



AVE MARIA STEWARDSHIP COMMUNITY DISTRICT

COLLIER COUNTY REGULAR BOARD MEETING MARCH 4, 2025 6:00 P.M.

**AVE MARIA MASTER ASSOCIATION, 5080 ANNUNCIATION CIRCLE, SUITE 101
AVE MARIA, FLORIDA 34142**

www.avemariastewardshipcd.org

DISTRICT MANAGER

**Special District Services, Inc.
The Oaks Center
2501A Burns Road
Palm Beach Gardens, FL 33410**

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AGENDA
AVE MARIA STEWARDSHIP COMMUNITY DISTRICT
REGULAR BOARD MEETING

March 4, 2025

6:00 p.m.

Ave Maria Master Association
5080 Annunciation Circle, Suite 101
Ave Maria, Florida 34142

TO JOIN VIA ZOOM: <https://us02web.zoom.us/j/84779450200>
MEETING ID: 847 7945 0200 DIAL IN AT: 1-929-436-2866

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***Public Comment will be limited to three minutes (3:00) with no rebuttal**

Publication Date
2025-02-21

Subcategory
Miscellaneous Notices

AVE MARIA STEWARDSHIP COMMUNITY DISTRICT
NOTICE OF REGULAR BOARD MEETING

The Board of Supervisors (the Board) of the Ave Maria Stewardship Community District (the District) will hold a Regular Board Meeting (Meeting) at 6:00 p.m. on March 4, 2025, in the Ave Maria Master Association located at 5080 Annunciation Circle, Suite 101, Ave Maria, Florida 34142. The Meeting will also be available for viewing utilizing communications media technology (Virtual Attendance) through the following login information, however public comment will only be available to those participating in person. The Zoom link below will allow for up to 1,000 individuals to view the meeting and all requests for public comment participation via Zoom must be submitted by 5 p.m. March 3, 2025, in advance of the meeting to the District Manager, Allyson Holland, at aholland@sdsinc.org with the agenda item they wish to speak on noted. Virtual Attendance is offered for convenience only and in the event there are interruptions in internet service or other technical difficulties the Meeting will continue at the physical location regardless of availability of the Virtual Attendance option.

Join by URL for VIDEO ACCESS at: <https://us02web.zoom.us/j/84779450200>

Meeting ID: 847 7945 0200

Join by PHONE at: 1-929-436-2866

Meeting ID: 847 7945 0200

The purpose of the Meeting is for the Board to address District related items as noted on the Agenda. At such time, the Board is so authorized and may consider any business that may properly come before it.

A copy of the agenda may be obtained at the offices of the District Manager, Special District Services, Inc., 2501A Burns Road, Palm Beach Gardens, Florida 33410 (561) 630-4922, during normal business hours, or by visiting the Districts website at www.avemariastewardshipcd.org seven (7) days prior to the meeting date.

The meeting is open to the public and will be conducted in accordance with the provisions of Florida law. The meeting may be continued to a date, time and place to be specified on the record at the meeting. There may be occasions when Board Supervisors or District Staff may participate by speaker telephone or other communications media technology.

Any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Managers Office at least forty-eight (48) hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY)/1-800-955-8770 (Voice), for aid in contacting the District Managers office.

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that person will need a record of proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

Meetings may be cancelled from time to time without advertised notice.

AVE MARIA STEWARDSHIP COMMUNITY DISTRICT

www.avemariastewardshipcd.org

2/21/25 #11045383

**MEETING MINUTES
AVE MARIA STEWARDSHIP COMMUNITY DISTRICT
REGULAR BOARD MEETING**

February 4, 2025

4:00 p.m.

**Ave Maria Master Association
5080 Annunciation Circle, Suite 101
Ave Maria, Florida 34142**

TO JOIN VIA ZOOM: <https://us02web.zoom.us/j/84779450200>

MEETING ID: 847 7945 0200 DIAL IN AT: 1-929-436-2866

A. Call to Order

The February 4, 2025, Regular Board Meeting of the Ave Maria Stewardship Community District (the “District”) was called to order at 4:02 p.m. at the Ave Maria Master Association located at 5080 Annunciation Circle, Suite 101, Ave Maria, Florida 34142. The meeting was also available via the Zoom information indicated above.

B. Pledge of Allegiance

C. Invocation

Supervisor Klucik led the meeting in prayer.

D. Proof of Publication

Proof of publication was presented indicating that notice of the Regular Board Meeting had been published in the *Naples Daily News* on January 27, 2025, as legally required.

E. Establish a Quorum

A quorum was established with the following:

Board of Supervisors

Seat No. 1: Supervisor	Nick Casalanguida	Present
Seat No. 2: Supervisor	Naomi Robertson	Present
Seat No. 3: Supervisor	Robb Klucik	Present
Seat No. 4: Chairman	Jay Roth	Present
Seat No. 5: Vice Chairman	Tom DiFlorio	Present

District Staff in attendance were:

District Manager	Allyson Holland	Special District Services, Inc.
District Manager	Andrew Karmeris (via Zoom)	Special District Services, Inc.
General Counsel	Alyssa Willson (via Zoom)	Kutak Rock, LLP
District Engineer	Ted Tryka	LJA Engineering, Inc.
Owner Representative	David Genson (via Zoom)	Barron Collier Companies

Also present were the following:

Donny Diaz, Michael Campbell, Roger Echols, Corporal Lee VanGelder, Seargent Michael Sweeley, Jenna Buzzaco-Foerster, Commissioner Bill McDaniel, and approximately 15 members of the public. There were also approximately 9 people present via Zoom.

F. Additions or Deletions to Agenda

No additions or deletions were made to the agenda.

G. Comments from the Public

Dr. Victor Acquista was the only person who requested to speak. He expressed his concern with the Joinder to the Agreement item on today's agenda. He pointed out that the September agreement was made between Ave Maria Development (AMD) and the PR firm for services to the District. Dr. Acquista stated that while AMD and the District have synergistic interests, they are not 100% aligned. He wanted to know if the Supervisors had done due diligence on the PR firm or reviewed materials representing the District that had been prepared since September. He stated that he could not hire a PR firm for someone else and asked how this September agreement could provide PR services for the District without their having consented to it. He expressed skepticism about any PR firm that would contract to provide services without the consent of the party being represented. Mr. Klucik explained that the PR firm agreement had been thoroughly discussed by the Board at past meetings and that all questions had been answered. Dr. Acquista pointed out that the meeting minutes did not include discussion of the points that he raised. The Board agreed that public comment was not the appropriate time for a Q&A session.

H. Approval of Minutes

1. January 7, 2025, Regular Board Meeting

The minutes of the January 7, 2025, Regular Board Meeting were presented for consideration.

A **motion** was made by Mr. DiFlorio, seconded by Mr. Casalanguida and passed unanimously approving the minutes of the January 7, 2025, Regular Board Meeting, as presented.

I. Old Business

1. AMSCD Projects Update

Ms. Holland gave a brief update on District projects in accordance with the updated project list.

Mr. Tryka gave a brief update on the Oil Well Road lights and Owens roundabout projects. He explained that the Oil Well Road lights project had been completed and would be removed from the projects list. Ms. Holland added that there was a vehicular accident on January 17, 2025, at the Owens roundabout where a Jeep traveling southbound on Ave Maria Boulevard hit and took down a palm tree. Ms. Holland ensured the Board that all streetlights were operational and all signage was in place. Mr. Tryka stated that when improvements were made to the roundabout, the signage was required to be updated pursuant to the MUTCD. Updates to the MUTCD included changes to roundabout signage and the arrows that were previously installed in the center of the roundabout re no longer required. The Board asked if additional signs could be added in addition to what was required in the MUTCD. Mr. Tryka stated that he would look into this. Mr. Casalanguida suggested Mr. Tryka reach out to Collier County Traffic Operations.

Finally, Ms. Holland gave an update on the Anthem Parkway signage. To date, eight (8) signs had been removed and according to CC Homes, they would be back on Thursday to remove additional signs.

2. Goals and Objectives Update

Ms. Holland provided an update on all of the current Goals and Objectives. Mr. Klucik thanked Ms. Holland for the update and asked if we could keep the Goals and Objectives update on the monthly agenda to ensure the Board that we were on track. Ms. Holland agreed.

3. Consider Approval of a Joinder to the Existing Agreement between GSMA and AMD to Provide Public Relations Services

Ms. Holland presented the item. She explained that at the January meeting, she presented an update on ways GSMA could provide strategic communication services for the District. There is currently an agreement between AMD and GSMA to provide communication services; the District is not a party to the current agreement. Legal Counsel advised that if desired by the Board and agreeable to AMD and GSMA, the District could join in the current agreement between AMD and GSMA to consent the receipt of public relations expertise in preparation for communication strategy support (written and oral) for so long as District Manager/Counsel/Chair approves and authorizes communication items. The Board previously unanimously agreed to bring a joinder to the existing agreement to this Board Meeting. A joinder to the agreement and the existing agreement between AMD and GSMA are attached hereto. Any communication strategy support provided pursuant to the joinder to the agreement would be at no cost to the District. Mr. Klucik asked if we could add one item to the Joinder – include language that any written or oral communications prepared by GSMA on behalf of the District, not approved by District in accordance with the terms of this Joinder and Consent, are not permitted for publication or any other use. Ms. Willson had no objection to amending the Joinder, as requested by Mr. Klucik.

Mr. Casalanguida then addressed Dr. Acquista's public comments. Mr. Klucik added that he had previously discussed the issues raised by Dr. Acquista with staff at prior meetings. Dr. Acquista spoke up that this was a process matter and asked why this was not included in the minutes.

A **motion** was made by Mr. Klucik, seconded by Mr. Casalanguida approving the Joinder to the existing Agreement between GSMA and AMD to provide public relation services, amended as noted above and to include a date and passed unanimously.

J. New Business

1. Consider Approval of an Agreement between the District and Pelican Lawn & Landscaping for Annual Tree Trimming throughout the District

Ms. Holland presented the item. She explained that the District annually hired a contractor to trim the palm trees and hardwood trees throughout the District. District staff requested quotes for tree trimming in accordance with the District's Rules of Procedure. Quotes were received from Davey Tree, Johnson Tree Service & Stump Grinding, Stahlman England, and Pelican Lawn & Landscape. For the past few years, the District has hired Davey Tree for tree trimming services. This year, District staff reached out to other contractors for competitive pricing. Pelican Lawn & Landscape came in at the lowest price of \$67,717. The District budgeted \$160,000 for tree trimming this year; Pelican's quote is well within budget. Additionally, District staff conducted a reference check for Pelican by contacting previous clients provided by the vendor and asked detailed questions about their experience and work quality. All references were positive and District staff is confident Pelican can provide tree trimming services for the District.

Ms. Holland noted that staff had been discussing preparing an RFP (Request for Proposals) next year to more clearly specify the goods and services the contractor would provide for tree trimming and other routine maintenance work. The RFP will be written to allow for extensions in the contract and describe the contract requirements. The RFP will also provide rules by which the work will be conducted and help define and facilitate an agreement on costs and project timelines.

The Board asked how we chose the contractors who submitted proposals. Ms. Holland stated that staff contacted companies that have trimmed trees in Ave Maria in the past, or companies that staff had seen work in neighboring communities. Ms. Holland stated that she saw Any Town Tree trimming trees for

the Parish yesterday, and that she knew there were more companies who would be willing to do the work. That is why next year, it is in our best interest to prepare a formal Request for Proposal to circulate to all local contractors capable of performing the work. Mr. Roth stated that proper MOT (maintenance of traffic) is essential for this type of work and that safety is extremely important.

A member of the audience, Mr. Zig Mazanowski, asked if he could speak. Mr. Roth informed him that now was not the time for public comment, but he could speak at the end of the meeting during final public comment.

A **motion** was made by Mr. DiFlorio, seconded by Mr. Casalanguida and passed unanimously approving an Agreement between the District and Pelican Lawn & Landscaping for annual tree trimming throughout the District, as presented.

2. Consider Approval of an Agreement between the District and McShea Contracting for Re-Striping the Asphalt on Portions of Ave Maria Boulevard and Pope John Paul II Boulevard

Mr. Roth asked if this item was similar to the tree trimming agreement with respect to getting quotes from local contractors for the roadway re-striping. Ms. Holland stated it was, but there were limited striping contractors in the area. She mentioned that McShea was a very reputable striping contractor who did FDOT work and had contracts with local municipalities. Ms. Holland explained that some of the on street parking space lines may be challenging this time of year with all the University students who park on the road. She mentioned that striping is typically done at night when there is little to no traffic. The Board discussed the areas to be striped on Ave Maria Boulevard and Pope John Paul II Boulevard.

A **motion** was made by Mr. Roth, seconded by Mr. DiFlorio approving an Agreement between the District and McShea Contracting for re-striping the asphalt on portions of Ave Maria Boulevard and Pope John Paul II Boulevard and passed unanimously, as presented.

3. Consider Authorization for the District Manager to Execute a Letter of No Objection to Collier County for an Expansion of the Ave Maria Stewardship Receiving Area Boundary

Ms. Holland presented the item and gave a brief history, reminding the Board that this item was mentioned at the November 12, 2024, Regular Board Meeting. At that meeting, Mr. Genson went over the large-scale amendment to the GMP. He explained that the GMP amendment included removing the maximum size for towns (currently 6,000 acres). The amendment also clarifies that the definition for goods & services also include manufacturing and employment centers (not just retail and services). He noted that the large-scale amendment is for towns in general, not Ave Maria specifically. The BOCC recommended approval of the large-scale amendment to the GMP, and it was reviewed and approved by the State. The large-scale amendment to the GMP will go before the BOCC for adoption consideration on February 11, 2025. As Mr. Genson mentioned at the 11/12/24 meeting, AMD was planning to increase the Ave Maria SRA by approximately 2,000 acres once the large-scale GMP amendment has been approved. This item brought before the Board today is the SRA Amendment that Peninsula Engineering is preparing to expand the Town boundary by 2,042 acres. The expansion area includes a 4.85-acre portion of the District property adjacent to Oil Well Road (Area #1 on the map in the meeting book). The map showing the entire SRA expansion is included on Page 50 of the meeting book. Mr. Klucik gave a detailed description of the SRA boundary with respect to the District.

Ms. Willson explained that because the District owned property within the SRAA expansion area, Peninsula Engineering has requested a Letter of No Objection (LONO) from the District in accordance with the SRAA for the District's 4.85-acre portion of the expansion. Ms. Holland added that early design concepts for the sod farm area north of the canal considered re-routing the canal internal to the sod farm area to be a design feature. The proposed addition to the SRA boundary will facilitate the

canal to be re-routed which would allow development to extend closer to Oil Well Road. District staff has reviewed the SRAA and has no objections to the SRA expansion as it pertains to the District's special purpose and relocation of District infrastructure. A copy of the LONO is included in the meeting book and staff recommends the Board authorize the District Manager to execute the letter. The Board discussed future roadway improvements/widening at Oil Well Road and Camp Keias Road, so rerouting the canal makes sense in this area. Staff confirmed Area #1 on the SRA expansion map was the only land owned by the District.

A **motion** was made by Mr. Klucik, seconded by Mr. DiFlorio authorizing the District Manager to execute a Letter of No Objection to Collier County for an expansion of the Ave Maria Stewardship Receiving Area Boundary and passed unanimously, as presented.

4. Consider Approval of a Pathway Easement from Ave Maria Master Association to the District for Anthem Parkway Phase 5A Pathway

Ms. Holland asked the engineer of record, Dan Hartley, to present this item. Mr. Hartley is with us via Zoom. Mr. Hartley explained that the Anthem Parkway Phase 5A plans included replacing the existing 8-ft wide concrete sidewalk with a 12-ft wide asphalt multi-use pathway along the existing roadway. The 12-ft wide asphalt multi-use pathway will continue along the new section of the roadway, similar to the rest of Anthem Parkway from Pope John Paul II to Ave Maria Boulevards. The District's right-of-way ends at the back of existing sidewalk. Therefore, the construction plans show the extra width of the new pathway extending toward the roadway. After construction began, it was determined that the existing oak trees along Anthem Parkway may need to be removed to accommodate for the new 12-ft pathway, as shown in the approved plans.

In an effort to save the oak trees, District staff suggested constructing the extra width of the new pathway toward the North Park property, which would result in a portion of the sidewalk being constructed on Master Association property. Peninsula Engineering went over the proposed pathway revision with the Master Association and they agreed to give the District an easement for the portion of the multi-use pathway to be located on their property. Ms. Holland noted that the proposed pathway easement lies within a public utility easement which is quite common for sidewalks and multi-use paths as this area is not a developable or buildable area. The sidewalk or pathway would actually protect the underground utilities. The drawing depicting the pathway shift is included in today's meeting book. Staff recommends the Board approve the Pathway Easement in an effort to save the existing oak trees along Anthem Parkway.

A **motion** was made by Mr. Casalanguida, seconded by Ms. Robertson and passed unanimously approving a Pathway Easement from the Ave Maria Master Association to the District for Anthem Parkway Phase 5A Pathway, as presented.

5. Consider Approval of Change Order No. 5 to Earth Tech Enterprises for Anthem Parkway Phase 5A

Ms. Holland advised that she had not received the change order, but she asked Mr. Hartley to briefly explain the change order request. Mr. Hartley explained the scope of work for Anthem Parkway Phase 5A had always included Irrigation Pump Station #4, which includes the lined irrigation lake, irrigation pumps/equipment, and irrigation pump house, but the design was not complete when the project was originally bid. He has been working diligently on the design of this critical infrastructure. The plans were sent to Earth Tech for pricing on the additional scope of work. Mr. Hartley explained that the pump house itself would be an additional change order or a new project that is publicly bid. Ms. Holland reiterated that she included this item on the agenda today in case the change order was received on time due to the long lead times on some of the equipment. Lead times are as long as one year for some equipment, so the sooner the equipment is ordered the better. Mr. Klucik questioned the amount

of the change order. Mr. Hartley explained that the price of the equipment alone was over \$800,000. Ms. Holland clarified that the agenda memo explained the approved change orders to date so the Board was aware of the overall cost of the project paid for through the bond [construction funds]. The Board asked if they had to vote on anything regarding this item and Ms. Holland confirmed they did not, but she asked if she received the change order prior to the next Board meeting, could she sign the change order and bring it to the Board for ratification in March. She explained that she was asking due to the importance of the timing for the project. Ms. Holland asked Ms. Willson to confirm if she was allowed to sign the change order if the Board agreed. Ms. Willson confirmed that this would be permitted if the Board approved the District Manager to sign, but the Board would then have to ratify the change order at a future meeting. If the Board authorized Ms. Holland to execute the change order, they would not have an option to not ratify it since signing the change order with Board authorization would contractually obligate the District. Mr. Casalanguida asked how critical three weeks was. Mr. Roth stated that he preferred to wait until the March meeting. Mr. Klucik asked if Earth Tech was related to Barron Collier in any way and Ms. Holland confirmed that there was no relation. After further discussion, the Board unanimously agreed that they would like the change order to come before the Board for further discussion and consideration in March, once all documentation is ready.

K. Administrative Matters

1. Legal Report

Ms. Willson advised that we were rapidly approaching the legislative session. The Board should expect to receive e-mails from Kutak Rock with legislative updates. If the Board has any questions, they should let Ms. Willson know. Kutak Rock will work with the District Manager to review new legislation that may impact the District.

2. Engineer Report

Mr. Tryka advised that the traffic study was underway. He mentioned pneumatic road tubes had been installed throughout the District, as part of the study for data collection.

3. Manager's Report

a. Financials

Ms. Holland indicated that the financials were included in the meeting book and we were still tracking well so far. She further indicated that the developer agreed to fund the overages discussed at the last meeting regarding asset management and for the Owens Way handicap parking space and fire station signage project. The Board asked if anything was needed for the developer agreement and Ms. Holland indicated there was. When she receives the invoice, she will get an e-mail from the developer confirming funding the overage.

Ms. Holland announced that she would like to take this opportunity to thank Roger Echols with Davey Tree for his many years of service to the District. Roger has been the onsite Branch Manager for over 8 years and announced that he was retiring, his last day being March 6. She thanked him for his dedication and wished him the best of luck. She asked Donny Diaz and anyone else who wished to speak, to say a few words about Roger. Mr. Diaz thanked Roger for his many years of service and shared a few memories over the years. The Board also thanked Roger for his service.

L. Final Public Comments

Mr. Zig Mazanowski explained that he had spent his career as a landscape contractor. He lives in Ave Maria and currently coaches at the Donahue Academy. He questioned Pelican's price for tree trimming and said that safety was his biggest concern. He said that the specs needed to be the same moving forward. Mr. Mazanowski started Mainscape and sold it to his brother years ago. He wanted to help our community.

Ms. Casalanguida asked if Mr. Mazanowski believed one firm could cover our community or did he think two firms would be better due to the District's size. Mr. Mazanowski said that one firm could cover it, but it was a matter of opinion. Ms. Holland confirmed that she had Mr. Mazanowski's contact information and would meet with him later this week. She ensured Mr. Mazanowski that she shared some of his concerns regarding the landscaping at Ave Maria and was committed to making improvements over time.

Commissioner McDaniel stated that Mr. Klucik helped him create the Civic Association. The next meeting is scheduled for April 10, 2025, at 7 p.m. He also confirmed that the City of Naples Airport would not be moving to Ave Maria. Ms. Willson stated that the Civic Association meetings should be noticed as a District Workshop if more than one Supervisor is in attendance. Mr. DiFlorio asked if we could please notice the meetings, as he would like to attend, but he knows Mr. Klucik may be in attendance.

M. Board Members Comments

Mr. Klucik thanked Commissioner McDaniel for attending the meeting. Mr. Casalanguida thanked the Commissioner. Mr. DiFlorio thanked Roger Echols for his service.

N. Adjourn

There being no further business to come before the Board, the Regular Board Meeting was adjourned at 5:39 p.m. by Chairman Roth. There were no objections.

Secretary/Assistant Secretary

Chair/Vice-Chairman

Project Name and Date Appeared on List	Start Date	End Date	% Complete	Est. Cost	Cost Under Contract (to-date) *denotes approximate cost	Funding Source	EOR/Vendor	Responsible Party	Comments
Anthem Parkway Ph 5A (North Park to Avalon) 6/7/2022	2nd quarter 2023	Anthem Parkway Roadway: Q2 2025 IPS #4: Q1 2026	100% Design 70% Construction	\$10,264,854	*\$8,465,950	2023 Bonds and future 2025 Bond Issuance	Daniel Hartley	Allyson Holland (District)	Ave Maria Blvd extension is complete. Anthem Parkway: Drainage and utility construction is complete, pending testing/certification. Mainline conduit construction is ongoing. First lift of asphalt is expected in March/April 2025. Final completion of 5A roadway expected by May 2025. CO #5 for for IPS #4, Irrigation Lake, and Master AMUC Lift Station will go before the Board on 3/4/25.
Anthem Parkway Ph 5B (Includes roundabout at PJPII) 6/7/2022	1st quarter 2025	1st Quarter 2026	100% Design	\$8,394,852	*\$278,000	2023 Bonds and future 2025 Bond Issuance	Daniel Hartley	Allyson Holland (District)	Design and permitting through Collier County, AMUC, and South Florida Water Management District is ongoing. Construction bids are due March 12, 2025.
Arthex Commerce Park Phase 2 5/7/2024	2/1/2024	2/15/2025	100% Design 65% Construction	\$2,402,283	\$2,426,195	Developer Contribution Agreement, partial 2023 bonds, and future 2025 bonds	David Hurst	AMD and District	Lake excavation is complete and road is paved. Filling of berm is ongoing. Landscape will commence after berm is complete.
Asset Management 11/1/2022	10/1/2023	Ongoing	50%	\$115,000	\$115,000	FY24/25 O&M Budget	ETM	Allyson Holland (District)	Field staff utilizing Cartegraph daily to track asset management. ETM completed oboarding with Bob Lee Electric. Davey to complete onboarding this month.
Reserve Study 8/6/2024	11/1/2023	6/1/2025	95%	\$11,000	\$11,000	FY23/24 O&M Budget	Reserve Advisors	Allyson Holland (District)	Reserve Study discussion at 3/4/25 meeting. District Manager requested an additional Reserve Study that will include District infrastructure at buildout.
Athrex Commerce Park Phase 3 12/26/2024	3/1/2025	7/1/2026	0%	TBD	N/A. Mass grading/excavation contract will be negotiated shortly	2025 Bonds	David Hurst	Allyson Holland (District)	The first phase of earthwork (i.e. lake excavation and mass grading) is in the final stages of permitting. The roadway and utility design is not complete and has not been submitted for permit review yet.
Town Core Landscape Improvements 12/26/2024	TBD	9/1/2025	100% design	TBD	TBD	FY 24/25 O&M Budget	Steve Sammons	Allyson Holland (District)	Received quote from O'Donnell for landscape enhancements in Town Core, on Ave Maria Blvd adjacent to Hampton Village, and at Oil Well Rd entrance. Staff has requested quotes from other landscape contractors for competitive pricing.
District Streetlight Analysis 1/23/2025	1/23/2025	9/30/2025	15%	TBD	TBD	FY 24/25 O&M Budget	TBD	Allyson Holland (District)	District staff met with Bob Lee Electric and Bentley Electric to discuss a solution to the light pole outages. Bob Lee provided a quote to replace conduit and wiring for section of Ave Maria Blvd. Staff will contact Bentley Electric next time an outage is reported to get another contractor's input on the problem. District staff asked contractors to put together a contract/proposal for District's review.
Purchasing Policy 1/23/2025	1/30/2025	9/30/2025	10%	TBD	TBD	N/A	N/A	Allyson Holland	District manager is working with Legal Counsel to put together a more robust purchasing policy.
District Website Update 1/23/2025	1/23/2025	9/30/2025	20%	TBD	TBD	N/A	GSMA	Allyson Holland (District)	District Manager met with GSMA on 1/23/25 to discuss proposed recommended updates to the website. GSMA emailed updates to District Manager and Legal Counsel for review and discussion.



**Goals, Objectives, and Performance Measures/Standards & Annual Reporting Form
October 1, 2024 – September 30, 2025**

1. COMMUNICATION AND COMMUNITY ENGAGEMENT

Goal 1.1	Access to Records and Documents
Objective	Ensure that meeting minutes and other public records are readily available and easily accessible to the public by completing monthly website checks.
Measurement	Monthly website reviews will be completed to ensure meeting minutes and other public records are up to date as evidenced by District Management’s records.
Standard	100% of monthly website checks were completed by District Management
Achieved	YES / NO
10/1/24 Comments	Website is up to date.
11/12/24 Comments	September meeting minutes included in November meeting book. Website is up to date.
1/28/25 Comments	Website is up to date. Improvements to website are underway.
2/24/25 Comments	Website is up to date. Improvements are being reviewed and underway.

Goal 1.2	Improve Communication
Objective	Develop strategic messaging and communication materials to support the mission of the District. Inform and educate community members and key stakeholders about the role and responsibilities of the District. Explore options regarding how to best achieve including but not limited to working with a professional marketing & public relations firm.
Measurement	Provide District Overview Power Point Presentation at one or more Board meetings. Provide a minimum of two (2) communication outlets to effectively share information and initiatives.
Standard	Maintain communication outlets.
Achieved	YES / NO
10/1/24 Comments	Contract with public relations firm will be brought to Board for approval in November.

11/12/24 Comments	AMD contract with GSMA is on November meeting agenda.
1/28/25 Comments	District Joinder to existing agreement between AMD & GSMA is on 2/4/25 agenda. GSMA conducted an audit of District website. District Manager and Legal Counsel are reviewing suggested improvements to the District's website.
2/24/25 Comments	No update since last month.

2. OPERATION & MAINTENANCE OF INFRASTRUCTURE AND ASSETS

Goal 2.1	Operate & Maintain District Infrastructure and Assets
Objective	Insure, Operate, and Maintain District-owned Infrastructure and Assets.
Measurement	Ensure annual renewal of District Insurance Policy(s), ensure contracted services for District operations are in effect, and verify compliance with all required permits.
Standard	District insurance renewed and in force, contracted services in effect, and permits in compliance.
Achieved	YES / NO
10/1/24 Comments	District Insurance Policy was renewed last week of September.
11/12/24 Comments	District assets are insured. Staff working on striping, paving, and drainage maintenance improvements for current FY.
1/28/25 Comments	Roadway and drainage improvements complete in multiple locations. Power washing efforts are underway. Striping and tree trimming contracts will be presented at 2/4/25 Board meeting. District staff working on labeling light poles.
2/24/25 Comments	Oil Well Road light poles are being added to insurance policy. Striping and tree trimming have commenced. Landscaping enhancements will be presented to Board in April 2025.

Goal 2.2	Asset Management Software Integration
Objective	Complete asset management software integration. Onboard select contractors to utilize asset management software for “live” update of District assets.
Measurement	Complete asset management integration. Complete onboarding process for at least one select contractor.
Standard	Utilize asset management software to assist with operating budgets.
Achieved	YES / NO
10/1/24 Comments	ETM will be presenting asset management software at November meeting. Staff continues to utilize Cartegraph daily.
11/12/24 Comments	ETM presenting at November meeting. Onsite staff training with ETM 11/12 – 11/14 with ETM.

1/28/25 Comments	FY24/25 Contract is in place w/ ETM. Onboarding complete with Bob Lee Electric. District staff working with ETM to expand District's database.
2/24/25 Comments	Staff continues to work with ETM to expand the District's database. Staff will work with Davey to onboard new onsite branch manager for landscape and irrigation assets.

3. FINANCIAL TRANSPARENCY AND ACCOUNTABILITY

Goal 3.1	Annual budget preparation
Objective	Prepare a budget planning calendar that includes dates for additional agreed upon tasks (e.g. one-on-one meetings, Workshops, etc.). Prepare and approve the proposed annual budget before July 15 and adopt final budget by September 15.
Measurement	Present budget planning calendar to the Board by January meeting date. Proposed budget approved by the Board before July 15 and final budget adopted by September 15 as evidenced by meeting minutes and budget documents listed on District website and/or within district records.
Standard	100% of budget approval and adoption completed by the statutory and Collier County deadlines and posted to the District website.
Achieved	YES / NO
10/1/24 Comments	Manager has begun budget planning calendar.
11/12/24 Comments	District manager scheduled meeting with developer to discuss remaining district infrastructure and future projects on 11/12/24.
1/28/25 Comments	Budget calendar was approved by Board on 1/7/25. District manager is on track to meet budget calendar planning items.
2/24/25 Comments	Budget planning ongoing.

Goal 3.2	Reserve Study
Objective	Finalize and approve the final Reserve Study by February 2025. Incorporate plan for funding reserves based upon reserve study.
Measurement	Present final reserve study to Board for approval by February 2025. Incorporate plan for funding reserves for Fiscal Year 2025/2026.
Standard	Reserve study finalized and updated as needed.
Achieved	YES / NO
10/1/24 Comments	Manager will meet with Reserve Advisors this month to discuss changes to finalize the reserve study.
11/12/24 Comments	District manager met with Reserve Advisors to discuss changes to reserve study on 10/22/24 (delayed due to hurricanes). Reserve Advisors will update reserve study and report back to manager prior to finalizing study. Funding the reserves will be brought to the Board for discussion.

<p>1/28/25 Comments</p>	<p>Reserve Advisors sent revised Reserve Study to District Manager on 1/2/25 and District Manager distributed revised Reserve Study to Board of Supervisors. The Board unanimously agreed to discuss the revised Reserve Study, including funding the study, at the March 4, 2025 meeting. Staff is working to prepare presentation of Reserve Study and funding options for March meeting.</p>
<p>2/24/25 Comments</p>	<p>First presentation of revised Reserve Study will be discussed with Board on 3/4/25.</p>

Ave Maria Stewardship Community District

March 18, 2024 • Revised on: January 02, 2025
Ave Maria, FL

FULL RESERVE STUDY



Ave Maria Stewardship Community District
Ave Maria, Florida

Dear Board of Directors of Ave Maria Stewardship Community District:

At the direction of the Board that recognizes the need for proper reserve planning, we have conducted a *Full Reserve Study* of Ave Maria Stewardship Community District in Ave Maria, Florida and submit our findings in this report. The effective date of this study is the date of our visual, noninvasive inspection, March 18, 2024.

This *Full Reserve Study* exceeds the Association of Professional Reserve Analysts (APRA) standards fulfilling the requirements of a “Level I Full Reserve Study.”

An ongoing review by the Board and an Update of this Reserve Study are necessary to ensure an equitable funding plan since a Reserve Study is a snapshot in time. We recommend the Board budget for an Update to this Reserve Study in two- to three-years. We look forward to continuing to help Ave Maria Stewardship Community District plan for a successful future.

As part of our long-term thinking and everyday commitment to our clients, we are available to answer any questions you may have regarding this study.

Respectfully submitted on January 2, 2025 by

Reserve Advisors, LLC

Visual Inspection and Report by: Alexander G. J. Gould, RS¹,
Revised by: Nancy Daniel, RS, Regional Engineering Manager
Review by: Tamara S. Samhouri, RS, Quality Assurance Engineer
Alan M. Ebert, RS, PRA², Director of Quality Assurance



¹ RS (Reserve Specialist) is the reserve provider professional designation of the Community Associations Institute (CAI) representing America's more than 300,000 condominium, cooperative and homeowners associations.

² PRA (Professional Reserve Analyst) is the professional designation of the Association of Professional Reserve Analysts. Learn more about APRA at <http://www.apra-usa.com>.



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1. RESERVE STUDY EXECUTIVE SUMMARY

Client: Ave Maria Stewardship Community District (AMSCD)

Location: Ave Maria, Florida

Reference: 234032

Property Basics: Ave Maria Stewardship Community District is a planned unit development which is responsible for the common elements shared by 5,000 homeowners and lots, and upon completion approximately 11,000 homes and lots. The community was started in 2007 and development is currently ongoing.

Reserve Components Identified: 18 Reserve Components.

Inspection Date: March 18, 2024 in FY 23/24¹ (10-1-2023 to 9-30-2024).

Funding Goal: The Funding Goal of this Reserve Study is to maintain reserves above an adequate, not excessive threshold during one or more years of significant expenditures. Our recommended Funding Plan recognizes these threshold funding years in 2028 and again in 2048 due to the repaving of the asphalt pavement street system and renovation of the CKR signage entrance feature. In addition, the Reserve Funding Plan recommends 2054 year end accumulated reserves of approximately \$3,367,500. We judge this amount of accumulated reserves in 2054 necessary to fund the likely repaving of the asphalt pavement streets after 2054. These future needs, although beyond the limit of the Cash Flow Analysis of this Reserve Study, are reflected in the amount of accumulated 2054 year end reserves.

Methodology: We use the Cash Flow Method to compute the Reserve Funding Plan. This method offsets future variable Reserve Expenditures with existing and future stable levels of reserve funding. Our application of this method also considers:

- Current and future local costs of replacement
- 2.0% anticipated annual rate of return on invested reserves
- 3.5% future Inflation Rate for estimating Future Replacement Costs

Sources for Local Costs of Replacement: Our proprietary database, historical costs and published sources, i.e., R.S. Means, Incorporated.

Unaudited Cash Status of Reserve Fund:

- The District did not budget for Reserve Contributions in 2024
- Projected \$379,000 as of September 30, 2025, as provided by the District. This balance includes reserve contributions and interest.

Project Prioritization: We note anticipated Reserve Expenditures for the next 30 years in the **Reserve Expenditures** tables and include a **Five-Year Outlook** table following the **Reserve Funding Plan** in Section 3. We recommend the Stewardship Community District prioritize the following projects in the next five years based on the District planned events:

- Asphalt pavement mill and overlay of streets
- Signage renovation of the CKR entrance feature

¹ The Fiscal Year (FY 2024) for Ave Maria Stewardship begins October 1, 2023 and ends September 30, 2024. For brevity, we refer to the Fiscal Year by its ending year, i.e. Fiscal Year 2023-24 is FY 2024 or simply 2024.



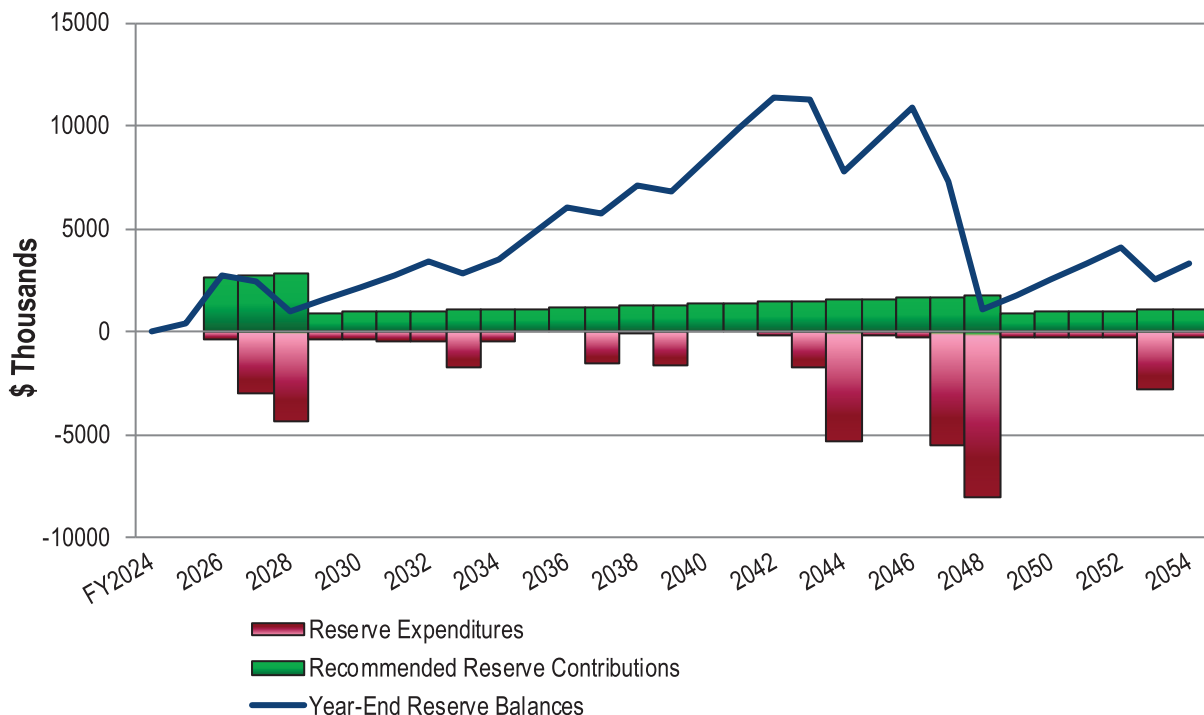
- Replacement of the electrical wiring and clocks for the landscape irrigation system

Recommended Reserve Funding: We recommend the following in order to achieve a stable and equitable Cash Flow Methodology Funding Plan:

- Increase to \$2,640,000 in 2026
- Inflationary increases in 2027 and 2028
- Decrease to \$920,000 by 2029 due to fully funding for repaving of the asphalt pavement streets and renovation of the CKR entrance features
- Inflationary increases from 2030 through 2048
- Decrease to \$920,000 by 2049 due to fully funding for repaving of the asphalt pavement streets and renovation of the CKR entrance features
- Inflationary increases thereafter through 2054, the limit of this study's Cash Flow Analysis

Ave Maria Stewardship Community District
Recommended Reserve Funding Table and Graph

Year	Reserve Contributions (\$)	Reserve Balances (\$)	Year	Reserve Contributions (\$)	Reserve Balances (\$)	Year	Reserve Contributions (\$)	Reserve Balances (\$)
2025	000 (Budgeted)	379,000	2035	1,130,800	4,774,544	2045	1,595,200	9,310,105
2026	2,640,000	2,699,479	2036	1,170,400	6,052,139	2046	1,651,000	10,938,993
2027	2,732,400	2,460,997	2037	1,211,400	5,806,788	2047	1,708,800	7,305,756
2028	2,828,000	1,019,943	2038	1,253,800	7,076,455	2048	1,768,600	1,102,086
2029	920,000	1,577,608	2039	1,297,700	6,851,654	2049	920,000	1,804,062
2030	952,200	2,165,232	2040	1,343,100	8,345,218	2050	952,200	2,543,874
2031	985,500	2,784,043	2041	1,390,100	9,916,123	2051	985,500	3,323,087
2032	1,020,000	3,435,380	2042	1,438,800	11,371,713	2052	1,020,000	4,143,382
2033	1,055,700	2,865,863	2043	1,489,200	11,320,151	2053	1,055,700	2,509,821
2034	1,092,600	3,561,212	2044	1,541,300	7,760,955	2054	1,092,600	3,367,493





2. RESERVE STUDY REPORT

At the direction of the Board that recognizes the need for proper reserve planning, we have conducted a *Full Reserve Study* of

Ave Maria Stewardship Community District

Ave Maria, Florida

and submit our findings in this report. The effective date of this study is the date of our visual, noninvasive inspection, March 18, 2024.

We present our findings and recommendations in the following report sections and spreadsheets:

- **Identification of Property** - Segregates all property into several areas of responsibility for repair or replacement
- **Reserve Expenditures** - Identifies reserve components and related quantities, useful lives, remaining useful lives and future reserve expenditures during the next 30 years
- **Reserve Funding Plan** - Presents the recommended Reserve Contributions and year-end Reserve Balances for the next 30 years
- **Five-Year Outlook** - Identifies reserve components and anticipated reserve expenditures during the first five years
- **Reserve Component Detail** - Describes the reserve components, includes photographic documentation of the condition of various property elements, describes our recommendations for repairs or replacement, and includes detailed solutions and procedures for replacements for the benefit of current and future board members
- **Methodology** - Lists the national standards, methods and procedures used to develop the Reserve Study
- **Definitions** - Contains definitions of terms used in the Reserve Study, consistent with national standards
- **Professional Service Conditions** - Describes Assumptions and Professional Service Conditions
- **Credentials and Resources**

IDENTIFICATION OF PROPERTY



Our investigation includes Reserve Components or property elements as set forth in your Stewardship Receiving Area (SRA) Creation document or which were identified as part of your request for proposed services. The Expenditure tables in Section 3 list the elements contained in this study. Our analysis begins by segregating the property elements into several areas of responsibility for repair and replacement.

Our process of identification helps assure that future boards and the management team understand whether reserves, the operating budget or Owners fund certain replacements and assists in preparation of the annual budget. We derive these segregated classes of property from our review of the information provided by the Stewardship Community District and through conversations with Management. These classes of property include:

- Reserve Components
- Long-Lived Property Elements
- Operating Budget Funded Repairs and Replacements
- Property Maintained by Owners
- Property Maintained by Others

We advise the Board conduct an annual review of these classes of property to confirm its policy concerning the manner of funding, i.e., from reserves or the operating budget. Reserve Components are defined by CAI as property elements with:

- AMSCD responsibility
- Limited useful life expectancies
- Predictable remaining useful life expectancies
- Replacement cost above a minimum threshold

The following tables depict the items excluded from the Reserve Expenditure plan:

Excluded Components

for
**Ave Maria Stewardship
 Community District**
Ave Maria, Florida

Operating Budget Components
<p>Repairs normally funded through the Operating Budget and Expenditures less than \$10,000 (These relatively minor expenditures have a limited effect on the recommended Reserve Contributions.)</p> <p>The operating budget provides money for the repair and replacement of certain Reserve Components. The Association may develop independent criteria for use of operating and reserve funds.</p>
<ul style="list-style-type: none"> • Asphalt Pavement, Patch Repairs and Striping¹ • Catch Basins, Landscape • Entrance Features, Camp Keais Road and Oil Well Road, Interim Repairs¹ • Furniture, Benches, Lake Park¹ • Irrigation System, Controls and Timers, Common • Irrigation System, Main-Line Replacements² • Irrigation System, Pumps, Ongoing Maintenance, Common • Irrigation System, Secondary Lines • Landscape, Maintenance, Common • Light Poles and Fixtures, Interim Bulb and Wiring Replacements • Light Poles Fixtures, Concrete and Galvanized Poles, Replacements¹ • Paint Finishes, Touch Up, Monument Signage • Pavers, Pedestrian, Main Road Roundabouts, Interim Resetting and Partial Replacements • Ponds, Erosion Control¹ • Preserves, Ongoing Maintenance¹ • Pump Stations, Exterior Façade, Interim Paint Finish Applications • Reserve Study Update¹ • Signage, Street and Traffic, Interim Repairs and Replacements of the Signage • Storm Water Management System, Ongoing Maintenance and Silt Removal
<p>¹ At the request of Management</p> <p>² Based on the historical practices of the Association</p>

Excluded Components

for
**Ave Maria Stewardship
 Community District**
Ave Maria, Florida

Long-Lived Components		
These elements may not have predictable Remaining Useful Lives or their replacement may occur beyond the scope of this study. The operating budget should fund infrequent repairs. Funding untimely or unexpected replacements from reserves will necessitate increases to Reserve Contributions. Periodic updates of this Reserve Study will help determine the merits of adjusting the Reserve Funding Plan.	Useful Life	Estimated Cost
• Bridge and Box Culvert Crossings	Indeterminate	N/A
• Inlet/Outlet Structures, Concrete, Storm Water Management System	Indeterminate	N/A
• Light Poles and Fixtures, Concrete	Indeterminate	N/A
• Light Poles and Fixtures, Galvanized	Indeterminate	N/A
• Monument Signage, Foundation	Indeterminate	N/A
• Pipes, Subsurface Utilities	to 85+	N/A
• Wells, Irrigation, Casing	Indeterminate	N/A

Owners Responsibility Components
Certain items have been designated as the responsibility of the Owners to repair or replace at their cost, including items billed back.
• Homes and Lots

Excluded Components

for
**Ave Maria Stewardship
Community District**
Ave Maria, Florida

Others Responsibility Components

Certain items have been designated as the responsibility of Others to repair or replace.

- Asphalt Pavement and Associated Infrastructure (Not Including the Asphalt Pavement displayed in the graphic in the report)¹
- Ave Maria University Campus Elements²
- EMS Station³
- Gated Communities and Associated Elements within District¹
- Irrigation System, Reclaimed Irrigation Distribution⁴
- Light Poles and Fixtures (Excluding Light Pole and Fixtures in Study)⁵
- Playground and Waterpark⁶
- Ponds (Excluding Ponds Under Consideration in Study)⁴
- Ponds, Reclaimed Irrigation⁶
- Reclaimed Water Supply System to Reclaimed Water Ponds, Including Recharge Wells, Supply Pumping Systems and Piping⁶
- Town Center Elements⁶

¹ Separate Associations

² Ave Maria University

³ Separate Entity

⁴ Enterprise Fund

⁵ Lee County Electric Cooperative

⁶ Separate Entities

3. RESERVE EXPENDITURES and FUNDING PLAN

The tables following this introduction present:

Reserve Expenditures

- Line item numbers
- Total quantities
- Quantities replaced per phase (in a single year)
- Reserve component inventory
- Estimated first year of event (i.e., replacement, application, etc.)
- Life analysis showing
 - useful life
 - remaining useful life
- 2024 local cost of replacement
 - Per unit
 - Per phase
 - Replacement of total quantity
- Percentage of future expenditures anticipated during the next 30 years
- Schedule of estimated future costs for each reserve component including inflation

Reserve Funding Plan

- Reserves at the beginning of each year
- Total recommended reserve contributions
- Estimated interest earned from invested reserves
- Anticipated expenditures by year
- Anticipated reserves at year end
- Predicted reserves based on current funding level

Five-Year Outlook

- Line item numbers
- Reserve component inventory of only the expenditures anticipated to occur within the first five years
- Schedule of estimated future costs for each reserve component anticipated to occur within the first five years

The purpose of a Reserve Study is to provide an opinion of reasonable annual Reserve Contributions. Prediction of exact timing and costs of minor Reserve Expenditures typically will not significantly affect the 30-year cash flow analysis. Adjustments to the times and/or costs of expenditures may not always result in an adjustment in the recommended Reserve Contributions.

Financial statements prepared by your Stewardship Community District, by you or others might rely in part on information contained in this section. For your convenience, we have provided an electronic data file containing the tables of ***Reserve Expenditures*** and ***Reserve Funding Plan***.

RESERVE EXPENDITURES

Explanatory Notes:

- 1) 3.5% is the estimated Inflation Rate for estimating Future Replacement Costs.
- 2) FY2024 is Fiscal Year beginning October 1, 2023 and ending September 30, 2024.

**Ave Maria Stewardship
Community District
Ave Maria, Florida**

Line Item	Total Quantity	Per Phase Quantity	Units	Reserve Component Inventory	Estimated 1st Year of Event	Life Analysis		Costs, \$		Percentage of Future Expenditures	RUL = 0 FY2024	1 2025	2 2026	3 2027	4 2028	5 2029	6 2030	7 2031	8 2032	9 2033	10 2034	11 2035	12 2036	13 2037	14 2038	15 2039		
						Useful	Remaining	Unit (2024)	Per Phase (2024)																		Total (2024)	
Property Site Elements																												
4.040	110,829	110,829	Square Yards	Asphalt Pavement, Mill and Overlay, Ave Maria Blvd	2027	15 to 20	3	15.00	1,662,435	1,662,435	13.7%																	
4.041	74,137	74,137	Square Yards	Asphalt Pavement, Mill and Overlay, Pope John Paul II, Park of Commerce, & Town Core	2028	15 to 20	4	15.00	1,112,055	1,112,055	9.5%				1,276,109													
4.042	11,669	11,669	Square Yards	Asphalt Pavement, Mill and Overlay, Arthrex Commerce Drive	2033	15 to 20	9	15.00	175,035	175,035	1.8%									238,555								
4.043	18,003	18,003	Square Yards	Asphalt Pavement, Mill and Overlay, Anthem Parkway, Phase 1	2037	15 to 20	13	15.00	270,045	270,045	1.1%											422,339						
4.044	16,973	16,973	Square Yards	Asphalt Pavement, Mill and Overlay, Anthem Parkway, Phase 2 & 3	2039	15 to 20	15	15.00	254,595	254,595	1.1%															426,535		
4.045	5,159	5,159	Square Yards	Asphalt Pavement, Mill and Overlay, Anthem Parkway, Phase 4	2043	15 to 20	19	15.00	77,385	77,385	0.4%																	
4.080	37,300	6,217	Square Yards	Asphalt Pavement, Walking Paths, Total Replacement, Main Roads, Phased	2027	15 to 20	3 to 8	25.50	158,525	951,150	6.3%			175,760	181,911					216,053				247,926			265,585	
4.090	3	3	Each	Bridge & Box Culvert Crossings, Inspections, Paint Applications & Capital Repairs (Includes Columns)	2028	15 to 20	4	25,000.00	75,000	75,000	0.6%					86,064												
4.091	575	575	Linear Feet	Bridge & Box Culvert Crossings, Railings, Iron, Replacements	2038	to 30	14	120.00	69,000	69,000	0.3%														111,690			
4.100	2,300	383	Each	Catch Basins, Inspections and Capital Repairs, Main Roads, Phased	2027	15 to 20	3 to 23	450.00	172,499	1,035,000	6.9%			191,252	197,946					235,098				269,780			288,995	
4.101	1	1	Allowance	Catch Basins, Drainage Pipes & Outflows, Inspections & Capital Repairs (2044 is Budgeted)	2044	15 to 20	20	1,500,000.00	1,500,000	1,500,000	3.7%																	
4.110	168,600	3,750	Linear Feet	Concrete Curbs and Gutters, Partial	2027	to 65	3 to 30+	30.00	112,500	5,058,000	4.5%			124,731	129,096					153,326				175,945			188,477	
4.140	428,800	8,580	Square Feet	Concrete Sidewalks, Partial	2027	to 65	3 to 30+	12.00	102,960	5,145,600	4.1%				114,154	118,149				140,324				161,025			172,494	
4.400	9	1	Allowance	Irrigation System, Landscaping, Replacements, Electrical Wiring & Clocks, Phased (2026 is Budgeted)	2026	to 35	2 to 10	326,730.00	326,730	2,940,570	9.0%			350,001	362,251	374,930	388,053	401,635	415,692	430,241	445,299	460,885						
4.560	291	17	Each	Light Poles and Fixtures, Fiberglass, Phased	2042	to 35	18 to 30+	6,100.00	104,432	1,775,100	7.8%																	
4.800	1	1	Allowance	Signage, Renovation, CKR, Entrance Feature	2028	to 20	4	1,500,000.00	1,500,000	1,500,000	12.8%					1,721,285												
4.801	1	1	Allowance	Signage, Renovation, OWR, Entrance Feature	2044	to 20	20	1,800,000.00	1,800,000	1,800,000	8.9%																	
4.810	475	119	Each	Signage, Replacement, Street and Traffic, Phased	2027	15 to 20	3 to 18	1,600.00	190,000	760,000	7.6%			210,656	218,029					258,951				297,152			318,316	
Anticipated Expenditures, By Year (\$40,159,055 over 30 years)												0	0	350,001	3,021,975	4,303,519	388,053	401,635	415,692	430,241	1,687,606	460,885	0	0	1,574,166	111,690	1,660,402	

RESERVE EXPENDITURES

**Ave Maria Stewardship
Community District
Ave Maria, Florida**

Line Item	Total Quantity	Per Phase Quantity	Units	Reserve Component Inventory	Estimated 1st Year of Event	Life Analysis		Costs, \$			Percentage of Future Expenditures	16 2040	17 2041	18 2042	19 2043	20 2044	21 2045	22 2046	23 2047	24 2048	25 2049	26 2050	27 2051	28 2052	29 2053	30 2054	
						Useful	Remaining	Unit (2024)	Per Phase (2024)	Total (2024)																	
Property Site Elements																											
4.040	110,829	110,829	Square Yards	Asphalt Pavement, Mill and Overlay, Ave Maria Blvd	2027	15 to 20	3	15.00	1,662,435	1,662,435	13.7%																
4.041	74,137	74,137	Square Yards	Asphalt Pavement, Mill and Overlay, Pope John Paul II, Park of Commerce, & Town Core	2028	15 to 20	4	15.00	1,112,055	1,112,055	9.5%																
4.042	11,669	11,669	Square Yards	Asphalt Pavement, Mill and Overlay, Arthrex Commerce Drive	2033	15 to 20	9	15.00	175,035	175,035	1.8%																474,674
4.043	18,003	18,003	Square Yards	Asphalt Pavement, Mill and Overlay, Anthem Parkway, Phase 1	2037	15 to 20	13	15.00	270,045	270,045	1.1%																
4.044	16,973	16,973	Square Yards	Asphalt Pavement, Mill and Overlay, Anthem Parkway, Phase 2 & 3	2039	15 to 20	15	15.00	254,595	254,595	1.1%																
4.045	5,159	5,159	Square Yards	Asphalt Pavement, Mill and Overlay, Anthem Parkway, Phase 4	2043	15 to 20	19	15.00	77,385	77,385	0.4%				148,773												
4.080	37,300	6,217	Square Yards	Asphalt Pavement, Walking Paths, Total Replacement, Main Roads, Phased	2027	15 to 20	3 to 8	25.50	158,525	951,150	6.3%				304,765				349,724	361,965							429,901
4.090	3	3	Each	Bridge & Box Culvert Crossings, Inspections, Paint Applications & Capital Repairs (Includes Columns)	2028	15 to 20	4	25,000.00	75,000	75,000	0.6%																171,250
4.091	575	575	Linear Feet	Bridge & Box Culvert Crossings, Railings, Iron, Replacements	2038	to 30	14	120.00	69,000	69,000	0.3%																
4.100	2,300	383	Each	Catch Basins, Inspections and Capital Repairs, Main Roads, Phased	2027	15 to 20	3 to 23	450.00	172,499	1,035,000	6.9%				331,629				380,551	393,871							467,795
4.101	1	1	Allowance	Catch Basins, Drainage Pipes & Outflows, Inspections & Capital Repairs (2044 is Budgeted)	2044	15 to 20	20	1,500,000.00	1,500,000	1,500,000	3.7%					1,500,000											
4.110	168,600	3,750	Linear Feet	Concrete Curbs and Gutters, Partial	2027	to 65	3 to 30+	30.00	112,500	5,058,000	4.5%				216,281				248,188	256,674							305,086
4.140	428,800	8,580	Square Feet	Concrete Sidewalks, Partial	2027	to 65	3 to 30+	12.00	102,960	5,145,600	4.1%				197,941				227,142	235,092							279,215
4.400	9	1	Allowance	Irrigation System, Landscaping, Replacements, Electrical Wiring & Clocks, Phased (2026 is Budgeted)	2026	to 35	2 to 10	326,730.00	326,730	2,940,570	9.0%																
4.560	291	17	Each	Light Poles and Fixtures, Fiberglass, Phased	2042	to 35	18 to 30+	6,100.00	104,432	1,775,100	7.8%				193,981	200,771	207,798	215,071	222,598	230,389	238,453	246,798	255,436	264,377	273,630	283,207	293,119
4.800	1	1	Allowance	Signage, Renovation, CKR, Entrance Feature	2028	to 20	4	1,500,000.00	1,500,000	1,500,000	12.8%																3,424,993
4.801	1	1	Allowance	Signage, Renovation, OWR, Entrance Feature	2044	to 20	20	1,800,000.00	1,800,000	1,800,000	8.9%						3,581,620										
4.810	475	119	Each	Signage, Replacement, Street and Traffic, Phased	2027	15 to 20	3 to 18	1,600.00	190,000	760,000	7.6%				365,275				419,162	433,832							515,257
Anticipated Expenditures, By Year (\$40,159,055 over 30 years)												0	0	193,981	1,765,434	5,289,418	215,071	222,598	5,522,678	8,055,516	246,798	255,436	264,377	273,630	2,755,134	293,119	

RESERVE FUNDING PLAN

CASH FLOW ANALYSIS
Ave Maria Stewardship
Community District
Ave Maria, Florida

	Individual Reserve Budgets & Cash Flows for the Next 30 Years																
	FY2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	
Reserves at Beginning of Year	(Note 1)	N/A	N/A	379,000	2,699,479	2,460,997	1,019,943	1,577,608	2,165,232	2,784,043	3,435,380	2,865,863	3,561,212	4,774,544	6,052,139	5,806,788	7,076,455
Total Recommended Reserve Contributions	(Note 2)	N/A	N/A	2,640,000	2,732,400	2,828,000	920,000	952,200	985,500	1,020,000	1,055,700	1,092,600	1,130,800	1,170,400	1,211,400	1,253,800	1,297,700
Estimated Interest Earned, During Year	(Note 3)	N/A	N/A	30,480	51,094	34,465	25,718	37,058	49,003	61,578	62,389	63,634	82,532	107,195	117,415	127,557	137,902
Anticipated Expenditures, By Year		N/A	N/A	(350,001)	(3,021,975)	(4,303,519)	(388,053)	(401,635)	(415,692)	(430,241)	(1,687,606)	(460,885)	0	0	(1,574,166)	(111,690)	(1,660,402)
Anticipated Reserves at Year End		N/A	\$379,000	\$2,699,479	\$2,460,997	\$1,019,943	\$1,577,608	\$2,165,232	\$2,784,043	\$3,435,380	\$2,865,863	\$3,561,212	\$4,774,544	\$6,052,139	\$5,806,788	\$7,076,455	\$6,851,654

(NOTE 5)

(continued)

	Individual Reserve Budgets & Cash Flows for the Next 30 Years, Continued														
	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051	2052	2053	2054
Reserves at Beginning of Year	6,851,654	8,345,218	9,916,123	11,371,713	11,320,151	7,760,955	9,310,105	10,938,993	7,305,756	1,102,086	1,804,062	2,543,874	3,323,087	4,143,382	2,509,821
Total Recommended Reserve Contributions	1,343,100	1,390,100	1,438,800	1,489,200	1,541,300	1,595,200	1,651,000	1,708,800	1,768,600	920,000	952,200	985,500	1,020,000	1,055,700	1,092,600
Estimated Interest Earned, During Year	150,464	180,805	210,771	224,672	188,922	169,020	200,486	180,641	83,246	28,774	43,049	58,089	73,925	65,873	58,191
Anticipated Expenditures, By Year	0	0	(193,981)	(1,765,434)	(5,289,418)	(215,071)	(222,598)	(5,522,678)	(8,055,516)	(246,798)	(255,436)	(264,377)	(273,630)	(2,755,134)	(293,119)
Anticipated Reserves at Year End	\$8,345,218	\$9,916,123	\$11,371,713	\$11,320,151	\$7,760,955	\$9,310,105	\$10,938,993	\$7,305,756	\$1,102,086	\$1,804,062	\$2,543,874	\$3,323,087	\$4,143,382	\$2,509,821	\$3,367,493

(NOTE 5)

(NOTE 4)

Explanatory Notes:

- 1) Year 2025 ending reserves are projected by Management as of September 30, 2025; FY2024 starts October 1, 2023 and ends September 30, 2024.
- 2) 2026 is the first year of recommended contributions.
- 3) 2.0% is the estimated annual rate of return on invested reserves
- 4) Accumulated year 2054 ending reserves consider the need to fund for repaving of the asphalt pavement streets shortly after 2054, and the age, size, overall condition and complexity of the property.
- 5) Threshold Funding Years (reserve balance at critical point).

FIVE-YEAR OUTLOOK

**Ave Maria Stewardship
Community District**
Ave Maria, Florida

Line Item	Reserve Component Inventory	RUL = 0 FY2024	1 2025	2 2026	3 2027	4 2028	5 2029
<u>Property Site Elements</u>							
4.040	Asphalt Pavement, Mill and Overlay, Ave Maria Blvd				1,843,171		
4.041	Asphalt Pavement, Mill and Overlay, Pope John Paul II, Park of Commerce, & Town Core					1,276,109	
4.080	Asphalt Pavement, Walking Paths, Total Replacement, Main Roads, Phased				175,760	181,911	
4.090	Bridge & Box Culvert Crossings, Inspections, Paint Applications & Capital Repairs (Includes Columns)					86,064	
4.100	Catch Basins, Inspections and Capital Repairs, Main Roads, Phased				191,252	197,946	
4.110	Concrete Curbs and Gutters, Partial				124,731	129,096	
4.140	Concrete Sidewalks, Partial				114,154	118,149	
4.400	Irrigation System, Landscaping, Replacements, Electrical Wiring & Clocks, Phased (2026 is Budgeted)			350,001	362,251	374,930	388,053
4.800	Signage, Renovation, CKR, Entrance Feature					1,721,285	
4.810	Signage, Replacement, Street and Traffic, Phased				210,656	218,029	
Anticipated Expenditures, By Year (\$40,159,055 over 30 years)		0	0	350,001	3,021,975	4,303,519	388,053

4. RESERVE COMPONENT DETAIL

The Reserve Component Detail of this *Full Reserve Study* includes enhanced solutions and procedures for select significant components. This section describes the Reserve Components, documents specific problems and condition assessments, and may include detailed solutions and procedures for necessary capital repairs and replacements for the benefit of current and future board members. We advise the Board use this information to help define the scope and procedures for repair or replacement when soliciting bids or proposals from contractors. *However, the Report in whole or part is not and should not be used as a design specification or design engineering service.*

Property Site Elements

Asphalt Pavement, Repaving

Line Items: 4.040, 4.041, 4.042, 4.043, 4.044, AND 4.045

Quantity: The District is responsible for the following streets depicted in the following graphic.

- 110,829 square yards of asphalt pavement at Ave Maria Blvd. (2007 - year of pavement top course installation)
- 74,137 square yards of asphalt pavement at Pope John Paul II, Park of Commerce, and the Town Core (2008 - year of pavement top course installation)
- 11,669 square yards of asphalt pavement at Arthrex Commerce Drive (2013 - year of pavement top course installation)
- 18,003 square yards of asphalt pavement at Anthem Parkway, Phase 1 (2017 - year of pavement top course installation)
- 16,973 square yards of asphalt pavement at Anthem Parkway, Phase 2 & 3 (2019 - year of pavement top course installation)
- 5,159 square yards of asphalt pavement at Anthem Parkway, Phase 4 (2023 - year of pavement top course installation)
- Updates of this Reserve Study will include additional asphalt pavement streets upon completion of construction.



History: We are informed the pavement street systems are constructed with a 12 inch stabilized subgrade, eight inch minimum lime rock base, 1 ¼ inch pavement structural course and a ¾ inch pavement top course. The asphalt pavement street systems vary in age and the District informs us that the age of the pavement is to be based on the year of the pavement top course installation. Additional construction of pavement street systems are planned and at this time excluded from this Reserve Study analysis. Updates of this Reserve Study will consider additional quantities and possible changes in the anticipated scope of work, future costs, and timing of these activities.

Condition: Fair to poor overall with raveling, cracks (including alligator cracking), deterioration of the striping, damage, and slippage cracks evident



Ave Maria Blvd. – cracks evident



Ave Maria Blvd. – deterioration of the striping evident



Ave Maria Blvd. – cracks evident



Ave Maria Blvd. – cracks and raveling evident



Ave Maria Blvd. – cracks and raveling evident



Ave Maria Blvd. – cracks and raveling evident



Ave Maria Blvd. – cracks and raveling evident



Ave Maria Blvd. – cracks and raveling evident



Ave Maria Blvd. – cracks and raveling evident



Ave Maria Blvd. – cracks and raveling evident



Ave Maria Blvd – deterioration evident



Ave Maria Blvd - overview



Ave Maria Blvd - overview



Ave Maria Blvd - deterioration evident



Ave Maria Blvd. - cracks and raveling evident



Ave Maria Blvd. - overview



Ave Maria Blvd. - cracks and raveling evident



Ave Maria Blvd. - cracks and raveling evident



Ave Maria Blvd



Ave Maria Blvd. – slippage cracks evident



Ave Maria Blvd. – slippage cracks evident



This is asphalt pavement that was under construction during our inspection. Future updates to this Reserve Study should consider additional quantities and conditions.



Anthem Pkwy. - overview



Anthem Pkwy. - overview



Anthem Pkwy. - overview



Pope John Paul II Blvd. – deterioration evident



Pope John Paul II Blvd. – deterioration evident



Pope John Paul II Blvd. – raveling evident



Pope John Paul II Blvd. – overview



Pope John Paul II Blvd. – overview



Pope John Paul II Blvd. – cracks and raveling evident



Pope John Paul II Blvd. – alligator cracking and raveling evident



Pope John Paul II Blvd. – alligator cracking and raveling evident



Pope John Paul II Blvd. – alligator cracking and raveling evident



Pope John Paul II Blvd. – cracks and top layer deterioration evident



Pope John Paul II Blvd. – overview



Pope John Paul II Blvd. – overview



Arthrex Commerce Dr. - overview



Arthrex Commerce Dr. - overview



Arthrex Commerce Dr. - overview



Seton St. – deterioration evident



Annunciation Cir. - overview



Anthem Pkwy. - overview



Anthem Pkwy. – deterioration evident



Anthem Pkwy. - overview

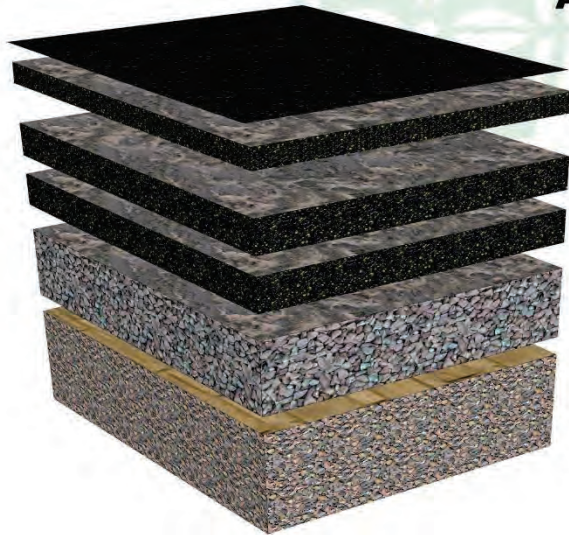


Anthem Pkwy. - overview

Useful Life: 15- to 20-years

Component Detail Notes: The initial installation of asphalt uses at least two lifts, or two separate applications of asphalt, over the base course. The first lift is the binder course. The second lift is the wearing course. The wearing course comprises a finer aggregate for a smoother, more watertight finish. The following diagram depicts the typical components although it may not reflect the actual configuration at AMSCD:

ASPHALT DIAGRAM



Sealcoat or Wearing Surface

Asphalt Overlay Not to Exceed 1.5 inch Thickness per Lift or Layer

Original Pavement Inspected and milled until sound pavement is found, usually comprised of two layers

Compacted Crushed Stone or Aggregate Base

Subbase of Undisturbed Native Soils Compacted to 95% dry density

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The manner of repaving is either a mill and overlay or total replacement. A mill and overlay is a method of repaving where cracked, worn and failed pavement is mechanically removed or milled until sound pavement is found. A new layer of asphalt is overlaid atop the remaining base course of pavement. Total replacement includes the removal of all existing asphalt down to the base course of aggregate and native soil followed by the application of two or more new lifts of asphalt. We recommend mill and overlayment on asphalt pavement that exhibits normal deterioration and wear. We recommend total replacement of asphalt pavement that exhibits severe deterioration, inadequate drainage, pavement that has been overlaid multiple times in the past or where the configuration makes overlayment not possible. Based on the apparent visual condition and configuration of the asphalt pavement, we recommend the mill and overlay method of repaving at AMSCD.

Preventative Maintenance Notes: We note the following select recommended preventative maintenance activities to maximize the remaining useful life:

- Annually:
 - Inspect for settlement, large cracks and trip hazards, and ensure proper drainage
 - Repair areas which could cause vehicular damage such as potholes
- As needed:
 - Perform patching

Priority/Criticality: Defer only upon opinion of independent professional or engineer

Expenditure Detail Notes: Expenditure timing and costs are depicted in the **Reserve Expenditures** table in Section 3. Our cost for milling and overlayment includes area

patching of up to ten percent (10%). Additionally, our estimate of cost includes a allowance for the replacement of the masonry pavers at the round-a-bouts.

Asphalt Pavement, Repaving, Walking Paths

Line Item: 4.080

Quantity: 37,300 square yards of asphalt pavement walking paths adjacent to main roads and at Lake Park

History: Original to installation and of varying ages

Condition: Fair to poor overall with cracks, damage, previous repairs, and uplift evident. The asphalt pavement walking paths along Anthem Parkway appear to generally be in good condition overall.



Deterioration of the pavement evident



Cracks evident



Cracks evident



Overview



Cracks evident



Deterioration of the pavement evident



Cracks evident



Cracks evident



Cracks and previous repairs evident



Overview – along Anthem Pkwy.



Overview – along Anthem Pkwy.



Overview – along Anthem Pkwy.



Overview – along Anthem Pkwy.



Overview – along Anthem Pkwy.



Asphalt pavement walking path at Lake Park – minor deterioration evident



Asphalt pavement walking path at Lake Park – minor deterioration evident

Useful Life: 15- to 20-years with the benefit of timely patching and the need to maintain a safe pedestrian surface

Priority/Criticality: Defer only upon opinion of independent professional or engineer

Expenditure Detail Notes: Expenditure timing and costs are depicted in the **Reserve Expenditures** table in Section 3. The District plans for the replacement of the walking paths in conjunction with the adjacent asphalt pavement street(s) mill and overlay event(s).

Bridge and Box Culvert Crossings

Line Items: 4.090 and 4.091

Quantity: The District is responsible for the following:

- One bridge and two box culvert crossings
- 575 linear feet of iron railings at the bridge and box culvert crossings

History: No major history or repairs

Condition: Fair overall with cracks, deterioration of the finishes, and isolated vegetative growth evident



Railing connection - typical



Railing - typical



Vegetative growth evident – Seton St.



Vegetative growth evident – Seton St.



Railings – finish fade evident



Coating fade evident



Vegetative growth evident



Oil Well Rd. entrance



Oil Well Rd. entrance - railings



Oil Well Rd. entrance – damaged masonry evident



Oil Well Rd. entrance



Pope John Paul II Blvd.



Pope John Paul II Blvd. - railings



Pope John Paul II Blvd. – coating deterioration evident



Pope John Paul II Blvd. – coating deterioration evident

Useful Life: Inspections, paint finish applications and capital repairs every 15- to 20 - years. With proper ongoing maintenance, railings have a useful life of up to 30 years.

Priority/Criticality: Defer only upon opinion of independent professional or engineer

Expenditure Detail Notes: Expenditure timing and costs are depicted in the **Reserve Expenditures** table in Section 3. Our estimate of cost for inspections, paint finishes and capital repairs includes the following:

- Repairs to the underlying structural concrete
- Paint coating applications, where applicable
- Repairs to the railings

Catch Basins

Line Items: 4.100 and 4.101

Quantity: The District is responsible for the following:

- Approximately 2,300 catch basins¹ located at the main roads based on review of information provided by the District.
- Catch basins associated with storm drainage pipes and outflow devices located at ponds.

History: Original

Condition: Fair overall

¹ We utilize the terminology catch basin to refer to all storm water collection structures including curb inlets.



Catch basin - typical



Catch basin - typical



Catch basin - typical



Catch basin - typical

Useful Life: The useful life of catch basins is up to 65 years. However, achieving this useful life usually requires interim capital repairs or partial replacements every 15- to 20-years.

Component Detail Notes: Erosion causes settlement around the collar of catch basins. Left unrepaired, the entire catch basin will shift and need replacement.

Preventative Maintenance Notes: We note the following select recommended preventative maintenance activities to maximize the remaining useful life:

- Annually:
 - Inspect and repair any settlement and collar cracks
 - Ensure proper drainage and inlets are free of debris
 - If property drainage is not adequate in heavy rainfall events, typically bi-annual cleaning of the catch basins is recommended

Priority/Criticality: Defer only upon opinion of independent professional or engineer

Expenditure Detail Notes: Expenditure timing and costs are depicted in the *Reserve Expenditures* table in Section 3. We depict capital repairs to the catch basins in a phased manner with approximately five percent (5%) of the total quantity per event. We are informed the District has budgeted \$1,500,000 in 2044 for inspections and capital repairs of storm drainage pipes and outflow devices.

Concrete Curbs and Gutters

Line Item: 4.110

Quantity: Approximately 168,600 linear feet located at main roads

Condition: Good to fair overall with minor damage, deterioration of the concrete, and minor cracks evident



Concrete curbs and gutters - overview



Concrete curbs and gutters - overview



Concrete curbs and gutters - overview



Concrete curbs and gutters - overview



Concrete curbs and gutters - overview



Concrete curbs and gutters – deterioration of the concrete evident



Concrete curbs and gutters – deterioration of the concrete evident



Concrete curbs and gutters – deterioration of the concrete evident



Concrete curbs and gutters – deterioration of the concrete evident



Concrete curbs and gutters - overview



Concrete curbs and gutters - overview



Concrete curbs and gutters - overview



Concrete curbs and gutters - overview



Concrete curbs and gutters – minor cracks evident



Concrete curbs and gutters - overview



Concrete curbs and gutters - overview



Concrete curbs and gutters - overview

Useful Life: Up to 65 years although interim deterioration of areas is common

Preventative Maintenance Notes: We note the following select recommended preventative maintenance activities to maximize the remaining useful life:

- Annually:
 - Inspect and repair major cracks, spalls and trip hazards
 - Mark with orange safety paint prior to replacement or repair
 - Repair or perform concrete leveling in areas in immediate need of repair or possible safety hazard

Priority/Criticality: Defer only upon opinion of independent professional or engineer

Expenditure Detail Notes: Expenditure timing and costs are depicted in the **Reserve Expenditures** table in Section 3. We estimate that up to 33,750 linear feet of curbs and gutters, or twenty percent (20%) of the total, will require replacement during the next 30 years.

Concrete Sidewalks

Line Item: 4.140

Quantity: Approximately 428,800 square feet

Condition: Fair overall with repairs and partial replacements, cracks, damage, uplift, and trip hazards evident



Concrete sidewalks - overview



Concrete sidewalks - overview



Concrete sidewalks – patch repairs evident



Concrete sidewalks - overview



Concrete sidewalks - Ave Maria Blvd. – uplift evident



Concrete sidewalks - Ave Maria Blvd. – uplift evident



Concrete sidewalks - Ave Maria Blvd. – overview



Concrete sidewalks - Ave Maria Blvd. – previous patch repairs evident



Concrete sidewalks - Ave Maria Blvd. – gridding repairs evident



Concrete sidewalks - gridding repairs evident



Concrete sidewalks - overview



Concrete sidewalks - overview



Concrete sidewalks - overview



Concrete sidewalks – grinding repairs evident



Concrete sidewalks – cracks and grinding repairs evident



Concrete sidewalks – grinding repairs evident



Concrete sidewalks – grinding repairs evident



Concrete sidewalks – grinding repairs evident



Concrete sidewalks – grinding repairs evident



Concrete sidewalks – overview



Concrete sidewalks – previous partial replacements evident



Concrete sidewalks – previous partial replacements evident



Concrete sidewalks – previous partial replacements evident



Concrete sidewalks – Anthem Parkway – grinding repairs evident



Concrete sidewalks – Anthem Parkway – grinding repairs evident



Concrete sidewalks – Anthem Parkway – partial replacements evident



Concrete sidewalks – Anthem Parkway – partial replacements evident



Concrete sidewalks – Pope John Paul II Blvd. - overview



Concrete sidewalks – Pope John Paul II Blvd. – grinding repairs evident



Concrete sidewalks – Pope John Paul II Blvd. – grinding repairs evident



Concrete sidewalks – Pope John Paul II Blvd. – uplift evident



Concrete sidewalks - Arthrex Commerce - overview



Concrete sidewalks - Arthrex Commerce - overview



Concrete sidewalks – grinding repairs evident



Concrete sidewalks – grinding repairs evident



Concrete sidewalks – grinding repairs evident

Useful Life: Up to 65 years although interim deterioration of areas is common

Preventative Maintenance Notes: We note the following select recommended preventative maintenance activities to maximize the remaining useful life:

- Annually:
 - Inspect and repair major cracks, spalls and trip hazards
 - Mark with orange safety paint prior to replacement or repair
 - Repair or perform concrete leveling in areas in immediate need of repair or possible safety hazard

Priority/Criticality: Defer only upon opinion of independent professional or engineer

Expenditure Detail Notes: Expenditure timing and costs are depicted in the **Reserve Expenditures** table in Section 3. We estimate that up to 77,220 square feet of concrete sidewalks, or eighteen percent (18%) of the total, will require replacement during the next 30 years.

Irrigation System, Landscaping

Line Item: 4.400

Condition: Reported unsatisfactory with operational deficiencies due to electrical wiring issues.

Useful Life: Irrigation systems have useful life of up to 35 years. At the request of the District, we include an allowance for partial replacements of the electrical conveyance wires, conduits and irrigation clocks beginning in 2026 and concluding by 2034

Priority/Criticality: Defer only upon opinion of independent professional or engineer

Expenditure Detail Notes: Expenditure timing and costs are depicted in the **Reserve Expenditures** table in Section 3. Our estimate of cost is based on information provided by the District.

Light Poles and Fixtures

Line Item: 4.560

Quantity: The District maintains the following:

- 291 Fiberglass light poles and fixtures. This quantity includes the Lake Park fiberglass light poles and fixtures
- 168 Galvanized light poles and fixtures
- 134 Concrete light poles and fixtures

History: Original

Condition: Good overall with isolated finish fade evident



Light poles and fixtures – fiber glass - overview



Light poles and fixtures – fiber glass – finish fade evident



Light poles and fixtures – galvanized - overview



Light poles and fixtures – galvanized – finish fade evident



Light poles and fixtures – concrete - typical

Useful Life: We recommend the following useful lives for replacement:

- Up to 35 years for the fiberglass light poles and fixtures

Concrete light poles and galvanized light poles have an indeterminate useful life. At the request of the District, we exclude the replacement of the concrete and galvanized light poles during the next 30 years. Updates of this Reserve Study may consider possible changes in the anticipated scope of work, future costs, and timing of these activities.

Preventative Maintenance Notes: We note the following select recommended preventative maintenance activities to maximize the remaining useful life:

- As-needed:
 - Inspect and repair broken or dislodged fixtures, and leaning or damaged poles
 - Replaced burned out bulbs as needed

Priority/Criticality: Defer only upon opinion of independent professional or engineer

Expenditure Detail Notes: Expenditure timing and costs are depicted in the **Reserve Expenditures** table in Section 3. Our estimate of costs for the replacement of the light poles and fixtures is based on historical information provided by the District.

Signage, Entrance Features,

Line Items: 4.800 and 4.801

Quantity: The District is responsible for two property identification entrance features at Camp Keais Road (CKR) and at Oil Well Road (OWR). The entrance features include the following elements:

- Light fixtures
- Letters
- Plaster finishes at the fountains
- Stone veneer
- Paint finishes
- Mechanical equipment and filters for the fountains
- Fountain heads
- Retaining wall for the landscaping

History:

- The CKR entrance feature is original with a history of as-needed replacements of the mechanical equipment for the fountains
- The OWR entrance feature was renovated in 2024 at the cost of \$1,800,000.

Condition: The fountain and monument structure appeared to be in good condition with ongoing issues with the mechanical equipment reported



CKR Monument signage - overview



CKR Fountain finishes



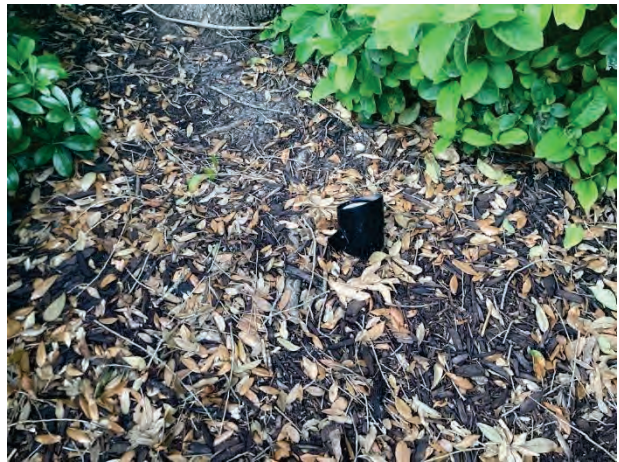
CKR Stone veneer - typical



CKR Stone veneer - minor efflorescence evident



OWR mechanical equipment - overview



Typical light fixtures



OWR fountain and monument signage



OWR fountain and monument signage



OWR fountain finishes



OWR thin stone veneer



OWR paint finishes



Typical mechanical equipment



OWR retaining wall and landscaping



OWR retaining wall and landscaping

Useful Life: We recommend renovations up to every 20 years.

Component Detail Notes: Community signage contributes to the overall aesthetic appearance of the property to owners and potential buyers. Renovation or replacement of community signs is often predicated upon the desire to "update" the perceived identity of the community rather than for utilitarian concerns. Therefore, the specific times for replacement or renovation are discretionary.

Preventative Maintenance Notes: We note the following select recommended preventative maintenance activities to maximize the remaining useful life:

- Annually:
 - Inspect and repair damage, vandalism and loose components
 - Verify lighting is working properly
 - Touch-up paint finish applications if applicable

Priority/Criticality: Defer only upon opinion of independent professional or engineer

Expenditure Detail Notes: Expenditure timing and costs are depicted in the **Reserve Expenditures** table in Section 3. We are informed the District has budgeted \$1,500,000 for renovation of CKR entrance feature in 2028. Our cost for renovations is based on information provided by the District.

Signage, Street and Traffic

Line Item: 4.810

Quantity: Approximately 475 traffic management signs

History: Varied ages due to a history of ongoing repairs

Condition: Good to fair overall with damage, finish fade, signage deterioration, and isolated locations of leaning posts evident



Signage - typical



Signage - typical



Signage - typical



Signage - typical



Signage - typical



Signage – damage evident



Signage - typical



Signage – finish fade evident



Signage - typical



Signage – finish fade evident



Signage – damage evident



Signage – sign deterioration evident



Signage – leaning sign posts evident

Useful Life: 15- to 20-years

Component Detail Notes: The community signs contribute to the overall aesthetic appearance of the property to owners and potential buyers. Replacement of community signs is often predicated upon the desire to "update" the perceived identity of the community rather than for utilitarian concerns. Therefore, the specific time for replacement of the signs is discretionary.

Preventative Maintenance Notes: We note the following select recommended preventative maintenance activities to maximize the remaining useful life:

- Annually:
 - Inspect and repair damage, vandalism and loose components
 - Verify lighting is working properly if applicable
 - Touch-up paint finish applications if applicable

Priority/Criticality: Defer only upon opinion of independent professional or engineer

Expenditure Detail Notes: Expenditure timing and costs are depicted in the **Reserve Expenditures** table in Section 3. Due to history of as-needed replacements, we depict replacements in a phased manner in coordination with the asphalt pavement mill and overlay events

Reserve Study Update

An ongoing review by the Board and an Update of this Reserve Study are necessary to ensure an equitable funding plan since a Reserve Study is a snapshot in time. Many variables change after the study is conducted that may result in significant overfunding or underfunding the reserve account. Variables that may affect the Reserve Funding Plan include, but are not limited to:

- Deferred or accelerated capital projects based on opinion of independent professional or engineer
- Changes in the interest rates on reserve investments



- Changes in the *local* construction inflation rate
- Additions and deletions to the Reserve Component Inventory
- The presence or absence of maintenance programs
- Unusually mild or extreme weather conditions
- Technological advancements

Periodic updates incorporate these variable changes since the last Reserve Study or Update. The Stewardship Community District can expense the fee for an Update with site visit from the reserve account. This fee is included in the Reserve Funding Plan. We base this budgetary amount on updating the same property components and quantities of this Reserve Study report. We recommend the Board budget for an Update to this Reserve Study every three years. Budgeting for an Update demonstrates the Board's objective to continue fulfilling its fiduciary responsibility to maintain the commonly owned property and to fund reserves appropriately.

5. METHODOLOGY

Reserves for replacement are the amounts of money required for future expenditures to repair or replace Reserve Components that wear out before the entire facility or project wears out. Reserving funds for future repair or replacement of the Reserve Components is also one of the most reliable ways of protecting the value of the property's infrastructure and marketability.

Ave Maria Stewardship can fund capital repairs and replacements in any combination of the following:

1. Increases in the operating budget during years when the shortages occur
2. Loans using borrowed capital for major replacement projects
3. Level annual reserve assessments annually adjusted upward for inflation to increase reserves to fund the expected major future expenditures
4. Special assessments

We do not advocate special assessments or loans unless near term circumstances dictate otherwise. Although loans provide a gradual method of funding a replacement, the costs are higher than if the Stewardship Community District were to accumulate reserves ahead of the actual replacement. Interest earnings on reserves also accumulate in this process of saving or reserving for future replacements, thereby defraying the amount of gradual reserve collections. We advocate the third method of *Level Monthly Reserve Assessments* with relatively minor annual adjustments. The method ensures that Owners pay their "fair share" of the weathering and aging of the commonly owned property each year. Level reserve assessments preserve the property and enhance the resale value of the homes.

This Reserve Study is in compliance with and exceeds the National standards¹ set forth by the Association of Professional Reserve Analysts (APRA) fulfilling the requirements of a "Level I Full Reserve Study." These standards require a Reserve Component to have a "predictable remaining Useful Life." Estimating Remaining Useful Lives and Reserve Expenditures beyond 30 years is often indeterminate. Long-Lived Property Elements are necessarily excluded from this analysis. We considered the following factors in our analysis:

- The Cash Flow Method to compute, project and illustrate the 30-year Reserve Funding Plan
- Local² costs of material, equipment and labor
- Current and future costs of replacement for the Reserve Components
- Costs of demolition as part of the cost of replacement
- Local economic conditions and a historical perspective to arrive at our estimate of long-term future inflation for construction costs in Ave Maria, Florida at an annual inflation rate³. Isolated or regional markets of greater

¹ Identified in the APRA "Standards - Terms and Definitions" and the CAI "Terms and Definitions".

² See Credentials for additional information on our use of published sources of cost data.

³ Derived from Marshall & Swift, historical costs and the Bureau of Labor Statistics.

construction (development) activity may experience slightly greater rates of inflation for both construction materials and labor.

- The past and current maintenance practices of Ave Maria Stewardship and their effects on remaining useful lives
- Financial information provided by the Community Development District pertaining to the cash status of the reserve fund and budgeted reserve contribution
- The anticipated effects of appreciation of the reserves over time in accord with a return or yield on investment of your cash equivalent assets. (We did not consider the costs, if any, of Federal and State Taxes on income derived from interest and/or dividend income).
- The Funding Plan excludes necessary operating budget expenditures. It is our understanding that future operating budgets will provide for the ongoing normal maintenance of Reserve Components.

Updates to this Reserve Study will continue to monitor historical facts and trends concerning the external market conditions.



6. CREDENTIALS

HISTORY AND DEPTH OF SERVICE

Founded in 1991, Reserve Advisors is the leading provider of reserve studies, insurance appraisals, developer turnover transition studies, expert witness services, and other engineering consulting services. Clients include community associations, resort properties, hotels, clubs, non-profit organizations, apartment building owners, religious and educational institutions, and office/commercial building owners in 48 states, Canada and throughout the world.

The **architectural engineering consulting firm** was formed to take a leadership role in helping fiduciaries, boards, and property managers manage their property like a business with a long-range master plan known as a Reserve Study.

Reserve Advisors employs the **largest staff of Reserve Specialists** with bachelor's degrees in engineering dedicated to Reserve Study services. Our founders are also founders of Community Associations Institute's (CAI) Reserve Committee that developed national standards for reserve study providers. One of our founders is a Past President of the Association of Professional Reserve Analysts (APRA). Our vast experience with a variety of building types and ages, on-site examination and historical analyses are keys to determining accurate remaining useful life estimates of building components.

No Conflict of Interest - As consulting specialists, our **independent opinion** eliminates any real or perceived conflict of interest because we do not conduct or manage capital projects.

TOTAL STAFF INVOLVEMENT

Several staff members participate in each assignment. The responsible advisor involves the staff through a Team Review, exclusive to Reserve Advisors, and by utilizing the experience of other staff members, each of whom has served hundreds of clients. We conduct Team Reviews, an internal quality assurance review of each assignment, including: the inspection; building component costing; lifing; and technical report phases of the assignment. Due to our extensive experience with building components, we do not have a need to utilize subcontractors.

OUR GOAL

To help our clients fulfill their fiduciary responsibilities to maintain property in good condition.

VAST EXPERIENCE WITH A VARIETY OF BUILDINGS

Reserve Advisors has conducted reserve studies for a multitude of different communities and building types. We've analyzed thousands of buildings, from as small as a 3,500-square foot day care center to a 2,600,000-square foot 98-story highrise. We also routinely inspect buildings with various types of mechanical systems such as simple electric heat, to complex systems with air handlers, chillers, boilers, elevators, and life safety and security systems.

We're familiar with all types of building exteriors as well. Our well-versed staff regularly identifies optimal repair and replacement solutions for such building exterior surfaces such as adobe, brick, stone, concrete, stucco, EIFS, wood products, stained glass and aluminum siding, and window wall systems.

OLD TO NEW

Reserve Advisors' experience includes ornate and vintage buildings as well as modern structures. Our specialists are no strangers to older buildings. We're accustomed to addressing the unique challenges posed by buildings that date to the 1800's. We recognize and consider the methods of construction employed into our analysis. We recommend appropriate replacement programs that apply cost effective technologies while maintaining a building's character and appeal.



ALEXANDER G. J. GOULD
Responsible Advisor

CURRENT CLIENT SERVICES

Alexander Gould is an Associate Engineer for Reserve Advisors, LLC. Mr. Gould is responsible for the inspection and analysis of the condition of clients' property, and recommending engineering solutions to prolong the lives of the components. He also forecasts capital expenditures for the repair and/or replacement of the property components and prepares technical reports on assignments. He is responsible for conducting Life Cycle Cost Analysis and Capital Replacement Forecast services and the preparation of Reserve Study for condominiums, townhomes and homeowners associations.



The following is a partial list of clients served by Alexander Gould demonstrating his breadth of experiential knowledge of community associations in construction and related buildings systems.

Verona at Renaissance Homeowners' Association, Inc. - Located in Sun City Center, Florida, this community consists of 244 residential units. The units are a mixture of single family homes and duplex units that are comprised of painted stucco exterior walls and asphalt shingle roofs.

Westbrook Estates Homeowners Association, Inc. - This homeowners' association is located in Wesley Chapel, Florida features single family homes, multiple ponds, and a swimming pool with a pool house located at the center of the community.

Remington Reserve Condominium Association – This condominium association located in Naples, Florida was constructed in 2007. The community is comprised of 48 units in 12 buildings. The buildings are comprised of painted stucco exterior walls, concrete tile roofs, and balconies located on the front and sides of the buildings. Additionally the property has a clubhouse and a swimming pool.

Nottingham Villas at Kings Point Homeowners' Association, Inc. – Located in Sun City Center, Florida, this community is comprised of duplex style homes that were constructed in 2013. The community shares the responsibility of the common areas of the community with a master association.

Arbor Ridge Homeowners' Association of Apopka, Inc. - Located in Apopka, Florida, this property is comprised of 437 single family homes that were constructed in 2005. In addition to the single family homes, the property contains a swimming pool, ponds, and an extensive system of large masonry retaining walls.

PRIOR RELEVANT EXPERIENCE

Before joining *Reserve Advisors, LLC*, Mr. Gould was an Assistant Superintendent for a commercial construction firm that specialized in airport construction. He was responsible for the successful completion of large scale renovation projects of airport infrastructure while ensuring that the airport remained at a non-reduced operating capacity.

EDUCATION

University of South Florida - B.S. Civil Engineering

PROFESSIONAL AFFILIATIONS / DESIGNATIONS

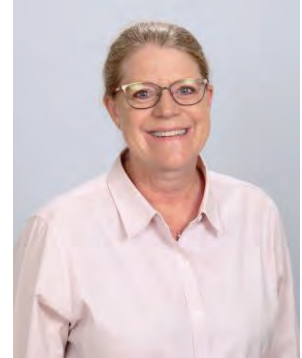
Reserve Specialist (RS) - Community Association Institute (CAI)

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NANCY S. DANIEL, P.E., RS
Regional Engineering Manager and Responsible Advisor

CURRENT CLIENT SERVICES

Nancy S. Daniel, a Mechanical Engineer, is an Advisor for *Reserve Advisors*. Ms. Daniel is responsible for the inspection and analysis of the condition of clients' properties, and for recommending engineering solutions to prolong the lives of the components. She forecasts capital expenditures for the repair and/or replacement of the property components and prepares technical reports on assignments. She is also responsible for conducting Life Cycle Cost Analyses and Capital Replacement Forecast services and the preparation of Reserve Study Reports for apartments, condominiums, townhomes and homeowner associations.



The following is a partial list of clients served by Nancy Daniel demonstrating her breadth of experiential knowledge of community associations in construction and related buildings systems.

Queen's Harbour Yacht and Country Club Owners Association, Inc. – An exclusive Master planned community for the common elements shared by 1,000 single family homes. Located in Jacksonville, Florida, the Queen's Harbour Yacht and Country Club Owners Association contains a marina, a lock and dam, sea walls, as well as community center, fitness center and maintenance facility.

Riviera Dunes Marina – A premier marina with 219 wet slips with slip sizes up to 100 feet located near Bradenton, Florida. The community contains floating docks, utility and pump out services, marina fuel station, floating pools, a dock master office, and restaurant.

PGA Village Property Owners' Association – A 3,000-acre Master planned community located in Port St. Lucie, Florida. The exclusive community consists of 2,500 single-family homes, townhomes and condominiums. The PGA Village contains a clubhouse and pool area, approximately 33 miles of paved streets, irrigation distribution systems, and 46 lakes.

YC Coconut Grove Hotel and Condominium - A 24-story high-rise condominium community with 211 units, located in Miami, Florida. This all-inclusive condominium includes a commercial hotel, restaurants, fitness center, pool, parking garage, and building services equipment.

Jade Signature Condominium – A 57-story high-rise condominium community with 193 units, located in Sunny Isles Beach, Florida. This exclusive condominium contains a spa and wellness center, restaurants, pools and spas, parking garage, and building services equipment.

Vero Beach Museum of Art – A nonprofit art museum for the appreciation and teaching of the arts and humanities, located in Vero Beach, Florida. The museum contains art galleries, sculpture gardens, performance halls, art studios, children's art zone, and building services equipment.

PRIOR RELEVANT EXPERIENCE

Before joining *Reserve Advisors*, Ms. Daniel was a licensed Community Association Manager for Condominium Associates in Tampa, Florida. Ms. Daniel also was employed as a Process Engineer for Anheuser Busch and Lockwood Greene Engineering. She was responsible for process engineering design, construction and process start-up for beverage manufacturing facilities across the United States. She has also served as a Board Member and Treasurer for her condominium association.

EDUCATION

University of Illinois – B.S. Mechanical Engineering
North Carolina State University – M.A. Humanities and Social Sciences

PROFESSIONAL AFFILIATIONS

Professional Engineer (P.E.) – State of Texas
Reserve Specialist (RS) - Community Associations Institute
Licensed Community Association Manager (LCAM) – State of Florida

TAMARA S. SAMHOURI, E.I., RS
Southeast Quality Assurance Engineer



CURRENT CLIENT SERVICES

Tamara Samhuri, a Civil Engineer, is an Advisor for **Reserve Advisors**. Mrs. Samhuri is responsible for the inspection and analysis of the condition of clients' properties, and recommending engineering solutions to prolong the lives of the components. She also forecasts capital expenditures for the repair and/or replacement of the property components and prepares technical reports on assignments. She is responsible for conducting Life Cycle Cost Analyses and Capital Replacement Forecast services and the preparation of Reserve Study Reports for condominiums, townhomes and homeowner associations.

The following is a partial list of clients served by Tamara Samhuri demonstrating her breadth of experiential knowledge of community associations in construction and related buildings systems.

North Lake at Tarpon Springs Homeowners Association Located in Tarpon Springs, Florida, this single family development consists of 122 homes built in 1999. The Association maintains the asphalt pavement street systems, ponds, gates, signage, & a boardwalk and dock assembly.

Talon Bay Property Owners Association This Homeowners Association located in North Port, Florida is comprised of 233 single unit homes. The clubhouse in this community includes a fitness center, kitchen, rest rooms, and a patio leading to a pool deck. The clubhouse and gate house were constructed with stucco façade and a metal roof assembly. The Association maintains asphalt pavement street systems, tennis and shuffleboard courts, and gates.

Lake Highlander Resident Owned Association This Cooperative style development located in Dunedin, Florida is comprised of 293 homes built in the 1960s. The community maintains amenities, such as a laundry room, pool hall, library, office, and clubhouse. The Cooperative maintains the subsurface pipes, electric meter panels, and bridges throughout the community.

Royal Pointe at Majestic Palms Recreation Association and Condominium Associations The Recreation Association is responsible for the elements shared by five condominium buildings. The Recreation Association maintains the pool amenities & asphalt pavement street systems. The Condominium Associations are responsible for their building exteriors comprised of concrete tile roofs, balconies, breezeways, & staircases. The Condominium Associations maintain the building service elements, including life safety systems, & domestic water pumps.

PRIOR RELEVANT EXPERIENCE

Before joining **Reserve Advisors**, Mrs. Samhuri successfully completed the bachelors program in Civil Engineering from The University of South Florida. She has experience as a Transportation Planning Intern at AECOM, the world's premier infrastructure consulting firm, where she gained knowledge on the safety and design of specialized roadway networks. Mrs. Samhuri has an expertise in transportation and geotechnical engineering infrastructure.

EDUCATION

University of South Florida - B.S. Civil Engineering

PROFESSIONAL AFFILIATIONS / DESIGNATIONS

Engineering Intern (E.I.) – Florida, 2021-present

American Society of Civil Engineers (A.S.C.E.) – Florida, 2015-present

Institute of Transportation Engineers (I.T.E.) – Florida, 2015-present

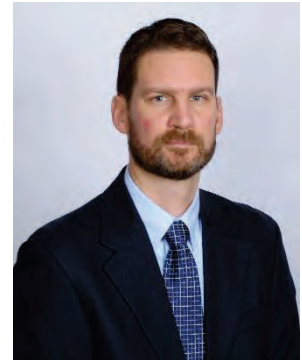
Reserve Specialist (RS) - Community Association Institute (CAI)

ALAN M. EBERT, P.E., PRA, RS
Director of Quality Assurance

CURRENT CLIENT SERVICES

Alan M. Ebert, a Professional Engineer, is the Director of Quality Assurance for Reserve Advisors. Mr. Ebert is responsible for the management, review and quality assurance of reserve studies. In this role, he assumes the responsibility of stringent report review analysis to assure report accuracy and the best solution for Reserve Advisors' clients.

Mr. Ebert has been involved with thousands of Reserve Study assignments. The following is a partial list of clients served by Alan Ebert demonstrating his breadth of experiential knowledge of community associations in construction and related buildings systems.



Brownsville Winter Haven Located in Brownsville, Texas, this unique homeowners association contains 525 units. The Association maintains three pools and pool houses, a community and management office, landscape and maintenance equipment, and nine irrigation canals with associated infrastructure.

Rosemont Condominiums This unique condominium is located in Alexandria, Virginia and dates to the 1940's. The two mid-rise buildings utilize decorative stone and brick masonry. The development features common interior spaces, multi-level wood balconies and common asphalt parking areas.

Stillwater Homeowners Association Located in Naperville, Illinois, Stillwater Homeowners Association maintains four tennis courts, an Olympic sized pool and an upscale ballroom with commercial-grade kitchen. The community also maintains three storm water retention ponds and a detention basin.

Birchfield Community Services Association This extensive Association comprises seven separate parcels which include 505 townhome and single family homes. This Community Services Association is located in Mt. Laurel, New Jersey. Three lakes, a pool, a clubhouse and management office, wood carports, aluminum siding, and asphalt shingle roofs are a few of the elements maintained by the Association.

Oakridge Manor Condominium Association Located in Londonderry, New Hampshire, this Association includes 104 units at 13 buildings. In addition to extensive roads and parking areas, the Association maintains a large septic system and significant concrete retaining walls.

Memorial Lofts Homeowners Association This upscale high rise is located in Houston, Texas. The 20 luxury units include large balconies and decorative interior hallways. The 10-story building utilizes a painted stucco facade and TPO roof, while an on-grade garage serves residents and guests.

PRIOR RELEVANT EXPERIENCE

Mr. Ebert earned his Bachelor of Science degree in Geological Engineering from the University of Wisconsin-Madison. His relevant course work includes foundations, retaining walls, and slope stability. Before joining Reserve Advisors, Mr. Ebert was an oilfield engineer and tested and evaluated hundreds of oil and gas wells throughout North America.

EDUCATION

University of Wisconsin-Madison - B.S. Geological Engineering

PROFESSIONAL AFFILIATIONS/DESIGNATIONS

Professional Engineering License – Wisconsin, North Carolina, Illinois, Colorado

Reserve Specialist (RS) - Community Associations Institute

Professional Reserve Analyst (PRA) - Association of Professional Reserve Analysts



RESOURCES

Reserve Advisors utilizes numerous resources of national and local data to conduct its Professional Services. A concise list of several of these resources follows:

Association of Construction Inspectors, (ACI) the largest professional organization for those involved in construction inspection and construction project management. ACI is also the leading association providing standards, guidelines, regulations, education, training, and professional recognition in a field that has quickly become important procedure for both residential and commercial construction, found on the web at www.iami.org.

American Society of Heating, Refrigerating and Air-Conditioning Engineers, Inc., (ASHRAE) the American Society of Heating, Refrigerating and Air-Conditioning Engineers, Inc., devoted to the arts and sciences of heating, ventilation, air conditioning and refrigeration; recognized as the foremost, authoritative, timely and responsive source of technical and educational information, standards and guidelines, found on the web at www.ashrae.org. Reserve Advisors actively participates in its local chapter and holds individual memberships.

Community Associations Institute, (CAI) America's leading advocate for responsible communities noted as the only national organization dedicated to fostering vibrant, responsive, competent community associations. Their mission is to assist community associations in promoting harmony, community, and responsible leadership.

Marshall & Swift / Boeckh, (MS/B) the worldwide provider of building cost data, co-sourcing solutions, and estimating technology for the property and casualty insurance industry found on the web at www.marshallswift.com.

R.S. Means CostWorks, North America's leading supplier of construction cost information. As a member of the Construction Market Data Group, Means provides accurate and up-to-date cost information that helps owners, developers, architects, engineers, contractors and others to carefully and precisely project and control the cost of both new building construction and renovation projects found on the web at www.rsmeans.com.

Reserve Advisors' library of numerous periodicals relating to reserve studies, condition analyses, chapter community associations, and historical costs from thousands of capital repair and replacement projects, and product literature from manufacturers of building products and building systems.

7. DEFINITIONS

Definitions are derived from the standards set forth by the Community Associations Institute (CAI) representing America's 305,000 condominium and homeowners associations and cooperatives, and the Association of Professional Reserve Analysts, setting the standards of care for reserve study practitioners.

Cash Flow Method - A method of calculating Reserve Contributions where contributions to the reserve fund are designed to offset the variable annual expenditures from the reserve fund. Different Reserve Funding Plans are tested against the anticipated schedule of reserve expenses until the desired funding goal is achieved.

Component Method - A method of developing a Reserve Funding Plan with the total contribution is based on the sum of the contributions for individual components.

Current Cost of Replacement - That amount required today derived from the quantity of a *Reserve Component* and its unit cost to replace or repair a Reserve Component using the most current technology and construction materials, duplicating the productive utility of the existing property at current *local* market prices for *materials*, *labor* and manufactured equipment, contractors' overhead, profit and fees, but without provisions for building permits, overtime, bonuses for labor or premiums for material and equipment. We include removal and disposal costs where applicable.

Fully Funded Balance - The Reserve balance that is in direct proportion to the fraction of life "used up" of the current Repair or Replacement cost similar to Total Accrued Depreciation.

Funding Goal (Threshold) - The stated purpose of this Reserve Study is to determine the adequate, not excessive, minimal threshold reserve balances.

Future Cost of Replacement - *Reserve Expenditure* derived from the inflated current cost of replacement or current cost of replacement as defined above, with consideration given to the effects of inflation on local market rates for materials, labor and equipment.

Long-Lived Property Component - Property component of Ave Maria Stewardship responsibility not likely to require capital repair or replacement during the next 30 years with an unpredictable remaining Useful Life beyond the next 30 years.

Percent Funded - The ratio, at a particular point of time (typically the beginning of the Fiscal Year), of the actual (or projected) Reserve Balance to the Fully Funded Balance, expressed as a percentage.

Remaining Useful Life - The estimated remaining functional or useful time in years of a *Reserve Component* based on its age, condition and maintenance.

Reserve Component - Property elements with: 1) Ave Maria Stewardship responsibility; 2) limited Useful Life expectancies; 3) predictable Remaining Useful Life expectancies; and 4) a replacement cost above a minimum threshold.

Reserve Component Inventory - Line Items in *Reserve Expenditures* that identify a *Reserve Component*.

Reserve Contribution - An amount of money set aside or *Reserve Assessment* contributed to a *Reserve Fund* for future *Reserve Expenditures* to repair or replace *Reserve Components*.

Reserve Expenditure - Future Cost of Replacement of a Reserve Component.

Reserve Fund Status - The accumulated amount of reserves in dollars at a given point in time, i.e., at year end.

Reserve Funding Plan - The portion of the Reserve Study identifying the *Cash Flow Analysis* and containing the recommended Reserve Contributions and projected annual expenditures, interest earned and reserve balances.

Reserve Study - A budget planning tool that identifies the current status of the reserve fund and a stable and equitable Funding Plan to offset the anticipated future major common area expenditures.

Useful Life - The anticipated total time in years that a *Reserve Component* is expected to serve its intended function in its present application or installation.



8. PROFESSIONAL SERVICE CONDITIONS

Our Services - Reserve Advisors, LLC ("RA") performs its services as an independent contractor in accordance with our professional practice standards and its compensation is not contingent upon our conclusions. The purpose of our reserve study is to provide a budget planning tool that identifies the current status of the reserve fund, and an opinion recommending an annual funding plan, to create reserves for anticipated future replacement expenditures of the subject property. The purpose of our energy benchmarking services is to track, collect and summarize the subject property's energy consumption over time for your use in comparison with other buildings of similar size and establishing a performance baseline for your planning of long-term energy efficiency goals.

Our inspection and analysis of the subject property is limited to visual observations, is noninvasive and is not meant to nor does it include investigation into statutory, regulatory or code compliance. RA inspects sloped roofs from the ground and inspects flat roofs where safe access (stairs or ladder permanently attached to the structure) is available. Our energy benchmarking services with respect to the subject property is limited to collecting energy and utility data and summarizing such data in the form of an Energy Star Portfolio Manager Report or any other similar report, and hereby expressly excludes any recommendations with respect to the results of such energy benchmarking services or the accuracy of the energy information obtained from utility companies and other third-party sources with respect to the subject property. The reserve report and any energy benchmarking report (i.e., any Energy Star Portfolio Manager Report) (including any subsequent revisions thereto pursuant to the terms hereof, collectively, the "Report") are based upon a "snapshot in time" at the moment of inspection. RA may note visible physical defects in the Report. The inspection is made by employees generally familiar with real estate and building construction. Except to the extent readily apparent to RA, RA cannot and shall not opine on the structural integrity of or other physical defects in the property under any circumstances. Without limitation to the foregoing, RA cannot and shall not opine on, nor is RA responsible for, the property's conformity to specific governmental code requirements for fire, building, earthquake, occupancy or otherwise.

RA is not responsible for conditions that have changed between the time of inspection and the issuance of the Report. RA does not provide invasive testing on any mechanical systems that provide energy to the property, nor can RA opine on any system components that are not easily accessible during the inspection. RA does not investigate, nor assume any responsibility for any existence or impact of any hazardous materials, such as asbestos, urea-formaldehyde foam insulation, other chemicals, toxic wastes, environmental mold or other potentially hazardous materials or structural defects that are latent or hidden defects which may or may not be present on or within the property. RA does not make any soil analysis or geological study as part of its services, nor does RA investigate vapor, water, oil, gas, coal, or other subsurface mineral and use rights or such hidden conditions, and RA assumes no responsibility for any such conditions. The Report contains opinions of estimated replacement costs or deferred maintenance expenses and remaining useful lives, which are neither a guarantee of the actual costs or expenses of replacement or deferred maintenance nor a guarantee of remaining useful lives of any property element.

RA assumes, without independent verification, the accuracy of all data provided to it. Except to the extent resulting from RA's willful misconduct in connection with the performance of its obligations under this agreement, you agree to indemnify, defend, and hold RA and its affiliates, officers, managers, employees, agents, successors and assigns (each, an "RA Party") harmless from and against (and promptly reimburse each RA Party for) any and all losses, claims, actions, demands, judgments, orders, damages, expenses or liabilities, including, without limitation, reasonable attorneys' fees, asserted against or to which any RA Party may become subject in connection with this engagement, including, without limitation, as a result of any false, misleading or incomplete information which RA relied upon that was supplied by you or others under your direction, or which may result from any improper use or reliance on the Report by you or third parties under your control or direction or to whom you provided the Report. NOTWITHSTANDING ANY OTHER PROVISION HEREIN TO THE CONTRARY, THE AGGREGATE LIABILITY (IF ANY) OF RA WITH RESPECT TO THIS AGREEMENT AND RA'S OBLIGATIONS HEREUNDER IS LIMITED TO THE AMOUNT OF THE FEES ACTUALLY RECEIVED BY RA FROM YOU FOR THE SERVICES AND REPORT PERFORMED BY RA UNDER THIS AGREEMENT, WHETHER ARISING IN CONTRACT, TORT (INCLUDING NEGLIGENCE), STRICT LIABILITY OR OTHERWISE. YOUR REMEDIES SET FORTH HEREIN ARE EXCLUSIVE AND ARE YOUR SOLE REMEDIES FOR ANY FAILURE OF RA TO COMPLY WITH ITS OBLIGATIONS HEREUNDER OR OTHERWISE. RA SHALL NOT BE LIABLE FOR ANY SPECIAL, INDIRECT, INCIDENTAL, CONSEQUENTIAL, PUNITIVE OR EXEMPLARY DAMAGES OF ANY KIND, INCLUDING, BUT NOT LIMITED TO, ANY LOST PROFITS AND LOST SAVINGS, LOSS OF USE OR INTERRUPTION OF BUSINESS, HOWEVER CAUSED, WHETHER ARISING IN CONTRACT, TORT (INCLUDING NEGLIGENCE), BREACH OF WARRANTY, STRICT LIABILITY OR OTHERWISE, EVEN IF RA HAS BEEN ADVISED OF THE POSSIBILITY OF SUCH DAMAGES. IN NO EVENT WILL RA BE LIABLE FOR THE COST OF PROCUREMENT OF SUBSTITUTE GOODS OR SERVICES. RA DISCLAIMS ALL REPRESENTATIONS AND WARRANTIES WHATSOEVER, EXPRESS OR IMPLIED OR OF ANY NATURE, WITH REGARD TO THE SERVICES AND THE REPORT, INCLUDING, WITHOUT LIMITATION, MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE.

Report - RA will complete the services in accordance with the Proposal. The Report represents a valid opinion of RA's findings and recommendations with respect to the reserve study and is deemed complete. RA will consider any additional information made available to RA within 6 months of issuing the Report and issue a revised Report based on such additional information if a timely request for a revised Report is made by you. RA retains the right to withhold a revised Report if payment for services was not tendered in a timely manner. All information received by RA and all files, work papers or documents developed by RA during the course of the engagement shall remain the property of



RA and may be used for whatever purpose it sees fit. RA reserves the right to, and you acknowledge and agree that RA may, use any data provided by you in connection with the services, or gathered as a result of providing such services, including in connection with creating and issuing any Report, in a de-identified and aggregated form for RA's business purposes.

Your Obligations - You agree to provide us access to the subject property for an inspection. You agree to provide RA all available, historical and budgetary information, the governing documents, and other information that we request and deem necessary to complete the Report. Additionally, you agree to provide historical replacement schedules, utility bills and historical energy usage files that RA requests and deems necessary to complete the energy benchmarking services, and you agree to provide any utility release(s) reasonably requested by RA permitting RA to obtain any such data and/or information from any utility representative or other third party. You agree to pay actual attorneys' fees and any other costs incurred to collect on any unpaid balance for RA's services.

Use of Our Report and Your Name - Use of the Report is limited to only the purpose stated herein. You acknowledge that RA is the exclusive owner of all intellectual property rights in and relating to the Report. You hereby acknowledge that any use or reliance by you on the Report for any unauthorized purpose is at your own risk and that you will be liable for the consequences of any unauthorized use or distribution of the Report. Use or possession of the Report by any unauthorized third party is prohibited. The Report in whole or in part **is not and cannot be used as a design specification for design engineering purposes or as an appraisal**. You may show the Report in its entirety to the following third parties: members of your organization (including your directors, officers, tenants and prospective purchasers), your accountants, attorneys, financial institutions and property managers who need to review the information contained herein, and any other third party who has a right to inspect the Report under applicable law including, but not limited to, any government entity or agency, or any utility companies. Without the written consent of RA, you shall not disclose the Report to any other third party. By engaging our services, you agree that the Report contains intellectual property developed (and owned solely) by RA and agree that you will not reproduce or distribute the Report **to any party that conducts reserve studies without the written consent of RA**.

RA will include (and you hereby agree that RA may include) your name in our client lists. RA reserves the right to use (and you hereby agree that RA may use) property information to obtain estimates of replacement costs, useful life of property elements or otherwise as RA, in its sole discretion, deems appropriate.

Payment Terms, Due Dates and Interest Charges - If reserve study and energy benchmarking services are performed by RA, then the retainer payment is due upon execution of this agreement and prior to the inspection by RA, and any balance is due net 30 days from the Report shipment date. If only energy benchmarking services are performed by RA, then the retainer payment is due upon execution of this agreement and any balance is due net 30 days from the Report shipment date. In any case, any balance remaining 30 days after delivery of the Report shall accrue an interest charge of 1.5% per month. Unless this agreement is earlier terminated by RA in the event you breach or otherwise fail to comply with your obligations under this agreement, RA's obligations under this agreement shall commence on the date you execute and deliver this agreement and terminate on the date that is 6 months from the date of delivery of the Report by RA. Notwithstanding anything herein to the contrary, each provision that by its context and nature should survive the expiration or early termination of this agreement shall so survive, including, without limitation, any provisions with respect to payment, intellectual property rights, limitations of liability and governing law. We reserve the right to limit or decline refunds in our sole discretion. Refunds vary based on the applicable facts and circumstances.

Miscellaneous – Neither party shall be liable for any failures or delays in performance due to fire, flood, strike or other labor difficulty, act of God, act of any governmental authority, riot, embargo, fuel or energy shortage, pandemic, wrecks or delays in transportation, or due to any other cause beyond such party's reasonable control; provided, however, that you shall not be relieved from your obligations to make any payment(s) to RA as and when due hereunder. In the event of a delay in performance due to any such cause, the time for completion or date of delivery will be extended by a period of time reasonably necessary to overcome the effect of such delay. You may not assign or otherwise transfer this agreement, in whole or in part, without the prior written consent of RA. RA may freely assign or otherwise transfer this agreement, in whole or in part, without your prior consent. This agreement shall be governed by the laws of the State of Wisconsin without regard to any principles of conflicts of law that would apply the laws of another jurisdiction. Any dispute with respect to this agreement shall be exclusively venued in Milwaukee County Circuit Court or in the United States District Court for the Eastern District of Wisconsin. Each party hereto agrees and hereby waives the right to a trial by jury in any action, proceeding or claim brought by or on behalf of the parties hereto with respect to any matter related to this agreement.

To: Board of Supervisors
From: Allyson Holland, P.E., District Manager
Date: February 20, 2025
Board Meeting Date: March 4, 2025

SUBJECT

Consider approval of a Letter Agreement requesting a Land Swap between Ave Maria Stewardship Community District and Ave Maria Development, LLLP.

STAFF RECOMMENDATION

Staff recommends the Board of Supervisors approve the Letter Agreement requesting a Land Swap between Ave Maria Stewardship Community District and Ave Maria Development, LLLP.

GENERAL INFORMATION

Ave Maria Development, LLLP (AMD) requested a Land Swap between Ave Maria Stewardship Community District (District) and AMD, as described in the Letter Agreement included herein and as depicted on the attached Exhibit A. Due to changes in development plan, AMD requests to exchange the property shown in red (0.4 acres) on Exhibit A currently owned by the District for the property shown in blue (18.6 acres) on Exhibit A currently owned by AMD (the “Land Swap”). The 0.4-acre property shown in red is a small portion of the real property that was originally conveyed to the District with property containing Entrance Improvements. However, such District property does not currently have any existing District improvements located on the area of the property. That property was acquired by the District from AMD pursuant to the Project Improvement Acquisition Agreement between the District and AMD and the Real Property Contribution Agreement, as amended. The small 0.015-acre property shown in blue is included in this Land Swap as that is area owned by AMD but currently utilized by the District for access to the Oil Well Road berm. The proposed land swap area from the District to AMD was field surveyed and District staff has confirmed the District’s access to the Entrance Improvements for maintenance or any other improvements owned by the District (Oil Well Road berm, etc.) will not be impacted. The 18.6-acre property shown in blue is proposed to be conveyed to the District as part of the development of the Arthrex Commerce Park.

Additionally, it should be noted that the conveyed lands for Entrance Improvements were contributed pursuant to the Contribution Agreement, no District funds were paid for the land acquisition and contribution credit records will be updated accordingly pursuant to the Contribution Agreement upon completion of the Land Swap.

AMD is requesting that the District approve the Land Swap in accordance with the terms of the Acquisition Agreement and Contribution Agreement, one of which is that AMD shall pay all conveyance costs associated with effecting the Land Swap.

PROCUREMENT REVIEW

Not applicable

DISTRICT ENGINEER REVIEW

District Engineer has reviewed and approved the Letter Agreement and Exhibit A.

DISTRICT LEGAL COUNSEL REVIEW

District Legal Counsel has reviewed and approved the Letter Agreement for legal form and sufficiency.

FUNDING REVIEW

Not applicable.

Attachments

January 28, 2025

Allyson Holland
Ave Maria Stewardship Community District
c/o Special District Services, Inc., District Manager
2501 Burns Road
Palm Beach Gardens, Florida 33410

Re: Ave Maria Stewardship Community District and Ave Maria Development, LLLP, Land Swap

Dear Ms. Holland:

We are writing with regard to request a land swap between Ave Maria Stewardship Community District ("District") and Ave Maria Development, LLLP, ("AMD") regarding certain property within the community adjacent to the Ave Maria community (the "Community") entrance improvements owned by the District (the "Entrance Improvements"). The Entrance Improvements were acquired by the District from AMD pursuant to the Project Improvement Acquisition Agreement between the District and AMD (the "Acquisition Agreement") and the Real Property Contribution Agreement, as amended, (the "Contribution Agreement"). Certain property as depicted on **Exhibit A**, attached hereto and made a part hereof, was originally conveyed to the District with the real property associated with the Entrance Improvements. Due to changes in development plan, AMD requests to exchange the real property shown in red on Exhibit A currently owned by the District for the real property shown in blue on Exhibit A currently owned by AMD (the "Land Swap"). Such Land Swap will not impact the District's ownership or maintenance access to the Entrance Improvements or any other improvements owned by the District. Furthermore, it should be recognized that the conveyed lands were contributed pursuant to the Contribution Agreement, no District funds were paid for the land acquisition and contribution credit records will be updated accordingly pursuant to the Contribution Agreement upon completion of the Land Swap.

The purpose of this letter is to request that the District approve the Land Swap in accordance with the terms of the Acquisition Agreement and Contribution Agreement, one of which is that AMD shall pay all conveyance costs associated with effecting the Land Swap. Please place this request on an upcoming meeting of the District Board of Supervisors (the "Board"). If the Board is in agreement with the foregoing, please have the Board Chairman sign this letter agreement below and return the original to my office. Thank you for your consideration and cooperation in this matter. Should you have any questions or concerns regarding the foregoing, please let me know.

Sincerely,



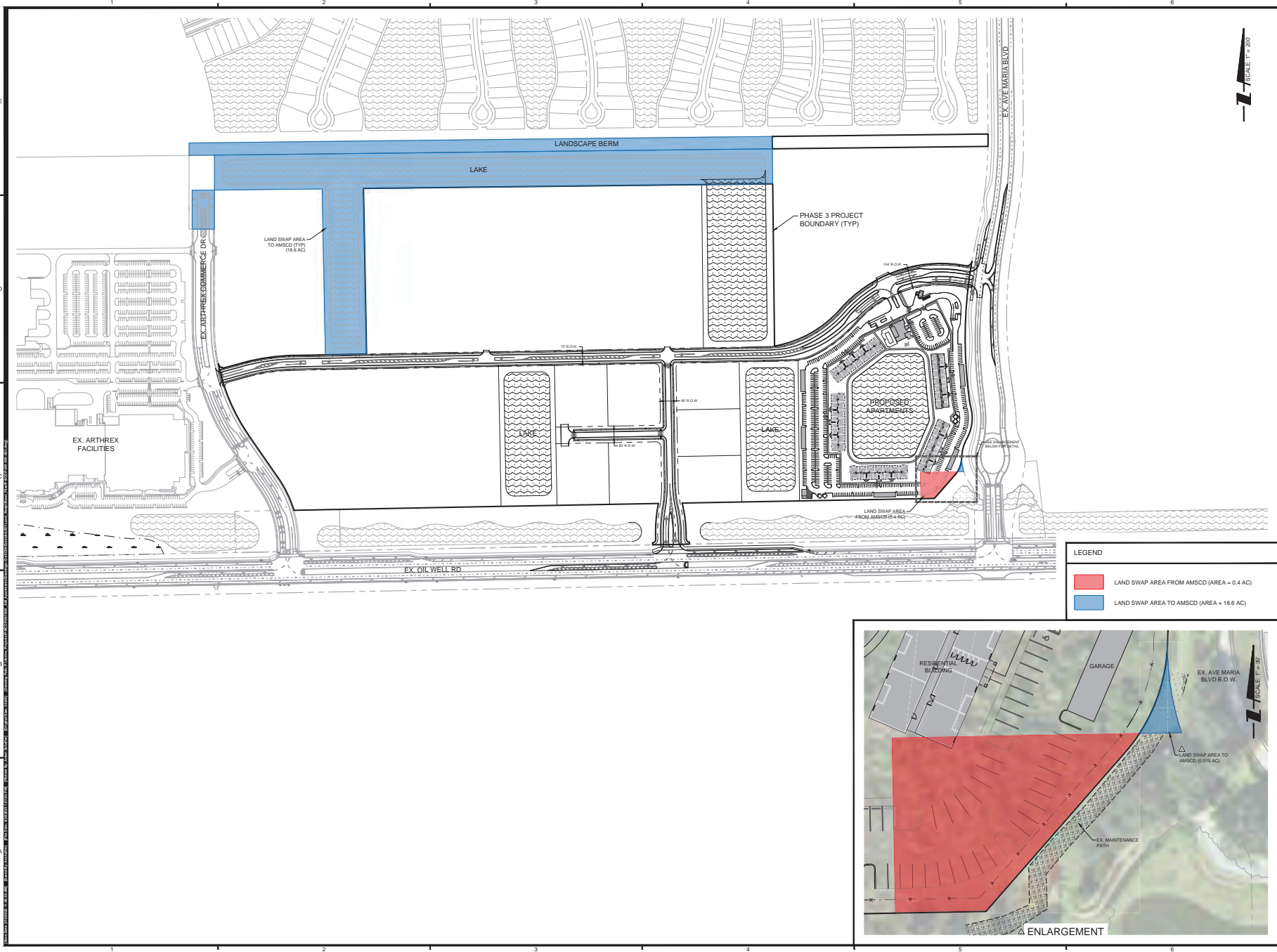
David Genson

Agreed to by:

Ave Maria Stewardship Community District

By: Jay Roth
Its: Chairman

Exhibit A



AVE MARIA APARTMENTS

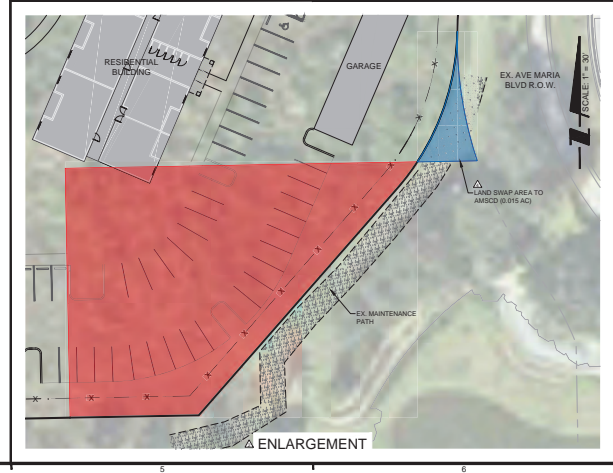
LAND SWAP EXHIBIT

PENINSULA ENGINEERING

REVISIONS	NO.	REVISION	DATE
REVISED PHASE 2 S.D.W. AREA AND REVISED PAVEMENT LAYOUT	1	01/10/25	
REVISED LAND SWAP BOUNDARY TO BE CORNER OF PROJECT AND ADJACENT EXISTING MAINTENANCE PATH	2	01/10/25	
REVISED PHASE SWAKE AND R.O.W. AREAS FROM LAND SWAP AREA	3	01/10/25	
ADDED LAND LABEL FOR LAND TO AMSCD IN EX. ARTHREX	4	01/10/25	

LEGEND

- LAND SWAP AREA FROM AMSCD (AREA = 0.4 AC)
- LAND SWAP AREA TO AMSCD (AREA = 18.6 AC)



PROFESSIONAL SEALS:

NOTICE:
 ALL ELEVATIONS ARE BASED ON NAVD 88
 NORTH AMERICAN VERTICAL DATUM OF 1988

Sheet Title: AVE MARIA TYP-485 RGL: 23E
 City: AVE MARIA County: COLLIER
 Designed by: DAVID HURST, P.E.
 Drawn by: ANTON SCHAEFFER
 Date: JANUARY 2025
 Horizontal Scale: 1" = 200'
 Vertical Scale: N.T.S.
 File Name: P-BCCP-001-001-201.dwg
 Project Number: P-BCCP-001-001
 Sheet ID: C-X01
 Sheet Number: 01 of 01

To: Board of Supervisors

From: Allyson Holland, P.E., District Manager

Date: February 24, 2025

Board Meeting Date: March 4, 2025

SUBJECT

Change Order #5 to Earth Tech Enterprises, Inc. for improvements in conjunction with the Anthem Parkway Phase 5A project.

STAFF RECOMMENDATION

Staff recommends the Board of Supervisors approve Change Order #5 for improvements in conjunction with the Anthem Parkway Phase 5A project.

GENERAL INFORMATION

In November 2023, the Ave Maria Stewardship Community District (District) contracted Earth Tech Enterprises, Inc. (Earth Tech) for construction services in conjunction with the Anthem Parkway Phase 5A earthwork, utility, and roadway project for an original contract price of \$7,360,163.74. The following four (4) change orders (CO) were previously approved, summarized below:

1. CO #1: February 2024 in the amount of \$258,303.58 for survey, bond premium, insurance, and administration fee, bringing the total contract price to \$7,618,467.32.
2. CO #2: February 2024 in the amount of (-) \$32,560.00, an earthwork deduct to remove import fill for Wetland #2, reducing the total contract price to \$7,585,907.32.
3. CO #3: June 2024, in the amount of \$371,231.42 for additional required project infrastructure by subcontractor Jensen Underground for underground utility construction, bringing the total contract price to \$7,957,138.74.
4. CO #4: September 2024 in the amount of \$193,119.47 to cover the cost increase for import fill and additional bond premium, bringing the total contract cost to \$8,150,258.21.

The original scope of work for Anthem Parkway Phase 5A included Irrigation Pump Station #4, which includes the lined irrigation lake, irrigation pumps/equipment, and associated infrastructure, but the design was not complete when the project was originally bid. The engineer of record recently completed the design of this critical infrastructure and the plans were sent to Earth Tech for pricing on the additional scope of work.

It should be noted that the change order includes an Ave Maria Utility Company (AMUC) master wastewater lift station that will be utilized in conjunction with the wastewater infrastructure constructed with the Anthem Parkway Phase 5A project. Although, the proposed wastewater lift station is included in the change order #5, all proposed wastewater infrastructure will be funded

directly by AMUC.

The total amount of Change Order #5 is \$4,731,702.10, of which \$3,271,056.10 are District costs, and \$1,460,646.00 are AMUC costs.

As mentioned previously, there will be additional change order(s) and/or contract(s) to this project for Irrigation Pump Station #4 to cover known scope gaps, including but not limited to the pump station housing structure. Additional change orders will be brought to the Board for consideration of approval.

District staff acknowledges that this is a significant change order. Earth Tech has a great deal of experience constructing lined lakes and irrigation pump stations. Their pricing is in line with the industry standard. Additionally, they are currently onsite which eliminates a mobilization fee. Staff has reviewed the change order and recommends approval.

DISTRICT ENGINEER REVIEW

District Engineer has reviewed and approved change order #5.

DISTRICT LEGAL COUNSEL REVIEW

District Legal Counsel has reviewed and approved change order #5 for legal form and sufficiency.

FUNDING REVIEW

Funding source is initially 2023 bonds and if 2023 construction fund is depleted funding may include developer funding that will be reimbursed through future 2025 bond issuance pursuant to previously approved agreement. AMUC will pay for AMUC items of work pursuant to the previously approved cost share agreement for Anthem Parkway 5A work.

Change Order No. 5

Date of Issuance: 2/27/25 Effective Date: 2/27/25

Project: Anthem Parkway Phase 5A	Owner: Ave Maria Stewardship Community District	Owner's Contract No.:
Contract: Earthwork, Paving, Underground Utilities Construction at Anthem Parkway Phase 5A		Date of Contract: 11/17/2023
Contractor: Earth Tech Enterprises, Inc.		Engineer's Project No.: P-AMD-037

The Contract Documents are modified as follows upon execution of this Change Order:

Description: Ave Maria Utility Company (AMUC) master wastewater lift station that will be utilized in conjunction with the wastewater infrastructure constructed with the Anthem Parkway Phase 5A project.

Add: Ave Maria Pond & Lift Station \$4,731,702.10

Attachments (documents supporting change): ETE proposal

CHANGE IN CONTRACT

PRICE:

Original Contract Price:

\$7,360,163.74

[Increase] [Decrease] from previously approved Change Orders No. NA to No. 4 :

\$790,094.47

Contract Price prior to this Change Order:

\$8,150,258.21

Increase of this Change Order:

\$4,731,702.10

Contract Price incorporating this Change Order:

\$12,881,960.31

~~RECOMMENDED:~~
By: 
Engineer (Authorized)

ACCEPTED:
By: _____
Owner (Authorized Signature)

Date: 02/28/2025 Date: _____

Approved by Funding Agency (if applicable):

CHANGE IN CONTRACT TIMES:

Original

Calendar days

Substantial completion (days or date): 365

Ready for final payment (days or date): 60

[Increase] [Decrease] from previously approved Change Orders

No. NA to No. :

Substantial completion (days): NA

Ready for final payment (days): NA

Contract Times prior to this Change Order:

Substantial completion (days or date): 365

Ready for final payment (days or date): 60

[Increase] [Decrease] of this Change Order:

Substantial completion (days or date): No change

Ready for final payment (days or date): No change

Contract Times with all approved Change Orders:

Substantial completion (days or date): 365

Ready for final payment (days or date): 60

ACCEPTED:
By: _____
Contractor (Authorized Signature)

Date: _____

Date: _____

Proposal Date:02-27-25 Spec at 6' Cover



Earth Tech Enterprises, Inc.

6180 Federal Court
Fort Myers FL 33905

Contact: Earth Tech Enterprises Inc.-Estimating Department
Phone: 239-738-7900
Email: tom@earthtechenterprises.com

Quote To: Peninsula Engineering

Job Name: Ave Maria Irrigation Pond and Master Li

Date of Plans: File Date Jan 2025

Phone:

Revision Date:

N/A

Fax:

Rer: Dan Hartley

ITEM	DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	AMOUNT
100	Liner Contractor Deposit	1.00	LS	134,587.00	134,587.00
200	Erosion Control (Silt Fence, Inlet Protection)	1.00	LS	8,000.00	8,000.00
250	Constuction Entrance(If Required)	1.00	EA	7,500.00	7,500.00
300	Land Prep and Final Grading	1.00	LS	13,300.00	13,300.00
400	Excavation	96,838.00	CY	3.40	329,249.20
410	Dewatering	1.00	LS	81,520.00	81,520.00
420	Underdrain System	1.00	LS	376,400.00	376,400.00
430	Install 60Mil Lake Liner	1.00	LS	385,030.00	385,030.00
440	Backfill Liner 6' Cover	58,850.00	CY	2.70	158,895.00
460	Anchor Trench	1,620.00	LF	5.80	9,396.00
470	Liner Testing	1.00	LS	2,650.00	2,650.00
500	Embankment	33,014.00	CY	1.60	52,822.40
600	Berm/Swale Shaping	1.00	LS	11,860.00	11,860.00
700	6" Concrete(Fiber Reinforced) Drive	170.00	SY	73.50	12,495.00
710	Optional Additional Concrete Access Drive	34.00	SY	73.50	2,499.00
720	12" Stab Sub under Additional access drive	34.00	SY	4.00	136.00
750	Fabric Formed Concrete Splash Pad	1,100.00	SF	33.15	36,465.00
800	12" Stabilized Subgrade under drive	170.00	SY	4.00	680.00
900	Bahia Sod	19,720.00	SY	3.40	67,048.00
1000	Custom Irrigation Pump Station	1.00	LS	960,014.00	960,014.00
1200	Drainage	1.00	LS	35,390.00	35,390.00
1300	Irrigation Including Wet Well	1.00	LS	223,767.00	223,767.00
1325	Recharge Main	1.00	LS	48,795.00	48,795.00
1350	Irrigation Wells19&20Wellhead, Motor,Pump, Piping	1.00	LS	234,500.00	234,500.00
1375	Irrigation wells - Allowance	2.00	EA	11,000.00	22,000.00
1550	Wet Well Concrete Base, assume 6" Fiber Reinforce	105.00	SF	73.50	7,717.50
1570	Bond Earthwork/Liner and associated	1.00	LS	48,340.00	48,340.00
	Subtotal Earthwork/Liner and associated				3,271,056.10

ITEM	DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	AMOUNT
AMUC Costs					
1650	Master Lift Station/Sewer	1.00	LS	1,409,410.00	1,409,410.00
1800	Effluent Mainline (16"/20" piping)	1.00	LS	29,650.00	29,650.00
3000	Bond AMUC Items	1.00	LS	21,586.00	21,586.00
Subtotal AMUC Costs					1,460,646.00
GRAND TOTAL					\$4,731,702.10

NOTES:

Remaining Scope Gaps:

Irrigation Pump Station-
 Electrical and I&C to wells,electrical tie-in from LCEC to IPS meter bucket.
 Electrical By Others; Pump House By Others.

SCOPE OF WORK CLARIFICATIONS:

Irrigation Pump Station- Proposal from PSI Metro dated 02-01-2025 to Jason Vogel Ave Maria.

Pump Station Clarifications:

7400GPM @ 90PSI
 480Y/277 Volt/3PHASE/60HZ
 Wetwell depth- 20'
 Model: VTV-7C-75X8/5ST-480-3-7400-90

SEWER:

- (1) Master Lift Station
- (40 LF) 12" Forcemain C-900
- (40 LF) 14" Forcemain C-900
- (1) 14"x12" Reducer
- (1) 12" 90 Bend MJ
- (2) 12" Sleeve MJ
- (1) 12" Bell Restraint
- (1) 14" Bell Restraint
- (1) Forcemain Detectable Tape
- (1) Testing

Line Item 1150 is an allowance for the Lift Station Pumps. Actual amount may vary.

DRAINAGE:

- (2) Type "D"
- (56 LF) 24" RCP
- (1) Bonsal, Brick, Fabric

IRRIGATION:

- (1) Wet Well
- (60 LF) 20" DIP
- (60 LF) 20" C-905 DR-18
- (1) 20" 90 Bend MJ
- (1) 20" Sleeve MJ

- (3) 20" Bell Restraints
- (1) 20"x16" Reducer
- (1) 16" Sleeve MJ
- (2) 16" Bell Restraints
- (60 LF) 14" DIP
- (2) 14" Bell Restraints
- (2) 14"x10" Reducer MJ
- (120 LF) 10" C-900 DR-18
- (40 LF) 10" DIP
- (2) 10" Sleeve MJ
- (1) 10" 45 Bend MJ
- (1) 10" 22.5 Bend MJ
- (5) 10" Bell Restraint
- (1) 10"x6" Reducer
- (60 LF) 6" C-900 DR-18
- (1) 6" Sleeve MJ
- (1) 6" 45 Bend MJ
- (2) 6" 22.5 Bend MJ
- (1) 6" Bell Restraint
- (160 LF) 36" HDPE

PVC ALT TO HDPE:

- (160 LF) 36" PVC
- (8) 36" Bell Restraint

Base Bid Proposal Specifically Includes the following items:

- Contract shall contain a provision allowing for cost increase / decrease based upon changes in agreed benchmark pricing for specifically identified commodities subject to price volatility. For this project / scope / proposal /, this applies to DIESEL FUEL, AGGREGATE MATERIALS. Base bid pricing was calculated utilizing \$3.00 / gal for off-road fuel, and \$4.00 / gal for on road fuel.
- Existing Material and excavated material is considered an LBR 40 material for the scope of this quote. No mixing of stabilization material is included unless specifically included.
- SCOPE OF WORK CLARIFICATIONS
- Compaction of structural fill to specifications listed in plans.
- Clean up of street mud and or construction debris caused by ETE Inc.
- Dust control for our scope of work from an onsite water source furnished by Owner or GC at no cost to ETE Inc.
- ETE Inc. has assumed that existing grades as shown on the drawings reflect current conditions. We reserve the right to modify our proposal amount based upon receipt of updated and / or revised existing topo information. Quantities may need to be revised post clearing prior to excavation and filling.
- Fine grading of the subgrade, parking lot subgrade and / or all aggregate base areas shall be completed ONE TIME ONLY, PRIOR TO OTHER TRADES, including landscape and irrigation scopes working on top of our previously completed work. Allowing others to work on top of our work shall be deemed acceptance by GC / Owner and any required remediation shall be completed on a time and material basis.
- Backfill of curbs, sidewalks, and pavement areas as required.
- Only items specifically listed are included in this proposal.

Base Bid Proposal Specifically Excludes the following items:

- Any applicable fees, permits, liquidated or consequential damages, warranty bonds, license bonds, testing, permitting, and layout
- Sunday work, holiday work, night work
- Surveying/ Construction Stakeout/As-builts
- As-built drawings upon completion other than normal red-line or other in-house prepared as-built information,

- Relocation, removal, or disconnection of existing utilities, including drain-tiles and irrigation lines.
- Undercuts of unsuitable material; filling of undercut areas; excavation of peat or muck.
- Remediation of clay, aggregate base or subgrade prior to pouring of concrete and/or paving to repair damages or rutting caused by other contractors, weather conditions, or factors beyond the control of ETE Inc.
- Rock excavation including drilling, blasting, hauling, segregating, not included outside of ETE Inc. direct scope.
- Testing, excavation or hauling of hazardous material, hazardous waste, special waste, or contaminated material of any type.
- Demolition of existing structures, fences, foundation, and other existing obstructions whether exposed or not except as specifically included in this proposal.
- Installation and/or removal of concrete wash pit, except as specifically included.
- Traffic control and protection.
- Footer excavation or concrete
- Pavers or landscaping.

To: Board of Supervisors
From: Allyson Holland, P.E., District Manager
Date: February 24, 2025
Board Meeting Date: March 4, 2025

SUBJECT

Discuss crosswalk enhancements at Ave Maria Boulevard and Bellerawalk Boulevard.

STAFF RECOMMENDATION

Staff recommends the Board of Supervisors discuss crosswalk enhancements at Ave Maria Boulevard and Bellerawalk Boulevard.

GENERAL INFORMATION

On February 20, 2025, Mr. Scott Brooks, Director of Land Planning for Pulte Group, requested a discussion regarding crosswalk enhancements at Ave Maria Boulevard and Bellerawalk Boulevard on behalf of the Del Webb North Homeowner’s Association members. Specifically, Mr. Brooks asked if the District will consider installing flashing crosswalk signs at this intersection. The District Manager agreed that this topic is worthy of discussion as she has received numerous emails and phone calls the past few months regarding safety enhancements at this intersection for pedestrians and golf carts. Mr. Ted Tryka, District Engineer, will be present at the meeting and will be part of the discussion as he has been involved with requests at this intersection in the past. Staff will expand the discussion to include crosswalk enhancements at other intersections throughout the District as well. An aerial photograph is included below.

PROCUREMENT REVIEW

Not applicable.

DISTRICT ENGINEER REVIEW

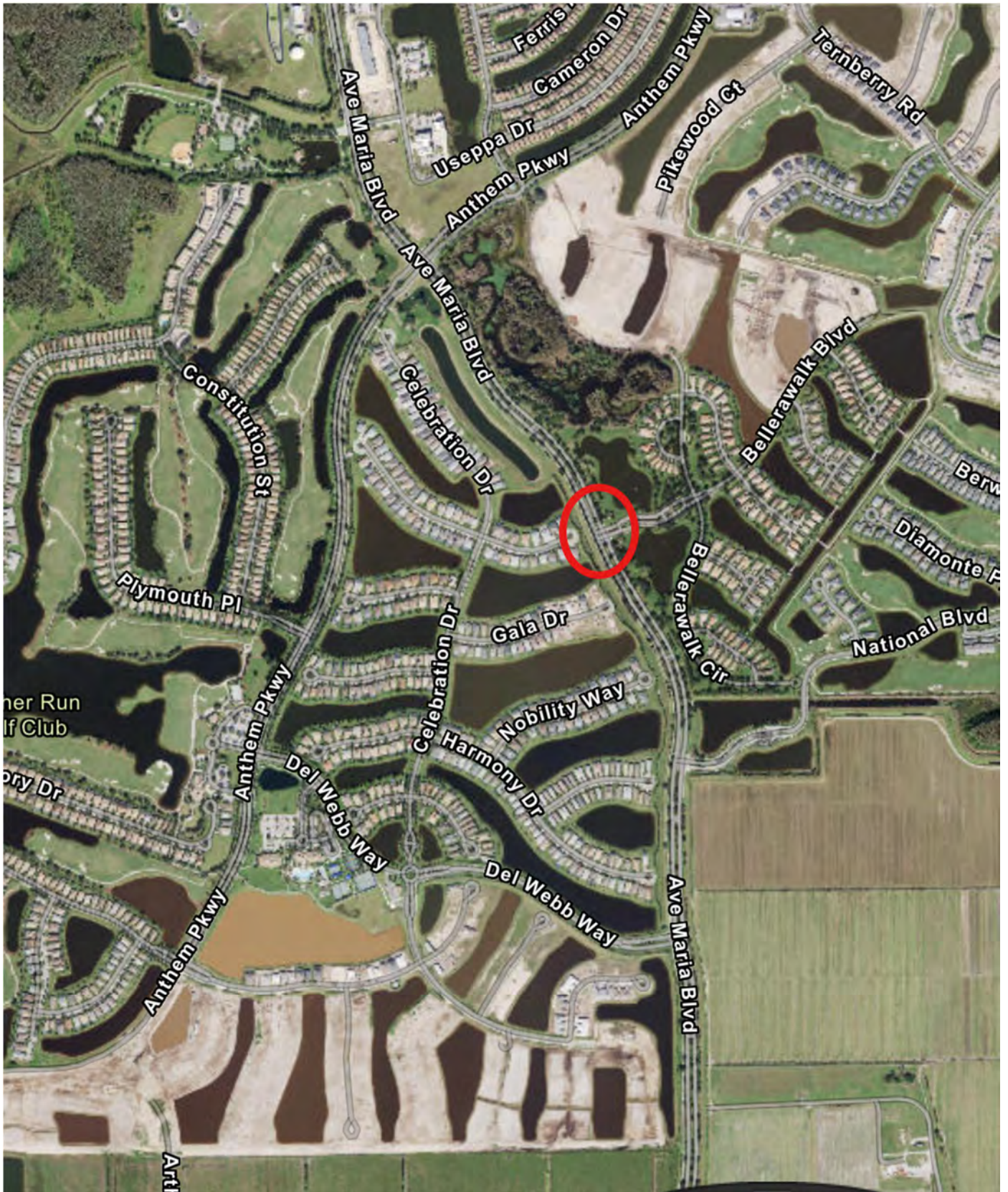
Not applicable.

DISTRICT LEGAL COUNSEL REVIEW

Not applicable.

FUNDING REVIEW

Not applicable.



To: Board of Supervisors
From: Allyson Holland, P.E., District Manager
Date: February 24, 2025

Board Meeting Date: March 4, 2025

SUBJECT

Consider Approval of Ave Maria Stewardship Community District Office Space with Ave Maria Development.

STAFF RECOMMENDATION

Staff recommends the Board of Supervisors Authorize the District Manager to move forward with providing a Lease Agreement for Office Space between Ave Maria Stewardship Community District and Ave Maria Development for consideration by the Board at the April Board meeting.

GENERAL INFORMATION

The Ave Maria Stewardship Community District (District) currently has an office for the District Manager in the Ave Maria Master Association (AMMA) Building. The Master Association is currently not charging the District for the office space. The AMMA is planning to renovate the existing building to create a space that better accommodates the master association needs and activities. The AMMA building renovations will only include enough office space for the AMMA employees, therefore the District has been seeking locations for offices for District staff.

Ave Maria Development (AMD) has provided multiple options to the District for office space. District staff has determined that the best use of office space is to lease two executive suites in Town Core Building #3 (5072 Annunciation Circle, Suites 218 &219) on the 2nd floor in a wing that is built out with a common waiting area, kitchen, and two conference rooms. The two executive suites will be available for rent beginning May 2025. The two offices will be occupied by Allyson Holland, District Manager, and Donny Diaz, Operations Manager. The three (3) operations staff members will be able to use the office and common space as needed.

The District did not budget for monthly office space lease in the current fiscal year budget. AMD is the landlord, therefore they will cover the office space lease from May 2025 through September 2025. The District will be required to furnish the offices, including desks, chairs, printers, internet, and cable. The District will properly budget for administration office space lease in next year's budget.

The proposed cost breakdown is as follows (note the District is tax exempt):

- (\$900, Suite 218 + \$950, Suite 219) x 12 months = \$22,200 FY 2025-2026

District meetings will continue to be held in the current AMMA building until renovations commence. District staff will coordinate with Pulte Group to hold District meetings at the Grand Hall at Del Webb if needed during renovations. The District will continue to coordinate with AMMA and Pulte Group as plans for the AMMA building renovations progress.

PROCUREMENT REVIEW

Not applicable

DISTRICT ENGINEER REVIEW

Not applicable.

DISTRICT LEGAL COUNSEL REVIEW

The District Legal Counsel has reviewed and approved the preliminary terms of the lease for legal form and sufficiency. District Legal Counsel will review the lease agreement prior to next meeting should the Board authorize moving forward with this option.

FUNDING REVIEW

The adopted FY 2024-2025 Operations & Maintenance Budget includes \$1,000 for office space/rent. The Developer agreed to cover the office lease for the current FY and the District will budget \$22,200 for office space lease in the FY 2025-2026 Operations & Maintenance Budget.

Attachments

Memo

To: Allyson Holland
From: Cee Cee Marinelli
cc: Kelly Kennedy, David Genson
Date: February 19, 2025
Re: Ave Maria Stewardship Community District Office Relocation

Executive Office Suites 218 & 219 are available on the 2nd floor of 5072 Annunciation Circle and consist of 251 square feet. Suite 218 (111 SF) is available for immediate occupancy but is not furnished. Suite 219 (140 SF) is furnished with a desk and office chair and will be available for occupancy on approximately May 1, 2025. The executive suites have access to a shared waiting area and kitchen, as well as two (2) conference rooms.

Suite 218 is \$900 per month plus sales tax (\$918.00).

Suite 219 is 950 per month plus sales tax (\$969.00).

If the lease term is longer than three (3) years, rent will increase by three percent (3%) annually. Monthly rent includes water/sewer/trash/electric. Tenants are responsible for their own phone/internet/cable service.

**Ave Maria Stewardship Community District
Budget vs. Actual
October 2024 through January 2025**

	Oct 24 - Jan 25	24/25 Budget	\$ Over Budget	% of Budget
Expenditures				
01-1130 · Payroll Tax Expense	198.90	734.00	-535.10	27.1%
01-1131 · Supervisor Fees	2,600.00	9,600.00	-7,000.00	27.08%
01-1310 · Engineering	32,856.85	90,000.00	-57,143.15	36.51%
01-1311 · Management Fees	23,333.32	70,000.00	-46,666.68	33.33%
01-1313 · Website Management	833.32	2,500.00	-1,666.68	33.33%
01-1314 · District Manager - on site	93,333.32	280,000.00	-186,666.68	33.33%
01-1315 · Legal Fees	20,376.05	100,000.00	-79,623.95	20.38%
01-1320 · Audit Fees	0.00	18,300.00	-18,300.00	0.0%
01-1330 · Arbitrage Rebate Fee	650.00	3,900.00	-3,250.00	16.67%
01-1440 · Rents & Leases	0.00	1,000.00	-1,000.00	0.0%
01-1441 · Travel & Lodging	1,686.77	10,000.00	-8,313.23	16.87%
01-1450 · Insurance	101,655.00	120,000.00	-18,345.00	84.71%
01-1480 · Legal Advertisements	2,305.20	8,000.00	-5,694.80	28.82%
01-1512 · Miscellaneous	910.25	10,000.00	-9,089.75	9.1%
01-1513 · Postage and Delivery	959.82	3,000.00	-2,040.18	31.99%
01-1514 · Office Supplies	1,306.70	3,500.00	-2,193.30	37.33%
01-1540 · Dues, License & Subscriptions	175.00	500.00	-325.00	35.0%
01-1541 · Misc Filing, Notices, etc.	0.00	500.00	-500.00	0.0%
01-1733 · Trustee Fees	3,950.00	40,000.00	-36,050.00	9.88%
01-1734 · Continuing Disclosure Fee	0.00	12,000.00	-12,000.00	0.0%
01-1735 · Assessment Roll	0.00	25,000.00	-25,000.00	0.0%
01-1801 · Landscaping - Miscellaneous	6,850.00	0.00	6,850.00	100.0%
01-1808 · Irrigation Repair	74,864.85	205,000.00	-130,135.15	36.52%
01-1813 · Storm Cleanup - Electric	0.00	26,250.00	-26,250.00	0.0%
01-1814 · Storm Cleanup	0.00	60,000.00	-60,000.00	0.0%
01-1815 · Miscellaneous Maintenance	39,100.85	75,000.00	-35,899.15	52.13%
01-1816 · Electric-Streetlights,Landscape	41,093.47	150,000.00	-108,906.53	27.4%
01-1817 · Maintenance Street Sweeping	0.00	30,000.00	-30,000.00	0.0%
01-1818 · Striping & Traffic Markings	27,525.00	250,000.00	-222,475.00	11.01%
01-1819 · Street Light Maintenance	31,410.67	140,000.00	-108,589.33	22.44%

**Ave Maria Stewardship Community District
Budget vs. Actual
October 2024 through January 2025**

	Oct 24 - Jan 25	24/25 Budget	\$ Over Budget	% of Budget
01-1820 · Maint Sidewalk/Curb Repairs	16,097.00	200,000.00	-183,903.00	8.05%
01-1830 · Maintenance Contracts	317,342.50	729,793.00	-412,450.50	43.48%
01-1831 · Tree Trimming	3,325.00	160,000.00	-156,675.00	2.08%
01-1832 · Storm Cleanup - Landscaping	15,212.50	26,250.00	-11,037.50	57.95%
01-1833 · Plant Replacement	29,282.20	200,000.00	-170,717.80	14.64%
01-1834 · Mulch	106,148.00	150,000.00	-43,852.00	70.77%
01-1839 · Entry Feature/Near Well Water	3,466.89	5,500.00	-2,033.11	63.03%
01-1841 · Maintenance Irrigation Water	34,441.19	93,713.00	-59,271.81	36.75%
01-1842 · Maint Fountain/Repair	2,918.15	50,000.00	-47,081.85	5.84%
01-1843 · Maintenance Rodent Control	6,875.00	25,000.00	-18,125.00	27.5%
01-1844 · Maint Equipment Repair	122.85	8,400.00	-8,277.15	1.46%
01-1845 · Maint Signage Repair	23,135.00	20,000.00	3,135.00	115.68%
01-1846 · Maint Storm Drain Cleaning	26,038.21	52,500.00	-26,461.79	49.6%
01-1847 · Mnt Drainage/Lke Mnt/Littorals	37,429.12	81,113.00	-43,683.88	46.14%
01-1848 · Maintenance Aerators	0.00	2,100.00	-2,100.00	0.0%
01-1850 · Maint-Preserve Maintenance	34,551.00	64,890.00	-30,339.00	53.25%
01-1853 · Maintenance Small Tools	828.06	7,500.00	-6,671.94	11.04%
01-1854 · Maint Miscellaneous Repairs	250.00	30,000.00	-29,750.00	0.83%
01-1855 · Maint Vehicle Lease/Fuel/Repair	1,699.77	35,000.00	-33,300.23	4.86%
01-1859 · Maint-Administrative Supplies	700.00	0.00	700.00	100.0%
01-1863 · Maint Base Management Fee	7,680.00	23,000.00	-15,320.00	33.39%
01-1867 · Asset Management & Software	49,759.39	139,000.00	-89,240.61	35.8%
01-1869 · Operations Team Salaries	146,666.68	462,000.00	-315,333.32	31.75%
01-1871 · Verizon - Internet	701.44	0.00	701.44	100.0%
01-1872 · Pressure Washing	65,442.00	60,000.00	5,442.00	109.07%
01-1890 · Maint-Reserve Fund	0.00	27,500.00	-27,500.00	0.0%
01-1891 · Maint Contingency	11,750.00	15,000.00	-3,250.00	78.33%
01-1892 · Public Safety Projects	880.00	250,000.00	-249,120.00	0.35%
01-1893 · Capital Asset Purchase	0.00	110,000.00	-110,000.00	0.0%
Total Expenditures	1,450,717.29	4,773,043.00	-3,322,325.71	30.39%