

# A Resolution

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

**APPROVING AN AMENDED BUDGET AND FIVE-YEAR SERVICE PLAN FOR  
FORT WORTH PUBLIC IMPROVEMENT DISTRICT NO. 20  
(EAST LANCASTER PID)  
FOR FISCAL YEAR 2020-2021**

**WHEREAS**, pursuant to Resolution No. 5052-02-2019, the City Council established the Fort Worth Public Improvement District No. 20 (the “**East Lancaster PID**”) on February 12, 2019;

**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 East Lancaster PID pursuant to M&C 20-0579;

**WHEREAS**, pursuant to City Secretary Contract No. 54793, the City has contracted with FirstService Residential Texas PID, LLC (“Contractor”) to manage the day-to-day administration of the East Lancaster 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 Contractor the responsibility for preparing the annual budget and five-year service plan for the East Lancaster 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 the Contractor 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 East Lancaster 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 East Lancaster 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 J. Kayser, City Secretary

# EXHIBIT A

City of Fort Worth  
Five Year Service Plan (Mid Year)  
Public Improvement District No. 20 - East Lancaster

	FY20/21	FY21/22	FY22/23	FY23/24	FY24/25
<b>REVENUES</b>					
PID Assessments	\$ 256,457	\$ 264,151	\$ 272,076	\$ 280,238	\$ 288,645
<b>Total Budgeted Revenues</b>	<b>\$ 256,457</b>	<b>\$ 264,151</b>	<b>\$ 272,076</b>	<b>\$ 280,238</b>	<b>\$ 288,645</b>
Use of Fund Balance	36,000	-	-	-	-
<b>Total Funds Available for Use</b>	<b>\$ 292,457</b>	<b>\$ 264,151</b>	<b>\$ 272,076</b>	<b>\$ 280,238</b>	<b>\$ 288,645</b>
<b>EXPENSES</b>					
Management Fee	\$ 17,800	\$ 18,156	\$ 18,519	\$ 18,890	\$ 19,267
City Administrative Fee	5,129	5,283	5,442	5,605	5,773
Security	261,528	218,091	232,126	236,387	244,884
Community Marketing/Events	3,000	3,500	3,700	3,800	4,000
Audit/Annual Review	2,500	2,500	2,500	2,500	2,500
Communications	2,500	3,000	3,000	3,000	3,000
<b>Total Budgeted Expenses</b>	<b>\$ 292,457</b>	<b>\$ 250,530</b>	<b>\$ 265,287</b>	<b>\$ 270,182</b>	<b>\$ 279,424</b>
<b>Total Expenses</b>	<b>\$ 292,457</b>	<b>\$ 250,530</b>	<b>\$ 265,287</b>	<b>\$ 270,182</b>	<b>\$ 279,424</b>
Contribution to Fund Balance		13,621	6,789	10,056	9,221
<b>Net Change in Fund Balance</b>	<b>\$ (36,000)</b>	<b>\$ 13,621</b>	<b>\$ 6,789</b>	<b>\$ 10,056</b>	<b>\$ 9,221</b>
Fund Balance, Beginning of Year (Estimated Yrs 2-5)	71,509	35,509	49,130	55,919	65,975
Estimated Fund Balance, End of Year	35,509	49,130	55,919	65,975	75,196
Reserve Requirement	30,531	44,223	45,030	46,571	46,571
<b>Over (Under) Reserve</b>	<b>\$ 4,978</b>	<b>\$ 4,907</b>	<b>\$ 10,889</b>	<b>\$ 19,404</b>	<b>\$ 28,625</b>

\*FY2021 Assessment Rate = \$.266