

**ORDINANCE NO. \_\_\_\_\_**

**AN ORDINANCE AMENDING THE FISCAL YEAR 2025-2026 BUDGET AND FIVE-YEAR SERVICE PLAN FOR PUBLIC IMPROVEMENT DISTRICT NO. 7 – HERITAGE; MAKING THIS ORDINANCE CUMULATIVE OF ALL OTHER ORDINANCES; PROVIDING FOR A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the Public Improvement District Assessment Act, Chapter 372 of the Texas Local Government Code (“Act”), allows for the creation of public improvement districts;

**WHEREAS**, on September 26, 2000, the City Council of the City of Fort Worth (“City Council”) authorized the establishment of Public Improvement District No. 7 – Heritage (“District”), as a public improvement district in accordance with the Act and Resolution No. 2675;

**WHEREAS**, on September 16, 2025, the City Council adopted Ordinance No. 27986-09-2025, approving the fiscal year 2025-2026 budget, five-year service plan, assessment plan, and tax year 2025 assessment roll for the District;

**WHEREAS**, the City Council desires to amend the fiscal year 2025-2026 budget and five-year service plan by replacing it with the “Amended Service Plan”, which is attached hereto as Exhibit A and incorporated herein for all purposes;

**WHEREAS**, the Amended Service Plan is intended to supersede the Service Plan set out in Ordinance No. 27986-09-2025; and

**WHEREAS**, the Amended Service Plan will not affect the previously adopted Assessment Plan or Assessment Roll.

**NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF FORT WORTH, TEXAS THAT:**

**SECTION 1.**

The Recitals and findings listed above are true and correct and form the basis upon which this Ordinance is being adopted and are incorporated herein by reference.

**SECTION 2.**

The City Council hereby approves and adopts the Amended Service Plan for fiscal year 2025-2026. In doing so, the City Council finds that the supplemental services and improvements set forth in the Service Plan are feasible and advisable and will serve the needs and desires of the property owners in the District.

**SECTION 3.**

Should any portion, section or part of a section of this Ordinance be declared invalid, inoperative, or void for any reason by a court of competent jurisdiction, such decision, opinion or judgment shall in no way impair the remaining portions, sections, or parts of sections of this Ordinance, which shall remain in full force and effect.

**SECTION 4.**

This Ordinance is cumulative of all other ordinances and appropriations amending the same except in those instances where the provisions of this Ordinance are in direct conflict with such other ordinances and appropriations, in which instance said conflicting provisions of said prior ordinances and appropriations are hereby expressly repealed.

**SECTION 5.**

The City Secretary is directed to cause a copy of this Ordinance to be recorded in the real property records of Tarrant County, Texas no later than the seventh (7<sup>th</sup>) day after the adopted date of this Ordinance.

**SECTION 6.**

This Ordinance takes effect and will be in full force and effect from and after the date of its passage.

**AND IT IS SO ORDAINED.**

**APPROVED AS TO FORM  
AND LEGALITY:**

**ATTEST:**

\_\_\_\_\_  
Trey Qualls, Sr. Assistant City Attorney

\_\_\_\_\_  
Jannette S. Goodall, City Secretary

M&C: \_\_\_\_\_

Adopted and Effective: \_\_\_\_\_

**EXHIBIT A  
AMENDED SERVICE PLAN**

City of Fort Worth Five Year Service Plan: Mid-Year Adjustment Public Improvement District No. 7 - Heritage					
	FY 25/26	FY 26/27	FY 27/28	FY 28/29	FY 29/30
<b>REVENUES</b>					
PID Assessments	\$ 2,161,087	\$ 2,225,920	\$ 2,292,697	\$ 2,361,478	\$ 2,432,322
COFW Payment in lieu of Services	266,068	274,050	282,272	290,740	299,462
PID Generated Revenue	1,050	1,050	1,050	1,050	1,050
<b>Total Budgeted Revenues</b>	<b>\$ 2,448,912</b>	<b>\$ 2,521,727</b>	<b>\$ 2,598,728</b>	<b>\$ 2,673,975</b>	<b>\$ 2,753,541</b>
Use of Fund Balance	\$ 563,774	\$ 90,648	\$ -	\$ -	\$ -
<b>Total Revenues</b>	<b>\$ 3,012,686</b>	<b>\$ 2,612,374</b>	<b>\$ 2,598,728</b>	<b>\$ 2,673,975</b>	<b>\$ 2,753,541</b>
<b>EXPENSES</b>					
Management Fee	\$ 188,818	\$ 192,594	\$ 196,446	\$ 200,375	\$ 204,383
Utilities	283,950	289,629	295,422	301,330	307,357
Landscaping	1,293,865	1,319,742	1,346,137	1,373,060	1,400,521
Common Area Maintenance	217,701	222,055	210,058	216,360	222,851
Security Enhancement	105,000	94,000	95,880	97,798	99,754
Advertising	7,700	500	500	500	500
Public Event	92,000	93,840	95,717	97,631	99,584
Association Employees	58,843	60,020	61,220	62,445	63,694
Capital Improvements	709,852	286,559	200,000	206,000	212,180
Annual Review	6,000	3,000	3,000	3,000	3,000
City Administrative Fee	48,957	50,435	51,935	53,480	55,071
<b>Total Budgeted Expenses</b>	<b>\$ 3,012,686</b>	<b>\$ 2,612,374</b>	<b>\$ 2,556,315</b>	<b>\$ 2,611,978</b>	<b>\$ 2,668,893</b>
Contribution to Fund Balance	\$ -	\$ -	\$ 40,411	\$ 61,997	\$ 84,648
<b>Total Expense</b>	<b>\$ 3,012,686</b>	<b>\$ 2,612,374</b>	<b>\$ 2,596,726</b>	<b>\$ 2,673,975</b>	<b>\$ 2,753,541</b>
<b>Net Change in Fund Balance</b>	<b>\$ (563,774)</b>	<b>\$ (90,648)</b>	<b>\$ 40,411</b>	<b>\$ 61,997</b>	<b>\$ 84,648</b>
Fund Balance, Beginning of Year	\$ 1,319,493	\$ 755,719	\$ 665,071	\$ 705,482	\$ 767,479
Estimated Fund Balance, End of Year	\$ 755,719	\$ 665,071	\$ 705,482	\$ 767,479	\$ 852,127
Reserve Requirement	435,483	426,138	435,417	444,905	444,905
<b>Over (Under) Reserve</b>	<b>\$ 320,238</b>	<b>\$ 238,833</b>	<b>\$ 270,068</b>	<b>\$ 322,575</b>	<b>\$ 407,223</b>

\*FY25/26 Assessment Rate = \$.145 Residential/ \$.125 Commercial

The total budgeted costs of the improvements and services for the District for fiscal year 2025-2026 are \$3,012,686.00. Of this amount, \$2,161,087.00 will be funded by assessments collected on privately-owned parcels located in the District. The remainder of the costs will be funded by other revenue sources, including:

- \$266,068.00 in direct payments from the City for payment in lieu of services, which was appropriated from the General Fund balance by City Council action on September 16, 2025, and by this amendment;
- \$1,050.00 in additional funds to be transferred from revenue generated by the PID; and
- \$563,774.00 transferred from the unaudited, unassigned fund balance by City council on September 16, 2025, and by this amendment.