

PINNACLE PUBLIC IMPROVEMENT DISTRICT (27050)
 FIVE YEAR IMPROVEMENT PLAN - TLA PROJECTION
 FISCAL YEARS: ACTUAL 2020/21 AND ESTIMATED 2021/22 TO 2026/27

	Actual		Budget		Revised		Proposed		Estimated		Estimated		Estimated		Estimated		
	2020/21	2021/22	2021/22	2022/23	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2025/26	2026/27	2025/26	2026/27	2025/26	2026/27	
BEGINNING FUND BALANCE		(644)	85,192	85,192	85,192	158,835	216,154	289,887	323,512	282,315							
	INFLATION		2.00%			2.0%		2.0%		2.0%				2.0%		2.0%	
PROJECTED COSTS	NEW	SQ FT	NEW	SQ FT	NEW	SQ FT	NEW	SQ FT	NEW	SQ FT	NEW	SQ FT	NEW	SQ FT	NEW	SQ FT	
MAINTENANCE & OPERATION:																	
PARK MAINTENANCE COST:																	
Horticulture	51450	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Electricity	53150	-	1,918	-	5,000	2,178	4,895	5,384	6,692	6,826	6,826	6,826	6,826	6,826	6,826	6,826	
Water & Sewer	53200	54	10,908	-	-	6,141	25,282	27,052	33,624	34,297	34,297	34,297	34,297	34,297	34,297	34,297	
PID Management Fees (private)	62015	-	-	-	-	10,000	15,000	18,000	25,000	30,000	30,000	30,000	30,000	30,000	30,000	30,000	
PID Maintenance Oversight (private)	-	-	-	-	-	5,000	7,500	9,000	12,500	15,000	15,000	15,000	15,000	15,000	15,000	15,000	
Turf and Flower bed maintenance contract (Landscape Maint)	-	-	-	-	-	32,835	120,166	132,183	164,297	167,583	167,583	167,583	167,583	167,583	167,583	167,583	
Tree Care	-	-	-	-	-	2,625	2,888	3,176	3,464	3,752	3,752	3,752	3,752	3,752	3,752	3,752	
Hardscape repairs	68300	-	-	-	-	2,500	5,000	10,000	12,430	12,678	12,678	12,678	12,678	12,678	12,678	12,678	
Temporary/Contract Labor (Irrigation Repair)	67600	-	30,000	-	5,000	2,000	3,000	4,000	5,000	5,160	5,160	5,160	5,160	5,160	5,160	5,160	
TOTAL MAINTENANCE		54	42,826		10,000	63,279	183,731	218,795	273,948	286,177							
ADMINISTRATION																	
Postage	61200	67	100	-	80	102	104	106	108	110	110	110	110	110	110	110	
Advertising - Public Notices	61300	-	350	-	576	357	364	371	379	386	386	386	386	386	386	386	
Professional - Collection Contract	62000	-	735	-	736	750	750	1,713	2,047	1,819	1,819	1,819	1,819	1,819	1,819	1,819	
City Admin Fee	77450	28	788	-	788	788	15,000	20,000	23,427	20,816	20,816	20,816	20,816	20,816	20,816	20,816	
TOTAL ADMINISTRATION		95	1,973		2,180	1,997	17,181	22,225	25,961	23,132							
TOTAL MAINTENANCE & OPERATION		149	44,799		12,180	65,276	200,912	241,020	299,909	309,309							
Bond Proceeds																	
Developer Reimbursements	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Debt Service Proposed Issues	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Fiscal Agent Fees	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Total Debt Service	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
TOTAL EXPENDITURES		149	44,799		12,180	65,276	200,912	241,020	299,909	309,309							
ASSESSMENTS																	
RESIDENTIAL	UNTS	UNTS	RATE	UNTS	RATE	UNTS	RATE	UNTS	RATE	UNTS	RATE	UNTS	RATE	UNTS	RATE	UNTS	RATE
CISD PROPERTY (EXEMPTED)	-	-	0.0600	1,225,942	0.0700	85,816	1,225,942	0.0700	85,816	1,225,942	0.0700	85,816	1,225,942	0.0700	85,816	1,225,942	0.0700
OTHER PROPERTY (≥43,560 SQ FT)	-	-	0.0120	-	0.0120	-	0.0120	-	0.0120	-	0.0120	-	0.0120	-	0.0120	-	0.0120
COLLECTION RATE			0.00%		0.00%		0.00%		0.00%		0.00%		0.00%		0.00%		0.00%
TOTAL COLLECTIONS			85,887		85,823		85,823		122,594		274,645		274,645		315,398		274,757
INTEREST INCOME			-		-		-		-		-		-		-		-
Prepaid by Developer			-		-		-		-		-		-		-		-
Increase/Decrease in Cash			85,737		41,024		73,643		33,625		(41,197)		(91,239)		89,149		91,499
ENDING FUND BALANCE			85,093		126,216		158,835		216,154		289,887		323,512		282,315		191,076
THREE MONTH OPERATING RESERVE			37		-		3,045		16,319		50,228		60,255		89,149		91,499
SURPLUS			86,056		126,216		155,790		199,835		239,659		283,257		193,166		99,577