

**City of Fort Worth**  
**Five Year Service Plan: Mid-Year Adjustment**  
**Public Improvement District No. 21 - Las Vegas Trails**

	<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	\$ 374,402	\$ 393,122	\$ 393,122	\$ 412,778	\$ 412,778
COFW Payment in lieu of Services	-	-	-	-	-
COFW Assessment	-	-	-	-	-
<b>Total Budgeted Revenues</b>	<b>\$ 374,402</b>	<b>\$ 393,122</b>	<b>\$ 393,122</b>	<b>\$ 412,778</b>	<b>\$ 412,778</b>
Use of Fund Balance	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Total Revenues</b>	<b>\$ 374,402</b>	<b>\$ 393,122</b>	<b>\$ 393,122</b>	<b>\$ 412,778</b>	<b>\$ 412,778</b>
<b>EXPENSES</b>					
Management Fee	\$ 30,444	\$ 31,357	\$ 32,298	\$ 33,267	\$ 34,265
Communications	2,500	2,550	2,601	2,653	2,706
Community Center Operations	82,133	84,597	87,135	89,749	92,441
Community Enhancement	32,666	33,646	34,655	35,695	36,766
Public Safety	193,500	214,500	215,000	223,600	226,000
Annual Review	6,000	3,000	3,000	3,000	3,000
City Administrative Fee	7,488	7,862	7,862	8,256	8,256
<b>Total Budgeted Expenses</b>	<b>\$ 354,731</b>	<b>\$ 377,512</b>	<b>\$ 382,551</b>	<b>\$ 396,220</b>	<b>\$ 403,434</b>
Contribution to Fund Balance	\$ 19,671	\$ 15,610	\$ 10,571	\$ 16,558	\$ 9,344
<b>Total Expense</b>	<b>\$ 374,402</b>	<b>\$ 393,122</b>	<b>\$ 393,122</b>	<b>\$ 412,778</b>	<b>\$ 412,778</b>
<b>Net Change in Fund Balance</b>	<b>\$ 19,671</b>	<b>\$ 15,610</b>	<b>\$ 10,571</b>	<b>\$ 16,558</b>	<b>\$ 9,344</b>
Fund Balance, Beginning of Year	\$ 44,753	\$ 64,424	\$ 80,034	\$ 90,604	\$ 107,163
Estimated Fund Balance, End of Year	\$ 64,424	\$ 80,034	\$ 90,604	\$ 107,163	\$ 116,507
Reserve Requirement	62,931	63,771	66,050	67,252	67,252
<b>Over (Under) Reserve</b>	<b>\$ 1,493</b>	<b>\$ 16,262</b>	<b>\$ 24,554</b>	<b>\$ 39,910</b>	<b>\$ 49,255</b>

\*FY2026 Assessment Rate = \$0.10

**City of Fort Worth  
Budget Narrative**

**Public Improvement District No. 21 - Las Vegas Trails**

**Management Fee**

This line item covers the costs associated with the effective management of PID 21. It includes the manager's salary and benefits, accounting and administrative support, and office rent.

**Communications**

Funds city-required mailings, community newsletters, and additional outreach materials to keep residents informed and engaged.

**Community Center Operations**

Covers staffing and operational costs for the LVTRise Community Center, supporting its day-to-day functions and services for residents.

**Community Enhancement**

This budget supports regular trash pickup and garbage can removal throughout the community. Upspire performs twice-weekly visits, removing over 22 bags of trash—approximately 1,000 pounds—each week to maintain a clean and welcoming environment.

**Public Safety**

This line item funds off-duty patrols to supplement the Fort Worth Police Department. With the current budget, approximately 2,875 additional patrols can be provided throughout the community to enhance safety and visibility.

**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.