City of Fort Worth
Five Year Service Plan FY 24-25 - FY 27-28
Public Improvement District No. 12 - Chapel Hill
MID YEAR ADJUSTMENT

		FY24/25		FY25/26		FY26/27		FY27/28		FY28/29
REVENUES										
PID Assessments	$	421,111	$	433,744	$	446,757	$	460,159	$	473,964
City Payment in Lieu - Assessments	$	1,035								
Total Budgeted Revenues	**$**	**422,146**	**$**	**433,744**	**$**	**446,757**	**$**	**460,159**	**$**	**473,964**
Total Funds Available for Use	**$**	**422,146**	**$**	**433,744**	**$**	**446,757**	**$**	**460,159**	**$**	**473,964**
EXPENSES										
Management Fee	$	15,072	$	15,373	$	15,681	$	15,995	$	16,314
Utilities		22,300	$	22,746	$	23,201	$	23,665	$	24,138
Security		50,000	$	51,500	$	53,045	$	54,636	$	56,275
Landscaping		149,936	$	86,635	$	88,367	$	90,135	$	91,937
Common Area Maintenance		82,000	$	83,640	$	85,313	$	87,019	$	88,759
Communications		8,000	$	8,160	$	8,323	$	8,490	$	8,659
Audit/Annual Review		3,000	$	3,060	$	3,121	$	3,184	$	3,247
Capital Improvements		83,200	$	84,864	$	86,561	$	88,293	$	90,058
City Administrative Fee		8,422	$	8,590	$	8,762	$	8,937		9,479
Total Budgeted Expenses	**$**	**421,930**	**$**	**364,569**	**$**	**372,375**	**$**	**380,353**	**$**	**388,869**
Contribution to Fund Balance		216		69,176		74,382		79,806		85,095
Total Expenses		**422,146**		**433,744**		**446,757**		**460,159**		**473,964**
Net Change in Fund Balance	**$**	**216**		**69,176**		**74,382**		**79,806**	**$**	**85,095**
Beginning Fund Balance, Estimated (Yrs 2-5)		488,826		489,042		558,218		632,599		712,406
Estimated Fund Balance, End of Year		489,042		558,218		632,599		712,406		797,501
Reserve Requirement		60,774		60,774		62,075		63,405		64,825
Over (Under) Reserve	**$**	**428,268**		**497,444**		**570,525**		**649,001**		**732,676**

***FY2025 Assessment Rate = $.14**