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

	FY 25/26	FY 26/27	FY 27/28	FY 28/29	FY 29/30
REVENUES					
PID Assessments	$ 371,652	$ 386,518	$ 386,518	$ 401,979	$ 401,979
COFW Payment in lieu of Services	-	-	-	-	-
Exempt Property Payment in lieu of Assessment					
Total Budgeted Revenues	**$ 371,652**	**$ 386,518**	**$ 386,518**	**$ 401,979**	**$ 401,979**
Use of Fund Balance	$ -	$ -	$ 3,408	$ -	$ 693
Total Revenues	**$ 371,652**	**$ 386,518**	**$ 389,926**	**$ 401,979**	**$ 402,672**
EXPENSES					
Management Fee	$ 20,550	$ 21,167	$ 21,802	$ 22,456	$ 23,130
Communications	2,575	2,652	2,732	2,814	2,898
Community Marketing/Events	1,500	1,545	1,591	1,639	1,688
Litter Pickup	24,804	25,548	26,314	27,103	27,916
Security	308,000	317,240	326,757	334,000	336,000
Annual Review	6,000	3,000	3,000	3,000	3,000
City Administrative Fee	7,433	7,730	7,730	8,040	8,040
Total Budgeted Expenses	**$ 370,862**	**$ 378,882**	**$ 389,926**	**$ 399,052**	**$ 402,672**
Contribution to Fund Balance	$ 790	$ 7,636	$ -	$ 2,927	$ -
Total Expense	**$ 371,652**	**$ 386,518**	**$ 389,926**	**$ 401,979**	**$ 402,672**
Net Change in Fund Balance	**$ 790**	**$ 7,636**	**$ (3,408)**	**$ 2,927**	**$ (693)**
Fund Balance, Beginning of Year	$ 65,343	$ 66,133	$ 73,769	$ 70,360	$ 73,288
Estimated Fund Balance, End of Year	$ 66,133	$ 73,769	$ 70,360	$ 73,288	$ 72,595
Reserve Requirement	63,160	65,001	66,522	67,125	67,125
Over (Under) Reserve	**$ 2,973**	**$ 8,768**	**$ 3,838**	**$ 6,162**	**$ 5,470**

***FY2026 Assessment Rate = $0.266 Commercial**

City of Fort Woth

Budget Narrative

Public Improvement District No. 20 - East Lancaster

Management Fee

This line item covers the costs associated with the effective management of PID 20. It includes the manager's salary and benefits, accounting and administrative support, and office rent.

Communications

This category includes expenses for hosting the PID 20 website, along with neighborhood print materials and mailings.

Community Marketing/Events

This line item covers costs associated with community outreach and the annual PID 20 meeting.

Litter Pickup

This neighborhood enhancement initiative is handled by Upspire, which collects approximately 1,500 pounds of trash and more than 30 bags of litter each week, helping to keep the community clean and well-maintained.

Security

This budget includes the subscription for Flock Safety cameras installed along Lancaster Avenue, as well as funding for supplemental patrols in coordination with the Fort Worth Police Department. This allows for approximately 3,375 patrol hours to enhance community safety.

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.