Flow Way
COMMUNITY DEVELOPMENT DISTRICT

Flow Way
Community Development District
Asset Replacement Costs

CGA Project No. 21-4271

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Prepared by:

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EXECUTIVE SUMMARY

Based on the field investigations and data collection, the total restoration costs for the Flow Way CDD owned Assets are projected at $20,571,399.41. The total replacement cost for the stormwater assets, entry features, and irrigation pump house system is $16,516,469.41. The total restoration cost of the landscape assets is $4,054,930.00. These values include a 10% contingency to account for fluctuations and uncertainties in the market. These costs should be updated annually to account for construction industry changes due to inflation, labor rates, material availability, taxes and insurance. Reference can be made to Exhibit A – Asset Replacement Costs Table (located in Section One – Flow Way CDD Assets).

Furthermore, reference can be made to the Table A-Existing / Current Landscape Assets (located in Section One) for the replacement costs for all existing landscape assets. In addition, reference can also be made to the table B-Unit Landscape Replacement Costs (located in Section One) for the projected replacement costs for each type of plant material that may need to be replaced in the future.

ABSTRACT

Flow Way Community Development District (CDD) has requested that the district engineer, Calvin, Giordano & Associates, Inc. (CGA), quantify replacement costs for CDD owned assets in the Esplanade Golf & Country Club community located in Naples, Florida. Following an emergency event, these CDD owned and maintained assets could potentially be impacted and subsequently could need immediate repair. The review of these assets and costs associated with replacement are included to assist Flow Way Community Development District plan and budget for future similar emergencies. Quantities included have been provided by Calvin, Giordano & Associates, Inc. (CGA). Furthermore, it is recommended that these costs are updated every 2 to 3 years to accurately estimate and budget for these future needs.

BACKGROUND, PURPOSE, AND OBJECTIVE

The purpose of this report is to provide Flow Way Estates Community Development District with asset replacement construction costs necessary to establish a capital reserves program for the future. The process of preparing this report began with an on-site inspection by the District staff to quantify replacement costs to be used in the future. Items were identified by the District staff and are included in this report as described in subsequent sections below. It should be noted that this report may need to be modified if additional assets are to be incorporated. Using the list of takeoffs that were provided by the staff, confirmation of quantities was completed and verified by the review of available permit drawings, development plat drawings, maintenance records and discussion with various personnel. Investigation of the existing lake banks and associated assets were completed, and a value assigned for an overall construction replacement cost. Significant lengths of existing lake banks were quantified and assigned a value for replacement, which should be considered during potential future emergency events. These values are considered as complete restoration costs and certain emergency events may only require partial reconstruction. Pictures documenting various assets are included in Appendix A of this report.

The following items were analyzed and replacement cost included, as part of this report:

- Irrigation pump house and system
- Stormwater drainage system pipes and structures
- Entry Features
- Landscaping
- Preserves

Below is a discussion of each portion of the analysis and recommendations for the asset replacement costs.

FLOW WAY CDD ASSETS

General Assessment

Evaluation of the existing assets was the focus of reconstruction costs, due to the likelihood of restoration following an emergency event. Types of assets include irrigation system, drainage structures, headwalls, control structures, and entrance features were all included in the estimated replacement costs. Entrance Features include bridge, walls, entry fountains, roadway, curbing, landscaping, lighting, and signage. Because of anticipated services following emergency events, the need for sediment and debris removal at various drainage components have also been considered.

The following Exhibit A – Asset Replacement Costs Table shows complete furnish and install costs for post-emergency conditions. The unit prices identified in this table were provided from past experiences with specific restorations within the Flow Way CDD community, along with comparing other CDD's experiences with similar facilities.

Irrigation Pump House and System

Flow Way Community Development District is responsible for the irrigation pump house and system. The pump house structure was built to replicate a residential building and hides the irrigation utility equipment from the public's view. The irrigation pump station building is located northeast of the Torre Vista and Esplanade Boulevard round-a-bout and is well landscaped and maintained by the CDD. In the worst-case scenario, if this building is damaged or needs replacement due to an emergency event, a value has been placed on its replacement cost, which is the responsibility of the Flow Way CDD.

Flow Way Community Development District is also responsible for the overall irrigation reuse system that utilizes surface lakes for withdraw for irrigation system use throughout the community. The originally permitted irrigation system is one of the main responsibilities of the District and the maintenance of this system is considered a critical responsibility. The irrigation system includes a pump house and two recharge pumps, motors, building structure, electrical, filters, along with the associated piping and valves. Additionally, the irrigation system piping includes 46,730 linear foot of irrigation main varying in diameter between 2" and 16". The irrigation mains also include 56 main valves, fittings and appurtenances which support the system's function of providing irrigation reuse water. System is broken into 39 irrigation zones, with appurtenances and electrical panels and wiring for a properly functioning system. With the addition of the Hatcher Parcel, this separate irrigation system is also included in the CDD's responsibility. This includes a standalone pump station, valves, motor with electrical and filter for the separate system. The Hatcher Parcel's irrigation mains also include 1,280 linear feet of irrigation main varying in diameter from 2" to 4" for irrigation mains.

Irrigation pump house structure is located west of Lake 10 on Torre Vista Lane. Building houses four (4) 75-HP vertical turbine pumps and motors, one (1) 25-HP jockey pump and motor, two (2) elevated filter drums, irrigation flow meter, wet well, gravity intake pipes from lake to wet well, four (4) electrical service and irrigation panels, pressure gauges, and cast iron stand piping that varies in size from 8" to 20" diameter.

Irrigation system includes two (2) recharge well, pump, and motors, which are situated near the golf course greens for holes #11 and #12. Each location includes a 10-HP pump and motor, 4" PVC piping,

flow meter, with valves and fittings. The capacity for each recharge station is approximately 400 gpm, which discharges to the adjacent interconnection lake system. Electrical panels are located 150-ft from wells for operations.

Stormwater Drainage System Pipes and Structures

The Flow Way CDD stormwater drainage system includes twenty-eight (28) lakes which are all interconnected to maintain consistent water levels throughout the community. Stormwater is collected from roadways and adjacent properties via drainage structures with piping into the lake system. The system relies on gravity to move rainfall into and between the lakes. Discharge of interconnected lakes are through four (4) control structures to a by-pass canal, with ultimate discharge to the Collier County owned and maintained Cocohatchee Canal, located within Immokalee Road right of way.

The stormwater drainage system asset includes control structures, weir structures, drainage structures, littoral plants, and piping. Total quantities of these individual components include four (4) control structures, two (2) weir structures, box culvert, 284 drainage structures, 125 lake outfalls, 37,217 linear feet of pipe (typically reinforced concrete pipe, RCP) with varying diameters from 15-inch to 54-inch. The CDD lake system and flow way canal also has 319,149 littoral plants which can help to enhance water quality and potentially prevent lake bank erosion.

The flow way canal (aka Mirasol Pass) is located along the western limits of the residential neighborhood and connected the external preserve to the Cocohatchee Canal. While it resembles a canal, the weir structures prevent it from surcharging from the public right of way drainage system and also restricts discharge based on control elevations established in the stormwater management system permit. The south weir has an overflow elevation of 4.95-ft and the north weir has an elevation of 6.00-ft. The flow way canal ultimately discharge under a pedestrian walkway box culvert along the Immokalee Road where a connection is made to the Cocohatchee Canal.

Entry Features

Flow Way Community Development District maintenance responsibilities begin at the Esplanade Golf and Country Club main entrance from Immokalee Road (SR-846) and end at the security gate. The main entrance includes 116,420 SF of paver brick roadway, which includes 1,128 LF of curb & gutter, 480 LF of mountable curb, associated pavement markings & striping, and three (3) vehicular street signs. This entrance also includes visual features such as a double sided marquee sign, two (2) entrance water fountains, sixteen (16) decorative monuments, thirty-six (36) up-light fixtures, electrical panels, and 1,400 LF of decorative metal fencing along entire frontage. Additionally, 460 LF of 8-ft wide asphalt walkway provide pedestrian access from the right of way to the gates at the security guardhouse. Entry also includes three (3) double-sided streetlights in median and nine (9) decorative light poles mounted to the bridge railing. The water fountains include various related components including two (2) 20-HP pumps and motors, two (2) 7.5-HP pumps and motors, and two (2) 1.5 HP recirculation pumps and motors, two (2) 1-HP sump pumps, two (2) underground pump stations, and three (3) electrical panels in each station to control pumps, lighting, and jet nozzles within fountain basins. Lastly, the entry features includes a dual span culvert bridge that connects community to Immokalee Road over the Cocohatchee Canal. The bridge includes structural and surface components which need to be inspected and reported by a qualified structural engineer for ongoing maintenance recommendations.

Preserves

Flow Way Community Development District internal and external preserves consist of 1,125.50 acres which the District is responsible for maintenance. The external preserves include a bird sanctuary area, which has no different upkeep responsibilities from the remaining external preserves area. All preserves were established under permit issues by South Florida Water Management District (SFWMD). The external preserves have restricted access to promote water recharge of Florida aquifers, facilitate wetland planting growth, and provide overland flow of stormwater events to flow way canal. Internal preserves within community also provide stormwater storage with adjacent lakes that are connected with drainage pipes and structures and will flood once lake system reaches maximum capacity at high water levels. The external preserve assets are enclosed within 27,300 LF of perimeter fencing and access gates, 3,300 LF of vinyl coated fencing, and 3,400 LF of concrete wall.

Landscaping

A review was conducted of the estimated asset values for the landscape materials located at the main entrance into Esplanade Golf and Country Club within the Flow Way Community Development District (CDD). The total restoration costs of the landscape assets are projected at $4,054,930.00. It should be noted that with the exception of some palm species the term "replacement" in this section means that the landscape areas will be re-planted with similar plant materials at sizes that are as close to the same size as possible and which are available in the industry at the time, and shall not necessary mean that the existing trees and hedges will be replaced at the exact same size of their current, mature sizes. In addition, if the replacement of the landscape assets is due to damage from a future storm event, then the cost should also consider the costs for debris removal and clean-up activities after a storm event in addition to just the replacement costs for the materials. See Part B in this section for more information on these possible costs based on previous storm events.

Existing /Current Landscape Assets

Figure 1 below shows the locations of all existing landscape assets within the Flow Way CDD.

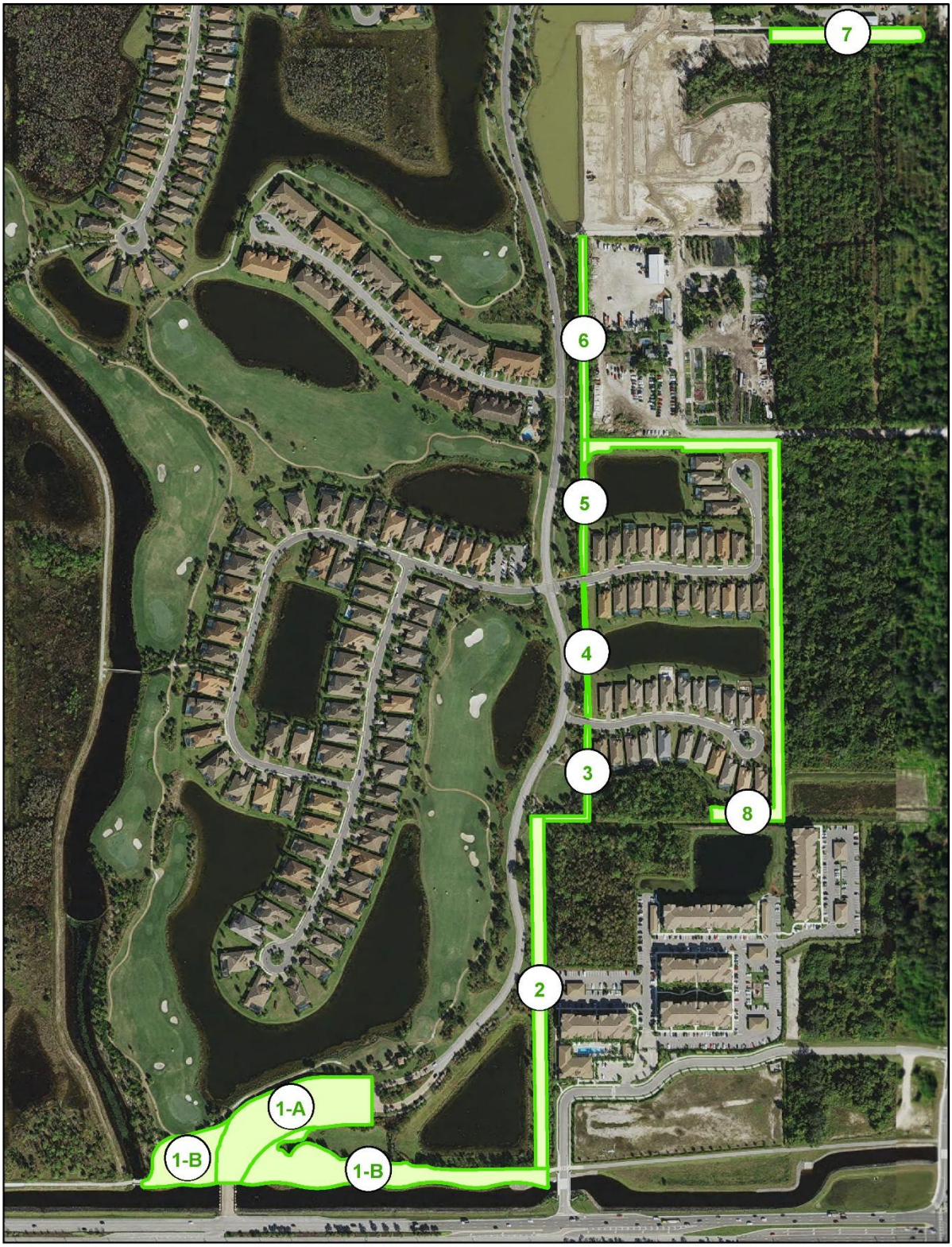
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Figure 1 - Location Map of Existing Landscape Assets

Area # 1 A – Landscaping along Main Entrance to Security Gates

Areas # 1 B - Landscaping in Buffers along Immokalee Road

Areas # 2 – 7 – Landscaping along East Buffers

Areas # 8 – Landscaping along East Buffers

The table below (Table A) shows the estimated asset values of all the landscape materials within the Flow Way CDD for the current landscape assets.

Table A

Flow Way C.D.D. Landscape Areas							
Tree/ Palms and Groundcover	Area # 1 A Entrance to Gate	Area # 1 B Immokalee	Areas # 2 -7 East Buffers	Area # 8 East Buffers	**Total**	Unit Replacement Cost	**Total Cost**
Live Oak trees	11	55	17	62	**145**	$4,000.00	**$ 580,000.00**
Ligustrum trees	14	46	0	0	**60**	$1,500.00	**$ 90,000.00**
Italian Cypress trees	4	5	1	0	**10**	$1,000.00	**$ 10,000.00**
Pink Tabebuia trees	2	0	0	0	**2**	$1,000.00	**$ 2,000.00**
Royal Poinciana trees	0	5	0	0	**5**	$2,000.00	**$ 10,000.00**
Golden Shower trees	0	2	0	0	**2**	$1,000.00	**$ 2,000.00**
Seagrape trees	0	6	7	0	**13**	$1,000.00	**$ 13,000.00**
Silk Floss trees	0	2	0	0	**2**	$1,000.00	**$ 2,000.00**
Slash Pines	0	3	107	0	**110**	$700.00	**$ 77,000.00**
Green Buttonwood trees	16	0	4	0	**20**	$1,800.00	**$ 36,000.00**
Medjool' Date Palms	27	21	0	0	**48**	$15,000.00	**$ 720,000.00**
Sabal (Cabbage) Palms	22	81	17	60	**180**	$550.00	**$ 99,000.00**
Silver Saw Palmetto	26	35	0	0	**61**	$450.00	**$ 27,450.00**
Veitchia Palms	6	11	0	0	**17**	$1,200.00	**$ 20,400.00**
Ground Cover Total:	4350	2500	0	0	**6,850**	$6.00	**$ 41,100.00**
Shrubs Total Area:	7,045	21,616	6,660	3,806	**39,127**	$50.00	**$ 1,956,350.00**
						Sub Total	**$ 3,686,300.00**
Subtotal for each area	$914,150.00	$1,800,400.00	$500,450.00	$471,300.00			$3,686,300.00
						Plus 10% Contingency	**$ 368,630.00**
						Grand Total	**$ 4,054,930.00**

Unit Prices for Replacement Costs

The table below (Table B) – Landscape Replacement Costs shows the complete furnish and install cost for post-emergency conditions. The unit prices identified in this table were provided from CGA's past experience with storm restoration within other communities in the area as well as current pricing for routine landscape and irrigation materials that are being installed on projects now.

It should be noted that the replacement size of the new landscape plant material shall be as close as possible to the same size of the plant materials that they are replacing. With the exception of some palm species, the new landscape material may not be installed at the same

exact size of the existing, mature plants. For example, Live Oaks at time of planting might be approx. 24'-30' H.T. with a 6"-8" DBH, instead of an existing, mature Live Oak with an 18" diameter (DBH) size with a height of 35'-40', and a spread of 25'-30'.

Table B – Unit Landscape Replacement Costs:

Item/Description	Unit Cost
1. Large, 'Medjool' Date Palm - 25' to 35' clear trunk ht.	$15,000.00
2. Sabal (Cabbage) Palm – 12' to 20' ht clear trunk.	$550.00
3. Medium Palm - 18' to 20' ht. Veitchia or Foxtail Palm, or similar	$1,200.00
4. Small Palm -12' to 14' ht. Alexander Palm, or similar	$750.00
5. Larger Mature Trees - 5" DBH, 18' to 20' ht. Live Oak, or similar	$4,000.00
6. Medium Trees - 3" to 4" DBH, 14' to 16' ht. Poinciana, or similar	$1,500.00
7. Small Trees - 1-1/2" to 2" DBH, 10' to 12' ht. Buttonwood, or similar	$700.00
8. Accent Plants - 25 gallons plus, Silver Saw Palmetto, or similar	$450.00
9. Large Hedges - 15 gallon size shrubs	$125.00
10. Shrubs – 7 gallon size shrubs	$50.00
11. Ground Covers - 1 gallon size ground cover plants	$6.00
12. Zoysia Grass (SOD)	$1.00/ S.F
13. St. Augustine (SOD)	$.75 / S.F

Note: In addition to the replacement costs for the landscape materials listed above, the landscape restoration should also take into account the costs for debris removal and cleanup activities. Debris removal and clean-up costs after a storm can vary widely depending on the intensity of the storm event, accessibility to the downed trees, and other factors. It is estimated that debris removal costs from a Category 1, or higher, hurricane could range from $100,000-$150,000 to well over $200,000 based on the current landscape assets within the Flow Way CDD. Additionally, any necessary repairs to the irrigation system after a storm can vary – and can be up to $50,000 or more.

CONCLUSION

The following Exhibit quantifies replacement costs for the CDD owned assets in the Esplanade Golf and County Club community. Flow Way Community Development District (CDD) owns and maintains these assets, which could potentially be impacted by a hurricane or an emergency event. Review of these assets and associated replacement should be included in Flow Way Estates CDD's plan and budgeted for future emergencies.

Exhibit A – Asset Replacement Costs Table

Calvin, Giordano & Associates, Inc.
A SAFEbuilt COMPANY

ENGINEER'S OPINION OF RESERVE COSTS

2025

DATE 1/28/2025

ITEM NO.	COMPONENT	QUANTITY	UNIT	USEFUL LIFE (years)	Est. Date	REMAINING USEFUL LIFE	UNIT PRICE	CURRENT COST	CURRENT FULLY FUNDED BALANCE
I.	**Community Wide Irrigation System**								
Irrigation	2" PVC Pipe	4,600	LF	50 to 100	2010	35	$6.95	$31,970.00	$22,379.00
Irrigation	4" PVC Pipe	13,500	LF	50 to 100	2010	35	$20.01	$270,135.00	$189,094.50
Irrigation	6" PVC Pipe	18,300	LF	50 to 100	2010	35	$38.54	$705,282.00	$493,697.40
Irrigation	8" PVC Pipe	3,100	LF	50 to 100	2010	35	$58.30	$180,730.00	$126,511.00
Irrigation	10" PVC Pipe	2,230	LF	50 to 100	2010	35	$82.01	$182,882.30	$128,017.61
Irrigation	12" PVC Pipe	3,240	LF	50 to 100	2010	35	$192.37	$623,278.80	$436,295.16
Irrigation	16" Cast Iron Pipe	480	LF	50 to 100	2010	35	$378.30	$181,584.00	$127,108.80
Irrigation	2" Irrigation Valves	39	EA	35 to 40	2010	20	$9.10	$354.90	$202.80
Irrigation	4" Irrigation Valves	12	EA	35 to 40	2010	20	$14.00	$168.00	$96.00
Irrigation	6" Irrigation Valves	10	EA	35 to 40	2010	20	$168.20	$1,682.00	$961.14
Irrigation	8" Irrigation Valves	6	EA	35 to 40	2010	20	$162.00	$972.00	$555.43
Irrigation	10" Irrigation Valves	4	EA	35 to 40	2010	20	$1,494.00	$5,976.00	$3,414.86
Irrigation	12" Irrigation Valves	4	EA	35 to 40	2010	20	$1,825.00	$7,300.00	$4,171.43
Irrigation	16" Irrigation Valves	2	EA	35 to 40	2010	20	$13,100.00	$26,200.00	$14,971.43
Irrigation	Irrigation System (Wiring, Soleniud, Valves, 12 Hinges and Value Boxes)	12	EA	15 to 30	2010	0	$7,504.16	$90,049.92	$0.00
Irrigation	Hatcher Pacel - Pump Station	1	LS	15 to 30	2014	4	$78,450.00	$78,450.00	$20,920.00
Irrigation	Irrigation Pump House - Recharge Pumps	2	EA	10 to 12	2024	9	$41,000.00	$82,000.00	$73,800.00
Irrigation	Irrigation Pump House - Pump Building and Wet Well	1	LS	50 to 100	2010	35	$220,000.00	$220,000.00	$154,000.00
Irrigation	Irrigation Pump House - Electrical Panels	4	EA	35 to 40	2010	20	$33,250.00	$133,000.00	$76,000.00
Irrigation	Irrigation Pump House - Pumps and Motors	5	EA	13 to 15	2010	-2	$15,160.00	$75,800.00	($11,661.54)
Irrigation	Irrigation Pump House - Sediment Filter	2	EA	20 to 25	2024	19	$90,000.00	$180,000.00	$171,000.00
Irrigation	Irrigation Pump House - 16" to 20" Cast Iron Piping	116	LF	50 to 100	2010	35	$98.27	$11,399.32	$7,979.52
				Community Wide Irrigation System SUBTOTAL				**$3,089,214.24**	**$2,039,514.54**
II.	**Stormwater Management System**								
Stormwater	External Preserves - Barbed Wire Fencing	27,300	LF	10 to 20	2010	-5	$14.63	$399,399.00	(199,699.50)
Stormwater	External Preserves - Vinyl Coating 6ft Chain Link Fence	3,300	LF	20 to 30	2010	5	$24.00	$79,200.00	19,800.00
Stormwater	External Preserves - Concrete Slotted Barrier Fencing	3,400	LF	50 to 100	2010	35	$98.05	$333,370.00	233,359.00
Stormwater	External Preserves - Preserve Access Gate	12	LF	15 to 20	2010	0	$233.33	$2,799.96	0.00
Stormwater	Reinforced Concrete Pipe - 15"	3,087	LF	100+	2010	85	$50.00	$154,350.00	131,197.50
Stormwater	Reinforced Concrete Pipe - 18"	6,132	LF	100+	2010	85	$73.59	$451,253.88	383,565.80
Stormwater	Reinforced Concrete Pipe - 24"	9,349	LF	100+	2010	85	$146.00	$1,364,954.00	1,160,210.90
Stormwater	Reinforced Concrete Pipe - 30"	7,980	LF	100+	2010	85	$190.45	$1,519,791.00	1,291,822.35
Stormwater	Reinforced Concrete Pipe - 36"	7,406	LF	100+	2010	85	$218.59	$1,618,877.54	1,376,045.91
Stormwater	Reinforced Concrete Pipe - 42"	2,531	LF	100+	2010	85	$349.05	$883,445.55	750,928.72
Stormwater	Reinforced Concrete Pipe - 48"	288	LF	100+	2010	85	$392.09	$112,921.92	95,983.63
Stormwater	Reinforced Concrete Pipe - 54"	444	LF	100+	2010	85	$538.00	$238,872.00	203,041.20
Stormwater	Drainage Structures - Control Structure	4	EA	30 to 100	2010	15	$12,200.00	$48,800.00	24,400.00
Stormwater	Drainage Structures - Yard Drain	31	EA	10 to 30	2010	-5	$810.00	$25,110.00	(12,555.00)
Stormwater	Drainage Structures - Type "C" Catch Basin	46	EA	30 to 100	2010	15	$2,365.21	$108,799.66	54,399.83
Stormwater	Drainage Structures - Type 5 Curb Inlet	7	EA	30 to 100	2010	15	$3,400.00	$23,800.00	11,900.00
Stormwater	Drainage Structures - Type 6 Curb Inlet	34	EA	30 to 100	2010	15	$4,950.00	$168,300.00	84,150.00
Stormwater	Drainage Structures - Type 9 Curb Inlet	25	EA	30 to 100	2010	15	$4,200.00	$105,000.00	52,500.00
Stormwater	Drainage Structures - Valley Gutter Inlet	135	EA	30 to 100	2010	15	$3,805.56	$513,750.60	256,875.30

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ENGINEER'S OPINION OF RESERVE COSTS

DATE 1/28/2025

2025

ITEM NO.	COMPONENT	QUANTITY	UNIT	USEFUL LIFE (years)	Est. Date	REMAINING USEFUL LIFE	UNIT PRICE	CURRENT COST	CURRENT FULLY FUNDED BALANCE
Stormwater	Drainage Structures - Junction Box	26	EA	30 to 100	2010	15	$3,885.00	$101,010.00	50,505.00
Stormwater	Drainage Structures - Lake Outfall	121	EA	30 to 100	2010	15	$1,564.71	$189,329.91	94,664.96
Stormwater	Lake Bank Residential (Floratam Sod)	27,330	LF	30 to 40	2024	29	$1.05	$28,696.50	27,739.95
Stormwater	Lank Bank Golf Course (Celebration Sod)	39,770	LF	15 to 20	2024	14	$1.90	$75,563.00	70,525.47
Stormwater	Lank Bank Flow Way (Bahia Sod)	20,156	LF	30 to 40	2024	29	$0.67	$13,504.52	13,054.37
Stormwater	Lank Bank Restoration (Re-Grading)	87,256	LF	3 to 5	2024	2	$2.70	$235,591.20	157,060.80
Stormwater	Lank Bank Restoration (Geo Tube)	10,895	LF	20 to 30	2024	19	$57.50	$626,462.50	595,139.38
						Stormwater Management System SUBTOTAL		**$9,422,952.74**	**$6,926,615.55**
III.	**Landscaping**								
Landscaping	Live Oak trees	145	EA	30 to 50	2010	15	$4,000.00	$580,000.00	$290,000.00
Landscaping	Ligustrum trees	60	EA	20 to 30	2010	5	$1,500.00	$90,000.00	$22,500.00
Landscaping	Italian Cypress trees	10	EA	15 to 25	2010	0	$1,000.00	$10,000.00	$0.00
Landscaping	Pink Tabebuia trees	2	EA	30 to 50	2010	15	$1,000.00	$2,000.00	$1,000.00
Landscaping	Royal Poinciana trees	5	EA	30 to 50	2010	15	$2,000.00	$10,000.00	$5,000.00
Landscaping	Golden Shower trees	2	EA	20 to 30	2010	5	$1,000.00	$2,000.00	$500.00
Landscaping	Seagrape trees	13	EA	30 to 50	2010	15	$1,000.00	$13,000.00	$6,500.00
Landscaping	Silk Floss trees	2	EA	15 to 25	2010	0	$1,000.00	$2,000.00	$0.00
Landscaping	Slash Pines	110	EA	30 to 50	2010	15	$700.00	$77,000.00	$38,500.00
Landscaping	Green Buttonwood trees	20	EA	25 to 35	2010	10	$1,800.00	$36,000.00	$14,400.00
Landscaping	Medjool Date Palms	48	EA	20 to 30	2010	5	$15,000.00	$720,000.00	$180,000.00
Landscaping	Sabal (Cabbage) Palms	180	EA	20 to 30	2010	5	$550.00	$99,000.00	$24,750.00
Landscaping	Silver Saw Palmetto	61	EA	15-25	2010	0	$450.00	$27,450.00	$0.00
Landscaping	Veitchia Palms	17	EA	20 to 30	2010	5	$1,200.00	$20,400.00	$5,100.00
Landscaping	Ground Cover Total	6,850	EA	1 to 5	2024	0	$6.00	$41,100.00	$0.00
Landscaping	Shrubs Total Area:	39,127	EA	5 to 10	2024	4	$50.00	$1,956,350.00	$1,565,080.00
						Landscaping SUBTOTAL		**$3,686,300.00**	**$2,153,330.00**
IV	**Entry Features**								
Entry Features	Community Entrance - Brick Pavers	116,420	SF	25 to 50	2010	10	$5.49	$639,145.80	$255,658.32
Entry Features	Community Entrance - Concrete "F" and Monument Curb	1,608	LF	20 to 30	2010	5	$14.79	$23,782.32	$5,945.58
Entry Features	Community Entrance - Decreative Monument	16	EA	30 to 50	2010	15	$5,375.00	$86,000.00	$43,000.00
Entry Features	Community Entrance - Decreative Metal Fencing	1,140	LF	15 to 20	2010	15	$80.91	$92,237.40	$92,237.40
Entry Features	Community Entrance - Asphalt Walkway	3,680	SF	15 to 30	2010	0	$14.25	$52,440.00	$0.00
Entry Features	Community Entrance - Street Lights - Double	3	EA	20 to 30	2010	5	$8,400.00	$25,200.00	$6,300.00
Entry Features	Community Entrance - Roadway Signage	3	EA	20 to 30	2010	5	$933.33	$2,799.99	$700.00
Entry Features	Community Entrance - Landscape Lighting	32	EA	15 to 20	2010	0	$500.00	$16,000.00	$0.00
Entry Features	Community Entrance - Signage Marguee Mounument	1	LS	35 to 40	2010	20	$128,000.00	$128,000.00	$73,142.86
Entry Features	Community Entrance - Electrical Service Panels	2	EA	20 to 25	2010	5	$43,000.00	$86,000.00	$21,500.00
Entry Features	Community Entrance - Culvert Bridge	1	LS	70 to 100	2010	55	$953,000.00	$953,000.00	$748,785.71
Entry Features	Community Entrance - Bridge Mounted Light Poles	9	EA	30 to 40	2010	0	$4,488.88	$40,399.92	$0.00
Entry Features	Community Entrance - Fountain Concrete Basins	2	EA	30 to 40	2024	14	$81,000.00	$162,000.00	$75,600.00
Entry Features	Community Entrance - Fountain Underground Pump Station	2	EA	15 to 20	2024	14	$31,000.00	$62,000.00	$57,866.67
Entry Features	Community Entrance - Fountain Pumps, Motors, Control Panels	2	EA	12 to 15	2024	11	$46,000.00	$92,000.00	$84,333.33
Entry Features	Community Entrance - Fountain Spray Nozzels	34	EA	10 to 12	2024	9	$229.41	$7,799.94	$7,019.95
Entry Features	Community Entrance - Fountain Lighting	36	EA	8 to 10	2024	11	$944.44	$33,999.84	$46,749.78

Calvin, Giordano & Associates, Inc.
A SAFEbuilt COMPANY

ENGINEER'S OPINION OF RESERVE COSTS

2025

DATE
1/28/2025

ITEM NO.	COMPONENT	QUANTITY	UNIT	USEFUL LIFE (years)	Est. Date	REMAINING USEFUL LIFE	UNIT PRICE	CURRENT COST	CURRENT FULLY FUNDED BALANCE
							Entry Features SUBTOTAL	**$2,502,805.21**	**$1,518,839.59**
							ASSET SUBTOTAL	**$18,701,272.19**	**$12,638,299.69**
			CONTINGENCY				10%	**$1,870,127.22**	**$1,263,829.97**
							TOTAL ASSET REPLACEMENT COST	**$20,571,399.41**	**$13,902,129.66**

Notes:

1. This estimate was prepared in accordance with the Cost Estimate Classification System as recommended by AACE International. An AACE Class 4 Cost Estimate has an expected accuracy range as shown above.
2. This estimate is based on the design to date and is therefore subject to change.
3. CGA has no control over costs of labor, materials, competitive bidding environments, unidentified field conditions, financial market conditions, or other factors likely to affect these estimated costs, all of which are and will unavoidably remain in a state of change, especially considering the high volatility of the market attributable to Acts of God and other market events beyond the control of all parties. This estimate represents a "snapshot in time" that will inherently degrade over time.

APPENDIX – PICTURES OF CDD ASSETS

Entrance - Sign

Entrance - Landscape & Pavers

Entrance - Bridge

Entrance - Landscape Buffer

Entrance - Landscape Buffer (2)

Entrance - Landscaping & Roadway

Entrance - Landscaping (2)

Entrance - Roadway & Lighting

Entrance - Signage and Fountains

Irrigation - Pump House (External)

Irrigation - Pump House (Internal)

Irrigation - Pumps - Hatcher Parcel

Irrigation - Recharge Well - Hole 11

Irrigation - Recharge Well - Hole 12

SWM - Drainage Structure

SWM - Flow Way Canal

SWM - Flow Way Weir (North)

SWM - Flow Way Weir (South)

SWM - Lake & Littoral Plantings

SWM - Lake Bank Slope (Aqua Range)

SWM - Lake Bank Slope

SWM - Lake Littoral Shelf

SWM – Bubble-Up Structure