

Exhibit A-1
GRAND PRAIRIE PUBLIC IMPROVEMENT DISTRICT NO. 1
Westchester
Five Year Service Plan 2026 - 2030 BUDGET

Income based on Assessment Rate of \$0.09 per \$100 of appraised value.
The FY 2025 rate was \$0.09 per \$100 of appraised value
Service Plan projects a 10% increase in assessed value per year.

INCOME:	Value	Assess Rate	Revenue			
Appraised Value	\$1,471,340,440	\$ 0.09	\$ 1,324,206			
Description	Account	2026	2027	2028	2029	2030
Beginning Balance (Projected)		\$ 1,311,000	\$ 538,337	\$ 328,329	\$ 232,731	\$ 264,546
P.I.D. Assessment	42620	\$ 1,324,206	\$ 1,456,627	\$ 1,602,289	\$ 1,762,518	\$ 1,938,770
Interest Earnings	49410	19,052	19,052	19,052	19,052	19,052
City Contribution	49780	76,209	76,209	76,209	76,209	76,209
TOTAL INCOME		\$ 1,419,467	\$ 1,551,888	\$ 1,697,550	\$ 1,857,779	\$ 2,034,031
Amount Available		\$ 2,730,467	\$ 2,090,224	\$ 2,025,879	\$ 2,090,510	\$ 2,298,577

EXPENSES:		2026	2027	2028	2029	2030
Office Supplies	60020	\$ 1,800	\$ 1,800	\$ 1,800	\$ 1,800	\$ 1,800
Decorations	60132	48,000	48,000	48,000	48,000	48,000
Beautification	60490	220,000	220,000	220,000	220,000	220,000
Wall Maintenance	60776	200,000	200,000	200,000	200,000	200,000
Professional Engineering Services	61041	12,000	12,000	12,000	12,000	12,000
Mowing Contractor	61225	363,537	381,714	400,800	420,840	441,881
Tree Services	61226	220,000	220,000	220,000	220,000	220,000
Collection Service (\$2.90/Acct)	61380	9,933	9,933	9,933	9,933	9,933
Misc.	61485	1,000	1,000	1,000	1,000	1,000
Admin./Management	61510	31,500	33,075	34,729	36,465	38,288
Postage	61520	50	50	50	50	50
Electric Power	62030	6,300	6,615	6,946	7,293	7,658
Water Utility	62035	175,000	183,750	192,938	202,584	212,714
Bldgs And Grounds Maintenance	63010	12,000	12,000	12,000	12,000	12,000
Irrigation System Maint.	63065	75,000	75,000	75,000	75,000	75,000
Decorative Lighting Maintenance	63146	18,000	18,000	18,000	18,000	18,000
Property Insurance Premium	64080	12,359	12,977	13,626	14,307	15,022
Liability Insurance Premium	64090	6,600	6,930	7,277	7,640	8,022
Salary Alloc PID	67321	19,052	19,052	19,052	19,052	19,052
Fencing*	68061	760,000	300,000	300,000	300,000	300,000
Construction	68540	-	-	-	-	-
		-	-	-	-	-
TOTAL EXPENSES		\$ 2,192,131	\$ 1,761,895	\$ 1,793,148	\$ 1,825,964	\$ 1,860,421
Ending Balance*		\$ 538,337	\$ 328,329	\$ 232,731	\$ 264,546	\$ 438,156

Avg. Annual Assessment by Home Value:

Value	Yrly Assmnt.	Avg. Property Value:	\$ 429,588
\$100,000	\$90	Avg. Property Assessment:	\$ 387
\$200,000	\$180	No. of Properties:	3,425
\$300,000	\$270		
\$400,000	\$360		
\$500,000	\$450		
\$600,000	\$540		

*Future wall replacements

Exhibit A
GRAND PRAIRIE PUBLIC IMPROVEMENT DISTRICT NO. 2
Whispering Oaks
Five Year Service Plan 2026 - 2030 BUDGET

Income based on Fixed Rate Assessment of \$500 per improved lot and \$250 per unimproved lot within the district.

The FY 2025 rate was \$475 per improved lot and \$237.50 per unimproved lot.

INCOME:

Description	Account	2026	2027	2028	2029	2030
Beginning Balance (Estimated)		\$ 17,300	\$ 18,008	\$ 18,591	\$ 19,230	\$ 19,906
P.I.D. Assessment	42620	\$ 14,000	\$ 14,000	\$ 14,700	\$ 15,400	\$ 15,400
Interest	49410	306	306	306	306	306
City Contribution	49780	1,312	1,312	1,312	1,312	1,312
TOTAL INCOME		\$ 15,618	\$ 15,618	\$ 16,318	\$ 17,018	\$ 17,018
Amount Available		\$ 32,918	\$ 33,626	\$ 34,909	\$ 36,248	\$ 36,924

EXPENSES:

Description		2026	2027	2028	2029	2030
Beautification	60490	\$ 1,700	\$ 1,700	\$ 1,700	\$ 1,700	\$ 1,700
Wall Maintenance	60776	1,000	1,000	1,000	1,000	1,000
Security Cameras	61165	-	-	-	-	-
Mowing Contractor	61225	6,341	6,658	6,991	7,341	7,708
Collection Service (\$2.90/Acct)	61380	81	81	81	81	81
Misc.	61485	55	55	55	55	55
Admin./Management	61510	-	-	-	-	-
Postage	61520	20	20	20	20	20
Electric Power	62030	250	263	276	289	304
Water Utility	62035	775	814	854	897	942
Irrigation System Maint.	63065	500	500	500	500	500
Decorative Lighting Maintenance***	63146	500	-	-	-	-
Property Insurance Premium	64080	132	139	146	153	160
Liability Insurance Premium*	64090	3,250	3,500	3,750	4,000	4,250
Salary Alloc PID	67321	306	306	306	306	306
		-	-	-	-	-
TOTAL EXPENSES		\$ 14,910	\$ 15,035	\$ 15,679	\$ 16,342	\$ 17,026
Ending Balance**		\$ 18,008	\$ 18,591	\$ 19,230	\$ 19,906	\$ 19,898

Improved lots are based at \$500 per year.
Unimproved lots are based at \$250.00 per year.

Avg. Property Value: \$ 368,735
Avg. Property Assessment: \$ 500
No. of Properties: 28

*Includes Officers/Directors Liability & Supplemental Property/General Liability

**Future fence replacement

***Entrance lighting

Exhibit A
GRAND PRAIRIE PUBLIC IMPROVEMENT DISTRICT NO. 4
Brookfield
Five Year Service Plan 2026 - 2030 BUDGET

Income based on Assessment Rate of \$0.11 per \$100 of appraised value.
The FY 2025 rate was \$0.11 per \$100 of appraised value
Service Plan projects a 10% increase in assessed value per year.

INCOME:		Value	Assess Rate	Revenue			
Appraised Value		\$59,554,840	\$ 0.11	\$ 65,510			
Description	Account	2026	2027	2028	2029	2030	
Beginning Balance (Estimated)		\$ 116,800	\$ 112,747	\$ 123,261	\$ 138,897	\$ 160,271	
P.I.D. Assessment	1.10 42620	65,510	\$ 72,061	\$ 79,267	\$ 87,194	\$ 95,914	
Interest Earnings	0.0100 49410	806	806	806	806	806	
City Contribution	49780	5,552	5,552	5,552	5,552	5,552	
TOTAL INCOME		\$ 71,868	\$ 78,419	\$ 85,625	\$ 93,552	\$ 102,272	
Amount Available		\$ 188,668	\$ 191,167	\$ 208,887	\$ 232,449	\$ 262,543	

EXPENSES:		2026	2027	2028	2029	2030	
Description							
Office Supplies	60020	\$ 420	\$ 420	\$ 420	\$ 420	\$ 420	
Decorations	60132	4,000	4,000	4,000	4,000	4,000	
Beautification	60490	10,000	3,000	3,000	3,000	3,000	
Wall Maintenance	60776	5,000	5,000	5,000	5,000	5,000	
Professional Engineering Svcs*	61041	3,000	-	-	-	-	
Mowing Contractor	61225	17,847	18,739	19,676	20,660	21,693	
Collection Service (\$2.90/Acct)	61380	499	499	499	499	499	
Admin./Management	61510	12,807	13,447	14,120	14,826	15,567	
Electric Power	62030	500	525	551	579	608	
Water Utility	62035	7,500	7,875	8,269	8,682	9,116	
Irrigation System Maint.	63065	5,000	5,000	5,000	5,000	5,000	
Decoratve Lightng Maintenance	63146	7,500	7,500	7,500	7,500	7,500	
Property Insurance Premium	64080	742	779	818	859	902	
Liability Insurance Premium	64090	300	315	331	347	365	
Salary Alloc PID	67321	806	806	806	806	806	
		-	-	-	-	-	
TOTAL EXPENSES		\$ 75,921	\$ 67,906	\$ 69,990	\$ 72,178	\$ 74,476	
Ending Balance**		\$ 112,747	\$ 123,261	\$ 138,897	\$ 160,271	\$ 188,067	

Avg. Annual Assessment by Home Value:

Value	Yrly Assmnt.	
\$300,000	\$ 330	
\$350,000	\$ 385	
\$400,000	\$ 440	Avg. Property Value: \$ 346,249
\$450,000	\$ 495	Avg. Property Assessment: \$ 381
\$500,000	\$ 550	No. of Properties: 172

*Reserve study

**Future wall repairs and replacements

Exhibit A
GRAND PRAIRIE PUBLIC IMPROVEMENT DISTRICT NO. 5
Forum Estates
Five Year Service Plan 2026 - 2030 BUDGET

Income based on Assessment Rate of \$0.10 per \$100 of appraised value.

The FY 2025 rate was \$0.10 per \$100 of appraised value

Service Plan projects a 10% increase in assessed value per year.

INCOME:		Value	Assess Rate	Revenue		
Appraised Value		\$615,486,683	\$ 0.10	\$ 615,487		
Description	Account	2026	2027	2028	2029	2030
Beginning Balance (Estimated)		\$ 462,000	\$ 561,018	\$ 793,465	\$ 1,079,840	\$ 1,426,225
P.I.D. Assessment	42620	\$ 615,487	\$ 677,035	\$ 744,739	\$ 819,213	\$ 901,134
Devlpr Particip/Projects*	46110	4,500	4,500	4,500	4,500	4,500
Interest	49410	11,146	11,146	11,146	11,146	11,146
City Contribution	49780	51,339	51,339	51,339	51,339	51,339
TOTAL INCOME		\$ 682,472	\$ 744,020	\$ 811,724	\$ 886,198	\$ 968,119
Amount Available		\$ 1,144,472	\$ 1,305,038	\$ 1,605,189	\$ 1,966,038	\$ 2,394,344

EXPENSES:		2026	2027	2028	2029	2030
Description						
Office Supplies	60020	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100
Decorations	60132	42,000	42,000	42,000	42,000	42,000
Beautification	60490	100,000	100,000	100,000	100,000	100,000
Graffiti Cleanup	60775	2,500	2,500	2,500	2,500	2,500
Wall Maintenance	60776	20,000	20,000	20,000	20,000	20,000
Professional Engineering Svc**	61041	5,000	-	-	-	-
Mowing Contractor	61225	133,409	140,079	147,083	154,438	162,159
Website	61315	-	-	-	-	-
Collection Service	61380	5,220	5,220	5,220	5,220	5,220
Misc.	61485	2,000	2,000	2,000	2,000	2,000
Admin./Management	61510	23,328	24,494	25,719	27,005	28,355
Postage	61520	100	100	100	100	100
Electric Power	62030	2,800	2,940	3,087	3,241	3,403
Water Utility	62035	45,000	47,250	49,613	52,093	54,698
Mailbox Maintenance	63042	5,000	5,000	5,000	5,000	5,000
Irrigation System Maint.	63065	25,000	25,000	25,000	25,000	25,000
Roadway Markings/Signs	63115	3,000	3,000	3,000	3,000	3,000
Decorative Lighting Maintenance	63146	20,000	20,000	20,000	20,000	20,000
Property Insurance Premium	64080	6,151	6,459	6,781	7,121	7,477
Liability Insurance Premium	64090	2,500	2,625	2,756	2,894	3,039
Salary Alloc PID	67321	11,146	11,146	11,146	11,146	11,146
Fencing	68061	80,000	-	-	-	-
Row/Easement Title Purchase	68091	-	-	-	-	-
Lease Payment-Security Cameras	68901	49,200	51,660	54,243	56,955	59,803
		-	-	-	-	-
TOTAL EXPENSES		\$ 583,454	\$ 511,573	\$ 525,349	\$ 539,813	\$ 555,000
Ending Balance***		\$ 561,018	\$ 793,465	\$ 1,079,840	\$ 1,426,225	\$ 1,839,343

Avg. Annual Assessment by Home Value:

Value	Yrly Assmnt.		
\$100,000	\$ 100		
\$200,000	\$ 200		
\$300,000	\$ 300	Avg. Property Value:	\$ 364,193
\$400,000	\$ 400	Avg. Property Assessment:	\$ 364
\$500,000	\$ 500	No. of Properties:	1,690

*Reimbursement for additional holiday decorations.

**Reserve Study

***Fence replacements

Exhibit A
GRAND PRAIRIE PUBLIC IMPROVEMENT DISTRICT NO. 6
Walingford Village
Five Year Service Plan 2026 - 2030 BUDGET

Income based on Assessment Rate of \$0.085 per \$100 of appraised value.
The FY 2025 rate was \$0.085 per \$100 of appraised value
Service Plan projects a 10% increase in assessed value per year.

INCOME:		Value	Assess Rate	Revenue		
Appraised Value		\$70,791,020	\$ 0.085	\$ 60,172		
Description	Account	2026	2027	2028	2029	2030
Beginning Balance (Estimated)		\$ 26,500	\$ 16,147	\$ 39,941	\$ 68,916	\$ 103,662
P.I.D. Assessment	42620	\$ 60,172	\$ 66,190	\$ 72,809	\$ 80,089	\$ 88,098
Interest Earnings	49410	1,198	1,198	1,198	1,198	1,198
City Contribution	49780	1,953	1,953	1,953	1,953	1,953
TOTAL INCOME		\$ 63,323	\$ 69,341	\$ 75,960	\$ 83,240	\$ 91,249
Amount Available		\$ 89,823	\$ 85,488	\$ 115,901	\$ 152,157	\$ 194,911

EXPENSES:		2026	2027	2028	2029	2030
Description						
Office Supplies	60020	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100
Decorations	60132	-	-	-	-	-
Beautification*	60490	25,000	5,000	5,000	5,000	5,000
Wall Maintenance	60776	3,000	3,000	3,000	3,000	3,000
Mowing Contractor	61225	16,787	17,626	18,508	19,433	20,405
Collection Service (\$2.90/Acct)	61380	655	655	655	655	655
Misc.	61485	25	25	25	25	25
Admin./Management	61510	-	-	-	-	-
Postage	61520	300	300	300	300	300
Electric Power	62030	350	368	386	405	425
Water Utility	62035	2,000	2,100	2,205	2,315	2,431
Irrigation System Maint.	63065	6,000	6,000	6,000	6,000	6,000
Decorative Lighting Maintenance**	63146	10,000	500	500	500	500
Property Insurance Premium	64080	261	274	288	302	317
Liability Insurance Premium	64090	8,000	8,400	8,820	9,261	9,724
Landscaping	68250	-	-	-	-	-
Trans to General Fund (1001)	90015	1,198	1,198	1,198	1,198	1,198
		-	-	-	-	-
TOTAL EXPENSES		\$ 73,676	\$ 45,546	\$ 46,985	\$ 48,495	\$ 50,081
Ending Balance***		\$ 16,147	\$ 39,941	\$ 68,916	\$ 103,662	\$ 144,830

Avg. Annual Assessment by Home Value:

Value	Yrly Assmnt.		
\$150,000	\$128		
\$200,000	\$170		
\$250,000	\$213	Avg. Property Value:	\$ 313,235
\$300,000	\$255	Avg. Property Assessment:	\$ 266
\$350,000	\$298	No. of Properties:	226

*Flowerbed installation/renovation

**Monument lighting installation

***Future wall repairs/replacement

Exhibit A
GRAND PRAIRIE PUBLIC IMPROVEMENT DISTRICT NO. 7
Lake Parks
Five Year Service Plan 2026 - 2030 BUDGET

Income based on Assessment Rate of \$0.11 per \$100 of appraised value.
The FY 2025 rate was \$0.11 per \$100 of appraised value
Service Plan projects a 10% increase in assessed value per year.

INCOME:		Value	Assess Rate	Revenue		
Appraised Value		\$516,255,744	\$ 0.11	\$ 567,881		
Description	Account	2026	2027	2028	2029	2030
Beginning Balance (Projected)		\$ 95,500	\$ 96,982	\$ 140,666	\$ 231,500	\$ 374,966
P.I.D. Assessment	42620	\$ 567,881	\$ 624,669	\$ 687,136	\$ 755,850	\$ 831,435
Interest Earnings	49410	8,290	8,290	8,290	8,290	8,290
City Contribution	49780	27,823	27,823	27,823	27,823	27,823
TOTAL INCOME		\$ 603,994	\$ 660,782	\$ 723,249	\$ 791,963	\$ 867,548
Amount Available		\$ 699,494	\$ 757,765	\$ 863,915	\$ 1,023,463	\$ 1,242,514

EXPENSES:		2026	2027	2028	2029	2030
Office Supplies	60020	\$ 2,000	\$ 2,000	\$ 2,000	\$ 2,000	\$ 2,000
Decorations	60132	42,000	42,000	42,000	42,000	42,000
Beautification*	60490	200,000	200,000	200,000	200,000	200,000
Wall Maintenance	60776	5,000	5,000	5,000	5,000	5,000
Mowing Contractor	61225	154,455	162,178	170,287	178,801	187,741
Collection Service	61380	3,875	3,875	3,875	3,875	3,875
Misc.	61485	1,400	1,400	1,400	1,400	1,400
Admin./Management	61510	24,000	25,200	26,460	27,783	29,172
Postage	61520	50	50	50	50	50
Electric Power	62030	17,000	17,850	18,743	19,680	20,664
Water Utility	62035	66,000	69,300	72,765	76,403	80,223
Pond/Canal Maintenance-Aquatic	63038	16,000	16,800	17,640	18,522	19,448
Pond/Canal Maintenance-Equip	63039	10,000	10,500	11,025	11,576	12,155
Irrigation System Maint.	63065	30,000	30,000	30,000	30,000	30,000
Playground/Picnic Area Maintenance	63135	8,160	8,160	8,160	8,160	8,160
Decorative Lighting Maintenance	63146	10,000	10,000	10,000	10,000	10,000
Property Insurance Premium	64080	2,432	2,554	2,681	2,815	2,956
Liability Insurance Premium	64090	1,850	1,943	2,040	2,142	2,249
Salary Alloc PID	67321	8,290	8,290	8,290	8,290	8,290
Fencing	68061	-	-	-	-	-
Pond Improvement	68206	-	-	-	-	-
Construction	68540	-	-	-	-	-
TOTAL EXPENSES		\$ 602,512	\$ 617,099	\$ 632,415	\$ 648,497	\$ 665,383
Ending Balance**		\$ 96,982	\$ 140,666	\$ 231,500	\$ 374,966	\$ 577,131

Avg. Annual Assessment by Home Value:

Value	Yrly Assmnt.		
\$100,000	\$110		
\$200,000	\$220		
\$300,000	\$330	Avg. Property Value:	\$ 403,956
\$400,000	\$440	Avg. Property Assessment:	\$ 444
\$500,000	\$550	No. of Properties:	1,278
\$600,000	\$660		

**Pond dredging, brick wall replacements (Matthew, Doryn, entrances)



PROMULGATED BY THE TEXAS REAL ESTATE COMMISSION (TREC)

11-08-2021



**ADDENDUM CONTAINING NOTICE OF OBLIGATION
TO PAY IMPROVEMENT DISTRICT
ASSESSMENT TO City of Grand Prairie, TEXAS
(insert name of municipality or county levying assessment)
CONCERNING THE FOLLOWING PROPERTY**

(insert property address)

As the purchaser of the real property described above, you are obligated to pay assessments to City of Grand Prairie, Texas, for the costs of a portion of a public improvement or services project (the "Authorized Improvements") undertaken for the benefit of the property within

Lake Parks PID (the "District") created under Subchapter A, Chapter 372,
(insert name of public improvement district) (insert Subchapter A, Chapter 372, Local Government Code, or Chapter 382, Local Government Code, as applicable)

AN ASSESSMENT HAS BEEN LEVIED AGAINST YOUR PROPERTY FOR THE AUTHORIZED IMPROVEMENTS, WHICH MAY BE PAID IN FULL AT ANY TIME. IF THE ASSESSMENT IS NOT PAID IN FULL, IT WILL BE DUE AND PAYABLE IN ANNUAL INSTALLMENTS THAT WILL VARY FROM YEAR TO YEAR DEPENDING ON THE AMOUNT OF INTEREST PAID, COLLECTION COSTS, ADMINISTRATIVE COSTS, AND DELINQUENCY COSTS.

The exact amount of the assessment may be obtained from City of Grand Prairie.
(insert name of municipality or county, as applicable)
The exact amount of each annual installment will be approved each year by Grand Prairie City Council
(insert name of city council or county commissioners court, as applicable) in the annual service plan update for the district. More information about the assessments, including the amounts and due dates, may be obtained from City of Grand Prairie
(insert name of municipality or county, as applicable).

Your failure to pay any assessment or any annual installment may result in penalties and interest being added to what you owe or in a lien on and the foreclosure of your property.

Signature of Seller Date Signature of Seller Date

The undersigned purchaser acknowledges receipt of this notice before the effective date of a binding contract for the purchase of the real property at the address described above.

Signature of Buyer Date Signature of Buyer Date



This form has been approved by the Texas Real Estate Commission for use with similarly approved or promulgated contract forms. Such approval relates to this form only. TREC forms are intended for use only by trained real estate license holders. No representation is made as to the legal validity or adequacy of any provision in any specific transactions. It is not suitable for complex transactions. Texas Real Estate Commission, P.O. Box 12188, Austin, TX 78711-2188, (512) 936-3000 (<http://www.trec.texas.gov>) TREC No. 53-0.

GRAND PRAIRIE PUBLIC IMPROVEMENT DISTRICT NO. 8
Peninsula
Five Year Service Plan 2026 - 2030 BUDGET

Income based on Assessment Rate of \$0.115 per \$100 of appraised value.
The FY 2025 rate was \$0.115 per \$100 of appraised value.

INCOME:	Value	Assess Rate	Revenue			
Appraised Value	2,450,189,389	\$ 0.115	\$ 2,817,718			
Description	Account	2026	2027	2028	2029	2030
Beginning Balance (Estimated)		\$ 1,215,923	\$ 422,667	\$ 478,526	\$ 495,656	\$ 284,021
P.I.D. Assessment	42620	\$ 2,817,718	3,046,624	3,421,120	3,497,936	3,932,228
Developer Participation (L V)	46110	6,505	6,830	7,171	7,530	7,907
Interest	49410	36,825	36,825	36,825	36,825	36,825
Trsf-In Day Mir Fence	49745	106,731	-	-	-	-
City Contribution	49780	147,199	147,199	147,199	147,199	147,199
TOTAL INCOME		\$ 3,114,978	\$ 3,237,478	\$ 3,612,315	\$ 3,689,490	\$ 4,124,158
Amount Available		\$ 4,330,901	\$ 3,660,145	\$ 4,090,841	\$ 4,185,146	\$ 4,408,179

EXPENSES:		2026	2027	2028	2029	2030
Description	Account					
Supplies	60020	\$ 500	\$ 500	\$ 500	\$ 500	\$ 500
Decorations	60132	107,482	112,856	118,499	124,424	130,645
Beaulification	60490	400,000	400,000	400,000	400,000	400,000
Wall Maintenance	60776	250,000	250,000	250,000	250,000	250,000
Professional Engineering Services	61041	-	-	-	-	-
Mowing	61225	764,673	802,907	843,052	885,205	929,465
Tree Services	61226	196,600	-	206,430	-	216,752
Collection Service	61380	14,385	14,695	15,005	15,315	15,625
Misc.	61485	4,000	4,000	4,000	4,000	4,000
Accounting/Audit		-	-	-	-	-
Admin./Management	61510	66,841	70,183	73,692	77,377	81,246
Postage	61520	100	100	100	100	100
Banners	61601	-	-	-	-	-
Electric Power	62030	60,700	63,700	66,900	70,200	73,700
Water Utility	62035	368,000	386,000	405,000	425,000	446,000
Bldgs And Grounds Maint.	63010	2,000	2,000	2,000	2,000	2,000
Pavement Leveling	63031	60,000	63,000	66,200	69,500	73,000
Pond Maint-Dredging	63037	-	-	-	-	-
Pond Maint-Aquatic	63038	194,800	204,500	214,700	225,400	236,700
Pond Maint-Equipment	63039	85,000	89,300	93,800	98,500	103,400
Water Well Maintenance	63045	9,400	9,870	10,364	10,882	11,426
Irrigation System Maintenance	63065	220,000	231,000	242,550	254,678	267,411
Decorative Roadway Signs Maint	63115	100,000	10,000	10,000	10,000	10,000
Playgrounds/Picnic Area Maint.	63135	6,500	6,500	6,500	6,500	6,500
Decorative Lighting Maint.	63146	21,000	22,050	23,153	24,310	25,526
Property Insurance Premium	64080	14,431	15,153	15,910	16,706	17,541
Liability Insurance Premium	64090	12,000	12,600	13,230	13,892	14,586
SALARY ALLOC PID	67321	36,825	36,825	36,825	36,825	36,825
Fencing	68061	289,910	-	-	-	-
Construction Miscellaneous	68151	-	-	-	-	-
Pond Improvement	68206	551,962	300,000	400,000	800,000	800,000
Fountains	68207	55,125	57,881	60,775	63,814	67,005
Street Signs	68210	-	-	-	-	-
Construction	68540	-	-	-	-	-
Irrigation Systems	68635	-	-	-	-	-
Water Wells (Tr To Wter, 5005)	90009	16,000	16,000	16,000	16,000	16,000
		-	-	-	-	-
TOTAL EXPENSES		\$ 3,908,234	\$ 3,181,619	\$ 3,595,184	\$ 3,901,126	\$ 4,235,951
Ending Balance*		\$ 422,667	\$ 478,526	\$ 495,656	\$ 284,021	\$ 172,228

Avg. Annual Assessment by Home Value:

Value	Yrly Assmnt.		
\$100,000	\$115		
\$200,000	\$230		
\$300,000	\$345	Avg. Property Value:	\$ 524,666
\$400,000	\$460	Avg. Property Assessment:	\$ 603
\$500,000	\$575	No. of Properties:	4,670
\$600,000	\$690		
\$700,000	\$805		

*Future wall replacement

Exhibit A
GRAND PRAIRIE PUBLIC IMPROVEMENT DISTRICT NO. 9
High Hawk
Five Year Service Plan 2026 - 2030 BUDGET

Income based on Assessment Rate of \$0.18 per \$100 of appraised value.
The FY 2025 rate was \$0.18 per \$100 of appraised value
Service Plan projects a 10% increase in assessed value per year.

INCOME:	Value	Assess Rate	Revenue			
Appraised Value	\$284,956,025	\$ 0.18	\$ 512,921			
Description	Account	2026	2027	2028	2029	2030
Beginning Balance (Estimated)	\$	\$ 361,000	\$ 118,818	\$ 181,807	\$ 390,591	\$ 650,279
P.I.D. Assessment	42620	\$ 512,921	\$ 564,213	\$ 620,634	\$ 682,698	\$ 750,967
Interest Earnings	49410	9,273	9,273	9,273	9,273	9,273
City Contribution	49780	5,278	5,278	5,278	5,278	5,278
TOTAL INCOME	\$	\$ 527,472	\$ 578,764	\$ 635,185	\$ 697,249	\$ 765,518
Amount Available	\$	\$ 888,472	\$ 697,582	\$ 816,992	\$ 1,087,839	\$ 1,415,797

EXPENSES:		2026	2027	2028	2029	2030
Description						
Office Supplies	60020	\$ 1,500	\$ 1,500	\$ 1,500	\$ 1,500	\$ 1,500
Decorations	60132	25,000	25,000	25,000	25,000	25,000
Public Relations	60160	7,500	7,500	7,500	7,500	7,500
Beautification ¹	60490	100,000	30,000	30,000	30,000	30,000
Graffiti Cleanup	60775	1,000	1,000	1,000	1,000	1,000
Wall Maintenance	60776	20,000	20,000	20,000	20,000	20,000
Professional Engineering Svc ²	61041	4,000	-	-	-	4,000
Security	61165	28,000	28,000	28,000	28,000	28,000
Mowing Contractor	61225	104,528	109,754	115,242	121,004	127,054
Tree Services	61226	20,000	20,000	20,000	20,000	20,000
Collection Service	61380	1,961	1,961	1,961	1,961	1,961
Misc.	61485	500	500	500	500	500
Admin./Management	61510	13,860	14,553	15,281	16,045	16,847
Postage	61520	1,500	1,500	1,500	1,500	1,500
Building Security Expenses	61560	1,500	1,575	1,654	1,736	1,823
Electric Power	62030	8,000	8,400	8,820	9,261	9,724
Water Utility	62035	40,000	42,000	44,100	46,305	48,620
Bldgs & Grounds Maintenance	63010	17,500	17,500	17,500	17,500	17,500
Pond Maintenance-Aquatic	63038	5,500	5,775	6,064	6,367	6,685
Pond Maintenance-Equipment	63039	5,000	5,250	5,513	5,788	6,078
Irrigation System Maint.	63065	20,000	20,000	20,000	20,000	20,000
Roadway Markings/Signs Maint	63115	2,000	2,000	2,000	2,000	2,000
Playgrounds/Picnic Areas Maint	63135	7,500	7,500	7,500	7,500	7,500
Decorative Lighting Maintenance	63146	10,000	10,000	10,000	10,000	10,000
Restroom Maintenance	63190	6,500	6,825	7,166	7,525	7,901
Property Insurance Premium	64080	5,532	5,809	6,099	6,404	6,724
Liability Insurance Premium	64090	12,000	12,600	13,230	13,892	14,586
Fencing ⁴	68061	290,000	-	-	-	800,000
Construction Miscellaneous ³	68151	-	100,000	-	-	-
Lease Payment-Security Cameras	68901	-	-	-	-	-
Trans to General Fund (1001)	90015	9,273	9,273	9,273	9,273	9,273
		-	-	-	-	-
TOTAL EXPENSES	\$	\$ 769,654	\$ 515,775	\$ 426,402	\$ 437,560	\$ 1,253,277
Ending Balance^a	\$	\$ 118,818	\$ 181,807	\$ 390,591	\$ 650,279	\$ 162,521

Avg. Annual Assessment by Home Value:

Value	Yrly Assmnt.	
\$100,000	\$ 180	
\$200,000	\$ 360	
\$300,000	\$ 540	Avg. Property Value: \$ 440,427
\$400,000	\$ 720	Avg. Property Assessment: \$ 793
\$500,000	\$ 900	No. of Properties: 647
\$600,000	\$ 1,080	

- 1 Includes tree replacements & landscape design
- 2 Reserve study (wall repairs/replacements)
- 3 Common area improvements
- 4 Wall repairs/replacement

Exhibit A
GRAND PRAIRIE PUBLIC IMPROVEMENT DISTRICT NO. 11
Monterrey Park
Five Year Service Plan 2026 - 2030 BUDGET

Income based on Assessment Rate of \$0.11 per \$100 of appraised value.
The FY 2025 rate was \$0.11 per \$100 of appraised value
Service Plan projects a 10% increase in assessed value per year.

INCOME:		Value	Assess Rate	Revenue		
Appraised Value (Estimated)		\$66,617,030	\$ 0.11	\$ 73,279		
Description	Account	2026	2027	2028	2029	2030
Beginning Balance (Estimated)		\$ 211,000	\$ 51,661	\$ 46,111	\$ 47,470	\$ 56,487
P.I.D. Assessment	42620	\$ 73,279	\$ 80,607	\$ 88,668	\$ 97,534	\$ 107,288
Interest Earnings	49410	2,150	2,150	2,150	2,150	2,150
TOTAL INCOME		\$ 75,429	\$ 82,757	\$ 90,818	\$ 99,684	\$ 109,438
Amount Available		\$ 286,429	\$ 134,418	\$ 136,929	\$ 147,155	\$ 165,925

EXPENSES:		2026	2027	2028	2029	2030
Description						
Office Supplies	60020	\$ 225	\$ 236	\$ 248	\$ 260	\$ 273
Decorations	60132	15,000	15,750	15,750	15,750	15,750
Beautification	60490	6,000	6,300	6,300	6,300	6,300
Wall Maintenance	60776	10,000	10,500	10,500	10,500	10,500
Mowing Contractor	61225	8,263	8,676	9,110	9,565	10,044
Collection Service (\$2.90/Acct)	61380	586	586	586	586	586
Misc.	61485	500	525	525	525	525
Fees/Administration	61510	7,500	7,875	7,875	7,875	7,875
Postage	61520	350	368	368	368	368
Electric Power	62030	400	420	441	463	486
Water Utility	62035	4,000	4,200	4,410	4,631	4,862
Irrigation System Maint.	63065	2,000	2,100	2,100	2,100	2,100
Roadway Markings/Signs Maint	63115	500	525	525	525	525
Decorative Lighting Maintenance	63146	4,000	4,200	4,200	4,200	4,200
Property Insurance Premium	64080	544	571	600	630	661
Liability Insurance Premium	64090	8,500	8,925	9,371	9,840	10,332
Salary Alloc PID	67321	2,150	2,150	2,150	2,150	2,150
Fencing*	68061	150,000	-	-	-	-
Lease Payment-Security Cameras	68901	14,250	14,400	14,400	14,400	14,400
		-	-	-	-	-
TOTAL EXPENSES		\$ 234,768	\$ 88,307	\$ 89,458	\$ 90,667	\$ 91,937
Ending Balance*		\$ 51,661	\$ 46,111	\$ 47,470	\$ 56,487	\$ 73,988

Avg. Annual Assessment by Home Value:

Value	Yrly Assmnt.		
\$200,000	\$220		
\$300,000	\$330		
\$400,000	\$440	Avg. Property Value:	\$ 329,787
\$500,000	\$550	Avg. Property Assessment:	\$ 363
		No. of Properties:	\$ 202

*Brick wall replacement

PROMULGATED BY THE TEXAS REAL ESTATE COMMISSION (TREC)

11-08-2021



**ADDENDUM CONTAINING NOTICE OF OBLIGATION
TO PAY IMPROVEMENT DISTRICT
ASSESSMENT TO City of Grand Prairie, TEXAS
(insert name of municipality or county levying assessment)
CONCERNING THE FOLLOWING PROPERTY**

(insert property address)

As the purchaser of the real property described above, you are obligated to pay assessments to City of Grand Prairie, Texas, for the costs of a portion of a public improvement or services project (the "Authorized Improvements") undertaken for the benefit of the property within Monterrey Park PID (the "District") created under Subchapter A, Chapter 372, Local Government Code (insert name of municipality or county, as applicable) (insert name of public improvement district) (insert Subchapter A, Chapter 372, Local Government Code, or Chapter 382, Local Government Code, as applicable).

AN ASSESSMENT HAS BEEN LEVIED AGAINST YOUR PROPERTY FOR THE AUTHORIZED IMPROVEMENTS, WHICH MAY BE PAID IN FULL AT ANY TIME. IF THE ASSESSMENT IS NOT PAID IN FULL, IT WILL BE DUE AND PAYABLE IN ANNUAL INSTALLMENTS THAT WILL VARY FROM YEAR TO YEAR DEPENDING ON THE AMOUNT OF INTEREST PAID, COLLECTION COSTS, ADMINISTRATIVE COSTS, AND DELINQUENCY COSTS.

The exact amount of the assessment may be obtained from City of Grand Prairie (insert name of municipality or county, as applicable). The exact amount of each annual installment will be approved each year by Grand Prairie City Council (insert name of city council or county commissioners court, as applicable) in the annual service plan update for the district. More information about the assessments, including the amounts and due dates, may be obtained from City of Grand Prairie (insert name of municipality or county, as applicable).

Your failure to pay any assessment or any annual installment may result in penalties and interest being added to what you owe or in a lien on and the foreclosure of your property.

Signature of Seller

Date

Signature of Seller

Date

The undersigned purchaser acknowledges receipt of this notice before the effective date of a binding contract for the purchase of the real property at the address described above.

Signature of Buyer

Date

Signature of Buyer

Date



This form has been approved by the Texas Real Estate Commission for use with similarly approved or promulgated contract forms. Such approval relates to this form only. TREC forms are intended for use only by trained real estate license holders. No representation is made as to the legal validity or adequacy of any provision in any specific transactions. It is not suitable for complex transactions. Texas Real Estate Commission, P.O. Box 12188, Austin, TX 78711-2188, (512) 936-3000 (<http://www.trec.texas.gov>) TREC No. 53-0.

Exhibit A
GRAND PRAIRIE PUBLIC IMPROVEMENT DISTRICT NO. 12
Parkview
Five Year Service Plan 2026 - 2030

Income based on Assessment Rate of \$0.215 per \$100 of appraised value.
The FY 2025 rate was \$0.215 per \$100 of appraised value
Service Plan projects a 10% increase in assessed value per year.

INCOME:		Value	Assess Rate	Revenue		
Appraised Value		\$56,198,463	\$ 0.215	\$ 120,827		
Description	Account	2026	2027	2028	2029	2030
Beginning Balance (Estimated)		\$ 238,000	\$ 229,029	\$ 239,891	\$ 259,581	\$ 289,207
P.I.D. Assessment	42620	\$ 120,827	\$ 132,909	\$ 146,200	\$ 160,820	\$ 176,902
Developer Participation/Projects	46110	14,000	14,000	14,000	14,000	14,000
Interest	49410	1,415	1,415	1,415	1,415	1,415
City Contribution	49780	949	949	949	949	949
TOTAL INCOME		\$ 137,191	\$ 149,273	\$ 162,564	\$ 177,184	\$ 193,266
Amount Available		\$ 375,191	\$ 378,302	\$ 402,455	\$ 436,766	\$ 482,474

EXPENSES:		2026	2027	2028	2029	2030
Description	Account	2026	2027	2028	2029	2030
Office Supplies	60020	\$ 250	\$ 250	\$ 250	\$ 250	\$ 250
Decorations	60132	5,000	5,000	5,000	5,000	5,000
Beautification	60490	6,000	6,000	6,000	6,000	6,000
Wall Maintenance	60776	25,000	25,000	25,000	25,000	25,000
Mowing Contractor	61225	47,297	49,662	52,145	54,752	57,490
Collection Service	61380	662	662	662	662	662
Misc.	61485	225	225	225	225	225
Admin./Management	61510	7,572	7,951	8,348	8,766	9,204
Postage	61520	120	120	120	120	120
Electric Power	62030	2,000	2,100	2,205	2,315	2,431
Water Utility	62035	26,500	27,825	29,216	30,677	32,211
Irrigation System Maint.	63065	8,000	8,000	8,000	8,000	8,000
Decorative Lighting Maintenance*	63146	14,000	2,000	2,000	2,000	2,000
Property Insurance Premium	64080	1,121	1,177	1,236	1,298	1,363
Liability Insurance Premium	64090	500	525	551	579	608
Salary Alloc PID	67321	1,415	1,415	1,415	1,415	1,415
Trans to General Fund (1001)	90015	500	500	500	500	500
		-	-	-	-	-
TOTAL EXPENSES		\$ 146,162	\$ 138,412	\$ 142,873	\$ 147,559	\$ 152,478
Ending Balance**		\$ 229,029	\$ 239,891	\$ 259,581	\$ 289,207	\$ 329,996

Avg. Annual Assessment by Home Value:

Value	Yrly Assmnt.		
\$100,000	\$215		
\$200,000	\$430		
\$300,000	\$645	Avg. Property Value:	\$ 249,771
\$400,000	\$860	Avg. Property Assessment:	\$ 537
\$500,000	\$1,075	No. of Properties:	225

*Three street lights

**Future wall replacement

PROMULGATED BY THE TEXAS REAL ESTATE COMMISSION (TREC)

11-08-2021



**ADDENDUM CONTAINING NOTICE OF OBLIGATION
TO PAY IMPROVEMENT DISTRICT
ASSESSMENT TO City of Grand Prairie, TEXAS
(insert name of municipality or county levying assessment)
CONCERNING THE FOLLOWING PROPERTY**

(insert property address)

As the purchaser of the real property described above, you are obligated to pay assessments to City of Grand Prairie, Texas, for the costs of a portion of a public improvement or services project (the "Authorized Improvements") undertaken for the benefit of the property within

Parkview PID (the "District") created under Subchapter A, Chapter 372,
(insert name of public improvement district) (insert Subchapter A, Chapter 372, Local Government Code, or Chapter 382, Local Government Code, as applicable)

AN ASSESSMENT HAS BEEN LEVIED AGAINST YOUR PROPERTY FOR THE AUTHORIZED IMPROVEMENTS, WHICH MAY BE PAID IN FULL AT ANY TIME. IF THE ASSESSMENT IS NOT PAID IN FULL, IT WILL BE DUE AND PAYABLE IN ANNUAL INSTALLMENTS THAT WILL VARY FROM YEAR TO YEAR DEPENDING ON THE AMOUNT OF INTEREST PAID, COLLECTION COSTS, ADMINISTRATIVE COSTS, AND DELINQUENCY COSTS.

The exact amount of the assessment may be obtained from City of Grand Prairie.
(insert name of municipality or county, as applicable)
The exact amount of each annual installment will be approved each year by Grand Prairie City Council
(insert name of city council or county commissioners court, as applicable) in the annual service plan update for the district. More information about the assessments, including the amounts and due dates, may be obtained from City of Grand Prairie
(insert name of municipality or county, as applicable).

Your failure to pay any assessment or any annual installment may result in penalties and interest being added to what you owe or in a lien on and the foreclosure of your property.

Signature of Seller Date Signature of Seller Date

The undersigned purchaser acknowledges receipt of this notice before the effective date of a binding contract for the purchase of the real property at the address described above.

Signature of Buyer Date Signature of Buyer Date



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Exhibit A
GRAND PRAIRIE PUBLIC IMPROVEMENT DISTRICT NO. 13
Country Club Park
Five Year Service Plan 2026 - 2030 BUDGET

Income based on Assessment Rate of \$0.08 per \$100 of appraised value.
The FY 2025 rate was \$0.08 per \$100 of appraised value
Service Plan projects a 10% increase in assessed value per year.

INCOME:		Value	Assess Rate	Revenue		
Appraised Value		\$198,214,430	\$ 0.08	\$ 158,572		
Description	Account	2026	2027	2028	2029	2030
Beginning Balance (Estimated)		\$ 143,000	\$ 85,240	\$ 69,358	\$ 66,213	\$ 77,349
P.I.D. Assessment	42620	\$ 158,572	\$ 174,429	\$ 191,872	\$ 211,059	\$ 232,165
Interest	49410	3,043	3,043	3,043	3,043	3,043
TOTAL INCOME		\$ 161,615	\$ 177,472	\$ 194,915	\$ 214,102	\$ 235,208
Amount Available		\$ 304,615	\$ 262,712	\$ 264,272	\$ 280,314	\$ 312,556

EXPENSES:		2026	2027	2028	2029	2030
Description						
Office Supplies	60020	\$ 1,000	\$ 1,020	\$ 1,040	\$ 1,061	\$ 1,082
Decorations	60132	20,000	20,400	20,808	21,224	21,649
Public Relations	60160	1,000	1,000	1,000	1,000	1,000
Beautification	60490	10,000	10,000	10,200	10,404	10,612
Wall Maintenance	60776	20,000	20,400	20,808	21,224	21,649
Professional Engineering Servi	61041	10,000	-	-	-	-
Security	61165	49,000	49,000	49,000	49,000	49,000
Mowing Contractor	61225	32,792	34,432	36,153	37,961	39,859
Collection Service (\$2.90/Acct)	61380	1,621	1,621	1,621	1,621	1,621
Misc.	61485	500	500	500	500	500
Fees/Administration	61510	18,900	19,845	20,837	21,879	22,973
Postage And Delivery Charges	61520	5,000	5,000	5,000	5,000	5,000
Electric Power	62030	1,500	1,575	1,654	1,736	1,823
Water Utility	62035	8,000	8,400	8,820	9,261	9,724
Mailbox Maintenance	63042	5,000	5,000	5,250	5,513	5,788
Irrigation System Maint.	63065	25,000	5,000	5,100	5,202	5,306
Decorative Lighting Maintenance	63146	5,000	5,000	5,000	5,000	5,000
Property Insurance Premium	64080	1,268	1,331	1,398	1,468	1,541
Liability Insurance Premium	64090	750	788	827	868	912
Salary Alloc Pid	67321	3,043	3,043	3,043	3,043	3,043
Irrigation System	68635	-	-	-	-	10,000
Lease Payment-Security Cameras	68901	-	-	-	-	-
		-	-	-	-	-
TOTAL EXPENSES		219,374	193,355	198,060	202,966	218,082
Ending Balance*		\$ 85,240	\$ 69,358	\$ 66,213	\$ 77,349	\$ 94,474

Avg. Annual Assessment by Home Value:

Value	Yrly Assmnt.		
\$100,000	\$ 80		
\$200,000	\$ 160		
\$300,000	\$ 240	Avg. Property Value:	\$ 354,588
\$400,000	\$ 320	Avg. Property Assessment:	\$ 284
\$500,000	\$ 400	No. of Properties:	559
\$600,000	\$ 480		
\$700,000	\$ 560		

*Future wall replacement



**ADDENDUM CONTAINING NOTICE OF OBLIGATION
TO PAY IMPROVEMENT DISTRICT
ASSESSMENT TO City of Grand Prairie, TEXAS
(insert name of municipality or county levying assessment)
CONCERNING THE FOLLOWING PROPERTY**

(insert property address)

As the purchaser of the real property described above, you are obligated to pay assessments to City of Grand Prairie, Texas, for the costs of a portion of a public improvement or services project (the "Authorized Improvements") undertaken for the benefit of the property within

Country Club Park PID (the "District") created under Subchapter A, Chapter 372,
(insert name of public improvement district) (insert Subchapter A, Chapter 372, Local Government Code
Government Code, or Chapter 382, Local Government Code, as applicable)

AN ASSESSMENT HAS BEEN LEVIED AGAINST YOUR PROPERTY FOR THE AUTHORIZED IMPROVEMENTS, WHICH MAY BE PAID IN FULL AT ANY TIME. IF THE ASSESSMENT IS NOT PAID IN FULL, IT WILL BE DUE AND PAYABLE IN ANNUAL INSTALLMENTS THAT WILL VARY FROM YEAR TO YEAR DEPENDING ON THE AMOUNT OF INTEREST PAID, COLLECTION COSTS, ADMINISTRATIVE COSTS, AND DELINQUENCY COSTS.

The exact amount of the assessment may be obtained from City of Grand Prairie, (insert name of municipality or county, as applicable). The exact amount of each annual installment will be approved each year by Grand Prairie City Council (insert name of city council or county commissioners court, as applicable) in the annual service plan update for the district. More information about the assessments, including the amounts and due dates, may be obtained from City of Grand Prairie (insert name of municipality or county, as applicable).

Your failure to pay any assessment or any annual installment may result in penalties and interest being added to what you owe or in a lien on and the foreclosure of your property.

Signature of Seller

Date

Signature of Seller

Date

The undersigned purchaser acknowledges receipt of this notice before the effective date of a binding contract for the purchase of the real property at the address described above.

Signature of Buyer

Date

Signature of Buyer

Date



This form has been approved by the Texas Real Estate Commission for use with similarly approved or promulgated contract forms. Such approval relates to this form only. TREC forms are intended for use only by trained real estate license holders. No representation is made as to the legal validity or adequacy of any provision in any specific transactions. It is not suitable for complex transactions. Texas Real Estate Commission, P.O. Box 12188, Austin, TX 78711-2188, (512) 936-3000 (<http://www.trec.texas.gov>) TREC No. 53-0.

Exhibit A
GRAND PRAIRIE PUBLIC IMPROVEMENT DISTRICT NO. 15
Oak Hollow/Sheffield Village
Five Year Service Plan 2026 - 2030 BUDGET

Income based on Assessment Rate of \$0.065 per \$100 of appraised value.
The FY 2025 rate was \$0.065 per \$100 of appraised value
Service Plan projects a 10% increase in assessed value per year.

INCOME:	Value	Assess Rate	Revenue			
Appraised Value	624,643,743	\$ 0.065	\$ 406,018			
Description	Account	2026	2027	2028	2029	2030
Beginning Balance (Estimated)		\$ 136,600	\$ 32,503	\$ 35,008	\$ 47,573	\$ 248,684
P.I.D. Assessment	42620	\$ 406,018	\$ 446,620	\$ 491,282	\$ 540,411	\$ 594,452
Interest	49410	4,882	4,882	4,882	4,882	4,882
Trsf In/Parks Venue (3170)	49780	23,442	23,442	23,442	23,442	23,442
TOTAL INCOME		\$ 434,342	\$ 474,944	\$ 519,606	\$ 568,735	\$ 622,776
Amount Available		\$ 570,942	\$ 507,448	\$ 554,614	\$ 616,307	\$ 871,460

EXPENSES:		2026	2027	2028	2029	2030
Description						
Office Supplies	60020	\$ 500	\$ 500	\$ 500	\$ 500	\$ 500
Decorations	60132	48,000	48,000	48,000	48,000	48,000
Beautification	60490	20,000	20,000	20,000	20,000	20,000
Graffiti Cleanup	60775	500	500	500	500	500
Wall Maintenance	60776	15,000	15,000	15,000	15,000	15,000
Mowing Contractor	61225	121,602	127,682	134,066	140,770	147,808
Tree Services	61226	10,000	10,000	10,000	10,500	12,000
Collection Service	61380	6,834	6,834	6,834	6,834	6,834
Misc.	61485	2,000	2,000	2,000	2,000	2,000
Admin./Management	61510	19,200	20,160	21,168	22,226	23,338
Postage	61520	200	200	200	200	200
Electric Power	62030	1,650	1,733	1,819	1,910	2,006
Water Utility	62035	27,000	28,350	29,768	31,256	32,819
Irrigation System Maint.	63065	25,000	25,000	25,000	25,000	25,000
Roadway Markings/Signs	63115	3,000	3,000	3,150	3,308	3,473
Decorative Lighting Maintenance	63146	5,000	5,250	5,513	5,788	6,078
Property Insurance Premium	64080	3,971	4,170	4,378	4,597	4,827
Liability Insurance Premium	64090	1,600	1,680	1,764	1,852	1,945
Salary Alloc PID	67321	4,882	4,882	4,882	4,882	4,882
Fencing*	68061	200,000	125,000	150,000	-	-
Irrigation Systems	68635	-	-	-	-	-
Lease Payment-Security Cameras	68901	22,500	22,500	22,500	22,500	22,500
		-	-	-	-	-
TOTAL EXPENSES		\$ 538,439	\$ 472,440	\$ 507,041	\$ 367,623	\$ 379,708
Ending Balance*		\$ 32,503	\$ 35,008	\$ 47,573	\$ 248,684	\$ 491,752

Avg. Annual Assessment by Home Value:

Value	Yrly Assmnt.		
\$100,000	\$65		
\$200,000	\$130		
\$300,000	\$195	Avg. Property Value:	\$ 282,006
\$400,000	\$260	Avg. Property Assessment:	\$ 183
\$500,000	\$325	No. of Properties:	2,215

*Wall replacement/repairs



PROMULGATED BY THE TEXAS REAL ESTATE COMMISSION (TREC)

**ADDENDUM CONTAINING NOTICE OF OBLIGATION
TO PAY IMPROVEMENT DISTRICT**



ASSESSMENT TO City of Grand Prairie, **TEXAS**
(insert name of municipality or county levying assessment)
CONCERNING THE FOLLOWING PROPERTY

(insert property address)

As the purchaser of the real property described above, you are obligated to pay assessments to City of Grand Prairie, Texas, for the costs of a portion of a public improvement or services project (the "Authorized Improvements") undertaken for the benefit of the property within Oak Hollow/Sheffield Village PID (the "District") created under Subchapter A, Chapter 372,

Local Government Code (insert name of public improvement district) Local Government Code (insert Subchapter A, Chapter 372, Local Government Code, or Chapter 382, Local Government Code, as applicable)

AN ASSESSMENT HAS BEEN LEVIED AGAINST YOUR PROPERTY FOR THE AUTHORIZED IMPROVEMENTS, WHICH MAY BE PAID IN FULL AT ANY TIME. IF THE ASSESSMENT IS NOT PAID IN FULL, IT WILL BE DUE AND PAYABLE IN ANNUAL INSTALLMENTS THAT WILL VARY FROM YEAR TO YEAR DEPENDING ON THE AMOUNT OF INTEREST PAID, COLLECTION COSTS, ADMINISTRATIVE COSTS, AND DELINQUENCY COSTS.

The exact amount of the assessment may be obtained from City of Grand Prairie. The exact amount of each annual installment will be approved each year by Grand Prairie City Council in the annual service plan update for the district. More information about the assessments, including the amounts and due dates, may be obtained from City of Grand Prairie

Your failure to pay any assessment or any annual installment may result in penalties and interest being added to what you owe or in a lien on and the foreclosure of your property.

Signature of Seller Date Signature of Seller Date

The undersigned purchaser acknowledges receipt of this notice before the effective date of a binding contract for the purchase of the real property at the address described above.

Signature of Buyer Date Signature of Buyer Date



This form has been approved by the Texas Real Estate Commission for use with similarly approved or promulgated contract forms. Such approval relates to this form only. TREC forms are intended for use only by trained real estate license holders. No representation is made as to the legal validity or adequacy of any provision in any specific transactions. It is not suitable for complex transactions. Texas Real Estate Commission, P.O. Box 12188, Austin, TX 78711-2188, (512) 936-3000 (<http://www.trec.texas.gov>) TREC No. 53-0.

Exhibit A
GRAND PRAIRIE PUBLIC IMPROVEMENT DISTRICT NO. 16
Lone Star Meadows
Five Year Service Plan 2026 - 2030 BUDGET

Income based on Assessment Rate of \$0.085 per \$100 of appraised value.
The FY 2025 rate was \$0.085 per \$100 of appraised value
Service Plan projects a 10% increase in assessed value per year.

INCOME:		Value	Assess Rate	Revenue		
Appraised Value		\$161,496,090	\$ 0.085	\$ 137,272		
Description	Account	2026	2027	2028	2029	2030
Beginning Balance (Estimated)		\$ 303,000	\$ 374,162	\$ 457,136	\$ 553,201	\$ 663,765
P.I.D. Assessment	42620	\$ 137,272	\$ 150,999	\$ 166,099	\$ 182,709	\$ 200,979
Interest Earnings	49410	642	642	642	642	642
City Contribution	49780	1,586	1,586	1,586	1,586	1,586
TOTAL INCOME		\$ 139,500	\$ 153,227	\$ 168,327	\$ 184,937	\$ 203,207
Amount Available		\$ 442,500	\$ 527,388	\$ 625,463	\$ 738,137	\$ 866,972

EXPENSES:		2026	2027	2028	2029	2030
Description						
Office Supplies	60020	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100
Decorations	60132	12,000	12,000	12,000	12,000	12,000
Beautification	60490	10,000	10,000	10,000	10,000	10,000
Wall Maintenance	60776	5,000	5,000	5,000	5,000	5,000
Mowing Contractor	61225	15,392	16,162	16,970	17,818	18,709
Collection Service (\$2.90/Acct)	61380	1,302	1,302	1,302	1,302	1,302
Miscellaneous Services	61485	450	450	450	450	450
Fees/Administration	61510	6,600	6,930	7,277	7,640	8,022
Postage	61520	260	260	260	260	260
Electric Power	62030	-	-	-	-	-
Water Utility	62035	7,000	7,350	7,718	8,103	8,509
Irrigation System Maint.	63065	8,000	8,400	8,820	9,261	9,724
Roadway Markings/Signs Maint	63115	300	300	300	300	300
Decorative Lighting Maintenance	63146	-	-	-	-	-
Property Insurance Premium	64080	1,067	1,120	1,176	1,235	1,297
Liability Insurance Premium	64090	225	236	248	260	273
Trans to General Fund (1001)	90015	642	642	642	642	642
		-	-	-	-	-
TOTAL EXPENSES		68,338	70,252	72,262	74,373	76,589
Ending Balance*		\$ 374,162	\$ 457,136	\$ 553,201	\$ 663,765	\$ 790,384

Avg. Annual Assessment by Home Value:

Value	Yrly Assmnt.		
\$200,000	\$ 170		
\$300,000	\$ 255	Avg. Property Value:	\$ 359,679
\$400,000	\$ 340	Avg. Property Assessment:	\$ 306
\$500,000	\$ 425	No. of Properties:	449
\$600,000	\$ 510		

*Future fence replacement

Exhibit A
GRAND PRAIRIE PUBLIC IMPROVEMENT DISTRICT NO. 17
Berkshire Park
Five Year Service Plan 2026 - 2030 BUDGET

Income based on Assessment Rate of \$0.11 per \$100 of appraised value.
The FY 2025 rate was \$0.11 per \$100 of appraised value
Service Plan projects a 10% increase in assessed value per year.

INCOME:		Value	Assess Rate	Revenue		
Appraised Value		\$46,360,730	\$ 0.11	\$ 50,997		

Description	Account Number	2026	2027	2028	2029	2030
Beginning Balance (Estimated)		\$ 39,000	\$ 24,637	\$ 35,905	\$ 56,241	\$ 74,128
P.I.D. Assessment	42620	\$ 50,997	\$ 56,096	\$ 61,706	\$ 67,877	\$ 74,664
Interest	49410	696	696	696	696	696
City Contribution	49780	2,660	2,660	2,660	2,660	2,660
TOTAL INCOME		\$ 54,353	\$ 59,452	\$ 65,062	\$ 71,233	\$ 78,020
Amount Available		\$ 93,353	\$ 84,089	\$ 100,967	\$ 127,473	\$ 152,149

EXPENSES:		2026	2027	2028	2029	2030
Description						
Office Supplies	60020	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100
Decorations	60132	2,000	2,000	2,000	2,000	2,000
Beautification*	60490	5,000	3,000	3,000	10,000	10,000
Wall Maintenance**	60776	20,000	10,000	5,000	5,000	5,000
Mowing Contractor	61225	15,000	15,750	16,538	17,364	18,233
Collection Service (\$2.90/Acct)	61380	403	403	403	403	403
Misc.	61485	50	50	50	50	50
Postage	61520	100	100	100	100	100
Electric Power	62030	210	221	232	243	255
Water Utility	62035	3,000	3,150	3,308	3,473	3,647
Irrigation System Maint.	63065	1,000	1,000	1,000	1,000	1,000
Decorative Lighting Maintenance***	63146	10,000	-	-	-	-
Property Insurance Premium	64080	607	637	669	703	738
Liability Insurance Premium	64090	5,300	5,565	5,843	6,135	6,442
Lease Payment-Security Cameras	68901	5,250	5,513	5,788	6,078	6,381
Trans to General Fund (1001)	90015	696	696	696	696	696
		-	-	-	-	-
TOTAL EXPENSES		\$ 68,716	\$ 48,184	\$ 44,726	\$ 53,345	\$ 55,045
Ending Balance**		\$ 24,637	\$ 35,905	\$ 56,241	\$ 74,128	\$ 97,104

Avg. Annual Assessment by Home Value:

Value	Yrly Assmnt.		
\$200,000	\$ 220		
\$300,000	\$ 330		
\$400,000	\$ 440	Avg. Property Value:	\$ 333,530
\$500,000	\$ 550	Avg. Property Assessment:	\$ 367
\$600,000	\$ 660	No. of Properties:	139

*Includes flowerbed renovations

**Monument/brick wall repairs/replacement-Arkansas/Robinson and Bentwood

***Add one electrical outlet

Exhibit A
GRAND PRAIRIE PUBLIC IMPROVEMENT DISTRICT NO. 18
Crescent Heights
Five Year Service Plan 2026 - 2030 BUDGET

Income based on Assessment Rate of \$0.16 per \$100 of appraised value.
The FY 2025 rate was \$0.16 per \$100 of appraised value
Service Plan projects a 3% increase in assessed value per year.

INCOME:		Value	Assess Rate	Revenue		
Appraised Value		\$29,183,830	\$ 0.16	\$ 46,694		
		2026	2027	2028	2029	2030
Beginning Balance (Estimated)		\$ 76,500	\$ 38,556	\$ 26,472	\$ 39,723	\$ 53,718
Description	Acct. No.					
P.I.D. Assessment	42620	\$ 46,694	\$ 48,095	\$ 49,538	\$ 51,024	\$ 52,555
Interest	49410	448	448	448	448	448
City Contribution	49780	2,078	2,078	2,078	2,078	2,078
TOTAL INCOME		\$ 49,220	\$ 50,621	\$ 52,064	\$ 53,550	\$ 55,081
Amount Available		\$ 125,720	\$ 89,177	\$ 78,536	\$ 93,273	\$ 108,798

EXPENSES:		2026	2027	2028	2029	2030
Description						
Office Supplies	60020	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100
Decorations	60132	2,000	2,000	2,000	2,000	2,000
Beautification	60490	7,000	5,000	5,000	5,000	5,000
Wall Maintenance	60776	1,000	1,000	1,000	1,000	1,000
Mowing Contractor	61225	8,184	8,593	9,023	9,474	9,948
Collection Service (\$2.90/Acct)	61380	264	264	264	264	264
Misc.	61485	500	500	500	500	500
Postage	61520	100	100	100	100	100
Electric Power	62030	500	525	551	579	608
Water Utility	62035	4,200	4,410	4,631	4,862	5,105
Streets,Roads,Highway Maint.*	63030	58,332	36,900	12,300	12,300	12,300
Irrigation System Maint.	63065	2,700	1,000	1,000	1,000	1,000
Roadway Markings/Signs Maint	63115	1,000	1,000	1,000	1,000	1,000
Decorative Lighting Maintenance	63146	250	250	250	250	250
Property Insurance Premium	64080	421	442	464	487	512
Liability Insurance Premium	64090	165	173	182	191	201
Salary Alloc PID	67321	448	448	448	448	448
		-	-	-	-	-
TOTAL EXPENSES		\$ 87,164	\$ 62,705	\$ 38,813	\$ 39,555	\$ 40,335
Ending Balance*		\$ 38,556	\$ 26,472	\$ 39,723	\$ 53,718	\$ 68,464

Avg. Annual Assessment by Home Value:

Value	Yrly Assmnt.		
\$100,000	\$ 160		
\$150,000	\$ 240		
\$200,000	\$ 320	Avg. Property Value:	\$ 320,701
\$250,000	\$ 400	Avg. Assessment:	\$ 513
\$300,000	\$ 480	No. of Properties	91
\$350,000	\$ 560		
\$400,000	\$ 640		

*The estimated cost to reconstruct ½ of the roadway along the property lines with 8" of concrete paving would be approximately \$350,000; an annual maintenance cost would be 10% of that or \$35,000 per year.
The estimated cost to reconstruct ½ of the roadway along the property lines with 6" of concrete paving would be approximately \$123,000; an annual maintenance cost would be 10% of that or \$12,300 per year.

PROMULGATED BY THE TEXAS REAL ESTATE COMMISSION (TREC)

11-08-2021



**ADDENDUM CONTAINING NOTICE OF OBLIGATION
TO PAY IMPROVEMENT DISTRICT
ASSESSMENT TO City of Grand Prairie, TEXAS
(insert name of municipality or county levying assessment)
CONCERNING THE FOLLOWING PROPERTY**

(insert property address)

As the purchaser of the real property described above, you are obligated to pay assessments to City of Grand Prairie, Texas, for the costs of a portion of a public improvement or services project (the "Authorized Improvements") undertaken for the benefit of the property within Crescent Heights PID (the "District") created under Subchapter A, Chapter 372, Local Government Code (insert name of public improvement district) (insert Subchapter A, Chapter 372, Local Government Code, or Chapter 382, Local Government Code, as applicable).

AN ASSESSMENT HAS BEEN LEVIED AGAINST YOUR PROPERTY FOR THE AUTHORIZED IMPROVEMENTS, WHICH MAY BE PAID IN FULL AT ANY TIME. IF THE ASSESSMENT IS NOT PAID IN FULL, IT WILL BE DUE AND PAYABLE IN ANNUAL INSTALLMENTS THAT WILL VARY FROM YEAR TO YEAR DEPENDING ON THE AMOUNT OF INTEREST PAID, COLLECTION COSTS, ADMINISTRATIVE COSTS, AND DELINQUENCY COSTS.

The exact amount of the assessment may be obtained from City of Grand Prairie (insert name of municipality or county, as applicable). The exact amount of each annual installment will be approved each year by Grand Prairie City Council (insert name of city council or county commissioners court, as applicable) in the annual service plan update for the district. More information about the assessments, including the amounts and due dates, may be obtained from City of Grand Prairie (insert name of municipality or county, as applicable).

Your failure to pay any assessment or any annual installment may result in penalties and interest being added to what you owe or in a lien on and the foreclosure of your property.

Signature of Seller

Date

Signature of Seller

Date

The undersigned purchaser acknowledges receipt of this notice before the effective date of a binding contract for the purchase of the real property at the address described above.

Signature of Buyer

Date

Signature of Buyer

Date



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