Rancho La Loma Linda Equestrian Estates

Road Maintenance Projections

October 21, 2024

ASSUMPTIONS

- every year: weed abatement, crack filling
- every three years: seal coat (keeps the roads pliable & oiled) & striping
- every five-six years: patching & shoulder repair (depends on road wear - assume every 6 years)
- every 10-15 years: chip sealing (depends on road wear - assume every 15 years) & striping
- actual maintenance schedule will vary and may be completed in sections to spread out activity and costs

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Last Actuals	2024
Annual Inflation rate	3%

Costs (2020 $$, source: 2018 actual and 2021 contractor estimates; assumptions to be updated periodically)

	sq. ft.	Unit Rate	Current Price	cycle years
1. weed abatement:			$ 2,400	1
2. crack filling:			$ 5,500	1
3. seal coat:	456,460	0.16	$ 73,034	4
4. shoulder repair:			$ 7,000	6
5. patching:			$ 36,000	6
6. chip seal:	456,460	0.40	$ 182,584	15
7. striping:			$ 3,000	3

Detailed square footage by road, for near term projections						
						Memo:
Through Roads				linear feet		Per 2012 Engineering study
	Calumet	47,700				48378
	Meadowbrook	67,390				64900
	RLLL from 41 to Meadowbrook	137,032				201036
	RLLL north of Meadowbrook	66,004				
	Sub-Total Through Roads	318,126		14460.27		314314
Side Roads						
	Belmont	24,719				24620
	Delmar	13,813				14540
	Glenhill	24,102				26780
	Riodosa	13,500				16060
	Bluebell	26,200				26060
	Devonshire (East - West)	19,800				39740
	Devonshire (North - South)	16,200				
	Sub-Total Side Roads	138,334		6916.7		147800
	Grand Total Roads	456,460		21376.97	linear feet	462,114
				4.048669	miles	

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Annual Maintenance Projections

	Budget	Plan	Projections ------->			
	2025	**2026**	**2027**	**2028**	**2029**	**2030**
Cash at Beginning of Year	$ 25,024	$ 25,024	$ 53,084	$ 81,044	$ 28,675	$ 26,992
Plus: Dues Collected (net)	$ 49,980	$ 52,920	$ 52,920	$ 55,860	$ 55,860	$ 58,800
Cash Available for expenses	**$ 75,004**	**$ 77,944**	**$ 106,004**	**$ 136,904**	**$ 84,535**	**$ 85,792**
Less: Expenditures						
Road Work	$ 45,600	$ 15,100	$ 15,200	$ 98,469	$ 47,283	$ 15,400
Insurance and Other	$ 9,760	$ 9,760	$ 9,760	$ 9,760	$ 10,260	$ 10,260
	$ 55,360	**$ 24,860**	**$ 24,960**	**$ 108,229**	**$ 57,543**	**$ 25,660**
Equals: Cash Balance End of Year	**$ 19,644**	**$ 53,084**	**$ 81,044**	**$ 28,675**	**$ 26,992**	**$ 60,132**
Annual Dues						
Per property	**$ 850**	**$ 900**	**$ 900**	**$ 950**	**$ 950**	**$ 1,000**

Road Budget						
	2025	2026	2027	2028	2029	2030
Maintenance Cycle						
1. weed abatement:	$ 2,600	$ 2,600	$ 2,700	$ 2,700	$ 2,800	$ 2,900
2. crack filling:	$ 5,000	$ 5,000	$ 5,000	$ 5,000	$ 5,000	$ 5,000
3. seal coat:	$ 30,500	$ -	$ -		$ 31,983	
4. shoulder repair:	$ 2,500	$ 2,500	$ 2,500	$ 2,500	$ 2,500	$ 2,500
5. patching:	$ 5,000	$ 5,000	$ 5,000	$ 5,000	$ 5,000	$ 5,000
6. chip seal:	$ -	$ -	$ -	$ 79,958		
7. striping:	$ -	$ -	$ -	$ 3,311		
Other						
Total Road Work	$ 45,600	$ 15,100	$ 15,200	$ 98,469	$ 47,283	$ 15,400

Insurance and Other Budget						
	2025	2026	2027	2028	2029	2030
Inflation factor	1.025	1.050625	1.0768906	1.10381289	1.131408213	1.159693418
Insurance	$ 6,500	$ 6,500	$ 6,500	$ 6,500	$ 7,000	$ 7,000
Quickbook payment fees	$ 360	$ 360	$ 360	$ 360	$ 360	$ 360
Admin Costs & Supplies	$ 500	$ 500	$ 500	$ 500	$ 500	$ 500
landscaping & painting	$ 2,400	$ 2,400	$ 2,400	$ 2,400	$ 2,400	$ 2,400
Contingency						
Total Insurance & Other	$ 9,760	$ 9,760	$ 9,760	$ 9,760	$ 10,260	$ 10,260