

City of Fort Worth
Five Year Service Plan FY 23-24 - FY27-28 (Midyear)
Public Improvement District No. 12 - Chapel Hill

	<u>FY23/24</u>	<u>FY24/25</u>	<u>FY25/26</u>	<u>FY26/27</u>	<u>FY27/28</u>
REVENUES					
PID Assessments	\$ 373,983	\$ 385,202	\$ 396,759	\$ 408,661	\$ 420,921
COFW Assessments	\$ 1,092				
Total Budgeted Revenues	\$ 375,075	\$ 385,202	\$ 396,759	\$ 408,661	\$ 420,921
Use of Fund Balance	-	-	78,000	106,386	23,512
Total Funds Available for Use	\$ 375,075	\$ 385,202	\$ 474,759	\$ 515,047	\$ 444,433
EXPENSES					
Management Fee	\$ 15,072	\$ 15,675	\$ 16,302	\$ 16,954	\$ 17,632
Utilities	19,100	20,055	21,058	22,111	23,216
Landscaping	132,000	188,600	269,455	298,621	218,326
Common Area Maintenance	71,640	134,558	141,287	148,351	155,770
Communications	5,500	5,610	5,722	5,837	6,070
Audit/Annual Review	3,000	3,000	3,000	3,000	3,000
Capital Improvements	15,000	10,000	10,000	12,000	12,000
City Administrative Fee	7,480	7,704	7,935	8,173	8,418
Total Budgeted Expenses	\$ 268,792	\$ 385,202	\$ 474,759	\$ 515,047	\$ 444,433
Contribution to Fund Balance	106,283				
Total Expenses	375,075	385,202	474,759	515,047	444,433
Net Change in Fund Balance	\$ 106,283	\$ 0	\$ (78,001)	\$ (106,385)	\$ (23,511)
Estimated Fund Balance, Beginning of Year	208,879	315,162.14	315,162.49	237,161.94	130,777
Estimated Fund Balance, End of Year	315,162	315,162.49	237,161.94	130,776.59	107,265
Reserve Requirement	64,213	79,142.34	85,858.28	74,086.92	74,087
Over (Under) Reserve	\$ 250,949	236,020.15	151,303.66	56,689.67	\$ 33,178

*FY2024 Assessment Rate = \$.18

Expense (Service Plan Detail)	FY24 Expense Amount (\$)	Notes:
Management Fee		
Salaries and Benefits; payroll tax, group health, payroll flex, workers comp etc	\$ 5,537.20	Requesting 10% increase for 23-24 year due to inflation
Office Supplies and Admin Expenses	\$ 2,200.00	
Office Rent and Parking	\$ 550.00	
Computer support and office equipment; leased office equipment, telephone, fax, cable, contract labor	\$ 385.00	
Accounting and Admin professional service fees	\$ 6,400.00	
Total:	\$ 16,072.20	
Utilities		
Electric	\$ 3,842.00	
Water expense for planters; Supplemental water. Expense dependent on weather patterns	\$ 15,258.00	Estimating increase due to inflation costs plus addition of new plant material/trees
Total:	\$ 19,100.00	
Maintenance & Operations		
Pond Maintenance Contract	\$ 3,500.00	Increase in price due to anticipation of contract discussion
Pond Chemicals	\$ 840.00	Aprox \$120/mth for 7 months out of the year. This line will vary depending on the conditions of the pond. Estimated from prior year trend.
Replace Fountain Light	\$ 6,000.00	Fountain light will need to be replaced in coming year
Anticipated Maintenance at Cibola Hills	\$ 45,200.00	New to the PID
Common Area Miscellaneous	\$ 12,000.00	Repairs/Upgrades to common areas. Placeholder for any unexpected damages due to weather, age, or vandalism. In addition, proposing new benches and dog stations.
Fountain Repairs	\$ 4,100.00	Repairs for aging fountain
Total:	\$ 71,640.00	
Landscaping		
Landscape Contract	\$ 38,400.00	Requesting new landscape bids to compare current services. Pricing will increase if a new vendor is selected. Have heard feedback that residents would like to see an improvement in landscape and landscape vendor.
Landscape Enhancements	\$ 76,150.00	Removal of dead trees, flower bed in park area, Crapes or Vitex around pond to add color, rocks, contingency to treat Bagworms, if needed
Irrigation Repairs	\$ 17,450.00	
Total:	\$ 132,000.00	
Newsletter		
Mailings, Design and Print to PID Property owners	\$ 2,300.00	City mailing, annual meeting notice: set up fee plus cost to print and mail card. Increasing due to new area joining the PID
Website Maintenance	\$ 3,200.00	\$50/yr hosting renewal, monthly web hosting, \$500/hr web design - av 1 hr/mth unless a website redesign is requested
Total:	\$ 5,500.00	
Capital Improvements		
New fountain at Chapel Hill Pond	\$ 15,000.00	Proposed new fountain at Chapel Hill
Total:	\$ 15,000.00	
City Audit		
City Audit	\$ 3,000.00	Conducted by City
Total:	\$ 3,000.00	
City Administrative Fee		
2% fee per PID Policy	\$ 7,480.00	
Total:	\$ 7,480.00	
Grand Total:	\$ 288,792.20	

Please use this formatted template when providing supporting detail

- Each line item in your SAP should be separated out into it's own category with a detailed summary and dollar amount.
- Adjust as needed with information specific to your SAP.
- This template is to demonstrate the level of detail and breakout we are asking for within each category. Please adjust accordingly.