



FirstService
RESIDENTIAL

PID 20 EAST LANCASTER AVE

PID 20 East Lancaster Ave Advisory Board Meeting

November 3, 2022 2:00 PM
Fort Worth, TX

OPEN SESSION BOARD OF DIRECTORS MEETING AGENDA

I. MEETING LINK

<https://fsres.webex.com/fsres/j.php?MTID=mb1a5af95c23c0e660deb21c8b39781b4>

Join By Meeting Link Number

Meeting Number (access Code): 2490 907 7289

Meeting Password: rPkmFUS@244 (77563871 from phones)

Join By Phone

1-669-234-1704 US Toll

1-844-531-0749 US Toll Free

II. CERTIFICATION OF QUORUM

III. CALL TO ORDER

IV. APPROVAL OF PRIOR MEETING MINUTES

Supporting Documents

[PID 20 June 2022 Meeting Minutes draft.pdf](#) 3

V. FINANCIALS

Supporting Documents

[PID 20_P11 YTD analysis Sept 2022 w.midyear.pdf](#) 5

[Trial Balance Pid 20 P12 10.31.22 \(Oct\).pdf](#) 7

[PID 20 East Lancaster Ave Public Improvement Distr.pdf](#) 11

VI. REPORTS

Security

VII. BUSINESS ITEMS

ULI Developer Tour

Supporting Documents

 [2022.10.17_All Maps With QR Code.pdf](#) 20

VIII. ADJOURNMENT

PID 20 June 2022 Meeting Minutes draft.pdf



East Lancaster Avenue
Public Improvement District #20

Advisory Board Meeting Minutes

June 1, 2022

Board Members Present: Mike Shedd
Dale Uberman
Jennifer Thomasson

FirstService Residential Texas: Robin Willits, PID General Manager

City of Fort Worth: Crystal Hinojosa

Others Present: Scott Westmoreland, TIS Security

The Advisory Board of Directors of the East Lancaster Public Improvement District 20 (PID 20) held an advisory Board Meeting on Wednesday, June 1, 2022, via public WebEx.

CALL TO ORDER/ESTABLISHMENT OF QUORUM: The meeting was called to order at 2:04 PM. Quorum was met.

FINANCIALS: Board reviewed the May 2022 financials.

SECURITY UPDATES: Scott Westmoreland updated the PID 20 Advisory Board on the security detail. Scott will send security reports to Robin to put on the website.

DEVELOPER EVENT: PID Manager gave update to the Advisory Board regarding the upcoming ULI Fall Bus Tour for developers.

BUDGET: Manager showed Advisory Board the first draft of the FY2-23 Budget. Manager will keep Advisory Board updated on the progression of the budget as the final revenue numbers come in.

PID MANAGER'S REPORT: Full report available upon request.

NEXT MEETING: The next meeting will be the PID 20 Annual Meeting. It will be held in August. Mike Shedd to reach out to EFWBA to see if the PID can do their annual meeting in conjunction with their meeting.

ADJOURNMENT: Meeting adjourned at 3:06 PM.

PID 20_P11 YTD analysis Sept 2022 w.midyear.pdf

9/30/2022

	<u>Actuals</u>	<u>FY2022 Budget</u>	<u>YTD As of 9/30/2022</u>	<u>YTD % Spent</u>	<u>Projected Remaining</u>	<u>Projected Year End</u>
FY23 Budgeted Expenses	\$ 269,402.00					
Required Reserve (FY 2022)	\$ 44,909.31					
Beg Fund Balance		\$ -	\$84,909.02		\$ -	\$84,909.02
Revenue		\$ 257,384.00	\$253,451.59	98.5%	\$ 3,932.41	\$257,384.00
Expenses		\$ (281,384.00)	\$ (245,726.75)	87.3%	\$ (50,657.25)	\$ (296,384.00)
Balance		\$ (24,000.00)	\$ 92,633.86		\$ (46,724.84)	\$ 45,909.02
Required Reserve						\$ (44,909.31)
Projected over (under) Reserve						\$ 999.71
					Pct of Tot Exps	0%
Reserve Requirement						
Beginning Fund Balance	\$ 84,909.02					
FY22 Projected Revenue	\$ 257,384.00					
FY22 Projected Expenditure	\$ (296,384.00)					
FY22 Projected End Fund Balance	\$ 45,909.02					
Reserve Requirement	\$ 44,909.31					
In Compliance	Yes					

Trial Balance Pid 20 P12 10.31.22 (Oct).pdf



Trial Balance Report
 YTD As Of September 30, 2022

28520 - FWPID #20 - East Lancaster Ave

Fiscal Year: 2022
 Period: 12
 Runtime: 10/31/2022 8:45:27 AM
 Report ID: GL0030-00

[Export Ledger Data](#)

[Export Journal Data](#)

Account	Description	Dept	Program	Project ID	CF1-Activity	CF2-Reference	Budget Year	Affiliate Fund	Period 12 Amount	2022 YTD Amount
1010100	Pooled Cash In Fund								(\$20,326.54)	\$126,955.76
1010100	Pooled Cash In Fund							10100	\$0.00	\$0.00
1010100	Pooled Cash In Fund							20101	(\$429.00)	(\$429.00)
1010100	Pooled Cash In Fund							20104	\$538.81	\$538.81
1040000	Interest Rec - Investments								\$50.51	\$50.51
1150000	Accounts Receivable								\$0.00	\$283.08
								Asset Sub Total	(\$20,166.22)	\$127,399.16
2010000	Accounts Payable								(\$19,765.30)	(\$19,765.30)
								Liability Sub Total	(\$19,765.30)	(\$19,765.30)
3010000	Fund Balance								\$0.00	(\$84,909.02)
								Fund Balance Sub Total	\$0.00	(\$84,909.02)
4111060	Special Assessment Rev	0136050							\$0.00	\$0.00
4111060	Special Assessment Rev	0176050							(\$173.41)	(\$251,835.91)
4611010	Interest Earnings	0136050							(\$50.51)	(\$50.51)

FSCM 92 Production

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Trial Balance Report
YTD As Of September 30, 2022

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Fiscal Year: 2022
 Period: 12
 Runtime: 10/31/2022 8:45:27 AM
 Report ID: GL0030-00

[Export Ledger Data](#)

[Export Journal Data](#)

Account	Description	Dept	Program	Project ID	CF1-Activity	CF2-Reference	Budget Year	Affiliate Fund	Period 12 Amount	2022 YTD Amount
4611010	Interest Earnings	0176050							(\$538.81)	(\$1,565.17)
								Revenue Sub Total	(\$762.73)	(\$253,451.59)
5330201	Other Contractual Services	0176050							\$40,265.25	\$225,412.33
5610102	Postage Exp	0176050							\$0.00	\$166.42
5900010	Interfund Transfer Out	0176050						10100	\$429.00	\$5,148.00
								Expense Sub Total	\$40,694.25	\$230,726.75
								Grand Total	\$0.00	\$0.00

Fund Balance/Net Position Calculation

Fund	Account	Description	Beginning Balance	YTD Fund Balance/Net Position Journals	YTD Revenue	YTD Expense	YTD Balance
28520	3010000	Fund Balance	(\$84,909.02)	\$0.00	(\$253,451.59)	\$230,726.75	(\$107,633.86)



Trial Balance Report
YTD As Of September 30, 2022

28520 - FWPID #20 - East Lancaster Ave

Fiscal Year: 2022
Period 12
Runtime: 10/31/2022 8:45:27 AM
Report ID: GL0030-00

[Export Ledger Data](#)

[Export Journal Data](#)

Parameter	Value
Report ID	GL0030-00TrialBalance_Sum
Fiscal Year	2022
Period	12
Ledger	ACTUALS
Fund	28520

PID 20 East Lancaster Ave Public Improvement Distr.pdf



FirstService
RESIDENTIAL

PID 20 - EAST LANCASTER AVENUE PUBLIC IMPROVEMENT DISTRICT

FORT WORTH, TX

SEPTEMBER 2022



PID 20 - East Lancaster Ave Public Improvement District

TABLE OF CONTENTS

September 2022

Reference	Report Name
15 - MV	◦ Management Variance Report
25 - FS	◦ Financial Statements <ul style="list-style-type: none">◦ Balance Sheet◦ Income Statement
40 - CA	◦ Statement(s) of Cash Activity
55 - AP	◦ Open Invoice Report (Accounts Payable Summary Report)
60 - GL	◦ General Ledger



PID 20 - East Lancaster Public Improvement District
 MANAGEMENT VARIANCE REPORT
September 2022

Category	Variance Explanation
Committees	<ul style="list-style-type: none"> Public Events (50795) Reflects funds allocated for Developer's Event that were not able to be spend in FY21-22. These funds will roll over and be spend in early FY22-23 for the ULI Bus Tour maps.

Submitted by:

Robin L Willits
 Senior PID Operations Manager

Balance Sheet L0070 PID 20 - East Lancaster Ave Public Improvement District 09/30/2022

FIRSTSERVICE RESIDENTIAL TEXAS
 14951 NORTH DALLAS PKWY
 Dallas TX 75254

Account	Description	Sep Balance 2022	Aug Balance 2022	Change
ASSETS				
OPERATING CASH				
10015 USB1	Cash Checking US BANK	75,175	54,693	20,481
TOTAL OPERATING CASH		\$75,175	\$54,693	\$20,481
CURRENT ASSETS				
13055	A/R Other	19,705	20,481	(777)
TOTAL CURRENT ASSETS		\$19,705	\$20,481	(\$777)
TOTAL ASSETS		\$94,880	\$75,175	\$19,705
LIABILITIES				
CURRENT LIABILITIES				
20000	Accounts Payable	0	(19,023)	19,023
20005	Accrued Expenses	19,555	19,023	532
TOTAL CURRENT LIABILITIES		\$19,555	\$0	\$19,555
LONG TERM LIABILITIES				
21145	FirstService Payable	95,000	95,000	0
TOTAL LONG TERM LIABILITIES		\$95,000	\$95,000	\$0
TOTAL LIABILITIES		\$114,555	\$95,000	\$19,555
EQUITY				
OWNERS/MEMBERS EQUITY				
30400	Operating Fund Balance	(2,383)	(2,383)	0
CURRENT YEAR INCOME (LOSS)		(\$17,293)	(\$17,443)	\$150
TOTAL EQUITY		(\$19,675)	(\$19,825)	\$150
TOTAL LIABILITIES & EQUITY		\$94,880	\$75,175	\$19,705

Income Statement - PID L0070 PID 20 - East Lancaster Ave Public Improvement District 09/30/2022
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FIRSTSERVICE RESIDENTIAL TEXAS
14951 NORTH DALLAS PKWY
Dallas TX 75254

Acct	Description	Sep Actual	Sep Budget	Sep Variance	YTD Actual	YTD Budget	YTD Variance	Annual Budget
OPERATING FUND								
OPERATING REVENUE								
40000	PID Assessments	19,705	30,000	(10,295)	227,872	257,384	(29,512)	257,384
40020	Use of Surplus	0	39,000	(39,000)	0	39,000	(39,000)	39,000
TOTAL OPERATING REVENUE		\$19,705	\$69,000	(\$49,295)	\$227,872	\$296,384	(\$68,512)	\$296,384
EXPENSES								
Limited Access								
70580	Security Patrols	18,182	20,024	1,842	221,686	254,280	32,594	254,280
Total Limited Access		\$18,182	\$20,024	\$1,842	\$221,686	\$254,280	\$32,594	\$254,280
General & Administrative								
50000	Professional Mgmt Fee	1,333	1,487	154	16,000	17,800	1,800	17,800
50110	Admin Supplies/Expenses	0	0	0	69	0	(69)	0
50185	City Administrative Fee	0	0	0	5,148	5,148	0	5,148
50190	Annual Rev/Tax Return	0	0	0	0	2,500	2,500	2,500
50240	Newsletter/Other Mailings	0	1,000	1,000	0	2,500	2,500	2,500
50250	Website Maintenance	40	125	85	426	1,500	1,074	1,500
Total General & Administrative		\$1,373	\$2,612	\$1,239	\$21,644	\$29,448	\$7,804	\$29,448
Committees								
50795	Public Events	0	8,000	8,000	1,835	12,656	10,821	12,656
Total Committees		\$0	\$8,000	\$8,000	\$1,835	\$12,656	\$10,821	\$12,656
TOTAL EXPENSES		\$19,555	\$30,636	\$11,081	\$245,165	\$296,384	\$51,219	\$296,384
OPERATING NET INCOME (LOSS)		\$150	\$38,364	(\$38,214)	(\$17,293)	\$0	(\$17,293)	\$0

Statement of Cash Activity
 L0070 PID 20 - East Lancaster Ave Public Improvement
 District
 10015-USB1 - Cash Checking
 September 01, 2022 thru September 30, 2022

Beginning Balance - August 31, 2022	\$54,693.25
Cash Receipts	
Total Cash Receipts	\$0.00
Cash Disbursements	
Total Cash Disbursements	\$0.00
Misc Transactions	
Rcd City FW funding Inv 20-0822	\$18,998.14
August Funding MANAGEMENT	\$1,483.33
Total Misc Transactions:	\$20,481.47
Ending Balance - September 30, 2022	\$75,174.72

General Ledger Report
L0070 PID 20 - East Lancaster Ave Public
Improvement District
For Dates 09/01/2022 to 09/30/2022

Account Type	Sub JE ID	Source	Description	Description Date	Debit	Credit	Balance
10015	Cash Checking		Beginning Balance				54,693.25
	USB1 US BANK		Subaccount Beginning Balance				54,693.25
JE	4885621	0	Rcd City FW funding Inv 20-0822	09/28/2022	18,998.14		
JE	4890289	0	August Funding MANAGEMENT	09/30/2022	1,483.33		
			Subaccount Total		20,481.47	0.00	20,481.47
Subaccount Balance							75,174.72
			Total Monthly Activity		20,481.47	0.00	20,481.47
Account Ending Balance							75,174.72
13055	A/R Other		Beginning Balance				20,481.47
JE	4885621	0	Rcd City FW funding Inv 20-0822	09/28/2022		18,998.14	
JE	4890289	0	August Funding MANAGEMENT	09/30/2022		1,483.33	
JE	4906409	0	Rcd Sep Assessments - Mgmt Fee	09/30/2022	1,483.33		
JE	4906410	0	Rcd Sep Assessments - Addtl Request	09/30/2022	18,221.54		
			Total Monthly Activity		19,704.87	20,481.47	(776.60)
Account Ending Balance							19,704.87
20000	Accounts Payable		Beginning Balance				19,023.26
ACR	4867245	932739	(Void) - overpayment	09/15/2022		19,023.26	
			Total Monthly Activity		0.00	19,023.26	(19,023.26)
Account Ending Balance							0.00
20005	Accrued Expenses		Beginning Balance				(19,023.26)
JE	4853436	0	(Reverse) Accrue Aug security patrol	09/01/2022	19,023.26		
JE	4906411	0	Accrue Sep security patrol	09/30/2022		18,181.54	
JE	4906413	0	Accrue Sep Management Fee Inv	09/30/2022		1,333.33	
JE	4906415	0	Accrue Sep Website Expense	09/30/2022		40.00	
			Total Monthly Activity		19,023.26	19,554.87	(531.61)
Account Ending Balance							(19,554.87)
21145	FirstService Payable		Beginning Balance				(95,000.00)
			Total Monthly Activity		0.00	0.00	0.00
Account Ending Balance							(95,000.00)
30400	Operating Fund Balance		Beginning Balance				2,382.66
			Total Monthly Activity		0.00	0.00	0.00
Account Ending Balance							2,382.66
40000	PID Assessments		Beginning Balance				(208,167.50)
JE	4906409	0	Rcd Sep Assessments - Mgmt Fee	09/30/2022		1,483.33	
JE	4906410	0	Rcd Sep Assessments - Addtl Request	09/30/2022		18,221.54	
			Total Monthly Activity		0.00	19,704.87	(19,704.87)

General Ledger Report
L0070 PID 20 - East Lancaster Ave Public
Improvement District
For Dates 09/01/2022 to 09/30/2022

Account Type	Sub JE ID	Source	Description	Date	Debit	Credit	Balance
Account Ending Balance							(227,872.37)
50000	Professional Mgmt Fee		Beginning Balance				14,666.63
JE	4906413	0	Accrue Sep Management Fee Inv	09/30/2022	1,333.33		
Total Monthly Activity							1,333.33
Account Ending Balance							15,999.96
50110	Admin Supplies/Expenses		Beginning Balance				69.36
Total Monthly Activity							0.00
Account Ending Balance							69.36
50185	City Administrative Fee		Beginning Balance				5,148.00
Total Monthly Activity							0.00
Account Ending Balance							5,148.00
50250	Website Maintenance		Beginning Balance				386.25
JE	4906415	0	Accrue Sep Website Expense	09/30/2022	40.00		
Total Monthly Activity							40.00
Account Ending Balance							426.25
50795	Public Events		Beginning Balance				1,835.00
Total Monthly Activity							0.00
Account Ending Balance							1,835.00
70580	Security Patrols		Beginning Balance				203,504.88
JE	4853436	0	(Reverse) Accrue Aug security patrol	09/01/2022		19,023.26	
ACR	4867245	932739	(Void) - overpayment	09/15/2022	19,023.26		
JE	4906411	0	Accrue Sep security patrol	09/30/2022	18,181.54		
Total Monthly Activity							37,204.80
Account Ending Balance							221,686.42

2022.10.17_All Maps With QR Code.pdf

UNT HEALTH SCIENCE CENTER
Total Enrollment 2,329



Total Enrollment 5,911

TCC Tarrant County College
TRINITY RIVER CAMPUS



Total Enrollment 9,970

TCC Tarrant County College
NORTHEAST CAMPUS



“80,000+ Students Enrolled: Future Workforce”

Student Enrollment included in UTA Total

UTA
Fort Worth



Total Enrollment 41,515

UTA



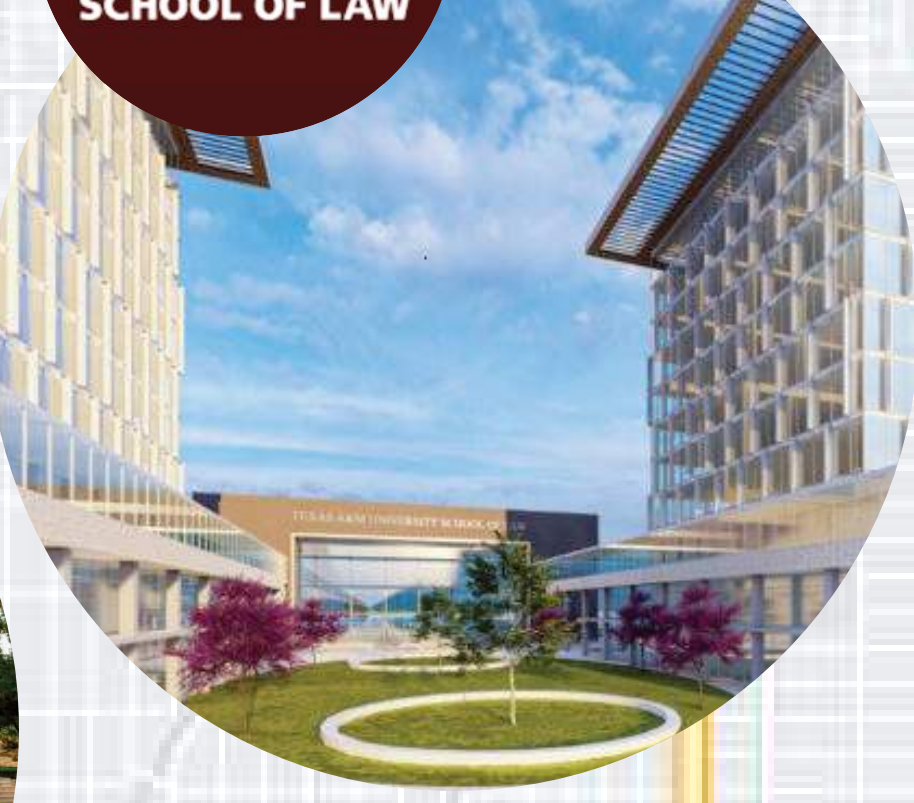
EAST LANCASTER AVE

Reference Point

EAST ROSEDALE STREET

Total Enrollment 522

ATM
TEXAS A&M UNIVERSITY
SCHOOL OF LAW



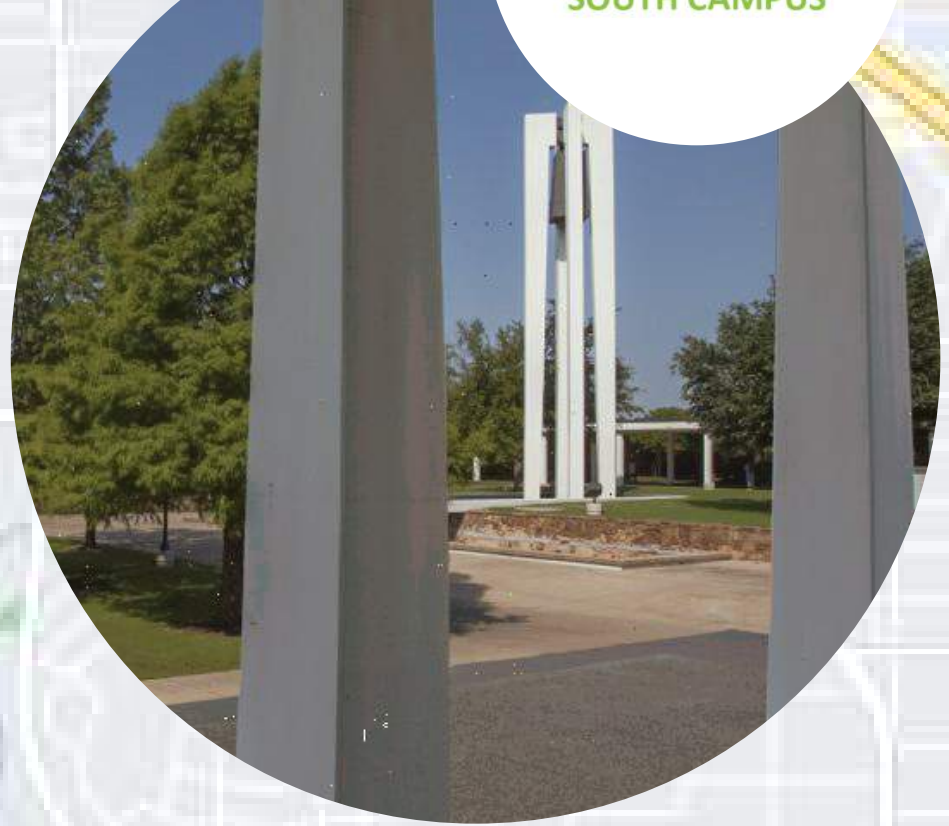
Total Enrollment 2,619

Texas Wesleyan
UNIVERSITY



Total Enrollment 7,497

TCC Tarrant County College
SOUTH CAMPUS

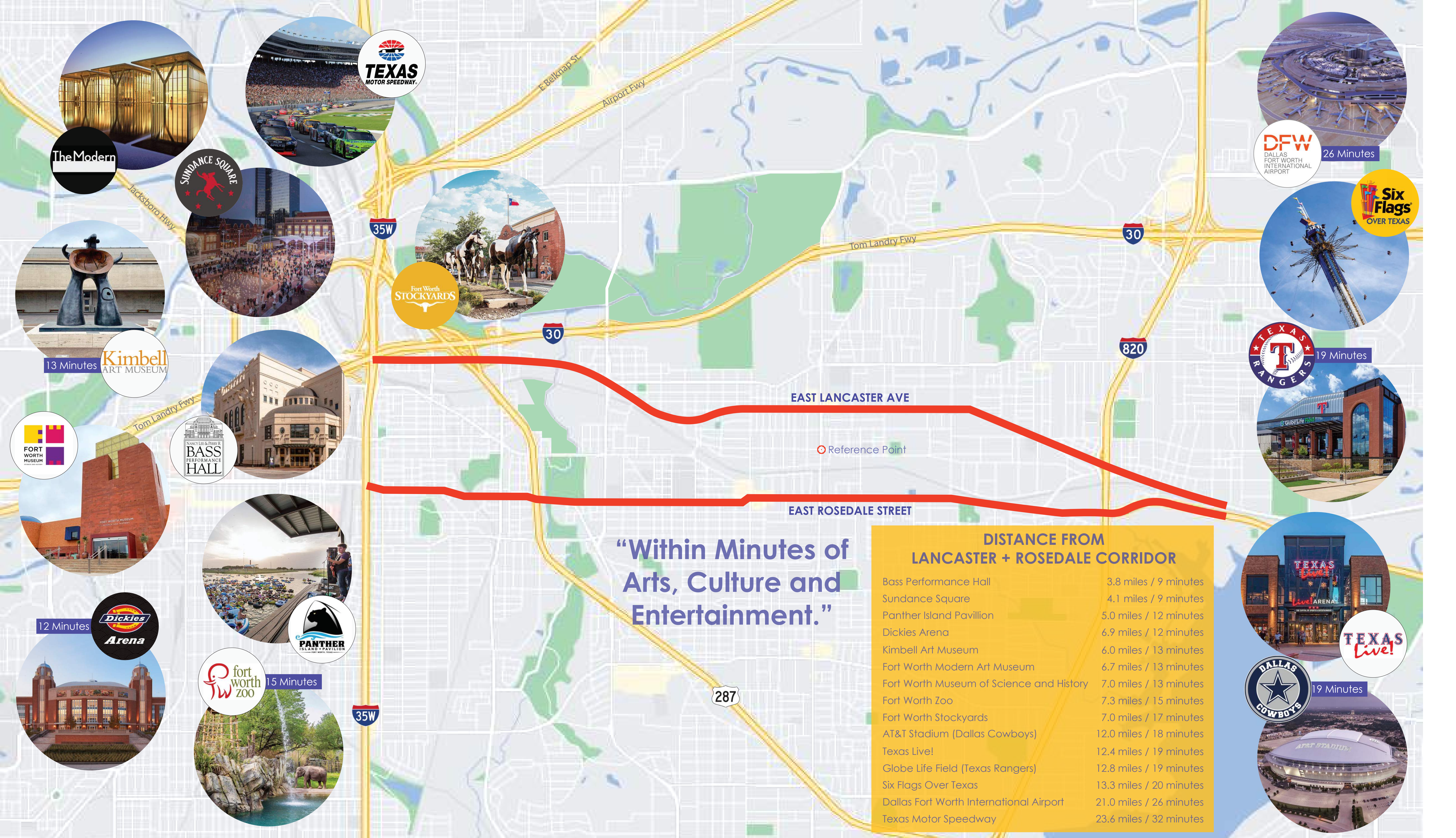


DISTANCE FROM LANCASTER + ROSEDALE CORRIDOR

Texas Wesleyan University	0 miles / 0 minutes
Texas A&M University School of Law	3.7 miles / 8 minutes
UTA Fort Worth	3.7 miles / 8 minutes
TCC Trinity River Campus	4.2 miles / 9 minutes
UNT Health Science Center	7.3 miles / 12 minutes
Texas Christian University	7.6 miles / 13 minutes
TCC South Campus	6.0 miles / 16 minutes
TCC Northeast Campus	11.2 miles / 17 minutes
University of Texas at Arlington	9.7 miles / 18 minutes

TCU Total Enrollment 10,222

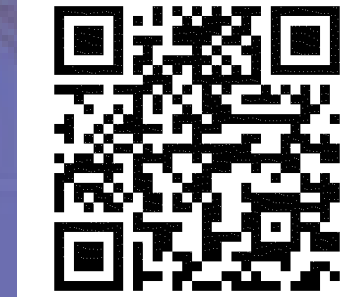
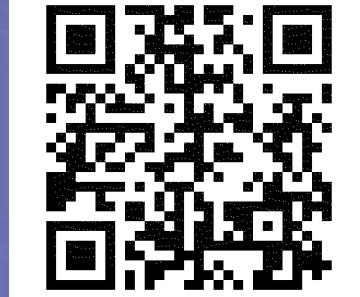


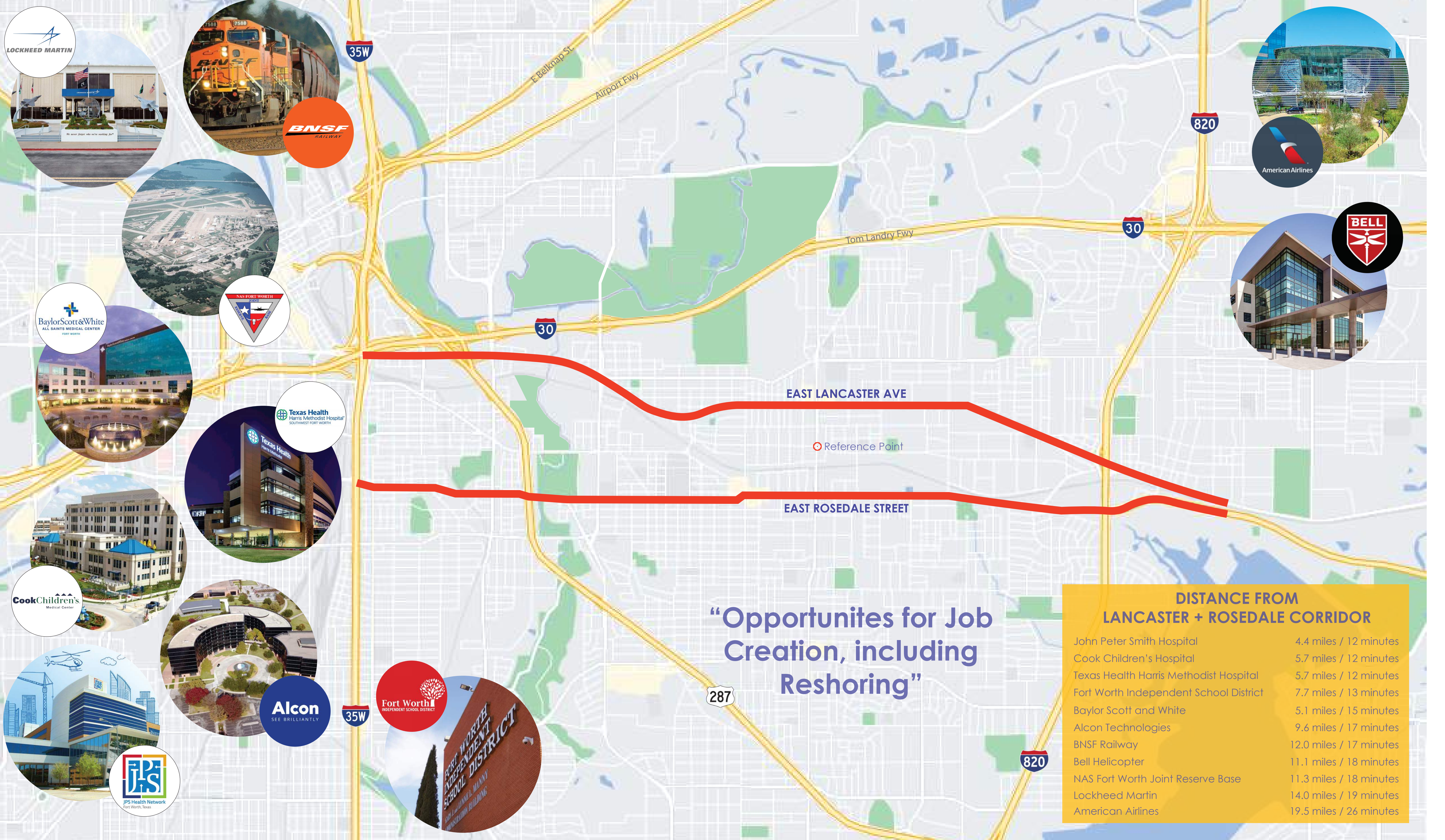


“Within Minutes of Arts, Culture and Entertainment.”

DISTANCE FROM LANCASTER + ROSEDALE CORRIDOR

Bass Performance Hall	3.8 miles / 9 minutes
Sundance Square	4.1 miles / 9 minutes
Panther Island Pavillion	5.0 miles / 12 minutes
Dickies Arena	6.9 miles / 12 minutes
Kimbell Art Museum	6.0 miles / 13 minutes
Fort Worth Modern Art Museum	6.7 miles / 13 minutes
Fort Worth Museum of Science and History	7.0 miles / 13 minutes
Fort Worth Zoo	7.3 miles / 15 minutes
Fort Worth Stockyards	7.0 miles / 17 minutes
AT&T Stadium (Dallas Cowboys)	12.0 miles / 18 minutes
Texas Live!	12.4 miles / 19 minutes
Globe Life Field (Texas Rangers)	12.8 miles / 19 minutes
Six Flags Over Texas	13.3 miles / 20 minutes
Dallas Fort Worth International Airport	21.0 miles / 26 minutes
Texas Motor Speedway	23.6 miles / 32 minutes





“Opportunities for Job Creation, including Reshoring”

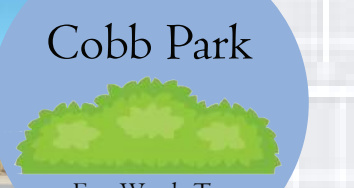
DISTANCE FROM LANCASTER + ROSEDALE CORRIDOR

John Peter Smith Hospital	4.4 miles / 12 minutes
Cook Children's Hospital	5.7 miles / 12 minutes
Texas Health Harris Methodist Hospital	5.7 miles / 12 minutes
Fort Worth Independent School District	7.7 miles / 13 minutes
Baylor Scott and White	5.1 miles / 15 minutes
Alcon Technologies	9.6 miles / 17 minutes
BNSF Railway	12.0 miles / 17 minutes
Bell Helicopter	11.1 miles / 18 minutes
NAS Fort Worth Joint Reserve Base	11.3 miles / 18 minutes
Lockheed Martin	14.0 miles / 19 minutes
American Airlines	19.5 miles / 26 minutes

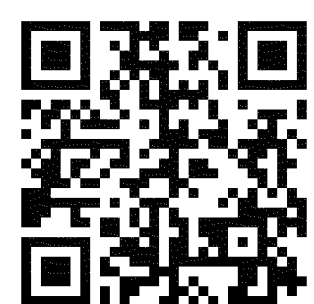


DISTANCE FROM LANCASTER + ROSEDALE CORRIDOR

Eastover Park	13.5 acres / 4 minutes
Tandy Hills	210 acres / 4 minutes
Fort Worth Trail System	118 acres / 6 minutes
Trinity River	710 acres / 6 minutes
Handley Park	15.5 acres / 7 minutes
Sycamore Park	154 acres / 7 minutes
Meadowbrook Golf Course	161.4 acres / 7 minutes
Gateway Park	791.5 acres / 7 minutes
Quannah Parker Park	7.9 acres / 8 minutes
Village Creek Park	24.3 acres / 8 minutes
Lake Arlington Golf Course	185 acres / 10 minutes
Cobb Park	224.8 acres / 10 minutes
Sandy Lane Park	28.7 miles / 11 minutes
Lake Arlington	1,926 miles / 11 minutes



“Where the city is outside your front door, and the woods are out your back door.”



LANCASTER + ROSEDALE CORRIDOR

URBAN GREEN SPACE



FORT WORTH ECONOMIC DEVELOPMENT

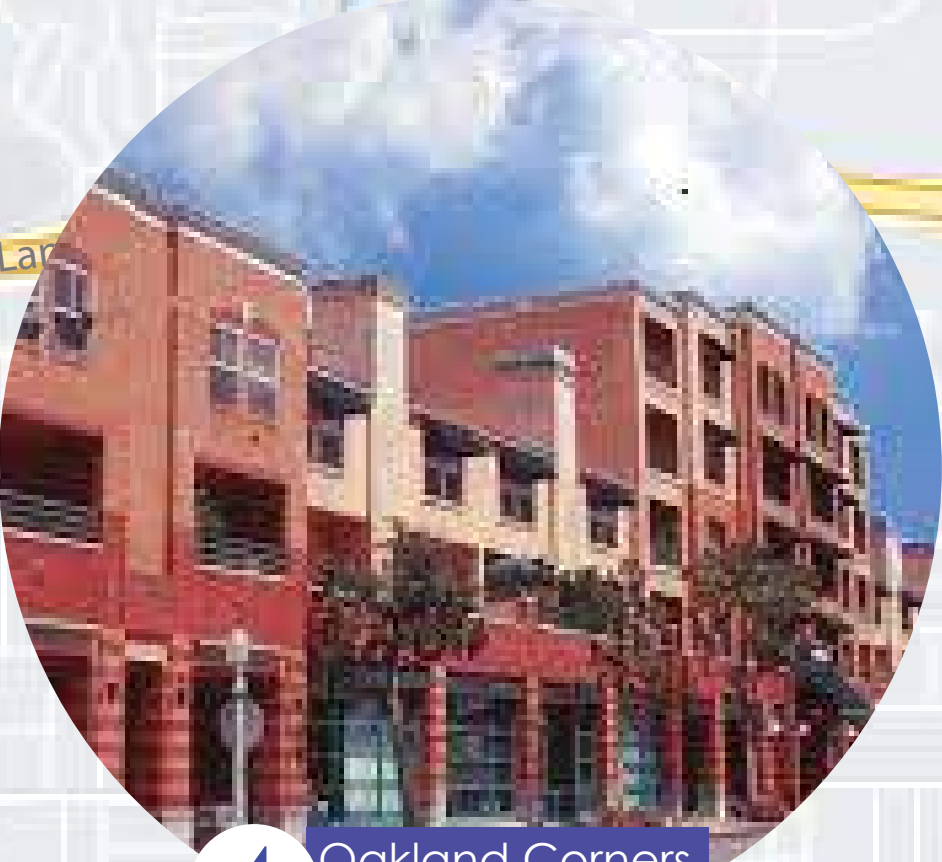




2 Near East Side Urban Village



3 Reby Cary Youth Library



4 Oakland Corners Urban Village



5 Historic Handley Urban Village



1 Evans & Rosedale Urban Village

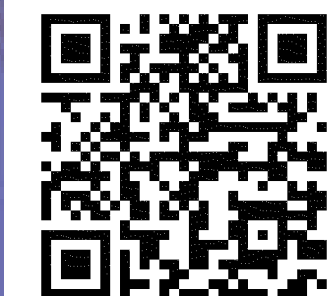
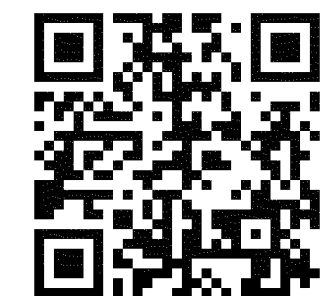


7 Polytechnic/Wesleyan Urban village



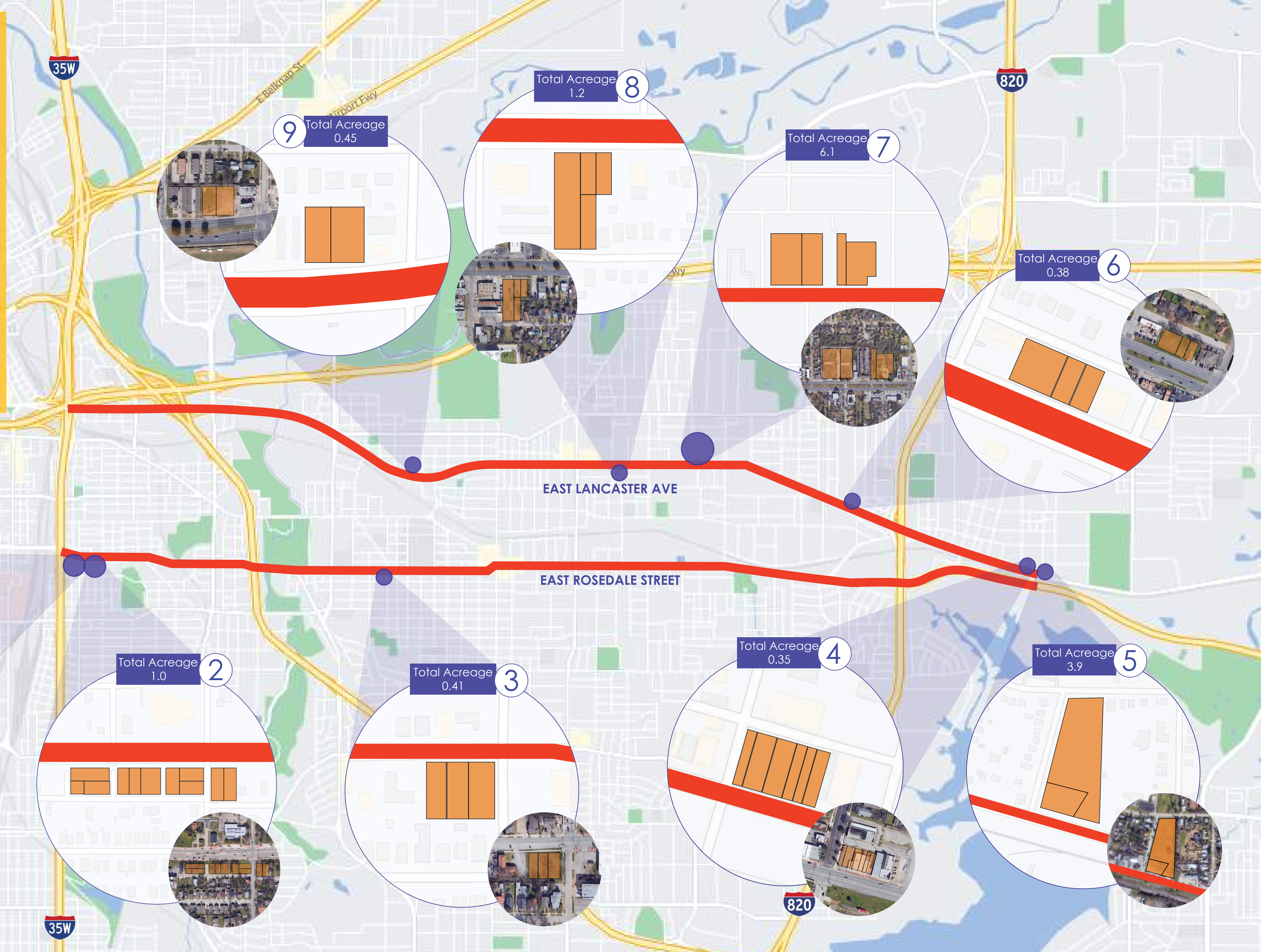
6 Stop Six Choice Neighborhood Initiative

TOUR STOPS AROUND LANCASTER + ROSEDALE CORRIDOR	
Evans and Rosedale Urban Village	Stop #1
Near East Side Urban Village	Stop #2
Reby Cary Youth Library	Stop #3
Oakland corners	Stop #4
Historic Handley Urban Village	Stop #5
Stop Six Choice Neighborhood	Stop #6
Polytechnic/Wesleyan Urban Village	Stop #7



SAMPLE OF POTENTIAL DEVELOPMENT OPPORTUNITES AROUND LANCASTER + ROSEDALE CORRIDOR

- #1 720, 722, 724, 728 E. Rosedale St.
1100 South Fwy.
1158, 1159, 1162, 1163, 1200, 1212, 1216 Evans Ave.
911 E. Oleander St.
728 White St.
- #2 1100, 1163 Veal St.
900, 950, 957, 959, 1003 E. Oleander St.
1158 New York Ave.
- #3 2834, 2838, 2842 E. Rosedale St.
- #4 6601, 6605, 6607, 6609, 6611, 6615 E. Lancaster Ave.
- #5 6851, 6855 E. Lancaster Ave.
- #6 5813, 5817, 5821 E. Lancaster Ave.
- #7 4909, 5011, 5015 E. Lancaster Ave.
- #8 4420, 4424, 4428 E. Lancaster Ave.
4415 Virginia Lane
- #9 3215, 3225 E. Lancaster Ave.



“Imagine the Possibilities”

