

**City of Fort Worth
Five Year Service Plan
Public Improvement District No. 7 - Heritage**

	<u>FY 25/26</u>	<u>FY 26/27</u>	<u>FY 27/28</u>	<u>FY 28/29</u>	<u>FY 29/30</u>
REVENUES					
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
COFW Assessment	20,707	20,707	20,707	20,707	20,707
Total Budgeted Revenues	\$ 2,447,862	\$ 2,520,677	\$ 2,595,676	\$ 2,672,925	\$ 2,752,491
Use of Fund Balance	\$ 402,608	\$ 18,220	\$ -	\$ -	\$ -
Total Revenues	<u>\$ 2,850,470</u>	<u>\$ 2,538,897</u>	<u>\$ 2,595,676</u>	<u>\$ 2,672,925</u>	<u>\$ 2,752,491</u>
EXPENSES					
Management Fee	\$ 185,900	\$ 189,618	\$ 193,410	\$ 197,279	\$ 201,224
Utilities	283,850	289,527	295,318	301,224	307,248
Landscaping	1,268,865	1,294,242	1,320,127	1,346,530	1,373,460
Common Area Maintenance	181,572	185,203	210,058	216,360	222,851
Security Enhancement	105,000	94,000	95,880	97,798	99,754
Advertising	500	500	500	500	500
Public Event	85,000	86,700	88,434	90,203	92,007
Association Employees	57,974	59,133	60,316	61,522	62,753
Capital Improvements	629,852	286,559	200,000	206,000	212,180
Annual Review	3,000	3,000	3,000	3,000	3,000
City Administrative Fee	48,957	50,414	51,914	53,459	55,050
Total Budgeted Expenses	\$ 2,850,470	\$ 2,538,897	\$ 2,518,957	\$ 2,573,873	\$ 2,630,027
Contribution to Fund Balance	\$ -	\$ -	\$ 76,719	\$ 99,052	\$ 122,465
Total Expense	<u>\$ 2,850,470</u>	<u>\$ 2,538,897</u>	<u>\$ 2,595,676</u>	<u>\$ 2,672,925</u>	<u>\$ 2,752,491</u>
Net Change in Fund Balance	\$ (402,608)	\$ (18,220)	\$ 76,719	\$ 99,052	\$ 122,465
Estimated Fund Balance, Beginning of Year	\$ 848,400	\$ 445,792	\$ 427,572	\$ 504,291	\$ 603,343
Estimated Fund Balance, End of Year	\$ 445,792	\$ 427,572	\$ 504,291	\$ 603,343	\$ 725,807
Reserve Requirement	423,234	419,910	429,065	438,425	438,425
Over (Under) Reserve	\$ 22,558	\$ 7,662	\$ 75,226	\$ 164,917	\$ 287,382

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

City of Fort Worth
Budget Narrative
Public Improvement District No. 7 - Heritage

Management Fee

This line item funds the contracted General Manager and administrative support provided by Castle Group. Services include oversight of all PID vendors, coordination with the Advisory Board and City staff, project and budget management, meeting preparation, communications, compliance tracking, service monitoring, issue resolution, and reporting. These functions are essential to maintain the district's service delivery and ensure transparency and alignment with City requirements.

Supports SAP Goals: Administration and coordination of PID programs and operations.

Subcategory:

Administrative (Insurance & Professional Planning)

This subcategory includes administrative overhead costs necessary for PID compliance and long-term financial planning. It covers the D&O insurance premium, which protects the Board and management from liability, and a one-time reserve study contracted with Reserve Advisors in June 2025. These items support strategic decision-making and risk management, in alignment with City and PID policy standards.

Utilities

Covers electricity and water charges for PID-owned infrastructure, including irrigation controllers, monument lighting, uplighting, fountains, and other irrigation-dependent assets. Proper utility service ensures the aesthetic value and sustainability of district landscaping and lighting systems.

Supports SAP Goals: Beautification, infrastructure maintenance, and environmental stewardship.

Landscaping

This budget category funds weekly maintenance and beautification of public spaces throughout PID 7, including medians, trails, entries, and rights-of-way. A clean and visually appealing environment supports property values, public safety, and overall quality of life.

Services include mowing, trimming, tree care, seasonal color installation, litter removal, irrigation system management, mulching, and weed control. The contractor may also respond to weather-related damage, storm debris removal, and special beautification efforts for district events.

This line item aligns with the PID's adopted Service and Assessment Plan (SAP) by supporting goals related to beautification, infrastructure care, and public space improvements.

Supports SAP Goals: Beautification, infrastructure maintenance, and enhancement of public spaces.

**City of Fort Worth
Budget Narrative**

Common Area Maintenance

Funds routine and emergency maintenance services that fall outside of landscaping, including fence and monument repairs, lighting maintenance, porter services, pest control, holiday lighting, signage repair, and power washing. This category ensures that all non-landscape features are clean, functional, and welcoming. Supports SAP Goals: Infrastructure upkeep and community enhancement.

Security Enhancement

This category supports the district's public safety initiatives, including Flock security cameras, signage, lighting improvements, and future patrol coordination. Investments are based on resident feedback, law enforcement recommendations, and community needs. Supports SAP Goals: Safety, crime deterrence, and public confidence.

Advertising

Includes the design and distribution of PID-branded materials, flyers, signage, and digital communications to promote transparency and inform the community about projects, services, and events. Enhances resident awareness and encourages involvement. Supports SAP Goals: Public engagement and communication.

Public Event

Provides funding for Freedom Fest and other seasonal events that promote civic pride and neighborhood connection. Budget includes vendor fees, permits, supplies, entertainment, insurance, and on-site logistics. Supports SAP Goals: Community building and quality of life.

Association Employees

Funds the full-time PID 7 Maintenance Technician employed through Castle Group. This position performs daily inspections, addresses minor repairs, and assists with project oversight and vendor support. The role provides immediate response and quality control for service delivery. Supports SAP Goals: Efficient maintenance and service quality oversight.

Capital Improvements

Supports long-range infrastructure upgrades such as major irrigation retrofits, erosion control, wall restoration, drainage improvements, and sidewalk/trail repairs. Projects are selected based on performance evaluations, site conditions, and long-term value. The FY25/26 budget also includes implementation of Phase I reserve study recommendations. Supports SAP Goals: Infrastructure renewal and long-term sustainability.

Annual Review

Covers the required third-party financial review and audit to ensure PID financial compliance with City policy and Texas Local Government Code Chapter 372. Promotes transparency, financial accuracy, and public trust. Supports SAP Goals: Accountability and fiduciary responsibility.

City of Fort Worth
Budget Narrative

City Administrative Fee

This mandatory 2% fee is paid to the City of Fort Worth for administrative oversight, policy enforcement, contract and invoice processing, and support services. Ensures the PID remains compliant with City procedures. Supports SAP Goals: Regulatory compliance and administrative continuity.