

**RESERVE STUDY**

**FOR**

**EAST GARRISON**

**COMMUNITY SERVICES DISTRICT**



**JOHN H. BEATTY & ASSOCIATES, INC.**

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**Reserve Study**

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# RESERVE STUDY

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This report documents the performance of a Reserve Study by John H. Beatty & Associates, Inc. for the **East Garrison Community Services District**. It provides an analysis of the repair and replacement requirement for the District's major components and recommends a funding plan to meet those obligations. This study was performed in substantial conformance with the requirements of California Civil Codes §5550 and §5560 which are deemed to be Industry Standards for Reserve Studies. The essential elements of this legislation are:

1. Identification of the major components which the District is obligated to Maintain;
2. Current estimate of the useful life of each component;
3. Current estimate of the remaining life of each component;
4. Current estimate of the replacement cost of each component;
5. Current estimate of the total Annual Reserve Contribution necessary to maintain the major components;
6. Current estimate of the amount of cash reserves necessary to maintain the major components;
7. Disclosure of the current amount of accumulated cash reserves actually funded;
8. Disclosure of the percentage of reserves actually funded;
9. Disclosure of any determined or anticipated Special Assessments;
10. A general statement of methodology.

## SCOPE

This study is aligned with the District's fiscal year and establishes January 1, 2021, through December 31, 2050, as the period of time for which reserve expenditures and reserve fund balances are projected. For clarity purposes only the first 20 years are displayed here.

## METHODOLOGY

A cash flow methodology was used to determine the Annual Reserve Contribution necessary. The underlying premise of this reserve funding approach is to establish a contribution level that will allow the District to maintain a positive balance in the Reserve Fund while meeting all anticipated obligations. The cash flow method allows the District to achieve this goal without unnecessarily overfunding reserves. Also, as the projected interest earned on the Reserve Fund will not totally offset inflation, projections were made using an indexed inflation factor and an average interest rate on fully insured certificates of deposit.

In preparing this Study, a comprehensive list of major components was developed and data was compiled on the type, number, age and cost of each of these components. In gathering this information, certain assumptions were made about costs, conditions, and future events and circumstances which may occur. Some assumptions inevitably will *not* materialize and unanticipated events and circumstances may occur subsequent to the date of this Study. Therefore, the actual replacement costs and remaining lives may vary from this report and those variations could be material. All life expectancies were based on reasonable industry experience for equipment and material and, unless specifically noted, all components were in a reasonable and ordinary condition.

This Study was limited to a visual inspection and as such did not disturb the major components. Therefore, all Common Areas for which there is no access without defacement are specifically omitted. However, if sufficient historical data were available that would allow a reasonable projection of future expenditures for any unobservable components e.g., plumbing or electrical wiring, that data could be included in this Study.

**Since no destructive testing was undertaken, this Study does not purport to address any latent and/or patent defects, nor does it address any life expectancies which are abnormally short due to either improper design or installation, or to subsequent improper maintenance. It is assumed that all components are to be reasonably maintained for the remainder of their life expectancy.**

For a component to be included in this study, the following criteria must be met:

1. The maintenance of the component is the responsibility of the District;
2. The maintenance of the component is not included in the Annual Operating Budget;
3. The estimated useful life of the component is greater than one year; and
4. The estimated remaining life of the component is less than 30 years.

This Study is intended to reflect the *estimated* replacement cost of the components and is not intended to project the actual cost of the work when performed. This limitation is necessary as it is virtually impossible to predict with any degree of certainty the myriad factors that will impact costs at a future date. Because of this qualification, it is necessary for the results of this Study to be reviewed annually to reflect any meaningful changes in use of significant increases in labor and/or materials costs.

This study contains a 5% unscheduled or contingency funding allocation, which is a percentage of the total Annual Contribution to reserves. This fund provides for any unforeseen or out of the ordinary repair or replacement expense. Additionally, it can be used in subsequent years as a source of funds for reallocation of the life cycles should any components be abnormally accelerated.

## **FINDINGS**

The findings of this study indicate that it will be necessary to establish the Annual Reserve Contribution at \$350,000 and enact increases of 3% in fiscal years 2022 through 2050. No additional annual increases are anticipated to be necessary in order to meet projected expenditures and keep pace with inflation. These findings are based upon the following:

1. Reserve fund balance as of January 1, 2021 ..... \$750,000
2. Reserve contribution for fiscal year 2021 ..... 350,000
3. Assumed annual inflation rate..... 3.0%
4. All "after tax" interest earned on reserve fund investments will be retained in the reserve fund.

**DISCLOSURES**

This plan provides adequate funds to meet projected expenditures without relying on Special Assessments or Increases in regular assessments that require a vote of the membership. Based on the assumption that the District will fund reserves in accordance with this plan, which includes those increases indicated above, the percent funded was calculated in the following manner:

**Accumulated Cash Reserves (Numerator)**

Reserve Balance as of January 1, 2021 ..... \$750,000

**Accumulated Reserve Obligation (Denominator)**

Cumulative amount of cash necessary to repair,  
Replace, restore or maintain the District's major  
Components as of January 1, 2021 ..... \$422,943

Percent Funded ..... 172.62%
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While this report depicts the District as a theoretical 172.62% funded, the current level of funding is *not adequate* to meet future expenditures and keep pace with inflation. If the Annual Reserve Contribution is not increased as described herein, the District may experience a shortfall.

This Reserve Study was reviewed and approved by the Monterey County Board of Supervisors.

# PROJECTED EXPENDITURES

	Current	Estimated		Fiscal Y	(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)	(10)
RESERVE COMPONENTS	Repair/Replace	Usfl	Rmng	Jan 01 .	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030
Assumed Annual Inflation Rate. 3.0%	Cost	Life	Life	Dec 31 .	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030
<b>ARTS PARK</b>														
<b>FENCING &amp; WALLS:</b>														
1 - Concrete Rail Fence Paii	3,280	10	9										4,155	
2 - Metal Railing Paint & Rej	321	4	3				340				383			
3 - Monument	1,875	12	11											
<b>FURNISHINGS &amp; SITE FIXTURES:</b>														
4 - Benches	10,800	15	14											
5 - Bollard Lights	8,400	12	11											
6 - Site Fixtures	3,000	10	9										3,800	
<b>LANDSCAPING:</b>														
7 - Irrigation Controller	1,800	15	14											
8 - Irrigation System Repairs	5,000	6	5						5,628					
9 - Plant Stock	5,000	3	2			5,150			5,628			6,149		
10 - Tree Maintenance	6,000	4	3				6,365				7,164			
11 - Turf Maintenance	2,000	2	2			2,060		2,185		2,319		2,460		2,610
12 - Backflow Devices	6,500	20	19											
<b>PAVED SURFACES:</b>														
13 - Concrete Walks	20%	16,010	8	7							19,117			
14 - Accent Paving	20%	17,632	10	9									22,335	
15 - DG Paving	40%	14,453	6	5					16,267					

# PROJECTED EXPENDITURES

	Current	Estimated	Fiscal Y	(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)	(10)
RESERVE COMPONENTS	Repair/Replace	Usfl	Jan 01 .	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030
Assumed Annual Inflation Rate. 3.0%	Cost	Life	Dec 31 .	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030
<b>DOG PARK &amp; COURTS PARK</b>													
<b>FENCING &amp; WALLS:</b>													
16 - Chain Link Repairs - Low	41,390	20	18										
17 - Chain Link Repairs - High	35,269	30	29										
18 - Concrete Rail Fence Paint & Repair	1,192	10	9									1,510	
19 - Metal Fence Paint & Repair	2,873	4	3			3,048				3,431			
<b>FURNISHINGS &amp; SITE FIXTURES:</b>													
20 - Benches	29,700	15	14										
21 - Tables	14,800	15	14										
22 - BBQs	1,800	20	19										
23 - Play Structure	28,500	15	14										
24 - Sports Court Fixtures	4,000	6	5					4,502					
25 - Site Fixtures	5,000	10	9									6,334	
26 - Signage	1,200	7	6						1,391				
<b>LANDSCAPING:</b>													
27 - Irrigation Controller	1,800	15	14										
28 - Irrigation System Repairs	2,500	6	5					2,814					
29 - Plant Stock	1,500	3	2		1,545			1,688			1,845		
30 - Tree Maintenance	2,000	4	3			2,122				2,388			
31 - Backflow Devices	4,500	20	19										
<b>PAVED SURFACES:</b>													
32 - Concrete Paving Repairs 20%	9,637	8	7							11,507			
33 - Concrete Walk Repairs 20%	21,112	10	9									26,744	
34 - Basketball Court Repairs 25%	67,191	15	14										
35 - Play Surface Repairs	60,331	10	9									76,425	
36 - DG Paving 40%	14,575	6	5					16,404					
37 - Gravel Paths 50%	44,497	5	3			47,207					54,726		

# PROJECTED EXPENDITURES

RESERVE COMPONENTS	Current	Estimated	Fiscal Y	(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)	(10)
Assumed Annual Inflation Rate. 3.0%	Repair/Replace	Usfl	Jan 01 .	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030
	Cost	Life	Dec 31 .	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030
<b>HULL PARK</b>													
<b>FENCING &amp; WALLS:</b>													
38 - Chain Link Repairs	7,363	20	16										
39 - Metal Fence Paint & Rep	2,015	4	2		2,076				2,336				2,629
40 - Monument Walls	1,554	12	8								1,911		
41 - Seat Walls	23,359	20	16										
<b>FURNISHINGS &amp; SITE FIXTURES:</b>													
39 - Bollards	4,200	12	8								5,165		
40 - Tables	14,800	15	11										
41 - BBQs	1,800	20	16										
42 - Sports Apparatus	1,800	6	2		1,854						2,214		
43 - Play Structures	72,750	15	11										
44 - Site Fixtures	2,000	10	6						2,319				
<b>LANDSCAPING:</b>													
42 - Irrigation Controller	1,800	15	11										
43 - Irrigation System Repairs	2,500	6	2		2,575						3,075		
44 - Plant Stock	3,250	3	2		3,348			3,658			3,997		
45 - Tree Maintenance	4,000	4	2		4,120				4,637				5,219
46 - Turf Maintenance	2,000	2	2		2,060		2,185		2,319		2,460		2,610
47 - Backflow Devices	6,500	20	16										
<b>PAVED SURFACES:</b>													
45 - Concrete Walks 20%	11,801	8	4				12,895						
46 - Accent Paving 20%	24,126	10	6						27,969				
47 - Play Surface Repairs	68,969	10	6						79,954				
48 - Basketball Court Repairs 25%	25,422	15	11										



# PROJECTED EXPENDITURES

RESERVE COMPONENTS	Current	Estimated	Fiscal Y	(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)	(10)
Assumed Annual Inflation Rate. 3.0%	Repair/Replace	Usfl	Jan 01 .	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030
	Cost	Life	Dec 31 .	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030
<b>LINCOLN PARK</b>													
<b>BUILDING STRUCTURE:</b>													
49 - Exterior Doors	4,500	12	10										5,871
50 - Stucco Paint & Repair	1,064	12	10										1,389
51 - Trim Paint & Repair	850	4	2			876			985				1,109
52 - Interior Paint	2,345	8	6						2,719				
53 - Epoxy Flooring	5,093	16	14										
54 - Counters & Shelving	8,000	16	14										
55 - Restroom Fixtures	7,500	16	14										
56 - Light Fixtures	2,000	20	18										
57 - Water Heater	3,500	12	10										4,567
58 - Roof Metal	2,500	20	18										
59 - Roof Replacement	9,633	40	38										
<b>FENCING &amp; WALLS:</b>													
60 - Chain Link Repairs	20,327	20	18										
61 - Metal Fence Paint & Rep	5,317	4	2			5,477			6,164				6,938
62 - Metal Railing Paint & Rej	9,166	4	2			9,441			10,626				11,960
63 - Seat Walls	64,718	20	18										
<b>FURNISHINGS &amp; SITE FIXTURES:</b>													
64 - Benches	32,400	15	11										
65 - Bollards	8,400	12	8								10,331		
66 - Tables	44,400	15	11										
67 - BBQs	6,300	20	16										
68 - Sports Apparatus	3,000	6	2			3,090					3,690		
69 - Play Structures	84,000	15	11										
70 - Site Fixtures	6,500	10	6						7,535				
71 - Pole Lights	26,600	18	16										
<b>LANDSCAPING:</b>													
72 - Irrigation Controller	3,600	15	11										
73 - Irrigation System Repairs	10,500	6	2			10,815					12,914		
74 - Plant Stock	8,500	3	2			8,755		9,567			10,454		
75 - Tree Maintenance	6,500	4	2			6,695			7,535				8,481
76 - Turf Maintenance	5,000	2	2			5,150	5,464		5,796		6,149		6,524
77 - Backflow Devices	19,000	20	16										

# PROJECTED EXPENDITURES

RESERVE COMPONENTS	Current	Estimated		Fiscal Y	(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)	(10)
	Repair/Replace	Usfl	Rmng	Jan 01 .	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030
Assumed Annual Inflation Rate. 3.0%	Cost	Life	Life	Dec 31 .	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030
<b>PAVED SURFACES:</b>														
78 - Sidewalk Repairs 20%	52,142	8	6							60,447				
79 - Concrete Paving Repairs 20%	105,573	10	8									129,841		
80 - Basketball Court Repairs 25%	36,909	12	10											48,158
81 - Play Surface Repairs	133,570	10	8									164,274		
<b>MACARTHUR PARK</b>														
<b>FENCING &amp; WALLS:</b>														
82 - Metal Fence Paint & Rep	1,987	4	2			2,047				2,304				2,593
83 - Seat Walls	16,493	20	18											
<b>FURNISHINGS &amp; SITE FIXTURES:</b>														
84 - Benches	9,450	15	13											
85 - Bollard Lights	11,550	12	10											15,070
86 - Tables	25,900	15	13											
87 - BBQs	3,600	20	18											
88 - Play Structures	79,500	15	13											
89 - Wood Trellis	8,500	12	10											11,091
90 - Metal Trellis Paint & Rep	4,500	6	4					4,917						5,871
91 - Site Fixtures	4,500	10	8									5,534		
92 - Signage	1,200	7	5						1,351					
<b>LANDSCAPING:</b>														
93 - Irrigation Controller	1,800	15	13											
94 - Irrigation System Repairs	6,500	6	4					7,103						8,481
95 - Plant Stock	4,500	3	2			4,635			5,065			5,534		
96 - Tree Maintenance	3,500	4	2			3,605				4,057				4,567
97 - Turf Maintenance	2,000	2	2			2,060		2,185		2,319		2,460		2,610
98 - Backflow Devices	6,500	20	18											
<b>PAVED SURFACES:</b>														
99 - Concrete Walks 20%	7,126	8	6							8,261				
100 - Accent Paving 20%	14,256	10	8									17,534		
101 - DG Paving 40%	2,734	6	4					2,988						3,567
102 - Play Surface Repairs	57,510	10	8									70,730		

# PROJECTED EXPENDITURES

	Current	Estimated	Fiscal Y	(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)	(10)
RESERVE COMPONENTS	Repair/Replace	Usfl	Jan 01 .	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030
Assumed Annual Inflation Rate. 3.0%	Cost	Life	Dec 31 .	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030

## ROOSEVELT PARK

### FENCING & WALLS:

103 - Metal Railing Repairs	2,576	4	3			2,732				3,075			
104 - Monument Walls	1,960	12	8								2,410		
105 - Seat Walls	8,559	20	16										

### FURNISHINGS & SITE FIXTURES:

106 - Benches	1,350	15	11										
107 - Bollard Lights	2,100	12	8								2,583		
108 - Tables	3,700	15	11										
109 - Pergola Paint & Repair	10,250	6	1	10,250						12,239			
110 - Site Fixtures	3,000	10	6						3,478				
111 - Signage	1,200	7	3			1,273							1,566

### LANDSCAPING:

112 - Irrigation Controller	1,800	15	11										
113 - Irrigation System Repairs	3,000	6	2		3,090						3,690		
114 - Plant Stock	3,500	3	2		3,605			3,939			4,305		
115 - Turf Maintenance	2,000	2	2		2,060		2,185		2,319		2,460		2,610
116 - Backflow Devices	6,500	20	16										

### PAVED SURFACES:

117 - Concrete Walks	20%	12,375	8	4			13,523						
118 - Accent Paving	20%	8,882	10	6					10,297				

# PROJECTED EXPENDITURES

	Current	Estimated		Fiscal Y	(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)	(10)
RESERVE COMPONENTS	Repair/Replace	Usfl	Rmng	Jan 01 .	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030
Assumed Annual Inflation Rate. 3.0%	Cost	Life	Life	Dec 31 .	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030
<b>WEST CAMP PARK</b>														
<b>FENCING &amp; WALLS:</b>														
119 - Chain Link Repairs	10,511	20	17											
120 - Metal Fence Paint & Rep	3,301	4	2			3,400				3,827				4,307
121 - Seat Walls	27,928	20	17											
<b>FURNISHINGS &amp; SITE FIXTURES:</b>														
122 - Benches	2,700	15	14											
123 - Tables	7,400	15	14											
124 - Site Fixtures	3,000	10	9										3,800	
<b>LANDSCAPING:</b>														
125 - Irrigation Controller	1,800	15	12											
126 - Irrigation System Repairs	1,500	6	3				1,591						1,900	
127 - Plant Stock	3,000	3	3				3,183			3,478			3,800	
128 - Backflow Devices	4,500	20	17											
<b>PAVED SURFACES:</b>														
129 - Concrete Walks 20%	12,018	8	5						13,527					
130 - DG Paving 40%	562	6	3				596						712	
131 - Play Surface Repairs	41,613	10	7								49,688			
132 - Sand Volleyball Court	8,500	4	1		8,500				9,567					10,768

# PROJECTED EXPENDITURES

RESERVE COMPONENTS	Current	Estimated	Fiscal Y	(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)	(10)
Assumed Annual Inflation Rate. 3.0%	Repair/Replace	Usfl	Jan 01 .	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030
	Cost	Life	Dec 31 .	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030

## OPEN SPACES & ROADS

### FENCING & WALLS:

133 - Chain Link Repairs	70,493	20	14										
134 - Metal Fencing Paint & Re	4,613	4	2		4,752				5,348				6,019
135 - Concrete Rail Fence Pai	2,092	10	8								2,574		
136 - Monument Walls	45,045	12	8								55,400		
137 - Wood Picket Fence	21,486	18	14										

### FURNISHINGS & SITE FIXTURES:

138 - Benches	5,250	15	7							6,269			
139 - Signage	6,500	7	4				7,103						
140 - Historical Signage	4,500	10	4				4,917						
141 - Site Fixtures	9,000	10	4				9,835						
142 - Monument Lighting	29,600	14	8								36,404		
143 - Street Lighting	64,600	18	10										84,288
144 - Traffic Signals Paint	9,000	5	2		9,270					10,746			
145 - Traffic Signals	45,000	15	12										
146 - Signal Switchgear	49,500	25	17										

### LANDSCAPING:

144 - Irrigation Controllers	3,600	15	5					4,052					
145 - Irrigation System Repairs	10,500	6	3			11,139						13,301	
146 - Plant Stock	15,000	3	3			15,914			17,389			19,002	
147 - Tree Maintenance	13,500	4	3			14,322				16,120			
148 - Backflow Devices	17,000	20	10										22,181

# PROJECTED EXPENDITURES

RESERVE COMPONENTS	Current	Estimated		Fiscal Y	(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)	(10)
	Repair/Replace	Usfl	Rmng	Jan 01 .	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030
Assumed Annual Inflation Rate. 3.0%	Cost	Life	Life	Dec 31 .	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030
<b>PAVED SURFACES:</b>														
149 - Sidewalk Repairs	15%	49,348	4	2		50,828				57,207				64,387
150 - Gravel Paths		9,869	10	7							11,784			
151 - Asphalt - Major Repairs		1,542,556	40	35										
152 - Asphalt - Repairs & Seal		132,693	5	1	132,693					153,828				
153 - Asphalt Striping		6,500	10	5					7,316					
154 - Curb & Gutter Repair	25%	52,814	10	5					59,443					
155 - Service Access Roads		45,219	20	14										
<b>OTHER:</b>														
156 - Storm Pumps	33%	32,997	8	2		33,987								43,053
157 - Storm Drain Cleaning		50,700	3	2		52,221			57,063			62,355		
158 - Storm Basin Cleaning		40,000	3	2		41,200			45,020			49,195		
159 - Storm Drain Repairs		65,000	20	10										84,810
160 - Generator Repairs		18,000	10	10										23,486
161 - Generator Replacement		85,000	45	35										
162 - Batteries		750	3	3			796			869			950	
163 - Reserve Study		15,000	5	5					16,883					19,572
<b>UNSCHEDULED..... 5.0%</b>		<b>17,500</b>			<b>17,500</b>	<b>18,566</b>	<b>19,696</b>	<b>20,896</b>	<b>22,168</b>	<b>23,519</b>	<b>24,951</b>	<b>26,470</b>	<b>28,082</b>	<b>29,793</b>
<b>TOTAL EXPENDITURES</b>					<b>168,943</b>	<b>310,411</b>	<b>130,326</b>	<b>98,381</b>	<b>311,549</b>	<b>523,551</b>	<b>178,861</b>	<b>771,291</b>	<b>223,619</b>	<b>547,987</b>

# PROJECTED EXPENDITURES

	Current	Estimated	Fiscal Y	(11)	(12)	(13)	(14)	(15)	(16)	(17)	(18)	(19)	(20)
RESERVE COMPONENTS	Repair/Replace	Usfl	Jan 01 .	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040
Assumed Annual Inflation Rate. 3.0%	Cost	Life	Dec 31 .	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040
<b>ARTS PARK</b>													
<b>FENCING &amp; WALLS:</b>													
1 - Concrete Rail Fence Paii	3,280	10	9									5,584	
2 - Metal Railing Paint & Rej	321	4	3	431				485				546	
3 - Monument	1,875	12	11	2,520									
<b>FURNISHINGS &amp; SITE FIXTURES:</b>													
4 - Benches	10,800	15	14				15,860						
5 - Bollard Lights	8,400	12	11	11,289									
6 - Site Fixtures	3,000	10	9									5,107	
<b>LANDSCAPING:</b>													
7 - Irrigation Controller	1,800	15	14				2,643						
8 - Irrigation System Repairs	5,000	6	5	6,720					8,024				
9 - Plant Stock	5,000	3	2	6,720			7,343		8,024				8,768
10 - Tree Maintenance	6,000	4	3	8,063				9,076				10,215	
11 - Turf Maintenance	2,000	2	2		2,768		2,937		3,116		3,306		3,507
12 - Backflow Devices	6,500	20	19									11,066	
<b>PAVED SURFACES:</b>													
13 - Concrete Walks 20%	16,010	8	7					24,216					
14 - Accent Paving 20%	17,632	10	9									30,017	
15 - DG Paving 40%	14,453	6	5	19,424						23,193			

# PROJECTED EXPENDITURES

	Current	Estimated	Fiscal Y	(11)	(12)	(13)	(14)	(15)	(16)	(17)	(18)	(19)	(20)
RESERVE COMPONENTS	Repair/Replace	Usfl	Jan 01 .	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040
Assumed Annual Inflation Rate. 3.0%	Cost	Life	Dec 31 .	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040
<b>DOG PARK &amp; COURTS PARK</b>													
<b>FENCING &amp; WALLS:</b>													
16 - Chain Link Repairs - Low	41,390	20	18								68,412		
17 - Chain Link Repairs - Higl	35,269	30	29										
18 - Concrete Rail Fence Paint & Repair	1,192	10	9									2,029	
19 - Metal Fence Paint & Rep	2,873	4	3	3,861				4,346				4,892	
<b>FURNISHINGS &amp; SITE FIXTURES:</b>													
20 - Benches	29,700	15	14				43,615						
21 - Tables	14,800	15	14				21,734						
22 - BBQs	1,800	20	19									3,064	
23 - Play Structure	28,500	15	14				41,853						
24 - Sports Court Fixtures	4,000	6	5	5,376						6,419			
25 - Site Fixtures	5,000	10	9									8,512	
26 - Signage	1,200	7	6			1,711							2,104
<b>LANDSCAPING:</b>													
27 - Irrigation Controller	1,800	15	14				2,643						
28 - Irrigation System Repairs	2,500	6	5	3,360						4,012			
29 - Plant Stock	1,500	3	2	2,016			2,203			2,407			
30 - Tree Maintenance	2,000	4	3	2,688				3,025				3,405	
31 - Backflow Devices	4,500	20	19									7,661	
<b>PAVED SURFACES:</b>													
32 - Concrete Paving Repairs 20%	9,637	8	7					14,576					
33 - Concrete Walk Repairs 20%	21,112	10	9									35,942	
34 - Basketball Court Repairs 25%	67,191	15	14				98,672						
35 - Play Surface Repairs	60,331	10	9									102,709	
36 - DG Paving 40%	14,575	6	5	19,587						23,388			
37 - Gravel Paths 50%	44,497	5	3			63,443					73,547		



# PROJECTED EXPENDITURES

RESERVE COMPONENTS	Current	Estimated	Fiscal Y	(11)	(12)	(13)	(14)	(15)	(16)	(17)	(18)	(19)	(20)
Assumed Annual Inflation Rate. 3.0%	Repair/Replace	Usfl	Jan 01 .	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040
	Cost	Life	Dec 31 .	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040
<b>HULL PARK</b>													
<b>FENCING &amp; WALLS:</b>													
38 - Chain Link Repairs	7,363	20	16						11,472				
39 - Metal Fence Paint & Rep	2,015	4	2				2,959				3,331		
40 - Monument Walls	1,554	12	8										2,725
41 - Seat Walls	23,359	20	16						36,392				
<b>FURNISHINGS &amp; SITE FIXTURES:</b>													
39 - Bollards	4,200	12	8										7,365
40 - Tables	14,800	15	11	19,890									
41 - BBQs	1,800	20	16						2,804				
42 - Sports Apparatus	1,800	6	2				2,643						3,156
43 - Play Structures	72,750	15	11	97,770									
44 - Site Fixtures	2,000	10	6						3,116				
<b>LANDSCAPING:</b>													
42 - Irrigation Controller	1,800	15	11	2,419									
43 - Irrigation System Repairs	2,500	6	2				3,671						4,384
44 - Plant Stock	3,250	3	2	4,368			4,773			5,215			5,699
45 - Tree Maintenance	4,000	4	2				5,874				6,611		
46 - Turf Maintenance	2,000	2	2		2,768		2,937		3,116		3,306		3,507
47 - Backflow Devices	6,500	20	16						10,127				
<b>PAVED SURFACES:</b>													
45 - Concrete Walks 20%	11,801	8	4		16,335								20,693
46 - Accent Paving 20%	24,126	10	6						37,588				
47 - Play Surface Repairs	68,969	10	6						107,452				
48 - Basketball Court Repairs 25%	25,422	15	11	34,165									

# PROJECTED EXPENDITURES

RESERVE COMPONENTS	Current	Estimated	Fiscal Y	(11)	(12)	(13)	(14)	(15)	(16)	(17)	(18)	(19)	(20)
Assumed Annual Inflation Rate. 3.0%	Repair/Replace	Usfl	Jan 01 .	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040
	Cost	Life	Dec 31 .	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040
<b>LINCOLN PARK</b>													
<b>BUILDING STRUCTURE:</b>													
49 - Exterior Doors	4,500	12	10										
50 - Stucco Paint & Repair	1,064	12	10										
51 - Trim Paint & Repair	850	4	2				1,248				1,405		
52 - Interior Paint	2,345	8	6				3,444						
53 - Epoxy Flooring	5,093	16	14				7,479						
54 - Counters & Shelving	8,000	16	14				11,748						
55 - Restroom Fixtures	7,500	16	14				11,014						
56 - Light Fixtures	2,000	20	18								3,306		
57 - Water Heater	3,500	12	10										
58 - Roof Metal	2,500	20	18								4,132		
59 - Roof Replacement	9,633	40	38										
<b>FENCING &amp; WALLS:</b>													
60 - Chain Link Repairs	20,327	20	18								33,597		
61 - Metal Fence Paint & Rep	5,317	4	2				7,809				8,789		
62 - Metal Railing Paint & Rej	9,166	4	2				13,461				15,151		
63 - Seat Walls	64,718	20	18								106,968		
<b>FURNISHINGS &amp; SITE FIXTURES:</b>													
64 - Benches	32,400	15	11	43,543									
65 - Bollards	8,400	12	8										14,729
66 - Tables	44,400	15	11	59,670									
67 - BBQs	6,300	20	16						9,815				
68 - Sports Apparatus	3,000	6	2				4,406						5,261
69 - Play Structures	84,000	15	11	112,889									
70 - Site Fixtures	6,500	10	6						10,127				
71 - Pole Lights	26,600	18	16						41,442				
<b>LANDSCAPING:</b>													
72 - Irrigation Controller	3,600	15	11	4,838									
73 - Irrigation System Repairs	10,500	6	2				15,420						18,412
74 - Plant Stock	8,500	3	2	11,423			12,483			13,640			14,905
75 - Tree Maintenance	6,500	4	2				9,545				10,744		
76 - Turf Maintenance	5,000	2	2		6,921		7,343		7,790		8,264		8,768
77 - Backflow Devices	19,000	20	16						29,601				

# PROJECTED EXPENDITURES

RESERVE COMPONENTS	Current	Estimated		Fiscal Y	(11)	(12)	(13)	(14)	(15)	(16)	(17)	(18)	(19)	(20)
Assumed Annual Inflation Rate. 3.0%	Repair/Replace	Usfl	Rmng	Jan 01 .	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040
	Cost	Life	Life	Dec 31 .	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040
<b>PAVED SURFACES:</b>														
78 - Sidewalk Repairs 20%	52,142	8	6					76,573						
79 - Concrete Paving Repairs 20%	105,573	10	8									174,496		
80 - Basketball Court Repairs 25%	36,909	12	10											
81 - Play Surface Repairs	133,570	10	8									220,770		
<b>MACARTHUR PARK</b>														
<b>FENCING &amp; WALLS:</b>														
82 - Metal Fence Paint & Rep	1,987	4	2					2,919				3,285		
83 - Seat Walls	16,493	20	18									27,260		
<b>FURNISHINGS &amp; SITE FIXTURES:</b>														
84 - Benches	9,450	15	13				13,473							
85 - Bollard Lights	11,550	12	10											
86 - Tables	25,900	15	13				36,927							
87 - BBQs	3,600	20	18									5,950		
88 - Play Structures	79,500	15	13				113,348							
89 - Wood Trellis	8,500	12	10											
90 - Metal Trellis Paint & Rep	4,500	6	4							7,011				
91 - Site Fixtures	4,500	10	8									7,438		
92 - Signage	1,200	7	5			1,661							2,043	
<b>LANDSCAPING:</b>														
93 - Irrigation Controller	1,800	15	13				2,566							
94 - Irrigation System Repairs	6,500	6	4							10,127				
95 - Plant Stock	4,500	3	2		6,048			6,608			7,221			7,891
96 - Tree Maintenance	3,500	4	2					5,140				5,785		
97 - Turf Maintenance	2,000	2	2			2,768		2,937		3,116		3,306		3,507
98 - Backflow Devices	6,500	20	18									10,744		
<b>PAVED SURFACES:</b>														
99 - Concrete Walks 20%	7,126	8	6					10,464						
100 - Accent Paving 20%	14,256	10	8									23,564		
101 - DG Paving 40%	2,734	6	4							4,260				
102 - Play Surface Repairs	57,510	10	8									95,055		

# PROJECTED EXPENDITURES

	Current	Estimated		Fiscal Y	(11)	(12)	(13)	(14)	(15)	(16)	(17)	(18)	(19)	(20)
RESERVE COMPONENTS	Repair/Replace	Usfl	Rmng	Jan 01 .	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040
Assumed Annual Inflation Rate. 3.0%	Cost	Life	Life	Dec 31 .	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040

## ROOSEVELT PARK

### FENCING & WALLS:

103 - Metal Railing Repairs	2,576	4	3		3,461				3,896				4,385	
104 - Monument Walls	1,960	12	8											3,437
105 - Seat Walls	8,559	20	16							13,334				

### FURNISHINGS & SITE FIXTURES:

106 - Benches	1,350	15	11		1,814									
107 - Bollard Lights	2,100	12	8											3,682
108 - Tables	3,700	15	11		4,972									
109 - Pergola Paint & Repair	10,250	6	1				14,614						17,450	
110 - Site Fixtures	3,000	10	6							4,674				
111 - Signage	1,200	7	3								1,926			

### LANDSCAPING:

112 - Irrigation Controller	1,800	15	11		2,419									
113 - Irrigation System Repairs	3,000	6	2					4,406						5,261
114 - Plant Stock	3,500	3	2		4,704			5,140			5,616			6,137
115 - Turf Maintenance	2,000	2	2			2,768		2,937		3,116		3,306		3,507
116 - Backflow Devices	6,500	20	16							10,127				

### PAVED SURFACES:

117 - Concrete Walks	20%	12,375	8	4		17,130								21,700
118 - Accent Paving	20%	8,882	10	6						13,838				

# PROJECTED EXPENDITURES

RESERVE COMPONENTS	Current	Estimated		Fiscal Y	(11)	(12)	(13)	(14)	(15)	(16)	(17)	(18)	(19)	(20)
Assumed Annual Inflation Rate. 3.0%	Repair/Replace	Usfl	Rmng	Jan 01 .	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040
	Cost	Life	Life	Dec 31 .	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040
<b>WEST CAMP PARK</b>														
<b>FENCING &amp; WALLS:</b>														
119 - Chain Link Repairs	10,511	20	17								16,867			
120 - Metal Fence Paint & Rep	3,301	4	2					4,848				5,457		
121 - Seat Walls	27,928	20	17								44,816			
<b>FURNISHINGS &amp; SITE FIXTURES:</b>														
122 - Benches	2,700	15	14					3,965						
123 - Tables	7,400	15	14					10,867						
124 - Site Fixtures	3,000	10	9										5,107	
<b>LANDSCAPING:</b>														
125 - Irrigation Controller	1,800	15	12			2,492								
126 - Irrigation System Repairs	1,500	6	3						2,269					
127 - Plant Stock	3,000	3	3			4,153			4,538			4,959		
128 - Backflow Devices	4,500	20	17								7,221			
<b>PAVED SURFACES:</b>														
129 - Concrete Walks 20%	12,018	8	5				17,136							
130 - DG Paving 40%	562	6	3						850					
131 - Play Surface Repairs	41,613	10	7								66,776			
132 - Sand Volleyball Court	8,500	4	1				12,120				13,641			

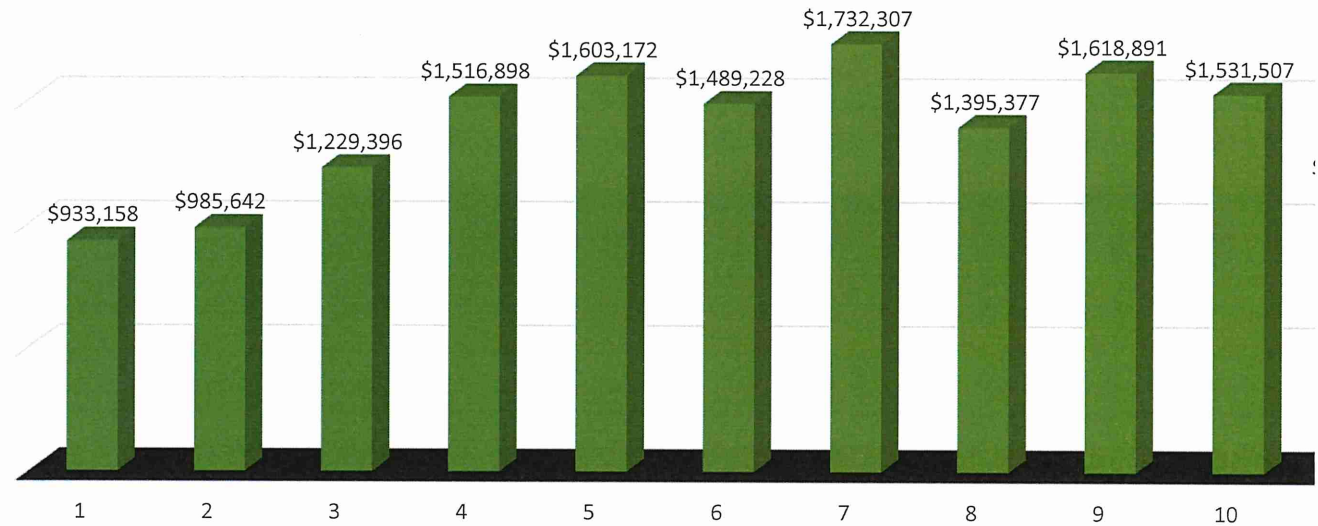
# PROJECTED EXPENDITURES

	Current	Estimated		Fiscal Y	(11)	(12)	(13)	(14)	(15)	(16)	(17)	(18)	(19)	(20)
RESERVE COMPONENTS	Repair/Replace	Usfl	Rmng	Jan 01 .	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040
Assumed Annual Inflation Rate. 3.0%	Cost	Life	Life	Dec 31 .	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040
<b>OPEN SPACES &amp; ROADS</b>														
<b>FENCING &amp; WALLS:</b>														
133 - Chain Link Repairs	70,493	20	14					103,521						
134 - Metal Fencing Paint & R	4,613	4	2					6,775				7,625		
135 - Concrete Rail Fence Pai	2,092	10	8									3,459		
136 - Monument Walls	45,045	12	8											78,987
137 - Wood Picket Fence	21,486	18	14					31,552						
<b>FURNISHINGS &amp; SITE FIXTURES:</b>														
138 - Benches	5,250	15	7											
139 - Signage	6,500	7	4		8,735							10,744		
140 - Historical Signage	4,500	10	4					6,608						
141 - Site Fixtures	9,000	10	4					13,217						
142 - Monument Lighting	29,600	14	8											
143 - Street Lighting	64,600	18	10											
144 - Traffic Signals Paint	9,000	5	2			12,458					14,442			
145 - Traffic Signals	45,000	15	12			62,291								
146 - Signal Switchgear	49,500	25	17								79,433			
<b>LANDSCAPING:</b>														
144 - Irrigation Controllers	3,600	15	5											6,313
145 - Irrigation System Repairs	10,500	6	3						15,882					
146 - Plant Stock	15,000	3	3			20,764			22,689			24,793		
147 - Tree Maintenance	13,500	4	3		18,143				20,420				22,983	
148 - Backflow Devices	17,000	20	10											

# PROJECTED EXPENDITURES

RESERVE COMPONENTS	Current	Estimated		Fiscal Y	(11)	(12)	(13)	(14)	(15)	(16)	(17)	(18)	(19)	(20)
	Repair/Replace	Usfl	Rmng	Jan 01 .	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040
Assumed Annual Inflation Rate. 3.0%	Cost	Life	Life	Dec 31 .	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040
<b>PAVED SURFACES:</b>														
149 - Sidewalk Repairs	15%	49,348	4	2				72,469				81,564		
150 - Gravel Paths		9,869	10	7							15,836			
151 - Asphalt - Major Repairs		1,542,556	40	35										
152 - Asphalt - Repairs & Seal		132,693	5	1	178,328					206,731				
153 - Asphalt Striping		6,500	10	5					9,832					
154 - Curb & Gutter Repair	25%	52,814	10	5					79,886					
155 - Service Access Roads		45,219	20	14				66,406						
<b>OTHER:</b>														
156 - Storm Pumps	33%	32,997	8	2								54,539		
157 - Storm Drain Cleaning		50,700	3	2	68,137			74,455			81,359			88,903
158 - Storm Basin Cleaning		40,000	3	2	53,757			58,741			64,188			70,140
159 - Storm Drain Repairs		65,000	20	10										
160 - Generator Repairs		18,000	10	10										31,563
161 - Generator Replacement		85,000	45	35										
162 - Batteries		750	3	3		1,038			1,134			1,240		
163 - Reserve Study		15,000	5	5					22,689					26,303
<b>UNSCHEDULED..... 5.0%</b>		17,500			31,607	33,532	35,574	37,740	40,039	42,477	45,064	47,808	50,720	53,809
<b>TOTAL EXPENDITURES</b>					<b>865,154</b>	<b>189,848</b>	<b>310,912</b>	<b>976,049</b>	<b>279,848</b>	<b>632,768</b>	<b>558,728</b>	<b>1,174,012</b>	<b>333,435</b>	<b>537,750</b>

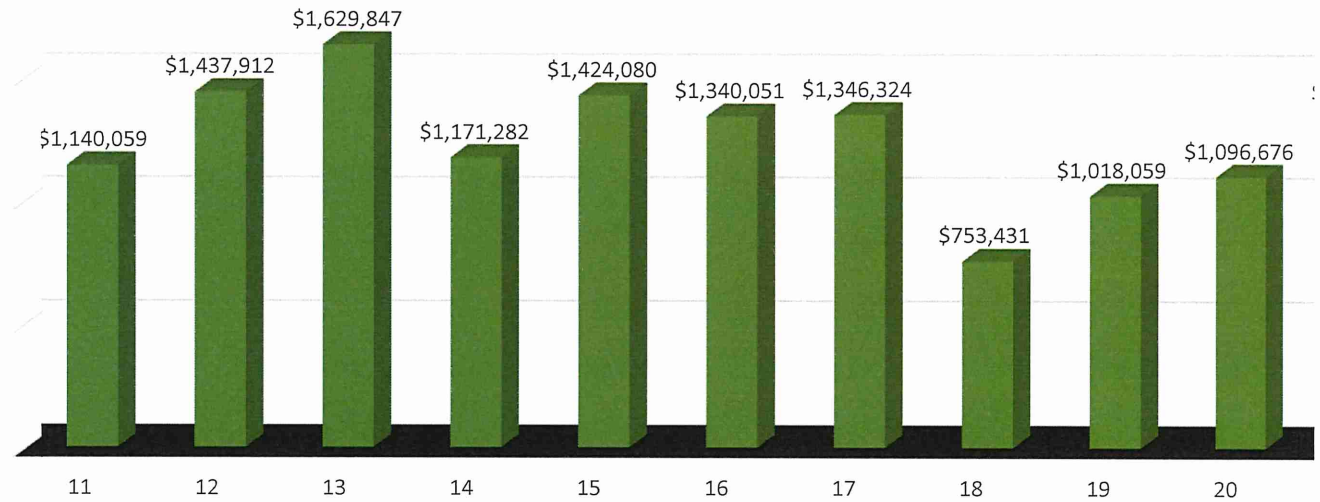
# PROJECTED BALANCES



Fiscal Year	(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)	(10)	
Jan 01 .....	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	
Dec 31 .....	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	
<b>BEGINNING BALANCE</b>	750,000	933,158	985,642	1,229,396	1,516,898	1,603,172	1,489,228	1,732,307	1,395,377	1,618,891	
<b>EXPENDITURES (inflated \$)</b>	3.0%	168,943	310,411	130,326	98,381	311,549	523,551	178,861	771,291	223,619	547,987
<b>RESERVE CONTRIBUTION</b>		350,000	360,500	371,315	382,454	393,928	405,746	417,918	430,456	443,370	456,671
Percentage Increase to Reserves		0.0	3.00	3.00	3.00	3.00	3.00	3.00	3.00	3.00	3.00
<b>SPECIAL ASSESSMENTS</b>		0	0	0	0	0	0	0	0	0	0
<b>INTEREST AFTER TAX</b>	0.25%	2,101	2,396	2,765	3,429	3,895	3,861	4,022	3,905	3,763	3,933
<b>ENDING BALANCE</b>		<b>933,158</b>	<b>985,642</b>	<b>1,229,396</b>	<b>1,516,898</b>	<b>1,603,172</b>	<b>1,489,228</b>	<b>1,732,307</b>	<b>1,395,377</b>	<b>1,618,891</b>	<b>1,531,507</b>



# PROJECTED BALANCES



Fiscal Year	(11)	(12)	(13)	(14)	(15)	(16)	(17)	(18)	(19)	(20)	
Jan 01 .....	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	
Dec 31 .....	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	
<b>BEGINNING BALANCE</b>	1,531,507	1,140,059	1,437,912	1,629,847	1,171,282	1,424,080	1,340,051	1,346,324	753,431	1,018,059	
<b>EXPENDITURES (inflated \$)</b>	3.0%	865,154	189,848	310,912	976,049	279,848	632,768	558,728	1,174,012	333,435	537,750
<b>RESERVE CONTRIBUTION</b>		470,371	484,482	499,016	513,987	529,406	545,289	561,647	578,497	595,852	613,727
Percentage Increase to Reserves		3.00	3.00	3.00	3.00	3.00	3.00	3.00	3.00	3.00	3.00
<b>SPECIAL ASSESSMENTS</b>		0	0	0	0	0	0	0	0	0	0
<b>INTEREST AFTER TAX</b>	0.25%	3,335	3,218	3,830	3,497	3,240	3,451	3,354	2,621	2,212	2,640
<b>ENDING BALANCE</b>		1,140,059	1,437,912	1,629,847	1,171,282	1,424,080	1,340,051	1,346,324	753,431	1,018,059	1,096,676

# COMPONENT QUANTIFICATION

RESERVE COMPONENTS		Current	Estimated			Unit of	Unit	
Assumed Annual Inflation Rate. 3.0%		Repair/Replace	Usfl	Rmng	Quantity	Measurement	Cost	Remarks
		Cost	Life	Life				
<b>FENCING &amp; WALLS:</b>								
1	- Concrete Rail Fence Paint & Repair	3,280	10	9	386	linear feet	8.50	This category provides for routine repairs and replacement of the fencing and walls in this Cost Center.
2	- Metal Railing Paint & Rej	321	4	3	31	linear feet	10.50	
3	- Monument	1,875	12	11	15	linear feet	125.00	
<b>FURNISHINGS &amp; SITE FIXTURES:</b>								
4	- Benches	10,800	15	14	8	benches	1,350	This category provides for replacement of various items in the Cost Center. Site fixtures may include such things as trash cans, pet waste stations, etc.
5	- Bollard Lights	8,400	12	11	8	bollards	1,050	
6	- Site Fixtures	3,000	10	9	1	fund	3,000	
<b>LANDSCAPING:</b>								
7	- Irrigation Controller	1,800	15	14	1	timer	1,800	This category provides for the repair and replacement of the various components of the irrigations system. Additionally, provisions have been made for non-annual maintenance, pruning or augnetaion of the plant and tree stock.
8	- Irrigation System Repairs	5,000	6	5	1	system	5,000	
9	- Plant Stock	5,000	3	2	1	fund	5,000	
10	- Tree Maintenance	6,000	4	3	1	fund	6,000	
11	- Turf Maintenance	2,000	2	2	1	fund	2,000	
12	- Backflow Devices	6,500	20	19	1	device	6,500	
<b>PAVED SURFACES:</b>								
13	- Concrete Walks	20%	16,010	8	7	4,851 square feet	16.50	This category provides for the replacement of various hardscape components. It is anticipated that only a percentage of the total will be replaced at one time.
14	- Accent Paving	20%	17,632	10	9	4,353 square feet	20.25	
15	- DG Paving	40%	14,453	6	5	8,029 square feet	4.50	

# COMPONENT QUANTIFICATION

RESERVE COMPONENTS Assumed Annual Inflation Rate. 3.0%	Current	Estimated		Quantity	Unit of Measurement	Unit Cost	Remarks
	Repair/Replace Cost	Usfl Life	Rmng Life				
<b>DOG PARK &amp; COURTS PARK</b>							
<b>FENCING &amp; WALLS:</b>							
16 - Chain Link Repairs - Low	41,390	20	18	920	linear feet	45.00	This category provides for routine repairs and replacement of the fencing and walls in this Cost Center.
17 - Chain Link Repairs - High	35,269	30	29	560	linear feet	63.00	
18 - Concrete Rail Fence Paint & Repair	1,192	10	9	140	linear feet	8.50	
19 - Metal Fence Paint & Rep	2,873	4	3	274	linear feet	10.50	
<b>FURNISHINGS &amp; SITE FIXTURES:</b>							
20 - Benches	29,700	15	14	22	benches	1,350	This category provides for replacement of various items in the Cost Center. Site fixtures may include such things as trash cans, pet waste stations, etc.
21 - Tables	14,800	15	14	4	tables	3,700	
22 - BBQs	1,800	20	19	2	bbqs	900	
23 - Play Structure	28,500	15	14	1	structure	28,500	
24 - Sports Court Fixtures	4,000	6	5	1	fund	4,000	
25 - Site Fixtures	5,000	10	9	1	fund	5,000	
26 - Signage	1,200	7	6	1	fund	1,200	
<b>LANDSCAPING:</b>							
27 - Irrigation Controller	1,800	15	14	1	timer	1,800	This category provides for the repair and replacement of the various components of the irrigations system. Additionally, provisions have been made for non-annual maintenance, pruning or augnetaion of the plant and tree stock.
28 - Irrigation System Repairs	2,500	6	5	1	system	2,500	
29 - Plant Stock	1,500	3	2	1	fund	1,500	
30 - Tree Maintenance	2,000	4	3	1	fund	2,000	
31 - Backflow Devices	4,500	20	19	1	device	4,500	
<b>PAVED SURFACES:</b>							
32 - Concrete Paving Repairs 20%	9,637	8	7	2,604	square feet	18.50	This category provides for the replacement of various hardscape components. It is anticipated that only a percentage of the total will be replaced at one time.
33 - Concrete Walk Repairs 20%	21,112	10	9	6,456	square feet	16.35	
34 - Basketball Court Repairs 25%	67,191	15	14	11,198	square feet	24.00	
35 - Play Surface Repairs	60,331	10	9	3,352	square feet	18.00	
36 - DG Paving 40%	14,575	6	5	8,097	square feet	4.50	
37 - Gravel Paths 50%	44,497	5	3	13,692	linear feet	6.50	

# COMPONENT QUANTIFICATION

RESERVE COMPONENTS Assumed Annual Inflation Rate. 3.0%	Current	Estimated		Quantity	Unit of Measurement	Unit Cost	Remarks
	Repair/Replace Cost	Usfl Life	Rmng Life				
<b>HULL PARK</b>							
<b>FENCING &amp; WALLS:</b>							
38 - Chain Link Repairs	7,363	20	16	113	linear feet	65.00	This category provides for routine repairs and replacement of the fencing and walls in this Cost Center.
39 - Metal Fence Paint & Rep	2,015	4	2	192	linear feet	10.50	
40 - Monument Walls	1,554	12	8	12	linear feet	125.00	
41 - Seat Walls	23,359	20	16	275	linear feet	85.00	
<b>FURNISHINGS &amp; SITE FIXTURES:</b>							
39 - Bollards	4,200	12	8	4	bollards	1,050	This category provides for replacement of various items in the Cost Center. Site fixtures may include such things as trash cans, pet waste stations, etc.
40 - Tables	14,800	15	11	4	tables	3,700	
41 - BBQs	1,800	20	16	2	bbqs	900	
42 - Sports Apparatus	1,800	6	2	1	fund	1,800	
43 - Play Structures	72,750	15	11	3	fixtures	24,250	
44 - Site Fixtures	2,000	10	6	1	fund	2,000	
<b>LANDSCAPING:</b>							
42 - Irrigation Controller	1,800	15	11	1	timer	1,800	This category provides for the repair and replacement of the various components of the irrigations system. Additionally, provisions have been made for non-annual maintenance, pruning or augnetaion of the plant and tree stock.
43 - Irrigation System Repairs	2,500	6	2	1	system	2,500	
44 - Plant Stock	3,250	3	2	1	fund	3,250	
45 - Tree Maintenance	4,000	4	2	1	fund	4,000	
46 - Turf Maintenance	2,000	2	2	1	fund	2,000	
47 - Backflow Devices	6,500	20	16	1	device	6,500	
<b>PAVED SURFACES:</b>							
45 - Concrete Walks 20%	11,801	8	4	3,576	square feet	16.50	This category provides for the replacement of various hardscape components. It is anticipated that only a percentage of the total will be replaced at one time.
46 - Accent Paving 20%	24,126	10	6	5,957	square feet	20.25	
47 - Play Surface Repairs	68,969	10	6	3,832	square feet	18.00	
48 - Basketball Court Repairs 25%	25,422	15	11	4,237	square feet	24.00	

# COMPONENT QUANTIFICATION

RESERVE COMPONENTS Assumed Annual Inflation Rate. 3.0%	Current	Estimated		Quantity	Unit of Measurement	Unit Cost	Remarks
	Repair/Replace Cost	Usfl Life	Rmng Life				
<b>LINCOLN PARK</b>							
<b>BUILDING STRUCTURE:</b>							
49 - Exterior Doors	4,500	12	10	1	fund	4,500	This category provides for repairs and replacement of the various components of the restroom/concession building located in the park.
50 - Stucco Paint & Repair	1,064	12	10	402	square feet	2.65	
51 - Trim Paint & Repair	850	4	2	1	fund	850	
52 - Interior Paint	2,345	8	6	1,876	square feet	1.25	
53 - Epoxy Flooring	5,093	16	14	373	square feet	13.65	
54 - Counters & Shelving	8,000	16	14	1	fund	8,000	
55 - Restroom Fixtures	7,500	16	14	1	fund	7,500	
56 - Light Fixtures	2,000	20	18	1	fund	2,000	
57 - Water Heater	3,500	12	10	1	heater	3,500	
58 - Roof Metal	2,500	20	18	1	fund	2,500	
59 - Roof Replacement	9,633	40	38	584	square feet	16.50	
<b>FENCING &amp; WALLS:</b>							
60 - Chain Link Repairs	20,327	20	18	313	linear feet	65.00	This category provides for routine repairs and replacement of the fencing and walls in this Cost Center.
61 - Metal Fence Paint & Rep	5,317	4	2	506	linear feet	10.50	
62 - Metal Railing Paint & Repairs	9,166	4	2	940	linear feet	9.75	
63 - Seat Walls	64,718	20	18	761	linear feet	85.00	
<b>FURNISHINGS &amp; SITE FIXTURES:</b>							
64 - Benches	32,400	15	11	24	benches	1,350	This category provides for replacement of various items in the Cost Center. Site fixtures may include such things as trash cans, pet waste stations, etc.
65 - Bollards	8,400	12	8	8	bollards	1,050	
66 - Tables	44,400	15	11	12	tables	3,700	
67 - BBQs	6,300	20	16	7	bbqs	900	
68 - Sports Apparatus	3,000	6	2	1	fund	3,000	
69 - Play Structures	84,000	15	11	3	structures	28,000	
70 - Site Fixtures	6,500	10	6	1	fund	6,500	
71 - Pole Lights	26,600	18	16	7	Fixtures	3,800	
<b>LANDSCAPING:</b>							
72 - Irrigation Controller	3,600	15	11	2	timers	1,800	This category provides for the repair and replacement of the various components of the irrigations system. Additionally, provisions have been made for non-annual maintenance, pruning or augnetaion of the plant and tree stock.
73 - Irrigation System Repairs	10,500	6	2	1	system	10,500	
74 - Plant Stock	8,500	3	2	1	fund	8,500	
75 - Tree Maintenance	6,500	4	2	1	fund	6,500	
76 - Turf Maintenance	5,000	2	2	1	fund	5,000	
77 - Backflow Devices	19,000	20	16	2	devices	9,500	

# COMPONENT QUANTIFICATION

RESERVE COMPONENTS	Current Repair/Replace	Estimated		Quantity	Unit of Measurement	Unit Cost	Remarks
		Usfl Life	Rmng Life				
Assumed Annual Inflation Rate. 3.0%	Cost						
<b>PAVED SURFACES:</b>							
78 - Sidewalk Repairs 20%	52,142	8	6	14,092	square feet	18.50	This category provides for the replacement of various hardscape components. It is anticipated that only a percentage of the total will be replaced at one time.
79 - Concrete Paving Repairs 20%	105,573	10	8	31,992	square feet	16.50	
80 - Basketball Court Repairs 25%	36,909	12	10	6,152	square feet	24.00	
81 - Play Surface Repairs	133,570	10	8	8,348	square feet	16.00	
<b>MACARTHUR PARK</b>							
<b>FENCING &amp; WALLS:</b>							
82 - Metal Fence Paint & Rep	1,987	4	2	189	square feet	10.50	This category provides for routine repairs and replacement of the fencing and walls in this Cost Center.
83 - Seat Walls	16,493	20	18	194	square feet	85.00	
<b>FURNISHINGS &amp; SITE FIXTURES:</b>							
84 - Benches	9,450	15	13	7	benches	1,350	This category provides for replacement of various items in the Cost Center. Site fixtures may include such things as trash cans, pet waste stations, etc.
85 - Bollard Lights	11,550	12	10	11	bollards	1,050	
86 - Tables	25,900	15	13	7	tables	3,700	
87 - BBQs	3,600	20	18	4	bbqs	900	
88 - Play Structures	79,500	15	13	3	structure	26,500	
89 - Wood Trellis	8,500	12	10	1	trellis	8,500	
90 - Metal Trellis Paint & Rep	4,500	6	4	1	trellis	4,500	
91 - Site Fixtures	4,500	10	8	1	fund	4,500	
92 - Signage	1,200	7	5	1	fund	1,200	
<b>LANDSCAPING:</b>							
93 - Irrigation Controller	1,800	15	13	1	timer	1,800	This category provides for the repair and replacement of the various components of the irrigations system. Additionally, provisions have been made for non-annual maintenance, pruning or augnetaion of the plant and tree stock.
94 - Irrigation System Repairs	6,500	6	4	1	system	6,500	
95 - Plant Stock	4,500	3	2	1	fund	4,500	
96 - Tree Maintenance	3,500	4	2	1	fund	3,500	
97 - Turf Maintenance	2,000	2	2	1	fund	2,000	
98 - Backflow Devices	6,500	20	18	1	device	6,500	
<b>PAVED SURFACES:</b>							
99 - Concrete Walks 20%	7,126	8	6	1,926	square feet	18.50	This category provides for the replacement of various hardscape components. It is anticipated that only a percentage of the total will be replaced at one time.
100 - Accent Paving 20%	14,256	10	8	3,520	square feet	20.25	
101 - DG Paving 40%	2,734	6	4	1,519	square feet	4.50	
102 - Play Surface Repairs	57,510	10	8	3,195	square feet	18.00	

# COMPONENT QUANTIFICATION

RESERVE COMPONENTS		Current	Estimated			Unit of	Unit	
Assumed Annual Inflation Rate. 3.0%		Repair/Replace	Usfl	Rmng	Quantity	Measurement	Cost	Remarks
		Cost	Life	Life				
<b>ROOSEVELT PARK</b>								
<b>FENCING &amp; WALLS:</b>								
103 - Metal Railing Repairs		2,576	4	3	245	linear feet	10.50	This category provides for routine repairs and replacement of the fencing and walls in this Cost Center.
104 - Monument Walls		1,960	12	8	16	linear feet	125.00	
105 - Seat Walls		8,559	20	16	101	linear feet	85.00	
<b>FURNISHINGS &amp; SITE FIXTURES:</b>								
106 - Benches		1,350	15	11	1	benches	1,350	This category provides for replacement of various items in the Cost Center. Site fixtures may include such things as trash cans, pet waste stations, etc.
107 - Bollard Lights		2,100	12	8	2	bollards	1,050	
108 - Tables		3,700	15	11	1	tables	3,700	
109 - Pergola Paint & Repair		10,250	6	1	1	pergola	10,250	
110 - Site Fixtures		3,000	10	6	1	fund	3,000	
111 - Signage		1,200	7	3	1	fund	1,200	
<b>LANDSCAPING:</b>								
112 - Irrigation Controller		1,800	15	11	1	timer	1,800	This category provides for the repair and replacement of the various components of the irrigations system. Additionally, provisions have been made for non-annual maintenance, pruning or augnetaion of the plant and tree stock.
113 - Irrigation System Repairs		3,000	6	2	1	system	3,000	
114 - Plant Stock		3,500	3	2	1	fund	3,500	
115 - Turf Maintenance		2,000	2	2	1	fund	2,000	
116 - Backflow Devices		6,500	20	16	1	device	6,500	
<b>PAVED SURFACES:</b>								
117 - Concrete Walks	20%	12,375	8	4	3,750	square feet	16.50	This category provides for the replacement of various hardscape components. It is anticipated that only a percentage will be replaced.
118 - Accent Paving	20%	8,882	10	6	2,193	square feet	20.25	

# COMPONENT QUANTIFICATION

RESERVE COMPONENTS		Current	Estimated		Quantity	Unit of Measurement	Unit Cost	Remarks
Assumed Annual Inflation Rate. 3.0%	Repair/Replace Cost	Usfl Life	Rmng Life					
<b>WEST CAMP PARK</b>								
<b>FENCING &amp; WALLS:</b>								
119 - Chain Link Repairs		10,511	20	17	162	square feet	65.00	This category provides for routine repairs and replacement of the fencing and walls in this Cost Center.
120 - Metal Fence Paint & Rep		3,301	4	2	314	square feet	10.50	
121 - Seat Walls		27,928	20	17	329	square feet	85.00	
<b>FURNISHINGS &amp; SITE FIXTURES:</b>								
122 - Benches		2,700	15	14	2	benches	1,350	This category provides for replacement of various items in the Cost Center. Site fixtures may include such things as trash cans, pet waste stations, etc.
123 - Tables		7,400	15	14	2	tables	3,700	
124 - Site Fixtures		3,000	10	9	1	fund	3,000	
<b>LANDSCAPING:</b>								
125 - Irrigation Controller		1,800	15	12	1	timer	1,800	This category provides for the repair and replacement of the various components of the irrigations system. Additionally, provisions have been made for non-annual maintenance, pruning or augnetaion of the plant and tree stock.
126 - Irrigation System Repairs		1,500	6	3	1	system	1,500	
127 - Plant Stock		3,000	3	3	1	fund	3,000	
128 - Backflow Devices		4,500	20	17	1	device	4,500	
<b>PAVED SURFACES:</b>								
129 - Concrete Walks	20%	12,018	8	5	3,642	square feet	16.50	This category provides for the replacement of various hardscape components. It is anticipated that only a percentage of the total will be replaced at one time.
130 - DG Paving	40%	562	6	3	312	square feet	4.50	
131 - Play Surface Repairs		41,613	10	7	2,312	square feet	18.00	
132 - Sand Volleyball Court		8,500	4	1	3,091	square feet	2.75	



# COMPONENT QUANTIFICATION

RESERVE COMPONENTS Assumed Annual Inflation Rate. 3.0%	Current	Estimated		Quantity	Unit of Measurement	Unit Cost	Remarks
	Repair/Replace Cost	Usfl Life	Rmng Life				
<b>OPEN SPACES &amp; ROADS</b>							
<b>FENCING &amp; WALLS:</b>							
133 - Chain Link Repairs	70,493	20	14	1,567	linear feet	45.00	This category provides for routine repairs and replacement of the fencing and walls in this Cost Center.
134 - Metal Fencing Paint & Repair	4,613	4	2	439	linear feet	10.50	
135 - Concrete Rail Fence Paint & Repair	2,092	10	8	246	linear feet	8.50	
136 - Monument Walls	45,045	12	8	360	linear feet	125.00	
137 - Wood Picket Fence	21,486	18	14	597	linear feet	36.00	
<b>FURNISHINGS &amp; SITE FIXTURES:</b>							
138 - Benches	5,250	15	7	5	benches	1,050	This category provides for replacement of various items in the Cost Center. Site fixtures may include such things as trash cans, pet waste stations, etc.
139 - Signage	6,500	7	4	1	fund	6,500	
140 - Historical Signage	4,500	10	4	1	fund	4,500.00	This category also provides for the repair and replacement of components of the traffic signaling system at the intersections of Reservation, Inter Garrison and Watkins Gate Roads.
141 - Site Fixtures	9,000	10	4	1	fund	9,000	
142 - Monument Lighting	29,600	14	8	16	fixtures	1,850	
143 - Street Lighting	64,600	18	10	17	fixtures	3,800	
144 - Traffic Signals Paint	9,000	5	2	36	fixtures	250	
145 - Traffic Signals	45,000	15	12	36	fixtures	1,250	
146 - Signal Switchgear	49,500	25	17	3	intersections	16,500	
<b>LANDSCAPING:</b>							
147 - Irrigation Controllers	3,600	15	5	2	timers	1,800	This category provides for the repair and replacement of the various components of the irrigations system. Additionally, provisions have been made for non-annual maintenance, pruning or augnetaion of the plant and tree stock.
148 - Irrigation System Repairs	10,500	6	3	1	system	10,500	
149 - Plant Stock	15,000	3	3	1	fund	15,000	
150 - Tree Maintenance	13,500	4	3	1	fund	13,500	
151 - Backflow Devices	17,000	20	10	2	devices	8,500	

# COMPONENT QUANTIFICATION

RESERVE COMPONENTS		Current	Estimated			Unit of	Unit	
Assumed Annual Inflation Rate. 3.0%		Repair/Replace	Usfl	Rmng	Quantity	Measurement	Cost	Remarks
		Cost	Life	Life				
<b>PAVED SURFACES:</b>								
152 - Sidewalk Repairs	15%	49,348	4	2	26,319	square feet	12.50	This category provides for the replacement of various hardscape components. It is anticipated that only a percentage will be replaced.
153 - Gravel Paths		9,869	10	7	1,579	linear feet	6.25	
154 - Asphalt - Major Repairs		1,542,556	40	35	331,732	square feet	4.65	This category also provides for major repaving as well as routine repairs and seal coating of Inter Garrison, West Camp and Watkins Gate Roads as well as the service roads.
155 - Asphalt - Repairs & Seal Coat		132,693	5	1	331,732	square feet	0.40	
156 - Asphalt Striping		6,500	10	5	1	fund	6,500	
157 - Curb & Gutter Repair	25%	52,814	10	5	16,569	linear feet	12.75	
158 - Service Access Roads		45,219	20	14	12,920	square feet	3.50	
<b>OTHER:</b>								
159 - Storm Pumps	33%	32,997	8	2	6	pumps	16,500	This category provides for routine cleaning and servicing of the detention basins and storm drainage facilities. Projections are based on recent historical expenditures.
160 - Storm Drain Cleaning		50,700	3	2	1	fund	50,700	
161 - Storm Basin Cleaning		40,000	3	2	1	fund	40,000	
162 - Storm Drain Repairs		65,000	20	10	1	fund	65,000	
163 - Generator Repairs		18,000	10	10	1	system	18,000	This category provides for repairs and overhauls of the emergency generator system which serves the pump stations.
164 - Generator Replacement		85,000	45	35	1	generator	85,000	
165 - Batteries		750	3	3	1	fund	750	
166 - Reserve Study		15,000	5	5	1	study	15,000	Provides for updates to this Study.