

COLONIES # 5 PUBLIC IMPROVEMENT DISTRICT (27300)  
 FIVE YEAR IMPROVEMENT PLAN  
 FISCAL YEARS: Actual 2019/20 and ESTIMATED 2020/21 to 2030/31  
 REVISED 22-Jul-21

	Actual 2019/20		Budget 2020/21		Revised 2020/21		Proposed 2021/22	
BEGINNING FUND BALANCE	800,359		904,574		904,574		987,961	
	INFLATION		0.0%		0.0%		2.0%	
PROJECTED COSTS	SQ FT NEW TOTAL		SQ FT NEW TOTAL		SQ FT NEW TOTAL		SQ FT NEW TOTAL	
MAINTENANCE & OPERATION:								
PARK MAINTENANCE COST:	678,586	0.724	723,586	0.735	723,586	0.822	723,586	0.880
Operating	51200	2,374	-	-	-	-	-	-
Landscaping (Botany & Agriculture)	51450	52,726	91,153	91,153	91,153	91,153	91,153	91,153
Electricity	53150	10,391	19,465	19,465	17,147	17,147	17,494	17,494
Water & Sewer	53200	167,798	150,000	150,000	215,437	215,437	200,000	200,000
PID Management Fees (private)	62015	30,715	31,302	31,302	31,704	31,704	32,976	32,976
Custom Gardens (monthly fee)	67600	149,322	166,821	166,821	166,821	166,821	180,000	180,000
Hardscape Repairs	68300	61,022	21,815	21,815	21,815	21,815	60,250	60,250
Irrigation Repairs	68400	4,580	11,366	11,366	11,366	11,366	11,366	11,366
Insurance (City Charge)	71100	134	182	182	181	181	241	241
TOTAL MAINTENANCE		479,062	492,104	492,104	555,624	555,624	593,480	593,480
ADMINISTRATION:								
Postage	61200	554	462	462	481	481	462	462
Advertising - Public Notices	61300	618	420	420	420	420	420	420
Tax Assessor Commission	62000	6,408	7,692	7,692	7,692	7,692	7,692	7,692
City Admin Fee	77450	4,922	30,829	30,829	30,829	30,829	34,414	34,414
TOTAL ADMINISTRATION		12,502	39,403	39,403	39,422	39,422	42,988	42,988
TOTAL MAINTENANCE & OPERATION		491,565	531,507	531,507	595,046	595,046	636,468	636,468
Bond Proceeds	39810	-	-	-	-	-	-	-
Developer Reimbursements	83200	-	-	-	-	-	-	-
Debt Service First Issue (2006 2/15/26 mat)	585,000	52,631	45,946	45,946	-	-	-	-
Debt Service Second Issue (2008B 2/15/28 mat)	1,500,000	91,932	109,172	109,172	-	-	-	-
Debt Service Refunding (2020Ref 2/15/28 mat)	950,000	-	-	-	141,653	141,653	145,300	145,300
Debt Service Third Issue (2014 8/15/34 mat)	1,535,000	104,531	102,581	102,581	102,581	102,581	105,631	105,631
Debt Service Fourth Issue (2018 2/15/38 mat)	3,000,000	210,481	206,631	206,631	206,631	206,631	207,131	207,131
Estimated Debt Service Fifth Issue	1,000,000	-	-	-	-	-	-	-
Estimated Debt Service Sixth Issue	3,000,000	-	-	-	-	-	-	-
Fiscal Agent Fees	-	-	2,500	2,500	2,000	2,000	2,000	2,000
Total Debt Service	92150	459,576	466,830	466,830	452,865	452,865	460,063	460,063
TOTAL EXPENDITURES		951,140	998,337	998,337	1,047,911	1,047,911	1,096,531	1,096,531
ASSESSMENTS	UNITS	RATE	UNITS	RATE	UNITS	RATE	UNITS	RATE
RESIDENTIAL	9,789,415	0.1000	9,530,419	0.1000	9,530,419	0.1000	9,418,586	0.1000
COMMERCIAL	970,234	0.0778	1,000,334	0.0778	1,000,334	0.0778	1,072,747	0.0821
TOTAL ASSESSMENTS	30311	1,054,399	1,030,841	1,030,841	1,030,841	1,030,841	1,029,895	1,029,895
COLLECTION RATE		99.98%	100.00%	100.00%	100.04%	100.04%	100.00%	100.00%
TOTAL COLLECTIONS		1,054,201	1,030,841	1,030,841	1,031,250	1,031,250	1,029,895	1,029,895
INTEREST INCOME	1.00%	1,155	-	-	48	48	-	-
MISCELLANEOUS INCOME		-	100,000	100,000	100,000	100,000	-	-
INCREASE (DECREASE) IN CASH		104,215	132,504	132,504	83,387	83,387	(66,636)	(66,636)
Ending Fund Balance		904,574	1,037,078	1,037,078	987,961	987,961	921,325	921,325
Three Month Operating Reserve		237,785	249,584	249,584	261,978	261,978	274,133	274,133
Surplus		666,789	787,494	787,494	725,983	725,983	647,193	647,193

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	Estimated 2022/23			Estimated 2023/24			Estimated 2024/25			Estimated 2025/26		
BEGINNING FUND BALANCE	921,325			774,436			617,834			456,684		
	2.0%			2.0%			2.0%			2.0%		
	SQ FT			SQ FT			SQ FT			SQ FT		
	NEW	TOTAL		NEW	TOTAL		NEW	TOTAL		NEW	TOTAL	
PROJECTED COSTS												
MAINTENANCE & OPERATION:												
PARK MAINTENANCE COST:	-	723,586	0.892	-	723,586	0.905	-	723,586	0.918	-	723,586	0.937
Operating	51200	-	-	-	-	-	-	-	-	-	-	-
Landscaping (Botany & Agriculture)	51450	92,976	94,836	94,836	94,836	96,732	96,732	96,732	98,667	98,667	98,667	98,667
Electricity	53150	17,844	18,201	18,201	18,201	18,565	18,565	18,565	18,936	18,936	18,936	18,936
Water & Sewer	53200	204,000	208,080	208,080	208,080	212,242	212,242	212,242	216,486	216,486	216,486	216,486
PID Management Fees (private)	62015	33,636	34,308	34,308	34,308	34,994	34,994	34,994	35,694	35,694	35,694	35,694
Custom Gardens (monthly fee)	67600	180,000	180,000	180,000	180,000	180,000	180,000	180,000	183,600	183,600	183,600	183,600
Hardscape Repairs	68300	61,455	62,684	62,684	62,684	63,938	63,938	63,938	65,217	65,217	65,217	65,217
Irrigation Repairs	68400	11,593	11,825	11,825	11,825	12,062	12,062	12,062	12,303	12,303	12,303	12,303
Insurance (City Charge)	71100	246	251	251	251	256	256	256	261	261	261	261
TOTAL MAINTENANCE		601,750	610,185	610,185	610,185	618,788	618,788	618,788	631,164	631,164	631,164	631,164
ADMINISTRATION:												
Postage	61200	471	481	481	481	490	490	490	500	500	500	500
Advertising - Public Notices	61300	428	437	437	437	446	446	446	455	455	455	455
Tax Assessor Commission	62000	7,846	8,003	8,003	8,003	8,163	8,163	8,163	8,326	8,326	8,326	8,326
City Admin Fee	77450	35,102	35,804	35,804	35,804	36,520	36,520	36,520	37,251	37,251	37,251	37,251
TOTAL ADMINISTRATION		43,848	44,725	44,725	44,725	45,619	45,619	45,619	46,532	46,532	46,532	46,532
TOTAL MAINTENANCE & OPERATION		645,597	654,909	654,909	654,909	664,407	664,407	664,407	677,696	677,696	677,696	677,696
Bond Proceeds	39810	1,000,000	-	-	-	-	-	-	-	-	-	-
Developer Reimbursements	83200	(1,000,000)	-	-	-	-	-	-	-	-	-	-
Debt Service First Issue (2006 2/15/26 mat)	585,000	-	-	-	-	-	-	-	-	-	-	-
Debt Service Second Issue (2008B 2/15/28 mat)	1,500,000	-	-	-	-	-	-	-	-	-	-	-
Debt Service Refunding (2020Ref 2/15/28 mat)	950,000	142,700	140,100	140,100	140,100	137,500	137,500	137,500	115,100	115,100	115,100	115,100
Debt Service Third Issue (2014 8/15/34 mat)	1,535,000	104,056	106,956	106,956	106,956	104,706	104,706	104,706	107,456	107,456	107,456	107,456
Debt Service Fourth Issue (2018 2/15/38 mat)	3,000,000	207,431	207,531	207,531	207,531	207,431	207,431	207,431	207,131	207,131	207,131	207,131
Estimated Debt Service Fifth Issue	1,000,000	75,000	75,000	75,000	75,000	75,000	75,000	75,000	75,000	75,000	75,000	75,000
Estimated Debt Service Sixth Issue	3,000,000	-	-	-	-	-	-	-	-	-	-	-
Fiscal Agent Fees	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000
Total Debt Service	92150	531,188	531,588	531,588	531,588	526,637	526,637	526,637	506,687	506,687	506,687	506,687
TOTAL EXPENDITURES		1,176,785	1,186,497	1,186,497	1,186,497	1,191,045	1,191,045	1,191,045	1,184,383	1,184,383	1,184,383	1,184,383
ASSESSMENTS	UNITS	RATE		UNITS	RATE		UNITS	RATE		UNITS	RATE	
RESIDENTIAL	9,418,586	0.1000	941,859	9,418,586	0.1000	941,859	9,418,586	0.1000	941,859	9,418,586	0.1000	941,859
COMMERCIAL	1,072,747	0.0821	88,036	1,072,747	0.0821	88,036	1,072,747	0.0821	88,036	1,072,747	0.0821	88,036
TOTAL ASSESSMENTS	30311		1,029,895			1,029,895			1,029,895			1,029,895
COLLECTION RATE			100.00%			100.00%			100.00%			100.00%
TOTAL COLLECTIONS			1,029,895			1,029,895			1,029,895			1,029,895
INTEREST INCOME	1.00%		-			-			-			-
MISCELLANEOUS INCOME			-			-			-			-
INCREASE (DECREASE) IN CASH			(146,890)			(156,602)			(161,150)			(154,488)
Ending Fund Balance			774,436			617,834			456,684			302,196
Three Month Operating Reserve			294,196			296,624			297,761			296,096
Surplus			480,239			321,210			158,923			6,100