



CITY OF GRAND PRAIRIE
SOUTHWEST VILLAGE PUBLIC IMPROVEMENT DISTRICT
ANNUAL MEETING
OUTLAW'S BAR-B-QUE, 2334 S. BELTLINE ROAD
TUESDAY, OCTOBER 19, 2021, 6:00 PM

AGENDA

The meeting will be held at Outlaw's Bar-B-Que, 2334 S. Beltline Road, Grand Prairie, Texas. The complete agenda packet has been posted on the city's website (www.gptx.org/pid) for those who would like to view it in its entirety.

CALL TO ORDER

CITIZENS' FORUM/CITIZEN COMMENTS

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

AGENDA ITEMS

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

- **Introductions**
- **Approve Minutes of 11/20/19 Annual Meeting and 7/8/21 Board Meeting**
- **Open Meetings Act**
- **Code Compliance – Steve Collins**
- **PID Overview**
- **Budget and Financial Reports**
- **Nominations and Election of Advisory Board**
 - Two positions
- **Announce Voting Results**
- **Selection of Officers**
 - President
 - Vice President
 - Secretary/Treasurer
- **Landscape – Timberlake Drive and Preakness Drive – Brightview Landscape**
 - Preakness Landscape Bed Renovation Proposals – Brightview

- **Wall Maintenance Improvements and/or Maintenance** - Timberlake Drive/Preakness Drive
 - Cedar Screening Wall Replacement Options
 - i. Rhino Rock
 - ii. Brick Masonry Wall
 - iii. Cedar
- **Holiday Decorations/Flags/Banners** - Timberlake Drive and Preakness Drive
- **Signage Improvements and/or Maintenance** - Timberlake Drive and Preakness Drive
- **Lighting Improvements and/or Maintenance** - Timberlake Drive and Preakness Drive
- **Schedule of Meetings/Next Meeting Date**

CITIZENS' FORUM/CITIZEN COMMENTS

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

ADJOURNMENT

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

Certification

In accordance with Chapter 551, Subchapter C of the Government Code, V.T.C.A, the Southwest Village PID Board meeting agenda was prepared and posted October 15, 2021.



Lee Harriss, Special District Administrator



Southwest Village Public Improvement District

#14

Annual Members Meeting Minutes

November 20, 2019

Board Members Present:

Patricia Wright, Board Member
Nina Cooper, Board Member
Michael Tunnell, Non- Voting Member

Others Present:

Tamara Moore, FirstService Residential
Lee Harriss, City of Grand Prairie
Randy Reagins, City of Grand Prairie
Homeowners (See Sign-In Sheet)

The Board of the Southwest Village PID #14 held an Annual Membership Meeting on November 20, 2019 at the Grand Prairie Airport located at 3116 S. Great Southwest Parkway Grand Prairie, Texas.

CALL TO ORDER/ESTABLISHMENT OF QUORUM: The meeting was called to order at 6:30 PM.

WELCOME AND INTRODUCTIONS: The Board members introduced themselves to the members present. Tamara Moore and Lee Harriss also introduced themselves.

APPROVAL OF MEETING MINUTES: Management presented a copy of the March 14, 2018 Annual Meeting minutes to the membership present. Patricia Wright made a motion to approve the meeting minutes as presented. All approved. Motion carried.

CALL FOR NOMINATIONS TO FILL ONE (1) BOARD POSITION: Management solicited the members present at the meeting to volunteer to fill the open board member position left by the expiration of Ben Robinson's position. Michael Tunnell volunteered to fill the board position. His term will be for 3 years. The Board approved the following officer positions amongst themselves: Patricia Wright – President, Nina Cooper – Vice President, and Michael Tunnell – Treasurer/Secretary.

PID OVERVIEW: Tamara Moore reviewed PID operation and functions for the members present. The PID is governed by Chapter 372 of Texas Local Government Code to maintain and improve areas of a city in Texas. Tax revenue from homeowners and commercial property owners within the boundaries of the PID funds operations. The PID is different than and operates independently of the homeowners or property owners' associations within the PID. Tamara Moore also provided overview on general maintenance and projects completed within the PID in 2019.

BUDGET REVIEW: Lee Harriss of the City of Grand Prairie reviewed the PID balance sheet, budget and 5-year projection plan for the PID for the membership present and presented copies to the members.

CITIZEN FORUM AND OPEN DISCUSSION - The homeowners present permitted to address comments and questions with the board, management and Grand Prairie staff. Those comments included: inquiring with Code Compliance on city ordinances pertaining to the upkeep of residential fencing and addressing repairs/replacement with residential fences shared across multiple owners.

ADJOURNMENT: With no further business, the meeting was adjourned at approximately 7:15 PM.

Southwest Village PID

Meeting Minutes – July 8, 2021 6:30PM

**Spring Creek Barbeque
4108 S. Carrier Pkwy**

Meeting Attendees

Lee Harriss, Special District Administrator
Tamara Moore, FirstService Residential PID Manager
Nina Cooper, Board Member
Patricia Wren, Board Member
Michael Tunnell, Board Member

Call to Order – Meeting called to order at 6:42PM

Approval of Meeting Minutes – All approved 08.06.2019 meeting minutes as presented

Landscape Service – Board discussed recent service experience with Brightview. Board requested for PID Manager to obtain proposal for re-design of 4 landscape beds on Preakness and present at next Board meeting. PID Manager to also obtain proposal for install of river rock with all tree rings on Preakness.

- **Motion 1 – Nina made motion to approve install 2 crepe myrtles located across from Preakness park. All approved. Install scheduled for Q4 2021.**
- **Motion 2 – Nina made motion to approve drip irrigation install in ornamental grass bed on Preakness to ensure grasses are getting sufficient irrigation for long term health. All Approved.**
- **Motion 3 – Nina made motion to approve dead or missing ornamental grass replacements in an amount not to exceed \$2,000. All approved.**

Wall Maintenance Improvements and/or Maintenance – Board requested repair of cracking in marquis sign and options to install mortar with stone marquis bed. Board requested for a fence vendor to be present at next meeting to go over long-term plans with cedar fence on Preakness. Board would like to explore difference material options to include faux rock panels.

- **Motion 1** – Nina made motion for the following fence repairs/replacement with a total cost not to exceed \$20,000. All approved.
 - Replace 108 ft, 8ft tall detention fence that runs perpendicular to Preakness Drive. Replacement is due to diminished integrity of fence.

- Repair leaning portions of black steel fence that runs the length of Preakness to Timberlake Dr and paint fence with black, high shine paint.
- Install new gate to detention area

Budget and Financial Reports – Lee Harris reviewed over YTD income statement with Board

Schedule of Meetings – Board decided on October 19, 6pm for annual meeting

Citizens Forum – No homeowners present for questions

Adjourn - The meeting adjourned at 7:57 pm

Southwest Village PID

2021 ANNUAL MEETING

OCTOBER 19, 2021 – 6:00PM

OUTLAW'S BAR-B-QUE

2334 S. BELTLINE ROAD

GRAND PRAIRIE, TX 75051



FirstService
RESIDENTIAL

Agenda

CALL TO ORDER

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AGENDA ITEMS

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Introductions

Approval of 2019 Annual Meeting Minutes

Approval of 07.08.2021 Meeting Minutes

Agenda Cont.

Opens Meeting Act

Code Compliance – Steve Collins

PID Overview

Budget/Financial Reports - Lee Harriss

Nominations, Election, & Selection of Officers

Preakness Landscape Bed Renovation Proposals – Brightview

Cedar Screening Wall Replacement Options

Holiday Decorations/Flags/Banners

Signage Improvements and/or Maintenance

Lighting Improvements and/or Maintenance

Agenda Cont.

Schedule of Meetings/Next Meeting Date

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ADJOURNMENT



Introductions

Advisory Board

- Patricia Wren
- Nina Cooper
- Michael Tunnell

PID Management

- Lee Harriss, CPA, Special District Administrator, City of Grand Prairie:
Lharriss@gptx.org
- Robin Willits, PID Manager, FirstService Residential: robin.willits@fsresidential.com

Partners

- Brightview Landscape
- Brightstar Construction – Screening Walls
- City of Grand Prairie Compliance – Steve Collins





2019 Annual Meeting Minutes

November 20, 2019

Board Members Present: Patricia Wright, Board Member
Nina Cooper, Board Member
Michael Tunnell, Non- Voting Member

Others Present: Tamara Moore, FirstService Residential
Lee Harriss, City of Grand Prairie
Randy Reagins, City of Grand Prairie
Homeowners (See Sign-In Sheet)

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07.08.2021 Meeting Minutes

Southwest Village PID Meeting Minutes – July 8, 2021 6:30PM

Spring Creek Barbeque
4108 S. Carrier Pkwy

Meeting Attendees

Lee Harriss, Special District Administrator
Tamara Moore, FirstService Residential PID Manager
Nina Cooper, Board Member
Patricia Wren, Board Member
Michael Tunnell, Board Member

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07.08.2021 Meeting Minutes

- o Repair leaning portions of black steel fence that runs the length of Preakness to Timberlake Dr and paint fence with black, high shine paint.
- o Install new gate to detention area

Budget and Financial Reports – Lee Harris reviewed over YTD income statement with Board

Schedule of Meetings – Board decided on October 19, 6pm for annual meeting

Citizens Forum – No homeowners present for questions

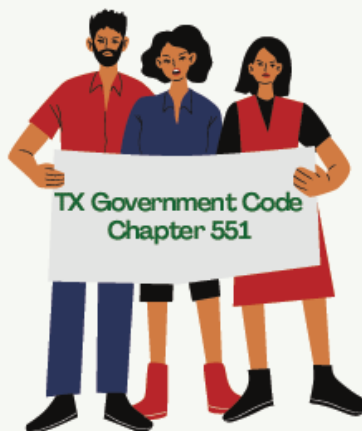
Adjourn - The meeting adjourned at 7:57 pm

KEY PROVISIONS OF THE TEXAS OPEN MEETINGS ACT

Applies to boards, commissions, and City Council

Purpose:

To provide citizens with access to meetings of its governing officials and with opportunities to observe and participate if desired



What does TOMA require?

- Members can only conduct business in a properly posted and noticed meeting
- Public notice of meetings and agendas must be made at least 72 hours in advance, absent an emergency
- Meetings must be open to the public *with few exceptions
- Only items listed on the agenda may be discussed or acted upon at a meeting
- Can only meet and conduct business when a quorum is physically present

What should you avoid?

- Conversations (or a chain of conversations) by a quorum of members outside of a posted meeting if discussing commission-related business
- Discussions by fewer than a quorum can also violate TOMA
- Replying to a group email may constitute an illegal meeting. **NO "REPLY ALL"**

Other Important Things to Know

- The public can speak on agenda items at meetings, and on any subject during "Citizen Comments". Committee members cannot speak or respond
- Executive, or closed, sessions are allowed only in limited circumstances. All final decisions and votes must be made in open session
- All written and electronic communications by members may be subject to public disclosure
- Any action taken by the body in violation of the Act is voidable and may subject the governing body to a civil lawsuit
- There are criminal penalties for violations of TOMA, including fines, jail time, or both

Texas Open Meetings Act

Code Compliance – Steve Collins



FirstService
RESIDENTIAL

FY 2022 Budget / Financial Update

***Please note detailed financial material is included as a separate attachment to allow for ease of viewing

2020 Collected Assessments: \$51,410

2020 Expenses: \$40,756

2020 Ending Balance: \$32,680

2021 Collected Assessments: \$53,158

2021 Expenses (preliminary): \$35,642

2021 *Projected* Ending Balance: \$45,000

2022 Budget Assessments: \$52,656

2022 Anticipated Beginning Balance (carry over from prior year): \$45,000

2022 Budgeted Expenses: \$71,102



Advisory Board Nominations & Election Process

NOMINATION & ELECTION ACTION ITEMS

1. Nominations from the floor
(2 positions open for election)
2. Ballot Voting
3. Collection & Tally of Ballots
4. Election Results
5. Selection of Officers:
 - President
 - Vice President
 - Secretary/Treasurer

ELECTION AND TERM DETAILS

- Elections are facilitated during the Annual Meeting
- Three (3) Year Terms
- Nominations are taken during the meeting

PUBLIC IMPROVEMENT DISTRICT (PID)

PURPOSE

State Law – Ch. 372 TX. Loc. Gov. Code allows creation

Why the City likes this mechanism

- Single family developments started adding more common areas to be maintained by city
- Existing developments in GP where HOAs quit maintaining amenities
- Parks and enhanced landscaping are typically HOA development-specific

What can they be used for

- Maintenance and improvements

PID BENEFITS

- Neighborhood-based
- Pays for improvements and maintenance for property value growth and sustainment
- Pays for a higher level of maintenance than city will provide
- Reduced insurance costs for PID (substantially less than HOA insurance cost)
- Reduced water rates for PID maintenance (governmental rate vs. commercial rates)
- Consistent collections delinquency rate lower than HOA (collection of payment is done with property taxes)
- City reimbursement to PID for basic level of maintenance (\$81,830 annually)
- No sales tax for PID
- Leverage economies of scale for larger PIDs

HOW DOES A PID OPERATE?

- Assessment amounts - 19 cents per \$100 of appraised value
- Assessments collected along with Grand Prairie city property taxes (collected by Dallas County); usually escrowed with mortgage
- Funds can only be used for cost of maintenance within the PID boundary and not for HOA owned common areas (pools & amenity centers)
- Budget prepared by citizens/PID Advisory Board and approved by City Council
- Contributions from builders and homeowners (improved lots only) and commercial lots as improved
- PID Board Homeowner Representatives selected by homeowners for 3 year terms
- Management of PID – oversees the day-to-day maintenance of the PID improvements. Reports to the Advisory Board and City of Grand Prairie.
- City of Grand Prairie Website: www.gptx.org/pid
- Note: The PID mailing list/assessment roll is based on Tarrant Appraisal District's (www.tad.org) and Dallas Central Appraisal District's (www.dallascad.org) records. You may check your property information by logging on to the appraisal district's website

PID Manager Role & Responsibilities

- Serve as a strategic community partner focused on homeowner value preservation and community enhancement
- Liaison for City, homeowners, vendors and various community partners on PID related items
- Conduct routine quality control and assurance inspections related to contract services and projects
- Develop appropriate scopes of work and execute request for proposals to ensure competitive
- Develop and oversee preventive maintenance schedules
- Negotiate contract terms and pricing for goods and services
- Procure vendor proposals for repairs, enhancements, and annual contracts
- Review and approve vendor invoices
- Monitor the PID build-out revenue and expenses to be considered by the Advisory Board to be included in the annual budget & five-year plan

Southwest Village PID Map



Project Name Beds (Preakness) 2 small beds and 3 larger beds

Project Description time and material

Scope of Work

QTY	UoM/Size	Material/Description	Unit Price	Total
Smaller beds			Subtotal	\$1,932.64
0.50	YARD	River rock	\$475.00	\$237.50
2.00	EACH	15 gallon Dessert Willow	\$275.00	\$550.00
30.00	EACH	1 gallon winter creeper	\$10.17	\$305.14
1.00	EACH	Labor for demo and install	\$840.00	\$840.00
Large bed west end			Subtotal	\$3,706.38
1.50	YARD	River rock	\$475.00	\$712.50
3.00	EACH	15 gallon multi trunk crape myrtles	\$244.63	\$733.88
20.00	EACH	3 gallon Lorapetalums	\$35.00	\$700.00
1.00	EACH	Labor for demo and install	\$1,560.00	\$1,560.00
Large bed middle			Subtotal	\$3,622.50
1.50	YARD	River rock	\$475.00	\$712.50
3.00	EACH	15 gallon Dessert Willow	\$275.00	\$825.00
15.00	EACH	3 gallon Lorapetalums	\$35.00	\$525.00
1.00	EACH	Labor for demo and install	\$1,560.00	\$1,560.00
Large bed east end			Subtotal	\$3,531.38
1.50	YARD	River rock	\$475.00	\$712.50
3.00	EACH	15 gallon multi trunk crape myrtles	\$244.63	\$733.88
15.00	EACH	3 gallon Lorapetalums	\$35.00	\$525.00
1.00	EACH	Labor for demo and install	\$1,560.00	\$1,560.00

TOTAL: \$12,792.90

Preakness Landscape Bed Renovation *(w/o ground cover in large beds)*

Project Name Beds (Preakness) 2 small beds and 3 larger beds

Project Description time and material

Scope of Work

QTY	UoM/Size	Material/Description	Unit Price
iller beds			
0.50	YARD	River rock	\$475.00
2.00	EACH	15 gallon Dessert Willow	\$275.00
30.00	EACH	1 gallon winter creeper	\$10.17
1.00	EACH	Labor for demo and install	\$840.00
je bed west end			
1.50	YARD	River rock	\$475.00
3.00	EACH	15 gallon multi trunk crape myrtles	\$244.63
20.00	EACH	3 gallon Lorapetalums	\$35.00
1.00	EACH	Labor for demo and install	\$1,560.00
8.00	EACH	steel edging installed	\$59.63
40.00	EACH	1 gallon winter creeper	\$10.18
je bed middle			
1.50	YARD	River rock	\$475.00
3.00	EACH	15 gallon Dessert Willow	\$275.00
15.00	EACH	3 gallon Lorapetalums	\$35.00
1.00	EACH	Labor for demo and install	\$1,560.00
8.00	EACH	steel edging installed	\$59.63
40.00	EACH	1 gallon winter creeper	\$10.18
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1.50	YARD	River rock	\$475.00
3.00	EACH	15 gallon multi trunk crape myrtles	\$244.63
15.00	EACH	3 gallon Lorapetalums	\$35.00
1.00	EACH	Labor for demo and install	\$1,560.00
8.00	EACH	steel edging installed	\$59.63
40.00	EACH	1 gallon winter creeper	\$10.18

TOTAL - \$15,444.90

Preakness Landscape Bed Renovation (*With groundcover included in large beds*)



Preakness Landscape Bed Renovation



Preakness Landscape Bed Renovation

Cedar Screening Fence

- Preakness Cedar Screening Wall Replacement Brightstar Cost Estimates
 - Rhino Rock
 - Brick Masonry Wall
 - Cedar





Citizens' Forum

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.



Thank you for your
community
partnership!

Meeting Adjourned

Budget/Actual Report for Fiscal 2020
322492
Southwest Village Public Improvement District
as of 9/30/20

	<u>10/1/2019 - 9/30/2020</u>			<u>Current</u>
	<u>Budget</u>	<u>Actual</u>	<u>Difference</u>	<u>Month</u>
		SVPID		
		322492		
Beginning Resource Balance	23,000	22,026.34		
Revenues				
Spec Assess Delinquent	42610	-	-	-
Special Assessment Income	42620	51,728	51,445.60	(282.40) 138.72
Interest On Pid Assessment	42630	-	(35.27)	(35.27) 27.00
Devlpr Particip/Projects	46110	-	-	-
Miscellaneous	46395	-	-	-
Interest Earnings	49410	-	-	-
Int Earnings - Tax Collections	49470	-	-	-
Trsfr-In Risk Mgmt Funds (Prop	49686	-	-	-
Trsf In/Parks Venue (3170)	49780	-	-	-
Total Revenues	51,728	51,410.33	(317.67)	165.72
Expenditures				
Office Supplies	60020	20	-	20.00 -
Decorations	60132	500	720.00	(220.00) -
Public Relations	60160	-	1,960.49	(1,960.49) -
Beautification	60490	4,500	-	4,500.00 -
Wall Maintenance	60776	2,000	1,584.00	416.00 -
Mowing Contractor	61225	13,742	13,066.57	675.43 4,332.18
Legal Services	61360	-	-	-
Collection Services	61380	347	371.70	(24.70) -
Miscellaneous Services	61485	700	34.88	665.12 -
Fees/Administration	61510	9,600	11,885.25	(2,285.25) 1,888.00
Postage And Delivery Charges	61520	20	-	20.00 -
Light Power Service	62030	375	303.58	71.42 25.24
Water/Wastewater Service	62035	6,500	6,147.10	352.90 815.75
Bldgs And Grounds Maintenance	63010	-	-	-
Irrigation System Maintenance	63065	3,500	3,288.10	211.90 752.73
Playgrounds/Picnic Areas Maint	63135	2,800	-	2,800.00 -
Decorative Lighting Maintenanc	63146	200	1,220.00	(1,020.00) 1,220.00
Property Insurance Premium	64080	40	57.00	(17.00) -
Liability Insurance Premium	64090	80	117.59	(37.59) -
Fencing	68061	20,000	-	20,000.00 -
Row/Easement Title Purchase	68091	-	-	-
Architect/L/Engineering Servcs	68240	-	-	-
Landscaping	68250	-	-	-
Irrigation Systems	68635	-	-	-
Total Expenditures	64,924	40,756.26	24,167.74	9,033.90
Ending Resource Balance	9,804	32,680.41		

Southwest Village Public Improvement District

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

Budget/Actual Report for Fiscal 2021
322492
Southwest Village Public Improvement District
as of 9/30/21 Preliminary

	<u>10/1/2020 - 9/30/2021</u>			<u>Current</u> <u>Month</u>
	<u>Budget</u>	<u>Actual</u>	<u>Difference</u>	
		SVPID		
		322492		
Beginning Resource Balance	31,000	32,680.41		
Revenues				
Spec Assess Delinquent	42610	-	282.17	282.17
Special Assessment Income	42620	52,828	52,738.65	(89.35)
Interest On Pid Assessment	42630	-	136.93	136.93
Devlpr Particip/Projects	46110	-	-	-
Miscellaneous	46395	-	-	-
Interest Earnings	49410	-	-	-
Int Earnings - Tax Collections	49470	-	-	-
Trsfr-In Risk Mgmt Funds (Prop	49686	-	-	-
Trsf In/Parks Venue (3170)	49780	-	-	-
Total Revenues	52,828	53,157.75	329.75	135.18
Expenditures				
Office Supplies	60020	20	-	20.00
Decorations	60132	800	320.00	480.00
Public Relations	60160	-	(950.00)	950.00
Beautification	60490	4,500	2,945.00	1,555.00
Wall Maintenance	60776	2,000	-	2,000.00
Mowing Contractor	61225	14,148	14,417.99	(269.99)
Legal Services	61360	-	-	-
Collection Services	61380	372	365.80	6.20
Miscellaneous Services	61485	700	21.52	678.48
Fees/Administration	61510	9,984	10,283.52	(299.52)
Postage And Delivery Charges	61520	20	-	20.00
Light Power Service	62030	400	279.01	120.99
Water/Wastewater Service	62035	7,000	3,573.42	3,426.58
Bldgs And Grounds Maintenance	63010	-	-	-
Irrigation System Maintenance	63065	3,500	4,207.09	(707.09)
Playgrounds/Picnic Areas Maint	63135	2,800	-	2,800.00
Decorative Lighting Maintenanc	63146	200	-	200.00
Property Insurance Premium	64080	70	58.00	12.00
Liability Insurance Premium	64090	150	120.81	29.19
Fencing	68061	20,000	-	20,000.00
Row/Easement Title Purchase	68091	-	-	-
Architect/L/Engineering Servcs	68240	-	-	-
Landscaping	68250	-	-	-
Irrigation Systems	68635	-	-	-
Total Expenditures	66,664	35,642.16	31,021.84	7,472.70
Ending Resource Balance	17,164	50,196.00		

Southwest Village Public Improvement District

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

Exhibit A
GRAND PRAIRIE PUBLIC IMPROVEMENT DISTRICT NO. 14
Southwest Village
Five Year Service Plan 2022 - 2026 BUDGET

Income based on Assessment Rate of \$0.19 per \$100 of appraised value.
Service Plan projects a 1% increase in assessed value per year.

INCOME:	Value	Assess Rate	Revenue			
Appraised Value	\$27,713,738	\$ 0.19	\$ 52,656			
Description	Account	2022	2023	2024	2025	2026
Beginning Balance (Estimated)		\$ 45,000	\$ 26,554	\$ 30,935	\$ 35,848	\$ 41,298
P.I.D. Assessment	42620	\$ 52,656	\$ 53,183	\$ 53,714	\$ 54,252	\$ 54,794
TOTAL INCOME		\$ 52,656	\$ 53,183	\$ 53,714	\$ 54,252	\$ 54,794
Amount Available		\$ 97,656	\$ 79,737	\$ 84,650	\$ 90,100	\$ 96,092

EXPENSES:						
Description		2022	2023	2024	2025	2026
Office Supplies	60020	\$ 20	\$ 20	\$ 20	\$ 20	\$ 20
Decorations	60132	800	800	800	800	800
Beautification	60490	4,500	4,500	4,500	4,500	4,500
Wall Maintenance	60776	2,000	2,000	2,000	2,000	2,000
Mowing Contractor	61225	18,190	18,190	18,190	18,190	18,190
Collection Service (\$2.90/Acct)	61380	368	368	368	368	368
Misc.	61485	700	700	700	700	700
Admin./Management	61510	10,383	10,383	10,383	10,383	10,383
Postage	61520	20	20	20	20	20
Electric Power	62030	400	400	400	400	400
Water Utility	62035	7,000	7,000	7,000	7,000	7,000
Irrigation System Maint.	63065	3,500	3,500	3,500	3,500	3,500
Playground/Picnic Area Maintenance	63135	2,800	500	500	500	500
Decorative Lighting Maintenance	63146	200	200	200	200	200
Property Insurance Premium	64080	70	70	70	70	70
Liability Insurance Premium	64090	150	150	150	150	150
Fencing	68061	20,000	-	-	-	-
TOTAL EXPENSES		\$ 71,102	\$ 48,802	\$ 48,802	\$ 48,802	\$ 48,802
Ending Balance*		\$ 26,554	\$ 30,935	\$ 35,848	\$ 41,298	\$ 47,291

Avg. Annual Assessment by Home Value:

Value	Yrly Assmnt.		
\$100,000	\$190		
\$125,000	\$238		
\$150,000	\$285	Avg. Property Value:	\$ 218,218
\$175,000	\$333	Avg. Property Assessment:	\$ 415
\$200,000	\$380	No. of Properties:	127
\$225,000	\$428		

*Future wall replacement