

Public Improvement District: **Lake Shore Gardens**
 Date Plan Prepared: **November 19, 2025**
 Prepared By: **AN**
 Roads Built: **Unknown**

Initial Year	2031
ASSUMED CONSTRUCTION INFLATION RATE	4.0%
ASSUMED RATE OF VALUATION INFLATION	2.5%
PROPOSED ANNUAL ASSESSMENT COLLECTION	\$466,000 / \$45,500
NUMBER OF LOTS IN DISTRICT	95 / 95
AVERAGE ANNUAL COST PER LOT	\$4,905 / \$479

LENGTH OF ROADWAY(S)	4854
WIDTH OF ROADWAY(S)	40
SQUARE YARDS OF ROADWAY(S)	23326
LINEAR FEET OF CURB/GUTTER	10279

sq. yds from slurry seal project quantity

ESTIMATED PATCH AREA FAILURE RATE	Year 3	Year 5	Year 7	Year 10	Year 12	Year 15	Year 20
	0%	2%	0%	2%	0%	2%	5%

Full Depth Reconstruction w/ 15% R&B Contribution

				2027		2028		2029		2030		2031		2032		2033		2034		2035		2036		2037		2038		2039		2040		2041		15-YR LIFECYCLE
Revenue/Collections (straight line growth)				1	2	3	4	5	6	7	8	9	10	11	12	13	14	15																
ITEM NO.	ITEM DESCRIPTION	UNIT	UNIT COST	QUANTITY	COST	QUANTITY	COST	QUANTITY	COST	QUANTITY	COST	QUANTITY	COST	QUANTITY	COST	QUANTITY	COST	QUANTITY	COST	QUANTITY	COST	QUANTITY	COST	QUANTITY	COST	QUANTITY	COST	QUANTITY	COST	QUANTITY	COST	TOTAL COST		
202	Removal of Asphalt (Planing 0-3" Thick)	SY	\$6.00																															
403	Asphalt Patching	TON	\$170.00																															
403	Asphalt Overlay - 2 inch thick	TON	\$95.00																															
408	Hot Poured Joint & Crack Sealant	TON	\$8,000.00																															
409	Single Chip Seal	SY	\$5.00																															
609	Curb and Gutter Type 2 (Section IIB)	LF	\$35.00																															
609	Gutter Type 2 (8 Inch)	SY	\$100.00																															
	Full Depth Reconstruction & Conc. Repairs	LS	\$2,025,000.00									1.00	\$ 2,025,000.00																				2,025,000.00	
900	Misc. Annual Expenses (Snow Removal, etc.)	LS	\$2,000.00	1	\$ 2,000.00	1	\$ 2,000.00	1	\$ 2,000.00	1	\$ 2,000.00	1	\$ 2,000.00	1	\$ 2,000.00	1	\$ 2,000.00	1	\$ 2,000.00	1	\$ 2,000.00	1	\$ 2,000.00	1	\$ 2,000.00	1	\$ 2,000.00	1	\$ 2,000.00	1	\$ 2,000.00	1	\$ 2,000.00	30,000.00
900	Contingencies (TC, Mob, etc. 10-20%)	LS																																7,729.46
CONSTRUCTION EXPENSES SUB-TOTAL				\$ 2,000.00	\$ 2,000.00	\$ 2,000.00	\$ 2,000.00	\$ 2,027,000.00	\$ 2,000.00	\$ 2,000.00	\$ 10,800.00	\$ 2,000.00	\$ 31,312.06	\$ 10,800.00	\$ 2,000.00	\$ 2,000.00	\$ 10,800.00	\$ 31,312.06	\$ 10,800.00	\$ 2,000.00	\$ 2,000.00	\$ 2,000.00	\$ 2,000.00	\$ 10,800.00	\$ 31,312.06	\$ 10,800.00	\$ 2,000.00	\$ 2,000.00	\$ 10,800.00	\$ 31,312.06	\$ 10,800.00	\$ 2,140,024.11		
EXPENSES (CONST+INFLATION)				\$ 2,080.00	\$ 2,163.20	\$ 2,249.73	\$ 2,339.72	\$ 2,466,155.43	\$ 2,530.64	\$ 2,631.86	\$ 14,780.55	\$ 2,846.62	\$ 46,349.49	\$ 16,626.10	\$ 3,202.06	\$ 3,330.15	\$ 18,702.11	\$ 56,391.24	\$ 2,642,378.91															
NET FUND BALANCE (YEAR END)				\$ 463,920.00	\$ 951,348.05	\$ 1,450,929.35	\$ 1,962,966.44	\$ 24,047.24	\$ 74,282.65	\$ 125,735.99	\$ 166,392.77	\$ 220,369.42	\$ 232,263.77	\$ 275,337.61	\$ 333,327.99	\$ 392,720.09	\$ 438,308.30	\$ 447,814.62																

2" Asphalt Overlay (w/ 15% R&B Contribution) & Asphalt Patching

				2042		2043		2044		2045		2046		2047		2048		2049		2050		2051		2052		2053		2054		2055		2056		30-YR LIFECYCLE
Revenue/Collections (straight line growth)				16	17	18	19	20	21	22	23	24	25	26	27	28	29	30																
ITEM NO.	ITEM DESCRIPTION	UNIT	UNIT COST	QUANTITY	COST	QUANTITY	COST	QUANTITY	COST	QUANTITY	COST	QUANTITY	COST	QUANTITY	COST	QUANTITY	COST	QUANTITY	COST	QUANTITY	COST	QUANTITY	COST	QUANTITY	COST	QUANTITY	COST	QUANTITY	COST	QUANTITY	COST	TOTAL COST		
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900	Misc. Annual Expenses (Snow Removal, etc.)	LS	\$2,000.00	1	\$ 2,000.00	1	\$ 2,000.00	1	\$ 2,000.00	1	\$ 2,000.00	1	\$ 2,000.00	1	\$ 2,000.00	1	\$ 2,000.00	1	\$ 2,000.00	1	\$ 2,000.00	1	\$ 2,000.00	1	\$ 2,000.00	1	\$ 2,000.00	1	\$ 2,000.00	1	\$ 2,000.00	30,000.00		
900	Contingencies (Traffic Control, etc. 10-20%)	LS																																73,621.74
CONSTRUCTION EXPENSES SUB-TOTAL				\$ 2,000.00	\$ 2,000.00	\$ 10,800.00	\$ 2,000.00	\$ 31,312.06	\$ 10,800.00	\$ 2,000.00	\$ 2,000.00	\$ 10,800.00	\$ 2,000.00	\$ 2,000.00	\$ 10,800.00	\$ 2,000.00	\$ 2,000.00	\$ 10,800.00	\$ 2,000.00	\$ 2,000.00	\$ 2,000.00	\$ 2,000.00	\$ 10,800.00	\$ 2,000.00	\$ 2,000.00	\$ 10,800.00	\$ 2,000.00	\$ 2,000.00	\$ 10,800.00	\$ 2,000.00	\$ 2,000.00	\$ 10,800.00	\$ 2,641,078.20	
EXPENSES (CONST+INFLATION)				\$ 3,745.96	\$ 3,895.80	\$ 21,878.82	\$ 4,213.70	\$ 68,608.57	\$ 24,610.70	\$ 4,739.84	\$ 4,929.43	\$ 27,683.68	\$ 5,331.67	\$ 5,544.94	\$ 1,177,977.25	\$ 5,997.41	\$ 6,237.30	\$ 35,028.69	\$ 4,042,802.67															
NET ACCOUNT BALANCE (YEAR END)				\$ 511,613.66	\$ 576,951.49	\$ 626,037.15	\$ 694,562.03	\$ 700,510.51	\$ 752,320.79	\$ 825,912.45	\$ 901,272.80	\$ 955,886.15	\$ 1,034,908.93	\$ 1,115,827.31	\$ 26,474.96	\$ 111,318.08	\$ 198,192.31	\$ 258,602.94																

NOTES: Unit costs are based on 2025 dollars. Cost inflation is included in expense sub-total.

Admin costs, Earned Interest, and additional funds collected from Motor Vehicles not included in net account balance.

The quantities shown for each year are estimates only. The PID board with assistance from Larimer County will make final determination of improvements and quantities as appropriate.

The work items shown to be completed each year are only meant to represent a general maintenance plan from normal industry maintenance practices in order for a cost estimate to be prepared. The PID board will decide what, if any, maintenance will be performed during any given year.