GRAND PRAIRIE PUBLIC IMPROVEMENT DISTRICT NO. 1
Westchester
Five Year Service Plan 2017 - 2021 BUDGET

Income based on Assessment Rate of $0.11 per $100 of appraised value.
Service Plan projects a 2% increase in assessed value per year.

INCOME:	Value	Assess Rate	Revenue
Appraised Value	$720,564,890	$ 0.11	$ 792,621

Description	**Account**	**2017**	**2018**	**2019**	**2020**	**2021**
Beginning Balance (Estimated)		**$ 266,000**	**$ 52,764**	**$ 89,334**	**$ 180,897**	**$ 357,808**
P.I.D. Assessment	42620	$ 792,621	$ 808,474	$ 824,643	$ 841,136	$ 857,959
City Contribution	49780	33,500	33,500	33,500	33,500	33,500
TOTAL INCOME		**$ 826,121**	**$ 841,974**	**$ 858,143**	**$ 874,636**	**$ 891,459**
Amount Available		**$ 1,092,121**	**$ 894,738**	**$ 947,477**	**$ 1,055,533**	**$ 1,249,267**

EXPENSES:

Description		**2017**	**2018**	**2019**	**2020**	**2021**
Office Supplies	60020	$ 100	$ 100	$ 100	$ 100	$ 100
Decorations	60132	5,500	5,500	5,500	5,500	5,500
Beautification*	60490	50,000	100,000	100,000	200,000	200,000
Wall Maintenance**	60776	400,000	100,000	50,000	50,000	50,000
Mowing Contractor	61225	202,618	212,749	223,386	234,556	246,283
Tree Services	61226	50,000	50,000	50,000	50,000	50,000
Collection Service ($2.75/Acct)	61380	9,094	9,094	9,094	9,094	9,094
Misc.	61485	1,000	1,000	1,000	1,000	1,000
Admin./Management	61510	24,000	24,000	24,000	24,000	24,000
Postage	61520	50	50	50	50	50
Electric Power	62030	5,500	5,775	6,064	6,367	6,685
Water Utility	62035	73,000	76,650	80,483	84,507	88,732
Irrigation System Maint.	63065	25,000	25,000	25,000	25,000	25,000
Decorative Lighting Maintenance	63146	3,500	3,500	3,500	3,500	3,500
Property Insurance Premium	64080	2,000	2,100	2,205	2,315	2,431
Liability Insurance Premium	64090	1,500	1,575	1,654	1,736	1,823
Amortization of Fiscal Fee	91020	45	45	45	-	-
Interest Expense Certif of Obligation	91080	21,450	13,266	4,500	-	-
Principal Pmts Certif of Obligation	95020	165,000	175,000	180,000	-	-
TOTAL EXPENSES		**$ 1,039,357**	**$ 805,404**	**$ 766,581**	**$ 697,725**	**$ 714,199**
Ending Balance		**$ 52,764**	**$ 89,334**	**$ 180,897**	**$ 357,808**	**$ 535,067**

Avg. Annual Assessment by Home Value:

Value	Yrly Assmnt.
$75,000	$83
$100,000	$110
$125,000	$138
$150,000	$165
$175,000	$193
$200,000	$220
$225,000	$248
$250,000	$275
$275,000	$303
$300,000	$330

Avg. Property Value:	$ 217,891
Avg. Property Assessment:	$ 240
No. of Properties:	3,307

*Flowerbed renovations, tree replacements
**Retaining wall and concrete wall repairs