

Exhibit A
GRAND PRAIRIE PUBLIC IMPROVEMENT DISTRICT NO. 18
Crescent Heights
Five Year Service Plan 2024 - 2028 BUDGET

Income based on Assessment Rate of \$0.16 per \$100 of appraised value.
The FY 2023 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		\$26,525,200	\$ 0.16	\$ 42,440		
		2024	2025	2026	2027	2028
Beginning Balance (Estimated)		\$ 11,000	\$ 18,764	\$ 32,185	\$ 49,658	\$ 71,618
Description	Acct. No.					
P.I.D. Assessment	42620	\$ 42,440	\$ 46,684	\$ 51,353	\$ 56,488	\$ 62,137
City Contribution	49780	1,588	1,588	1,588	1,588	1,588
TOTAL INCOME		\$ 44,028	\$ 48,272	\$ 52,941	\$ 58,076	\$ 63,725
Amount Available		\$ 55,028	\$ 67,037	\$ 85,126	\$ 107,734	\$ 135,343

EXPENSES:		2024	2025	2026	2027	2028
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	250	263	276	289	304
Water Utility	62035	4,200	4,410	4,631	4,862	5,105
Streets,Roads,Highway Maint.*	63030	12,300	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	200	210	221	232	243
Liability Insurance Premium	64090	100	105	110	116	122
		-	-	-	-	-
TOTAL EXPENSES		\$ 36,264	\$ 34,851	\$ 35,468	\$ 36,116	\$ 36,796
Ending Balance*		\$ 18,764	\$ 32,185	\$ 49,658	\$ 71,618	\$ 98,547

Avg. Annual Assessment by Home Value:

Value	Yrly Assmnt.		
\$100,000	\$ 160		
\$150,000	\$ 240		
\$200,000	\$ 320		
\$250,000	\$ 400		
\$300,000	\$ 480		
\$350,000	\$ 560		
\$400,000	\$ 640		
		Avg. Property Value:	\$ 291,486
		Avg. Assessment:	\$ 466
		No. of Properties (at completion):	91

*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.