



**PENINSULA PUBLIC IMPROVEMENT DISTRICT
BOARD MEETING
MIRA LAGOS HOA CLUBHOUSE, 3025 S CAMINO LAGOS, GRAND
PRAIRIE, TEXAS
TUESDAY, JUNE 04, 2024 AT 1:30 PM**

AGENDA

CALL TO ORDER

CITIZENS' FORUM

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

AGENDA ITEMS

1. Consider Proposal from Landcare to Perform Pond Bank Erosion Prevention and Mitigation for Pond 3 on England Parkway in the amount of \$81,230 for phase 1, \$23,865 for phase 2, and \$53,226.50 for phase 3.
2. Consider Proposal from Landcare to Perform Erosion Prevention and Mitigation along the Screen Wall between the streets of Molina and Benissa on Grand Peninsula Drive in the amount of \$43,027.47
3. Discuss 5/28/24 Budget to Actual Financial Report

CITIZENS' FORUM

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

ADJOURNMENT

Certification

In accordance with Chapter 551, Subchapter C of the Government Code, V.T.C.A, this meeting agenda was prepared and posted May 31, 2024.

This location 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 at least three (3) business days prior to the scheduled meeting to request an accommodation.

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



**CITY OF GRAND PRAIRIE
COMMUNICATION**

MEETING DATE: 06/04/2024

REQUESTER: Brent Toncray

PRESENTER: Ken Self, PID Board President

TITLE: Consider Proposal from Landcare to Perform Pond Bank Erosion Prevention and Mitigation for Pond 3 on England Parkway in the amount of \$81,230 for phase 1, \$23,865 for phase 2, and \$53,226.50 for phase 3.

ANALYSIS:

PID 8 (Peninsula PID)
 9800 Hillwood Parkway
 Lharriss@GPTX.ORG
 Fort Worth, TX 76177
 (O)817-953-2733
 (C)
 brent.toncra2@fsresidential.com

John Schubert
 john.schubert@landcare.com
 CO # 3511008

Item 1.

Authorization for Extra Work - Pond 3 Phase 1

Pond 3 phase 1. Install shrubs and shade tolerant plants to stop erosion on the pond bank.

<u>Qty</u>	<u>UOM</u>	<u>Description</u>	<u>Unit Price</u>	<u>Total Price</u>
500.00	Each	Enhancement Labor	\$75.00	\$37,500.00
440.00	Flats (18)	Big Blue	\$32.50	\$14,300.00
130.00	Flats (18)	winter creeper	\$32.50	\$4,225.00
245.00	ea	1 gal Turks cap	\$13.00	\$3,185.00
245.00	3 Gal	Beauty Berry	\$35.00	\$8,575.00
245.00	3 Gal	Youpon holly	\$31.00	\$7,595.00
60.00	CuYd	Planters soil	\$50.00	\$3,000.00
50.00	CuYd	Mulch Hardwood	\$49.00	\$2,450.00
1.00	Dollars	Delivery Fees	\$400.00	\$400.00
			SubTotal	\$81,230.00
			Tax	\$0.00
			Total	\$81,230.00

DRAFT

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. Notwithstanding anything to the contrary contained herein, Landcare shall not be liable and the warranty shall be void for or from acts or events beyond its reasonable control including, without limitation, acts of God, natural catastrophes, or unforeseen weather events.

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

Date _____
LandCare

By _____

Date _____
PID 8 (Peninsula PID)

DRAFT

PID 8 (Peninsula PID)
 9800 Hillwood Parkway
 Lharriss@GPTX.ORG
 Fort Worth, TX 76177
 (O)817-953-2733
 (C)
 brent.toncray2@fsresidential.com

John Schubert
 john.schubert@landcare.com
 CO # 3511014
 May 21, 2024

Authorization for Extra Work - Pond 3 phase 2

Phase 2 pond 3 erosion project.

<u>Qty</u>	<u>UOM</u>	<u>Description</u>	<u>Unit Price</u>	<u>Total Price</u>
140.00	Each	Enhancement Labor	\$75.00	\$10,500.00
372.00	Flats (18)	Big Blue	\$32.50	\$12,090.00
60.00	ea	Turks cap	\$13.00	\$780.00
5.00	CuYd	Planters soil	\$50.00	\$250.00
5.00	CuYd	Mulch Hardwood	\$49.00	\$245.00
			SubTotal	\$23,865.00
			Tax	\$0.00
			Total	\$23,865.00

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. Notwithstanding anything to the contrary contained herein, Landcare shall not be liable and the warranty shall be void for or from acts or events beyond its reasonable control including, without limitation, acts of God, natural catastrophes, or unforeseen weather events.

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By _____
 John Schubert

By _____

Date 5/21/2024

 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.toncray2@fsresidential.com

John Schubert
 john.schubert@landcare.com
 CO # 3511017

Item 1.

Authorization for Extra Work - Pond 3 phase 3

Pond 3 phase 3 erosion project.

<u>Qty</u>	<u>UOM</u>	<u>Description</u>	<u>Unit Price</u>	<u>Total Price</u>
340.00	Each	Enhancement Labor	\$75.00	\$25,500.00
719.00	Flats (18)	Big Blue	\$32.50	\$23,367.50
41.00	CuYd	Planters soil	\$50.00	\$2,050.00
41.00	CuYd	Mulch Hardwood	\$49.00	\$2,009.00
1.00	Dollars	Delivery Fees	\$300.00	\$300.00
			SubTotal	\$53,226.50
			Tax	\$0.00
			Total	\$53,226.50

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. Notwithstanding anything to the contrary contained herein, Landcare shall not be liable and the warranty shall be void for or from acts or events beyond its reasonable control including, without limitation, acts of God, natural catastrophes, or unforeseen weather events.

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By _____
 John Schubert

By _____

Date _____
 LandCare

Date _____
 PID 8 (Peninsula PID)





**CITY OF GRAND PRAIRIE
COMMUNICATION**

MEETING DATE: 06/04/2024

REQUESTER: Brent Toncray

PRESENTER: Ken Self, PID Board President

TITLE: Consider Proposal from Landcare to Perform Erosion Prevention and Mitigation along the Screen Wall between the streets of Molina and Benissa on Grand Peninsula Drive in the amount of \$43,027.47

ANALYSIS:

PID 8 (Peninsula PID)
 9800 Hillwood Parkway
 Lharriss@GPTX.ORG
 Fort Worth, TX 76177
 (O)817-953-2733
 (C)
 brent.toncray2@fsresidential.com

John Schubert
 john.schubert@landcare.com
 CO # 3443062
 August 8, 2023

Authorization for Extra Work - Erosion Project from Benissa to Molina. Red area.

Erosion project from Benissa to Molina against wall. This is a Red area needing to be repaired. Soil washing away as well as wall failure.

Install ground cover Winter creeper to prevent further erosion. Big Blue liriopse will be planted against wall where erosion is occurring and around trees. Planters soil will be brought in for new planting and areas will be mulched. On slopes dwarf youpons will be installed to keep soil and mulch in place until plants grow in.

<u>Qty</u>	<u>UOM</u>	<u>Description</u>	<u>Unit Price</u>	<u>Total Price</u>
265.00	Each	Enhancement Labor	\$70.00	\$18,549.47
188.00	Flats (18)	Winter creeper	\$32.00	\$6,016.00
187.00	Flats (18)	Liriopse Big blue	\$36.00	\$6,732.00
185.00	3 Gal	Dwarf Youpon	\$35.00	\$6,475.00
52.00	CuYd	Planting soil	\$50.00	\$2,600.00
45.00	CuYd	Mulch Hardwood	\$49.00	\$2,205.00
3.00	Dollars	Delivery Fees	\$150.00	\$450.00
			SubTotal	\$43,027.47
			Tax	\$0.00
			Total	\$43,027.47

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By _____
John Schubert

Date 8/8/2023
LandCare

By _____

Date _____
PID 8 (Peninsula PID)



**CITY OF GRAND PRAIRIE
COMMUNICATION**

MEETING DATE: 06/04/2024
REQUESTER: Lee Harriss
PRESENTER: Ken Self, PID Board President
TITLE: Discuss 5/28/24 Budget to Actual Financial Report

ANALYSIS:

**FIVE YEAR FUNDING REQUIREMENTS PLAN FOR THE DISTRICT
GRAND PRAIRIE PUBLIC IMPROVEMENT DISTRICT NO. 8
PENINSULA
2024-2028 BUDGET**

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

Inflation rate/year: 10.0%

INCOME:
Estimated Sales/Year:
Estimated # of Homes*
Estimated Average Appraised Value/Home:
Estimated Appraised Value (new construction)
Total Estimated Appraised Value (no infl)
Total Estimated Values (w/infl)*
Assessment Rate \$0.12/100
Average Assessment

Calendar Year	1/1/04	1/1/04	1/1/05	1/1/05	1/1/06	1/1/06	1/1/07	1/1/07	1/1/08	1/1/08	1/1/09	1/1/09	1/1/10	1/1/10	1/1/11	1/1/11
Estimated Sales/Year:	-	-	39	39	603	603	596	596	347	347	213	213	116	116	211	211
Estimated # of Homes*	-	-	39	39	642	642	1,238	1,238	1,585	1,585	1,798	1,798	1,914	1,914	2,125	2,125
Estimated Average Appraised Value/Home:	-	-	115,056	115,056	178,753	178,753	209,152	209,152	234,926	234,926	230,467	230,467	220,947	220,947	221,251	221,251
Estimated Appraised Value (new construction)	-	-	4,487,180	4,487,180	107,788,300	107,788,300	124,654,592	124,654,592	81,519,322	81,519,322	49,089,387	49,089,387	25,629,852	25,629,852	46,684,060	46,684,060
Total Estimated Appraised Value (no infl)	-	-	4,487,180	4,487,180	112,275,480	112,275,480	239,414,272	239,414,272	340,449,422	340,449,422	421,447,376	421,447,376	440,008,812	440,008,812	469,576,992	469,576,992
Total Estimated Values (w/infl)*	-	-	4,487,180	4,487,180	114,759,680	114,759,680	258,930,100	258,930,100	372,357,989	372,357,989	414,378,960	414,378,960	422,892,932	422,892,932	470,159,375	470,159,375
Assessment Rate \$0.12/100	0.0012	0.0012	0.0012	0.0012	0.0012	0.0012	0.0012	0.0012	0.0012	0.0012	0.0012	0.0012	0.0012	0.0012	0.0012	0.0012
Average Assessment	-	-	138	138	215	215	251	251	282	282	277	277	265	265	266	266

Fiscal Year	2005	2005	2006	2006	2007	2007	2008	2008	2009	2009	2010	2010	2011	2011	2012	2012
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	Approved Budget	Actual	Approved Budget	Actual	Approved Budget	Actual	Approved Budget	Actual	Approved Budget	Actual	Approved Budget	Actual	Approved Budget	Actual	Approved Budget	Actual
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BEGINNING BALANCE	-	-	-	55,424	13,359	37,517	34,158	29,911	9,085	9,085	12,484	29,835	44,685	81,880	59,977	61,790
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INCOME DESCRIPTION	ACCT #	2005	2005	2006	2006	2007	2007	2008	2008	2009	2009	2010	2010	2011	2011	2012	2012
PID ASSESSMENTS-DELINQUENT	42610	-	-	-	-	-	-	-	2,307	2,100	5,999	-	11,816	-	8,217	-	2,299
PID ASSESSMENTS	42620	-	-	5,385	5,177	137,712	131,647	310,716	302,319	446,597	423,174	497,255	486,701	507,472	501,692	564,191	559,527
INTEREST ON PID ASSESSMENT	42630	-	-	-	87	-	1,615	-	4,157	4,000	5,434	-	4,871	-	3,116	-	1,798
INSURANCE RECOVERY PROPERTY	42770	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
DEVELOPER PARTICIPATION (LV)	46110	-	-	-	-	-	-	-	-	-	335	-	-	-	-	-	3,712
MISCELLANEOUS	46395	-	-	-	-	-	-	-	-	-	-	-	-	-	36	-	-
TRSF-R IN RISK MGMT FUNDS (PROP)	49686	-	-	-	-	-	-	-	-	-	-	-	-	-	36	-	-
TRSF-IN PONDS 2 & 8																	
CITY CONTRIBUTION	49780	55,172	55,172	55,172	55,172	55,172	55,172	81,830	81,830	81,830	81,830	81,830	81,830	81,830	81,830	81,830	81,830
INTEREST	49410	1,103	651	204	2,958	1,855	2,684	4,226	4,790	3,679	3,679	5,899	5,899	506	-	-	-
INTEREST-TAX COLLECTIONS	49470	-	-	-	-	-	-	-	56	-	14	-	16	-	19	-	11
TOTAL REVENUES		56,275	55,823	60,761	63,395	194,739	191,119	396,772	395,459	538,206	520,465	584,984	591,133	589,808	594,945	646,021	649,177

EXPENSES DESCRIPTION	ACCT #	2005	2005	2006	2006	2007	2007	2008	2008	2009	2009	2010	2010	2011	2011	2012	2012
SUPPLIES	60020	-	-	-	-	-	-	-	-	-	76	500	66	500	154	500	44
DECORATIONS	60132	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
BEAUTIFICATION	60490	-	-	-	-	15,000	4,860	53,362	2,920	3,000	-	8,500	500	33,000	15,895	35,000	4,720
WALL MAINTENANCE	60776	-	-	-	-	-	-	-	-	-	-	4,429	-	350	3,010	3,250	26,701
PROFESSIONAL ENGINEERING SERVI	61041	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
MOWING	61225	55,175	-	55,429	80,336	111,283	118,956	247,614	227,885	289,288	289,217	328,227	314,198	328,227	328,227	328,227	328,227
TREE SERVICES	61226	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
COLLECTION SERVICE	61380	-	-	78	72	1,412	1,388	2,724	2,724	5,024	3,243	5,706	3,641	5,264	5,244	5,844	5,720
MISC.	61485	-	-	-	-	5,000	-	5,000	384	-	227	-	1,126	400	661	454	417
ACCOUNTING/AUDIT		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
ADMIN./MANAGEMENT	61510	-	121	-	-	-	-	-	11,675	17,700	19,175	17,700	17,700	17,700	18,231	18,408	19,942
POSTAGE	61520	-	-	-	-	700	484	100	-	100	-	1,000	-	100	-	-	27
BANNERS	61601	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
ELECTRIC POWER	62030	-	-	-	-	24,634	53,548	50,000	58,023	75,000	63,134	65,000	53,813	70,000	64,605	58,000	66,072
WATER UTILITY	62035	-	-	-	-	27,500	-	27,500	39,371	75,000	64,484	70,000	51,979	75,000	97,850	100,000	105,947
BLDGS AND GROUNDS MAINT.	63010	-	-	-	-	5,000	395	8,000	-	-	350	-	-	-	-	-	-
PAVEMENT LEVELING	63031	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
POND MAINT-DREDGING	63037	-	-	-	640	7,000	7,274	8,000	41,799	35,000	28,331	-	-	-	-	-	-
POND MAINT-AQUATIC	63038	-	-	-	-	-	-	-	-	-	-	35,000	39,250	35,000	26,372	35,000	22,744
POND MAINT-EQUIPMENT	63039	-	-	-	-	-	-	-	-	-	-	9,000	13,331	13,000	9,548	23,000	6,971
WATER WELL MAINTENANCE	63045	-	-	-	-	-	-	-	-	-	-	-	-	5,000	-	5,000	-
IRRIGATION SYSTEM MAINTENANCE	63065	-	-	-	-	-	11,252	7,500	17,498	14,000	8,316	5,000	9,337	9,000	12,778	9,500	10,514
DECORATIVE ROADWAY SIGNS MAIN	63115	-	-	-	-	-	-	-	-	-	-	-	-	5,200	-	-	-
PLAYGROUNDS/PICNIC AREA MAINT.	63135	-	-	-	-	-	-	-	-	-	-	-	1,700	2,000	-	1,000	-
DECORATIVE LIGHTING MAINT.	63146	-	-	-	-	-	-	-	-	2,983	-	7,242	3,000	1,832	3,000	5,995	-
PROPERTY INSURANCE PREMIUM	64080	-	-	-	-	-	-	-	-	-	-	2,200	-	2,200	-	2,200	-
LIABILITY INSURANCE PREMIUM	64090	1,100	278	254	254	567	567	1,130	1,096	1,179	1,179	1,300	1,776	1,800	1,418	1,500	1,613
FENCING	68061	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
CONSTRUCTION MISCELLANEOUS	68151	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
POND IMPROVEMENT	68206	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	57,250
FOUNTAINS	68207	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
STREET SIGNS	68210	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
LANDSCAPING	68250	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
OTHER EQUIPMENT	68360	-	-	-	-	-	-	-	12,911	-	-	-	-	-	13,211	-	-
CONSTRUCTION	68540	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
IRRIGATION SYSTEMS	68635	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
WATER WELLS (TR TO WTER, 5005)	90009	-	-	-	-	-	-	-	-	-	-	-	-	16,000	16,000	16,000	16,000
TRANSFER TO GPOA	65102	-	-	-	-	-	-	-	-	19,000	19,000	19,000	19,000	-	-	-	-

TOTAL EXPENSES	56,275	399	55,761	81,302	198,096	198,724	410,930	416,285	534,291	499,715	568,133	539,087	622,741	615,036	645,883	678,903
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ENDING BALANCE	-	55,424	5,000	37,517	10,000	29,911	20,000	9,085	13,000	29,835	29,335	81,880	11,752	61,790	60,115	32,065
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FIVE YEAR FUNDING REQUIREMENTS PLAN FOR THE GRAND PRAIRIE PUBLIC IMPROVEMENT DISTRICT NO. PENINSULA
2024-2028 BUDGET
 Income based on assessment rate of \$0.115 per \$100 of appraised value in FY 24

		18%		13%											
Inflation rate/year:	10.0%														
Calendar Year	Budget	Actual	Budget	Actual	Budget	Actual	Budget	Actual	Budget	Actual	Budget	Actual			
INCOME:															
Estimated Sales/Year:	160		191		197		238		319		369		135		
Estimated # of Homes*	2,285		2,476		2,673		2,911		3,230		3,599		3,734		
Estimated Average Appraised Value/Home:	221,451		227,921		245,610		263,954		296,456		314,222		342,360		
Estimated Appraised Value (new construction)	35,432,121		43,532,998		48,385,138		62,820,972		94,569,434		115,947,795		46,218,579		
Total Estimated Appraised Value (no infl)	505,591,496		549,547,977		612,718,660		719,336,069		862,938,545		1,073,500,367		1,177,102,362		
Total Estimated Values (w/infl)*	506,014,979		564,333,522		656,515,097		768,369,111		957,552,572		1,130,883,783		1,278,371,669		
Assessment Rate \$0.12/100	0.0012		0.0012		0.0012		0.0012		0.0012		0.0012		0.0012		
Average Assessment	266		274		295		317		356		377		411		
Fiscal Year	2013	2013	2014	2014	2015	2015	2016	2016	2017	2017	2018	2018	2019	2019	
	Approved Budget	Actual	Approved Budget	Actual	Approved Budget	Actual	Approved Budget	Actual	Approved Budget	Actual 9/30/17	Approved Budget	Actual 9/30/18	Approved Budget	Actual 9/30/19	
BEGINNING BALANCE	20,331	32,065	51,738	80,840	64,531	88,351	206,731	214,479	462,925	471,062	517,188	603,695	71,097	178,934	
INCOME															
DESCRIPTION	ACCT #														
PID ASSESSMENTS-DELINQUENT	42610	-	3,582	-	1,906	-	3,552	-	2,377	-	1,494	-	9,055	6,820	
PID ASSESSMENTS	42620	607,218	603,559	677,200	672,839	787,818	781,761	922,043	929,208	1,149,063	1,140,854	1,357,061	1,365,805	1,534,046	
INTEREST ON PID ASSESSMENT	42630	-	2,265	-	1,414	-	2,448	-	1,886	-	3,102	-	6,121	4,975	
INSURANCE RECOVERY PROPERTY	42770	-	-	-	-	-	-	-	-	-	-	-	-	-	
DEVELOPER PARTICIPATION (LV)	46110	3,712	3,712	3,712	3,712	3,712	5,733	4,179	4,179	4,179	24,660	11,500	9,245	25,000	
MISCELLANEOUS	46395	-	-	-	-	-	-	-	-	-	-	-	-	-	
TRSRF-IN RISK MGMT FUNDS (PROP)	49686	-	-	-	-	-	5,893	-	-	-	4,443	-	8,593	4,373	
TRSRF-IN PONDS 2 & 8															
CITY CONTRIBUTION	49780	81,830	81,830	81,830	81,830	81,830	81,830	81,830	81,830	81,830	81,830	81,830	81,830	81,830	
INTEREST	49410	-	-	-	-	-	-	-	-	-	-	-	-	-	
INTEREST-TAX COLLECTIONS	49470	-	15	-	9	-	13	-	17	-	-	-	-	-	
TOTAL REVENUES		692,760	694,962	762,742	761,710	873,360	881,230	1,008,052	1,019,497	1,235,072	1,256,382	1,450,391	1,480,648	1,640,876	
EXPENSES															
DESCRIPTION	ACCT #	2013	2013	2014	2014	2015	2015	2016	2016	2017	2017	2018	2018	2019	2019
SUPPLIES	60020	500	401	500	24	500	184	500	-	500	-	500	-	500	-
DECORATIONS	60132	-	-	-	-	-	-	-	-	-	27,812	30,000	41,334	42,000	96,187
BEAUTIFICATION	60490	25,000	2,725	80,000	32,961	100,000	21,333	150,000	35,138	250,000	154,557	250,000	137,530	100,000	23,534
WALL MAINTENANCE	60776	5,000	4,597	5,000	13,219	30,000	45,116	60,000	13,929	60,000	6,048	214,000	227,539	300,000	36,237
PROFESSIONAL ENGINEERING SERVI	61041	-	-	-	-	-	-	-	-	8,000	-	-	-	-	-
MOWING	61225	380,000	387,702	380,000	340,202	340,758	343,399	398,158	361,510	475,000	454,849	612,581	637,415	662,249	603,233
TREE SERVICES	61226	-	-	-	-	-	-	-	-	-	-	-	-	-	-
COLLECTION SERVICE	61380	6,284	6,284	6,809	6,809	7,351	7,351	8,005	8,005	8,883	8,883	9,897	9,554	10,269	10,266
MISC.	61485	450	444	450	312	450	287	450	175	450	717	450	1,947	450	626
ACCOUNTING/AUDIT		-	-	-	-	-	-	-	-	-	-	-	-	-	-
ADMIN./MANAGEMENT	61510	19,100	17,432	19,900	19,152	19,728	19,584	19,920	16,900	20,517	22,774	21,338	18,778	23,046	27,667
POSTAGE	61520	100	-	100	-	100	2	100	-	100	-	100	-	100	-
BANNERS	61601	-	-	-	-	-	-	-	-	-	-	-	42,458	8,000	20,040
ELECTRIC POWER	62030	72,000	63,286	72,000	66,573	72,000	65,553	72,000	61,379	75,600	59,524	75,600	47,494	50,000	36,276
WATER UTILITY	62035	111,000	94,139	111,000	72,883	111,000	81,171	120,000	122,554	126,000	153,391	175,000	180,905	200,000	224,896
BLDGS AND GROUNDS MAINT.	63010	-	-	-	-	-	-	-	-	-	-	-	-	-	-
PAVEMENT LEVELING	63031	-	-	-	-	-	-	-	-	-	-	-	-	-	-
POND MAINT-DREDGING	63037	-	-	-	-	-	-	-	-	-	-	-	-	-	-
POND MAINT-AQUATIC	63038	25,000	30,438	29,000	29,978	29,000	28,861	31,500	52,746	45,000	28,681	45,000	24,622	45,000	26,333
POND MAINT-EQUIPMENT	63039	12,000	5,657	12,000	24,106	25,000	12,405	25,000	18,780	25,000	6,039	25,000	12,625	25,000	27,790
WATER WELL MAINTENANCE	63045	-	-	-	-	5,000	-	5,000	-	5,000	-	5,000	-	5,000	-
IRRIGATION SYSTEM MAINTENANCE	63065	10,000	10,799	12,000	25,067	35,000	19,136	35,000	28,731	35,000	26,016	35,000	89,884	50,000	104,320
DECORATIVE ROADWAY SIGNS MAIN	63115	-	233	250	1,153	2,000	954	50,000	-	50,000	63,606	5,000	143,858	15,000	82,693
PLAYGROUNDS/PICNIC AREA MAINT.	63135	2,000	-	2,000	-	2,000	2,994	3,500	90	3,500	3,729	3,500	-	3,500	-
DECORATIVE LIGHTING MAINT.	63146	3,000	4,399	4,500	4,530	4,500	519	4,500	4,696	9,000	24,823	17,000	24,239	17,000	32,921
PROPERTY INSURANCE PREMIUM	64080	2,200	-	-	-	4,400	2,228	4,400	2,102	2,500	2,434	2,500	2,723	2,800	2,906
LIABILITY INSURANCE PREMIUM	64090	1,700	1,616	1,700	1,581	1,800	1,700	1,800	1,618	2,000	1,788	2,000	2,378	2,000	2,366
FENCING	68061	-	-	-	-	-	-	-	-	-	-	-	-	-	-
CONSTRUCTION MISCELLANEOUS	68151	-	-	-	-	-	-	-	-	-	-	-	14,889	-	-
POND IMPROVEMENT	68206	-	-	-	-	-	30,347	-	-	-	-	-	-	55,000	-
FOUNTAINS	68207	-	-	-	-	-	-	-	-	-	-	-	-	-	-
STREET SIGNS	68210	-	-	-	-	-	-	-	-	-	62,079	-	-	-	-
LANDSCAPING	68250	-	-	-	37,800	-	44,700	-	18,560	-	-	-	-	-	-
OTHER EQUIPMENT	68360	-	-	-	-	-	-	-	-	-	-	-	-	-	-
CONSTRUCTION	68540	-	-	-	-	-	-	-	-	-	-	-	229,238	-	-
IRRIGATION SYSTEMS	68635	-	-	30,000	61,848	-	11,280	-	-	-	-	-	-	-	-
WATER WELLS (TR TO WTER, 5005)	90009	16,000	16,000	16,000	16,000	16,000	16,000	16,000	16,000	16,000	16,000	16,000	16,000	16,000	16,000
TRANSFER TO GPOA	65102	-	-	-	-	-	-	-	-	-	-	-	-	-	-
TOTAL EXPENSES		691,334	646,150	783,209	754,199	806,587	755,103	1,005,833	762,914	1,218,050	1,123,749	1,545,466	1,905,408	1,632,914	1,374,290
ENDING BALANCE		21,758	80,876	31,271	88,351	131,304	214,479	208,950	471,062	479,947	603,695	422,112	178,934	79,060	469,506

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

2024-2028 BUDGET

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

Item 3.

		10%		4%		10%		27%		15%			13%		-2%		12%		27%	
Inflation rate/year:		10.0%																		
Calendar Year		1/1/19	1/1/20	1/1/21	1/1/22	1/1/23	1/1/24	1/1/25	1/1/26	1/1/27	1/1/28	1/1/29	1/1/30	1/1/31	1/1/32	1/1/33	1/1/34	1/1/35	1/1/36	1/1/37
INCOME:																				
Estimated Sales/Year:		171	108	119	179	76	100	100	100	100	100	100	100	100	100	100	100	100	100	100
Estimated # of Homes*		3,905	4,013	4,132	4,311	4,387	4,487	4,587	4,687	4,787	4,887	4,987	5,087	5,187	5,287	5,387	5,487	5,587	5,687	5,787
Estimated Average Appraised Value/Home:		360,334	365,224	390,005	473,644	559,153	615,068	676,575	744,232	818,655	900,000	980,000	1,060,000	1,140,000	1,220,000	1,300,000	1,380,000	1,460,000	1,540,000	1,620,000
Estimated Appraised Value (new construction)		61,617,194	39,444,164	46,410,589	84,782,304	42,495,604	61,506,795	67,657,474	74,423,222	81,865,544	90,000,000	98,000,000	106,000,000	114,000,000	122,000,000	130,000,000	138,000,000	146,000,000	154,000,000	162,000,000
Total Estimated Appraised Value (no infl)		1,339,988,863	1,446,550,252	1,512,053,443	1,696,282,745	2,084,375,572	2,514,509,603	2,833,618,037	3,184,637,315	3,577,524,269	4,000,000,000	4,460,000,000	4,960,000,000	5,500,000,000	6,080,000,000	6,700,000,000	7,360,000,000	8,060,000,000	8,800,000,000	9,580,000,000
Total Estimated Values (w/infl)*		1,407,106,088	1,465,642,854	1,611,500,441	2,041,879,968	2,453,002,808	2,765,960,563	3,110,214,094	3,495,658,725	3,935,276,696	4,430,000,000	4,970,000,000	5,560,000,000	6,200,000,000	6,890,000,000	7,630,000,000	8,420,000,000	9,260,000,000	10,150,000,000	11,090,000,000
Assessment Rate \$0.12/100		0.0012	0.0012	0.0012	0.0012	0.00115	0.00115	0.00115	0.00115	0.00115	0.00115	0.00115	0.00115	0.00115	0.00115	0.00115	0.00115	0.00115	0.00115	0.00115
Average Assessment		432	438	468	568	643	709	768	822	882	942	1,002	1,062	1,122	1,182	1,242	1,302	1,362	1,422	1,482
Fiscal Year		2020	2020	2021	2021	2022	2022	2023	2023	2024	2024	2024	2025	2026	2027	2028	2028	2028	2028	2028
		Approved Budget	Actual 9/30/20	Approved Budget	Actual 9/30/21	Approved Budget	Actual 9/30/22	Approved Budget	Actual 9/30/23	Approved Budget	Projected 9/30/24	Prelim 5/28/24	Approved Budget	Approved Budget	Approved Budget	Approved Budget				
BEGINNING BALANCE		536,515	469,506	742,574	668,292	921,150	965,030	210,421	253,298	121,480	836,430	836,430	82,231	85,730	233,787	480,182				
INCOME																				
DESCRIPTION	ACCT #																			
PID ASSESSMENTS-DELINQUENT	42610	-	4,864	-	2,820	-	6,690	-	5,136	-	(2,494)	(2,494)	-	-	-	-	-	-	-	-
PID ASSESSMENTS	42620	1,688,527	1,681,806	1,758,771	1,750,886	1,933,801	1,924,631	2,450,256	2,439,796	2,820,953	2,792,744	2,782,654	3,180,855	3,110,214	3,495,659	3,935,277				
INTEREST ON PID ASSESSMENT	42630	-	6,120	-	6,276	-	6,862	-	8,360	-	5,959	5,959	-	-	-	-	-	-	-	-
INSURANCE RECOVERY PROPERTY	42770	-	-	-	-	-	-	-	-	-	5,873	5,873	-	-	-	-	-	-	-	-
DEVELOPER PARTICIPATION (LV)	46110	25,000	4,906	5,000	5,127	5,200	5,373	5,600	5,620	5,900	5,918	-	6,195	6,505	6,830	7,171				
MISCELLANEOUS	46395	-	10,332	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
TRSRF-IN RISK MGMT FUNDS (PROP)	49686	-	1,521	-	-	-	16,468	-	9,557	-	-	6,345	-	-	-	-	-	-	-	-
TRSF-IN PONDS 2 & 8											320,000									
CITY CONTRIBUTION	49780	81,830	81,830	81,830	81,830	81,830	81,830	112,521	112,521	112,521	112,521	65,636	112,521	112,521	112,521	112,521				
INTEREST	49410	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
INTEREST-TAX COLLECTIONS	49470	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
TOTAL REVENUES		1,795,357	1,791,378	1,845,601	1,846,939	2,020,831	2,041,855	2,568,377	2,580,990	2,939,374	3,246,865	2,863,972	3,299,571	3,229,240	3,615,010	4,054,969				
EXPENSES																				
DESCRIPTION	ACCT #																			
SUPPLIES	60020	500	-	500	-	500	-	500	1	500	500	-	500	500	500	500				
DECORATIONS	60132	70,000	23,630	70,000	103,563	105,000	52,250	87,441	88,300	89,005	84,731	84,731	93,455	98,128	103,034	108,186				
BEAUTIFICATION	60490	25,000	65,369	50,000	8,131	500,000	722,543	50,000	156,028	200,000	480,770	425,434	300,000	100,000	100,000	100,000				
WALL MAINTENANCE	60776	160,000	188,448	160,000	53,667	160,000	297,356	200,000	210,480	213,000	213,000	111,882	213,000	213,000	213,000	213,000				
PROFESSIONAL ENGINEERING SERVI	61041	-	70,141	-	40,694	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
MOWING	61225	615,000	615,584	715,000	615,000	615,000	634,872	654,250	650,884	685,250	714,790	320,970	719,513	755,488	793,263	832,926				
TREE SERVICES	61226	-	-	-	104,000	100,000	-	5,005	-	188,500	188,500	188,500	-	-	197,925	-				
COLLECTION SERVICE	61380	10,739	11,483	11,807	11,722	12,152	12,772	13,314	13,290	13,538	13,470	13,470	13,848	14,158	14,468	14,778				
MISC.	61485	600	253	600	812	600	2,645	1,000	227	1,000	1,000	-	1,000	1,000	1,000	1,000				
ACCOUNTING/AUDIT		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
ADMIN/MANAGEMENT	61510	26,000	30,819	26,000	25,672	26,000	25,920	28,600	27,864	30,030	30,030	16,632	31,532	33,108	34,763	36,502				
POSTAGE	61520	100	-	100	-	100	-	100	-	100	100	-	100	100	100	100				
BANNERS	61601	15,000	7,870	15,000	10,240	15,000	4,665	-	-	-	-	-	-	-	-	-				
ELECTRIC POWER	62030	40,000	41,519	42,000	40,352	44,100	42,690	46,300	44,738	55,000	55,000	25,543	57,800	60,700	63,700	66,900				
WATER UTILITY	62035	210,000	272,260	240,000	240,591	252,000	309,787	301,000	315,636	300,000	300,000	127,631	315,000	331,000	348,000	365,000				
BLDGS AND GROUNDS MAINT.	63010	-	-	-	-	-	1,664	-	1,664	2,000	2,000	1,083	2,000	2,000	2,000	2,000				
PAVEMENT LEVELING	63031	-	-	-	-	-	18,445	20,000	-	21,000	21,000	20,792	22,100	23,200	24,400	25,600				
POND MAINT-DREDGING	63037	-	-	-	-	255,000	149,182	257,250	125,384	75,000	71,870	-	200,000	-	-	-				
POND MAINT-AQUATIC	63038	54,000	86,238	85,000	106,632	85,000	102,195	98,500	119,092	123,200	123,200	55,146	129,400	135,900	142,700	149,800				
POND MAINT-EQUIPMENT	63039	25,000	40,452	50,000	47,436	50,000	44,228	140,000	13,345	45,000	45,000	1,874	47,300	49,700	52,200	54,800				
WATER WELL MAINTENANCE	63045	5,000	-	5,000	7,698	7,700	-	8,085	-	8,500	8,500	-	8,925	9,371	9,840	10,332				
IRRIGATION SYSTEM MAINTENANCE	63065	50,000	75,235	70,000	87,863	80,000	105,459	110,000	111,513	210,000	115,000	78,088	220,500	231,525	243,101	255,256				
DECORATIVE ROADWAY SIGNS MAIN	63115	34,000	1,953	15,000	-	3,000	3,907	3,000	3,180	3,500	9,566	9,566	3,500	3,500	3,500	3,500				
PLAYGROUNDS/PICNIC AREA MAINT.	63135	3,500	5,040	3,500	7,323	6,000	425	3,000	6,230	6,500	6,500	425	6,500	6,500	6,500	6,500				
DECORATIVE LIGHTING MAINT.	63146	25,000	34,052	25,000	14,587	25,000	14,053	25,000	24,061	30,000	30,000	7,253	31,500	33,075	34,729	36,465				
PROPERTY INSURANCE PREMIUM	64080	3,500	3,174	3,500	3,855	4,500	4,672	4,800	5,395	6,000	7,807	7,807	6,300	6,615	6,946	7,293				
LIABILITY INSURANCE PREMIUM	64090	2,600	3,073	3,500	4,363	5,000	5,097	5,200	5,356	6,000	7,596	7,596	6,300	6,615	6,946	7,293				
FENCING	68061	-	-	-	-	-														