

**City of Fort Worth  
Five Year Service Plan  
Public Improvement District No. 12 - Chapel Hill**

	<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	\$ 483,864	\$ 503,219	\$ 503,219	\$ 523,348	\$ 523,348
COFW Payment in lieu of Services	-	-	-	-	-
COFW Assessment	1,041	1,083	1,083	1,126	1,126
<b>Total Budgeted Revenues</b>	<b>\$ 484,905</b>	<b>\$ 504,302</b>	<b>\$ 504,302</b>	<b>\$ 524,474</b>	<b>\$ 524,474</b>
Use of Fund Balance	\$ 2,629	\$ -	\$ 7,988	\$ 886	\$ 13,888
<b>Total Revenues</b>	<b><u>\$ 487,534</u></b>	<b><u>\$ 504,302</u></b>	<b><u>\$ 512,290</u></b>	<b><u>\$ 525,360</u></b>	<b><u>\$ 538,362</u></b>
<b>EXPENSES</b>					
Management Fee	\$ 24,900	\$ 25,398	\$ 25,906	\$ 26,424	\$ 26,952
Capital Improvements	83,200	84,864	86,561	88,292	90,058
Common Area Maintenance	83,000	84,660	86,353	88,080	89,842
Communications	4,800	4,896	4,994	5,094	5,196
Landscaping	149,936	154,434	159,067	163,839	168,754
Security	103,000	106,090	109,273	112,551	115,928
Utilities	26,000	26,520	27,050	27,591	28,143
Annual Review	3,000	3,000	3,000	3,000	3,000
City Administrative Fee	9,698	10,086	10,086	10,489	10,489
<b>Total Budgeted Expenses</b>	<b>\$ 487,534</b>	<b>\$ 499,948</b>	<b>\$ 512,290</b>	<b>\$ 525,360</b>	<b>\$ 538,362</b>
Contribution to Fund Balance	\$ -	\$ 4,354	\$ -	\$ -	\$ -
<b>Total Expense</b>	<b><u>\$ 487,534</u></b>	<b><u>\$ 504,302</u></b>	<b><u>\$ 512,290</u></b>	<b><u>\$ 525,360</u></b>	<b><u>\$ 538,362</u></b>
<b>Net Change in Fund Balance</b>	<b>\$ (2,629)</b>	<b>\$ 4,354</b>	<b>\$ (7,988)</b>	<b>\$ (886)</b>	<b>\$ (13,888)</b>
Estimated Fund Balance, Beginning of Year	\$ 664,043	\$ 661,414	\$ 665,768	\$ 657,780	\$ 656,893
Estimated Fund Balance, End of Year	\$ 661,414	\$ 665,768	\$ 657,780	\$ 656,893	\$ 643,005
Reserve Requirement	83,341	85,399	87,578	89,745	89,745
<b>Over (Under) Reserve</b>	<b>\$ 578,073</b>	<b>\$ 580,369</b>	<b>\$ 570,202</b>	<b>\$ 567,148</b>	<b>\$ 553,260</b>

\*FY2026 Assessment Rate = \$0.14 Residential

**City of Fort Worth**  
**Budget Narrative**  
**Public Improvement District No. 12 - Chapel Hill**

**Management Fee**

This increase reflects the continued growth of the community and the expanded management resources required to ensure the PID operates at its highest potential. In the upcoming year, a major focus will be working with HOAs to deed common public areas to the PID, and ensuring the PID management team establishes effective contracts for ongoing maintenance.

**Capital Improvements**

This category supports larger-scale projects tied to newly deeded land. Priorities include separating irrigation and utility services (water and power) from the HOA, and the potential installation of a new fountain in a pond—should that pond be deeded to the PID.

**Common Area Maintenance**

This category includes repairs and upgrades to existing features such as fountains, maintenance chemicals, and replacement or addition of dog waste stations and other PID property affected by storms or vandalism. It also includes a reserve to begin maintenance of newly deeded common areas as they are transferred.

**Communications**

Covers costs associated with monthly website maintenance, neighborhood mailings, and election-related communications as a board is established. The website is currently undergoing a refresh to better serve residents.

**Landscaping**

This line item reflects the current maintenance contract for the areas under PID care. Services include dog waste station servicing and bag refills, 36 mow cycles per year, and regular irrigation checks. Planned enhancements include the removal of dead trees, mowing newly deeded or already maintained open spaces, refreshing the butterfly garden, and addressing any additional expenses as more land is transferred to PID management. With the neighborhood still under development, ongoing irrigation repairs will also be necessary due to potential construction-related damage.

**Security**

This budget item was introduced mid-year last year and has been expanded to provide 1,250 additional patrol hours to supplement Fort Worth Police Department coverage within the PID.

**Utilities**

For annual tree lighting as well as water for planters.

**City of Fort Worth  
Budget Narrative**

**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.