PINNACLE PUBLIC IMPROVEMENT DISTRICT (27050)
FIVE YEAR IMPROVEMENT PLAN
FISCAL YEARS: ACTUAL 2018/19 AND ESTIMATED 2019/20 TO 2025/26
REVISED 22-Jul-21

		2019/20 Actual	2020/21 Revised	2021/22 Proposed	2022/23 Estimated	2023/24 Estimated	2024/25 Estimated	2025/26 Estimated
BEGINNING FUND BALANCE		**-**	**(664)**	**(1,057)**	**29,967**	**45,694**	**74,702**	**41,414**
	INFLATION			**2.0%**	**2.0%**	**2.0%**	**2.0%**	**2.0%**
PROJECTED COSTS		**NEW SQ FT TOTAL**	**NEW SQ FT TOTAL**	**NEW SQ FT TOTAL**	**NEW SQ FT TOTAL**	**NEW SQ FT TOTAL**	**NEW SQ FT TOTAL**	
MAINTENANCE & OPERATION:								
PARK MAINTENANCE COST:		- - -	- - -	78,300 78,300 0.6999	- 78,300 0.8952	96,900 175,200 0.6340	175,200 0.6660	- 175,200 0.8089
Operating	51200	-	-	-	-	-	-	-
Janitorial Supplies	51250	-	-	-	-	-	-	-
Botany & Agriculture	51450	-	-	-	-	-	-	-
Electricity	53150	-	-	1,918	1,957	1,996	2,036	2,077
Water & Sewer	53200	-	-	10,908	11,126	25,393	25,901	26,419
PID Management Fees (private)	62015	-	-	5,000	15,000	15,000	20,000	25,000
Repair & Maintenance of Improvements	68300	-	-	5,000	10,000	10,000	10,000	10,000
Temporary/Contract Labor	67600	-	-	30,000	30,000	55,637	55,637	74,037
Repair & Maintenance Other Improvements	68312	-	-	-	-	-	-	-
Improvements	83200	-	-	-	-	-	-	-
TOTAL MAINTENANCE		-	-	52,826	68,083	108,026	113,574	137,532
ADMINISTRATION								
Postage	61200	85	-	100	102	104	106	108
Advertising - Public Notices	61300	579	365	**350**	357	364	371	379
Professional - Collection Contract	62000	-	-	735	750	1,249	1,274	1,784
City Admin Fee	77450	-	28	788	804	1,338	1,365	1,911
TOTAL ADMINISTRATION		664	393	1,973	2,013	3,055	3,116	4,182
TOTAL MAINTENANCE & OPERATION		664	393	54,800	70,095	111,081	116,690	141,714
Bond Proceeds							750,000	
Developer Reimbursements							(750,000)	-
Debt Service Proposed Issues		-	-	-	-	-	55,186	55,186
Fiscal Agent Fees		-	-	-	-	-	1,500	1,500
Total Debt Service		-	-	-	-	-	56,686	56,686
TOTAL EXPENDITURES		664	393	54,800	70,095	111,081	173,376	198,401
ASSESSMENTS								
		UNTS RATE	UNTS RATE	UNTS RATE	UNTS RATE	UNTS RATE	UNTS RATE	UNITS RATE
RESIDENTIAL		- 0.0600 -	- 0.0600 -	1,226,043 0.0700 85,823	1,226,043 0.0700 85,823	2,001,262 0.0700 140,088	2,001,262 0.0700 140,088	2,747,567 0.0900 247,281
CISD PROPERTY (EXEMPTED)		- 0.0000 -	- 0.0000 -	- 0.0000 -	- 0.0000 -	- 0.0000 -	- 0.0000 -	- 0.0000 -
OTHER PROPERTY (>43,560 SQ FT)		- 0.0120 -	- 0.0120 -	- 0.0120 -	- 0.0120 -	- 0.0120 -	- 0.0120 -	- 0.0120 -
COLLECTION RATE		0.00%	0.00%	100.00%	0.00%	100.00%	0.00%	100.00%
TOTAL COLLECTIONS		-	-	85,823	85,823	140,088	140,088	247,281
INTEREST INCOME 0.00%		-	-	-	-	-	-	-
Prepaid by Developer		-	-					
Increase/Decrease in Cash		(664)	(393)	31,024	15,728	29,008	(33,288)	48,880
ENDING FUND BALANCE		(664)	(1,057)	29,967	45,694	74,702	41,414	90,295
THREE MONTH OPERATING RESERVE		*166*	*98*	*13,700*	*17,524*	*27,770*	*43,344*	*49,600*
SURPLUS		*(830)*	*(1,155)*	*16,267*	*28,171*	*46,932*	*(1,930)*	*40,694*