

Exhibit A-1
GRAND PRAIRIE PUBLIC IMPROVEMENT DISTRICT NO. 1
Westchester
Five Year Service Plan 2025 - 2029 BUDGET

Income based on Assessment Rate of \$0.09 per \$100 of appraised value.
The FY 2024 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		\$1,465,883,630	\$ 0.09	\$ 1,319,295		
Description	Account	2025	2026	2027	2028	2029
Beginning Balance (Projected)		\$ 1,246,000	\$ 450,186	\$ 217,829	\$ 100,699	\$ 211,814
P.I.D. Assessment	42620	\$ 1,319,295	\$ 1,451,225	\$ 1,596,347	\$ 1,755,982	\$ 1,931,580
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		\$ 1,414,556	\$ 1,546,486	\$ 1,691,608	\$ 1,851,243	\$ 2,026,841
Amount Available		\$ 2,660,556	\$ 1,996,671	\$ 1,909,437	\$ 1,951,942	\$ 2,238,655

EXPENSES:		2025	2026	2027	2028	2029
Description	Account					
Office Supplies	60020	\$ 1,800	\$ 1,800	\$ 1,800	\$ 1,800	\$ 1,800
Decorations	60132	44,100	44,100	44,100	44,100	44,100
Beautification	60490	200,000	200,000	200,000	200,000	200,000
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	346,636	363,968	382,166	401,274	421,338
Tree Services	61226	300,000	300,000	300,000	300,000	300,000
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	30,000	31,500	33,075	34,729	36,465
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
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	7,000	7,350	7,718	8,103	8,509
Liability Insurance Premium	64090	4,500	4,725	4,961	5,209	5,470
Fencing*	68061	760,000	300,000	300,000	200,000	200,000
Construction	68540	-	-	-	-	-
Trans to General Fund (1001)	90015	19,052	19,052	19,052	19,052	19,052
		-	-	-	-	-
TOTAL EXPENSES		\$ 2,210,370	\$ 1,778,842	\$ 1,808,738	\$ 1,740,128	\$ 1,773,087
Ending Balance*		\$ 450,186	\$ 217,829	\$ 100,699	\$ 211,814	\$ 465,568

Avg. Annual Assessment by Home Value:

Value	Yrly Assmnt.		
\$100,000	\$90	Avg. Property Value:	\$ 427,995
\$200,000	\$180	Avg. Property Assessment:	\$ 385
\$300,000	\$270	No. of Properties:	3,425
\$400,000	\$360		
\$500,000	\$450		
\$600,000	\$540		

*Future wall replacements

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 Westchester 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 _____



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. 2
Whispering Oaks
Five Year Service Plan 2025 - 2029 BUDGET

Income based on Fixed Rate Assessment of \$475 per improved lot and \$237.50 per unimproved lot within the district.

INCOME:

Description	Account	2025	2026	2027	2028	2029
Beginning Balance (Estimated)		\$ 16,100	\$ 11,681	\$ 12,340	\$ 13,058	\$ 13,817
P.I.D. Assessment	42620	\$ 13,300	\$ 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		\$ 14,918	\$ 15,618	\$ 16,318	\$ 17,018	\$ 17,018
Amount Available		\$ 31,018	\$ 27,299	\$ 28,658	\$ 30,076	\$ 30,835

EXPENSES:

Description		2025	2026	2027	2028	2029
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	6,286	6,600	6,930	7,277	7,641
Collection Service (\$2.90/Acct)	61380	81	81	81	81	81
Misc.	61485	50	50	50	50	50
Admin./Management	61510	-	-	-	-	-
Postage	61520	14	14	14	14	14
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	5,000	-	-	-	-
Property Insurance Premium	64080	125	131	138	145	152
Liability Insurance Premium*	64090	3,250	3,500	3,750	4,000	4,250
Fencing	68601	-	-	-	-	-
Landscaping	68250	-	-	-	-	-
Trans to General Fund (1001)	90015	306	306	306	306	306
		-	-	-	-	-
TOTAL EXPENSES		\$ 19,337	\$ 14,959	\$ 15,599	\$ 16,259	\$ 16,940
Ending Balance**		\$ 11,681	\$ 12,340	\$ 13,058	\$ 13,817	\$ 13,895

Improved lots are based at \$475 per year.
Unimproved lots are based at \$237.50 per year.

Avg. Property Value: \$ 368,735
Avg. Property Assessment: \$ 475
No. of Properties: 28

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

**Future fence replacement

***Entrance lighting

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 Whispering Oaks 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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Exhibit A
GRAND PRAIRIE PUBLIC IMPROVEMENT DISTRICT NO. 4
Brookfield
Five Year Service Plan 2025 - 2029 BUDGET

Income based on Assessment Rate of \$0.11 per \$100 of appraised value.
The FY 2024 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		\$62,596,440	\$ 0.11	\$ 68,856		
Description	Account	2025	2026	2027	2028	2029
Beginning Balance (Estimated)		\$ 88,000	\$ 97,054	\$ 121,122	\$ 150,799	\$ 186,744
P.I.D. Assessment	42620	68,856	\$ 75,742	\$ 83,316	\$ 91,647	\$ 100,812
Interest Earnings	49410	806	806	806	806	806
City Contribution	49780	5,552	5,552	5,552	5,552	5,552
TOTAL INCOME		\$ 75,214	\$ 82,100	\$ 89,674	\$ 98,005	\$ 107,170
Amount Available		\$ 163,214	\$ 179,154	\$ 210,796	\$ 248,805	\$ 293,915

EXPENSES:		2025	2026	2027	2028	2029
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	17,547	18,424	19,346	20,313	21,328
Collection Service (\$2.90/Acct)	61380	499	499	499	499	499
Admin./Management	61510	11,088	11,642	12,225	12,836	13,478
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
Property Insurance Premium	64080	500	525	551	579	608
Liability Insurance Premium	64090	300	315	331	347	365
Trans to General Fund (1001)	90015	806	806	806	806	806
		-	-	-	-	-
TOTAL EXPENSES		\$ 66,160	\$ 58,032	\$ 59,997	\$ 62,060	\$ 64,227
Ending Balance**		\$ 97,054	\$ 121,122	\$ 150,799	\$ 186,744	\$ 229,687

Avg. Annual Assessment by Home Value:

Value	Yrly Assmnt.		
\$300,000	\$ 330		
\$350,000	\$ 385		
\$400,000	\$ 440	Avg. Property Value:	\$ 363,933
\$450,000	\$ 495	Avg. Property Assessment:	\$ 400
\$500,000	\$ 550	No. of Properties:	172

*Reserve study
**Future wall repairs and replacements

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 Brookfield 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. 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.
(insert name of municipality or county, as applicable) (insert name of municipality or county, as applicable) (insert name of city council or county commissioners court, as applicable) (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. 6
Walingford Village
Five Year Service Plan 2025 - 2029 BUDGET

Income based on Assessment Rate of \$0.085 per \$100 of appraised value.
The FY 2024 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		\$70,513,110	\$ 0.085	\$ 59,936		
Description	Account	2025	2026	2027	2028	2029
Beginning Balance (Estimated)		\$ 66,000	\$ 9,284	\$ 31,635	\$ 59,081	\$ 92,208
P.I.D. Assessment	42620	\$ 59,936	\$ 65,930	\$ 72,523	\$ 79,775	\$ 87,753
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		\$ 63,087	\$ 69,081	\$ 75,674	\$ 82,926	\$ 90,904
Amount Available		\$ 129,087	\$ 78,365	\$ 107,309	\$ 142,007	\$ 183,111
EXPENSES:		2025	2026	2027	2028	2029
Description						
Office Supplies	60020	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100
Decorations	60132	-	-	-	-	-
Beautification*	60490	70,000	5,000	5,000	5,000	5,000
Wall Maintenance	60776	3,000	3,000	3,000	3,000	3,000
Mowing Contractor	61225	19,000	19,950	20,948	21,995	23,095
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	175	184	193	203	213
Liability Insurance Premium	64090	7,000	7,350	7,718	8,103	8,509
Landscaping	68250	-	-	-	-	-
Trans to General Fund (1001)	90015	1,198	1,198	1,198	1,198	1,198
		-	-	-	-	-
TOTAL EXPENSES		\$ 119,803	\$ 46,730	\$ 48,227	\$ 49,800	\$ 51,451
Ending Balance***		\$ 9,284	\$ 31,635	\$ 59,081	\$ 92,208	\$ 131,661

Avg. Annual Assessment by Home Value:

Value	Yrly Assmnt.	
\$150,000	\$128	
\$200,000	\$170	
\$250,000	\$213	Avg. Property Value: \$ 312,005
\$300,000	\$255	Avg. Property Assessment: \$ 265
\$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 2025 - 2029 BUDGET

Income based on Assessment Rate of \$0.11 per \$100 of appraised value.
The FY 2024 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		\$532,171,375	\$ 0.11	\$ 585,389		
Description	Account	2025	2026	2027	2028	2029
Beginning Balance (Projected)		\$ 22,000	\$ 46,336	\$ 99,140	\$ 200,513	\$ 356,104
P.I.D. Assessment	42620	\$ 585,389	\$ 643,927	\$ 708,320	\$ 779,152	\$ 857,067
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		\$ 621,502	\$ 680,040	\$ 744,433	\$ 815,265	\$ 893,180
Amount Available		\$ 643,502	\$ 726,376	\$ 843,573	\$ 1,015,778	\$ 1,249,284
EXPENSES:		2025	2026	2027	2028	2029
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	85,000	200,000	200,000	200,000	200,000
Wall Maintenance	60776	5,000	5,000	5,000	5,000	5,000
Mowing Contractor	61225	147,101	154,456	162,179	170,288	178,802
Collection Service	61380	3,865	3,865	3,865	3,865	3,865
Misc.	61485	1,400	1,400	1,400	1,400	1,400
Admin./Management	61510	23,100	24,255	25,468	26,741	28,078
Postage	61520	50	50	50	50	50
Electric Power	62030	16,000	16,800	17,640	18,522	19,448
Water Utility	62035	66,000	69,300	72,765	76,403	80,223
Pond/Canal Maintenance-Aquatic	63038	36,000	37,800	39,690	41,675	43,758
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	1,400	1,470	1,544	1,621	1,702
Liability Insurance Premium	64090	1,800	1,890	1,985	2,084	2,188
Fencing	68061	100,000	-	-	-	-
Irrigation around Pond		-	-	-	-	-
Pond Improvement	68206	-	-	-	-	-
Construction	68540	-	-	-	-	-
Trans to General Fund (1001)	90015	8,290	8,290	8,290	8,290	8,290
		-	-	-	-	-
TOTAL EXPENSES		\$ 597,166	\$ 627,236	\$ 643,060	\$ 659,674	\$ 677,120
Ending Balance*		\$ 46,336	\$ 99,140	\$ 200,513	\$ 356,104	\$ 572,165

Avg. Annual Assessment by Home Value:

Value	Yrly Assmnt.		
\$100,000	\$110		
\$200,000	\$220		
\$300,000	\$330	Avg. Property Value:	\$ 416,736
\$400,000	\$440	Avg. Property Assessment:	\$ 458
\$500,000	\$550	No. of Properties:	1,277
\$600,000	\$660		

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

GRAND PRAIRIE PUBLIC IMPROVEMENT DISTRICT NO. 8
Peninsula
Five Year Service Plan 2025 - 2029 BUDGET

Income based on Assessment Rate of \$0.115 per \$100 of appraised value.
The FY 2024 rate was \$0.115 per \$100 of appraised value.

INCOME:	Value	Assess Rate	Revenue			
Appraised Value	2,475,220,870	\$ 0.115	\$ 2,846,504			
Description	Account	2025	2026	2027	2028	2029
Beginning Balance (Estimated)		\$ 848,818	\$ 318,048	\$ 306,226	\$ 340,414	\$ 552,547
P.I.D. Assessment	42620	\$ 2,846,504	2,815,080	3,162,543	3,551,348	3,994,269
Developer Participation (L V)	46110	6,195	6,505	6,830	7,171	7,530
Interest	49410	36,825	36,825	36,825	36,825	36,825
Trsf-In Ponds 2 & 8	49745	240,000	-	-	-	-
City Contribution	49780	147,199	147,199	147,199	147,199	147,199
TOTAL INCOME		\$ 3,276,723	\$ 3,005,609	\$ 3,353,397	\$ 3,742,543	\$ 4,185,823
Amount Available		\$ 4,125,541	\$ 3,323,657	\$ 3,659,623	\$ 4,082,957	\$ 4,738,370
EXPENSES:		2025	2026	2027	2028	2029
Supplies	60020	\$ 500	\$ 500	\$ 500	\$ 500	\$ 500
Decorations	60132	90,000	94,500	99,225	104,186	109,396
Beautification	60490	400,000	300,000	200,000	500,000	500,000
Wall Maintenance	60776	100,000	250,000	250,000	250,000	250,000
Professional Engineering Services	61041	-	-	-	-	-
Mowing	61225	783,073	822,226	863,337	906,504	951,830
Tree Services	61226	-	-	197,925	-	-
Collection Service	61380	14,015	14,325	14,635	14,945	15,255
Misc.	61485	1,000	1,000	1,000	1,000	1,000
Accounting/Audit		-	-	-	-	-
Admin./Management	61510	51,555	54,133	56,839	59,681	62,665
Postage	61520	100	100	100	100	100
Banners	61601	-	-	-	-	-
Electric Power	62030	57,800	60,700	63,700	66,900	70,200
Water Utility	62035	350,000	368,000	386,000	405,000	425,000
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	200,000	-	-	-	-
Pond Maint-Aquatic	63038	191,200	200,800	210,800	221,300	232,400
Pond Maint-Equipment	63039	75,000	78,800	82,700	86,800	91,100
Water Well Maintenance	63045	8,925	9,371	9,840	10,332	10,848
Irrigation System Maintenance	63065	220,500	231,525	243,101	255,256	268,019
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	20,000	21,000	22,050	23,153	24,310
Property Insurance Premium	64080	10,000	10,500	11,025	11,576	12,155
Liability Insurance Premium	64090	10,000	10,500	11,025	11,576	12,155
Fencing	68061	350,000	-	-	-	-
Construction Miscellaneous	68151	-	-	-	-	-
Pond Improvement	68206	600,000	300,000	400,000	400,000	900,000
Fountains	68207	52,500	55,125	57,881	60,775	63,814
Street Signs	68210	-	-	-	-	-
Construction	68540	-	-	-	-	-
Irrigation Systems	68635	-	-	-	-	-
Water Wells (Tr To Wler, 5005)	90009	16,000	16,000	16,000	16,000	16,000
Trans to General Fund (1001)	90015	36,825	36,825	36,825	36,825	36,825
		-	-	-	-	-
TOTAL EXPENSES		\$ 3,807,493	\$ 3,017,430	\$ 3,319,209	\$ 3,530,411	\$ 4,145,073
Ending Balance*		\$ 318,048	\$ 306,226	\$ 340,414	\$ 552,547	\$ 593,297

Avg. Annual Assessment by Home Value:

Value	Yrly Assmnt.		
\$100,000	\$115		
\$200,000	\$230		
\$300,000	\$345		
\$400,000	\$460		
\$500,000	\$575		
\$600,000	\$690		
\$700,000	\$805		
		Avg. Property Value:	\$ 545,083
		Avg. Property Assessment:	\$ 627
		No. of Properties:	4,541

*Future well 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

Peninsula 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.

Exhibit A
GRAND PRAIRIE PUBLIC IMPROVEMENT DISTRICT NO. 9
High Hawk
Five Year Service Plan 2025 - 2028 BUDGET

Income based on Assessment Rate of \$0.18 per \$100 of appraised value.
The FY 2024 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	\$293,439,023	\$ 0.18	\$ 528,190			
Description	Account	2025	2026	2027	2028	2029
Beginning Balance (Estimated)	\$	103,000	\$ 41,019	\$ 163,124	\$ 282,950	\$ 564,258
P.I.D. Assessment	42620	\$ 528,190	\$ 581,009	\$ 639,110	\$ 703,021	\$ 773,323
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	\$	542,741	\$ 595,560	\$ 653,661	\$ 717,572	\$ 787,874
Amount Available	\$	645,741	\$ 636,580	\$ 806,785	\$ 1,000,623	\$ 1,352,133

EXPENSES:						
Description		2025	2026	2027	2028	2029
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	30,000	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
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	38,000	39,900	41,895	43,990	46,189
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	2,600	2,730	2,867	3,010	3,160
Liability Insurance Premium	64090	12,000	12,600	13,230	13,892	14,586
Fencing ⁴	68061	200,000	71,460	-	-	800,000
Construction Miscellaneous ³	68151	-	-	100,000	-	-
Lease Payment-Security Cameras	68901	28,000	29,400	30,870	32,414	34,034
Trans to General Fund (1001)	90015	9,273	9,273	9,273	9,273	9,273
		-	-	-	-	-
TOTAL EXPENSES	\$	604,722	\$ 483,456	\$ 523,834	\$ 436,264	\$ 1,253,316

Ending Balance⁰	\$	41,019	\$ 153,124	\$ 282,950	\$ 564,258	\$ 98,817
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Avg. Annual Assessment by Home Value:

Value	Yrly Assmnt.	
\$100,000	\$ 180	
\$200,000	\$ 360	
\$300,000	\$ 540	Avg. Property Value: \$ 454,240
\$400,000	\$ 720	Avg. Property Assessment: \$ 818
\$500,000	\$ 900	No. of Properties: 646
\$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 2025 - 2029 BUDGET

Income based on Assessment Rate of \$0.11 per \$100 of appraised value.
The FY 2024 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)		\$66,660,980	\$ 0.11	\$ 73,327		
Description	Account	2025	2026	2027	2028	2029
Beginning Balance (Estimated)		\$ 185,000	\$ 32,619	\$ 34,535	\$ 43,421	\$ 60,029
P.I.D. Assessment	42620	\$ 73,327	\$ 80,660	\$ 88,726	\$ 97,598	\$ 107,358
Interest Earnings	49410	2,150	2,150	2,150	2,150	2,150
TOTAL INCOME		\$ 75,477	\$ 82,810	\$ 90,876	\$ 99,748	\$ 109,508
Amount Available		\$ 260,477	\$ 115,429	\$ 125,411	\$ 143,169	\$ 169,537
EXPENSES:		2025	2026	2027	2028	2029
Description						
Office Supplies	60020	\$ 20	\$ 21	\$ 22	\$ 23	\$ 24
Decorations	60132	9,500	9,975	9,975	9,975	9,975
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	8,052	8,455	8,877	9,321	9,787
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	3,500	3,675	3,859	4,052	4,254
Irrigation System Maint.	63065	2,000	2,100	2,100	2,100	2,100
Decorative Lighting Maintenance	63146	4,000	4,200	4,200	4,200	4,200
Property Insurance Premium	64080	400	420	441	463	486
Liability Insurance Premium	64090	8,500	8,925	9,371	9,840	10,332
Fencing*	68061	150,000	-	-	-	-
Lease Payment-Security Cameras	68901	14,400	14,400	14,400	14,400	14,400
Trans to General Fund (1001)	90015	2,150	2,150	2,150	2,150	2,150
		-	-	-	-	-
TOTAL EXPENSES		\$ 227,858	\$ 80,894	\$ 81,990	\$ 83,140	\$ 84,348
Ending Balance*		\$ 32,619	\$ 34,535	\$ 43,421	\$ 60,029	\$ 85,189

Avg. Annual Assessment by Home Value:

Value	Yrly Assmnt.		
\$200,000	\$220	Avg. Property Value:	\$ 330,005
\$300,000	\$330	Avg. Property Assessment:	\$ 363
\$400,000	\$440	No. of Properties:	\$ 202
\$500,000	\$550		

*Brick wall replacement

Exhibit A
GRAND PRAIRIE PUBLIC IMPROVEMENT DISTRICT NO. 12
Parkview
Five Year Service Plan 2025 - 2029

Income based on Assessment Rate of \$0.215 per \$100 of appraised value.
The FY 2024 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	\$61,427,617	\$ 0.215	\$ 132,069			
Description	Account	2025	2026	2027	2028	2029
Beginning Balance (Estimated)		\$ 181,000	\$ 194,273	\$ 216,604	\$ 249,105	\$ 293,011
P.I.D. Assessment	42620	\$ 132,069	\$ 145,276	\$ 159,804	\$ 175,784	\$ 193,363
Developer Participation/Projects	46110	10,000	10,000	10,000	10,000	10,000
Interest	49410	1,415	1,415	1,415	1,415	1,415
City Contribution	49780	949	949	949	949	949
TOTAL INCOME		\$ 144,433	\$ 157,640	\$ 172,168	\$ 188,148	\$ 205,727
Amount Available		\$ 325,433	\$ 351,914	\$ 388,772	\$ 437,253	\$ 498,738
EXPENSES:		2025	2026	2027	2028	2029
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	47,324	49,690	52,175	54,783	57,523
Collection Service	61380	654	654	654	654	654
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	25,000	26,250	27,563	28,941	30,388
Irrigation System Maint.	63065	8,000	8,000	8,000	8,000	8,000
Decorative Lighting Maintenance	63146	1,500	1,500	1,500	1,500	1,500
Property Insurance Premium	64080	700	735	772	810	851
Liability Insurance Premium	64090	400	420	441	463	486
Fencing	68061	-	-	-	-	-
Trans to General Fund (1001)	90015	1,415	1,415	1,415	1,415	1,415
		-	-	-	-	-
TOTAL EXPENSES		\$ 131,160	\$ 135,310	\$ 139,667	\$ 144,242	\$ 149,046
Ending Balance*		\$ 194,273	\$ 216,604	\$ 249,105	\$ 293,011	\$ 349,691

Avg. Annual Assessment by Home Value:

Value	Yrly Assmnt.		
\$100,000	\$215	Avg. Property Value:	\$ 273,012
\$200,000	\$430	Avg. Property Assessment:	\$ 587
\$300,000	\$645	No. of Properties:	225
\$400,000	\$860		
\$500,000	\$1,075		

*Future wall replacement

11-08-2021



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

Parkview 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. 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
(insert name of municipality or county, as applicable) (insert name of municipality or county, as applicable) (insert name of city council or county commissioners court, 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 2025 - 2029 BUDGET

Income based on Assessment Rate of \$0.08 per \$100 of appraised value.
The FY 2024 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		\$197,647,720	\$ 0.08	\$ 158,118		
Description	Account	2025	2026	2027	2028	2029
Beginning Balance (Estimated)		\$ 239,000	\$ 47,747	\$ 37,831	\$ 38,476	\$ 51,115
P.I.D. Assessment	42620	\$ 158,118	\$ 173,930	\$ 191,323	\$ 210,455	\$ 231,501
Interest	49410	3,043	3,043	3,043	3,043	3,043
TOTAL INCOME		\$ 161,161	\$ 176,973	\$ 194,366	\$ 213,498	\$ 234,544
Amount Available		\$ 400,161	\$ 224,720	\$ 232,197	\$ 251,975	\$ 285,658
EXPENSES:		2025	2026	2027	2028	2029
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	75,000	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	-	-	-	-
Mowing Contractor	61225	28,100	29,505	30,980	32,529	34,156
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	6,000	6,300	6,615	6,946	7,293
Mailbox Maintenance	63042	20,000	5,000	5,250	5,513	5,788
Irrigation System Maint.	63065	20,000	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	850	893	937	984	1,033
Liability Insurance Premium	64090	750	788	827	868	912
Landscaping	68250	-	-	-	-	-
Irrigation System	68635	-	-	-	-	10,000
Lease Payment-Security Cameras	68901	114,150	50,000	52,500	55,125	57,881
Trans to General Fund (1001)	90015	3,043	3,043	3,043	3,043	3,043
TOTAL EXPENSES		352,414	186,889	193,721	200,860	218,321
Ending Balance*		\$ 47,747	\$ 37,831	\$ 38,476	\$ 51,115	\$ 67,337

Avg. Annual Assessment by Home Value:

Value	Yrly Assmnt.		
\$100,000	\$ 80		
\$200,000	\$ 160		
\$300,000	\$ 240		
\$400,000	\$ 320		
\$500,000	\$ 400		
\$600,000	\$ 480		
\$700,000	\$ 560		
		Avg. Property Value:	\$ 353,574
		Avg. Property Assessment:	\$ 283
		No. of Properties:	559

*Future wall replacement

Exhibit A
GRAND PRAIRIE PUBLIC IMPROVEMENT DISTRICT NO. 15
Oak Hollow/Sheffield Village
Five Year Service Plan 2025 - 2029 BUDGET

Income based on Assessment Rate of \$0.065 per \$100 of appraised value.
The FY 2024 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	643,574,122	\$ 0.065	\$ 418,323				
Description	Account	2025	2026	2027	2028	2029	
Beginning Balance (Estimated)		\$ 202,000	\$ 24,112	\$ 29,715	\$ 22,425	\$ 255,897	
P.I.D. Assessment	42620	\$ 418,323	\$ 460,155	\$ 506,171	\$ 556,788	\$ 612,467	
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		\$ 446,647	\$ 488,479	\$ 534,495	\$ 585,112	\$ 640,791	
Amount Available		\$ 648,647	\$ 512,592	\$ 564,210	\$ 607,537	\$ 896,688	

EXPENSES:							
Description		2025	2026	2027	2028	2029	
Office Supplies	60020	\$ 1,800	\$ 1,800	\$ 1,800	\$ 1,800	\$ 1,800	
Decorations	60132	46,000	46,000	46,000	46,000	46,000	
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	118,059	123,962	130,160	136,668	143,501	
Tree Services	61226	10,000	10,000	10,000	10,500	12,000	
Collection Service	61380	6,819	6,819	6,819	6,819	6,819	
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	1,575	1,654	1,736	1,823	1,914	
Water Utility	62035	19,000	19,950	20,948	21,995	23,095	
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	2,500	2,625	2,756	2,894	3,039	
Liability Insurance Premium	64090	1,500	1,575	1,654	1,736	1,823	
Fencing	68061	300,000	150,000	200,000	-	-	
Irrigation Systems	68635	-	-	-	-	-	
Lease Payment-Security Cameras	68901	22,500	22,500	22,500	22,500	22,500	
Trans to General Fund (1001)	90015	4,882	4,882	4,882	4,882	4,882	
		-	-	-	-	-	
TOTAL EXPENSES		\$ 624,535	\$ 482,877	\$ 541,785	\$ 351,640	\$ 362,962	
Ending Balance**		\$ 24,112	\$ 29,715	\$ 22,425	\$ 255,897	\$ 533,726	

Avg. Annual Assessment by Home Value:

Value	Yrly Assmnt.		
\$100,000	\$65		
\$200,000	\$130		
\$300,000	\$195	Avg. Property Value:	\$ 290,684
\$400,000	\$260	Avg. Property Assessment:	\$ 189
\$500,000	\$325	No. of Properties:	2,214

*Wrought iron sign project, phase 3

***Wall replacement/repairs

Exhibit A
GRAND PRAIRIE PUBLIC IMPROVEMENT DISTRICT NO. 16
Lone Star Meadows
Five Year Service Plan 2025 - 2029 BUDGET

Income based on Assessment Rate of \$0.085 per \$100 of appraised value.
The FY 2024 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	\$161,934,120	\$ 0.085	\$ 137,644			
Description	Account	2025	2026	2027	2028	2029
Beginning Balance (Estimated)		\$ 193,000	\$ 268,718	\$ 356,395	\$ 457,318	\$ 572,906
P.I.D. Assessment	42620	\$ 137,644	\$ 151,408	\$ 166,549	\$ 183,204	\$ 201,525
Interest Earnings	49410	642	642	642	642	642
City Contribution	49780	1,586	1,586	1,586	1,586	1,586
TOTAL INCOME		\$ 139,872	\$ 153,636	\$ 168,777	\$ 185,432	\$ 203,753
Amount Available		\$ 332,872	\$ 422,354	\$ 525,172	\$ 642,750	\$ 776,658

EXPENSES:		2025	2026	2027	2028	2029
Description						
Office Supplies	60020	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100
Decorations	60132	10,000	10,000	10,000	10,000	10,000
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	15,200	15,980	16,758	17,596	18,476
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	5,250	5,513	5,788	6,078	6,381
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	750	788	827	868	912
Liability Insurance Premium	64090	300	315	331	347	365
Fencing	68061	-	-	-	-	-
Trans to General Fund (1001)	90015	642	642	642	642	642
		-	-	-	-	-
TOTAL EXPENSES		64,154	65,959	67,854	69,844	71,934
Ending Balance*		\$ 268,718	\$ 356,395	\$ 457,318	\$ 572,906	\$ 704,725

Avg. Annual Assessment by Home Value:

Value	Yrly Assmnt.	
\$200,000	\$ 170	
\$250,000	\$ 213	
\$300,000	\$ 255	Avg. Property Value: \$ 360,655
\$350,000	\$ 298	Avg. Property Assessment: \$ 307
\$400,000	\$ 340	No. of Properties: 449
\$450,000	\$ 383	
\$500,000	\$ 425	

*Future fence replacement

Exhibit A
GRAND PRAIRIE PUBLIC IMPROVEMENT DISTRICT NO. 17
Berkshire Park
Five Year Service Plan 2025 - 2029 BUDGET

Income based on Assessment Rate of \$0.11 per \$100 of appraised value.
The FY 2024 rate was \$0.12 per \$100 of appraised value
Service Plan projects a 10% increase in assessed value per year.

INCOME:		Value	Assess Rate	Revenue		
Appraised Value		\$46,488,540	\$ 0.11	\$ 51,137		

Description	Account Number	2025	2026	2027	2028	2029
Beginning Balance (Estimated)		\$ 30,000	\$ 13,612	\$ 27,937	\$ 51,415	\$ 72,535
P.I.D. Assessment	42620	\$ 51,137	\$ 56,251	\$ 61,876	\$ 68,064	\$ 74,870
Interest	49410	696	696	696	696	696
City Contribution	49780	2,660	2,660	2,660	2,660	2,660
TOTAL INCOME		\$ 54,493	\$ 59,607	\$ 65,232	\$ 71,420	\$ 78,226
Amount Available		\$ 84,493	\$ 73,219	\$ 93,169	\$ 122,834	\$ 150,761

EXPENSES:		2025	2026	2027	2028	2029
Description						
Office Supplies	60020	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100
Decorations	60132	500	500	500	500	500
Beautification*	60490	5,000	3,000	3,000	10,000	10,000
Wall Maintenance**	60776	35,000	10,000	5,000	5,000	5,000
Mowing Contractor	61225	14,400	15,120	15,876	16,670	17,503
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	-	-	-	-	-
Property Insurance Premium	64080	400	420	441	463	486
Liability Insurance Premium	64090	5,022	5,273	5,537	5,814	6,104
Lease Payment-Security Cameras	68901	5,000	5,250	5,513	5,788	6,078
Trans to General Fund (1001)	90015	696	696	696	696	696
		-	-	-	-	-
TOTAL EXPENSES		\$ 70,881	\$ 45,283	\$ 41,754	\$ 50,300	\$ 51,922
Ending Balance**		\$ 13,612	\$ 27,937	\$ 51,415	\$ 72,535	\$ 98,839

Avg. Annual Assessment by Home Value:

Value	Yrly Assmnt.		
\$200,000	\$ 220		
\$300,000	\$ 330		
\$400,000	\$ 440	Avg. Property Value:	\$ 334,450
\$500,000	\$ 550	Avg. Property Assessment:	\$ 368
\$600,000	\$ 660	No. of Properties:	139

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

Exhibit A
GRAND PRAIRIE PUBLIC IMPROVEMENT DISTRICT NO. 18
Crescent Heights
Five Year Service Plan 2025 - 2029 BUDGET

Income based on Assessment Rate of \$0.16 per \$100 of appraised value.
The FY 2024 rate was \$0.16 per \$100 of appraised value
Service Plan projects a 10% increase in assessed value per year.

INCOME:		Value	Assess Rate	Revenue		
Appraised Value		\$29,044,650	\$ 0.16	\$ 46,471		
		2025	2026	2027	2028	2029
Beginning Balance (Estimated)		\$ 28,000	\$ 27,586	\$ 45,511	\$ 67,910	\$ 95,262
Description	Acct. No.					
P.I.D. Assessment	42620	\$ 46,471	\$ 51,119	\$ 56,230	\$ 61,853	\$ 68,039
Interest	49410	448	448	448	448	448
City Contribution	49780	2,078	2,078	2,078	2,078	2,078
TOTAL INCOME		\$ 48,997	\$ 53,645	\$ 58,756	\$ 64,379	\$ 70,565
Amount Available		\$ 76,997	\$ 81,230	\$ 104,267	\$ 132,289	\$ 165,827

EXPENSES:		2025	2026	2027	2028	2029
Description						
Office Supplies	60020	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100
Decorations	60132	1,000	1,000	1,000	1,000	1,000
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	7,000	7,350	7,718	8,103	8,509
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	24,600	12,300	12,300	12,300	12,300
Irrigation System Maint.	63065	1,000	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	300	315	331	347	365
Liability Insurance Premium	64090	150	158	165	174	182
Trans to General Fund (1001)	90015	448	448	448	448	448
		-	-	-	-	-
TOTAL EXPENSES		\$ 49,412	\$ 35,719	\$ 36,357	\$ 37,027	\$ 37,730
Ending Balance*		\$ 27,586	\$ 45,511	\$ 67,910	\$ 95,262	\$ 128,097

Avg. Annual Assessment by Home Value:

Value	Yrly Assmnt.	
\$100,000	\$ 160	
\$150,000	\$ 240	
\$200,000	\$ 320	Avg. Property Value: \$ 319,172
\$250,000	\$ 400	Avg. Assessment: \$ 511
\$300,000	\$ 480	No. of Properties (at completion): 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.

