

TOWN SQUARE PUBLIC IMPROVEMENT DISTRICT (27900)
 FIVE YEAR IMPROVEMENT PLAN
 FISCAL YEARS: ACTUAL 2020/21 AND ESTIMATED 2021/22 TO 2026/27

Approved
6/6/2022

	Actual 2020/21		Budget 2021/22		Revised 2021/22		Proposed 2022/23		Estimated 2023/24		Estimated 2024/25		Estimated 2025/26		Estimated 2026/27												
	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											
BEGINNING FUND BALANCE		561,032		730,633		730,633		830,775		437,636		415,498		389,479		359,620											
						2.00%		0.00%		2.00%		2.00%		2.00%		2.00%											
PROJECTED COSTS																											
MAINTENANCE & OPERATION:																											
PARK MAINTENANCE COST:	154,066	183,677	0.0034	-	183,677	0.4872	-	183,677	0.1296	143,040	326,717	0.4872	52,762	379,479	0.4962	-	379,479	0.5061	-	379,479	0.5163	-	379,479	0.5266			
Electricity	53150	-	-	-	5,000	2,500	-	5,000	8,894	10,537	10,747	10,962	11,182	11,182	11,182	11,182	11,182	11,182	11,182	11,182	11,182	11,182	11,182	11,182			
Water & Sewer	83200	-	-	-	46,000	10,000	-	46,000	81,823	96,937	98,876	100,854	102,871	102,871	102,871	102,871	102,871	102,871	102,871	102,871	102,871	102,871	102,871	102,871			
Contract/Temporary Labor	67600	-	-	-	22,000	5,000	-	22,000	39,133	46,361	47,289	48,234	49,199	49,199	49,199	49,199	49,199	49,199	49,199	49,199	49,199	49,199	49,199	49,199			
Repair & Maint of Improvements	68300	-	-	-	15,500	5,000	-	15,500	27,571	32,664	33,317	33,983	34,663	34,663	34,663	34,663	34,663	34,663	34,663	34,663	34,663	34,663	34,663	34,663			
TOTAL MAINTENANCE					88,500	22,500		88,500	157,420	186,499	190,229	194,034	197,914	197,914	197,914	197,914	197,914	197,914	197,914	197,914	197,914	197,914	197,914	197,914			
ADMINISTRATION																											
Postage	61200	42			35	45		62	64	64	65	66	67	67	67	67	67	67	67	67	67	67	67	67			
Advertising - Public Notices	61300	-			347	640		617	630	642	655	668	668	668	668	668	668	668	668	668	668	668	668	668			
Collection Contract	62000	504			520	520		925	943	962	982	1,001	1,001	1,001	1,001	1,001	1,001	1,001	1,001	1,001	1,001	1,001	1,001	1,001			
City Admin Fee	77450	73			92	92		164	167	170	174	177	177	177	177	177	177	177	177	177	177	177	177	177			
TOTAL MAINTENANCE & OPERATION		619			89,494	23,797		159,188	188,302	192,068	195,910	199,828	199,828	199,828	199,828	199,828	199,828	199,828	199,828	199,828	199,828	199,828	199,828	199,828			
Developer Reimbursement								400,000																			
ASSESSMENTS																											
RESIDENTIAL	UNITS	RATE			UNITS	RATE		UNITS	RATE	UNITS	RATE		UNITS	RATE	UNITS	RATE		UNITS	RATE	UNITS	RATE		UNITS	RATE	UNITS	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
COMMERCIAL	978,827	0.1111	108,748	978,827	0.1111	108,748	977,800	0.1111	108,634	977,800	0.1111	108,634	977,800	0.1111	108,634	977,800	0.1111	108,634	977,800	0.1111	108,634	977,800	0.1111	108,634	977,800	0.1111	108,634
COLLECTION RATE			102.44%			100.00%			100.00%			100.00%			100.00%			100.00%			100.00%			100.00%			100.00%
TOTAL COLLECTIONS	30100		170,220			166,164			123,939			166,050			166,164			166,050			166,050			166,050			166,050
INTEREST INCOME	0.00%		-			-			-			-			-			-			-			-			-
Increase/Decrease in Cash			169,601			76,670			100,142			(22,138)			(26,019)			(29,860)			(33,778)			(33,778)			(33,778)
ENDING FUND BALANCE			730,633			807,303			830,775			437,636			415,498			389,479			359,620			325,841			325,841
THREE MONTH OPERATING RESERVE			155			22,374			5,949			39,797			47,076			48,017			48,977			49,957			49,957
SURPLUS			730,478			784,929			824,825			397,839			368,422			341,462			310,642			275,884			275,884