular	Flex
<b>Subtotal:</b>	\$33,740.18	\$26,992.14
<b>Tax:</b>	\$2,783.56	\$2,226.85
<b>Total:</b>	\$36,523.74	\$29,219.00

**Customer Notes:**

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**Micah Waechter**

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 mwaechter@thepperfectlight.com  
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# Proposal

**Remit To:**

The Perfect Light  
 2010 Valley View Ln  
 Suite 100  
 Farmers Branch, TX 75234



**HOA Mira LAGos PID**  
 Peninsula PID - Lee Hariss  
 England Parkway  
 (972) 237-8091 (FWORK)  
 lharriss@gptx.org

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Item	Color	Installation / Location /	Qty	Regular	Flex Price
New Christmas Season			1	\$0.00	\$0.00
Labor		Install "Happy Holidays" signs	1	\$1,000.00	\$800.00
Lift		Not discountable	1	\$4,000.00	\$3,200.00
Labor		Install lit 14' Christmas Tree: should be \$6200	1	\$7,750.00	\$6,200.00
Labor		Theft protection	1	\$1,875.00	\$1,500.00
Electrical - New			1	\$311.00	\$248.80
Wreath 72in LED - New			1	\$649.76	\$519.81
Garland LED - New			135	\$2,289.60	\$1,831.68
Stake LED - New			180	\$698.40	\$558.72
Minis LED - 1 - New			3000	\$1,920.00	\$1,536.00
Minis LED - 1 - New			42000	\$26,880.00	\$21,504.00
Roof Outline LED - 3 - New			300	\$3,150.00	\$2,520.00
C9 LED Line - New			500	\$2,830.00	\$2,264.00
Star cluster LED 16in - New			50	\$5,297.00	\$4,237.60
Wreath 48in LED - New			3	\$953.46	\$762.77
Roof Outline LED - 1 - New			120	\$936.00	\$748.80
Stake LED - New			150	\$582.00	\$465.60
Minis LED - 1 - New			2000	\$1,280.00	\$1,024.00
Stake LED - New			30	\$116.40	\$93.12
Garland LED - New			306	\$5,189.76	\$4,151.81
Wreath 48in LED - New			6	\$1,906.92	\$1,525.54
Wreath 36in LED - New			1	\$282.50	\$226.00
Wreath 36in LED - New			6	\$1,695.00	\$1,356.00
Wreath 36in LED - New			4	\$1,130.00	\$904.00
Wreath 36in LED - New			4	\$1,130.00	\$904.00
Wreath 36in LED - New			4	\$1,130.00	\$904.00
Wreath 36in LED - New			8	\$2,260.00	\$1,808.00
Wreath 36in LED - New			4	\$1,130.00	\$904.00
Roof Outline LED - 1 - New			60	\$468.00	\$374.40
Wreath 36in LED - New			2	\$565.00	\$452.00

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Roof Outline LED - 1 - New			60	\$468.00	\$374.40
Wreath 36in LED - New			2	\$565.00	\$452.00
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Wreath 36in LED - New			2	\$565.00	\$452.00
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Roof Outline LED - 1 - New			60	\$468.00	\$374.40
Wreath 36in LED - New			2	\$565.00	\$452.00
Roof Outline LED - 1 - New			60	\$468.00	\$374.40
Wreath 36in LED - New			2	\$565.00	\$452.00
Garland UNLIT - New			27	\$405.00	\$324.00
Wreath 36in LED - New			2	\$565.00	\$452.00
Roof Outline LED - 1 - New			60	\$468.00	\$374.40
Wreath 36in LED - New			2	\$565.00	\$452.00
Garland UNLIT - New			27	\$405.00	\$324.00
Wreath 36in LED - New			2	\$565.00	\$452.00
Roof Outline LED - 1 - New			60	\$468.00	\$374.40
Wreath 36in LED - New			2	\$565.00	\$452.00
Roof Outline LED - 1 - New			120	\$936.00	\$748.80
Wreath 36in LED - New			4	\$1,130.00	\$904.00
Roof Outline LED - 1 - New			60	\$468.00	\$374.40
Wreath 36in LED - New			2	\$565.00	\$452.00
Roof Outline LED - 1 - New			60	\$468.00	\$374.40
Wreath 36in LED - New			2	\$565.00	\$452.00
Roof Outline LED - 1 - New			60	\$468.00	\$374.40
Wreath 36in LED - New			2	\$565.00	\$452.00
Minis LED - 1 - New			3000	\$1,920.00	\$1,536.00
Minis LED - 1 - New			6000	\$3,840.00	\$3,072.00
Minis LED - 1 - New			5000	\$3,200.00	\$2,560.00
Minis LED - 1 - New			1000	\$640.00	\$512.00
Stake LED - New			175	\$679.00	\$543.20
Garland LED - New			99	\$1,679.04	\$1,343.23
Wreath 36in LED - New			4	\$1,130.00	\$904.00
Wreath 36in LED - New			11	\$3,107.50	\$2,486.00
Roof Outline LED - 1 - New			250	\$1,950.00	\$1,560.00
Wreath 48in LED - New			5	\$1,589.10	\$1,271.28
Wreath 36in LED - New			2	\$565.00	\$452.00
Roof Outline LED - 1 - New			250	\$1,950.00	\$1,560.00
Garland LED - New			432	\$7,326.72	\$5,861.38
Wreath 36in LED - New			10	\$2,825.00	\$2,260.00
CH Discount			1	(\$26,136.00)	(\$20,908.80)

	Regular	Flex
<b>Subtotal:</b>	\$101,040.16	\$80,832.13
<b>Tax:</b>	\$8,335.81	\$6,668.65
<b>Total:</b>	\$109,375.97	\$87,500.78

**Customer Notes:**

If you need anything at all, please feel free to reach out. Thanks for your business!