GRAND PRAIRIE PUBLIC IMPROVEMENT DISTRICT NO. 1
Westchester
Five Year Service Plan 2022 - 2026 BUDGET

Income based on Assessment Rate of $0.10 per $100 of appraised value.
Service Plan projects a 2% increase in assessed value per year.

INCOME:	Value	Assess Rate	Revenue
Appraised Value	$1,088,222,390	$ 0.10	$ 1,088,222

Description	**Account**	**2022**	**2023**	**2024**	**2025**	**2026**
Beginning Balance (Estimated)		**$ 958,000**	**$ 536,829**	**$ 325,462**	**$ 165,137**	**$ 115,597**
P.I.D. Assessment	42620	$ 1,088,222	$ 1,109,986	$ 1,132,186	$ 1,154,830	$ 1,177,926
City Contribution	49780	33,500	33,500	33,500	33,500	33,500
TOTAL INCOME		**$ 1,121,722**	**$ 1,143,486**	**$ 1,165,686**	**$ 1,188,330**	**$ 1,211,426**
Amount Available		**$ 2,079,722**	**$ 1,680,315**	**$ 1,491,148**	**$ 1,353,467**	**$ 1,327,024**

EXPENSES:

Description		**2022**	**2023**	**2024**	**2025**	**2026**
Office Supplies	60020	$ 1,800	$ 1,800	$ 1,800	$ 1,800	$ 1,800
Decorations	60132	30,000	30,000	30,000	30,000	30,000
Beautification[1]	60490	322,000	322,000	322,000	322,000	322,000
Wall Maintenance[2]	60776	75,000	75,000	50,000	50,000	50,000
Professional Engineering Services[3]	61041	12,000	12,000	12,000	12,000	12,000
Mowing Contractor[4]	61225	276,000	276,000	276,000	276,000	276,000
Tree Services[5]	61226	86,250	86,250	86,250	86,250	86,250
Collection Service ($2.90/Acct)	61380	9,593	9,593	9,593	9,593	9,593
Misc.	61485	1,000	1,000	1,000	1,000	1,000
Admin./Management	61510	27,000	27,000	27,000	27,000	27,000
Postage	61520	50	50	50	50	50
Electric Power	62030	6,000	6,300	6,615	6,946	7,293
Water Utility[6]	62035	126,500	132,825	139,466	146,440	153,762
Irrigation System Maint.[7]	63065	53,000	53,000	41,850	46,035	50,639
Decorative Lighting Maintenance[8]	63146	15,000	15,000	15,000	15,000	15,000
Property Insurance Premium	64080	4,200	4,410	4,631	4,862	5,105
Liability Insurance Premium	64090	2,500	2,625	2,756	2,894	3,039
Fencing[9]	68061	415,000	300,000	300,000	200,000	100,000
Construction[10]	68540	80,000	-	-	-	-
		-	-	-	-	-
TOTAL EXPENSES		**$ 1,542,893**	**$ 1,354,853**	**$ 1,326,011**	**$ 1,237,870**	**$ 1,150,531**
Ending Balance		**$ 536,829**	**$ 325,462**	**$ 165,137**	**$ 115,597**	**$ 176,493**

Avg. Annual Assessment by Home Value:

Value	Yrly Assmnt.
$100,000	$100
$150,000	$150
$200,000	$200
$250,000	$250
$300,000	$300
$350,000	$350
$400,000	$400
$450,000	$450

Avg. Property Value:	$ 328,967
Avg. Property Assessment:	$ 329
No. of Properties:	3,308

1 2021 Winter Kill Removal; Chandra/Bardin Rehab; Westchester Genereal Landscaping Rehab; Westchester Parkway Landscape Enhancement; Replace/Add Trees/Plantings - Dechman Extension; Entrance Enhancements; Mow tall grass to tree line in wildflower area; Seeding of wildflower area; Repair Art Murals
2 Vision: Site Line; Recurring Small Job Maintenance Contract; Metal Fence Repaint
3 Engineering risk management to hardscape projects; Easement concerns; Design of entrances, beds, enhancements;
4 Dechman Extension Scope Add; Review/reduce mow areas; NO non-recuring expenses in budget acct
5 Additional tree maintenance and removal for replantings; Miseltoe mitigation; Periodic storm clean up;
6 Manage water usage;Scope Add: Dechman + Westchester Crossing + I20 Carrier Relandscape/Rehab ; Incorporate H2O program into Site management responsibility
7 Considering age of system with better manage $$; Westchester Crossing + I20 Carrier Rebuild/Rebuild; Evaluate more efficient systmens in critical areas; Incorporate H2O program into Site management responsibility
8 Lighting repairs/replacements; Westchester Crossing Upgrade; LED fixture upgrades
9 Wrought Iron Fence paint touch-up; Hills of Westchester Wall repair - ongoing; Rehab Existing Entrance Monuments; Dechman @ Bardin Demolish/Build Entrance Monument; Dechman Extension Fence Installation
10 Add./Rehab Entry Monuments: Westchester Crossing; New Entrance Enhancements: Structures/Lighting; Art Projects; Emergency Issues Out of Scope