

GRAND PRAIRIE PUBLIC IMPROVEMENT DISTRICT NO. 5
Forum Estates: The Preserve at Forum
Five Year Service Plan 2026 - 2030 BUDGET

Income based on Assessment Rate of \$0.10 per \$100 of appraised value.
 Service Plan projects a 1% increase in assessed value per year.

INCOME:	Value	Assess Rate	Revenue		
Appraised Value	\$5,456,000	\$ 0.10	\$ 5,456		
	2026	2027	2028	2029	2030
Estimated No. of Improved Properties	-	44	88	88	88
Estimated No. of Unimproved Properties	88	44	-	-	-
Beginning Balance (Estimated)	\$ -	\$ 1,422	\$ 2,294	\$ 22,112	\$ 37,360
Description	Acct. No.				
P.I.D. Assessment	42620	\$ 5,456	\$ 24,031	\$ 42,977	\$ 43,407
City Contribution	49780	1,050	1,050	1,050	1,050
TOTAL INCOME	\$ 6,506	\$ 25,081	\$ 44,027	\$ 44,457	\$ 44,891
Amount Available	\$ 6,506	\$ 26,503	\$ 46,321	\$ 66,569	\$ 82,250

EXPENSES:		2026	2027	2028	2029	2030
Description						
Decorations	60132	\$ -	\$ 1,000	\$ 1,000	\$ 1,000	\$ 1,000
Beautification	60490	-	5,000	5,000	5,000	5,000
Wall Maintenance	60776	-	5,000	5,000	10,000	10,000
Mowing Contractor	61225	3,000	9,050	9,050	9,050	9,050
Collection Service (\$2.90/Acct)	61380	264	264	264	264	264
Misc.	61485	50	50	50	50	50
Postage	61520	50	50	50	50	50
Electric Power	62030	35	45	45	45	45
Water Utility	62035	500	1,500	1,500	1,500	1,500
Irrigation System Maint.	63065	500	1,000	1,000	1,000	1,000
Decorative Lighting Maintenance	63146	500	1,000	1,000	1,000	1,000
Property Insurance Premium	64080	160	200	200	200	200
Liability Insurance Premium	64090	25	50	50	50	50
		-	-	-	-	-
TOTAL EXPENSES		\$ 5,084	\$ 24,209	\$ 24,209	\$ 29,209	\$ 29,209
Ending Balance*		\$ 1,422	\$ 2,294	\$ 22,112	\$ 37,360	\$ 53,041

Avg. Annual Assessment by Home Value:

Value	Yrly Assmnt.	Avg. Property Value:	\$ 478,750
\$200,000	\$ 200	Avg. Unimproved Property Value:	\$ 62,000
\$300,000	\$ 300	Avg. Impr. Property Assessment:	\$ 479
\$400,000	\$ 400	No. of Properties (at completion)**	91
\$500,000	\$ 500		

*Future fence replacements

**Includes 3 common areas