

# A Resolution

NO. \_\_\_\_\_

**APPROVING AN AMENDED BUDGET AND FIVE-YEAR SERVICE PLAN FOR  
FORT WORTH PUBLIC IMPROVEMENT DISTRICT NO. 12  
(CHAPEL HILL PID)  
FOR FISCAL YEAR 2020-2021**

**WHEREAS**, pursuant to Resolution No. 3060, the City Council established the Fort Worth Public Improvement District No. 12 (the “**Chapel Hill PID**”) on March 23, 2004;

**WHEREAS**, in accordance with Chapter 372 of the Texas Local Government Code, on August 25, 2020, the City Council approved a budget for the 2020-2021 fiscal year and a five-year service plan for the Chapel Hill PID pursuant to M&C 20-0574;

**WHEREAS**, pursuant to City Secretary Contract No. 54794, the City has contracted with FirstService Residential Texas PID, LLC (“FirstService”) to manage the day-to-day administration of the Chapel Hill PID for the 2020-2021 fiscal year;

**WHEREAS**, in accordance with Section 372.013(a) of the Texas Local Government Code, the City has assigned to FirstService the responsibility for preparing the annual budget and five-year service plan for the Chapel Hill PID;

**WHEREAS**, in accordance with the City’s Policy and Guidelines for Public Improvement Districts (“**PIDs**”), adopted by the City Council pursuant to Resolution No. 5312-12-2020, City staff annually conducts mid-year reviews of all PID budgets to ensure that actual PID expenditures correspond with budgeted expenses; and

**WHEREAS**, in consultation with FirstService regarding actual PID expenditures and necessary programs and services required to date, City staff recommends that the City Council approve an amended budget for the Chapel Hill PID for the 2020-2021 fiscal year.

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

1. The Budget and Five Year Service Plan for the Chapel Hill PID is hereby amended and approved for the remainder of the 2020-2021 fiscal year in accordance with **Exhibit “A”**, which is attached hereto.

2. This Resolution shall take effect immediately following its adoption.

Adopted this \_\_\_\_day of \_\_\_\_\_ 2021.

ATTEST:

By: \_\_\_\_\_

Mary Kayser, City Secretary

# EXHIBIT A

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

	FY20/21	FY21/22	FY22/23	FY23/24	FY24/25
<b>REVENUES</b>					
PID Assessments	\$ 79,451	\$ 81,040	\$ 82,661	\$ 84,314	\$ 86,000
<b>Total Budgeted Revenues</b>	<b>\$ 79,451</b>	<b>\$ 81,040</b>	<b>\$ 82,661</b>	<b>\$ 84,314</b>	<b>\$ 86,000</b>
Use of Fund Balance	23,200	-	-	-	-
<b>Total Funds Available for Use</b>	<b>\$ 102,651</b>	<b>\$ 81,040</b>	<b>\$ 82,661</b>	<b>\$ 84,314</b>	<b>\$ 86,000</b>
<b>EXPENSES</b>					
Management Fee	\$ 13,000	\$ 13,260	\$ 13,525	\$ 13,796	\$ 14,072
City Administrative Fee	2,000	2,000	2,000	2,000	2,000
Utilities	17,000	17,000	18,000	19,000	19,000
Landscaping	62,851	34,942	32,000	32,000	30,135
Common Area Maintenance	4,250	6,160	6,000	6,000	5,000
Communications	1,050	1,100	1,000	1,000	1,000
Audit/Annual Review	2,500	2,500	2,500	2,500	2,500
Capital Improvements	-	-	3,151	3,085	6,867
<b>Total Budgeted Expenses</b>	<b>\$ 102,651</b>	<b>\$ 76,962</b>	<b>\$ 78,176</b>	<b>\$ 79,381</b>	<b>\$ 80,574</b>
Contribution to Fund Balance	-	-	-	-	-
<b>Total Expenses</b>	<b>102,651</b>	<b>76,962</b>	<b>78,176</b>	<b>79,381</b>	<b>80,574</b>
<b>Net Change in Fund Balance</b>	<b>\$ (23,200)</b>	<b>\$ 4,078</b>	<b>\$ 4,485</b>	<b>\$ 4,933</b>	<b>\$ 5,426</b>
Fund Balance, Beginning of Year (Estimate Yrs 2-5)	42,715	19,515	23,593	28,078	33,011
Estimated Fund Balance, End of Year	19,515	23,593	28,078	33,011	38,437
Reserve Requirement	10,892	13,032	13,233	13,432	13,432
<b>Over (Under) Reserve</b>	<b>\$ 8,623</b>	<b>\$ 10,561</b>	<b>\$ 14,845</b>	<b>\$ 19,579</b>	<b>\$ 25,005</b>

\*FY2021 Assessment Rate = \$.18