

**City of Fort Worth  
Five Year Service Plan  
Public Improvement District No. 6 - Park Glen**

	<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>
<b>REVENUES</b>					
PID Assessments	\$ 2,281,595	\$ 2,412,858	\$ 2,509,373	\$ 2,609,747	\$ 2,714,137
COFW Payment in lieu of Services	346,759	357,162	367,877	378,913	390,280
COFW Assessment	7,638	7,298	7,298	7,298	7,298
<b>Total Budgeted Revenues</b>	<b>\$ 2,635,992</b>	<b>\$ 2,777,318</b>	<b>\$ 2,884,548</b>	<b>\$ 2,995,958</b>	<b>\$ 3,111,715</b>
Use of Fund Balance	\$ 46,544	\$ 282,404	\$ -	\$ -	\$ -
<b>Total Revenues</b>	<b><u>\$ 2,682,536</u></b>	<b><u>\$ 3,059,723</u></b>	<b><u>\$ 2,884,548</u></b>	<b><u>\$ 2,995,958</u></b>	<b><u>\$ 3,111,715</u></b>
<b>EXPENSES</b>					
Management Fee	\$ 168,291	\$ 173,340	\$ 178,540	\$ 183,896	\$ 189,413
Capital Improvements	140,000	450,000	200,000	206,000	212,180
Common Area Maintenance	198,000	203,940	210,058	216,360	222,851
Communications	19,000	14,935	15,383	15,845	16,320
Holiday Decoration	54,500	56,135	57,819	59,554	61,340
Landscaping	1,468,125	1,512,169	1,557,534	1,604,260	1,652,388
Public Events	61,400	62,800	62,800	62,800	62,800
Security Enhancements	285,400	291,108	296,930	302,869	308,926
Utilities	230,000	234,600	239,292	244,078	248,959
Annual Review	5,100	5,150	5,150	5,150	5,150
City Administrative Fee	52,720	55,546	57,691	59,919	62,234
<b>Total Budgeted Expenses</b>	<b>\$ 2,682,536</b>	<b>\$ 3,059,723</b>	<b>\$ 2,881,197</b>	<b>\$ 2,960,730</b>	<b>\$ 3,042,561</b>
Contribution to Fund Balance	\$ -	\$ -	\$ 3,351	\$ 35,228	\$ 69,155
<b>Total Expense</b>	<b><u>\$ 2,682,536</u></b>	<b><u>\$ 3,059,723</u></b>	<b><u>\$ 2,884,548</u></b>	<b><u>\$ 2,995,958</u></b>	<b><u>\$ 3,111,715</u></b>
<b>Net Change in Fund Balance</b>	<b>\$ (46,544)</b>	<b>\$ (282,404)</b>	<b>\$ 3,351</b>	<b>\$ 35,228</b>	<b>\$ 69,155</b>
Estimated Fund Balance, Beginning of Year	\$ 999,011	\$ 952,467	\$ 670,062	\$ 673,413	\$ 708,641
Estimated Fund Balance, End of Year	\$ 952,467	\$ 670,062	\$ 673,413	\$ 708,641	\$ 777,796
Reserve Requirement	510,056	480,296	493,554	507,195	507,195
<b>Over (Under) Reserve</b>	<b>\$ 442,411</b>	<b>\$ 189,767</b>	<b>\$ 179,859</b>	<b>\$ 201,447</b>	<b>\$ 270,601</b>

\*FY2026 Assessment Rate = \$.155 Residential/ \$.035 Commercial

**City of Fort Worth  
Budget Narrative**

**Public Improvement District No. 6 - Park Glen**

**Management Fee**

This category outlines the administrative costs associated with operating the PID. It includes comprehensive management expenses such as salaries and healthcare, accounting support, mailings, office rent, and technology needs like computers and phone services.

**Capital Improvements**

This line item varies each year based on community priorities. For this year, planned improvements include the addition of new shade structures and updated kiosk signage in the parks.

**Common Area Maintenance**

This line item covers repairs and upkeep for over 10 square miles of gray perimeter fencing, as well as masonry repairs for hundreds of brick columns and entry features. It also includes emergency response for PID-related incidents, electrical maintenance for all utility systems, and various miscellaneous repairs such as signage issues, net replacements at recreation courts, and power washing of monuments.

**Communications**

This item covers the production and mailing of our annual newsletter to all 4,471 residential properties and 82 commercial businesses. It also includes the cost of the online voting platform and website maintenance. Our active community website requires ongoing hosting, a search feature, and functioning email links.

**Holiday Decoration**

This line item includes Christmas decorations and contingency funds for additional or replacement holiday items. We provide garland and lighting at every monument entry and entry displays at 377/Basswood and Basswood/Teal. It also covers the installation of 69 flags in recognition of nine different holidays throughout the year.

**Landscaping**

This line item includes the core landscape maintenance contract, which is in place through September 2026. Our landscape covers 4 different types of mows: Weekly, Bi-weekly, rough, and seasonal. We have 36 mow cycles per year. We maintain all of Arcadia Park and the major thoroughfares throughout the Park Glen and Park Place neighborhoods. This includes North Tarrant to Basswood and 377 to Beach Street. It also encompasses our tree care contract for approximately 2,000 trees within the neighborhood. Additionally, it provides contingency work such as tree trimming, removal of dead trees, and replanting. Irrigation system repairs are included under this item as well. Beyond essential services, this budget also allocates funds for landscape enhancements, including bed redesigns, wildflower plantings throughout the PID, park entry improvements, erosion control support, and annual mulch refreshes. Overall, this encapsulates the SAP goals of beautification and upkeep throughout the neighborhood.

**City of Fort Worth**  
**Budget Narrative**

**Public Events**

This line item funds our annual fireworks event and related activities. Expenses include fireworks, signage, portable restrooms, live music, face painting, balloon artists, off-duty officers, incidentals, and mailings to residents impacted by temporary road closures.

**Security Enhancements**

This budget supports additional security patrols to supplement services provided by the Fort Worth Police Department (FWPD). It funds approximately 3,400 extra patrols to enhance safety throughout the community. Patrol hours are random.

**Utilities**

This budget category covers water and utility services throughout the community. It supports over 1,000 irrigation zones and 38 meters and provides power to all 72 entry points across the PID.

**Annual Review**

City line item for Taxes/Annual review and annual internal audit.

**City Administrative Fee**

Set by the city. A standard 2% of each FY's budget.