



CITY OF GRAND PRAIRIE
PARKVIEW PUBLIC IMPROVEMENT DISTRICT
BOARD MEETING
GRAND PRAIRIE MEMORIAL LIBRARY, 901 CONOVER DR.
MONDAY, AUGUST 22, 6:30 PM

AGENDA

The meeting will be held at Grand Prairie Memorial Library, 901 Conover Dr., 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.

1. Open Meetings Act Presentation

2. Projects and Contracts

- **Landscape Maintenance**

- Hyde Park Dr.
- Roy Orr Blvd.
- Olympic Park Dr.
- W Carrier Pkwy.
- Denali Park Dr.
- Bristo Park St.
- Festival Park Ln.
- Meadow Lake Dr.
- Lincoln Park Dr.
- Raynes Park Dr.
- Glacier Park Ln.
- Biscayne Park Ln.
- Canterbury Park Dr.
- Central Park Ln.
- Other:
 - Maintenance behind Hyde Park/Canterbury Wall
 - Bollards - Bristo Park St.

- **Tree Trimming and Mulching**

- Hyde Park Dr.
- Roy Orr Blvd.
- Olympic Park Dr.
- W Carrier Pkwy.
- Denali Park Dr.
- Bristo Park St.
- Festival Park Ln.
- Meadow Lake Dr.
- Lincoln Park Dr.
- Raynes Park Dr.
- Glacier Park Ln.
- Biscayne Park Ln.
- Canterbury Park Dr.
- Central Park Ln.

- **Wall/Monument Maintenance**

- **Consider proposals for fence staining at Lincoln Park Drive and Raynes Park Drive from:**
 - Synergy Restoration and maintenance, \$5,000
 - Associa on Call, \$5,558
 - D&F Exclusive Maintenance, LLC, \$7,500
 - There is not a wall maintenance easement at 2319 Lincoln Park Drive
- **Consider requesting a proposal from a surveyor to create a wall maintenance easement at 2319 Lincoln Park Drive**
- W Carrier Pkwy.
- Roy Orr Blvd.
- Glacier Park Ln.
- Lincoln Park Drive
- Raynes Park Drive
- Lincoln Park Drive

- **Decorative Lighting Maintenance**

- W Carrier Pkwy.
- Roy Orr Blvd.
- Glacier Park Ln.

- **Security Patrols/Cameras**

- Meadow Lake Drive/W Carrier Pkwy.
- Olympic Park Drive/W Carrier Pkwy.
- Roy Orr Blvd/Glacier Park Ln.

- **Holiday Décor**

- W Carrier Pkwy.
- Roy Orr Blvd.

3. Budget to Actual Report

4. Consider FY 2023 Budget and Assessment Rate

5. 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 Parkview PID Board meeting agenda was prepared and posted August 19, 2022.



Lee Harriss, Special District Administrator

Estimate



SYNERGY

Restoration and Maintenance

11127 Shady Trail Suite 108

Dallas TX 75229

(469) 331-8535,

Info@srmconstruct.com

ESTIMATE #	Parkview Fence Staining
DATE	
PO #	

CUSTOMER
Associa Principal Management Group Sarah Matthews 4730 High Hawk Boulevard Grand Prairie, TX, 75052 (407) 760-8340 smatthews@principal-mgmt.com

SERVICE LOCATION
Associa Principal Management Group Parkview PID La Salle Trail Grand Prairie, TX, 75052 (407) 760-8340 smatthews@principal-mgmt.com

DESCRIPTION	Staining of fences. Fix any damaged pickets.
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Estimate				
Description	Qty	Rate	Tax	Total
Restoration Restoration	1.00	\$5,000.00	\$0.00	\$5,000.00

CUSTOMER MESSAGE

Estimate Total: \$5,000.00

July 7, 2022

BU127557

Park View PID
c/o Principal Management Group of North Texa
12700 Park Central Drive, Suite 600
Dallas, TX 75251
ATTN: Sarah Matthews

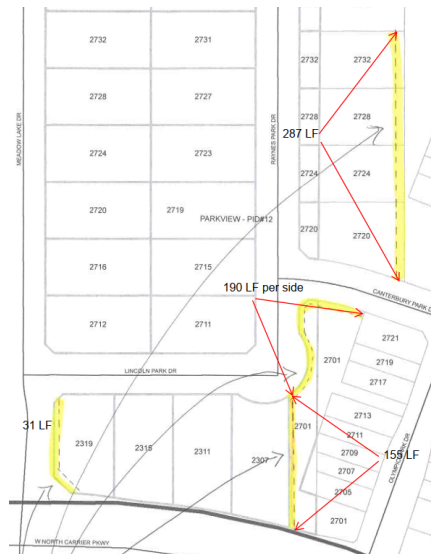
Proposal For: Community Fence Staining and Repairs

Original Work Requested:

Solution Proposed:

Fence staining and repairs along community wooden fence.

PLEASE NOTE: In order to stain the 31 LF of fence along Meadow Lake Dr., the bushes would have to be removed. If removed, stain will be applied.



Payment Terms

50% payment is due before commencement of work. The remaining 50% is due upon completion.

Total Price	\$	5,558.00
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We look forward to the opportunity of providing services in your community. Please do not hesitate to contact us with any questions or concerns.

Sincerely,

Brett Russell
Associa OnCall

12700 Park Central Drive, Suite 600, Dallas, TX 75251
www.associaoncall.com - NTX@AssociaOnCall.com

Terms & Conditions

1. **LICENSING:** Contractor is duly licensed under the law and statutes of the State of Texas.
City of Dallas Building Contractor
2. **Exclusions & Qualifications:** A reasonable allowance on all dimensions shall be allowed. Site will be received free of debris and ready to commence work. This contract provides for no import, export or movement of soil unless indicated here:
N/A
3. **TIME LIMIT:** This proposal is valid for 30 days from the date herein above written. At which time the contractor reserves the right to resubmit an updated proposal to the client based on current market pricing and conditions.
4. **ADDITIONAL WORK:** Should Client or his agents direct or request additional work outside the scope of the attached plans and specifications, then Contractor shall perform that work and the cost of the additional work shall be added to the contract price in accordance with a signed change order and paid by the Client as agreed. Contractor shall be reimbursed for any unusual or unknown conditions such as rock and high water table, etc.
5. **RIGHT TO STOP WORK:** Contractor shall have the right to stop work if any payment shall not be made to him under this agreement. Such action by Contractor shall not, in any manner, be deemed a breach of this contract by Contractor.
6. **DELAYS:** Contractor shall be excused for any delays or defaults by him in the performance of this agreement caused by acts of the Client or Client's agents, acts of any governmental authority, acts of God, the elements, war conditions, commercial shortages of required labor or materials, litigation, labor disputes, extra work, failure of the Client to make payments when due promptly, or other contingencies unforeseeable by or beyond the control of the Contractor.
7. **CONTRACTOR RESPONSIBILITIES:**
 - a. **LIENS:** Contractor will be responsible for discharging all liens filed as a result of the work, providing the Contractor has been paid in full.
 - b. **CONTRACTOR LIABILITY:** Contractor assumes full responsibility for any payments to his employees and agents and subcontractors and subcontractors' employees and agents when acting under Contractors directions, so long as Contractor has been paid in full.
 - c. **PERMITS:** Contractor will NOT apply and pay for all construction permits as necessary unless itemized in an addendum.
 - d. **WORKERS COMPENSATION AND LIABILITY INSURANCE:** Contractor shall provide and maintain during the continuance of this agreement, a policy of workers' compensation and liability insurance for the protection of his employees and Client's property.
8. **AGREEMENT, SPECIFICATIONS & PLANS:** This agreement, the plans for the project, and the specifications for the project, are intended to supplement each other so that any work mentioned in one such instrument but not the others, shall be performed in the same manner as if mentioned in all such instruments. If a conflict arises between such instruments, the specifications shall control the plans and this agreement shall control both the plans and specifications.
9. **PRIOR AGREEMENTS:** This instrument constitutes the sole and only agreement of the parties hereto relating to the project and correctly sets forth the rights, duties and obligations of each to the other, as of this date. Any prior agreements, promises, negotiation, or representations not expressly set forth in this agreement are of no force and effect.

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Terms & Conditions (Continued)

10. **MODIFICATION AND PAYMENT FOR MODIFICATION:** The Client and Contractor must agree in writing to any modification or addition to the work covered by this contract. The Contractor shall do no extra work without the written authorization of the Client. Any written agreement shall list the agreed price and any changes in terms, and be signed by both parties. Any Change Orders for changes or extra work shall be incorporated in, and become part of this contract. Contractor shall be compensated in an amount to be determined before the extra work is performed and such amount, including Contractor's usual fee for overhead and profit shall be made as the extra work progresses, concurrently with payments made under payments schedule.
11. **NO FAULT DAMAGE—FIRE AND ACTS OF GOD:** If the project or any part thereof is destroyed by fire, theft, vandalism, accident or act of God, or in any other way damage through no fault of the Contractor, any work done or materials furnished by contractor in restoring or rebuilding the project shall be paid for by Client, as an "extra" if Client elects to rebuild. If Client elects not to rebuild, Contractor shall be paid for all work done and materials prepared, ordered, and in place prior to the event causing the damage. This payment will include a reasonable profit and overhead. Client must elect to rebuild or not within (30) days of damage or destruction of the project. If Client fails to make such election, Contractor may terminate this agreement, and shall be paid in the same manner as if the Client elected not to rebuild.
12. **ENFORCEMENT:** In the event of the parties hereto becoming involved in litigation arising out of this Agreement or the performance or breach thereof the court in such litigation, or in separate suit, shall award reasonable costs, expenses and attorney's fees to the prevailing party. The court shall not be bound by any court fee schedule and may, in the interest of justice, award the full amount of costs, expenses and attorney's fees incurred in good faith
13. **GUARANTEE OF WORKMANSHIP:** Work performed under this contract shall be completed in a workmanlike manner. Approval by building inspectors shall be deemed to constitute a determination that work was completed in a workmanlike manner and shall be binding on the undersigned. There are no warranties either expressed or implied except those specifically set forth in this contract, and there are absolutely no guarantees: (1) not to exceed ninety (90) days unless otherwise specifically state d; (2) on installed ore repaired hardscape against cracking, settling, raising, or discoloration, nor is mastic guaranteed from pulling away as a result of raising or settling.
- a. **BROOM CLEAN CONDITION:** On completion of the project, Contractor shall remove all debris and surplus materials of his own making from the site of the project and leave such site in "broom clean" condition.
- b. **MATCHING COLOR AND TEXTURE:** Where texture and colors are to be matched, Contractor shall make every reasonable effort to do so using standard texture colored material, but does not guarantee a perfect match.
14. **WARRANTY:** Guarantees and warranties are effective only if Client has complied with all the terms and conditions, payments and other provision of this contract.
15. **WARRANTY LIMITS:** The liability of the contractor for defective materials or installations is hereby limited to the replacement or correction of such defect and/or installation. No other claims or demands what-so-ever shall be made upon or allowed against the Contractor. This limited warranty extends only to the Client and is not transferable. There is neither implied warranty of merchant ability nor implied warranty of fitness for any particular purpose. There are no warranties, either expressed or implied, which extend beyond the description contained in this paragraph. This warranty shall terminate one year from the date of final inspection or the date of completion, whichever is sooner.
16. **CLIENT RESPONSIBILITIES:**
- a. **PROPERTY LINES, EASEMENTS, AND ACCESSIBILITY:** Client shall be responsible for the location of property lines, easements an providing access for Contractor. Any work stoppage and/or change or work because of property line disputes or accessibility shall be treated as additional work and so charged.
- b. **UNDERGROUND UTILITIES:** Client shall be responsible for location and depth of underground utility lines and/or systems.
- c. In Compliance with Federal and State law, Client agrees to make drinking water and toilet facilities available to all workmen or compensate Contractor cost of rented units. Client agrees to provide electricity and water at job site as may be required by Contractor to work herein.
- d. Client or Client's agent shall be responsible to coordinate the respective trades to ensure efficient and economical

12700 Park Central Drive, Suite 600, Dallas, TX 75251

www.associaoncall.com - NTX@AssociaOncall.com

Terms & Conditions (Continued)

- e. **MAINTENANCE RESPONSIBILITIES:** Unless specifically included in the scope of work, Client and not Contractor, is responsible for any existing conditions. In the event that any existing conditions are “illegal” or not in conformity with existing building code requirements, and Contractor is required by either Client, or anyone else, to repair, or bring those conditions up to code will be treated as additional work and so charged.
- 17. **ASBESTOS, TOXIC MATERIAL AND HAZARDOUS WASTE:** Unless the contract specifically calls for the removal, disturbance or transportation of asbestos, toxic material, or other hazardous substances, the parties acknowledge that such work requires special procedures, precautions, and/or licenses. Therefore, unless the contract specifically calls for same, if Contractor encounters such substances, Contractor shall immediately stop work and allow the Client to obtain a duly qualified asbestos and/or hazardous material Contractor to perform the work or do the work himself at Contractor’s option. Said work will be treated as an extra under this contract.
- 18. **VALIDITY AND DAMAGES:** In case one or more of the provisions of this Agreement or any application thereof shall be invalid, unenforceable or illegal, the validity, enforceability and legality of the remaining provisions and any other application shall not in any way be impaired thereby any damages for which Contractor may be liable to Client shall not, in any event, exceed the cash price of this contract.
- 19. **CHOICE OF LAW:** This Agreement shall be construed in accordance with the laws of the state in which the Property is located.

Attachments of other documents hereby made part of this agreement:

<input type="checkbox"/> Terms & Conditions	<input type="checkbox"/> Additional Scope of Work
<input type="checkbox"/> Plans	<input type="checkbox"/> Additional Specs
<input type="checkbox"/> Other	N/A

By signing below, Customer and Contractor each acknowledges that it has read and understands the above and attached terms and conditions and that it accepts and agrees to be bound by such. IN WITNESS WHEREOF, the parties hereto have executed this Agreement as of the day and year first hereinabove written.

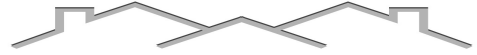
BY: _____
For:Principal Management Group of North Texas

BY: _____
For:Park View HOA

12700 Park Central Drive, Suite 600, Dallas, TX 75251

www.associaoncall.com - NTX@AssociaOnCall.com

D&F Exclusive Maintenance LLC



To: Principal Management Group

C/O Parkview PID

Sarah Matthews

4730 High Hawk Boulevard

Grand Prairie, TX 75052

Scope of Work

1. Stain all fences as directed by management group.
2. Remove and/or repair and damaged wood.

Total price: \$7500

Sincerely,

Jesse Frey

dfexclusivemaint@gmail.com

We appreciate the opportunity to earn your business!

Budget/Actual Report for Fiscal 2022
322292
Parkview Public Improvement District
as of 8/17/22

	<u>10/1/2021 - 9/30/2022</u>				<u>Current Month</u>	<u>Estimated 9/30/2022</u>	
	<u>Budget</u>	<u>Actual</u>	<u>Difference</u>	<u>% Used</u>			
PVPID							
322292							
Beginning Resource Balance	118,000	119,572.21				119,572.21	
Revenues							
Spec Assess Delinquent	42610	-	619.49	619.49	0%	-	619.49
Special Assessment Income	42620	89,647	88,774.60	(872.40)	99%	-	88,774.60
Interest On Pid Assessment	42630	-	397.12	397.12	0%	-	397.12
Devlpr Particip/Projects	46110	8,500	4,205.48	(4,294.52)	49%	-	8,500.00
Miscellaneous	46395	-	-	-	0%	-	-
Interest Earnings	49410	-	-	-	0%	-	-
Int Earnings - Tax Collections	49470	-	-	-	0%	-	-
Trsfr-In Risk Mgmt Funds (Prop	49686	-	4,903.00	4,903.00	0%	-	4,903.00
Trsf In/Parks Venue (3170)	49780	415	345.00	(70.00)	83%	-	415.00
Total Revenues	98,562	99,244.69	682.69	101%	-	103,609.21	
Expenditures							
Office Supplies	60020	100	-	100.00	0%	-	100.00
Beautification	60490	6,000	20,832.01	(14,832.01)	347%	-	20,832.01
Graffiti Cleanup	60775	-	-	-	0%	-	-
Wall Maintenance	60776	25,000	5,903.00	19,097.00	24%	-	5,903.00
Mowing Contractor	61225	35,460	28,269.83	7,190.17	80%	3,847.97	35,460.00
Legal Services	61360	-	-	-	0%	-	-
Collection Services	61380	653	662.30	(9.30)	101%	-	662.30
Miscellaneous Services	61485	225	32.28	192.72	14%	-	32.28
Fees/Administration	61510	7,140	5,517.00	1,623.00	77%	-	7,140.00
Postage And Delivery Charges	61520	120	-	120.00	0%	-	-
Light Power Service	62030	2,000	1,092.58	907.42	55%	107.87	2,000.00
Water/Wastewater Service	62035	21,000	14,874.87	6,125.13	71%	-	21,000.00
Bldgs And Grounds Maintenance	63010	-	-	-	0%	-	-
Irrigation System Maintenance	63065	3,500	1,220.01	2,279.99	35%	-	3,500.00
Decorative Lighting Maintenan	63146	1,500	52.96	1,447.04	4%	-	1,500.00
Property Insurance Premium	64080	400	445.00	(45.00)	111%	-	445.00
Liability Insurance Premium	64090	200	190.25	9.75	95%	-	190.25
Miscellaneous Improvement	68020	-	-	-	0%	-	-
Fencing	68061	-	-	-	0%	-	-
Row/Easement Title Purchase	68091	-	-	-	0%	-	-
Landscaping	68250	-	-	-	0%	-	-
Signs	68390	-	-	-	0%	-	-
Irrigation Systems	68635	-	-	-	0%	-	-
Total Expenditures	103,298	79,092.09	24,205.91	77%	3,955.84	98,764.84	
Ending Resource Balance	113,264	139,724.81				124,416.58	

Parkview Public Improvement District

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

Exhibit A
GRAND PRAIRIE PUBLIC IMPROVEMENT DISTRICT NO. 12
Parkview
Five Year Service Plan 2023 - 2027 **PROJECTED**

Income based on Assessment Rate of \$0.215 per \$100 of appraised value.
The FY 2022 rate was \$0.215 per \$100 of appraised value
Service Plan projects a 10% increase in assessed value per year.

INCOME:	Value	Assess Rate	Revenue
Appraised Value	\$49,414,772	\$ 0.215	\$ 106,242

Description	Account	2023	2024	2025	2026	2027
Beginning Balance (Estimated)		\$ 124,000	\$ 131,880	\$ 146,860	\$ 169,826	\$ 201,762
P.I.D. Assessment	42620	\$ 106,242	\$ 116,866	\$ 128,553	\$ 141,408	\$ 155,549
Developer Participation/Projects	46110	8,500	8,500	8,500	8,500	8,500
City Contribution	49780	725	725	725	725	725
TOTAL INCOME		\$ 115,467	\$ 126,091	\$ 137,778	\$ 150,633	\$ 164,774
Amount Available		\$ 239,467	\$ 257,971	\$ 284,637	\$ 320,459	\$ 366,536

EXPENSES:		2023	2024	2025	2026	2027
Description						
Office Supplies	60020	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100
Beautification	60490	6,000	6,000	6,000	6,000	6,000
Wall Maintenance	60776	25,000	25,000	25,000	25,000	25,000
Mowing Contractor	61225	37,233	39,095	41,049	43,102	45,257
Collection Service	61380	662	662	662	662	662
Misc.	61485	225	225	225	225	225
Admin./Management	61510	7,497	7,872	8,265	8,679	9,113
Postage	61520	120	120	120	120	120
Electric Power	62030	2,000	2,100	2,205	2,315	2,431
Water Utility	62035	23,000	24,150	25,358	26,625	27,957
Irrigation System Maint.	63065	3,500	3,500	3,500	3,500	3,500
Decorative Lighting Maintenance	63146	1,500	1,500	1,500	1,500	1,500
Property Insurance Premium	64080	500	525	551	579	608
Liability Insurance Premium	64090	250	263	276	289	304
Fencing	68061	-	-	-	-	-
TOTAL EXPENSES		\$ 107,587	\$ 111,111	\$ 114,811	\$ 118,696	\$ 122,776
Ending Balance*		\$ 131,880	\$ 146,860	\$ 169,826	\$ 201,762	\$ 243,760

Avg. Annual Assessment by Home Value:

Value	Yrly Assmnt.	
\$150,000	\$323	
\$200,000	\$430	
\$250,000	\$538	Avg. Property Value: \$ 218,649
\$300,000	\$645	Avg. Property Assessment: \$ 470
\$350,000	\$753	No. of Properties: 226
\$400,000	\$860	
\$450,000	\$968	

*Future wall replacement

Exhibit A
GRAND PRAIRIE PUBLIC IMPROVEMENT DISTRICT NO. 12
Parkview
Five Year Service Plan 2023 - 2027 **PROJECTED**

Income based on Assessment Rate of \$0.20 per \$100 of appraised value.
The FY 2022 rate was \$0.215 per \$100 of appraised value
Service Plan projects a 10% increase in assessed value per year.

INCOME:		Value	Assess Rate	Revenue		
Appraised Value		\$49,414,772	\$ 0.20	\$ 98,830		

Description	Account	2023	2024	2025	2026	2027
Beginning Balance (Estimated)		\$ 124,000	\$ 124,468	\$ 131,294	\$ 145,292	\$ 167,362
P.I.D. Assessment	42620	\$ 98,830	\$ 108,712	\$ 119,584	\$ 131,542	\$ 144,696
Developer Participation/Projects	46110	8,500	8,500	8,500	8,500	8,500
City Contribution	49780	725	725	725	725	725
TOTAL INCOME		\$ 108,055	\$ 117,937	\$ 128,809	\$ 140,767	\$ 153,921
Amount Available		\$ 232,055	\$ 242,405	\$ 260,103	\$ 286,059	\$ 321,284

EXPENSES:		2023	2024	2025	2026	2027
Description						
Office Supplies	60020	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100
Beautification	60490	6,000	6,000	6,000	6,000	6,000
Wall Maintenance	60776	25,000	25,000	25,000	25,000	25,000
Mowing Contractor	61225	37,233	39,095	41,049	43,102	45,257
Collection Service	61380	662	662	662	662	662
Misc.	61485	225	225	225	225	225
Admin./Management	61510	7,497	7,872	8,265	8,679	9,113
Postage	61520	120	120	120	120	120
Electric Power	62030	2,000	2,100	2,205	2,315	2,431
Water Utility	62035	23,000	24,150	25,358	26,625	27,957
Irrigation System Maint.	63065	3,500	3,500	3,500	3,500	3,500
Decorative Lighting Maintenance	63146	1,500	1,500	1,500	1,500	1,500
Property Insurance Premium	64080	500	525	551	579	608
Liability Insurance Premium	64090	250	263	276	289	304
Fencing	68061	-	-	-	-	-
TOTAL EXPENSES		\$ 107,587	\$ 111,111	\$ 114,811	\$ 118,696	\$ 122,776
Ending Balance*		\$ 124,468	\$ 131,294	\$ 145,292	\$ 167,362	\$ 198,508

Avg. Annual Assessment by Home Value:

Value	Yrly Assmnt.		
\$150,000	\$300		
\$200,000	\$400		
\$250,000	\$500	Avg. Property Value:	\$ 218,649
\$300,000	\$600	Avg. Property Assessment:	\$ 437
\$350,000	\$700	No. of Properties:	226
\$400,000	\$800		
\$450,000	\$900		

*Future wall replacement

Exhibit A
GRAND PRAIRIE PUBLIC IMPROVEMENT DISTRICT NO. 12
Parkview
Five Year Service Plan 2023 - 2027 **PROJECTED**

Income based on Assessment Rate of \$0.19 per \$100 of appraised value.
The FY 2022 rate was \$0.215 per \$100 of appraised value
Service Plan projects a 10% increase in assessed value per year.

INCOME:		Value	Assess Rate	Revenue		
Appraised Value		\$49,414,772	\$ 0.19	\$ 93,888		
Description	Account	2023	2024	2025	2026	2027
Beginning Balance (Estimated)		\$ 124,000	\$ 119,526	\$ 120,917	\$ 128,935	\$ 144,429
P.I.D. Assessment	42620	\$ 93,888	\$ 103,277	\$ 113,605	\$ 124,965	\$ 137,462
Developer Participation/Projects	46110	8,500	8,500	8,500	8,500	8,500
City Contribution	49780	725	725	725	725	725
TOTAL INCOME		\$ 103,113	\$ 112,502	\$ 122,830	\$ 134,190	\$ 146,687
Amount Available		\$ 227,113	\$ 232,028	\$ 243,747	\$ 263,125	\$ 291,115
EXPENSES:		2023	2024	2025	2026	2027
Description						
Office Supplies	60020	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100
Beautification	60490	6,000	6,000	6,000	6,000	6,000
Wall Maintenance	60776	25,000	25,000	25,000	25,000	25,000
Mowing Contractor	61225	37,233	39,095	41,049	43,102	45,257
Collection Service	61380	662	662	662	662	662
Misc.	61485	225	225	225	225	225
Admin./Management	61510	7,497	7,872	8,265	8,679	9,113
Postage	61520	120	120	120	120	120
Electric Power	62030	2,000	2,100	2,205	2,315	2,431
Water Utility	62035	23,000	24,150	25,358	26,625	27,957
Irrigation System Maint.	63065	3,500	3,500	3,500	3,500	3,500
Decorative Lighting Maintenance	63146	1,500	1,500	1,500	1,500	1,500
Property Insurance Premium	64080	500	525	551	579	608
Liability Insurance Premium	64090	250	263	276	289	304
Fencing	68061	-	-	-	-	-
TOTAL EXPENSES		\$ 107,587	\$ 111,111	\$ 114,811	\$ 118,696	\$ 122,776
Ending Balance*		\$ 119,526	\$ 120,917	\$ 128,935	\$ 144,429	\$ 168,340

Avg. Annual Assessment by Home Value:

Value	Yrly Assmnt.		
\$150,000	\$285		
\$200,000	\$380		
\$250,000	\$475	Avg. Property Value:	\$ 218,649
\$300,000	\$570	Avg. Property Assessment:	\$ 415
\$350,000	\$665	No. of Properties:	226
\$400,000	\$760		
\$450,000	\$855		

*Future wall replacement

Average Annual Assessment
by Home Value:

Value	Assessment	Assessment	Assessment
\$	0.215	\$	0.19
\$ 150,000	\$ 323	\$ 300	\$ 285
\$ 200,000	\$ 430	\$ 400	\$ 380
\$ 218,649	\$ 470	\$ 437	\$ 415
\$ 250,000	\$ 538	\$ 500	\$ 475
\$ 300,000	\$ 645	\$ 600	\$ 570
\$ 350,000	\$ 753	\$ 700	\$ 665
\$ 400,000	\$ 860	\$ 800	\$ 760
\$ 450,000	\$ 968	\$ 900	\$ 855

Parkview PID

