

**City of Fort Worth  
Five Year Service Plan  
Public Improvement District No. 19 - Historical Camp Bowie**

	<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	\$ 551,418	\$ 567,961	\$ 525,702	\$ 600,000	\$ 624,000
COFW Payment in lieu of Services	79,897	41,255	42,493	42,493	43,767
COFW Assessment	-	-	-	-	-
<b>Total Budgeted Revenues</b>	<b>\$ 631,315</b>	<b>\$ 609,216</b>	<b>\$ 568,195</b>	<b>\$ 642,493</b>	<b>\$ 667,767</b>
Use of Fund Balance	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Total Revenues</b>	<b>\$ 631,315</b>	<b>\$ 609,216</b>	<b>\$ 568,195</b>	<b>\$ 642,493</b>	<b>\$ 667,767</b>
<b>EXPENSES</b>					
Management Fee	\$ 110,283	\$ 113,592	\$ 105,140	\$ 120,000	\$ 124,800
Beautification	199,500	199,500	199,500	208,000	208,000
Safety & Security	63,000	64,500	64,500	70,950	78,045
Economic Development	79,500	79,500	79,500	76,450	84,095
Marketing & Communications	105,500	90,500	90,500	100,650	110,715
Internal Audit	13,000	13,000	13,000	14,061	14,623
City Audit	3,000	3,000	3,000	3,000	3,000
City Administrative Fee	12,626	12,184	11,364	12,850	13,355
<b>Total Budgeted Expenses</b>	<b>\$ 586,409</b>	<b>\$ 575,776</b>	<b>\$ 566,504</b>	<b>\$ 605,961</b>	<b>\$ 636,633</b>
Contribution to Fund Balance	\$ 44,906	\$ 33,440	\$ 1,691	\$ 36,532	\$ 31,134
<b>Total Expense</b>	<b>\$ 631,315</b>	<b>\$ 609,216</b>	<b>\$ 568,195</b>	<b>\$ 642,493</b>	<b>\$ 667,767</b>
<b>Net Change in Fund Balance</b>	<b>\$ 44,906</b>	<b>\$ 33,440</b>	<b>\$ 1,691</b>	<b>\$ 36,532</b>	<b>\$ 31,134</b>
Estimated Fund Balance, Beginning of Year	\$ 164,792	\$ 209,698	\$ 243,138	\$ 244,829	\$ 281,361
Estimated Fund Balance, End of Year	\$ 209,698	\$ 243,138	\$ 244,829	\$ 281,361	\$ 312,495
Reserve Requirement	95,982	94,436	101,014	106,127	106,127
<b>Over (Under) Reserve</b>	<b>\$ 113,716</b>	<b>\$ 148,702</b>	<b>\$ 143,815</b>	<b>\$ 175,234</b>	<b>\$ 206,368</b>

\*FY2026 Assessment Rate = \$.10

## Public Improvement District No. 19 - Historic Camp Bowie

### Management Fee

Rent – This budget item addresses the lease for office space located at 6706 Camp Bowie. The PID pays a percentage of the fees associated with the office rent and operations based on the representation of the PID manager that most of the work being is for/on behalf of the PID.

Insurance – This budget item fulfills the requirement under Section 13.1 of the Management Agreement regarding insurance coverage.

Bookkeeping Services – This budget items allows for contracted services associated with bookkeeping services. The contractor provides the organization with all of the appropriate financial statements and projections and works with the executive director to build the annual budget. The contractor also prepares the monthly invoice for the City of Fort Worth. Annually the contractor prepares all the necessary tax documents for the organization. The PID pays a percentage of the fees associated with the bookkeeping services.

Contract Work – Throughout the year, the PID manager requires some amount of additional help due to the workload balanced with a small staff. This amount allows some funding for us to help offset the need for additional work. If the budget is not used, the amount rolls into the reserves.

### Beautification

Beautification Utilities – This budget category covers the costs associated with the regular watering of the green space areas along the 6-mile district. It includes hand watering and irrigation water use for the medians. The PID is also responsible for the electricity costs associated with the light poles along the 6-mile stretch.

Landscape Contract services – This category is the service contract for the mowing, weed control, mulching, tree trimming, litter abatement and other responsibilities associated with the green maintenance of the medians and right of ways. The contractor has an annual negotiated schedule which is reviewed monthly to adhere to. Mowing services during peak times happen 2 or 3 times a month and once monthly in the low season. Annually the contract includes mulching for the trees, shrub pruning and fertilizing.

Litter Abatement/Porter Service – The PID manager engages with a contractor to provide litter abatement services. The crew splits its time between The Bricks and Ridglea subdistricts. The contractor provides a dedicated crew to manage this service. Additional services include trash can management within the public triangles and the observance and reporting of irrigation issues, broken lights, stray shopping carts, homeless camps and other activities related to the wellness of the District.

These services benefit the PID by preserving the health and appearance of shared public spaces, improving corridor aesthetics, and supporting property values, with costs applied proportionally across the entire corridor.

In addition to the work performed by the subcontractor(s), the primary employee of the PID Management Company may self-perform and charge for additional work in this area that is different than the work performed by subcontractor.

### **Safety & Security**

This budget category reflects a PID-funded public service that enhances safety within the District. The program engages private security officers who coordinate with FWPD and property owners to supplement patrolling efforts throughout the district, with the goal of reducing homelessness impacts and improving the overall environment for the community. Officers currently patrol four days a week, six hours per day, addressing issues such as individuals camping or loitering/soliciting on private property and monitoring Trinity Metro facilities to prevent prolonged use of bus shelters for camping or extended stays.

In addition to the work performed by the subcontractor(s), the primary employee of the PID Management Company may self-perform and charge for additional work in this area that is different than the work performed by subcontractor.

### **Economic Development**

Grant Writer – This budget category allows the PID manager to apply for additional funding to supplement capital improvements, programming and advocacy initiatives that benefit the PID. The contractor meets with the PID manager monthly to chart progress and review grant options that address the strategic plan initiatives. The contract is based on the desired amount of dollars the PID is seeking for awarding.

In addition to the work performed by the subcontractor(s), the primary employee of the PID Management Company may self-perform and charge for additional work in this area that is different than the work performed by subcontractor.

### **Marketing & Communications**

This budget category supports a full-time staff position dedicated to marketing and communication efforts that directly advance PID initiatives. For purposes of this effort, the “PID Initiatives” consist of the general categories of activities identified in this budget and other activities as specifically approved by city staff. Responsibilities include event management, external communications (such as social media content creation, newsletter development, advertising, and brand management), as well as public relations and website management. The Marketing & Communication Manager also works with the Marketing & Events Committee to implement the approved marketing plan each year.

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