

ILS ASSOCIATES, INC.
CIVIL ENGINEERING AND LAND SURVEYING

Rush Creek Landscape and Lighting District

30-Year Capital Maintenance Study

Introduction

The Rush Creek Landscape and Lighting District was formed in 1995 to fund maintenance of various lighting and landscape features installed by the Subdivider as part of the Rush Creek Subdivision. They include street lights, landscaping, equestrian paths, bicycle paths, pedestrian paths and other features within the Park Parcel and various Public Easements within the Rush Creek Subdivision. The landscape and lighting features were installed in approximately 1996 and have been maintained on an as needed basis since formation of the District. It has become apparent to County Parks staff that capital maintenance and/or replacement of various features will be required over the next 30 years, the cost of which will far exceed the annual maintenance budget.

Based on a detailed site inspection and conversations with various members of the County Parks staff, a generalized listing of the features requiring capital maintenance above and beyond what can be accomplished with the normal annual maintenance funds has been created. The facilities have been divided into nine (9) categories as shown on the Item Parameter Report, attached.

As a part of this study the timing or frequency of capital maintenance has been developed along with current day costs to perform that work all as shown on the Item Parameter Report.

Assumptions have been made about costs, conditions and future events and circumstances which may occur. Some assumptions inevitably will not materialize and anticipated events and circumstances may occur subsequent to the data in this study. Therefor the actual costs and remaining lives may vary from this study.

We have made a reasonable effort to ensure that the quantities in this study are accurate. The information contained in this study is reliable as of the date of this report, but not guaranteed.

An inflation factor of 3% per year has been assumed in developing this report.

Based on the information in the Item Parameter Report, the attached Expenditure Schedule was developed and its information used to develop the attached Annual Cash Flow Report.

Rush Creek Landscape and Lighting District

30-Year Capital Maintenance Study

Item Parameter Report

June 10, 2015

ITEM NO.	DESCRIPTION	QUANTITY	UNIT	CURRENT UNIT COST	CURRENT COST	YEAR TO BEGIN	FREQUENCY (YEARS)
1.	4' Paved Path (AA)	3,230	L.F.	\$8.00	\$25,840.00	5	25
2.	4' Decomposed Granite Path with Header (AA)	3,250	L.F.	\$10.00	\$32,500.00	5	10
3.	Decorative Fence (AA)	2,510	L.F.	\$30.00	\$75,300.00	10	30
4.	Wooden Bulkhead (P)	2,480	S.F.	\$30.00	\$74,400.00	10	30
5.	Access Gate (B)	1	EA.	\$5,000.00	\$5,000.00	5	15
6.	Access Gate (E)	1	EA.	\$5,000.00	\$5,000.00	5	15
7.	Graded Road and Drainage Ditch (B)	1	EA.	\$20,000.00	\$20,000.00	3	5
8.	Foot Bridge (E)	1	EA.	\$8,000.00	\$8,000.00	5	10
9.	Landscaping and Irrigation		L.S.	\$40,000.00	\$40,000.00*	4	1
	a. Landscaping (AA)	3.27+/-	Acres				
	b. Landscaping (E)	0.07+/-	Acres				
	c. Landscaping (P)	0.35+/-	Acres				
	d. Irrig. Controller (AA)	6	EA.				
	e. Irrig. System	5	EA.				

*\$40,000.00 Beginning in Year 4
and *\$60,000.00 Beginning in Year 8

AA = Atherton Avenue
P = Park
B = Bugia Lane
E = Parcel

**Rush Creek Landscape and Lighting District
Expenditure Schedule**

Year#	0	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
Fiscal Year	2015/2016	2016/2017	2017/2018	2018/2019	2019/2020	2020/2021	2021/2022	2022/2023	2023/2024	2024/2025	2025/2026	2026/2027	2027/2028	2028/2029	2029/2030	2030/2031
1						\$29,080.00										
2						\$37,680.00										
3											\$101,200.00					
4											\$100,000.00					
5						\$5,800.00										
6						\$5,800.00										
7				\$21,850.00					\$25,340.00							
8						\$9,280.00										
9					\$40,000.00	\$40,000.00	\$40,000.00	\$40,000.00	\$60,000.00	\$60,000.00	\$60,000.00	\$60,000.00	\$60,000.00	\$60,000.00	\$60,000.00	\$12,460.00
Total Annual Expenditures	\$0.00	\$0.00	\$0.00	\$21,850.00	\$40,000.00	\$127,640.00	\$40,000.00	\$40,000.00	\$85,340.00	\$60,000.00	\$261,200.00	\$60,000.00	\$60,000.00	\$89,370.00	\$60,000.00	\$123,090.00

Items Expenditures

Year#	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30
Fiscal Year	2031/2032	2032/2033	2033/2034	2034/2035	2035/2036	2036/2037	2037/2038	2038/2039	2039/2040	2040/2041	2041/2042	2042/2043	2043/2044	2044/2045	2045/2046
1															
2										\$68,050.00					
3															
4															
5					\$9,030.00										
6					\$9,030.00										
7								\$39,470.00					\$45,760.00		
8										\$16,750.00					
9	\$60,000.00	\$60,000.00	\$60,000.00	\$60,000.00	\$60,000.00	\$60,000.00	\$60,000.00	\$60,000.00	\$60,000.00	\$60,000.00	\$60,000.00	\$60,000.00	\$60,000.00	\$60,000.00	\$60,000.00
Total Annual Expenditures	\$60,000.00	\$60,000.00	\$94,050.00	\$60,000.00	\$78,060.00	\$60,000.00	\$60,000.00	\$99,470.00	\$60,000.00	\$144,800.00	\$60,000.00	\$60,000.00	\$105,760.00	\$60,000.00	\$120,900.00

Items Expenditures

**Rush Creek Landscape and Lighting District
Annual Cash Flow Report**

Year #	0	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
Fiscal Year	2015/2016	2016/2017	2017/2018	2018/2019	2019/2020	2020/2021	2021/2022	2022/2023	2023/2024	2024/2025	2025/2026	2026/2027	2027/2028	2028/2029	2029/2030	2030/2031
Beginning Balance	\$0.00	\$0.00	\$75,027.00	\$150,054.00	\$203,231.00	\$238,258.00	\$185,645.00	\$220,672.00	\$255,699.00	\$245,386.00	\$260,413.00	\$74,240.00	\$89,267.00	\$104,294.00	\$89,951.00	\$104,978.00
Annual Assessment	\$0.00	\$75,027.00	\$75,027.00	\$75,027.00	\$75,027.00	\$75,027.00	\$75,027.00	\$75,027.00	\$75,027.00	\$75,027.00	\$75,027.00	\$75,027.00	\$75,027.00	\$75,027.00	\$75,027.00	\$75,027.00
Annual Expenditure	\$0.00	\$0.00	\$0.00	-\$21,850.00	-\$40,000.00	-\$127,640.00	-\$40,000.00	-\$40,000.00	-\$85,340.00	-\$60,000.00	-\$261,200.00	-\$60,000.00	-\$60,000.00	-\$89,370.00	-\$60,000.00	-\$123,090.00
Ending Balance	\$0.00	\$75,027.00	\$150,054.00	\$203,231.00	\$238,258.00	\$185,645.00	\$220,672.00	\$255,699.00	\$245,386.00	\$260,413.00	\$74,240.00	\$89,267.00	\$104,294.00	\$89,951.00	\$104,978.00	\$56,915.00

Year #	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30
Fiscal Year	2031/2032	2032/2033	2033/2034	2034/2035	2035/2036	2036/2037	2037/2038	2038/2039	2039/2040	2040/2041	2041/2042	2042/2043	2043/2044	2044/2045	2045/2046
Beginning Balance	\$56,915.00	\$71,942.00	\$86,969.00	\$67,946.00	\$82,973.00	\$79,940.00	\$94,967.00	\$109,994.00	\$85,551.00	\$100,578.00	\$30,805.00	\$45,832.00	\$60,859.00	\$30,126.00	\$45,153.00
Annual Assessment	\$75,027.00	\$75,027.00	\$75,027.00	\$75,027.00	\$75,027.00	\$75,027.00	\$75,027.00	\$75,027.00	\$75,027.00	\$75,027.00	\$75,027.00	\$75,027.00	\$75,027.00	\$75,027.00	\$75,027.00
Annual Expenditure	-\$60,000.00	-\$60,000.00	-\$94,050.00	-\$60,000.00	-\$78,060.00	-\$60,000.00	-\$60,000.00	-\$99,470.00	-\$60,000.00	-\$144,800.00	-\$60,000.00	-\$60,000.00	-\$105,760.00	-\$60,000.00	-\$120,900.00
Ending Balance	\$71,942.00	\$86,969.00	\$67,946.00	\$82,973.00	\$79,940.00	\$94,967.00	\$109,994.00	\$85,551.00	\$100,578.00	\$30,805.00	\$45,832.00	\$60,859.00	\$30,126.00	\$45,153.00	-\$720.00



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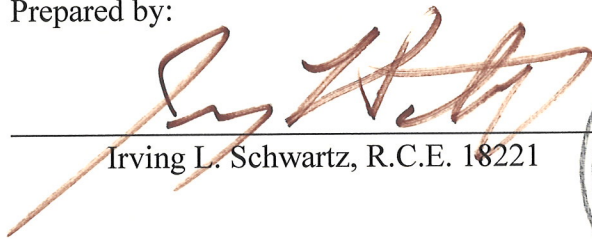
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30-Year Capital Maintenance Study

Summary

In order to provide the level of capital maintenance outlined in this study over the next 30 years the District will require annual income in the amount of \$75,027.00. This equates to \$843.00 for each of the 89 assessable parcels within the District.

Prepared by:



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