

**GRAND PRAIRIE PUBLIC IMPROVEMENT DISTRICT NO. 8**  
**Peninsula**  
**Five Year Service Plan 2027 - 2031 BUDGET**

Income based on Assessment Rate of \$0.115 per \$100 of appraised value.  
The FY 2026 rate was \$0.115 per \$100 of appraised value.

|                                      |                |                     |                     |                     |                     |                     |
|--------------------------------------|----------------|---------------------|---------------------|---------------------|---------------------|---------------------|
| <b>INCOME:</b>                       |                | Value               | Assess Rate         | Revenue             |                     |                     |
| <b>Appraised Value</b>               |                | 2,333,761,788       | \$ 0.115            | \$ 2,683,826        |                     |                     |
| <b>Description</b>                   | <b>Account</b> | <b>2027</b>         | <b>2028</b>         | <b>2029</b>         | <b>2030</b>         | <b>2031</b>         |
| <b>Beginning Balance (Estimated)</b> |                | <b>\$ 26,444</b>    | <b>\$ 22,271</b>    | <b>\$ 69,201</b>    | <b>\$ 173,589</b>   | <b>\$ 187,962</b>   |
| P.I.D. Assessment                    | 42620          | \$ 2,683,826        | 2,786,070           | 2,931,957           | 3,084,090           | 3,242,712           |
| Developer Participation (L V)        | 46110          | 6,991               | 7,341               | 7,708               | 8,093               | 8,498               |
| Interest                             | 49410          | 49,575              | 49,575              | 49,575              | 49,575              | 49,575              |
| City Contribution                    | 49780          | 147,199             | 147,199             | 147,199             | 147,199             | 147,199             |
| <b>TOTAL INCOME</b>                  |                | <b>\$ 2,887,591</b> | <b>\$ 2,990,185</b> | <b>\$ 3,136,439</b> | <b>\$ 3,288,957</b> | <b>\$ 3,447,984</b> |
| <b>Amount Available</b>              |                | <b>\$ 2,914,035</b> | <b>\$ 3,012,456</b> | <b>\$ 3,205,640</b> | <b>\$ 3,462,546</b> | <b>\$ 3,635,946</b> |
| <b>EXPENSES:</b>                     |                |                     |                     |                     |                     |                     |
| <b>Description</b>                   |                | <b>2027</b>         | <b>2028</b>         | <b>2029</b>         | <b>2030</b>         | <b>2031</b>         |
| Supplies                             | 60020          | \$ 500              | \$ 500              | \$ 500              | \$ 500              | \$ 500              |
| Decorations                          | 60132          | 82,679              | 86,813              | 91,154              | 95,711              | 100,497             |
| Beautification                       | 60490          | 100,000             | 250,000             | 250,000             | 250,000             | 250,000             |
| Wall Maintenance                     | 60776          | 304,000             | 250,000             | 250,000             | 250,000             | 250,000             |
| Professional Engineering Services    | 61041          | -                   | -                   | -                   | -                   | -                   |
| Mowing                               | 61225          | 780,000             | 803,400             | 827,502             | 852,327             | 877,897             |
| Tree Services                        | 61226          | -                   | -                   | -                   | 200,000             | -                   |
| Collection Service                   | 61380          | 14,499              | 14,809              | 15,119              | 15,429              | 15,739              |
| Misc.                                | 61485          | 4,000               | 4,000               | 4,000               | 4,000               | 4,000               |
| Accounting/Audit                     |                | -                   | -                   | -                   | -                   | -                   |
| Admin./Management                    | 61510          | 70,183              | 73,692              | 77,377              | 81,246              | 85,308              |
| Postage                              | 61520          | 5,500               | 5,775               | 6,064               | 6,367               | 6,685               |
| Banners                              | 61601          | -                   | -                   | -                   | -                   | -                   |
| Electric Power                       | 62030          | 63,700              | 66,900              | 70,200              | 73,700              | 77,400              |
| Water Utility                        | 62035          | 400,000             | 420,000             | 441,000             | 463,000             | 486,000             |
| Bldgs And Grounds Maint.             | 63010          | 2,000               | 2,000               | 2,000               | 2,000               | 2,000               |
| Pavement Leveling                    | 63031          | 10,000              | 10,300              | 10,600              | 10,900              | 11,200              |
| Pond Maint-Dredging                  | 63037          | 75,000              | -                   | -                   | -                   | -                   |
| Pond Maint-Aquatic                   | 63038          | 210,000             | 216,300             | 222,800             | 229,500             | 236,400             |
| Pond Maint-Equipment                 | 63039          | 55,000              | 57,800              | 60,700              | 63,700              | 66,900              |
| Water Well Maintenance               | 63045          | 9,870               | 10,364              | 10,882              | 11,426              | 11,997              |
| Irrigation System Maintenance        | 63065          | 220,000             | 231,000             | 242,550             | 254,678             | 267,411             |
| Decorative Roadway Signs Maint       | 63115          | 10,000              | 10,000              | 10,000              | 10,000              | 10,000              |
| Playgrounds/Picnic Area Maint.       | 63135          | 10,000              | 10,000              | 10,000              | 10,000              | 10,000              |
| Decorative Lighting Maint.           | 63146          | 22,050              | 23,153              | 24,310              | 25,526              | 26,802              |
| Property Insurance Premium           | 64080          | 17,520              | 18,396              | 19,316              | 20,282              | 21,296              |
| Liability Insurance Premium          | 64090          | 9,688               | 9,979               | 10,278              | 10,587              | 10,904              |
| Salary Alloc PID                     | 67321          | 49,575              | 49,575              | 49,575              | 49,575              | 49,575              |
| Fencing                              | 68061          | -                   | 100,000             | 105,000             | 110,250             | 115,763             |
| Construction Miscellaneous           | 68151          | -                   | -                   | -                   | -                   | -                   |
| Pond Improvement                     | 68206          | 300,000             | 150,000             | 150,000             | 100,000             | 300,000             |
| Fountains                            | 68207          | 50,000              | 52,500              | 55,125              | 57,881              | 60,775              |
| Street Signs                         | 68210          | -                   | -                   | -                   | -                   | -                   |
| Landscaping                          | 68250          | -                   | -                   | -                   | -                   | -                   |
| Construction                         | 68540          | -                   | -                   | -                   | -                   | -                   |
| Irrigation Systems                   | 68635          | -                   | -                   | -                   | -                   | -                   |
| Water Wells (Tr To Wter, 5005)       | 90009          | 16,000              | 16,000              | 16,000              | 16,000              | 16,000              |
|                                      |                | -                   | -                   | -                   | -                   | -                   |
| <b>TOTAL EXPENSES</b>                |                | <b>\$ 2,891,764</b> | <b>\$ 2,943,255</b> | <b>\$ 3,032,051</b> | <b>\$ 3,274,583</b> | <b>\$ 3,371,049</b> |
| <b>Ending Balance*</b>               |                | <b>\$ 22,271</b>    | <b>\$ 69,201</b>    | <b>\$ 173,589</b>   | <b>\$ 187,962</b>   | <b>\$ 264,897</b>   |

**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: \$ 495,807  |
|           |              | Avg. Property Assessment: \$ 570 |
|           |              | No. of Properties: 4,707         |

\*Future wall replacement