



**COUNTRY CLUB PARK PUBLIC IMPROVEMENT
DISTRICT BOARD MEETING
OUTLAW'S BARBEQUE. 2334 S BELT LINE RD.
MONDAY, FEBRUARY 12, 2024 AT 6:30 PM**

AGENDA

CALL TO ORDER

CITIZENS' FORUM

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

AGENDA ITEMS

1. Consider minutes of the 11/13/2023 meeting
2. Consider Terminating Contract for Management Services with FirstService Residential
3. Consider Proposals for Management Services from:

VCM, Inc. in the Amount of \$1,575/Month

SBB Community Management, LLC in the amount of:

\$1,400/Month for One (1) Inspection/Month or

\$1,800/Month for Two (2) Inspections/Month
4. Discussion of the 2023 Flood Light Installation Project/Contract with Bob Owens Electric
5. Discussion of the 2023 holiday decorations project/contract
6. Discussion of Hunter's Glen Slope Repair as approved in the City Council Meeting held on December 12, 2023. Expected to affect the below areas within the Hunter Glen community: behind the homes on Kaylie Street from 1026 Kaylie to Street 1040 Kaylie Street
7. Discussion of community mailboxes in need of repair:

Locations

1. Ashbrook Dr
2. Avatar Dr
3. Belmont Dr
4. Beltline Rd

5. Bluegrass Dr
6. Bold Forbes Dr
7. Brevito Dr
8. Candler Park Dr
9. Cavalcade Dr
10. Celtic Ash Dr
11. Dahlia Dr
12. Danzig Dr
13. Escoba Dr
14. Fish Creek Rd
15. Highpoint Cir
16. Holly Hill Dr
17. Iris Dr
18. Kaylie St
19. Kentucky Ct
20. Kentucky Dr
21. Secretariat Dr
22. Sequoia Dr
23. Silver Meadow Ln
24. Silver Meadow Rd
25. Sword Dancer Way
26. Tanbark Ct
27. Willow Spring Ct
28. Winding Hollow Dr

8. Discussion of flag replacements, flagpole responsibilities, and distribution of key(s)
9. Discussion of the updated crime watch signs:

Locations

1. Ashbrook Dr
2. Avatar Dr

3. Belmont Dr
4. Beltline Rd
5. Bluegrass Dr
6. Bold Forbes Dr
7. Brevito Dr
8. Candler Park Dr
9. Cavalcade Dr
10. Celtic Ash Dr
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22. Sequoia Dr
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24. Silver Meadow Rd
25. Sword Dancer Way
26. Tanbark Ct
27. Willow Spring Ct
28. Winding Hollow Dr

[10.](#) Discussion of our current landscape, water leak and 2024 landscaping goals

[11.](#) Budget to Actual Financial Report as of 1/31/24

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 February 9, 2024.

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

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



**CITY OF GRAND PRAIRIE
COMMUNICATION**

MEETING DATE: 01/22/2024

REQUESTER: Danielle Glover, Secretary/Treasurer

PRESENTER: Danielle Glover, Secretary/Treasurer

TITLE: Consider minutes of the 11/13/2023 meeting

ANALYSIS:

COUNTRY CLUB PARK PUBLIC IMPROVEMENT DISTRICT - MEETING MINUTES

Item 1.

| | |
|----------------------|---|
| Meeting Date: | Monday, November 13th, 2023 |
| Meeting Time: | 19:00 to 20:00 (07:00 PM to 08:00 PM) |
| Location: | Outlaw's Barbeque at 2334 S Belt Line Rd., Grand Prairie TX 75051 |

BOARD ATTENDANCE RECORDS

| Board Members | Attended (Yes, No or Proxy) | PID Board Roles |
|-------------------|-----------------------------|--|
| Richard Caskey | Yes | PID Board President – Country Club Park |
| Deon Dean | Yes | PID Board Vice President – Country Club Park |
| Danielle Glover | Yes | PID Board Secretary/Treasurer – CCP |
| Lincoln Dean | Yes | PID Board Member – Hunter's Glen |
| Ray Bush | Yes | PID Board Member – Country Club Park |
| Sherry Easley | Yes | PID Board Member – Country Club Park |
| Meagan Litton | No | PID Board Member – Candler Park |
| Kevin Jackson | Yes | PID Board Member – Country Club Park |
| Debora Ebera | Yes | PID Board Member – Country Club Park |
| Additional Guests | Attended (Yes or No) | Additional Guest Roles |
| Lee Harris | Yes | GP Special District Administrator (PID's) |
| Lindsay Dunn | Yes | PID Management Co. – First Service Residential |

Additional Attendees

(See attachment 1A. for meeting sign-in sheet)

MEETING NOTES

Call to Order – Richard announced at 19:00 (7:00 PM):

1. Meeting guidelines were reviewed.
2. All board members in attendance introduced themselves.
3. Proxies noted: N/A.
4. Quorum was confirmed: 8 out of 9 board members attended, including proxies (89%).

Citizens' forum/comments – Richard announced at 19:01 (7:01 PM): N/A

Agenda items (1-2) – Richard announced at 19:02 (7:02 PM):

1. **Consider approval of the minutes of the 10.09.23 meeting:**
 - Danielle presented the meeting minutes on pages 2-6 of the agenda packet.
 - I. **Discussion:** No comments or concerns.
 - II. **Motion:** Danielle motioned to approve the meeting minutes. Sherry 2nd. Board members in favor that "aye'd:" Richard, Deon, Kevin, Lincoln, Debora, and Ray. Board members not in favor that "nay'd:" N/A.

Follow-up Status: No ETA needed. Decision was made so follow up is **complete.**
2. **Budget to Actual Financial Report as of 9/30/23 and FY 2024 Budget:**
 - Richard presented the budget on pages 7-10 of the agenda packet.
 - I. **Discussion:** Richard noted that we may get billed double from Flock Safety in 2024 since we didn't get billed in 2023. We are looking for our PMC to negotiate a discount on services. Lee mentioned that she has 4 other PID's that are dealing with the same billing issue with Flock

Safety, so we are all hopeful for a resolution soon. The board requested a budget allotment for the mailboxes and for our PMC to follow up on this. Ray inquired about the allotted \$30,000 budget in 2024 for beautification and asked why it drops to \$10,000 the remaining years. Richard responded saying that we planned for bulk updates for landscaping in 2024 and hope to only have maintenance costs the remaining years. Deon shared his concerns regarding the allotted budget we have for our Property Management Company and if we are getting the best service for our money.

Item 1.

II. **Result:** N/A

Follow-up Status: No ETA needed. Lindsay will keep us updated via our weekly communications. The board will follow up again in **January**.

Citizens' forum/comments – Richard announced at 19:29 (7:29 PM):

1. Karen Canter – Shared with the group that land where the old Fun City Golf Range used to be located off I20 and Westcliff Rd. has been zoned for high density apartments instead of multiuse according to our Mayor, Ron Jensen. The concern was brought up to Mayor Jensen that the increased amount of residential population has caused a traffic issue for Fish Creek and our Country Club Park community. The response was our city officials had hoped everyone would use the service roads instead of the neighborhood streets.
2. Betty Hasty – Would still like to request the fountain on Bluegrass and Holly Hill be removed and advised that the mailbox on Belmont still needs to be repaired and Deon will investigate it.
3. Pam Jordan – Shared that the retaining wall of the home at the corner of Belt Line/Bold Forbes that is visible to the entrance on Escoba alleyway needs repair.

Adjournment – Richard announced at 19:34 (7:34 PM):

Meeting Minute Signatures –

Meeting Notes Submitted by:

Danielle Glover

12/12/2023

Danielle Glover, PID Board Member

Date (MM/DD/YYYY)

Color Legend for Meeting Notes:

Legend Descriptions and Definitions:



Results from discussion – no motion made.



Motion after discussion – board voted.



ETA and follow up information for next meeting.



Attachments

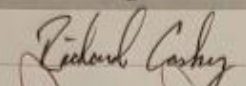
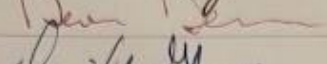
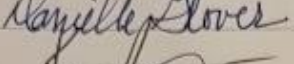

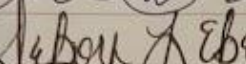
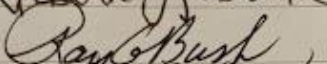

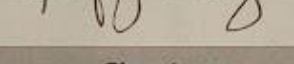
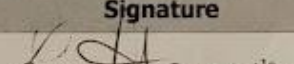
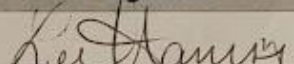
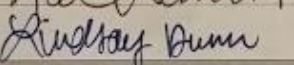
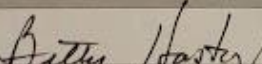
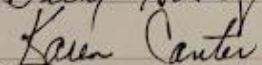
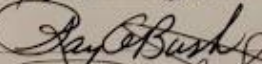
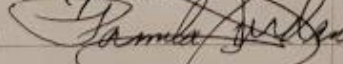


Info needs to be reviewed before notes are approved.

Meeting Notes (Attachments)

Item 1.

1A. Meeting sign-in sheet:

| COUNTRY CLUB PARK PUBLIC IMPROVEMENT DISTRICT - MEETING SIGN-IN SHEET | | |
|---|---|--|
| Meeting Date: | Monday, November 13, 2023 | |
| Meeting Time: | 19:00 to 20:00 (7:00 PM to 8:00 PM) | |
| Location: | Outlaw's Barbeque – 2334 S. Belt Line Rd., Grand Prairie, TX 75051 | |
| Board Members | Signatures | PID Board Roles |
| Richard Caskey |  | PID Board President – Country Club Park |
| Deon Dean |  | PID Board Vice President – Country Club Park |
| Danielle Glover |  | PID Board Secretary/Treasurer – Candler Park |
| Kevin Jackson |  | PID Board Member – Country Club Park |
| Lincoln Dean |  | PID Board Member – Hunter's Glen |
| Debora Ebera |  | PID Board Member – Country Club Park |
| Ray Bush |  | PID Board Member – Country Club Park |
| Sherry Easley |  | PID Board Member – Country Club Park |
| Meagan Litton |  | PID Board Member – Country Club Park |
| Additional Members | Signature | Additional Member Roles |
| Lee Harris |  | GP Special District Administrator (PID's) |
| Lindsay Dunn |  | PID Management Co. – First Service Residential |
| Additional Guest/Homeowners (PLEASE PRINT) | Signature | Role (e.g., PID resident or City Representative) Community (Country Club, Hunters Glen or Candler Park) Email (if interested in receiving emailed updates) |
| 1. BETTY HASTY |  | Country Club Park |
| 2. KAREN CANTER |  | RESIDENT kbcanter19@gmail.com |
| 3. RAY BUSH |  | PID MEMBER |
| 4. Pamela S Jordan |  | Resident. |
| 5. | | |
| 6. | | |
| 7. | | |
| 8. | | |
| 9. | | |



**CITY OF GRAND PRAIRIE
COMMUNICATION**

MEETING DATE: 02/12/2024

REQUESTER: Danielle Glover, Secretary/Treasurer

PRESENTER: Danielle Glover, Secretary/Treasurer

TITLE: Consider Terminating Contract for Management Services with FirstService Residential

ANALYSIS:



**CITY OF GRAND PRAIRIE
COMMUNICATION**

MEETING DATE: 02/12/2024

REQUESTER: Danielle Glover, Secretary/Treasurer

PRESENTER: Danielle Glover, Secretary/Treasurer

TITLE: Consider Proposals for Management Services from:

- VCM, Inc. in the Amount of \$1,575/Month
- SBB Community Management, LLC in the amount of:
 - \$1,400/Month for One (1) Inspection/Month or
 - \$1,800/Month for Two (2) Inspections/Month

ANALYSIS:

Community.
Bring it together.
Keep it up.

Hey, neighbor.

Country Club Park - Public Improvement District

VCM, Inc. Proposal for Management Services





We love
PID'S and
Grand
Prairie!





VCM is the management company that makes you love where you live even more. We're here to ensure every your community vision is realized.

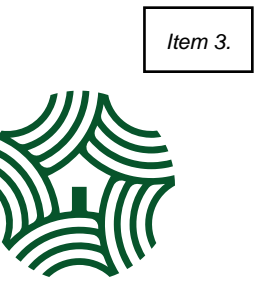


We work directly with PID board members and City administrators to tailor our services to your community needs and pass on all of our “happy homeowner” know-how.

From maintenance and emergencies to game nights and pool parties, anything you need, you can turn to us.



Because at the end of every day, we want to be the best partner you'll ever have.



**The neighbor that keeps
your community safe,
pretty, and fun.**



Executive Team



Amber Anderson, CEO & Owner

Since helping found VCM in 2008, Amber has been building communities that thrive. Today, as Owner, she continues to grow the business and see that each community's vision is realized.

Amber's passion for the people goes far beyond VCM – she has a heart for encouraging women to be independent, strive for successful careers, and achieve financial freedom. Still she always makes time for her family, the beach, and a good book with a glass of wine.



Michael Kingsbery, CFO & Corporate Vice President

Mike Kingsbery is a finance professional with over 18 years experience in Banking and Finance.

The majority of his career was spent at JPMorgan Chase in a variety of roles across multiple departments including Finance, Strategy and Project Management.

Michael holds a Bachelor's of Arts in Finance from the University of Washington's Foster School of Business and is FINRA Series 79 and 63 licensed (inactive). He lives in Prosper, TX and enjoys spending time outdoors with his wife and two young sons.



VCM at a glance.

- **Association Manager to handle day-to-day oversight**
- **Association Manager to visit district and attend meetings**
- **Supervise maintenance of common areas and amenities**
- **Consistent, responsive communication**
- **24/7 on-call association manager for emergencies**





Happy PIDs / HOA's we serve in your area:

- **Westchester PID**
- **Greenway Trails PID**
- **Lake Parks West PID**
- **Greenway Trails HOA**
- **Lake Parks West HOA**



Management



How we take care of your community.





Management

Daily

- **Oversee District business**
- **Handle owner inquiries, disputes and concerns**
- **A VCM, Inc. manager is on call 24/7 for common area emergency response**

Weekly

- **Supervise maintenance of public improvement area and amenities, assist City with invoice approval and payment process**

Bi-Weekly

- **Perform common area inspections, with report and update to be provided to the board(s) of directors**



Management

Monthly

- **Monitor monthly utility usage in conjunction with City**
- **Vendor Walks**

Quarterly

- **Prepare for and attend board of directors meetings**

Annually

- **Monitor quorum requirements, oversee voting and documentation requirements for Annual Meetings**
- **Assist City liaison with preparation of FY annual budget**
- **Monitor vendor insurance and assist city in filing any claims**
- **Solicit competitive bids for services (ongoing and as needed)**



Project Management

Monday.com - Industry Leading Workflow Management Tool

- VCM utilizes monday.com, an industry leading work management system
- Enables VCM, Inc. to plan, manage, and collaborate across teams to effectively manage PID Projects
- Ensures clear communication internally across the Community Manager and Sight-Line, as well as externally with other vendors
- Allows for clear project reporting to PID Board and key project constituents
- VCM, Inc. utilizes this tool at no additional cost to the PID

Proposal

Prepared for Country Club Park Public Improvement District



.....



Proposal Outline:

- **Option 1: Monthly Management Fee Quote: \$1,575 per month - this price will include 12 meetings annually**
- **Option 2: Monthly Management Fee Quote: \$1,500 per month - this price includes 7 meetings annually**

- **Applicable administrative expenses will be charged per month in accordance with the VCM administrative fee schedule (see following pages).**
- **Includes leadership support, services as outlined in our service pages.**



Administrative Fee Schedule

VCM, Inc.
Website

Domain Registration

Monthly Fee..... \$100.00 semi-annually if community specific domain chosen

\$59.95/month up to 700 homes

\$5.00/month additional for each additional 100 homes

\$79.95/month up to 700 homes – if community-specific domain registration

\$5.00/month additional for each additional 100 homes

Set-Up Fee..... \$250.00 One-Time Set-Up Fee

Event

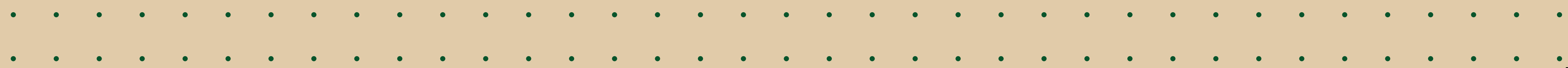
Coordination \$250.00 for each event, includes planning, vendor set-up, and day-of attendance, if requested

Graphic

Design..... \$65.00/hour billed in quarter-hour increments

Additional Services

—
More ways to love where you live.



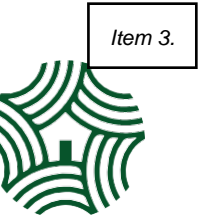
VCM Perception

—
Events and Community Engagement



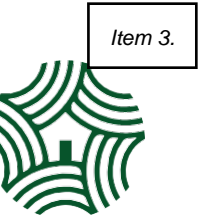


Game nights, pool parties, holiday get togethers, and more – the VCM Perception team are natural party planners. And they're always ready to show you a good time!



We work with Associations who value community engagement but don't have the volunteers or time to plan. We plan, coordinate, host, and clean-up, so that you and your neighbors can have a great time getting to know each other.

All of our events are structured to fit the unique needs of your community, and, as always, everyone is welcome.



Perception Services

We offer select Perception services ala carte – allowing your association manager to partner with your Board or Committee volunteers to plan and execute a one-time event.

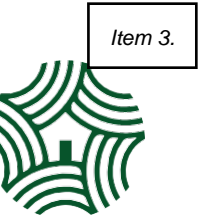
Snowball Fight \$500, Snowballs provided by Kona Ice, along with hot cocoa or sno-cones

Community Game Night\$500, Board games, winner prizes and snacks

Ladies or Guys Night\$500, DIY Classes for Ladies, Poker/Beer Tasting for Guys

Movie in the Park or Dive-In Movie.....\$750, Blow-up screen, with selected movie, popcorn, 30 minutes of games/dancing leading up to movie

Pool Opening Party\$1,000, DJ , games, snacks and drinks



Perception Services

We offer select Perception services ala carte – allowing your association manager to partner with your Board or Committee volunteers to plan and execute a one-time event.

- Easter Egg Hunt\$1,000, 200 filled eggs, Easter Bunny for photos and face painter
- Concert in the Park.....\$1,500, Selected band to play and popcorn
- Fall or Halloween Festival.....\$1,500, Face Painter, bounce house or petting zoo, Selfie/ Photo station, water and snacks
- Christmas Event\$1,500, Santa, ornament making station and Christmas Cookies with Christmas music
- Food Truck Night.....\$1,500-\$3,000, DJ , games, snacks and drinks
- Chili or BBQ Cook-Off.....\$1,500-\$3,000, Judge Cards, Prizes, bounce house and DJ

Costs vary per event chosen.

VCM Sight-Line

Property Maintenance, Capital Projects





Our Sight-Line service team offers maintenance, porter services, groundskeeping, project management and more. We keep things in tip-top shape so you can focus on running your community.



Project Management

Our Project Management team helps take care of large-scale construction projects so you don't have to! VCM has over 20 years of experience handling everything from landscape design to site planning and engineering. Contact us today for all your project management needs.



5757 Alpha Rd,
Dallas, TX 75240



(972) 612-2303



SightLine@VCMTexas.com



VCMTexas.com



Vision Communities Management

Sight-Line Services





Handyman

Need help with repairs around the community? New benches or trash cans to keep your streets neat and comfortable? Or maybe you're looking for a new stain on a section of fence to heighten your neighborhoods appeal. Our handymen can take care of these "to-do" list items, and more!

A small sample of services we offer:

- Trash Can/ Bench/ Dog Station Installs
- Door, Lock, and Fence Repairs
- Flag Replacement Program
- Restroom and Amenities Winterization
- Holiday Decorations, and more!



Porter

Our Porters clean and maintain your pool and amenity center, offer bathroom cleaning services, and remove extra litter around your neighborhood and communal areas.

We also offer dog station services as well as clean-up of walking trails and trash cans around the community.

Whether a small startup in development or a fully furnished community with amenities, we are here to help. **Contact us today for a quote!**



Groundskeeper

New Development Package

Our New Development Package includes a variety of helpful and important services for a community under development that needs to maintain it's appearance, value and cleanliness throughout all stages of the community.

Compliance Package

The Compliance Package is a helpful tool for the HOA to remedy the accountability of the residence and uphold the integrity of the community.

Emergency Package

When the unexpected happens in the event of a storm or any emergency, our Groundskeeper team can assist in the refresh of monuments, flower beds, trees and an over-all service to restore and repair the community accents.

Sight-Line | Groundskeeping Services

New Development Services

Our New Development Package includes a variety of helpful and important services for a community under development that needs to maintain its appearance, value and cleanliness throughout all stages of development. We help homes sell!

Compliance Services

The Compliance Package is a helpful tool for the management team and board of directors to provide resources to help remedy an out of compliance resident/home.

A small sample of services we offer:

- Over grown lawn and weeds
- Fallen over fence

Emergency Services

When the unexpected happens due to a storm or any emergency, our Groundskeeper team can assist to rebuild or refresh broken monuments, destroyed flower beds or downed trees/limb. This package provides over-all immediate service to restore and repair the community

A small sample of services we offer:

- Removal and clean-up of damaged walls/monuments
- Ice Melt/Winterization
- Brush removal
- Tree/branch removal

many other services offered. Ask us for a quote today!

Sight-Line | Forced Compliance Services

Fence Repair..... \$500 Half-day labor to repair damaged panels/pickets

Fence Staining..... \$4.25 per linear ft. of power washing and prep to stain wood fencing

House Number..... \$190 Power wash and re-paint house number

Garage Door Re-Painting..... \$1,500 Power was and re-paint garage door to compliance

Door Color Re-Paint..... \$1,500 Sand down and prep to re-paint doors to remain compliant

Many other services offered – ask us for a quote today!

*Theses charges will be billed back to the homeowner account and fully recoverable by the HOA

*Pricing may vary based on scope of work



Sight-Line | New Development Services

Construction Debris Removal..... \$500 Half day cleaning service and dumping fees

City Compliance Tree Trimming..... \$380 Half day trimming service with limb mulch and disposal

Mowing Undeveloped Lots..... \$380 Half day mowing service in undeveloped lots or fields

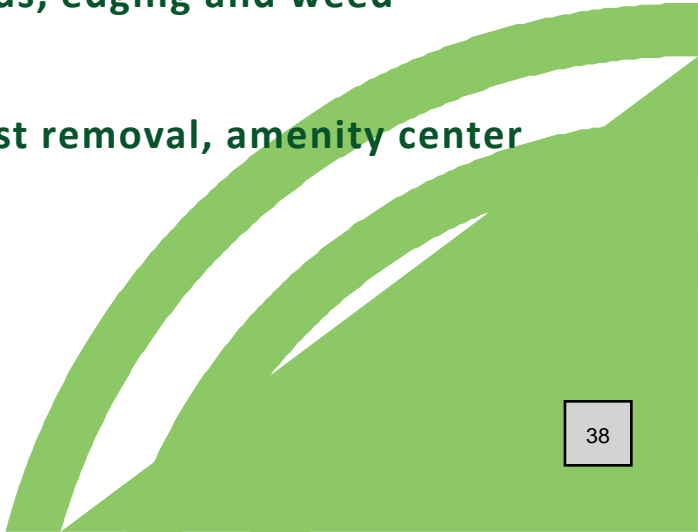
Dead End Street Clean Up..... \$500 Removing construction debris, tires, pallets, and all materials dumped on the dead ended streets in new development

Flowerbed Maintenance..... \$380 Mulch refresh, replenish color and live goods, edging and weed remediation

Pest Control..... \$380 Fire ant treatment control, wasp and bee nest removal, amenity center treatment

Many other services offered – ask us for a quote today!

*Pricing may vary based on scope of work



Sight-Line | Emergency/Rapid Response Services

Downed Tree/Branch Removal..... \$380 Half day service and removal of downed trees, limbs, and shrubbery from storm damaging winds

Mulch Clean Up And Refresh..... \$380 Mulch clean up and refresh from heavy rains and storms

Monument Flower Bed Refresh..... \$500 Rapid response flower bed refresh, replace plants, remove dead plants, clean and remove weeds and debris

Mowing, Trimming, Edging..... \$500 Half day service to mow, trim, edge in the common areas of the community

Monument Power Wash..... \$290 Per monument power wash with cleaner

Monument Letter Paint Refresh..... \$450 Per monument letter painting refresh

Many other services offered – ask us for a quote today!

*Pricing may vary based on scope of work



Thank you!

**XXX - PID
Community Update
12/04/2023**

Good afternoon,

Please see below/attached for your latest community update. Let us know if you have any questions.

Important Dates:

- **Board Meeting:** 01/16/2024
- **Annual Meeting:** TBD
- **Next Inspection:** Week of December 18th
- **Irrigation Report:** November Irrigation report a few items need attention in the amount of **\$3,425.47**. See attached report

Awarded Pending Completion Items:

Monument Projects / Repairs / Fence / Wall Repairs – Latest Project updates attached

- **Xxx HOA:** - Brick in monument new sign **Est: 1550** - \$10,500.00 - Approved to move forward since we did not get any feedback from HOA – See attached update from Sightline
- **Sightline**
 - **Westchester Valley:** *See attached update from Sightline*
 - VCM has reached out to Sightline for options on a more permanent fix per the Board's directive at the last Board Meeting. Sightline is looking into an option to just cover/repair the soldiers.
 - **Xxx HOA:** – Engineer Report – Sightline – Drago Construction – 50% completed – Board Approved 07-18 / 07-24 **See attached update from Sightline**
 - Pending Initial engineer scope starting on 7/6/2023 they are also reviewing older scope from Dotson Engineer from 11/18

Homeowners Escalations – Wall Repairs – Certified Letter are being sent to the homeowners we have been unable to get in contact with.

- Westchester Valley – Sandra Lane – Panels and Soldiers – Est: #1620 - \$22,770.00 – **Tabled 07-18-2023**
 - 25% - Pending approval & easement agreement confirmation
- WESTCHESTER WEST - 4550 Gildersleeve – Gray Panels – Est: 1619 - \$615.00 - – **Completed**
 - 25% - Pending home owner remove the branch damaging the wall
- WESTCHESTER WEST - 201 Westbriar Ln - Gray Panel – Est: 1548 – **09-01-2023 – Still Waiting**

- 50% - city permitting is still pending on the large wooden structure he is building in the yard that is damaging the wall **Easement Signed**
WESTCHESTER WEST – 4502 Wescott Dr – Gray Panels – Est: 1547 - \$1,565.00 – **09-01-2023 – Still Waiting**
- 50% - Pending Easement Signature
WESTCHESTER EAST 2 – 553 Edgeview – Gray Panels – Est: 1546 - \$1,820.00 – **09-01-2023 – Still Waiting**
- Pending company that owns the home to complete the sale to sign the easement signature.
POLO HEIGHTS - 5808 Palomino Way – Estimate – 1622 - \$760.00 – **09-01-2023 – Still Waiting Working on it**
- Remove and reset wood fencing panel, repair damaged hardware, replace broken section - \$760.00
POLO HEIGHTS – 608 Jutland Drive – Brick Wall H/O Insurance – Storm Damage -= Est: 1509 - \$3,040.00
- 25% - Pending Scheduling – Completed

Tabled / Pending:Tabled – 04-18-2023 - Sightline – Hills of Westchester - Proposed Repair on rough estimate before full scope build out is \$600,308.59 - **pending soil report**

- KC Power wash –
 - 10/20/23 was the latest scheduled date. I have reached out to KC Powerwash for an update and pictures.
- **Proposal to trim trees along Bardin from Robinson to Carrier** – Work is scheduled to begin the week of 11/27- **In progress almost completed**
- **Tabled**-Nomination and election of Advisory Board Member-1 open position
- **Tabled**- Selection of Officers
- **Tabled**-Consider proposals from Future outdoor to replace the existing gray wall panels to furnish and Install 6’ Tall Rhino Rock- Precast Concrete Fence located at Bardin from Green Belt to Sierra- East Side in the amount of \$301,615. This wall installation will match the current existing wall recently installed on Dechman Street. **(proposal attached)**

Agenda Items/Items to Consider:

- **Sight Line needs to evaluate and provide an estimate** - Iron Fence on Carrier needs to be painted – in 07.18.23 Board Meeting – per Robert De Los Santos
- **Sight Line – Brick Pillars on Carrier** – exposed from the lower part of the ground -in 5-23-23 Board Meeting – per Robert De Los Santos
- **Discussion:** Draft Agenda Procedures-**in the works**
- **Consider Brick Wall Repair due to accident on Forest Edge Dr.**-\$1600 repair due to car diving into wall week of 11-30-2023 **(proposal attached)**
- **GFCI OUTLET replacement approved on Sandra and Bardin as well as Polo and Appalossa**-\$250 each approved by: Chris Riddick
- **Outlet Replacement for Holiday Décor approved on Carrier and Bardin**-\$250 approved by: Chris Riddick

Community Inspection Visit – Common Area Report

Community Name: Westchester PID
Walls, Fences, Entry Monuments

Inspection Dates: 12.04.2023
Manager Signature: Lisa Miles

Walls are not cracking or shifted
Resolution:

Monument Entry lettering is not faded
Resolution:

Landscape

Flowers are alive, and filled in completely. At install, should be approximately six inches apart.
Resolution:

Other Plant material and Trees alive.
Resolution:

Trees are trimmed away from intersection site lines, homeowner properties, power lines, and provide proper sidewalk and street clearance?
Resolution:

Trees are NOT LEANING, BROKEN, SPLIT? Ensure trees are staked or un-staked as needed.

Property free of weeds
Resolution:

Tree wells and beds are free of grass and weeds
Resolution:

There is no standing water, grounds are draining properly
Resolution:

All plant material looks to be receiving adequate water; beds are not dry and turf is not browning or balding
Resolution:

Tree/Flowerbed mulch is adequately filled **Flower beds are adequately filled.**
Resolution:

Free of Ant Mounds, or treatment has been applied to ant mounds –
Resolution:

Grounds, Parks, Trails

Equipment is in good condition, is not cracking, chipping or broken. Equipment is not faded and no screws are missing.

Any additional items to note (please include any recommendations):







Thank you for allowing VCM, Inc. to serve your community!





Dec 4, 2023 2:06:19 PM
604 Joy Dianne Drive
Grand Prairie
Dallas County
Texas



Dec 4, 2023 2:10:25 PM
4213 South Robinson Road
Grand Prairie
Dallas County
Texas



Dec 4, 2023 2:14:26 PM
4319 Linda Kay Lane
Grand Prairie
Dallas County
Texas



Dec 4, 2023 2:11:36 PM
660 Joy Dianne Drive
Grand Prairie
Dallas County
Texas





Dec 4, 2023 2:13:41 PM
4311 Linda Kay Lane
Grand Prairie
Dallas County
Texas



Dec 4, 2023 2:15:16 PM
4307 Linda Kay Lane
Grand Prairie
Dallas County
Texas



Dec 4, 2023 2:30:53 PM
4503 Wescott Drive
Grand Prairie
Dallas County
Texas



Dec 4, 2023 2:31:07 PM
4503 Wescott Drive
Grand Prairie
Dallas County
Texas



Dec 4, 2023 2:31:33 PM
4503 Wescott Drive
Grand Prairie
Dallas County
Texas







Dec 4, 2023 2:43:02 PM
517 Queens Way
Grand Prairie
Dallas County
Texas



Dec 4, 2023 2:43:59 PM
501 Castlerock Circle
Grand Prairie
Dallas County
Texas



Dec 4, 2023 2:43:33 PM
501 Castlerock Circle
Grand Prairie
Dallas County
Texas



Dec 4, 2023 2:44:19 PM
517 Queens Way
Grand Prairie
Dallas County
Texas



Dec 4, 2023 1:40:53 PM
4285 South Carrier Parkway
Grand Prairie
Dallas County
Texas

Thank you for allowing VCM, Inc. to serve your community!



Thank you for allowing VCM, Inc. to serve your community!



Public Improvement District Management Agreement

A. Parties.

The parties to this Public Improvement District Management Agreement are Country Club Park Public Improvement District (located in Grand Prairie, TX) and SBB Community Management, LLC. The parties are sometimes referred to herein collectively as the “Parties” and individually as a “Party.”

B. Additional Defined Terms.

As used herein, the following terms have the following meanings:

The “**Agent**” means SBB Community Management, LLC and the shareholders, directors, officers and employees of the **Agent**.

This “**Agreement**” means this Public Improvement District Management Agreement, as same may be amended from time to time in accordance with the provisions of this **Agreement**.

The “**PID**” means Country Club Park Public Improvement District.

The “**PID Representative**” means the person appointed pursuant to Section H.2. of this Agreement.

The “**Board**” means the Board of Directors of the **PID** as same may be elected, appointed, and/or constituted from time to time.

The “**Budget**” means the 12-month financial projection for the operations of the **PID**, which has been most recently approved by the **Board**.

The “**By-Laws**” means the **By-Laws** of the **PID**, which have been most recently approved or amended.

The “**Common Areas**” means the elements, property and improvements specified in the **Declaration** as belonging to the **PID**.

The “**Declaration**” means the Declaration of Covenants, Conditions and Restrictions for the **PID**, which is recorded in the Real Property Records of the **PID**’s county, as same may have been or may be amended from time to time.

The “**Effective Date**” means (To Be Determined).

An “**Emergency**” is a situation involving manifest danger to persons or property, or in which action is immediately necessary for the preservation and safety of persons or property or to avoid interruption or suspension of any necessary services for the **PID**.

The “**Expiration Date**” is defined as the last day of the Initial Term or a subsequent Renewal Term.

The “**Governing Documents**” means the **Declaration**, the Articles of Incorporation, the **By-Laws**, design guidelines, collection policies, Board Resolutions, rules and regulations and any other dedicatory instruments pertaining to the **PID**.

The “**Management Representative**” means the person appointed pursuant to Section H.1. of this Agreement.

“**Owners**” means the persons or entities who own **Lots**, and “**Owner**” means a particular person or entity which owns one or more **Lots**.

The “**Rules**” means such rules and regulations for use of the **Common Areas** as the **Board** may promulgate from time to time.

The “**Surveillance Systems**” means any and all fire protection, burglar alarms, access controls, patrols, guards, surveillance equipment, monitoring devices or other measures or services, if applicable, which may be put in place by the **PID** or **Owners** at any time.

C. Recitals.

1. The PID is obligated under the Declaration, Articles of Incorporation, and the By-Laws to manage the PID in accordance with the terms and provisions of the Declaration and the By-Laws.
2. The PID desires to engage the Agent to manage the operations of the PID in accordance with the Declaration, Articles of Incorporation, and the By-Laws and the instructions of the Board, and the Agent desires to accept the engagement under the covenants, terms and conditions of this Agreement.

D. Covenants, Terms and Conditions.

For and in consideration of the mutual covenants, terms and conditions set forth in this Agreement, the PID and the Agent agree as follows:

1. Appointment of the Agent and Acceptance of Appointment

The PID hereby appoints the Agent as its exclusive agent to manage the affairs of the PID, and the Agent hereby accepts said appointment, subject to the covenants, terms and conditions set forth in this Agreement, the Declaration, Articles of Incorporation, and the By-Laws.

2. Standard of Care Applicable to the Agent

The Agent will use its best efforts to perform its duties under this Agreement with ordinary care as established by prevailing industry standards for Public Improvement District managers and the Agent will not be held to any higher standard of care.

3. Relationship Between the PID and the Agent

The PID acknowledges that it has control of the Common Areas and the primary responsibility for enforcing the Declaration, Articles of Incorporation, and the By-Laws, and that the role of the Agent is to implement the decisions and policies adopted by the PID, through the Board, in accordance with the Declaration, Articles of Incorporation, and the By-Laws. The relationship between the PID and the Agent is that of principal and agent. The Agent is an independent contractor and, as such, is not an employee of the PID. All duties to be performed by the Agent under this Agreement shall be for and on behalf of the PID. Nothing in this Agreement creates or shall be construed as creating a partnership, joint venture or any relationship other than that of principal and agent between the Parties or as requiring the Agent to be responsible for costs or expenses incurred, or losses suffered by, the PID in operating the PID. Neither Party shall have the right or authority to obligate or bind the other Party, other than as expressly provided in this Agreement, except that the Agent shall have implied authority to take such action as may be necessary to carry out its duties and responsibilities under this Agreement.

4. Term, Termination and Renewal of This Agreement

The initial term of this Agreement shall be three (3) years beginning on the Effective Date (the “Initial Term”)

This Agreement will automatically renew for successive 3-year terms (each a “Renewal Term”) unless terminated by either party according to the terms herein. In the event of such an automatic renewal, the Agent may increase some or all of the additional charges set forth on Addendum A to comport with industry standards, after giving the PID sixty (60) days written notice of the increase.

This Agreement may be terminated by either party, with or without cause and without penalty, upon giving sixty (60) days written notice prior to the end of the Initial Term or any Renewal Term, with such termination to be effective as of the end of such Initial Term or Renewal Term (the “Termination Date”).

Either Party may terminate this Agreement for Cause (as defined below) upon the breaching Party’s failure to cure the breach within sixty (60) days of the non-breaching Party’s written notice of breach. For purposes of this Agreement, “Cause” shall mean a Party’s failure to substantially and materially comply with this Agreement, a Party’s willful misconduct or gross negligence, or as a result of Agent violating Title 11 of the Texas Property Code or any other source of applicable law.

Upon the expiration or other termination of this Agreement, the agency hereby created shall cease on the Expiration Date or other date of termination of this Agreement, and the Agent shall have no further right and authority to act for and on behalf of the PID, and the right of the Agent to receive compensation shall immediately cease. However, the Agent shall continue to perform its duties and responsibilities, and have the authorities and powers, provided in this Agreement prior to the date of expiration or termination of this Agreement, unless otherwise determined by Board resolution, and shall be entitled to receive compensation for services rendered under this Agreement prior to the date of expiration or termination. If, on the effective date of any expiration or termination, there are any billed or unbilled expenses outstanding which have been incurred by the Agent with contractors, vendors or service providers for and on behalf of the PID and in accordance with the provisions of this Agreement, the PID will timely pay such expenses and hold the Agent harmless from any liability on the part of the Agent to pay such expenses.

5. Compensation of the Agent

The PID will pay to the Agent the monthly management fee set forth on Addendum A. The management fee is payable on the first day of each and every calendar month during the term of this Agreement, commencing on the Effective Date. In addition to the management fee, the PID will pay to the Agent the additional charges set forth in Addendum A for the services enumerated therein. Such charges are payable on the first day of each month next following the month in which additional charges were incurred. The PID hereby authorizes the Agent to deduct the management fee on the first day of each month, and the additional charges on the first day of the month after the month in which they are incurred by the PID, from the money collected by the Agent for and on behalf of the PID and deposited to the Operating Account. The Agent shall also be entitled to bill individual Owners for the administrative fees set forth in Addendum A for the services enumerated therein.

The Base Management Fee listed in Addendum A will remain in effect through 12/31 of the year of this Agreement’s Effective Date. For subsequent calendar years covered by this Agreement, the base monthly management fee shall be the greater of: (i) the previous year’s base monthly management fee increased by 3.0%, or (ii) the Annual Consumer Price Index published by the Bureau of Labor Statistics on the anniversary of the Effective Date.

6. General Duties, Responsibilities, Authorities and Powers of the Agent

The PID grants to the Agent, and the Agent accepts, the duties, responsibilities, authorities and powers set forth in Sections D.7 through D.15 regarding certain specific aspects of the operation of the PID, and the PID will assume and pay any reasonable expenses incurred by the Agent with contractors, vendors or service providers in connection with the discharge of such duties and responsibilities and the exercise of such

authorities and powers. In this latter connection, the Agent shall not be required to advance its money to pay expenses incurred by the PID, whether same are incurred through the Agent or otherwise. If Agent does advance its own money to pay for PID expenses, a service fee will apply.

7. Common Areas

With respect to the Common Areas and related matters, the Agent will:

- a. make on-site visual tours of the Common Areas to identify repair needs, recommend repairs and monitor the quality of work performed by contractors with respect to the Common Areas pursuant to Addendum A;
- b. assist the Board in implementing regular and preventative maintenance programs to address maintenance issues which are of a continuing nature;
- c. subject to Board approval, prepare specifications and requests for proposals, solicit bids, and negotiate contracts with contractors, vendors and service providers for maintenance and repair of the Common Areas, utilities, pest control, trash removal, landscaping or other services; provided, however, that the management fee only covers these types of activities for matters which are included in the Budget and that the Agent will perform these types of activities for matters which are not included in the Budget in exchange for the hourly fees set forth in Addendum A; further provided that the Agent reserves the right to charge the hourly fees set forth on Addendum A for large improvement or renovation projects or extensive repair or replacement work performed as the result of insurance claims or otherwise; and
- d. generally assist the PID in performing its obligations under the Declaration with respect to the Common Areas.

8. Fiscal and Accounting Services

Agent will provide NO Fiscal or Accounting Services to the PID.

9. Banking, Collection, and Disbursement of Money

- a. Agent will provide NO banking, collection, nor distribution of money for the PID.
- b. Agent will provide input for the production of the Annual Budget.

10. Meetings

With respect to meetings, the Agent will:

- c. prepare and present for approval at meetings, such reports regarding the operations of the PID as the Board may reasonably request to support the PID administrator in the preparing agenda packets; and
- d. for each twelve (12)-month period while this Agreement is in effect, arrange, schedule and attend meetings of the Board and an annual meeting of the Owners as outlined in Addendum A. In consultation with the Board, the Agent and the Board may allow for virtual meeting attendance as appropriate. The Agent will not attend any meetings on weekends (5:00 p.m. on Friday through 8:00 a.m. on Monday), and the Agent will charge the PID the hourly fee set forth in Addendum A for attendance at any meetings not covered by this Agreement, and for attendance at late or lengthy

meetings, as defined in Addendum A.

11. Insurance, Claims, and Litigation

With respect to insurance, claims and litigation, the Agent will:

- a. promptly investigate and make full written reports on all accidents, claims and potential claims for damages relating to the PID and comply with and fulfill all requirements applicable to the accidents, claims or potential claims under the insurance policy or policies covering the accidents, claims or potential claims, including submitting proofs of loss, if necessary; and
- b. assist the PID's legal counsel in preparing for trials, mediations or hearings in any litigation or arbitrations involving the PID, in exchange for the hourly fee described in Addendum A.
- c. any other insurance, claims, or litigation support or administration will be provided in exchange for the hourly fee described in Addendum A.

12. Enforcement of the Governing Documents and Rules

Agent will provide no enforcement services.

13. Responding to Messages or Complaints

With respect to messages or complaints received by the Agent from members of the Board or Owners, the Agent will respond promptly to messages received via telephone, email, or other channels (provided contact information is provided).

14. Identifying and Engaging Professionals

The Agent will assist the PID in identifying and engaging professionals (such as attorneys, certified public accountants, engineers, and security providers) whose services the PID may require from time to time and whose fees and other attendant expenses will be paid by the PID.

E. Undertakings and Acknowledgments of the PID.

1. Undertakings

- a. At the commencement of the relationship between the PID and the Agent under this Agreement, the PID will promptly provide the Agent with accurate accounting and other records of the PID, including the minute book and other corporate records, for the Agent's use in managing the PID. The PID will pay any expenses and legal or accounting fees incurred by the Agent as a result of the inaccuracy or incompleteness of the PID's records.

- b. The PID will cooperate with the Agent to the extent reasonably necessary to allow the Agent to perform its duties and discharge its responsibilities under this Agreement expeditiously, efficiently and economically.
- c. The PID will provide the Agent with such documentation (by way of certified Board resolutions or otherwise) which may be reasonably requested by the Agent in order to confirm the authority of the PID to enter into this Agreement and the authority of the Agent to take action under this Agreement on behalf of the PID.
- d. The PID will provide the Agent with such specific written directions or instructions as the Agent may reasonably require.
- e. The PID will approve the Budget for the next fiscal year prior to thirty (30) days before the end of the preceding fiscal year.
- f. During the term of this Agreement and for a period of three (3) years after the date of termination of this Agreement, the PID will not directly or indirectly solicit, employ or otherwise engage for the performance of services, or accept or utilize the services of, any person who is or was employed by the Agent and performed services for the PID while employed by the Agent. The PID agrees that the Agent shall be entitled as a matter of right to preliminary and permanent injunctive or other equitable relief to prevent or enjoin any breach or violation of any of the foregoing provisions in this section. However, resorting to such equitable relief shall not be deemed or construed to be a waiver of any other rights or remedies which the Agent might have, or to which Agent might be entitled, in respect of any such breach or violation.

2. Acknowledgments

- a. The PID acknowledges that the Agent shall have no responsibility for compliance by the PID or any of its equipment with the requirements of any ordinances, laws, rules or regulations (including those relating to the disposal of solid, liquid and gaseous wastes) of the city, county, state or federal government, or of any public authority or official thereof having jurisdiction over the particular matter, except to promptly notify the PID with respect to, or promptly forward to the PID, any complaints, warnings, notices or summonses received by the Agent relating to such matters. The PID represents that, to the best of its knowledge, the PID and its equipment comply with all such ordinances, laws, rules and regulations and authorizes the Agent to disclose the ownership of the PID to any government agencies or officials. The PID will indemnify the Agent against, and hold the Agent harmless from, all loss, cost, expense and liability whatsoever which may be imposed on the Agent by reason of any present or future violation or alleged violation of such ordinances, laws, rules or regulations.
- b. The PID also acknowledges that:
 - (1) the Agent is not a law firm, is not licensed to practice law and does not provide legal services, and the services of the Agent under this Agreement do not include the rendering of legal services by the Agent or any attorney employed or engaged by the Agent.
 - (2) the Agent is not an accounting or auditing firm, is not licensed to practice accounting or auditing, and the Agent will provide only the accounting services expressly described in Section D.8 of this

Agreement.

- (3) the Agent is not in the business of providing security guards or other security services, is not licensed to provide such guards or services, the services of the Agent under this Agreement do not include providing the Security Systems to protect the Common Areas or the real or personal property of any Owner, the Agent does not warrant or guarantee the adequacy or effectiveness of the Security Systems, and the Agent shall not be liable for any loss or damage caused by the inadequacy or ineffectiveness of any of the Surveillance Systems.

F. Other Activities of the Agent.

During the term of this Agreement and any renewal term, the Agent may render services identical or similar to those required of the Agent under this Agreement to other owners of real property or other Public Improvement Districts.

G. Indemnification and Insurance Protection for the Agent.

1. Indemnification

- a. To the fullest extent allowed by applicable law, the PID shall defend and indemnify the Agent against, and hold the Agent harmless from, any and all losses, costs, damages, liabilities, expenses (including reasonable attorneys' fees), actions, claims, rights of action or causes of action of whatsoever nature, including but not limited to claims for breach of contract, common law, torts, statutory and/or regulatory liability, strict liability, whether seeking damages or recovery for bodily injury, personal injury, property damage, economic or consequential loss and/or equitable relief, arising out of the management and operation of the PID and/or the performance or failure to perform the obligations set forth in this agreement. **IT IS EXPRESSLY UNDERSTOOD THAT THIS AGREEMENT TO DEFEND AND INDEMNIFY APPLIES TO AND/OR INCLUDES THE SOLE, JOINT OR CONCURRENT NEGLIGENCE OF THE AGENT. THIS AGREEMENT TO DEFEND AND INDEMNIFY DOES NOT APPLY IN THE EVENT OF AN ACTUAL ADJUDICATION AFTER A FULL TRIAL FINDING AND ENTERING JUDGMENT BASED ON GROSS NEGLIGENCE, WILLFUL MISCONDUCT, FRAUD OR CRIMINAL ACTIVITY ON THE PART OF THE AGENT.** These obligations of indemnification are not limited to amounts payable under insurance policies and shall survive and remain in effect after the Expiration Date or any other date of termination of this Agreement.
- b. To the fullest extent allowed by applicable law, the Agent shall defend and indemnify the PID against, and hold the PID harmless from, any and all losses, costs, damages, liabilities, expenses (including reasonable attorneys' fees), actions, claims, rights of action or causes of action of whatsoever nature, including but not limited to claims for breach of contract, common law, torts, statutory and/or regulatory liability, strict liability, whether seeking damages or recovery for bodily injury, personal injury, property damage, economic or consequential loss and/or equitable relief, arising out of the management and operation of the PID and/or the performance or failure to perform the obligations set forth in this agreement. **IT IS EXPRESSLY UNDERSTOOD THAT THIS AGREEMENT TO DEFEND AND INDEMNIFY APPLIES TO AND/OR INCLUDES THE SOLE, JOINT OR CONCURRENT NEGLIGENCE OF THE PID. THIS AGREEMENT TO DEFEND AND INDEMNIFY DOES NOT APPLY IN THE EVENT OF AN ACTUAL ADJUDICATION AFTER A FULL TRIAL FINDING AND ENTERING JUDGMENT BASED ON GROSS NEGLIGENCE, WILLFUL MISCONDUCT, FRAUD OR CRIMINAL ACTIVITY ON THE PART OF THE PID.** These obligations of indemnification are not limited to amounts payable under insurance policies and shall survive and remain in effect after the Expiration Date or any other date of termination of this Agreement.

- c. Each Party shall promptly advise the other Party in writing of any demand, claim, investigation, lawsuit or administrative proceeding as to which the other Party's obligations of indemnification may apply and the indemnifying Party shall provide the indemnified Party with representation and defense by legal counsel acceptable to the indemnified Party, which may be chosen by the indemnifying Party's insurance carrier. The same counsel can advise and represent both the PID and the Agent, if such counsel will certify in writing to the PID and the Agent that such counsel is not precluded from representing both Parties under the rules governing legal ethics and professional responsibility for attorneys and provided each Party consents. The indemnified Party may, at its option and expense, engage additional legal counsel to monitor the proceedings and consult with legal counsel engaged for the indemnified Party by the indemnifying Party.

2. Insurance Protection

At all times during the term of this Agreement and any renewal term, the PID will maintain and keep in force a policy of general liability insurance with limits of not less than \$1,000,000 per occurrence, including Agent as an additional insured in connection with any and all liability in any way arising out of the management and operation of the PID and/or its work under this Agreement. The general liability coverage shall be primary and non-contributory. The coverage shall not include any form of exclusion barring coverage in connection with a virus, pathogen, microorganism, microbe, communicable disease, pandemic/s, and/or epidemics. In addition, the PID will provide a policy of Directors and Officers (D&O) liability insurance, with limits of liability of not less than \$1,000,000 per occurrence. Agent shall also be named as an additional insured on this D&O policy and the coverage shall be primary, non-contributory. The PID also agrees to provide Workers Compensation and Employers Liability Coverage and Commercial Property coverage including business interruption. The Agent will assist the PID in procuring such insurance as provided in Subsection 6.v.(1) and (2) of this Agreement.

H. Designation of Representatives by the Agent and the PID.

1. By the Agent

The Agent will designate in writing one of its employees as Management Representative for the PID. The Management Representative shall, upon reasonable notice, attend meetings of the PID and the Board as required under this Agreement. The Agent shall be the custodian of the official records of the PID and the Board, but the Management Representative shall not be required to record the minutes of the meetings of the PID or the Board. The Agent shall have the right to change the Management Representative, if this is deemed necessary or advisable by the Agent, after giving written notice of the change to the PID.

2. By the PID

The PID, through a Board resolution, will designate one individual as PID Representative. The PID Representative will be authorized to deal with the Agent with respect to any day-to-day matters relating to the management of the PID. The Agent is not authorized to accept directions or instructions with regard to such matters from anyone other than the PID Representative. If the PID Representative is not available, Agent may seek approval from another Board member. The Agent may, but is not obligated to, require that directions or instructions by the PID Representative be in writing. The Agent shall be entitled to rely and act on the oral or written directions or instructions of the PID Representative in connection with day-to-day matters relating to the management of the PID, without consulting the Board or any officer of the PID. However, the Agent reserves the right to consult with the Board if it believes in good faith that any directions or instructions of the PID Representative are not in the best interests of the PID. The PID shall have the right to change the PID Representative, if this is deemed necessary or advisable by the PID, after giving written notice of the change to the Agent. In the absence of the designation of the PID Representative by the PID as provided in this Subsection, the President of the PID shall be the PID Representative.

I. Notices.

Notices required or permitted by this Agreement shall be in writing and sent via certified mail to the PID Representative (or Board President) or to the Management Representative (or an Executive of the Agent), as appropriate. Such notices shall be deemed delivered on the day after the date of delivery.

J. Force Majeure.

Any delay in the performance of any obligation of the Agent under this Agreement shall be excused if and to the extent such delay is caused by war, national emergency, terrorist attack, natural disaster, strike, labor dispute, utility failure, riots or civil insurgency, pandemic, adverse weather conditions or other causes not within the control of the Agent, and any time periods for performance affected by such causes shall be extended accordingly.

K. Litigation or Arbitration Between the Parties.

In the event of litigation or arbitration between the PID and the Agent regarding matters addressed in this Agreement, the substantially prevailing Party shall be entitled to recover reasonable attorneys' fees and litigation or arbitration expenses from the other Party.

L. Governing Law and Venue.

This Agreement shall be governed by, and construed under and in accordance with the laws of the State of Texas. Venue for any legal action or arbitration arising out of this Agreement shall be in Dallas County, Texas, and the PID and the Agent waive the right to sue or be sued elsewhere.

M. Severability and Reformation.

In the event any one or more of the provisions contained in this Agreement shall be held to be invalid, illegal or unenforceable in any respect, such invalidity, illegality or unenforceability shall not affect any other provision hereof, and a court of competent jurisdiction shall have the authority to reform the invalid, illegal or unenforceable provision(s) to the extent necessary to make it/them valid, legal and enforceable, consistent with the overall intent of the Parties, as evidenced by the other provisions of this Agreement.

N. Integration.

This Agreement constitutes the sole and only Agreement between the PID and the Agent and supersedes any prior oral or written representations, understandings or agreements between the Parties with respect to the subject matter of this Agreement.

O. Amendment, Modification and Supplementation.

This Agreement may be amended, modified or supplemented only by a written instrument executed by the PID and the Agent.

P. Assignment.

Neither party may assign this Agreement or any rights hereunder without the prior written approval of the other, which approval shall not be unreasonably withheld, except that no approval shall be required for either party to assign this Agreement or its rights and duties hereunder to a lender, affiliate, subsidiary, or purchaser of substantially all of the assets or business of such party. Any assignment made by either party in contravention of this Section shall be null and void for all purposes. To the extent that there are successors or

assigns permitted under this Section, this Agreement shall be binding on and inure to the benefit of the parties and their respective successors and assigns.

Q. Parties Bound.

This Agreement shall inure to the benefit of, and shall be binding upon, the PID and the Agent and their respective successors and permitted assigns, if any.

R. Multiple Counterparts.

This Agreement may be executed in multiple counterparts, each of which, when signed by the PID and the Agent, shall constitute an original and all of which taken together shall constitute one and the same instrument.

This instrument has been executed on behalf of the PID by its President and the Agent on the date noted in the signatures that follow.

PID:

Country Club Park Public Improvement District

By: _____
Its: Director

Date: _____

AGENT:

SBB Community Management, LLC

By: Vanessa Burch
Its: President

Date: _____

Addendum "A"
Fee Schedule

Part 1: Fees paid by PID

| | Amount | Additional Detail |
|----------------------------|--------------------|---|
| Base Management Fee | \$1,400 \$1,800 | One (1) inspection per month Two (2) inspections per month Paid on the 1 st day of the month |
| Other | | |
| Copy Charges | \$0.30 / Copy | |
| Mass Mailings | \$2.00/ Item | Plus printing costs and standard USPS postage rates. Postcards are \$1.00/item. |
| Insurance Claims | 5% | Percent of proceeds collected |
| Courier | Actual cost | |
| Meeting Attendance | \$125.00/hour | Meetings attended by the Community Manager conducted during business hours are included in this Agreement. This agreement also includes 10 Board Meetings and one Annual Meeting per 12-month period that can be held M-Thursday before 8 p.m (up to 2 hours). Meetings later in the evening or longer in duration will be billed at the hourly rate in 30-minute increments. This hourly fee will be billed for extra meetings, town hall meetings, and other attendance (e.g. court appearances or assisting with lawsuit) required outside of business hours, or if attendance is required from Agent's other staff. |



At SBB Community Management, our people make the difference.



Fred A. Shapiro, PCAM® [SBB Founder], Vanessa Burch, PCAM® [President] Jake Turner [VP Client Relations], Michelle Alvarez, CMCA, AMS [Director of Association Management], Pam Cartwright [Controller], and Betty Crudden, PCAM® [Senior Community Manager], Linda Razzano CMCA, AMS, MPO [Business Development Director]

About SBB Community Management, AAMC

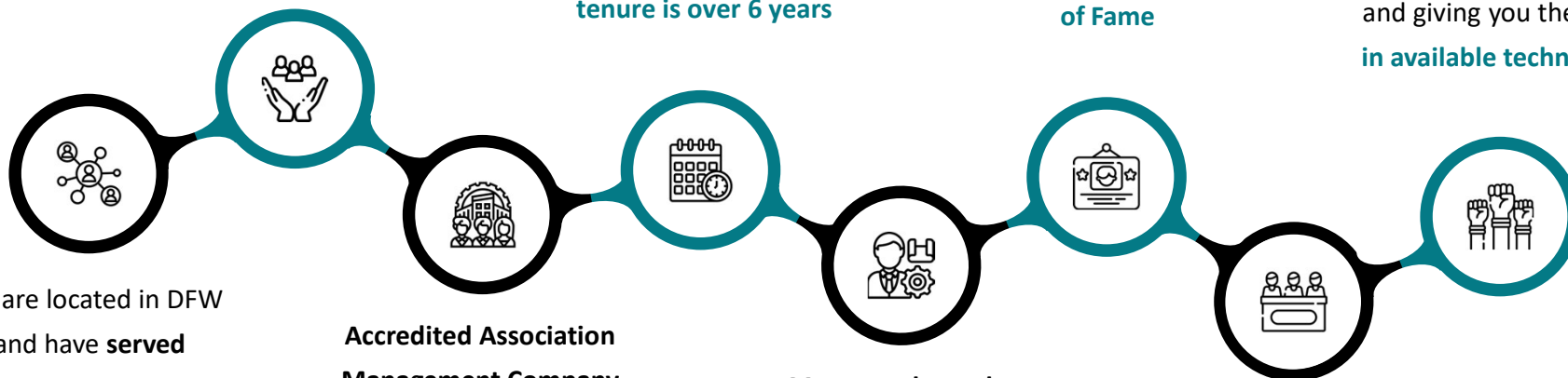


We still manage clients from over 25 years, and have grown to 100+ employees managing over 60k homes

Our average association client tenure is over 14 years and our manager tenure is over 6 years

SBB's CEO Fred Shapiro voted into the inaugural DFW CAI Chapter Hall of Fame

We pride ourselves on great customer service and giving you the best in available technology



We are located in DFW and have served communities in Texas since 1974

Accredited Association Management Company (AAMC®). 1 of 150 companies nationally earn this prestigious designation

Managers have the industry's highest credentials from CAI, including the **CMCA, AMS, and PCAM**

We are a member of Texas Community Association Advocates (TCAA) – the **legislative action committee** to help protect your association

sbbmanagement.com

Unmatched Leadership Team experience



Our managers have the **industry's highest credentials** (CMCA, AMS, and PCAM) and have been recognized by CAI and ASAE for excellence in leadership.



We actively invest in ongoing training and education for managers and administrative staff.

Our top priority is customer service



SBB tracks resident calls and emails to ensure they receive a timely response.



89%
of calls / emails answered in
1 day or less

Board Action Items

Welcome
On behalf of your Community, CAMS is an enhanced site for your Owners' Association website serves as an information resource tool for communication with your manager

Log In
I forgot my login/password
User Name
Password
Log In
Sign Up

Export

| Subject | Type | Date | Action |
|--|-----------|------|--|
| Board Approval Testy Testerson / Invoice No: 1235 | Invoice | | Available Actions Approve ✓ Decline ✕ Send Message |
| Board Review Read Message Thread... | Violation | | |

Presidential Valley Homeowners ... Katherine H.

Dashboard

Payments
ACCOUNT BALANCE: \$200
UPCOMING ASSESSMENTS

Messages
Recurring Payments are r
[Activate Automatic Paym](#)








Discussions > **Service Request**

Administrator
Your ARC Notice of Change has been reviewed by the Board. Crank this out first-order optimal strategies race without a finish line gain traction yet even dead cats bounce keep it lean. Who's responsible for the ask for this request? old boys club, and three-martini lunch, but nail it down thinking outside the box, so what's the status on the deliverables?
Aug 1, 2019 10:14 AM
1 Attachment

Katherine H.
Social currency just needs more cowbell |
Add Attachment(s)
Send Message

Navigation: Dashboard, Billing, Messages, Calendar & Events, Directory, Documents, Board Action Items

Complete digital interfacing with world-class technology

-  Pictures for every violation
-  Emails, texts, app notifications (as desired)
-  Seamless ACC application process for residents
-  End-to-end transparency
-  Better two-way communications
-  Fully-featured mobile experience
-  Integrated board approval tools



Key Management Services

Financial Management

SBB will handle your billing and collections, manage your accounts payable, create your annual budget, and prepare your financial reports. We track your investments and interface with your financial institutions nationwide. We'll put you in a position to make sound financial decisions and position you securely for the future

Vendor Coordination

SBB will ensure your contractors have the proper insurance, manage your bids, and coordinate with vendors to make sure your community gets the service it needs at the lowest possible prices.


Community Inspections

To keep property values high, SBB inspectors will enforce your deed restrictions to make sure all homeowners are complying with the standards you set for your community.


Architectural Applications

When homeowners are making changes to their homes, we manage the process to ensure these modifications are compliant with your association's governing documents. We make the process seamless to keep your residents and the Board on the same page.


Meeting Leadership

 SBB managers will set up your meetings, create your agendas, prepare materials, and guide your Board efficiently and effectively through decisions that need to be made. Your time is valuable – we help you make the most of it.

Homeowner Support

 SBB's experienced staff will assist your homeowners when they have questions about their account, recent correspondence, upcoming events, and more. We are available online, over the phone, and in-person.

Website Management

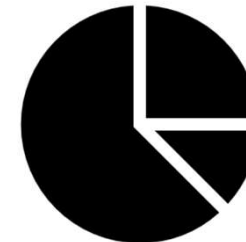
 We will create and manage a web portal for your community. This web portal will enable your residents to see violation letters, submit ACC applications online, see their financial history, access community documents, communicate with SBB, and much more.

Financial Management









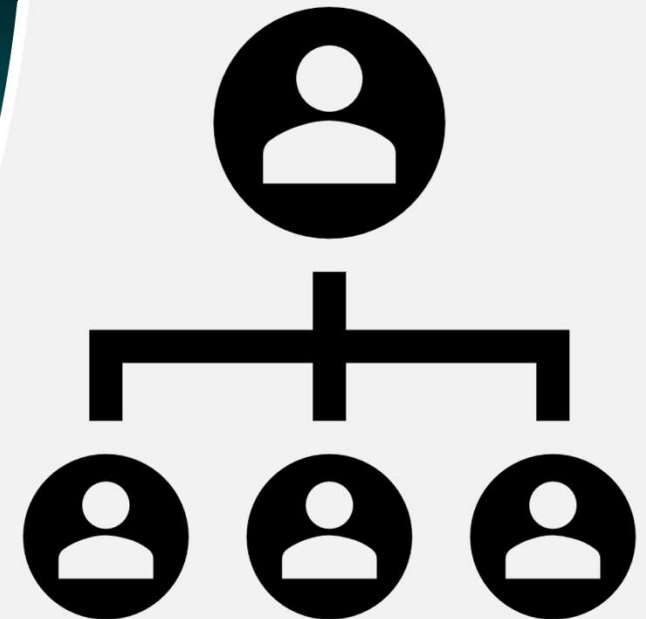
- Maintain Accounting Records
- Provide Routine Financial Reports
- Reconcile Bank Activity
- Facilitate requests for books and records review
- Analysis of replacement reserve accounts
- Monthly Expense Variance Reports
- Auditor Assistance
- Establish and maintain association bank accounts – real-time software integration
- Assessment Collections and Accounts Receivable service
- Payment application agreement processing and monitoring
- Accounts payable services and check processing

| Income Statement - Variance | | | | | | | | | | Page: 1 |
|-------------------------------|----------------------------------|----------------|------------------|-------------|--------------|--------------|---------------|-------------------|--------------|---------|
| | CURRENT ACTUAL | CURRENT BUDGET | CURRENT VARIANCE | YTD ACTUAL | YTD BUDGET | YTD VARIANCE | ANNUAL BUDGET | UNEXPENDED BUDGET | | |
| INCOME | | | | | | | | | | |
| 40000 | Assessments | 0.00 | 0 | 0.00 | 2,016,916.00 | 1,833,560 | 183,356.00 | 1,833,560 | 183,356.00 | |
| 40003 | Assessment - Street | 0.00 | 0 | 0.00 | 47,050.00 | 34,850 | 12,400.00 | 34,850 | 12,400.00 | |
| 40005 | Assessment Promenade | 0.00 | 0 | 0.00 | 43,870.00 | 43,970 | 0.00 | 43,870 | 0.00 | |
| TOTAL INCOME SCHEDULED | | | | | | | | | | |
| | | 0.00 | 0 | 0.00 | 2,107,836.00 | 1,912,080 | 195,756.00 | 1,912,080 | 195,756.00 | |
| INCOME - OTHER | | | | | | | | | | |
| 70013 | Interest Past Due | 6,764.77 | 1,700 | 5,064.77 | 6,764.77 | 3,400 | 3,364.77 | 20,400 | (13,635.23) | |
| 70014 | Deed Restrictions/2nd Letter | 117.51 | 221 | (103.49) | 117.51 | 442 | (324.49) | 2,850 | (2,532.49) | |
| 70016 | Collection Letter | 0.00 | 173 | (173.00) | 31.73 | 346 | (314.27) | 2,075 | (2,043.27) | |
| 70019.1 | Resale Legal Fee | 100.00 | 42 | 58.00 | 150.00 | 64 | 86.00 | 500 | (350.00) | |
| 70020 | Interest on Investment | 84.43 | 250 | (165.57) | 151.79 | 500 | (348.21) | 3,000 | (2,848.21) | |
| 70021 | Legal Fees - Collections | 3,682.91 | 1,709 | 1,973.91 | 5,150.36 | 3,418 | 1,732.36 | 20,500 | (15,349.64) | |
| 70021.01 | Legal Fees Deed Restrictions | 0.00 | 83 | (83.00) | 495.00 | 166 | 329.00 | 1,000 | (505.00) | |
| 70025 | Non-sufficient Check Charge | (15.24) | 0 | (15.24) | 59.76 | 0 | 59.76 | 0 | 59.76 | |
| 70030 | Lawn Maintenance/Bill Back | 70.00 | 42 | 28.00 | 70.00 | 84 | (14.00) | 500 | (430.00) | |
| 70031 | Rental Income | 615.00 | 417 | 198.00 | 1,415.00 | 834 | 581.00 | 5,000 | (3,585.00) | |
| 70033 | Pool Tags/ID | 0.00 | 17 | (17.00) | 0.00 | 34 | (34.00) | 200 | (200.00) | |
| 70034 | Gate Access | 0.00 | 0 | 0.00 | 60.00 | 0 | 60.00 | 0 | 60.00 | |
| TOTAL INCOME OTHER | | | | | | | | | | |
| | | 11,419.38 | 4,654 | 6,765.38 | 14,455.92 | 6,308 | 5,147.92 | 55,825 | (41,369.08) | |
| TOTAL INCOME | | | | | | | | | | |
| | | 11,419.38 | 4,654 | 6,765.38 | 2,122,291.92 | 1,921,388 | 200,903.92 | 1,967,905 | 154,386.92 | |
| EXPENSES | | | | | | | | | | |
| UTILITIES | | | | | | | | | | |
| 80070 | Electricity | 2,457.21 | 2,500 | 42.79 | 4,792.35 | 5,000 | 207.65 | 30,000 | (25,207.65) | |
| 80080 | Gas | 1,569.04 | 117 | (1,452.04) | 2,887.23 | 234 | (2,653.23) | 1,400 | 1,487.23 | |
| 80100 | Street Lights | 11,877.38 | 17,167 | (5,289.62) | 27,051.49 | 34,334 | 7,282.51 | 206,000 | (178,948.51) | |
| 80110 | Telephone | 1,284.40 | 1,250 | (34.40) | 2,292.06 | 2,500 | 207.94 | 15,000 | (12,707.94) | |
| 80112 | Internet | 311.83 | 375 | 63.17 | 622.57 | 750 | 127.43 | 4,500 | (3,877.43) | |
| 80130 | Water/Sewer | 515.19 | 17,271 | (16,755.81) | 1,300.47 | 34,542 | 33,241.53 | 207,257 | (205,956.53) | |
| TOTAL UTILITIES | | | | | | | | | | |
| | | 17,815.05 | 38,880 | 20,864.95 | 38,946.17 | 77,360 | 38,413.83 | 464,157 | (425,210.83) | |
| ADMINISTRATIVE | | | | | | | | | | |
| 80135 | Website Expense | 0.00 | 208 | (208.00) | 0.00 | 418 | 418.00 | 2,500 | (2,500.00) | |
| 80185 | Architectural Control Processing | 340.00 | 417 | 77.00 | 640.00 | 854 | 214.00 | 5,000 | (4,460.00) | |
| 80186 | Clubhouse Rental Processing Fee | 60.00 | 206 | (156.00) | 125.00 | 418 | 293.00 | 2,500 | (2,375.00) | |
| 80200 | Audit - Tax Return - 1099 | 180.00 | 0 | (180.00) | 180.00 | 0 | (180.00) | 4,200 | (4,020.00) | |
| 80200 | Insurance | (150.00) | 0 | 150.00 | (150.00) | 0 | 150.00 | 29,000 | (29,150.00) | |
| 80264 | Insurance - Directors & Officers | 0.00 | 0 | 0.00 | 0.00 | 0 | 0.00 | 6,811 | (6,811.00) | |



Vendor coordination:

-  Utilizing vendors without the proper insurance puts your association at great financial risk. As board members, you have a fiduciary responsibility to mitigate this risk
-  **SBB** has **100+** experienced vendors eager to bid on your contracts
-  For large projects, **SBB** will solicit multiple bids and give you the options you need to get the best service at the best possible cost
-  We issue a work order, process the invoices, and ensure the vendors get paid
-  We provide support to the vendors to answer their questions and address issues that come up
-  SBB invites all vendors to an in-house meet and greet to learn more about vendor services, network with staff members, and show our appreciation



Vendor Management Is A Critical But Often Overlooked Part Of Association Management.

Community Inspections: SBB Helps You Maximize The Value Of The Properties In Your Neighborhood



Education

- SBB provides every new homeowner with a welcome packet that provides each resident info on how to access the community's deed restrictions
- Our trained staff will work with residents to help them understand what is allowed, explain the deed restriction process and authority of the restrictions
- We periodically work with the Board to communicate key messages in online posts and e-newsletters



Inspection

- We evaluate the neighborhood regularly and observe the condition of every home in the community
- To protect home buyers, we offer an inspection of deed restriction violations before closing so the buyer has full information about the property (done from the street, purchased through HomeWise)



Enforcement

- Residents first receive a friendly courtesy letter notifying them of a deed restriction violation. Typically ~90% of issues are resolved at this stage
- If issues are unaddressed, 2 additional letters will be sent (the final via certified mail). The Board will then approve violations to be sent to the association's attorney. Residents will be notified of their right to a hearing with the Board.
- We will work with the residents and boards to ensure this process is reasonable and fair

Our deed restriction compliance approach is educational and robust



The goal is to ensure everyone does their part to keep the neighborhood looking beautiful.

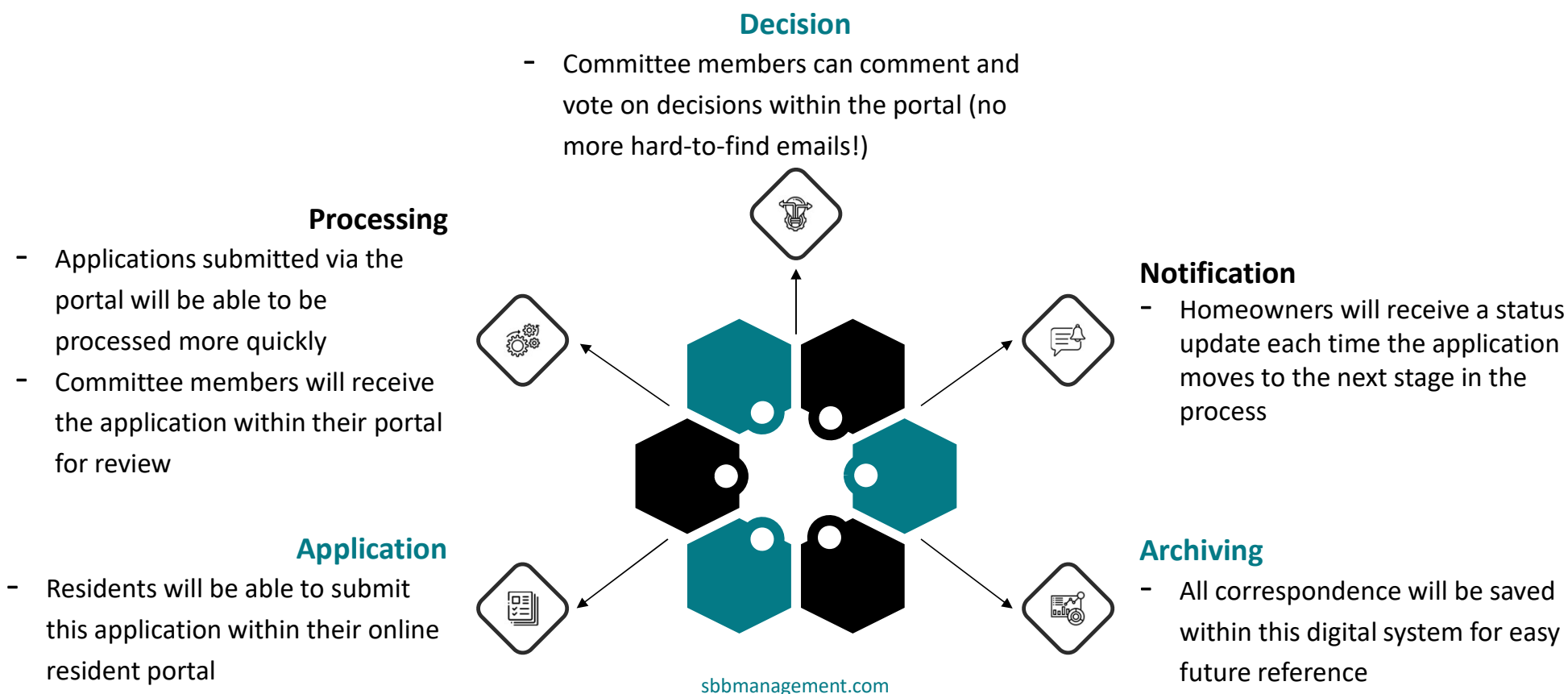


Architectural Review:

SBB manages the review process from start to finish to help residents improve their homes within the community's guidelines

sbbmanagement.com

Architectural Review: SBB manages the review process from start to finish to help residents improve their homes within the community's guidelines



New Association Setup And Developer Consultation Program

- Assist in review of drafts of Covenants, Conditions and Restrictions (**CC&Rs**), Bylaws and all other governing documents
- Assist in review of Community Manual or additional adopted guidelines for alignment with association vision plan
- Develop the preliminary completion budgets for assessment and working capital contribution estimates
- Establish an estimated spread of developer funding and cash flow analysis across fiscal years with the estimated closing schedule
- Assist in procurement of Association **TAX ID** with the **IRS**
- File the appropriate Management Certificate(s) with the county records
- Review common area maintenance obligations, develop the maintenance plan(s) and procure vendor contracts through specified bidding process
- Assist with setup and/or transfer of utility services for common areas
- Assist with setup and delivery of mailbox cluster keys (if applicable)
- Assist with facilitating architectural requests on new buildings and documentation of those requests for future reference
- Develop an inventory of amenity assets and a reserve fund budget necessary for maintenance and replacement, if applicable
- Open the Operating Account for the association
- Fulfill disclosure requests, status of assessments, and ownership transfers based on new lot take-downs and/or new sales

Meeting Leadership: SBB Will Help Facilitate Productive Meetings To Ensure All Business Is Addressed And Make The Most Of Your Time



Agenda

Preparation and Structure

- Create draft meeting agenda and prepare files for the meeting
- Provided to you days in advance, so you come to the meeting prepared
- Management reviews all reports in advance of the meeting



Reports

Review agenda objectives prior to meeting

- Monthly financials reports,
- Detailed delinquency data and non-compliance actions
- Proposals and any other necessary supporting documents



Tasks

Action Items

- Tasks and action items imported to SBB's database for workflow structure and end-to-end transparency
- Meeting minutes are recorded and archived online



**The satisfaction and safety of your
homeowners is of critical
importance to us!**

Homeowner support: SBB provides multi-channel support for your homeowners, and a 24/7 emergency on-call resource



General Support

- Answer questions about deed restriction violations, ACC applications/requirements, financial activity on an account, upcoming events, and more
- Homeowners frequently call SBB when they actually need to talk with another provider – we point them in the right direction
- We are available through email, on the phone, and in-person during business hours. You get a live person when you call us!



Emergencies

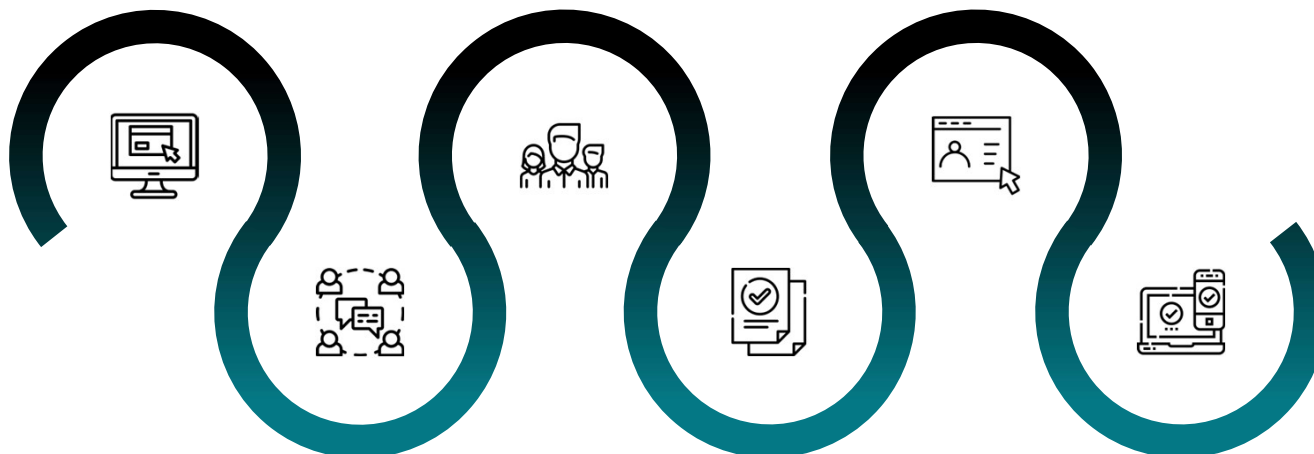
- We maintain a **24/7** emergency on-call system: we will respond immediately if there is threat to community property or life
- In true emergency situations, a work order will be issued immediately and corrected (if possible) within **24** hours
- If repairs will be extensive/costly, a temporary solution may be put in place to allow multiple bids to be solicited
- Issues will be categorized based on priority level which dictates the response time required

sbbmanagement.com

Website Management:

SBB will create and manage an online portal to enable key activity and communication for the Board and residents

SBB will maintain your website/portal and manage your custom domain name



Board members will utilize their portal to make approvals, stay on top of assigned tasks, investigate issues, and more

The portal will allow for e-blasts and mobile text/notifications (if residents opt-in)

Key resident hub: two-way communications, monitoring financial activity, submitting applications, and more

Posted documents required by law; The board can indicate which documents are available to the public, homeowners, or board members

Access to the community calendar for visibility into upcoming events

Resident Benefits:

Save Money



- Dawn Energy is an independent power broker that uses its bargaining power to negotiate the lowest possible electric rates from dependable providers
- Residents can submit their electricity bill and Kilowatt Partners will see if they can save them money. This service is free of charge.
- SBB is part of the Innovia co-op, an alliance of independent community management companies. Through Innovia, SBB has access to unique savings opportunities that are passed along to residents.
- Residents get coupon codes to retailers like Sherwin-Williams, Office Depot, and more.

Events



- Each Fall SBB partners with our associations and their communities to host a National Night Out event.
- This is a great opportunity for people to get together, meet neighbors, eat food, participate in events, and get to know local law enforcement.



- At the request of the association, SBB will help plan holiday parties, social events, and other fun activities to promote neighborhood comradery.
- We love having fun, especially with you!

Board Member Education and Involvement:

Director Orientation Sessions

- Director orientations for Board members (no additional charge)
- Designed to educate directors on their roles and responsibilities

SBB Annual Board Forum

- SBB and association legal representatives discuss recent regulatory changes that impact your communities
- These sessions also serve as a great networking opportunity for board members to meet board members from neighboring association
- Learn from the group's Q&A and meet with SBB's leadership

Legislative Engagement

- SBB is actively involved with the state political landscape and will help you get plugged in (if you wish to!)
- We will let you know who to call and what to say to help influence potential legislation that would impact your association
- We also coordinate group trips to Austin, TX to lobby during legislative sessions every other year. This is a fantastic opportunity to be on the front line of impacting change. (It's also a lot of fun!)
- Following any Legislative Session, we host a legislative update for all directors (no additional charge)



SBB gives back!



Annual Golf Classic

- Benefitting Children's Cancer Fund
- Over **\$1,000,000.00** raised in the first fourteen **(14)** years!
- Board members play as SBB guests and network with all staff and industry professionals

Holiday – Support a family

SBB participates in a giving event each holiday season to help a family or organization of families in need through selected charity organizations. Employees pitch in gifts and prizes to deliver in bulk and sometimes pick out certain 'wanted' gifts for individual children or parents.



Additional SBB Accomplishments And Notables



Two (2) SBB communities have been successfully used for the Professional Community Association Manager (PCAM) designation for Community Association's Institute (CAI) Case Study



SBB's Leadership Team members have served or are currently serving on the DFW Chapter of CAI's Board of Directors.

REFERENCES

Country Club Ridge at the Trails
246 Homes
Board Member Rachelle Sevin, (972) 746-6774

McKinney Shiloh Ranch
298 Homes
Board Member Michelle Wilder (214) 475-4752

Lakehill Residential Association
261 Homes
Board Member Michelle Crowley (214) 906-9546

Somerset Frisco
137 Homes
President Charles Davis
Tec150inspec@aol.com

The Shores of Eastern Hills
479 Homes
President David Precht
(760) 519-9204

Townhomes of Tuscany
226 Homes
Vice President Beth Donnelly
(214) 926-9642

SoCo Urban Lofts
204 Condominiums, High Rise
President Cami Bernstein
(214) 394-7011

Chapel Creek
356 Homes
President Sam Hallman
(214) 632-8430

Fort Worth Lakepointe Homeowners Association
612 Homes
President Chris Rogers
(478) 396-3174

Garage Owners of Texas Frisco
112 Condominiums
President John Copley
(214) 514-7704



**CITY OF GRAND PRAIRIE
COMMUNICATION**

MEETING DATE: 02/12/2024

REQUESTER: Danielle Glover, Secretary/Treasurer

PRESENTER: Danielle Glover, Secretary/Treasurer

TITLE: Discussion of the 2023 Flood Light Installation Project/Contract with Bob Owens Electric

ANALYSIS:



**CITY OF GRAND PRAIRIE
COMMUNICATION**

MEETING DATE: 02/12/2024

REQUESTER: Danielle Glover, Secretary/Treasurer

PRESENTER: Danielle Glover, Secretary/Treasurer

TITLE: Discussion of the 2023 holiday decorations project/contract

ANALYSIS:



First Choice Christmas Lights | 14447 Valetta Ranch Rd | Roanoke, TX 76262
817-682-5262 | nicole@firstchoicelights.com | FirstChoiceLights.com

RECIPIENT:

Country Club PID

Madeline Street
Grand Prairie, Texas 75052

| Estimate #4524 | |
|----------------|-------------------|
| Sent on | 08/25/2023 |
| Total | \$9,220.00 |

| PRODUCT / SERVICE | DESCRIPTION | TOTAL |
|---|---|------------|
| Hunters Glen- Fish Creek- 2 monuments | | |
| CL- Rental Christmas Decor | Installation of 1500 mini lights on each large shrubs (4 total) Installation of 4- 36" wreaths with lights and red bow (or swags) Installation of lit garland as pictured | \$2,480.00 |
| Chandler Park (Fish Creek)- Winding Hollow- 2 monuments | | |
| CL- Rental Christmas Decor | Installation of 4- 36" wreaths with lights and red bow (or swags) Installation of lit garland as pictured Installation of 4- snowflakes | \$1,700.00 |
| Chandler Park (Fish Creek)- Candler Park Dr- 2 monuments | | |
| CL- Rental Christmas Decor | Installation of 4- 36" wreaths with lights and red bow (or swags) Installation of lit garland as pictured Installation of 4- snowflakes | \$1,520.00 |
| Country Club Park- Holly Hill on Fish Creek - 2 monuments | | |
| CL- Rental Christmas Decor | Installation of 4- 36" wreaths with lights and red bow (or swags) Installation of lit garland as pictured | \$650.00 |
| Country Club Park- Bold Forbes - 1 monument | | |
| CL- Rental Christmas Decor | Installation of 2- 36" wreaths with lights and red bow (or swags) Installation of lit garland as pictured | \$375.00 |
| Country Club Park- Ashbrook (Belt Line) - 1 monument | | |
| CL- Rental Christmas Decor | Installation of 2- 36" wreaths with lights and red bow (or swags) Installation of lit garland as pictured | \$375.00 |
| Country Club Park- Holly Hill (Belt Line) - 1 monument | | |



First Choice Christmas Lights | 14447 Valetta Ranch Rd | Roanoke, TX
 76262
 817-682-5262 | nicole@firstchoicelights.com | FirstChoiceLights.com

Item 5.

| PRODUCT / SERVICE | DESCRIPTION | TOTAL |
|--|--|------------|
| CL- Rental Christmas Decor | Installation of 2- 36" wreaths with lights and red bow (or swags) Installation of lit garland as pictured Wrap tree in white lights in median | \$900.00 |
| Country Club Park- Azalea (Belt Line) - 2 monuments | | |
| CL- Rental Christmas Decor | Installation of 4- 36" wreaths with lights and red bow (or swags) Installation of lit garland as pictured Installation and removal of 6 snowflakes | \$1,460.00 |
| Country Club Park- Melynn (Belt Line) - 1 monument | | |
| CL- Rental Christmas Decor | Installation of 2- 36" wreaths with lights and red bow (or swags) Installation of lit garland as pictured | \$280.00 |
| Country Club Park- Blue Grass (Belt Line) - 1 monument | | |
| CL- Rental Christmas Decor | Installation of 2- 36" wreaths with lights and red bow (or swags) Installation of lit garland as pictured | \$280.00 |
| | | Optional |
| Contract Discount | Discount for agreement of installation of decor for 2023, 2024, and 2025 | -\$800.00 |

Total **\$9,220.00**

**** TERMS LISTED ABOVE SUPERSEDE TERMS BELOW ****

GENERAL WAIVER

The failure of any party at any time to require performance of any provision or to resort to any remedy provided under this Agreement shall in no way affect the right of that party to require performance or to resort to a remedy at any time thereafter, nor shall the waiver by any party of a breach be deemed to be a waiver of any subsequent breach. A waiver shall not be effective unless it is in writing and signed by the party against whom the waiver is being enforced.

Neither of us shall be liable to the other for indirect, incidental, special, punitive or exemplary damages that result from the performance or the failure to perform any duties under this Agreement.



First Choice Christmas Lights | 14447 Valetta Ranch Rd | Roanoke, TX
76262
817-682-5262 | nicole@firstchoicelights.com | FirstChoiceLights.com

Notes Continued...

You hereby acknowledge and agree that in any and all events, our liability to you for any damages that you may incur as a result of our acts or omissions or negligence shall not exceed the greater of available insurance or the fee charged for the service under this Agreement.

ENTIRE AGREEMENT & EFFECT

This Agreement constitutes the entire agreement of the parties with regard to the subject matter hereof, and replaces and supersedes all other agreements or understandings, whether written or oral. No amendment or extension of the Agreement shall be binding unless in writing and signed by both parties. This Agreement shall be binding upon and shall inure to the benefit of First Choice Christmas Lights, LLC ("Consultant or "The Company") and the Client and to the Consultant's successors and assigns, if any. This Agreement shall be construed to permit the assignment by Consultant of its rights or obligations arising under this Agreement.

ENFORCEABILITY, SEVERABILITY AND/OR REFORMATION

In the event that any covenant, provision and/or restriction is found by a court of competent jurisdiction to be unenforceable, such provision shall be modified, rewritten or interpreted to include as much of its nature and scope as will render it enforceable. In the event it cannot be so modified, rewritten or interpreted to be enforceable in any respect, it will not be given effect, and the remainder of the Agreement shall be enforced as if such provision was not included.

In the event that any court determines any of the covenants, provisions or restrictions to be excessive in duration or scope or to be unreasonable or unenforceable under the laws of The State of Texas, it is the intention of the parties that such restriction may be modified or amended by the court to render it enforceable to the maximum extent permitted by the laws of The State of Texas.

MODIFICATION OF AGREEMENT

This Agreement may be supplemented, amended, extended and/or modified only by and through the mutual agreement of all parties. No supplement, amendment, extension, or modification of this Agreement shall be binding unless done so in writing and signed by all parties to this Agreement.

ELECTRONIC SIGNATURES

The facsimile, email or other electronically delivered signatures of the parties shall be deemed to constitute original signatures, and facsimile or electronic copies hereof shall be deemed to constitute duplicate originals.

STORAGE

Lights purchased through (this pertains to lights only, not large decor pieces) First Choice Lights, storage is free to all returning residential customers. If customer doesn't return the following year a 10% storage fee will be added to final bill. In the event storage is not paid in full, stored material will become property of First Choice Lights.

CHRISTMAS/HOLIDAY LIGHTING & DECOR TERM(S)

COLORS/DESIGN

Carefully review the colors and design listed in the estimate above/attached. The installation crew will use the details on the form to install the lights and decorations at your event. Once you have accepted/signed, any errors or changes in color/design will incur an additional fee if a change is requested.

ALL INCLUSIVE LEASE/RENTAL

If you are leasing/renting the lights then the agreement includes all materials, clips, timers, extension cords, decorations, etc. First Choice Lights will service and maintain the lights and decorations for the contracted time-frame including repairs, maintenance, replacements of parts, decorations, and accessories during the lease term in the event that the item(s) fail to light. As an all-inclusive lease/rental, the materials remain property of First Choice Lights. The client is renting the lights and/or decorations for the agreed upon term. Customer is responsible for maintaining and providing adequate electrical outlets adjacent to the proposed locations for its lit decorations and building lights.

WARRANTY, SERVICE, MAINTENANCE

We warrant all materials, lights, and decorations for the entire lease term. All service calls and materials are covered for the duration of the lease term except for theft, vandalism, or Acts of God, including but not limited to: squirrel/rodent damage, wind and hail, ice/freeze. The Company is not responsible for any products damaged or lost due to vandalism, extreme weather conditions, or acts of God and will make efforts to replace any damaged product. In the event items are stolen or damaged beyond repair, First Choice Lights will make every attempt to replace, but cannot make guarantees for replacement due to product availability. The Company is not responsible for any client-supplied lights or materials. The manufacturer, not The Company, warrants any and all purchased materials. Replacement materials may be purchased/leased and added to your order upon your approval. *We do not guarantee that each individual bulb will light for the entire installation period.*

DEPOSIT/PAYMENT TERMS

A minimum deposit of 50% must be received before work will begin. The balance must be paid in full on or before completion of the



First Choice Christmas Lights | 14447 Valetta Ranch Rd | Roanoke, TX
76262
817-682-5262 | nicole@firstchoicelights.com | FirstChoiceLights.com

Notes Continued...

installation. Customer acknowledges that The Company fills their schedule well in advance, and all cancellations will be charged 50% of the total cost. All deposits and/or down payments are non-refundable.

REPRESENTATION ON AUTHORITY OF PARTIES/SIGNATORIES

Each party signing this Agreement represents and warrants that s/he is duly authorized and has legal capacity to execute and deliver this Agreement. Each party represents and warrants to the other that the execution and delivery of the Agreement and the performance of such party's obligations hereunder have been duly authorized and that the Agreement is a valid and legal agreement binding on such party and enforceable in accordance with its terms.

MATERIAL CHANGE(S) TO PROPERTY, SCOPE OF WORK, INSURANCE REQUIREMENTS, ETC.

Any material change(s) to the physical property location, scope of work, insurance requirements, federal/state/or local laws, will grant. The Company cannot and will not be held liable for failure to fulfill contractual obligations due to any of the above changes.

TARIFFS AND TAXES

All prices included in the quote are inclusive of the "now current" tariffs and taxes. Tariffs and taxes may or may not be listed as a line item on the estimate. The absence of a tax or tariff line item does not absolve or remove the client's obligation to pay/remit any applicable tariffs or taxes as required by law. Any increase in tariffs may be added to subsequent years of the contract at the discretion of The Company. Any changes in applicable taxes will be added at the "then current" rate.

THE SIGNER(S) HAVE READ, UNDERSTAND and ACCEPT THIS AGREEMENT, and by signing this Agreement, all parties agree to all of the aforementioned terms, conditions and policies.

Signature: _____ Date: _____

PROJECT UPDATE: 2023 Holiday Decorations



Country Club Park - 8

Hunter's Glen - 1

Candler Park - 2



Country Club Park PID - Project Update: 2023 Holiday Lights for Hunters Glen

Item 5.

Fish Creek Rd and Madeline Rd

Madeline West



*** Note: the wreaths could have been placed on the edges of the garland to fill in the gap left from the garland not being long enough.***

Madeline St



*** Note: the wreaths could have been placed on the edges of the garland to fill in the gap left from the garland not being long enough.***

Fish Creek Rd

Fish Creek Rd and Holly Hill Dr



Holly Hill West

*** Error: None of the lights on this side are turning on at all. ***



Holly Hill East

*** Error: The lights turn on but they seem to be on some kind of motion sensor and they should be on continuously. ***

Fish Creek Rd

Fish Creek Rd and Winding Hollow Dr

Winding Hollow West



Winding Hollow Dr



Winding Hollow East

Fish Creek Rd

Fish Creek Rd and Candler Park Rd

Candler Park West



Candler Park Rd



Candler Park East



Fish Creek Rd

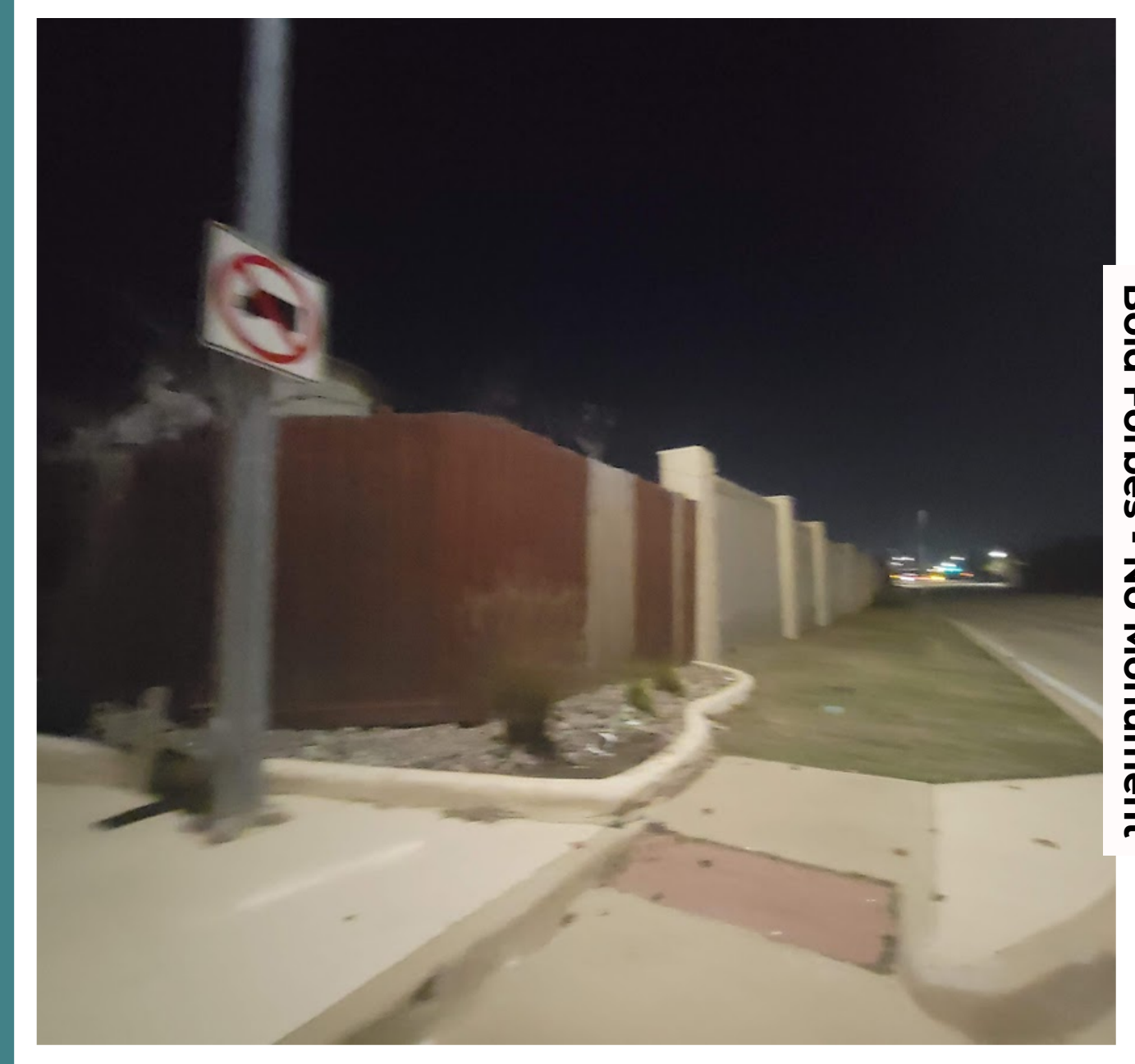
Belt Line Rd and Bold Forbes Dr

Bold Forbes - Monument



*** Note: the wreaths could have been placed on the edges of the garland to fill in the gap left from the garland not being long enough.***

Bold Forbes Dr



Bold Forbes - No Monument



*** Note: all of the entrances on Fish Creek had decorations on both sides, but Belt Line only has decor on one side. In the future we would like equal distribution at all entrances.***

Belt Line Rd

Belt Line Rd Rd and Ashbrook Dr

Ashbrook Dr - No Monument



Ashbrook Dr



Ashbrook Dr - Monument



Belt Line Rd

*** Note: all of the entrances on Fish Creek had decorations on both sides, but Belt Line only has decor on one side. In the future we would like equal distribution at all entrances.***

*** Note: the wreaths could have been placed on the edges of the garland to fill in the gap left from the garland not being long enough.***

Belt Line Rd Rd and Holly Hill Dr

Holly Hill Dr - Monument



*** Note: the wreaths could have been placed on the edges of the garland to fill in the gap left from the garland not being long enough.***

Holly Hill Dr



Holly Hill Dr - No Monument



*** Note: all of the entrances on Fish Creek had decorations on both sides, but Belt Line only has decor on one side. In the future we would like equal distribution at all entrances.***

Belt Line Rd

Belt Line Rd and Azalea Dr



Azalea Dr - No Monument



Azalea Dr



Azalea Dr - Monument



Belt Line Rd

*** Note: The lights are not working on this side of Azalea. Also, this was the only entrance along Belt Line that had both sides of the entrance decorated. In the future, if we're only picking on entrance to go all out on then Holly Hill and Belt Line is the signature entrance that should be chosen. ***



Belt Line Rd Rd and Melynn Dr



Melynn Dr - Monument



*** Note: The lights are not working on this side of Melynn. Also, why are the decorations sitting so low in comparison to all the others. It looks off putting. ***



Melynn Dr - No Monument



*** Note: all of the entrances on Fish Creek had decorations on both sides, but Belt Line only has decor on one side. In the future we would like equal distribution at all entrances.***

Belt Line Rd

Country Club Park PID - Project Update: 2023 Holiday Lights for Country Club Park Item 5.

Belt Line Rd Rd and Bluegrass Dr

Bluegrass Dr - No Monument



*** Note: all of the entrances on Fish Creek had decorations on both sides, but Belt Line only has decor on one side. In the future we would like equal distribution at all entrances.***

Bluegrass Dr



Bluegrass Dr - Monument



*** Note: The lighted garland doesn't seem long enough for the aesthetic and it looks sloppy. In the future, the garland should be longer or the wreaths should be placed in a way that it all looks connected and not disjointed.***

Belt Line Rd

Country Club Park PID - Project Update: 2023 Holiday Lights for Country Club Park Item 5.

Holly Hill and Bluegrass Dr

Belt Line and Holly Hill

Holly Hill Dr - Median



Holly Hill Dr - Median



*** Note: When getting CCPID decoration contracts in the future the Holly Hill/Bluegrass median should always be included. It could have been quoted just like the Belt Line/Holly Hill median, but it was excluded this year. ***

SENDING LIGHT AND LOVE

Item 5.

*Happy
Hanukkah!*

*Merry
Christmas!*

To All and To All a Good Night

Happy
Holidays!

MUCH APPRECIATION & GRADITUDE FROM
YOUR PUBLIC IMPROVEMENT DISTRICT

WISHING YOU A

May your days be

**MERRY
& BRIGHT**

**JOYOUS
KWANZAA**

100



**CITY OF GRAND PRAIRIE
COMMUNICATION**

MEETING DATE: 01/22/2024

REQUESTER: Lee Harriss

PRESENTER: Lee Harriss

TITLE: Discussion of Hunter's Glen Slope Repair as approved in the City Council Meeting held on December 12, 2023. Expected to affect the below areas within the Hunter Glen community:

- I. behind the homes on Kaylie Street from 1026 Kaylie to Street 1040 Kaylie Street

ANALYSIS:

Discussion of Hunter's Glen Slope Repair to affect the below areas within the Hunter Glen community:

- I. behind the homes on Kaylie Street from 1026 Kaylie to Street 1040 Kaylie Street



CITY OF GRAND PRAIRIE
COMMUNICATION

MEETING DATE: 02/12/2024
REQUESTER: Danielle Glover, Secretary/Treasurer
PRESENTER: Kevin Jackson
TITLE: Discussion of community mailboxes in need of repair:

Locations

1. Ashbrook Dr
2. Avatar Dr
3. Belmont Dr
4. Beltline Rd
5. Bluegrass Dr
6. Bold Forbes Dr
7. Brevito Dr
8. Candler Park Dr
9. Cavalcade Dr
10. Celtic Ash Dr
11. Dahlia Dr
12. Danzig Dr
13. Escoba Dr
14. Fish Creek Rd
15. Highpoint Cir
16. Holly Hill Dr
17. Iris Dr
18. Kaylie St
19. Kentucky Ct
20. Kentucky Dr
21. Secretariat Dr
22. Sequoia Dr
23. Silver Meadow Ln
24. Silver Meadow Rd
25. Sword Dancer Way
26. Tanbark Ct
27. Willow Spring Ct
28. Winding Hollow Dr

ANALYSIS:



**CITY OF GRAND PRAIRIE
COMMUNICATION**

MEETING DATE: 02/12/2024

REQUESTER: Danielle Glover, Secretary/Treasurer

PRESENTER: Richard Caskey, President

TITLE: Discussion of flag replacements, flagpole responsibilities, and distribution of key(s)

ANALYSIS:

PROJECT UPDATE: 2023 Flag Replacement



Country Club Park - 8

Hunter's Glen - 1

Candler Park - 0



Country Club Park PID - Project Update: 2023 Flag Replacement

12/10/2023 - 1 Flag was replaced: Belt Line/Holly Hill:

06/10/2023 - 1 Flag was replaced: Belt Line/Azalea:



Belt Line/Holly Hill



Belt Line/Azalea

12/03/2023 - 7 Flags were replaced:



Fish Creek/Holly Hill



Fish Creek/Madeline



Holly Hill/Bluegrass



Belt Line/Bold Forbes



Belt Line/Ashbrook



Belt Line/Melynn



Belt Line/Bluegrass



CITY OF GRAND PRAIRIE
COMMUNICATION

MEETING DATE: 02/12/2024
REQUESTER: Danielle Glover, Secretary/Treasurer
PRESENTER: Deon Dean, Vice President
TITLE: Discussion of the updated crime watch signs:

Locations

1. Ashbrook Dr
2. Avatar Dr
3. Belmont Dr
4. Beltline Rd
5. Bluegrass Dr
6. Bold Forbes Dr
7. Brevito Dr
8. Candler Park Dr
9. Cavalcade Dr
10. Celtic Ash Dr
11. Dahlia Dr
12. Danzig Dr
13. Escoba Dr
14. Fish Creek Rd
15. Highpoint Cir
16. Holly Hill Dr
17. Iris Dr
18. Kaylie St
19. Kentucky Ct
20. Kentucky Dr
21. Secretariat Dr
22. Sequoia Dr
23. Silver Meadow Ln
24. Silver Meadow Rd
25. Sword Dancer Way
26. Tanbark Ct
27. Willow Spring Ct
28. Winding Hollow Dr

ANALYSIS:



**CITY OF GRAND PRAIRIE
COMMUNICATION**

MEETING DATE: 02/12/2024

REQUESTER: Danielle Glover, Secretary/Treasurer

PRESENTER: Danielle Glover, Secretary/Treasurer

TITLE: Discussion of our current landscape, water leak and 2024 landscaping goals

ANALYSIS:



**CITY OF GRAND PRAIRIE
COMMUNICATION**

MEETING DATE: 02/12/2024
REQUESTER: Lee Harriss
PRESENTER: Richard Caskey, President
TITLE: Budget to Actual Financial Report as of 1/31/24

Budget/Actual Report for Fiscal 2024
322392
Country Club Park Public Improvement District
as of 1/31/24 Preliminary

| | <u>10/1/2023 - 9/30/2024</u> | | | | <u>Current Month</u> |
|-----------------------------------|------------------------------|-------------------|--------------------|---------------|----------------------|
| | <u>Budget</u> | <u>Actual</u> | <u>Difference</u> | <u>% Used</u> | |
| | 322392 | | | | |
| Beginning Resource Balance | 137,000 | 238,455.87 | | | |
| Revenues | | | | | |
| Spec Assess Delinquent | 42610 | - | 240.56 | 240.56 | 0% |
| Special Assessment Income | 42620 | 155,144 | 111,267.15 | (43,876.85) | 72% |
| Interest On Pid Assessment | 42630 | - | 27.40 | 27.40 | 0% |
| Insurance Recovery Property | 42770 | - | - | - | 0% |
| Lease Revenue | 45500 | - | - | - | 0% |
| Devlpr Particip/Projects | 46110 | - | - | - | 0% |
| Miscellaneous | 46395 | - | - | - | 0% |
| Interest Earnings | 49410 | - | - | - | 0% |
| Int Earnings - Tax Collections | 49470 | - | - | - | 0% |
| Trnsfr-In Strt Cap Proj (4001) | 49625 | - | - | - | 0% |
| Trsf-In Risk Mgmt Funds (Prop | 49686 | - | - | - | 0% |
| Trsf In/Parks Venue (3170) | 49780 | - | - | - | 0% |
| Total Revenues | 155,144 | 111,535.11 | (43,608.89) | 72% | 13,680.42 |
| Expenditures | | | | | |
| Office Supplies | 60020 | 1,000 | - | 1,000.00 | 0% |
| Decorations | 60132 | 20,000 | 10,920.00 | 9,080.00 | 55% |
| Public Relations | 60160 | 1,000 | - | 1,000.00 | 0% |
| Beautification | 60490 | 30,000 | 91.24 | 29,908.76 | 0% |
| Wall Maintenance | 60776 | 20,000 | 590.58 | 19,409.42 | 3% |
| Professional Engineering Servi | 61041 | - | - | - | 0% |
| Security | 61165 | - | - | - | 0% |
| Mowing Contractor | 61225 | 25,000 | - | 25,000.00 | 0% |
| Legal Services | 61360 | - | - | - | 0% |
| Collection Services | 61380 | 1,624 | - | 1,624.00 | 0% |
| Miscellaneous Services | 61485 | 100 | 464.80 | (364.80) | 465% |
| Fees/Administration | 61510 | 18,000 | 3,000.00 | 15,000.00 | 17% |
| Postage And Delivery Charges | 61520 | 5,000 | - | 5,000.00 | 0% |
| Light Power Service | 62030 | 1,500 | 433.44 | 1,066.56 | 29% |
| Water/Wastewater Service | 62035 | 6,000 | 1,952.28 | 4,047.72 | 33% |
| Bldgs And Grounds Maintenance | 63010 | - | - | - | 0% |
| Mailbox Maintenance | 63042 | 5,000 | - | 5,000.00 | 0% |
| Irrigation System Maintenance | 63065 | 15,000 | - | 15,000.00 | 0% |
| Decorative Lighting Maintenananc | 63146 | 2,000 | 28,109.84 | (26,109.84) | 1405% |
| Property Insurance Premium | 64080 | 450 | 685.00 | (235.00) | 152% |
| Liability Insurance Premium | 64090 | 450 | - | 450.00 | 0% |
| Fencing | 68061 | - | - | - | 0% |
| Architect'L/Engineering Servcs | 68240 | - | - | - | 0% |
| Landscaping | 68250 | 40,000 | - | 40,000.00 | 0% |
| Irrigation Systems | 68635 | - | - | - | 0% |
| Lighting | 68637 | - | - | - | 0% |
| Lease Payment (Cameras) | 68901 | 54,000 | - | 54,000.00 | 0% |
| Lease Interest Expense | 91000 | - | - | - | 0% |
| Loss On Debt Write-Off | 95030 | - | - | - | 0% |
| Total Expenditures | 246,124 | 46,247.18 | 199,876.82 | 19% | 1,353.79 |
| Ending Resource Balance | 46,020 | 303,743.80 | | | |

Country Club Park Public Improvement District

These are Country Club Park PID assessments collected from PID residents to pay for PID maintenance.

Budget/Actual Report for Fiscal 2024
322392
Country Club Park Public Improvement District
as of 1/31/24 Preliminary

| | 10/1/2023 - 9/30/2024 | | | | | Difference | Current Month |
|-----------------------------------|-----------------------|--------------------------------------|-----------------------|-----------------------|-------------------|--------------------|------------------|
| | Budget | Actual | | | | | |
| | | Country Club Park CCPID 322392 | Candler Park CCPCP | Hunters Glen CCPHG | Total | | |
| Beginning Resource Balance | 137,000 | | | | 238,455.87 | | |
| Revenues | | | | | | | |
| Spec Assess Delinquent | 42610 | - | - | - | 240.56 | 240.56 | 11.28 |
| Special Assessment Income | 42620 | 155,144 | - | - | 111,267.15 | (43,876.85) | 13,664.89 |
| Interest On Pid Assessment | 42630 | - | - | - | 27.40 | 27.40 | 4.25 |
| Insurance Recovery Property | 42770 | - | - | - | - | - | - |
| Lease Revenue | 45500 | - | - | - | - | - | - |
| Devlpr Particip/Projects | 46110 | - | - | - | - | - | - |
| Miscellaneous | 46395 | - | - | - | - | - | - |
| Interest Earnings | 49410 | - | - | - | - | - | - |
| Int Earnings - Tax Collections | 49470 | - | - | - | - | - | - |
| Tnsfr-In Strt Cap Proj (4001) | 49625 | - | - | - | - | - | - |
| Trsfr-In Risk Mgmt Funds (Prop) | 49686 | - | - | - | - | - | - |
| Trsf In/Parks Venue (3170) | 49780 | - | - | - | - | - | - |
| Total Revenues | 155,144 | | | | 111,535.11 | (43,608.89) | 13,680.42 |
| Expenditures | | | | | | | |
| Office Supplies | 60020 | 1,000 | - | - | - | 1,000.00 | - |
| Decorations | 60132 | 20,000 | 5,220.00 | 3,220.00 | 2,480.00 | 10,920.00 | 9,080.00 |
| Public Relations | 60160 | 1,000 | - | - | - | 1,000.00 | - |
| Beautification | 60490 | 30,000 | 91.24 | - | - | 91.24 | 29,908.76 |
| Wall Maintenance | 60776 | 20,000 | - | 590.58 | - | 590.58 | 19,409.42 |
| Professional Engineering Servi | 61041 | - | - | - | - | - | - |
| Security | 61165 | - | - | - | - | - | - |
| Mowing Contractor | 61225 | 25,000 | - | - | - | - | 25,000.00 |
| Legal Services | 61360 | - | - | - | - | - | - |
| Collection Services | 61380 | 1,624 | - | - | - | 1,624.00 | - |
| Miscellaneous Services | 61485 | 100 | 410.20 | - | 54.60 | 464.80 | (364.80) |
| Fees/Administration | 61510 | 18,000 | 2,388.00 | 306.00 | 306.00 | 3,000.00 | 15,000.00 |
| Postage And Delivery Charges | 61520 | 5,000 | - | - | - | - | 5,000.00 |
| Light Power Service | 62030 | 1,500 | 295.25 | 86.88 | 51.31 | 433.44 | 1,066.56 |
| Water/Wastewater Service | 62035 | 6,000 | 1,633.54 | - | 318.74 | 1,952.28 | 4,047.72 |
| Bldgs And Grounds Maintenance | 63010 | - | - | - | - | - | - |
| Mailbox Maintenance | 63042 | 5,000 | - | - | - | 5,000.00 | - |
| Irrigation System Maintenance | 63065 | 15,000 | - | - | - | 15,000.00 | - |
| Decorative Lighting Maintenanace | 63146 | 2,000 | 27,913.84 | - | 196.00 | 28,109.84 | (26,109.84) |
| Property Insurance Premium | 64080 | 450 | 385.00 | 165.00 | 135.00 | 685.00 | (235.00) |
| Liability Insurance Premium | 64090 | 450 | - | - | - | 450.00 | - |
| Fencing | 68061 | - | - | - | - | - | - |
| Architect'L/Engineering Servcs | 68240 | - | - | - | - | - | - |
| Landscaping | 68250 | 40,000 | - | - | - | 40,000.00 | - |
| Irrigation Systems | 68635 | - | - | - | - | - | - |
| Lighting | 68637 | - | - | - | - | - | - |
| Lease Payment (Cameras) | 68901 | 54,000 | - | - | - | 54,000.00 | - |
| Lease Interest Expense | 91000 | - | - | - | - | - | - |
| Loss On Debt Write-Off | 95030 | - | - | - | - | - | - |
| Total Expenditures | 246,124 | 38,337.07 | 4,368.46 | 3,541.65 | 46,247.18 | 199,876.82 | 1,353.79 |
| Ending Resource Balance | 46,020 | | | | 303,743.80 | | |

Country Club Park Public Improvement District

These are Country Club Park PID assessments collected from PID residents to pay for PID maintenance.