

TOWN SQUARE PUBLIC IMPROVEMENT DISTRICT (27900)
 FIVE YEAR IMPROVEMENT PLAN
 FISCAL YEARS: ACTUAL 2019/20 AND ESTIMATED 2020/21 TO 2025/26
 REVISED 27-Aug-21

	Actual 2019/20		Budget 2020/21		Revised 2020/21		Proposed 2021/22		Estimated 2022/23		Estimated 2023/24		Estimated 2024/25		Estimated 2025/26															
BEGINNING FUND BALANCE	396,842		561,032		644,021		787,082		463,752		531,135		596,467		659,706															
	INFLATION				2.00%		2.00%		2.00%		2.00%		2.00%		2.00%															
	NEW	SQ FT TOTAL	NEW	SQ FT TOTAL	NEW	SQ FT TOTAL	NEW	SQ FT TOTAL	NEW	SQ FT TOTAL	NEW	SQ FT TOTAL	NEW	SQ FT TOTAL	NEW	SQ FT TOTAL														
PROJECTED COSTS																														
MAINTENANCE & OPERATION:																														
PARK MAINTENANCE COST:	154,066	183,677	0.0065	-	183,677	0.4528	95,083	278,760	0.0974	143,040	421,800	0.2122	52,762	474,562	0.2161	-	474,562	0.2205	-	474,562	0.2249	-	474,562	0.2294						
Electricity	53150		-		5,000		2,000			5,000			5,738				5,853			5,970			6,089							
Water & Sewer	53200		-		46,000		5,000			46,000			52,789				53,845			54,922			56,020							
Contract/Temporary Labor	67600		-		22,000		10,000			22,000			25,247				25,752			26,267			26,792							
Repair & Maint of Improvements	68300		-		9,200		9,200			15,500			17,788				18,143			18,506			18,876							
TOTAL MAINTENANCE			-		82,200		26,200			88,500			101,562				103,593			105,665			107,778							
ADMINISTRATION																														
Postage	61200		37		35		35			35			35				36			36			37							
Advertising - Public Notices	61300		620		347		347			347			354				361			368			376							
Collection Contract	62000		520		504		504			520			530				541			552			563							
City Admin Fee	77450		11		73		73			92			94				96			98			100							
TOTAL MAINTENANCE & OPERATION			1,187		83,175		27,159			89,494			102,575				104,626			106,719			108,853							
Developer Reimbursement										400,000																				
ASSESSMENTS																														
	UNTS	RATE		UNTS	RATE		UNTS	RATE		UNTS	RATE		UNTS	RATE		UNTS	RATE		UNTS	RATE		UNTS	RATE							
RESIDENTIAL	516,803	0.1111	57,417	516,803	0.1111	57,417	516,803	0.1111	57,417	516,803	0.1111	57,417	516,803	0.1111	57,417	516,803	0.1111	57,417	516,803	0.1111	57,417	516,803	0.1111	57,417	516,803	0.1111	57,417	516,803	0.1111	57,417
COMMERCIAL	978,827	0.1111	108,748	978,827	0.1111	108,748	978,827	0.1111	108,748	1,012,975	0.1111	112,542	1,012,975	0.1111	112,542	1,012,975	0.1111	112,542	1,012,975	0.1111	112,542	1,012,975	0.1111	112,542	1,012,975	0.1111	112,542	1,012,975	0.1111	112,542
COLLECTION RATE			99.53%		100.00%		100.00%		100.00%	100.00%		100.00%	100.00%		100.00%	100.00%		100.00%	100.00%		100.00%	100.00%		100.00%						
TOTAL COLLECTIONS	30311		165,377		166,164		170,220		166,164	169,958		169,958	169,958		169,958	169,958		169,958	169,958		169,958	169,958		169,958						
INTEREST INCOME	0.00%		-		-		-		-	-		-	-		-	-		-	-		-	-		-						
Increase/Decrease in Cash			164,190		82,989		143,061		(323,330)	67,383		65,331	63,239		61,105															
ENDING FUND BALANCE			561,032		644,021		787,082		463,752	531,135		596,467	659,706		720,810															
THREE MONTH OPERATING RESERVE			297		20,794		6,790		22,374	26,644		26,157	26,680		27,213															
SURPLUS			560,735		623,227		780,292		441,379	505,491		570,310	633,026		693,597															