



# **AVE MARIA STEWARDSHIP COMMUNITY DISTRICT**

## **COLLIER COUNTY REGULAR BOARD MEETING JANUARY 6, 2026 9:00 A.M.**

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

**[www.avemariastewardshipcd.org](http://www.avemariastewardshipcd.org)**

### **DISTRICT MANAGER**

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

**561.630.4922 Telephone  
877.SDS.4922 Toll Free  
561.630.4923 Facsimile**

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

**January 6, 2026**

**9:00 a.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
- B. Pledge of Allegiance
- C. Invocation
- D. Proof of Publication.....Page 1
- E. Establish a Quorum
- F. Additions or Deletions to Agenda
- G. Comments from the Public
- H. Approval of Minutes
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- I. Old Business
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- J. New Business
  - 1. Consider Resolution No 2026-01 – Requesting Support from Collier County for Maintenance of District Improvements.....Page 15
    - Town of Ave Maria SRA Amendment Economic Assessment.....Page 17
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  - 2. Accepting Certifications of the District Engineer and Declaring Completion of Construction Improvements for Previously Issued Bonds
    - a. Consider Resolution No. 2026-02 – Declaring Series 2016 Bonds Maple Ridge Phase 2 Project Complete.....Page 88
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  - 4. Receive Update on Lake Maintenance
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K. Administrative Matters

1. Legal Report
2. Engineer Report
3. Manager's Report

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L. Final Public Comments

M. Board Member Comments

N. Adjourn

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



**Clerk of the Circuit Court and Comptroller - Crystal K. Kinzel**  
Collier County, Florida  
3315 Tamiami Trail East, Ste. 102 - Naples, FL 34112-5324  
Phone: (239) 252-2646

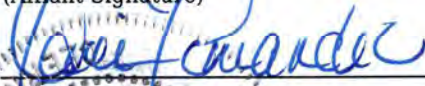
### **Affidavit of Publication**

COLLIER COUNTY STATE OF FLORIDA

Before the undersigned authority personally appeared  
Yani Fernandez, who on oath says that he or she is a  
Deputy Clerk of the Circuit Court of Collier County,  
Florida; that the attached copy of advertisement,  
Ave Maria Stewardship Community District - Notice of  
Regular Board Meeting (JANUARY 6, 2026) was  
published on the publicly accessible website  
<https://notices.collierclerk.com> as designated by Collier  
County, Florida on 12/27/2025 until 12/29/2025.

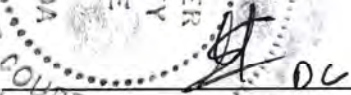
Affiant further says that the website complies with all  
legal requirements for publication in chapter 50, Florida  
Statutes.

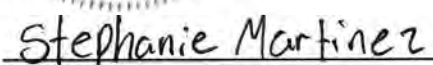
  
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(Affiant Signature)

  
\_\_\_\_\_  
(Affiant Printed Name)

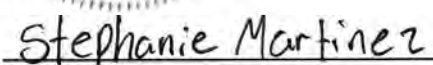
Sworn to and subscribed before me this 12/29/2025

Crystal K. Kinzel Clerk of the Circuit Court &  
Comptroller

  
\_\_\_\_\_  
(Deputy Clerk Signature)

  
\_\_\_\_\_  
(Deputy Clerk Printed Name)

  
\_\_\_\_\_  
Date

  
\_\_\_\_\_  
Date



**AVE MARIA STEWARDSHIP COMMUNITY DISTRICT  
NOTICE OF REGULAR BOARD MEETING  
(JANUARY 6, 2026)**

The Board of Supervisors (the "Board") of the Ave Maria Stewardship Community District (the "District") will hold a Regular Board Meeting ("Meeting") at **9:00 a.m. on January 6, 2026**, 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. January 5, 2026, in advance of the meeting to the District Manager, Allyson Holland, at [aholland@sdsinc.org](mailto: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 to 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 District's website at [www.avemariastewardshipcd.org](http://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 Manager's 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 Manager's 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](http://www.avemariastewardshipcd.org)

**PUBLISH: COLLIER COUNTY WEBSITE BEGINNING AT MIDNIGHT ON SAT., 12/27/25 AND EXPIRING AT MIDNIGHT ON MON., 12/29/25**

**AVE MARIA STEWARDSHIP COMMUNITY DISTRICT  
PUBLIC HEARING & REGULAR BOARD MEETING  
DECEMBER 2, 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 December 2, 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.

**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 Public Hearing & Regular Board Meeting had been published on the publicly accessible website <https://notices.collierclerk.com>, as designated by Collier County on November 21, 2025, until November 23, 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 via Zoom
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	Todd Wodraska (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, Jenna Buzzacco-Foerster, Lt. James Klewicki, and approximately 10 members of the public. There were also approximately 9 people present via Zoom, including Michael McElligot (SDS), Steve Sammons (Peninsula Engineering), Ian Rairden (Kimley Horn).

## **F. ADDITIONS OR DELETIONS TO AGENDA**

Ms. Holland noted that the documents for Item K.6. had not been printed with the meeting book, but she provided a copy to each Supervisor and stated that they were posted to the online meeting book at the end of the book so the page numbers in the printed books align with the meeting books online.

Ms. Holland requested to add Item K.9. Consider Approval of a Temporary Construction and Access License Agreement. Ms. Holland stated that this item was not included in the meeting book because the books were printed early last week due to the Thanksgiving holiday. This item includes a temporary construction access agreement to allow construction on and access across District property for construction activities in the northeast corner of the District's boundary for construction of a water quality lake.

A **motion** was made by Mr. Casalanguida, seconded by Mr. DiFlorio and passed unanimously approving the agenda, as amended.

## **G. COMMENTS FROM THE PUBLIC**

There was no public comment.

## **H. APPROVAL OF MINUTES**

### **1. November 5, 2025, Regular Board Meeting**

The minutes of November 5, 2025, Regular Board Meeting were presented for consideration.

A **motion** was made by Mr. Casalanguida, seconded by Mr. DiFlorio and passed unanimously approving the minutes of the November 5, 2025, Regular Board Meeting, as presented.

Mr. Roth then recessed the Regular Board Meeting and opened the Public Hearing.

## **I. PUBLIC HEARING**

### **1. Proof of Publication**

Proof of publication was presented indicating that notice of the Public Hearing had been published on the publicly accessible website <https://notices.collierclerk.com>, as designated by Collier County on November 21, 2025, until November 23, 2025, as legally required.

### **2. Receive Public Comments and Objections on the Adoption of the Prequalification Criteria and Procedures and Appointing and Evaluation Committee**

There was no public comment.

### **3. Consider Resolution No. 2025-31B\* – Adopting Prequalification Criteria and Procedures, and Appointing an Evaluation Committee**

\*Note: Resolution No. 2025-31 was previously approved for setting the public hearing for adopting the prequalification criteria. The resolution for Adopting Prequalification Criteria and Procedures and Appointing and Evaluation Committee was renumbered to 2025-31B.



Ms. Holland presented Resolution No. 2025-31B, entitled:

**RESOLUTION NO. 2025-31B**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE AVE MARIA STEWARDSHIP COMMUNITY DISTRICT ADOPTING PREQUALIFICATION CRITERIA AND PROCEDURES; APPOINTING AN EVALUATION COMMITTEE; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.**

Ms. Holland presented this item stating that the Board unanimously authorized staff to begin the process to prequalify contractors to provide construction and maintenance services for public infrastructure improvements at the November 5, 2025, Regular Board Meeting. She explained that the prequalification criteria was included in the meeting book and it had not changed since the November meeting with the exception of requiring an electronic submittal only (no paper copies). Ms. Holland recommended the following individuals for the evaluation committee: Allyson Holland, District Manager, Donny Diaz, District Operations Manager, Ted Tryka, District Engineer, and Tim Schlieff, AMUC Maintenance and Construction Manager. The Board asked why staff chose Tim Schlieff from AMUC. Ms. Holland responded that Mr. Schlieff had years of experience dealing with contractors and he managed construction for AMUC, including the District's irrigation utility. Ms. Holland explained the next steps to this multi-meeting process were included in the agenda memo. Mr. Klucik asked if there were any contractors who staff was hoping to prequalify. Ms. Holland stated that she hoped to prequalify multiple landscape and irrigation contractors because right now we only have one. Ms. Holland indicated that the request for qualification (RFQ) would be advertised on Collier County's website, and she also noted that staff would notify several contractors of the upcoming RFQ prior to advertising.

A **motion** was made by Mr. Klucik, seconded by Mr. DiFlorio and passed unanimously adopting Resolution No. 2025-31B – Adopting Prequalification Criteria and Procedures, and Appointing an Evaluation Committee, as presented.

Ms. Willson asked if there was any public comment. Ms. Holland confirmed no public comment.

Mr. Roth then closed the Public Hearing and reconvened the Regular Board Meeting.

**J. OLD BUSINESS**

**1. AMSCD Projects Update**

Ms. Holland presented this item and explained that the updates to the projects were included in the meeting book. Mr. Klucik asked if all projects were on-time. Ms. Holland explained that she was purposefully delaying updates to the Purchasing Policy as she continues to learn the needs of the District operations.

**2. Consider Resolution No. 2025-32 – Ratifying Series 2025 Master Bonds**

Ms. Willson presented Resolution No. 2025-32, entitled:

**RESOLUTION NO. 2025-32**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE AVE MARIA STEWARDSHIP COMMUNITY DISTRICT RATIFYING, CONFIRMING, AND APPROVING THE SALE OF THE AVE MARIA**

**STEWARDSHIP COMMUNITY DISTRICT CAPITAL IMPROVEMENT REVENUE BONDS, SERIES 2025; RATIFYING, CONFIRMING, AND APPROVING THE ACTIONS OF THE CHAIRMAN, VICE CHAIRMAN, TREASURER, SECRETARY, ASSISTANT SECRETARIES, AND ALL DISTRICT STAFF REGARDING THE SALE AND CLOSING OF THE AVE MARIA STEWARDSHIP COMMUNITY DISTRICT CAPITAL IMPROVEMENT REVENUE BONDS, SERIES 2025; DETERMINING SUCH ACTIONS AS BEING IN ACCORDANCE WITH THE AUTHORIZATION GRANTED BY THE BOARD; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE**

Ms. Willson explained that this resolution finalizes the bond issuance and closing of the Series 2025 Master Bonds. She stated that a number of items occur relating to the closing of the bonds after the Supplemental Assessment Resolution is approved, and this is the final step of the process.

A **motion** was made by Mr. Casalanguida, seconded by Mr. DiFlorio and passed unanimously adopting Resolution No. 2025-32 – Ratifying Series 2025 Master Bonds, as presented.

**3. Pope John Paul II Boulevard & Anthem Parkway Roundabout – Central Island Update**

Ms. Holland explained that at the October 10, 2025, Regular Board Meeting, Steve Sammons had provided the Board with the proposed landscape and hardscape design within the central island at the new roundabout at Pope John Paul II Boulevard (PJP) and Anthem Parkway (Anthem). The Board requested a rendering to better visualize the proposed enhancements and Mr. Sammons had provided renderings, and they were included in the meeting book. Staff requested Board discussion and direction regarding the landscape and hardscape elements within the central island. Mr. Sammons was available for questions.

Mr. Sammons provided a brief overview of the rendering and explained the one item that changed was the egg rock which had been replaced with mondo grass. Mr. Klucik stated that his concern was that this design was more expensive to install and maintain than the central islands that we currently maintain, and it also does not seem to be consistent with the rest of community. Mr. DiFlorio stated that he agreed and that this design looked like it belonged at a place like Tiburon [Golf & Country Club in Naples]. He believed the design should be more consistent with the others and he worried about vehicles hitting the walls. Mr. Roth asked if this roundabout would be similar in size to the future roundabout at Ave Maria Boulevard and Anthem Parkway [near Del Webb] and stated that if we move forward with the proposed design, this could also be used at the future roundabout. Mr. Genson confirmed that the PJP/Anthem roundabout was not as large as the future roundabout on Ave Maria Boulevard. Mr. Klucik stated that he does not want to move forward with the proposed design. Mr. Roth agreed and stated that the design should be similar to the current roundabouts.

Mr. Genson stated that he did not disagree, but that there were existing roundabouts on Anthem Parkway with fountains, pergolas, and other features. He stated that the new roundabout on Anthem 5A had beautiful landscaping. Mr. Genson said that the intent was to go above and beyond at this key intersection. The Board conversed and gave final direction to staff to move forward with landscaping consistent with the existing roundabouts but to include a “statement piece” to make this roundabout stand out. Mr. Sammons confirmed that he had clear direction.

**4. Seton Street Signage Update**

Ms. Holland explained that Mr. DiFlorio had requested Board discussion on potentially installing flashing “School Zone” or signs that identify your speed on Seton Street approaching the Battlecreek Way intersection at the November meeting. The Board unanimously directed staff to look into signage and costs. Ms. Holland displayed two examples on the screen, one for “School Zone” and one that reads “Your Speed.” Ms. Holland explained that there were many options, but one that she recently saw and liked was the “Your Speed” sign that was installed under the speed limit sign. If you speed, the sign flashes “TOO FAST.” Mr. Tryka researched the cost of these signs and determined the units themselves were approximately \$5,000. He confirmed that a solar unit and sign could be installed for approximately \$12,000. Ms. Holland recommended installing one on the existing “25 MPH” speed limit sign on top of the Seton Street bridge heading toward Donahue Academy. The Board conversed and agreed that the flashing sign was necessary. Ms. Robertson stated that she agreed and stressed the importance of safety. The Board provided direction to move forward with the sign. Ms. Holland confirmed that there was money budgeted for signs and also a line item for miscellaneous maintenance; this should be well within the budget.

## **K. NEW BUSINESS**

### **1. Presentation by Kimley Horn – Ave Maria Boulevard Crosswalk Analysis**

Ms. Holland introduced this item and explained that the Board had unanimously approved an agreement with Kimley-Horn for the Ave Maria Boulevard Crosswalk Analysis during the Regular Board Meeting of May 6, 2025. Kimley-Horn provided professional services related to analyzing crosswalks to determine the appropriate traffic control as well as consistent pedestrian crossing experience throughout the community. Kimley-Horn analyzed the following five (5) crosswalks along Ave Maria Boulevard for possible installation of Rectangular Rapid Flashing Beacons (RRFBs), or other appropriate traffic control: 1. Avila Avenue 2. Assisi Avenue 3. Useppa Drive 4. Merrit Lane and 5. Bellerawalk Boulevard. She introduced Mr. Ian Rairden of Kimley-Horn to present their findings and recommendations to make these crosswalks safer for our community. The memorandum is included on Page 52 of the meeting book. The presentation will be included with the meeting minutes.

Mr. Rairden presented the crosswalk analysis. He explained the purpose and scope in great detail including crash data analysis, speed counts, and field reviews. Mr. Klucik asked when the speed study was done and Mr. Rairden responded that the speed study was done during the summer. Ms. Holland stated that although the Ave Maria University students were not in town during the study, this scenario resulted in less parked vehicles on the roadway which may actually trigger vehicles to drive faster than they would if cars were parked along the boulevard. Mr. Rairden reviewed existing conditions of each crosswalk and noted a few deficiencies. He then reviewed considered treatments at each of the intersections. Mr. Rairden presented recommendations at each intersection noting that cost estimates were included in the memorandum. Mr. Rairden confirmed that rapid rectangular flashing beacons (RRFBs) would make the intersections safer, but they were not required. The Board conversed over installing RRFBs at Bellerawalk Boulevard because that was the intersection that initiated this study. Ms. Roberston confirmed that Bellera will see more homes in the future, but not anytime soon. Mr. Rairden explained the potential for raised crosswalks, raised intersections, and curb extensions. The Board conversed regarding a path moving forward. Since the total cost estimate for the recommendations well exceeds the budgeted amount, and staff is planning to mill and resurface Ave Maria Boulevard in 2027, the Board recommended working the improvements into the District’s plan for the future. At this time, the Board directed staff to evaluate minor improvements that would improve safety at each intersection including striping, signage, lighting, hedge/tree removal, etc. Staff confirmed the direction was clear.

### **2. Consider Authorization of Urban Area Map Update**

Mr. Tryka presented this item and explained that the urban map was used to determine the number of Supervisors to be qualified electors elected by the qualified electors and pursuant to the District's special act was to be updated every five years, or sooner at the discretion of the Board. The last update was approved by the Board in December of 2021. Ms. Willson confirmed that the proposed timeline to update to the map was slightly earlier than the required five years, and it will align with the 2026 general election requirements. She also explained that in conjunction with the request for a boundary amendment item earlier this year, staff explained that the urban map would be updated in 2026 in connection with the anticipated changes to the District boundary. Ms. Willson noted that this was the initial step of the process to ensure visibility and transparency on process/timeline to update the urban map. Mr. Klucik asked when the boundary amendment would be finalized. Ms. Willson responded that the Legislative session begins in January and ends in March, assuming it is not extended, then once passed by the Legislature, it will go to the Governor's office for signature and would likely to go into effect in April 2026. She added that the Election Notice for the third seat, if required, would occur in mid-May, which aligns with the 2026 general election. Mr. Klucik asked if there was any chance we would be at 50%, which would trigger the third seat. Ms. Willson responded that Mr. Tryka would need to determine that through the urban map update, but she confirmed based on recent development, she was not certain the District would be at the 50% mark.

A **motion** was made by Mr. DiFlorio, seconded by Mr. Casalanguida and passed unanimously authorizing the Urban Area Map update.

Mr. DiFlorio asked if this was budgeted. Ms. Holland confirmed that District Engineering Services were included in the budget, but not for this specific task, which was why we were bringing this before the Board. If we go over budget, this is backup to support the overage.

### **3. Pope John Paul II Boulevard & Camp Keais Road Roundabout Update**

Mr. Casalanguida provided an update on the proposed roundabout to be constructed at Camp Keais Road and Pope John Paul II Boulevard. A schematic design of the proposed roundabout is found on Page 124 of the meeting book. Mr. Casalanguida explained that this intersection would eventually trigger a controlled intersection [traffic light or roundabout], so Ave Maria Development was moving forward with the design of a roundabout at this time. He stated that the design costs were approximately \$600,000 and would take approximately 6-9 months. Construction will cost around \$3.5M and construction will last approximately 12 months, with a tentative start date in September 2026. Mr. Casalanguida confirmed that the roundabout conversion would not be funded by the District. Mr. Klucik asked if minimal changes were required to Pope John Paul II Boulevard and Mr. Casalanguida confirmed it was. Mr. Roth asked if the County owned and maintained Camp Keias Road. Mr. Casalanguida confirmed it did. Ms. Roberston asked who would own and maintain the roundabout after it is constructed. Mr. Casalanguida responded that Collier County would be responsible, but Latitude may maintain the landscaping. Ms. Holland noted that AMD planned to regularly share updates on progress with the Ave Maria Stewardship Community District and welcomed feedback.

### **4. Consider Approval of Change Order #1 with DN Higgins for Anthem Parkway Phase 5B**

Ms. Holland presented this item. In June 2025, the District contracted Douglas N. Higgins, Inc. (Higgins) for construction services in conjunction with the Anthem Parkway Phase 5B for drainage and utility construction for an original contract price of \$3,216,563.00. Change Order #1 includes the installation of dry utility conduit for LCEC, Lumen, Comcast, Well Data, Irrigation, and Owner (District) conduit throughout the construction corridor. The design for the dry utility conduit was not

complete at the time the project was initially bid. Higgins provided pricing in the amount of \$768,523 for the conduit installation once the design was completed and was already mobilized and onsite ready for the installation. Should the Board approve Change Order No. 1, this would bring contract price for Higgins to \$3,985,086.00. Mr. Casalanguida asked if LCEC and the other utilities would reimburse for the conduit installation. Ms. Holland responded they would not, not for new underground installations along new roadways [overhead utility installation cost is covered by the dry utility, not underground].

A **motion** was made by Mr. DiFlorio, seconded by Mr. Casalanguida and passed unanimously approving Change Order #1 with DN Higgins for Anthem Parkway Phase 5B, as presented.

## **5. Consider Approval of Change Order #8 with Earth Tech Enterprises for Anthem Parkway Phase 5A**

Ms. Holland presented this item. She summarized the original agreement was executed in November 2023 with Earth Tech Enterprises, Inc. (Earth Tech) for construction services in conjunction with the Anthem Parkway Phase 5A earthwork, utility, roadway project for an original contract price of \$7,360,163.74. Seven (7) change orders were previously approved by the Board, bringing the current contract price to \$11,416,807.10.

Ms. Holland explained that Change Order #8 was related to both the Anthem Parkway Phase 5A roadway project and the Irrigation Pump Station (IPS) #4. Items Related to IPS #4: Revisions to excavation and liner backfill quantities based on the plan revision from 6' of ballast to 2' of ballast (per AMUC direction), the addition of the IPS #4 building slab and electrical service to support the irrigation pump station, a revision of the Irrigation Recharge Well line items to reflect the final bids versus the original allowances, the revision of the construction entrance/access road to accommodate sufficient access, and an updated bond amount for a total additional cost of \$108,975.35. Items Related to Anthem Parkway Phase 5A: Revisions to signage to accommodate square posts and additional signage required, the required asphalt repairs due to damage by others, and required wedges on 1st lift of asphalt installed, and additional sod for disturbed area coverage for a total additional cost: \$15,310.

District staff and the District Engineer have reviewed and support the items included in this change order to ensure the successful completion of this project. The majority of the items included in this change order were anticipated/required for this project, they are not new items. Thus, the total amount of Change Order #8 is \$124,285.35, which will bring the total contract price to \$11,541,092.45. All pricing is consistent with the current bid.

A **motion** was made by Mr. Casalanguida, seconded by Mr. DiFlorio and passed unanimously approving Change Order #8 with Earth Tech Enterprises for Anthem Parkway Phase 5A, as presented.

## **6. Consider Approval of Agreement with Motorola Solutions for Security Cameras Phase 2**

Ms. Holland presented this item and explained that this was Phase 2 of the cameras for the District. The current cameras have proven to be valuable assets to CCSO since they have been installed. CCSO does not actively monitor the cameras, they are used for law enforcement purposes only as-needed. The District will not monitor or access the camera footage. Ms. Holland explained that the District has the opportunity to expand the use of the Vigilant cameras throughout the District. Pricing for the hardware and services were obtained utilizing Cooperative Purchasing terms within Sourcwell Contract 101223. The proposed camera locations will be coordinated directly with CCSO. The



proposed agreement includes 15 cameras, including accessories and networking, for a cost of \$194,744.40. Ms. Holland noted that District staff would coordinate electrical work and internet (cable or fiber) connectivity separately. Ms. Holland stated that \$250,000 was budgeted for Phase 2 of the camera project in the FY 2025-2026 Operating Budget.

A **motion** was made by Mr. DiFlorio, seconded by Mr. Roth and passed unanimously approving the Agreement with Motorola Solutions for Security Cameras Phase 2, as presented.

**7. Request Board Guidance on Cost Sharing for District Roadways with Collier County**

- **Authorize Staff to Prepare Resolution Requesting Collier County Maintain Roads in Ave Maria or**
- **Authorize staff to Prepare Interlocal Agreement for Cost Sharing with Collier County**

Mr. Casalanguida introduced this item, and the presentation was displayed on the screen and also included in the meeting book. He explained that there had been previous cost sharing options discussed for District roadways with Collier County. Moving forward, full buildout of the spine roads in Ave Maria will serve the general public and they will benefit the public. Mr. Casalanguida stated that he was not confident the County would accept the maintenance of the roads if requested. Ms. Holland added that the County will not provide the same level of service as the District does currently. Mr. Klucik asked if the County takes over maintenance, would the ownership change and Mr. Casalanguida confirmed it would. Mr. Casalanguida continued by suggesting staff draft an interlocal agreement with the County in an effort to get money back for the roads. The Board conversed and suggested an option to negotiate the County pay for the mill and resurface. Mr. Casalanguida stated that the County's budget cycle begins in January, so this is the best time to sit down with the County Manager and County Commissioner to discuss. Mr. Klucik stated that he was more in favor of the interlocal agreement as he does not want the County to take over the District roads. Mr. Roth requested the Board's approval to direct staff to draft a resolution requesting the County fund the cost of the mill and resurface District roadways and if they do not agree, request a cost sharing agreement for maintenance costs of the roadways. Mr. Klucik requested the resolutions come back before the Board before negotiations with Collier County. The Board unanimously agreed to move forward as discussed, requesting the resolutions come back before the Board in January, in consideration of the timing of the County's budget cycle.

**8. Discussion Regarding Landscape/Hardscape in front of Town Core Building #3**

Ms. Holland explained that Supervisor Klucik had contacted her regarding the landscaping along the walkway in front of Town Core Building #3, leading to the breezeway, near the Oasis restaurant. Ms. Holland explained to Mr. Klucik that the District was only responsible for the ownership and maintenance of the first six feet after the back-of-curb; the remaining area belongs to Ave Maria Development (AMD). Mr. Klucik suggested that AMD consider removing the plants and installing brick pavers to create a +/-4' to 6' walkable area, similar to the other restaurants along the town core. If AMD is not willing to do this, Mr. Klucik would like the District to consider creating a walkway within the District's ROW to allow pedestrian access without having to walk through the tables where people are sitting down eating. Mr. Casalanguida stated that he walked this area earlier today and agreed that this area was a bottleneck. Mr. DiFlorio stated that he agreed and acknowledged that this had been discussed in the past. The Board conversed and agreed that the walkway on AMD property would likely make the most sense and agreed that this was a reasonable request. Ms. Holland explained that she can get a cost estimate for work within the District ROW if AMD chooses not to move forward with this suggestion. The Board unanimously directed staff to approach the developer with this suggestion and report back at the next meeting.

## **9. Consider Approval of a Temporary Construction and Access License Agreement**

Ms. Holland displayed a location map to get the Board familiar with the location of the proposed access agreement. She explained that Ave Maria Development (AMD) was planning a water quality lake project to intercept the flow from the existing farm ditch on the east side of the lake and route it through a series of shallow marsh areas and open water areas prior to discharging back to the farm ditch at the southwest corner of the lake. AMD is in the final stages of permitting through the County and South Florida Water Management District (SFWMD), so there may be minor changes to this project prior to construction commencement. The District's only involvement at this time includes a temporary construction and access agreement to allow limited AMD construction activities on and for access across District property. Construction activities would include clearing and filling to create a stabilized haul path, and possibly tie-ins for a proposed crossing over the east-west drainage ditch that lies just north of the District's parcel. Ms. Holland stated that the water quality lake was a long-term project and Mr. Genson could describe it in greater detail if needed. District Legal Counsel has reviewed and approved the legal form of the Temporary Construction and Access License Agreement. Mr. Klucik asked why this was necessary now. Mr. Casalanguida responded that fill [fill material for construction projects] was driving this project. Mr. Klucik asked about the hatched areas on the map. Mr. Genson explained that the area proposed for the lake was not conducive for development and the SRA designated this area as open space. He continued by explaining that builders were lacking fill in Ave Maria and builders could purchase fill from this area. He also explained that an asphalt path would be constructed around the lake, essentially creating a park for residents to use. Mr. Genson stated that the lake would yield approximately 800,000 cubic yards (CY) of fill material. Barron Collier and Ave Maria Utility Land Trust own the land now, but it will be transferred to AMD. Mr. Klucik asked who would profit from the fill and Mr. Genson replied AMD. Mr. Genson stated that the cost to import fill is currently \$22/27/CY and if fill can be used from this lake, it would range between \$12/\$13/CY. Mr. Klucik asked how long this project would take. Mr. Genson stated that he believed 5-7 years, but the agreement was written for 10 years. Mr. Klucik asked Ms. Willson what she considered when reviewing the agreement. Ms. Willson stated providing for provisions pertaining to the District's sovereign immunity, obligations regarding restoring the property, and confirmed that the Board could require the obligations of the developer to restore the property. Mr. Klucik asked if this agreement was similar to an easement, but with no recording and different termination requirements and Ms. Willson confirmed it was.

A **motion** was made by Mr. Casalanguida, seconded by Mr. DiFlorio and passed unanimously approving the Temporary Construction and Access License Agreement, as presented.

## **L. ADMINISTRATIVE MATTERS**

### **1. Legal Report**

Ms. Willson reminded the Board to complete their ethics training before the end of the year, but other than that she had nothing further to report. She further indicated that she was available for questions. The Board asked Ms. Holland to re-send the information regarding ethics training and Ms. Holland acknowledged the request.

### **2. Engineer Report**

Mr. Tryka had nothing further to report but indicated that he was available for questions.

### **3. Manager's Report**

- **Financials**

Ms. Holland indicated that the financials were included in the meeting book for the first month of the fiscal year.

Ms. Holland wished everyone happy holidays and stated that if no items arise, she may cancel the January meeting. Ms. Willson reminded Ms. Holland that the resolutions for roadway cost sharing with Collier County needed to be considered at the January meeting. Mr. Casalanguida asked if we could move the January 6, 2026, meeting to 9:00 a.m. since it would likely be a shorter meeting. Ms. Robertson stated that if the meeting were held at 9:00 a.m. she would not be available to attend. Ms. Willson reminded the Board that 3 Supervisors needed to be present for a quorum. The Board agreed to move the meeting to 9:00 a.m. and asked Ms. Holland to send a calendar invite for the change in time.

A **motion** was made by Mr. Klucik, seconded by Mr. Casalanguida and passed unanimously approving changing the time of the January 6, 2026, meeting to 9:00 a.m.

**M. FINAL PUBLIC COMMENTS**

There was no further public comment.

**N. BOARD MEMBER COMMENTS**

The Board wished everyone happy holidays.

**O. ADJOURNMENT**

There being no further business to come before the Board, the Regular Board Meeting was adjourned at 6:58 p.m. by Chairman Roth. There were no objections.

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Secretary/Assistant Secretary

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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: Q4 2025 IPS #4: Q2 2026	100% Design    90% Construction	\$10,264,854	*\$13,100,000	2023 Bonds and future 2025 Bond Issuance	Daniel Hartley	Allyson Holland (District)	Phase 5A: Project is complete minus final lift of asphalt from Sta 7+00 to end (final lift and final striping to be installed at a later date). Collier County accepted roadway for Preliminary Acceptance and is open to the public.  IPS4: Irrigation station and wastewater station wetwells have been installed. Testing for irrigation pump house slab in progress, with slab install anticipated for 12/8. Irrigation pump station slated for delivery on 12/11. Lake excavation has commenced.
Anthem Parkway Ph 5B (Includes roundabout at PJPII)  6/7/2022	1st quarter 2025	2nd Quarter 2026	100% Design    30% Construction	\$8,394,852	*\$9,609,525	2023 Bonds and future 2025 Bond Issuance	Daniel Hartley	Allyson Holland (District)	1st lift of asphalt installed at PJP2 roundabout, south of PJP2, and north of roundabout (just south of Kentucky) is complete. Construction Phasing Plan approved by Collier County to allow acceptance of Phase 5B-1 separately from remainder of roadway. Construction of remainder of roadway north ongoing. Utility, drainage, and roadway for all of Phase 5B anticipated to be completed by Q1 2026, with final landscaping, lighting, and hardscape features anticipated completion by Q2 2026.
Arthex Commerce Park Phase 2  5/7/2024	2/1/2024	3/1/2026	100% Design    85% 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. Berm landscape will commence after berm is complete. Project has been sub-phased so lake and road can be certified complete by Collier County while the berm is still being filled. Phase 2A landscape installation in progress. Inspections and subsequent transfer to the District for that sub-phase will occur after that.
Athrex Commerce Park Phase 3  12/26/2024	4/1/2025	12/1/2026	Mass Grading/Excavation 100% w/ pending modifications, 5% Construction	TBD	Earthwork/Mass Grading Only - \$2,045,036.80	2025 Bonds	David Hurst	AMD and District	The first phase of earthwork (i.e. lake excavation and mass grading) began in May. The roadway and utility permit applications were submitted and are under review.
Purchasing Policy  1/23/2025	1/30/2025	6/30/2026	10%	TBD	TBD	N/A	N/A	Allyson Holland (District)	District manager is working with Legal Counsel to put together a more robust purchasing policy.
District Website Update  1/23/2025	1/23/2025	6/30/2026	30%	TBD	TBD	N/A	GSMA	Allyson Holland (District)	Updates to website continue.
Crosswalk Analysis  8/27/2025	6/1/2025	12/30/2025	90%	TBD	\$22,000	FY 24/25 O&M Budget / Developer Contribution Agreement	Kimley Horn	Allyson Holland (District)	Board provided direction to staff to move forward with striping and signage cost estimates for safety improvements as the initial step for the current FY.

## **RESOLUTION 2026-01**

### **A RESOLUTION OF THE BOARD OF SUPERVISORS OF AVE MARIA STEWARDSHIP COMMUNITY DISTRICT REQUESTING SUPPORT FROM COLLIER COUNTY FOR MAINTENANCE OF DISTRICT IMPROVEMENTS AND PROVIDING FOR SEVERABILITY AND EFFECTIVE DATE.**

**WHEREAS**, the Ave Maria Stewardship Community District (the “District”) is a local unit of special-purpose government created and existing pursuant to Chapter 2004-461, Laws of Florida, as amended, and situated in Collier County, Florida; and

**WHEREAS**, the District was established for the single purpose of the provision of government systems, facilities, services, improvements, works and infrastructure to the Ave Maria Community; and

**WHEREAS**, the District currently owns, operates, and maintains public roadways and related infrastructure within the District; and

**WHEREAS**, in 2025 the District property owners currently provided \$4,470,235.38 in general funds and \$1,016,186.54 in municipal service taxing district funds to Collier County (the “County”) in 2025; and

**WHEREAS**, in 2025 Ave Maria Development, LLP (the “Landowner”) petitioned the County to expand the Town of Ave Maria Stewardship Receiving Area and provided the County a fiscal impact assessment (the “Study”) showing that the Town of Ave Maria provides funding to the County above and beyond the impact it generates; and

**WHEREAS**, the Study was reviewed by an independent third party on behalf of the County and confirmed the Study’s findings; and

**WHEREAS**, the District would like to request support for maintenance of the Roadway Infrastructure from Collier County; and

**WHEREAS**, Chapter 2004-461, Laws of Florida, authorizes the District to adopt resolutions as may be necessary for the conduct of District business; and

**WHEREAS**, the District desires to request support from Collier County for maintenance of the Roadway Infrastructure; and

**WHEREAS**, the District’s Board of Supervisors (the “Board”) finds that it is in the best interests of the District to adopt by resolution the request.

### **NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF AVE MARIA STEWARDSHIP COMMUNITY DISTRICT:**



**SECTION 1.** The District hereby finds it is in the best interest of the District and its residents to request support from Collier County for maintenance of Roadway Improvements. The District requests Collier County accept the District Roadway Improvements for ownership and maintenance responsibilities, specifically reserving the District's right to install and maintain improvements and maintenance schedules above Collier County requirements. Alternatively, the District requests Collier County enter into an interlocal agreement in which Collier County provides funds for maintenance of Roadway Improvements on an annual basis. The Board authorizes District staff and the Board Chairman to take further action to facilitate and negotiate this request with Collier County.

**SECTION 2.** If any provision of this resolution is held to be illegal or invalid, the other provisions shall remain in full force and effect.

**SECTION 3.** This resolution shall become effective upon its passage and shall remain in effect unless rescinded or repealed.

**PASSED AND ADOPTED** this \_\_\_\_ day of January, 2026.

**ATTEST:**

**AVE MARIA STEWARDSHIP  
COMMUNITY DISTRICT**

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**ASSISTANT SECRETARY**

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**CHAIRMAN/VICE CHAIRMAN**

# Town of Ave Maria SRA Amendment Economic Assessment

Collier County  
Collier County Schools  
Immokalee Fire Control District

Initial Submission: March 5, 2025

Revised: June 25, 2025  
515 Affordable Multi-Family Units  
Converted to Market Rate  
Roads

Prepared By:



Orange County, CA   Sacramento, CA  
Amelia Island, FL   Research Triangle, NC   Austin, TX

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## EXECUTIVE SUMMARY

Ave Maria Development, LLLP is proposing an amendment (“Amendment” or “SRAA”) to the existing Town of Ave Maria Stewardship Receiving Area (“Town”).

The Amendment expands the SRA from 5,928 to 7,970 acres and adds 6,738 market rate housing units (including 3,500 55+ age-restricted units), 50,000 square feet of office space, 375,000 square feet of retail space, 346,000 square feet of light industrial space, 100 hotel rooms and a 225,000 nonprofit hospital.

As reflected in the table below, the Town of Ave Maria SRAA will generate substantial tax and impact fee revenues for Collier County, the Immokalee Fire Control District, and Collier County Schools. The results are presented at the Project’s buildout (horizon year), as required.

**Summary Table 1: Town of Ave Maria SRAA Fiscal Highlights**

Town of Ave Maria SRA Amendment Fiscal Highlights		At Buildout	At Buildout
<b>Collier County:</b>		Countywide	MSTU
Ad Valorem Tax Base		\$ 3,075,798,000	\$ 3,075,798,000
Net Annual Fiscal Benefit		Countywide	MSTU
Annual Operating Revenues		\$ 12,272,000	\$ 2,266,000
Annual Operating Expenditures		7,298,000	822,000
Total Annual Net Operating Surplus		\$ 4,974,000	\$ 1,444,000
<b>Collier County Schools:</b>		School District	
Ad Valorem Tax Base		\$ 3,154,311,000	
Net Fiscal Benefit:		Annual Operating*	Total Capital
Annual Ad Valorem Operating/Total Capital Revenues		\$ 10,031,000	\$ 94,874,000
Annual Ad Valorem Operating/Total Capital Expenditures		10,031,000	94,874,000
Annual Ad Valorem Operating/Total Capital Surplus		\$ -	\$ -
<b>Annual Ad Valorem Tax Revenues:</b>		At Buildout	
Collier County		\$ 9,260,000	
Collier County MSTU		2,105,000	
Conservation Collier		645,000	
Water Pollution Control		76,000	
Immokalee Fire Control District		11,534,000	
Collier County Schools - Ad Valorem Operating		10,031,000	
Collier County Schools - Capital Improvement		3,575,000	
Total Annual Ad Valorem Tax Revenues		\$ 37,226,000	

Impact Fee Revenue	Impact Fees Adopted Rates
Required Facility Analysis:	
Roads - Impact Fees	\$ 40,506,000
Regional Parks	\$ 7,359,000
Community Parks	\$ 238,000
Law Enforcement	\$ 2,904,000
Jail	\$ 2,415,000
EMS	\$ 693,000
Schools	\$ 19,667,000
Water	N/A
Wastewater	N/A
Immokalee Fire Control District	\$ 12,803,000

\* The Florida Legislature sets the majority of school district operating revenues through statewide equalization formulas.

Source: DPGF, 2025

Developer Contribution Agreements (DCAs”) will be negotiated with the County prior to approval of the Town of Ave Maria SRAA.

**As demonstrated in this report, DPGF concludes that the Town of Ave Maria SRA Amendment is fiscally neutral, as defined, for the following facilities as required by the Collier County Land Development Code (“LDC”) Section 4.08.07 L.**

**Summary Table 2: Town of Ave Maria SRAA Net Fiscal Impact Conclusions per Taxing Authority**

Required Facility Analysis	Net Fiscal Impact	Required Facility Analysis	Net Fiscal Impact
Collier County		Collier County Schools	
Annual Operations:		Annual Operations*	Neutral
General Funds	Positive	Capital	Neutral
MSTU	Positive		
Capital:		Collier County	
Roads	Neutral	Annual Operations and Capital:	
Regional and Community Parks	Neutral	Water	N/A
Law Enforcement	Neutral	Wastewater	N/A
Jail	Neutral	Irrigation Water	Neutral
EMS	Neutral	Solid Waste	Neutral
		Stormwater	Neutral
Immokalee Fire Control District	Positive		

\* The Florida Legislature sets the majority of school district operating revenues through statewide equalization formulas.

Source: DPGF, 2025

## INTRODUCTION

An Economic Assessment is required as part of the Stewardship Receiving Area (“SRA”) Designation (or SRA Amendment) Application Package, and each SRA must demonstrate that its development, as a whole, will be fiscally neutral or positive to the County tax base at buildout. At a minimum, the Economic Assessment shall consider the following public facilities and services: transportation, potable water, wastewater, irrigation water, stormwater management, solid waste, parks, law enforcement, emergency medical services, fire, and schools.

Development Planning & Financing Group, Inc. (“DPFG”) was retained to prepare an Economic Assessment for the Town of Ave Maria SRA Amendment. This report provides complete and transparent support for the methodology, assumptions, and calculations applied to demonstrate fiscal neutrality, as required, for the Town of Ave Maria SRA Amendment for Collier County (“County”), the Immokalee Fire Control District, and the Collier County School District (“School District”).

## METHODOLOGY

The Government Finance Officers Association (“GFOA”)<sup>1</sup> outlines the most common methods for estimating service costs in fiscal impact analysis as: average cost, marginal cost, comparisons to other governments and econometric modeling. In many cases, fiscal impact analysis uses a combination of these methods to generate a projection.

- **Average Cost** is the easiest and most common method and assumes the current cost of serving residents and businesses will equal the cost of serving the new development. The average cost method provides a rough estimate of both direct and indirect costs associated with development. However, this method does not account for demographic change, existing excess capacity, or potential economies of scale in service delivery. Methods of calculating average cost include per capita costs, service standard costs and proportional valuation costs.
- **Marginal Cost** uses site-specific information to determine services costs for a new development. A case study approach is typically necessary to gather detailed information about the existing capacity within public services and infrastructure to accommodate growth from a development project. This method assumes that information about local service levels and capacity is more accurate than standards based on average data
- **Comparable Governments** incorporate the experience by similar governments with comparable development projects. Studying other governments before and after specific

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<sup>1</sup> Michael J. Mucha, “An Introduction to Fiscal Impact Analysis for Development Projects,” (white paper, Government Finance Officers Association, 2007), [www.gfoa.org](http://www.gfoa.org)

projects can provide useful information in determining additional costs and the increase in costs over a long period of time.

- **Econometric Modeling** uses complex econometric models and is best used for estimating impacts from large projects that create many indirect effects on the existing community such as a utility plant or an entertainment center.

The fiscal impact analysis of the Town of Ave Maria SRAA uses a marginal/average cost hybrid methodology to determine the Project's impact on capital and operating costs. Personnel and operating costs were projected on a variable, or incremental basis, as were expenditures for certain capital improvements. Revenues, such as property taxes, were projected on a marginal basis whereas revenues attributable to growth were reflected on an average basis. Allocation bases include Permanent Population, Peak Seasonal Population, Peak Seasonal Population and Employment, Peak Seasonal and Tourist Population and Employment. Persons per residential product type and employees per nonresidential land uses were obtained from the County's 2016 Emergency Medical Services Impact Fee Update, which County staff has deemed the most appropriate source of County-adopted residential and nonresidential demographic metrics for purposes of this analysis (see Appendix). Based on discussions with County staff, these demographic metrics are conservative when compared to similar metrics compiled for the impact fee updates which are in process. **The Economic Assessment model and future reports will be revised and reissued if the Board of County Commissioners adopts the impact fee updates and establishes new rates prior to hearing.** <sup>2</sup>

The analysis includes the following general funds:<sup>3</sup> (0001) General Fund, (0002) Affordable Housing Impact Fee Deferral Program, (0003) Emergency Relief Fund, (0004) Economic Development, (0011) Clerk of Circuit Court, (0040) Sheriff, (0060) Property Appraiser, (0070) Tax Collector, and (0080) Supervisor of Elections. A reconciliation of these funds to the County's budget documents is provided in the Appendix. The analysis also includes (1011) Unincorporated Area General Fund MSTU, the Immokalee Fire Control & Rescue District, and the Collier County School District.

The FY 2025 budget of the County and the FY 2025 budgets of the Immokalee Fire Control District, and the School District form the basis for the service levels and revenue and cost assumptions. This "snapshot" approach does not attempt to speculate about how services, costs, revenues, and other factors will change over time. Instead, it evaluates the fiscal impact to the County as it currently conducts business under the present budget.

The impacts of self-supporting funds (e.g., enterprise funds) were not included in this analysis as is typical in fiscal impact analysis. Utility rates and capacity fees are established through independent studies. Public utilities generally benefit from economies of scale (i.e., more customers) since rate structures are dependent upon recovering fixed infrastructure costs.

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<sup>2</sup> Impact fee updates for EMS, Law Enforcement, Correctional Facilities and Schools are currently underway.

<sup>3</sup> Collier County considers this listing of general funds as the "General Fund Grouping."

Based on Pre-Application discussions with County staff, the County accepts the methodology described in this report and as applied in previous SRA Economic Assessments. In particular, the County accepts the preparation of the analysis at the year of buildout (or horizon year) under a snapshot approach which reflects the intended land uses of the project as a whole. In addition, there are no monitoring requirements with respect to the fiscal impact of an SRA Town or Village.

## **MAJOR ASSUMPTIONS**

Major assumptions supporting the Town of Ave Maria SRAA Economic Assessment are summarized in this section. The financial model and assumptions are provided in the Appendix. Balance Carryforwards were excluded from allocation to avoid overstatement of revenues. Interfund transfers were analyzed in depth, and their classifications in the model were carefully reviewed.

Revenue and costs are projected in constant 2025 dollars, with no adjustment for future inflation. The use of a constant dollar approach in fiscal impact analysis produces annual and buildout results that are readily comparable and understandable. Results have been rounded to the nearest one thousand dollars (\$1,000).

### **Development Assumptions**

Table 1 presents the Town of Ave Maria SRAA development program proposed by the Applicant. The program was the basis for determining the operating and capital impacts of the Project.

The fiscal impact of the affordable housing units and the Civic/Nonprofit Hospital are excluded from this analysis based on the County's adopted methodology.



**Table 1: Town of Ave Maria SRAA Development Program**

Residential	Units
Age Restricted	
Multi-Family (Low-Rise, 1-2 Floors)	1,835
Single-Family Detached <4,000 Sq. Ft.	1,665
Total Age-Restricted	3,500
Intergenerational	
Multi-Family (Low-Rise, 1-2 Floors)	544
Multi-Family (Mid-Rise 3-10 Floors)	935
Single-Family Detached <4,000 Sq. Ft.	1,563
Single-Family Detached >4,000 Sq. Ft.	196
Total Intergenerational	3,238
Total Market Rate Residential	6,738
Affordable Housing Units	-
Total Housing Units	6,738
Non-Residential	Sq Ft
Office 6,001-100,000 Sq Ft	50,000
Retail 200,001 - 400,000 Sq Ft	375,000
Industrial - General Light	346,000
Hotel - Rooms	100
Total Non-Residential	771,000
Civic/Nonprofit Hospital	225,000
Grand Total Non-Residential (sf)	996,000

Source: Ave Maria Development, LLLP, DPFG, 2025

## Revenue Assumptions

### Sales, Just, and Taxable Values

Estimates of sales, just, and taxable values for the residential units are shown in Table 2. The sales values of the residential product types were provided by the Applicant's market consultant, John Burns Research & Consulting ("JBREC"). The eligible homestead percentage per residential product type used in computing the taxable value per unit was based on unincorporated County averages published by the Shimberg Center for Housing Studies at the University of Florida.

**Table 2: Town of Ave Maria SRAA Residential Sales, Just, and Taxable Values**

Residential	Units	Average Sales Value per Unit	Average Just Value per Unit	Average Taxable Value per Unit
Age Restricted				
Multi-Family (Low-Rise, 1-2 Floors)	1,835	\$ 412,183	\$ 387,452	\$ 369,871
Single-Family Detached <4,000 Sq. Ft.	1,665	\$ 672,633	\$ 632,275	\$ 598,632
Total Age-Restricted	3,500	\$ 536,083	\$ 503,918	\$ 478,696
Intergenerational				
Multi-Family (Low-Rise, 1-2 Floors)	544	\$ 328,475	\$ 308,766	\$ 291,185
Multi-Family (Mid-Rise 3-10 Floors)	935	\$ 220,000	\$ 206,800	\$ 206,800
Single-Family Detached <4,000 Sq. Ft.	1,563	\$ 525,844	\$ 494,293	\$ 460,650
Single-Family Detached >4,000 Sq. Ft.	196	\$ 998,750	\$ 938,825	\$ 905,182
Total Intergenerational	3,238	\$ 432,996	\$ 407,016	\$ 385,786
Total Market Rate Residential	6,738			

Source: John Burns Research & Consulting ("JBREC"), Shimberg Center for Housing Studies (Univ. of FL), DPFG, 2025

Table 3 reflects the estimates of sales, just<sup>4</sup>, and taxable values for the nonresidential land uses. Sales values were based on data provided by the Applicant's market consultant, JBREC. Estimates used to arrive at just values also considered construction cost per square foot estimates from the Cumming Group for reasonableness.

**Table 3: Town of Ave Maria SRAA Nonresidential Sales, Just, and Taxable Values**

Non-Residential	Sq Ft	Rooms	Sales Value per Sq Ft	Just Value per Sq Ft	Taxable Value per Sq Ft
Office 6,001-100,000 Sq Ft	50,000		\$ 250	\$ 213	\$ 213
Retail 200,001 - 400,000 Sq Ft	375,000		\$ 275	\$ 234	\$ 234
Industrial - General Light	346,000		\$ 150	\$ 128	\$ 128
Hotel - Rooms		100	\$ 100,000	\$ 85,000	\$ 85,000
Total Non-Residential	771,000	100			

Source: JBREC, Cumming Group, DPFG, 2025

At buildout, the real property tax base of the Town of Ave Maria SRAA is estimated to be \$3.1 billion as reflected in Table 4.

<sup>4</sup> In determining just value, reasonable fees and costs of purchase (for example, commissions) are excluded.

**Table 4: Town of Ave Maria SRAA County Tax Base at Buildout**

Land Use	Units or Sq Ft	Taxable Value per Unit/SF	Buildout
<b>Age-Restricted</b>			
<b>Multi-Family Low Rise</b>			
Type 1	1,050	\$ 334,927	\$ 351,673,000
Type 2	785	\$ 416,612	327,040,000
<b>Multi-Family (Low-Rise, 1-2 Floors)</b>	<b>1,835</b>		<b>\$ 678,713,000</b>
<b>Single-Family Detached</b>			
Type 1	1,050	\$ 558,685	\$ 586,619,000
Type 2	615	\$ 666,834	410,103,000
<b>Single-Family Detached &lt;4,000 Sq. Ft.</b>	<b>1,665</b>		<b>\$ 996,722,000</b>
<b>Total Market Rate Residential</b>	<b>3,500</b>		<b>\$ 1,675,435,000</b>
<b>Intergenerational</b>			
<b>Multi-Family Low Rise</b>			
Type 1	349	\$ 283,924	\$ 99,089,000
Type 2	195	\$ 304,181	59,315,000
<b>Multi-Family (Low-Rise, 1-2 Floors)</b>	<b>544</b>		<b>\$ 158,404,000</b>
<b>Multi-Family (Mid-Rise 3-10 Floors)</b>	<b>935</b>	<b>\$ 206,800</b>	<b>\$ 193,358,000</b>
<b>Single-Family Detached</b>			
Type 1	586	\$ 355,235	\$ 208,168,000
Type 2	586	\$ 473,017	277,188,000
Type 3	391	\$ 600,105	234,641,000
<b>Single-Family Detached &lt;4,000 Sq. Ft.</b>	<b>1,563</b>		<b>\$ 719,997,000</b>
<b>Single-Family Detached &gt;4,000 Sq. Ft.</b>	<b>196</b>	<b>\$ 905,182</b>	<b>\$ 177,416,000</b>
<b>Total Market Rate Residential</b>	<b>3,238</b>		<b>\$ 1,249,175,000</b>
<b>Non-Residential</b>			
Office 6,001-100,000 Sq Ft	50,000	\$ 213	\$ 10,650,000
Retail 200,001 - 400,000 Sq Ft	375,000	\$ 234	87,750,000
Industrial - General Light	346,000	\$ 128	44,288,000
Hotel - Rooms	100	\$ 85,000	8,500,000
<b>Total Non-Residential</b>	<b>771,000</b>		<b>\$ 151,188,000</b>
<b>Total Tax Base</b>			<b>\$ 3,075,798,000</b>

Source: JBREC, DPGF, 2025

## Property Taxes

Table 5 reflects the millage rate assumptions (FY 2025) for Collier County used in the analysis.

**Table 5: Collier County Millage Rates**

3.0107	County General Fund
0.0246	Water Pollution Control
0.2096	Conservation Collier Program
3.2449	County Wide Millage

Source: Collier County, 2025

## Expenditure Assumptions

A detailed evaluation of expenditures by the General Funds Group and the MSTU General Fund was performed to determine which were variable (i.e., assumed to fluctuate with growth) or fixed (i.e., not impacted by growth) in nature. For equitable matching of revenues and expenses, certain adjustments were made to account for funding sources from other funds. The primary demand bases in the average cost/revenue calculations were new population and employment for the County and new students for the School District.

## COLLIER COUNTY FISCAL IMPACTS

### Collier County Operating Impacts

Table 6 presents the annual net operating fiscal impact of the Town of Ave Maria SRAA at buildout.

**Table 6: Town of Ave Maria SRAA Operating Annual Net Impact at Buildout**

Net Operating Impact	At Buildout	
	Countywide	MSTU
Total Annual Operating Revenues	\$ 12,272,000	\$ 2,266,000
Total Annual Operating Expenditures	7,298,000	822,000
Total Annual Operating Surplus	\$ 4,974,000	\$ 1,444,000

Source: DPFG, 2025

### Collier County Operating Revenue Projections

Projected County annual operating revenues at buildout are summarized in Table 7. Town of Ave Maria SRAA is projected to generate annual operating revenues of \$12.3 million for the County's General Funds and \$2.3 million for the MSTU General Fund.

**Table 7: Town of Ave Maria SRAA Annual Operating Revenue Projections**

<b>GENERAL FUND GROUPING</b>	
<b>REVENUES</b>	<b>At Buildout</b>
Ad Valorem Taxes	\$ 9,260,000
Licenses & Permits	4,000
Inter-Governmental Revenues	8,000
State Revenue Sharing - Growth Portion	334,000
State Sales Tax	1,371,000
Charges for Services	936,000
Fines & Forfeitures	11,000
Miscellaneous Revenues	6,000
Interest/ Miscellaneous	44,000
Indirect Service Charge	148,000
Transfers from Constitutional Officers	126,000
Reimburse from Other Departments	24,000
<b>Total General Funds Annual Operating Revenues</b>	<b>\$ 12,272,000</b>
<b>MSTU GENERAL FUND</b>	
<b>REVENUES</b>	<b>At Buildout</b>
Ad Valorem Taxes	\$ 2,105,000
Licenses & Permits	7,000
Charges for Services	55,000
Fines & Forfeitures	4,000
Miscellaneous Revenues	5,000
Interest/ Miscellaneous	7,000
Communication Services Tax	69,000
Reimburse from Other Departments	14,000
<b>Total MSTU Annual Operating Revenues</b>	<b>\$ 2,266,000</b>

Source: Collier County, DPFG, 2025

### Collier County Operating Expenditure Projections

Projected County annual operating expenditures at buildout are presented in Table 8. Town of Ave Maria SRAA is expected to generate annual General Funds service demand of \$7.3 million and \$822,000 of MSTU General Fund service demand. The Appendix contains a detailed breakdown of operating costs by line-item category.

**Table 8: Town of Ave Maria SRAA Annual Operating Expenditure Projections**

<b>GENERAL FUND GROUPING</b>	
<b>EXPENDITURES</b>	<b>At Buildout</b>
County Attorney	\$ 29,000
Other General Administration	79,000
Property Appraiser	101,000
Supervisor of Elections	60,000
Clerk of Courts	154,000
Sheriff	
Law Enforcement	3,240,000
Law Enforcement Paid by BCC	89,000
Detention & Corrections	161,000
Bailiffs	5,000
Tax Collector	196,000
Human Resources	48,000
Procurement Services	25,000
Emergency Management Division	84,000
Growth Mgt - Planning	25,000
Growth Mgt - Regulation	34,000
Circuit & County Court Judges	2,000
Public Defender	12,000
State Attorney	16,000
County Manager Operations	19,000
Office of Management & Budget	23,000
Facilities Management Division	187,000
Public Services Administration	5,000
Domestic Animal Services	100,000
Community and Human Services	99,000
Library	191,000
Parks & Recreation	381,000
Public Health	6,000
Transportation Mgt - Public Transit & NE	13,000
Transfer to 1001 Road & Bridge	460,000
Transfer to 1051 Court Administration	52,000
Transfer to 1060 MHz Radio System	11,000
Transfer to 3081 Growth Mgt Transportation Cap	161,000
Transfer to 4030 CATT Transit Enhance	59,000
Transfer to 4033 Transp Disadv	52,000
Transfer to 4050 EMS Fund	852,000
Distributions in Excess of Fees to Govt Agencies	267,000
<b>Total General Funds Annual Operating Expenditures</b>	<b>\$ 7,298,000</b>

MSTU GENERAL FUND EXPENDITURES		At Buildout
Other General Administration	\$	36,000
Human Resources		10,000
Growth Mgt - Administration		7,000
Growth Mgt - Planning		39,000
Growth Mgt - Regulation		127,000
Communications Government & Public Affairs		46,000
Parks & Recreation		418,000
Transportation Mgt - Operations		50,000
Transportation Mgt - Landscaping		55,000
Transportation Mgt - Coastal Zone Management		5,000
Indirect Cost Reimbursement		29,000
Total MSTU Annual Operating Expenditures	\$	822,000

Source: Collier County, DPFG, 2025

**Town of Ave Maria SRAA is deemed fiscally positive with respect to the County's Operating Impacts.**

### **Collier County Capital Impacts**

#### **Collier County Capital Impacts by Department**

Methodologies upon which the County's impact fees are based generally use the consumption or existing inventory replacement approach rather than an improvements-driven approach. For example, the County's Parks impact fee is calculated by dividing the existing inventory of park facilities, including land at current replacement value, by the existing population or relevant demand base. This methodology does not consider the timetable over which the existing facilities were acquired, available capacity within existing facilities, or long-range capital improvement plans with timetables for delivery of new facilities. Impact fee methodologies are typically designed to generate the maximum amount of impact fees a jurisdiction can legally assess.

Impact fee calculations include a credit component to recognize future revenue streams which will be used to fund capital expansion and certain debt service payments. The credit component prevents new development from being charged twice for the same facility. The analyses of the General Funds and the MSTU General Fund account for these credits by recognizing capital outlays and applicable transfers (e.g., subsidized capital acquisition and capital fund debt service) as expenditures. This approach is very conservative because the associated expenditures include growth and non-growth-related capital outlays and capital fund subsidies. In comparison, the credit component of the impact fee calculation is limited to certain growth-related capital outlay and capital fund subsidies.

The impact fee update for Correctional Facilities was adopted in 2015, and the corresponding adopted rates have been indexed as approved by the Board of County Commissioners. EMS and Law Enforcement impact fee studies were updated in 2016, and the associated rates were adopted in 2017. Road and Regional and Community Park impact fees for the Town of Ave Maria

SRA were adopted in 2023. Impact fee updates for Law Enforcement, EMS, Correctional Facilities and Schools are currently underway. Over buildout, new development will be charged impact fees at rates enacted by the County at that time. **The Economic Assessment model and future reports will be revised and reissued if the Board of County Commissioners adopts the impact fee updates and establishes new rates prior to hearing.**

The capital needs of the Town of Ave Maria SRAA were discussed with the Collier County Sheriff, EMS, the Immokalee Fire Control District, and the School District. The capital analysis for these services was prepared in accordance with their input.

When the achieved level of service (“LOS”) for a particular public facility currently exceeds the adopted LOS, then the *adopted LOS* was applied in calculating demand to (1) recognize existing capacity and (2) avoid overstating demand. When the achieved LOS for a particular facility was less than the adopted LOS, then the *achieved LOS* was used when calculating demand to avoid charging new development for a higher LOS than provided to existing development. Data from the 2024 Audit Update and Inventory Report on Public Facilities (“AUIR”), the most recent source available, was generally used to calculate the achieved LOS. Other inputs were obtained from the relevant impact fee studies.

Projected impact fee collections for the facilities specified in LDC Section 4.08.07 L are reflected in Table 9. The County’s impact fee schedule is included in the Appendix.

Table 9: Town of Ave Maria SRAA Impact Fee Revenue for Collier County

Impact Fee Revenue	Impact Fees Adopted Rates
Required Facility Analysis:	
Roads - Impact Fees	\$ 40,506,000
Regional Parks	\$ 7,359,000
Community Parks	\$ 238,000
Law Enforcement	\$ 2,904,000
Jail	\$ 2,415,000
EMS	\$ 693,000
Schools	\$ 19,667,000
Water	N/A
Wastewater	N/A
Immokalee Fire Control District	\$ 12,803,000

Note: Ave Maria Utility Company will provide water and wastewater services.  
Source: Collier County, DPFG, 2025



### ***Collier County Road Capital Impacts***

Based on the results provided in the Traffic Impact Statement – Section 1, Road Segment Analysis (June 25, 2025) prepared by Trebilcock Consulting Solutions, PA, the Town of Ave Maria SRAA is a significant traffic generator for the roadway network at this location and adversely impacts the following roadway segments:

- Oil Well Rd. from Oil Well Grade Rd. to Ave Maria Blvd.

The Vanderbilt Beach Road Extension will relieve congestion on Immokalee Rd. and Golden Gate Blvd. The Vanderbilt Beach Road Extension project is currently under construction. In addition, Collier County has funded the construction of a bridge at 16th St NE. These improvements will provide for additional north/south interconnection options between Randall Blvd. and Vanderbilt Beach Road Extension/Golden Gate Blvd. which will reduce traffic demands in the Randall Blvd. area.

The Owner proposes to provide a transportation mitigation plan to stay consistent with Policy 5.1 of the Transportation Element of the Collier County's GMP. The Owner may be required to assist the County with potential capacity/operational improvements for the roadway segments that are significantly impacted by the project.

A detailed evaluation of applicable access points will be performed at the time of site development permitting/platting to determine turn lane requirements, as more accurate parameters will be made available.

The Owner proposes to pay the applicable Collier County Road Impact Fee as building permits are issued for the project. The Owner proposes to provide transportation commitments that will be incorporated into the Development Document for the project. The mitigation plan will include specific improvements to be undertaken, fair share contribution commitments where appropriate, and site related improvements. Site related improvements are addressed as development occurs.

### **Concurrency Fair-Share Estimate**

Appendix L to the Traffic Impact Statement – Section 1 Road Segment Analysis contains the roadway proportionate share calculation. The project traffic's consumption of the projected added capacity is total traffic volume with project minus the unimproved service volume.

The estimated roadway service volume in the improved condition uses the Collier County AUIR unimproved condition service volume multiplied by the ratio of LOS D service volumes shown in FDOT Generalized Service Volume Table 7 (Urban Condition, Class I Arterial, Appendix I) between the improved and unimproved cross sections (product rounded to the nearest hundred). Ex ratios:

- 2 lanes to 4 =  $2,000/880 = 2.27$
- 2 lanes to 6 =  $3,020/880 = 3.43$
- 4 lanes to 6 =  $3,020/2,000 = 1.51$

That ratio isolates the effect of the additional lanes while keeping all other factors affecting service volume constant. The effect of all those other factors is reflected in the County's published service volume in the unimproved condition and explains its relation to the average for all roads of like cross section.

The resulting Proportionate Fair share estimate is \$8.4 million which is less than the project's projected road impact fees of \$40.5 million. The Owner proposes to pay the appropriate Collier County Road Impact Fee as building permits are issued for the project, as applicable.

### **Operational Fair-Share Estimate**

Based on the results provided in the Traffic Impact Statement – Section 2, Intersection Analysis (June 18, 2025) prepared by Trebilcock Consulting Solutions, PA, the calculation of an Operational Fair-Share Estimate is not required as the potential improvements to the following intersections are considered site-related.

- Oil Well Road and Ave Maria Blvd.
- Camp Keais Road and Pope John Paul Blvd.

The Owner proposes to provide transportation commitments that will be incorporated into the SRAA Development Document for the project. The mitigation plan will include specific improvements to be undertaken, fair share contribution commitments where appropriate, and site-related improvements.

### ***Town of Ave Maria SRAA Regional Parks Capital Impacts***

The County imposes separate impact fees for community and regional parks. Revenues and costs associated with maintaining and operating the County's Parks facilities are provided in the General Funds and MSTU Operating Impacts section. Given the size amenities, and location of the Town of Ave Maria SRA, residents are more likely to use parks that are located within the development rather than driving longer distances for other parks. To evaluate these variables, Benesch was retained to prepare appropriate parks and recreation impact fees for the Town of Ave Maria SRA, and the associated fees were adopted in 2023.

Regional Park capital impacts are presented in Table 10.

**Table 10: Town of Ave Maria SRAA Regional Parks Capital Impacts**

Regional Park Facilities	
Regional Park Capital Revenues	
Impact Fee Revenue	\$ 7,359,000
Regional Park Capital Costs	7,359,000
Total Park Capital Revenues in Excess of Capital Costs	\$ -

Source: Collier County, DPFG, 2025

The impact fee study's Regional Park cost per resident is provided in Table 11.

**Table 11: Town of Ave Maria SRAA Impact Cost Per Resident – Regional Parks**

Impact Cost per Resident	Regional Park
Impact Cost per Resident	\$ 1,074.16
Fee Allocation to Ave Maria	55.0%
Cost per Resident	\$ 590.37
Park Peak Population (per 2015 Park Factors)	12,468
Calculated Park Facilities Cost	\$ 7,360,733
Rounded	\$ 7,358,733

Source: Collier County, DPFG, 2025

### ***Town of Ave Maria SRAA Community Parks Capital Impacts***

Community Parks capital impacts are presented in Table 12.

**Table 12: Town of Ave Maria SRAA Community Parks Capital Impacts**

Community Park Facilities	
Community Park Capital Revenues	
Impact Fee Revenue	\$ 238,000
Community Park Capital Costs	238,000
Total Park Capital Revenues in Excess of Capital Costs	\$ -

Source: Collier County, DPFG, 2025

The impact fee study's Community Park cost per resident is provided in Table 13.

**Table 13: Town of Ave Maria SRAA Community Parks Level of Service**

Impact Cost per Resident	Community Park
Impact Cost per Resident	\$ 340.37
Fee Allocation to Ave Maria	5.0%
Cost per Resident	\$ 17.12
Park Peak Population (per 2015 Park Factors)	13,926
Calculated Park Facilities Cost	\$ 238,413
Rounded	\$ 238,413

Source: Collier County, DPFG, 2025

### Collier County Law Enforcement Capital Impacts

The Law Enforcement impact fee includes the capital construction and expansion of police service related to land facilities, and capital equipment required to support police service demand created by new growth. Fees are assessed at the recommended level. Revenues and costs associated with maintaining and operating the Law Enforcement facilities and equipment are provided in the General Funds Operating Impacts section.

Capital impacts on Law Enforcement are presented in Table 14. Based on discussions with the Sheriff's office, a new substation is not required for the Town of Ave Maria SRAA.

**Table 14: Town of Ave Maria SRAA Law Enforcement Capital Impacts**

Law Enforcement Facilities	
Law Enforcement Capital Revenues:	
Impact Fee Revenue	\$ 2,904,000
Other Capital Revenues*	520,000
Total Capital Revenues	<u>\$ 3,424,000</u>
Law Enforcement Indirect Capital Costs	3,424,000
Law Enforcement Capital Revenues in Excess of Capital Costs	<u>\$ -</u>

\*Included in the Collier County General Funds expenditures analysis.

Land Use	Functional Population Coefficient	Units/ Square Feet	Functional Population
<b>Age Restricted</b>			
Multi-Family (Low-Rise, 1-2 Floors)	0.86	1,835	1,578
Single-Family Detached <4,000 Sq. Ft.	0.86	1,665	1,432
<b>Intergenerational</b>			
Multi-Family (Low-Rise, 1-2 Floors)	0.96	544	524
Multi-Family (Mid-Rise 3-10 Floors)	0.96	935	901
Single-Family Detached <4,000 Sq. Ft.	1.90	1,563	2,969
Single-Family Detached >4,000 Sq. Ft.	2.14	196	419
<b>Non-Residential</b>			
Office 6,001-100,000 Sq Ft	0.00119	50,000	60
Retail 200,001 - 400,000 Sq Ft	0.00234	375,000	877
Industrial - General Light	0.00069	346,000	240
Hotel - Rooms	0.81	100	81
Civic/Nonprofit Hospital	0.00137	225,000	308
Total Functional Population			<u>9,389</u>
Capital Cost per Functional Population			\$ 364.84
Total Capital Cost			<u>\$ 3,424,000</u>

Source Collier County, DPFG, 2025

The County's 2016 Law Enforcement Impact Fee Study is based on a Certified Police Officer per Capita LOS, consistent with the County adopted standards at the time. Since then, the County has adopted a Facility Square Footage per Capita LOS. A new impact fee study incorporating this

methodology is underway. The Economic Assessment model will be revised upon the adoption of a new Law Enforcement impact fee study.

### ***Collier County Correctional Facilities Capital Impacts***

The Correctional Facilities impact fee includes jail facilities (land and building) and equipment. Fees are assessed at the recommended level. Revenues and costs associated with maintaining and operating correctional facilities and equipment are provided in the General Funds Operating Impacts section.

Correctional Facilities capital impacts are presented in Table 15.

**Table 15: Town of Ave Maria SRAA Correctional Facilities**

Jail Facilities	
Correctional Facilities Capital Revenues:	
Impact Fee Revenue	\$ 2,415,000
Other Capital Revenues*	133,000
Total Capital Revenues	<u>\$ 2,548,000</u>
Capital Cost (Land, Building, Vehicles, and Equipment) - indexed	2,548,000
Correctional Facilities Net Capital Impact	<u>\$ -</u>

\*Included in the Collier County General Funds expenditures analysis.

Source: Collier County, DPGF, 2025

The capital cost for correctional facilities is calculated below.

**Table 16: Town of Ave Maria SRAA Correctional Facilities Capital Cost**

Land Use	Functional Population Coefficient	Units/ Square Feet	Functional Population
Multi-Family (Low-Rise, 1-2 Floors)	0.78	1,835	1,429
Single-Family Detached <4,000 Sq. Ft.	0.78	1,665	1,297
Multi-Family (Low-Rise, 1-2 Floors)	0.83	544	452
Multi-Family (Mid-Rise 3-10 Floors)	0.83	935	776
Single-Family Detached <4,000 Sq. Ft.	1.81	1,563	2,828
Single-Family Detached >4,000 Sq. Ft.	2.07	196	406
Office 6,001-100,000 Sq Ft	1.19	50,000	60
Retail 200,001 - 400,000 Sq Ft	2.34	375,000	877
Industrial - General Light	0.69	346,000	240
Hotel - Rooms	0.80	100	80
Civic/Nonprofit Hospital	1.37	225,000	308
Total Functional Population			<u>8,753</u>
Indexed Capital Cost per Functional Population			<u>\$ 290.98</u>
Total Capital Cost			<u>\$ 2,548,000</u>

Functional Population Coefficients obtained from the Collier County Correctional Impact Fee Study Update (2015).

Source: Collier County, DPGF, 2025

The indexed capital cost per bed is calculated in Table 17.

**Table 17: Town of Ave Maria SRAA Correctional Facilities Indexed Cost per Resident**

Description	Figure
Net Asset Value - Indexed	\$ 111,592,344
Number of Beds	1,304
Net Asset Value per Bed	\$ 85,577
Impact Fee LOS (Beds per 1,000 Functional Residents)	3.40
Asset Value per Functional Resident	\$ 290.98

Source: Collier County, DPFG, 2025

***Collier County Emergency Medical Services (EMS) Capital Impacts***

Emergency Medical Service (“EMS”) for the project will be initially provided by Collier County Medic Station 32 which is co-located at the Fire District’s Headquarters Station 32. If call volume and response time for the Town of Ave Maria SRAA and the immediate area generate the need for an additional ambulance, Collier County EMS may choose to co-locate a medic facility at the new Immokalee Fire Control District station. For purposes of the Economic Assessment, it is assumed the space needed for a new ambulance will be leased at the highest annual rent as currently paid for similar space.

The EMS level of service in the County’s AUIR is approximately one unit (vehicle, equipment, station space) per 16,400 population; however, in addition to this metric, EMS also relies on demand factors such as response time and call volume to site new facilities. Call volume is affected by demographics in the service area. For example, nearly 60 percent of the County’s ambulance fee collections are Medicare patients and 10 percent are Medicaid patients. Medicare payments are not based on charged rates, but rather 80 percent of what the Centers for Medicare and Medicaid Services determines to be allowable.

Table 18 calculates the allocable cost of EMS equipment needed to serve the Town of Ave Maria SRAA using a peak seasonal resident population approach.

**Table 18: Town of Ave Maria SRAA EMS Capital Cost**

EMS Equipment Cost	
EMS Direct Capital Costs:	
Equipment Cost	\$ 903,567
Level of Service Standard	16,400
Per Capita Cost	\$ 55.10
Peak Resident Population	10,612
EMS Direct Capital Costs	\$ 585,000

Source: Collier County, DPFG, 2025

Table 19 compares the allocable EMS equipment needs to the estimated impact fee revenues.

**Table 19: Town of Ave Maria SRAA EMS Capital Impact**

<b>EMS Net Capital Impact</b>	
EMS Capital Revenues:	
Impact Fee Revenue	\$ 693,000
Other Capital Revenues*	17,000
Total Capital Revenues	<u>\$ 710,000</u>
EMS Capital Cost:	
EMS Direct Equipment Cost	\$ 585,000
EMS Net Capital Revenues Available for EMS-Growth	
Related Capital Needs	125,000
Total Capital Cost	<u>\$ 710,000</u>

\*Included in the Collier County General Funds net fiscal impact buildout analysis.

Source: Collier County, DPG, 2025

Personnel and operating costs for staffing and operating a new ambulance, including rent, are allocated in Appendix Table 17 based on the level of service in the 2024 AUIR and the peak residential population of the Town of Ave Maria SRAA. The calculated General Fund EMS Expenditure per demand unit was multiplied by 169 percent to recognize the additional EMS cost. For conservatism of this analysis, it is assumed the General Fund will subsidize 100 percent of the cost, whereas the actual subsidy is generally around 55 percent.

**The Town of Ave Maria SRAA is deemed fiscally neutral with respect to Roads, Regional and Community Parks, Law Enforcement, Correctional Facilities, and EMS capital and operating impacts.**

### ***Water and Wastewater***

Potable water and wastewater services for the Town of Ave Maria are provided by the Ave Maria Utility Company ("AMUC"). The additional lands being added to the SRA are located within AMUC's service area. The SRA Amendment provides additional land for AMUC, identified as Services District on the Master Plan, to allow for the necessary potable water and wastewater infrastructure improvements to service the expanded Town boundaries.

**The Town of Ave Maria SRAA is deemed fiscally neutral with respect to Collier County's Water and Wastewater capital and operating impacts.**

### ***Stormwater Management***

The proposed SRA expansion areas are predominantly comprised of agricultural fields and pastures. As the existing farmland of the proposed Ave Maria SRA expansion areas are converted and developed, the subject project will continue to generally discharge to the south and west, following historic flow patterns.

Expansion areas that are immediately contiguous to the existing Ave Maria SRA boundary (Expansion Areas #1, #2, #4, #5, and #6) will discharge to the WRA in its vicinity, as the existing



farmland has historically done, which then discharges to Camp Keais Strand which is a combination of HSA and FSA overlays.

Expansion Area #3, which is currently part of a drainage cooperative, will drain south via a proposed drainage conveyance which will convey stormwater discharge directly south parallel to Camp Keais Road ROW, immediately to the west of the ROW. The proposed drainage conveyance will connect to an existing drainage conveyance which is part of the drainage cooperative upstream of its discharge structure. Discharges through the drainage cooperative's discharge structure will be conveyed south under Oil Well Road ROW, as it historically has.

According to Collier County Drainage Basin Mapping, existing Ave Maria SRA and all of the proposed Ave Maria SRA boundary expansion areas are located within the Fakahatchee Strand Basin. Therefore, Ave Maria SRA stormwater discharges will continue to flow towards the south and west, which will drain via overland sheet flow. Ultimately stormwater discharge from this project will reach Miscellaneous Coastal Basins draining to the Gulf of America (formerly known as the Gulf of Mexico).

The proposed stormwater management system design for the proposed Expansion Areas is anticipated to consist primarily of wet detention areas (lakes). Commercial areas may also utilize dry detention pretreatment areas in accordance with SFWMD requirements. Discharges from the SRA water management system will occur only after required water quality volumes have been achieved and will be by permitted control structures and facilities/necessary infrastructure. It is anticipated that water quality and quantity treatment will occur within the surface water management within the SRA.

The Land Owners of the Town of Ave Maria SRAA will be responsible for all costs associated with the design, permitting, construction, and operation of the proposed stormwater improvements required within the SRA to serve the Town of Ave Maria SRAA development. Any offsite stormwater improvements that may be needed may include cost sharing with other private parties but will not require public funding.

The SRA Public Facilities Impact Assessment provides additional information.

**The Town of Ave Maria SRAA is deemed fiscally neutral with respect of Stormwater Management capital and operating impacts.**

### ***Irrigation Water***

Irrigation for the Town of Ave Maria is provided by AMUC. The additional lands being added to the SRA are located within AMUC's service area. The SRA Amendment provides additional land for AMUC, identified as Services District on the Master Plan, to allow for the necessary infrastructure improvements to service the expanded Town boundaries.

The SRA Public Facilities Impact Assessment provides additional information.



**The Town of Ave Maria SRAA is deemed fiscally neutral with respect of Irrigation Water capital and operating impacts.**

### ***Solid Waste***

The Town of Ave Maria is located within Collier County Solid Waste District II collection area. Waste and recycling generated within the Town of Ave Maria is collected by Waste Pro, Collier County's contracted hauler, and transported to the Immokalee Solid Waste Transfer Station and subsequently hauled to Waste Management's Okeechobee Landfill, Collier County's contracted disposal facility for District II.

Collier County maintains a Board approved Disposal Capacity Agreement (DCA) with Okeechobee Landfill, Inc., that provides 930,000 tons of reserved capacity at Okeechobee Landfill. The waste generated and transferred to Okeechobee Landfill as part of the DCA is not included in the AUIR capacity LOS. Per the AUIR, for the purpose of demonstrating compliance with the LOS Standard for capacity, it is assumed Collier County will renew, amend, or enter into a new agreement, as necessary, and continue to transfer.

Revenues and expenses of the solid waste operations described above are accounted for in the County's Solid Waste Fund, a self-supporting enterprise fund.

**The Town of Ave Maria SRAA is deemed fiscally neutral with respect to Collier County Solid Waste.**

## **COLLIER COUNTY SCHOOLS FISCAL IMPACT**

### **Collier County Schools Capital Impacts**

Three major sources of capital funds are available to Collier County Public Schools: the Capital Millage Tax, impact fees, capital outlay, and debt service.

As shown in Table 20, the Capital Millage Tax has funded most of the School District's capacity-adding projects over the past 10 years. Over that period, the School District collected \$1.4 billion in Annual Capital Millage Tax, and annual Capital Millage Tax revenue is projected to triple from \$99.1 million in 2015-16 to over \$311.0 million in 2028-29. The School District's capital revenues have provided \$386.0 million in debt service funding, thereby positioning the School District to be debt-free by 2026, and to use pay-go financing for Aubrey Rogers High School, Bear Creek Elementary School (the District's first new elementary school in 18 years), and the new elementary school in Ave Maria (scheduled to open in 2026).

**Table 20: CCPC Historical Enrollment and Capital Revenues**

		County Permanent Population	Student Membership Elementary Middle & High School(1)	Capital Improvement Tax (2)	School Impact Fee Revenue (2)
1	2015-16	356,874	42,748	\$ 99,171,443	\$ 10,000,000
2	2016-17	362,634	43,321	119,452,273	12,000,000
3	2017-18	366,385	43,329	126,312,667	16,312,194
4	2018-19	371,939	43,447	132,117,173	14,000,000
5	2019-20	377,079	43,622	141,768,052	14,000,000
6	2020-21	385,980	41,208	150,062,073	23,918,248
7	2021-22	390,912	41,665	121,221,683	15,600,000
8	2022-23	404,310	42,256	155,853,979	26,152,692
9	2023-24	408,381	42,477	183,473,411	22,640,130
10	2024-25	413,300	42,550	186,718,691	19,000,000
Net Change/Total		56,426	(198)	\$ 1,416,151,445	\$ 173,623,264
Projected:					
	2025-26			\$ 260,439,696	
	2026-27			\$ 275,117,472	
	2027-28			\$ 293,829,264	
	2028-29			\$ 310,913,136	

**Partial Uses of Capacity-Adding Capital Revenues**

Reduce Outstanding Debt FY 2016-2024	\$ 279,223,924
Reduce Outstanding Debt FY 2025	70,800,000
Reduce Outstanding Debt FY 2026	36,000,000
Aubrey Rogers High School (2023)	100,000,000
Bear Creek Elementary School (2025)	83,000,000
Elementary Q (Ave Maria) (2026)	80,000,000

**Partial Uses of Capacity-Adding Capital Revenues**

\$ 649,023,924
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(1) Month 2 Monthly Membership Report

(2) Amounts obtained from Annual Comprehensive Financial Reports and the 2024-25 Work Plan.

Italicized amounts obtained from Adopted Budgets as they were not separately reported in the ACFR.

Source: Collier County, Collier County Public Schools, DPFG, 2025

From 2015-16 to 2024-25, the County added over 56,000 new permanent residents, but enrollment in School District elementary, middle, and high schools remained flat. As a result, the student generation rate per housing unit has declined considerably.

According to the CCPC Capital Improvement Plan Fiscal Years 2025 through 2044, a robust housing market is expected in Collier County through 2028; however public school enrollment at brick and mortar schools is projected to remain steady. Factors moderating school enrollment during this growth period include the increase of charter school capacity and an expansion of the private school voucher program. As shown in Table 21, over 4,178 new charter school student stations have been added in the District over the past 10 years.

**Table 21: Collier County Charter School Student Stations**

Collier County Charter Schools		Student Stations 2014-15	Student Stations 2024-25
	Year Built		
1 Marco Island Charter Middle	1998	470	470
2 Immokalee Community Academy	2000	300	300
3 Marco Island Charter High	2011	350	350
4 Gulf Coast Charter Academy South	2013	336	701
5 Mason Classical Academy	2014	564	1,500
6 Collier Charter Academy	2017	-	1,145
7 BridgePrep of Collier	2018	-	1,000
8 Naples Classical Academy	2021	-	1,000
9 Optima Classical Academy (Virtual Enrolled)	2022	-	97
Total		2,020	6,563
Increase in Charter School Capacity 2014-15 to 2024-25			4,178

Source: Collier County Public Schools, DPGF, 2025

Current school impact fees were adopted in 2015 based on the Collier County School Impact Fee Update Study (June 23, 2015) and were subsequently indexed based on the 2017 Indexing Calculations prepared by the County's impact fee consultant. A school impact fee update is currently underway, and new school impact fees may be adopted before the end of 2025. Certain methodology and policy decisions are made by the Board of County Commissioners during the adoption of legally defensible impact fees.

The new impact fees will take into consideration the decline in student generation rate, available capacity in existing schools, the significant increase in new school construction costs, the F.S. 1013.64(b) statutory cost caps, and the substantial increase in Capital Millage Tax available to fund new schools. It is beyond the scope of this analysis to calculate a legally defensible school impact fee. For purposes of this analysis, it is assumed the School District will continue to rely on Capital Millage Tax for new school construction costs, and new development will be charged impact fees at rates enacted by the County at that time.

**The Economic Assessment model and future reports will be revised and reissued if the Board of County Commissioners adopts the impact fee update and establishes new rates prior to hearing.**

The Town of Ave Maria SRAA's estimated demand for student stations is projected in Table 22 based on student generation rates in the 2015 School Impact Fee Update, the most recent data available.

Of the 6,738 total residential units planned for the Town of Ave Maria SRAA, 3,500 are 55+ age-restricted units. Because these homes will not generate any public school students, they are exempt from school impact fees; however, these homes, along with the non-residential land uses, will generate appreciable amounts of General Fund Millage and Capital Millage tax for the School District on an annual basis.

**Table 22: Town of Ave Maria SRAA Projected Public School Enrollment**

Residential Unit Type	Units	SGR	Projected Students
<b>Intergenerational</b>			
Multi-Family (Low-Rise, 1-2 Floors)	544	0.11	60
Multi-Family (Mid-Rise 3-10 Floors)	935	0.11	103
Single-Family Detached <4,000 Sq. Ft.	1,563	0.34	531
Single-Family Detached >4,000 Sq. Ft.	196	0.34	67
<b>Total Market Rate Residential</b>	<b>3,238</b>		<b>761</b>

Source: Collier County School District, DPGF, 2025

A projection of projected enrollment by school type is shown in Table 23.

**Table 23: Town of Ave Maria SRAA Projected Enrollment by School Type**

School Type	Projected Students	Percent
Elementary	355	47%
Middle	164	22%
High	242	32%
<b>Total</b>	<b>761</b>	<b>100%</b>

Source: Collier County School District, DPGF, 2025

The Town of Ave Maria has already provided a combined elementary school and middle school site that is currently permitted for construction, and the new elementary school is scheduled to open in 2026. The Town of Ave Maria has also committed to a 60-acre high school site along Immokalee Road northwest of the Town that will not only serve Ave Maria but the surrounding community. According to the School District, these commitments by the Town of Ave Maria fully mitigate the development's impact to elementary, middle, and high schools to serve the Town of Ave Maria SRAA.

Projected school impact fee revenue is shown in Table 24.

**Table 24: Town of Ave Maria SRAA School Impact Fee Revenue**

Impact Fee Category	Units	School Impact Fee	Total
<b>Intergenerational</b>			
Multi-Family (Low-Rise, 1-2 Floors)	544	\$ 2,844.19	\$ 1,547,000
Multi-Family (Mid-Rise 3-10 Floors)	935	\$ 2,844.19	2,659,000
Single-Family Detached <4,000 Sq. Ft.	1,563	\$ 8,789.54	13,738,000
Single-Family Detached >4,000 Sq. Ft.	196	\$ 8,789.54	1,723,000
<b>Total School Impact Fees - Rounded</b>	<b>3,238</b>		<b>\$ 19,667,000</b>

Source: Collier County Public Schools, DPGF, 2025

As shown in Table 25, capital revenues consist primarily of ad valorem taxes and impact fees. The FY 2025 Capital Outlay Millage, which is determined locally by the School Board within parameters established by the State Legislature, is 1.1332 mills (subject to cap of 1.50 mills). The

County voters approved a referendum in 2020 allowing the School District to reduce the Capital Outlay millage by 0.35 mills for four years and levy that millage for operating purposes.

**Table 25: Town of Ave Maria SRAA School Net Capital Impacts – Total Cash Flow Approach**

Revenue/Expense	School Impact Fee Revenue	Capital Improvement	
		Tax over 25 Years	Total
School Capital Revenues:			
School Impact Fee Revenue	\$ 19,667,000	\$ -	\$ 19,667,000
School District Capital Tax Revenue	-	75,207,000	75,207,000
Total School Capital Revenues	\$ 19,667,000	\$ 75,207,000	\$ 94,874,000
Direct School Capital Expenditures			94,874,000
Net School Capital Expenditures			\$

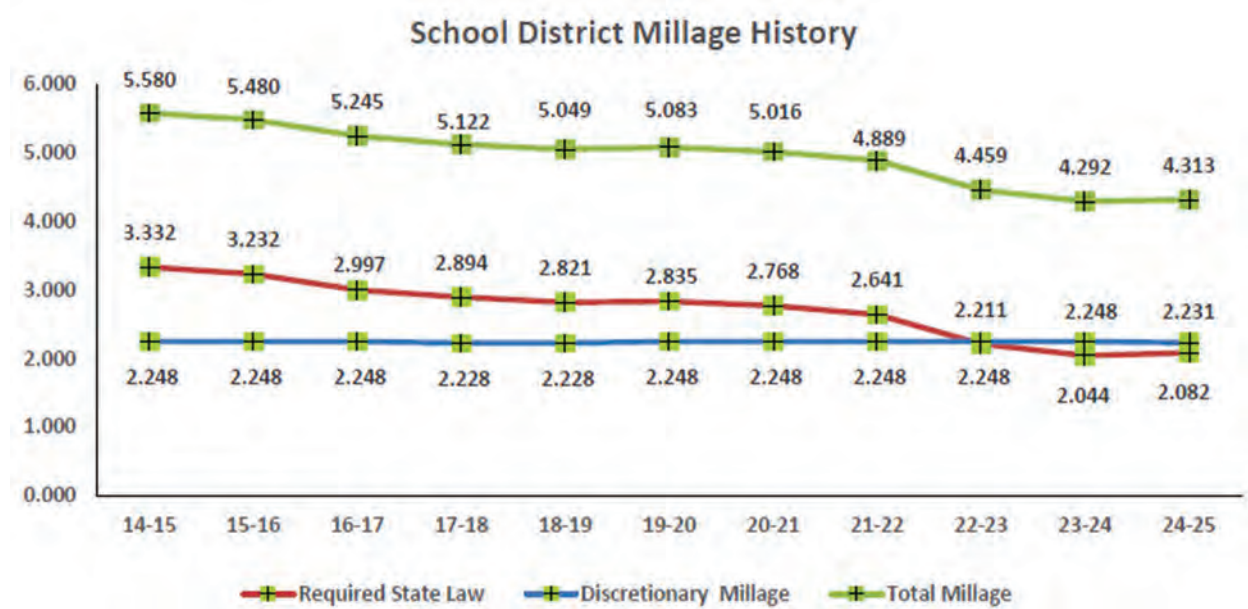
Source: Collier County Public Schools, DPGF, 2025

### Collier County Schools Operating Impacts

The Florida Legislature establishes the school operating millage based on the General Appropriations Act. Legislative committees meet to debate continuing and new initiatives in education and set a budget based on these results within the General Appropriations Act. The State budget determines the Required Local Effort Millage (“RLE”) for each school district. The RLE is the amount of funding that each district provides annually towards the cost of the Florida Education Finance Program (“FEFP”). The aggregate RLE for all school districts is prescribed by the Legislature as a specific line item in the annual General Appropriations Act. The Commissioner of Education is also authorized to adjust the millage rate to make sure no school district’s RLE exceeds 90 percent of that district’s total FEFP entitlement. The Legislature establishes a per student funding amount which is based upon the local authorities taxing of both the RLE and the 0.748 discretionary tax millage. According to the School District, the school tax millage for Collier County is much lower than the statewide average and typically ranks within the four lowest of all Florida school districts.

A comparison of the School District’s millage history is shown in Figure 1.

Figure 1: Collier County School District Millage History



Source: Collier County Public Schools, 2025

Because the Legislature sets the majority of school district operating revenues through a series of statewide equalization formulas, most fiscal analysts do not attempt to model school operating impacts. An estimate of local ad valorem school operating revenues is shown in Table 26.

Table 26: Town of Ave Maria SRAA Local Ad Valorem School Operating Taxes at Buildout

School District Operating Results	Operating	
	Millage	At Buildout
Ad Valorem Local Millage - Residential	3.1800	\$ 9,550,000
Ad Valorem Local Millage - NonResidential	3.1800	481,000
Ad Valorem Local Millage Revenues		<u>\$ 10,031,000</u>
Ad Valorem Local Millage Operating Expenditures		\$ 10,031,000
Ad Valorem Local Millage Net Revenues		<u>\$ -</u>

Source: Collier County Public Schools, DPFG, 2025

**The Town of Ave Maria SRAA is deemed fiscally neutral respect to the Collier County School District.**

## Immokalee Fire Control District

### Immokalee Fire Control District Capital Impact

The Town of Ave Maria SRAA is located within the service area of the Immokalee Fire Control District ("Fire District"). Fire service for the project will be initially provided by the District's Headquarters Station 32 in Ave Maria. However, a new fire station may be needed to serve the project at buildout. A stipulation to the development order requires the Owner to convey real property for a 2.5 to 3.0 acre site for a Fire and co-located EMS station in exchange for fire impact fee credits and/or cash. The proposed stipulation states, "With respect to the conveyance of real property by the Town of Ave Maria to the Fire District, the existing conveyed Fire Station site and the future Fire Reservation of the future Fire Site to the Fire District fully mitigates for the development's impact to the Fire/EMS facilities needed to serve the Town of Ave Maria."

Capital impacts are shown in Table 27 and reflect the cost of a new fire station and the related vehicles and equipment. Capital costs are fully funded by impact fee and other capital revenues and an assumed one-time allocation of the annual net operating surplus generated by the project.

**Table 27: Town of Ave Maria SRAA Immokalee Fire Control District Capital Impact**

Description	Amount	Amount
Impact Fee Revenue:		
Impact Fee Revenue		\$ 12,803,000
Other Capital Revenue		1,422,000
Total Capital Revenue		<u>\$ 14,225,000</u>
New Station, Vehicles, and Equipment		
New Fire Station Sq. Ft.	12,000	
Construction Cost per Sq. Ft.	\$ 700	
Construction Cost	<u>\$ 8,400,000</u>	
Land Value New Station	120,000	
Total Land and Building		\$ 8,520,000
Vehicles and Equipment		
Engine and Equipment	<u>\$ 1,219,000</u>	
Ladder Truck and Equipment	1,767,000	
Attack Truck and Equipment	243,000	
Water Tender and Equipment	<u>572,000</u>	
Total Vehicles and Equipment		3,801,000
Total New Station, Vehicles and Equipment		<u>\$ 12,321,000</u>
Net Capital Impact		<u>\$ 1,904,000</u>

Source: Immokalee Fire Control District, DPGF, 2025



Projected impact fee revenues are presented in Table 28 and total \$12.8 million. The adopted rates are based on the 2023 Impact Fee Update Study.

**Table 28: Town of Ave Maria SRAA Immokalee Fire Control Impact Fee Revenues**

Land Use	Units	Total Sq Ft	Impact Fee Rate	Calculated Fee
Residential	6,738	12,946,790	\$ 0.94	\$ 12,170,000
Non-Residential	771,000	771,000	\$ 0.60	463,000
Hotel Rooms	100	58,500	\$ 0.60	35,000
Civic/Nonprofit Hospital	225,000	225,000	\$ 0.60	135,000
<b>Total</b>		<b>14,001,290</b>		<b>\$ 12,803,000</b>

Source: Immokalee Fire Control District, DPFG, 2025

The square footage of the Project at buildout is provided in Table 29.

**Table 29: Town of Ave Maria SRAA Square Footage**

Residential Square Footage - Annual	Units	Sq Ft per Unit	Total
<b>Age-Restricted</b>			
<b>Multi-Family Low Rise</b>			
Type 1	1,050	1,346	1,413,300
Type 2	785	1,702	1,336,070
<b>Single-Family Detached</b>			
Type 1	1,050	2,109	2,214,450
Type 2	615	2,448	1,505,520
<b>Intergenerational</b>			
<b>Multi-Family Low Rise</b>			
Type 1	349	1,700	593,300
Type 2	195	1,600	312,000
<b>Multi-Family (Mid-Rise 3-10 Floors)</b>	935	1,020	953,700
<b>Single-Family Detached</b>			
Type 1	586	1,850	1,084,100
Type 2	586	2,625	1,538,250
Type 3	391	3,100	1,212,100
<b>Single-Family Detached &lt;4,000 Sq. Ft.</b>	196	4,000	784,000
<b>Total Residential Square Feet</b>	<b>6,738</b>		<b>12,946,790</b>

Non-Residential Employment	Sq Ft/Hotel Rooms	Sq Ft Per Room	Total
Office 6,001-100,000 Sq Ft	50,000		50,000
Retail 200,001 - 400,000 Sq Ft	375,000		375,000
Industrial - General Light	346,000		346,000
Hotel - Rooms	100	585	58,500
<b>Total Non-Residential Square Feet</b>	<b>771,000</b>		<b>829,500</b>
Civic/Nonprofit Hospital	225,000		225,000

Source: JBREC, DPFG, 2025



### **Immokalee Fire Control District Annual Operating Impacts**

Operating expenditures to support a new fire station are estimated in Table 30. Because the current operating millage of the Immokalee Fire Control District is geared to much lower density development, the Town of Ave Maria SRAA is projected to generate significant annual operating surpluses for the Fire Control District.

**Table 30: Town of Ave Maria SRAA Immokalee Fire Control District Annual Operating Impacts at Buildout**

Annual Operating Impact at Buildout	Calculations	Annual Amounts
Annual General Fund Revenue		
Ave Maria SRAA		
Ad Valorem Tax Base	\$ 3,075,798,000	
Immokalee Fire District Control Millage Rate	3.75	
Annual Ad Valorem Revenue	\$ 11,534,000	\$ 11,534,000
FY 2025 Annual General Fund Expenditures		
Personnel	\$ 7,204,911	
Operating	1,468,658	
Total Annual Personnel and Operating Costs	\$ 8,673,569	
Square Feet per Facility		
Station 30	12,884	
Station 31	12,000	
Station 32	23,988	
Headquarters Logistics Building	5,156	
Total Square Feet	54,028	
Annual Operating Cost per Square Foot	\$ 160.54	
New Station Square Feet	12,000	
New Station Annual Operating Expenditures		\$ 1,926,000
Estimated Ongoing Annual Surplus		\$ 9,608,000

Source: Immokalee Fire Control District, DPFG, 2025

**The Town of Ave Maria SRAA is deemed fiscally positive with respect to the Immokalee Fire Control District.**

## APPENDIX

### Appendix Table 1: Collier County Base Assumptions

#### COLLIER COUNTY STUDY PERIOD

FY 2025	County Budget Year
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#### COLLIER COUNTYWIDE POPULATION

413,300	2025 County Permanent Population - Collier County 2024 AUIR
1.2084	Seasonal Population Coefficient - Collier County
499,426	2025 County Peak Seasonal Population - Collier County 2024 AUIR
86,126	2025 County Peak Seasonal Population

#### COLLIER COUNTYWIDE EMPLOYMENT

283,739	Woods & Poole 2025 Employment
0.8897602	FTE Conversion Factor - IMPLAN
252,460	2025 In-Place FTE Employment

#### COLLIER COUNTY PEAK TOURIST POPULATION

266,200	Collier County CVB Profile - March 2024
8,587	Peak Daily Tourists

#### COLLIER COUNTYWIDE POPULATION AND JOBS

665,760	County Permanent Population and Jobs
751,886	County Peak Seasonal Population and Jobs
760,473	County Peak Seasonal Population, Tourists, and Jobs

#### COLLIER UNINCORPORATED COUNTY POPULATION

376,216	2025 Unincorporated County Permanent Population - Collier County 2024 AUIR
1.2082	Seasonal Unincorporated Population Coefficient - Collier County
454,553	2025 Unincorporated County Peak Seasonal Population - Collier County 2024 AUIR
78,337	2025 Unincorporated County Peak Seasonal Population

#### COLLIER COUNTY UNINCORPORATED EMPLOYMENT

229,808	Allocation basis consistent with prior years.
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#### COLLIER COUNTY UNINCORPORATED POPULATION AND JOBS

606,024	County Permanent Population and Jobs
684,361	County Peak Seasonal Population and Jobs

#### COLLIER COUNTY MILLAGE RATES FY 2025

3.0107	County General Fund
0.0246	Water Pollution Control
0.2096	Conservation Collier Program
3.2449	County Wide Millage

0.6844	MSTU General Fund
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#### COLLIER COUNTY MILLAGE RATES FY 2025

0.2096	Conservation Collier Program
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**Disclosure Only**

#### COLLIER COUNTY % HOMESTEAD EXEMPTION

Shimberg Center for Housing Studies - 2024 Final Tax Roll Year

67%	Single Family
35%	Condominium
0%	Rental Apartments
\$ 50,000	County Homestead Exemption
\$ 25,000	School Homestead Exemption

Source: Collier County, DPFG, 2025

**Appendix Table 2: Town of Ave Maria SRAA Resident Population and Seasonal Population Coefficients**

55+ Age-Restricted Land Use by Impact Fee Category	Permanent Population Per Unit	Seasonal Index	Peak Seasonal Persons Per Unit
Multi-Family (Low-Rise, 1-2 Floors)	1.00	1.21	1.15
Single-Family Detached <4,000 Sq. Ft.	1.00	1.21	1.15
Intergenerational Land Use by Impact Fee Category	Permanent Population Per Unit	Seasonal Index	Peak Seasonal Persons Per Unit
Multi-Family (Low-Rise, 1-2 Floors)	1.04	1.21	1.26
Multi-Family (Mid-Rise 3-10 Floors)	1.04	1.21	1.26
Single-Family Detached <4,000 Sq. Ft.	2.19	1.21	2.65
Single-Family Detached >4,000 Sq. Ft.	2.46	1.21	2.97

Source: Collier County 2016 EMS Impact Fee Update, DPFG, 2025

**Appendix Table 3: Town of Ave Maria SRAA Population and Employment Estimates**

Residential	Units	Peak Seasonal Persons Per Unit	Peak Seasonal Population	Permanent Population Per Unit	Permanent Population
Age Restricted					
Multi-Family (Low-Rise, 1-2 Floors)	1,835	1.15	2,110	1.00	1,835
Single-Family Detached <4,000 Sq. Ft.	1,665	1.15	1,915	1.00	1,665
Total Age-Restricted	3,500		4,025		3,500
Intergenerational					
Multi-Family (Low-Rise, 1-2 Floors)	544	1.26	685	1.04	567
Multi-Family (Mid-Rise 3-10 Floors)	935	1.26	1,178	1.04	975
Single-Family Detached <4,000 Sq. Ft.	1,563	2.65	4,142	2.19	3,428
Single-Family Detached >4,000 Sq. Ft.	196	2.97	582	2.46	482
Total Intergenerational	3,238		6,587		5,452
Total Market Rate Residential	6,738		10,612		8,952
Affordable Housing Units	-				
Total Housing Units	6,738				
Non-Residential	Sq Ft	Rooms	Employment Coefficient	Occupancy %	Employees/ Tourists
Office 6,001-100,000 Sq Ft	50,000		3.95	95%	188
Retail 200,001 - 400,000 Sq Ft	375,000		2.50	95%	891
Industrial - General Light	346,000		2.31	95%	759
Hotel - Rooms		100	0.57	100%	57
Total Non-Residential	771,000	100			1,895
Civic/Nonprofit Hospital	225,000				
Grand Total Non-Residential (sf)	996,000	100			1,895
Visitors per Hotel Room		100	1.19		119

Source: Collier County, DPFG, 2025

**Appendix Table 4: Town of Ave Maria SRAA Population and Employment Summary**

<b>Development Program and Demographic Summary</b>		<b>At Buildout</b>
Permanent Population		8,952
Residential Seasonal Population		10,612
Employment		1,895
Permanent Population and Jobs		10,847
Residential Seasonal Population and Employment		12,507
Residential Seasonal Population, Tourists, and Employment		12,626
Public School Enrollment		761

Source: Collier County, DPFG, 2025

**Appendix Table 5: Town of Ave Maria SRAA Public School Enrollment**

<b>Residential Unit Type</b>	<b>Units</b>	<b>SGR</b>	<b>Projected Students</b>
<b>Intergenerational</b>			
Multi-Family (Low-Rise, 1-2 Floors)	544	0.11	60
Multi-Family (Mid-Rise 3-10 Floors)	935	0.11	103
Single-Family Detached <4,000 Sq. Ft.	1,563	0.34	531
Single-Family Detached >4,000 Sq. Ft.	196	0.34	67
<b>Total Market Rate Residential</b>	<b>3,238</b>		<b>761</b>

Source: Collier County Schools, DPFG, 2025

**Appendix Table 6: Town of Ave Maria SRAA County Tax Base**

Land Use	Units or Sq Ft	Taxable Value per Unit/SF	Buildout
<b>Age-Restricted</b>			
<b>Multi-Family Low Rise</b>			
Type 1	1,050	\$ 334,927	\$ 351,673,000
Type 2	785	\$ 416,612	327,040,000
<b>Multi-Family (Low-Rise, 1-2 Floors)</b>	<b>1,835</b>		<b>\$ 678,713,000</b>
<b>Single-Family Detached</b>			
Type 1	1,050	\$ 558,685	\$ 586,619,000
Type 2	615	\$ 666,834	410,103,000
<b>Single-Family Detached &lt;4,000 Sq. Ft.</b>	<b>1,665</b>		<b>\$ 996,722,000</b>
<b>Total Market Rate Residential</b>	<b>3,500</b>		<b>\$ 1,675,435,000</b>
<b>Intergenerational</b>			
<b>Multi-Family Low Rise</b>			
Type 1	349	\$ 283,924	\$ 99,089,000
Type 2	195	\$ 304,181	59,315,000
<b>Multi-Family (Low-Rise, 1-2 Floors)</b>	<b>544</b>		<b>\$ 158,404,000</b>
<b>Multi-Family (Mid-Rise 3-10 Floors)</b>	<b>935</b>	<b>\$ 206,800</b>	<b>\$ 193,358,000</b>
<b>Single-Family Detached</b>			
Type 1	586	\$ 355,235	\$ 208,168,000
Type 2	586	\$ 473,017	277,188,000
Type 3	391	\$ 600,105	234,641,000
<b>Single-Family Detached &lt;4,000 Sq. Ft.</b>	<b>1,563</b>		<b>\$ 719,997,000</b>
<b>Single-Family Detached &gt;4,000 Sq. Ft.</b>	<b>196</b>	<b>\$ 905,182</b>	<b>\$ 177,416,000</b>
<b>Total Market Rate Residential</b>	<b>3,238</b>		<b>\$ 1,249,175,000</b>
<b>Non-Residential</b>			
Office 6,001-100,000 Sq Ft	50,000	\$ 213	\$ 10,650,000
Retail 200,001 - 400,000 Sq Ft	375,000	\$ 234	87,750,000
Industrial - General Light	346,000	\$ 128	44,288,000
Hotel - Rooms	100	\$ 85,000	8,500,000
<b>Total Non-Residential</b>	<b>771,000</b>		<b>\$ 151,188,000</b>
<b>Total Tax Base</b>			<b>\$ 3,075,798,000</b>

Source: JBREC, Collier County, Shimberg Center for Housing Studies (Univ. of FL), DPFG, 2025

**Appendix Table 7: Town of Ave Maria SRAA School District Tax Base**

Land Use	Units or Sq Ft	Taxable Value per Unit/SF	Buildout
<b>Age-Restricted</b>			
<b>Multi-Family Low Rise</b>			
Type 1	1,050	\$ 343,718	\$ 360,904,000
Type 2	785	\$ 425,403	333,941,000
<b>Multi-Family (Low-Rise, 1-2 Floors)</b>	<b>1,835</b>		<b>\$ 694,845,000</b>
<b>Single-Family Detached</b>			
Type 1	1,050	\$ 575,507	\$ 604,282,000
Type 2	615	\$ 683,656	420,448,000
<b>Single-Family Detached &lt;4,000 Sq. Ft.</b>	<b>1,665</b>		<b>\$ 1,024,730,000</b>
<b>Total Market Rate Residential</b>	<b>3,500</b>		<b>\$ 1,719,575,000</b>
<b>Intergenerational</b>			
<b>Multi-Family Low Rise</b>			
Type 1	349	\$ 292,715	\$ 102,158,000
Type 2	195	\$ 312,972	61,030,000
<b>Multi-Family (Low-Rise, 1-2 Floors)</b>	<b>544</b>		<b>\$ 163,188,000</b>
<b>Multi-Family (Mid-Rise 3-10 Floors)</b>	<b>935</b>	<b>\$ 206,800</b>	<b>\$ 193,358,000</b>
<b>Single-Family Detached</b>			
Type 1	586	\$ 372,057	\$ 218,025,000
Type 2	586	\$ 489,839	287,046,000
Type 3	391	\$ 616,927	241,218,000
<b>Single-Family Detached &lt;4,000 Sq. Ft.</b>	<b>1,563</b>		<b>\$ 746,289,000</b>
<b>Single-Family Detached &gt;4,000 Sq. Ft.</b>	<b>196</b>	<b>\$ 922,004</b>	<b>\$ 180,713,000</b>
<b>Total Market Rate Residential</b>	<b>3,238</b>		<b>\$ 1,283,548,000</b>
<b>Non-Residential</b>			
Office 6,001-100,000 Sq Ft	50,000	\$ 213	\$ 10,650,000
Retail 200,001 - 400,000 Sq Ft	375,000	\$ 234	87,750,000
Industrial - General Light	346,000	\$ 128	44,288,000
Hotel - Rooms	100	\$ 85,000	8,500,000
<b>Total Non-Residential</b>	<b>771,000</b>		<b>\$ 151,188,000</b>
<b>Total Tax Base</b>			<b>\$ 3,154,311,000</b>

Source: JBREC, Collier County, Shimberg Center for Housing Studies (Univ. of FL), DPFG, 2025

Appendix Table 8: FY 2025 Collier County General Funds and MSTU Revenue Budget Summaries

GENERAL FUND GROUPING REVENUES AND SOURCES		Ad Valorem		Licenses & Permits		Inter-Governmental		Fed Payment		Charges for		Fines & Forfeitures		Miscellaneous Revenues		Interest/Miscellaneous		Indirect Service Charge	
		Taxes				Revenues	Tax	In Lieu of		Services									
0001	General Fund	\$ 458,429,200	\$	241,500	\$	491,000	\$ 16,438,800	\$ 63,275,000	\$ 1,250,000	\$ 19,103,200	\$	447,800	\$	340,800	\$	1,613,200	\$	9,096,600	
0002	AH Impact Fee Deferral Program																		
0003	Emergency Relief																		
0004	Economic Development																		
0011	Clerk of Circuit Court																		
0040	Sheriff																		
0060	Property Appraiser																		
0070	Tax Collector																		
0080	Supervisor of Elections																		
Total General Fund Grouping Revenues		\$ 458,429,200	\$	241,500	\$	491,000	\$ 16,438,800	\$ 63,275,000	\$ 1,250,000	\$ 57,463,600	\$	518,500	\$	341,300	\$	2,732,500	\$	9,096,600	
UNINCORPORATED GENERAL FUND REVENUES AND SOURCES		Ad Valorem		Licenses & Permits		Inter-Governmental		Fed Payment		Charges for		Fines & Forfeitures		Miscellaneous Revenues		Interest/Miscellaneous		Indirect Service Charge	
		Taxes				Revenues	Sharing	State Sales	Tax	Services									
1011	Unincorporated Area General Fund	\$ 66,045,800	\$	412,800	\$					\$ 3,087,300	\$	220,000	\$	295,800	\$	390,000			
GENERAL FUND GROUPING REVENUES AND SOURCES		Carry Forward		Communication Services Tax		Special Assessments		Transfers from General Fund (001)		Transfers from Constitutional Officers		Reimburse from Other Departments		Total		Less Restricted		Total	
0001	General Fund	\$ 146,698,800								\$ 7,600,000	\$	1,459,100	\$	726,755,000	\$	(28,536,400)	\$	698,218,600	
0002	AH Impact Fee Deferral Program	20,000												20,000				20,000	
0003	Emergency Relief	542,300												542,300				542,300	
0004	Economic Development	172,000												218,400		(2,400)		216,000	
0011	Clerk of Circuit Court						15,194,800							18,902,800		(161,900)		18,740,900	
0040	Sheriff						266,452,100							266,452,100				266,452,100	
0060	Property Appraiser						10,521,700			1,313,300				11,835,000				11,835,000	
0070	Tax Collector													35,796,500				35,796,500	
0080	Supervisor of Elections													5,331,500				5,331,500	
Total General Fund Grouping Revenues		\$ 147,433,100	\$	-	\$	-	\$ 297,500,100	\$ 7,600,000	\$ 1,333,300	\$ 250,000	\$	1,459,100	\$	1,065,853,600	\$	(28,700,700)	\$	1,037,152,900	
UNINCORPORATED GENERAL FUND REVENUES AND SOURCES		Carry Forward		Communication Services Tax		Special Assessments		Transfers from General Fund (001)		Transfers from Constitutional Officers		Reimburse from Other Departments		Total		Less Restricted		Total	
1011	Unincorporated Area General Fund	\$ 12,982,800	\$	3,800,000	\$	16,000				\$ 388,500	\$	740,100	\$	88,579,100	\$	(3,760,400)	\$	84,818,700	

Source: Collier County, DPFG, 2025

Source: Collier County, DPFG, 2025

**Appendix Table 9: FY 2025 Collier County General Funds Revenue Demand Units**

General Fund Grouping Revenue Category	Budget	Demand Base	Multiplier	Base Demand	\$ Per Demand Unit
Ad Valorem Taxes	\$ 458,429,200	CUMULATIVE AV	1.00	N/A	N/A
Licenses & Permits	241,500	PERMPOP&JOBS	1.00	665,760	\$ 0.36
Inter-Governmental Revenues	491,000	PERMPOP&JOBS	1.00	665,760	\$ 0.74
State Revenue Sharing - Fixed Portion	1,036,800	FIXED	1.00	-	N/A
State Revenue Sharing - Growth Portion	15,402,000	PERMPOP	1.00	413,300	\$ 37.27
State Sales Tax	63,275,000	PERMPOP	1.00	413,300	\$ 153.10
Fed Payment in Lieu of Taxes	1,250,000	FIXED	1.00	-	N/A
Charges for Services	57,463,600	PERMPOP&JOBS	1.00	665,760	\$ 86.31
Fines & Forfeitures	518,500	PEAKPOP	1.00	499,426	\$ 1.04
Miscellaneous Revenues	341,300	PERMPOP&JOBS	1.00	665,760	\$ 0.51
Interest/ Miscellaneous	2,732,500	PERMPOP&JOBS	1.00	665,760	\$ 4.10
Indirect Service Charge	9,096,600	PERMPOP&JOBS	1.00	665,760	\$ 13.66
Carry Forward	147,433,100	FIXED	1.00	-	N/A
Transfers from General Fund (001)	297,500,100	FIXED	1.00	-	N/A
Transfers from Constitutional Officers	7,600,000	PEAKPOP&JOBS	1.00	751,886	\$ 10.11
Other Transfers	1,333,300	FIXED	1.00	-	N/A
Advance/Repay	250,000	FIXED	1.00	-	N/A
Reimburse from Other Departments	1,459,100	PEAKPOP&JOBS	1.00	751,886	\$ 1.94
Total	\$ 1,065,853,600				\$ 309.14

Source: Collier County, DFIG, 2025

**Appendix Table 10: FY 2025 Collier County MSTU Revenue Demand Units**

General Fund Grouping Revenue Category	Budget	Demand Base	Multiplier	Base Demand	\$ Per Demand Unit
Ad Valorem Taxes	\$ 66,045,800	CUMULATIVE AV	1.00	N/A	N/A
Licenses & Permits	412,800	PERMPOP&JOBS	1.00	606,024	\$ 0.68
Charges for Services	3,087,300	PERMPOP&JOBS	1.00	606,024	\$ 5.09
Fines & Forfeitures	220,000	PERMPOP&JOBS	1.00	606,024	\$ 0.36
Miscellaneous Revenues	295,800	PEAKPOP&JOBS	1.00	684,361	\$ 0.43
Interest/ Miscellaneous	390,000	PEAKPOP&JOBS	1.00	684,361	\$ 0.57
Carry Forward	12,982,800	FIXED	1.00	-	N/A
Communication Services Tax	3,800,000	PEAKPOP&JOBS	1.00	684,361	\$ 5.55
Special Assessments	16,000	FIXED	1.00	-	N/A
Transfers from General Fund (001)	-	FIXED	1.00	-	N/A
Transfers from Constitutional Officers	200,000	FIXED	1.00	-	N/A
Other Transfers	388,500	FIXED	1.00	-	N/A
Advance/Repay	-	FIXED	1.00	-	N/A
Reimburse from Other Departments	740,100	PEAKPOP&JOBS	1.00	684,361	\$ 1.08
Total	\$ 88,579,100				\$ 13.76

Source: Collier County, DFIG, 2025



**Appendix Table 11: Town of Ave Maria SRAA General Funds Revenue at Buildout**

GENERAL FUND GROUPING		\$ Per	
REVENUES	Demand Base	Demand	At Buildout
Ad Valorem Taxes	CUMULATIVE AV	\$ 3.0107	\$ 9,260,000
Licenses & Permits	PERMPOP&JOBS	\$ 0.36	4,000
Inter-Governmental Revenues	PERMPOP&JOBS	\$ 0.74	8,000
State Revenue Sharing - Growth Portion	PERMPOP	\$ 37.27	334,000
State Sales Tax	PERMPOP	\$ 153.10	1,371,000
Charges for Services	PERMPOP&JOBS	\$ 86.31	936,000
Fines & Forfeitures	PEAKPOP	\$ 1.04	11,000
Miscellaneous Revenues	PERMPOP&JOBS	\$ 0.51	6,000
Interest/ Miscellaneous	PERMPOP&JOBS	\$ 4.10	44,000
Indirect Service Charge	PERMPOP&JOBS	\$ 13.66	148,000
Transfers from Constitutional Officers	PEAKPOP&JOBS	\$ 10.11	126,000
Reimburse from Other Departments	PEAKPOP&JOBS	\$ 1.94	24,000
Total General Funds Annual Operating Revenues		\$ 309.14	\$ 12,272,000

Source: Collier County, DFP, 2025

**Appendix Table 12: Town of Ave Maria SRAA MSTU Revenue at Buildout**

MSTU GENERAL FUND		\$ Per	
REVENUES	Demand Base	Demand	At Buildout
Ad Valorem Taxes	CUMULATIVE AV	\$ 0.6844	\$ 2,105,000
Licenses & Permits	PERMPOP&JOBS	\$ 0.68	7,000
Charges for Services	PERMPOP&JOBS	\$ 5.09	55,000
Fines & Forfeitures	PERMPOP&JOBS	\$ 0.36	4,000
Miscellaneous Revenues	PEAKPOP&JOBS	\$ 0.43	5,000
Interest/ Miscellaneous	PEAKPOP&JOBS	\$ 0.57	7,000
Communication Services Tax	PEAKPOP&JOBS	\$ 5.55	69,000
Reimburse from Other Departments	PEAKPOP&JOBS	\$ 1.08	14,000
Total MSTU Annual Operating Revenues		\$ 13.76	\$ 2,266,000

Source: Collier County, DFP, 2025

Appendix Table 13: FY 2025 Collier County General Funds and MSTU Expenditure Budget Summaries

GENERAL FUND GROUPING		Personal Services	Operating Services	Capital Outlay	Grants and Aid	Remittances	Advance/Repay	Indirect Cost Reimbursement
EXPENDITURES/EXPENSES								
0001	General Fund	\$ 57,775,700	\$ 53,775,200	\$ 100,000	\$ 3,230,600	\$ 10,200,500	\$ 11,356,800	
0002	Impact Fee Deferral Program							
0003	Emergency Relief							
0007	Economic Development	149,400	56,000					10,600
0011	Clerk of Circuit Court	13,917,100	3,441,400	262,400				
0040	Sheriff	213,395,800	47,017,100	6,039,200				
0060	Property Appraiser	9,178,600	2,616,400	40,000				
0070	Tax Collector	17,404,100	3,339,500	2,480,600				
0080	Supervisor of Elections	3,298,900	2,002,600	30,000				
Total General Fund Grouping Expenditures		\$ 315,119,600	\$ 112,248,200	\$ 8,952,200	\$ 3,230,600	\$ 10,200,500	\$ 11,356,800	\$ 10,600
UNINCORPORATED GENERAL FUND		Personal Services	Operating Services	Capital Outlay	Grants and Aid	Remittances	Advance/Repay	Indirect Cost Reimbursement
EXPENDITURES/EXPENSES								
1011	Unincorporated Area General Fund	\$ 22,574,100	\$ 16,232,100	\$ 40,000		\$ 500,000		\$ 1,597,900
GENERAL FUND GROUPING		Transfers to Constitutional Officers	Transfers to General Fund (001)	Other Transfers	Reserves	Restricted for Unfunded Requests	Distribution of Excess Fees to Govt Agencies	Personal Services Operating Services Capital Outlay Grants and Aid Remittances
EXPENDITURES/EXPENSES								
0001	General Fund	\$ 323,224,600			77,562,800		\$ 698,218,600	\$ 125,082,000
0002	Impact Fee Deferral Program		20,000				20,000	
0003	Emergency Relief			542,300			542,300	
0007	Economic Development						216,000	216,000
0011	Clerk of Circuit Court			1,120,000			18,740,900	17,620,900
0040	Sheriff						266,452,100	266,452,100
0060	Property Appraiser						11,835,000	11,835,000
0070	Tax Collector						35,796,500	23,224,200
0080	Supervisor of Elections						5,331,500	5,331,500
Total General Fund Grouping Expenditures		\$ 323,224,600	\$ 20,000	\$ 162,654,700	\$ 77,562,800	\$ -	\$ 1,037,152,900	\$ 449,761,700
UNINCORPORATED GENERAL FUND		Transfers to Constitutional Officers	Transfers to General Fund (001)	Other Transfers	Reserves	Restricted for Unfunded Requests	Distribution of Excess Fees to Govt Agencies	Personal Services Operating Services Capital Outlay Grants and Aid Remittances Indirect Cost Reimbursement
EXPENDITURES/EXPENSES								
1011	Unincorporated Area General Fund	\$ 2,279,500		\$ 35,407,400	\$ 6,187,700		\$ 84,818,700	\$ 40,944,100

Source: Collier County, DPFG, 2025

**Appendix Table 14: FY 2025 Collier County Expenditure Budget Summaries**

<b>Fund #</b>	<b>General Fund Description</b>	<b>Total Budget</b>
0001	General Fund	\$ 698,218,600
0002	Utility Impact Fee Deferral Program	20,000
0003	Emergency Disaster	542,300
0004	Economic Development	216,000
0011	Clerk of Circuit Court	18,740,900
0040	Sheriff	266,452,100
0060	Property Appraiser	11,835,000
0070	Tax Collector	35,796,500
0080	Supervisor of Elections	5,331,500
<b>Total General Fund Groupings</b>		<b>\$ 1,037,152,900</b>

<b>Fund Type</b>	<b>Operating Budget</b>
General Fund Groupings	\$ 449,761,700
Special Revenue Funds	278,884,400
Capital Funds	-
Enterprise Funds	68,414,700
Internal Service Funds	118,394,800
Trust and Agency Funds	84,200
Transfers and Reserves	232,707,200
<b>Total Operating Services, Excluding Public Utilities</b>	<b>\$ 1,148,247,000</b>

<b>Division/Agency</b>	<b>Operating Budget</b>
Board of County Commissioners	\$ 25,789,500
Constitutional Officers	351,914,300
Corporate Business Operations Department	153,104,600
Public Safety	94,921,800
Growth Management Community Development	210,823,600
Court Related Agencies	7,041,300
Office of the County Manager	129,404,900
Public Services Department	74,844,400
Transportation Management Services	100,402,600
<b>Total Operating Budget Before Public Utilities</b>	<b>\$ 1,148,247,000</b>
Public Utilities	401,592,400
<b>Grand Total Total Operating Budget</b>	<b>\$ 1,549,839,400</b>

Source: Collier County, DPGF, 2025

Appendix Table 15: FY 2025 Collier County Appropriations by Program Budget Summaries

Division	General Funds Grouping Total	Special Revenue Funds Total	Capital Funds Total	Enterprise Funds Total	Internal Service Funds Total	Permanent (Trust) Funds Total	Transfers and Reserves	Total	General Funds Grouping Total Less Remittances
Board of County Commissioners	\$ 1,625,300	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,625,300	\$ 1,625,300
County Attorney	3,526,600	193,000	-	-	-	-	-	3,719,600	3,526,600
Other General Administration	16,831,200	3,613,400	-	-	-	-	-	20,444,600	7,264,300
Property Appraiser	12,105,100	-	-	-	-	-	-	12,105,100	12,105,100
Supervisor of Elections	5,507,800	-	-	-	-	-	-	5,507,800	5,507,800
Clerk of Courts	18,506,200	-	-	-	-	-	1,120,000	19,626,200	18,506,200
Sheriff	271,823,100	3,989,100	-	-	-	-	2,706,700	278,518,900	271,823,100
Tax Collector	23,584,000	-	-	-	-	-	12,572,300	36,156,300	23,584,000
Corporate Business Operations Administration	541,300	-	-	-	-	-	-	541,300	541,300
Human Resources	5,728,200	532,900	-	-	-	-	-	6,261,100	5,728,200
Information Technology	-	-	-	-	19,343,000	-	3,438,500	22,781,500	-
Procurement Services	3,049,900	-	-	-	-	-	-	3,049,900	3,049,900
Risk Management Division	-	-	-	-	83,286,400	-	37,184,400	120,470,800	-
Emergency Management Division	5,073,400	2,798,100	-	-	-	-	613,100	8,484,600	5,044,600
Emergency Services & Fire District Grants	-	7,542,300	-	-	-	-	9,364,700	16,907,000	-
Emergency Medical Services EMS	-	-	-	52,283,800	-	-	11,414,400	63,698,200	-
Fire Districts	-	4,920,800	-	-	-	-	911,200	5,832,000	-
Growth Mgt - Administration	-	12,501,200	-	-	-	-	-	12,501,200	-
Growth Mgt - Planning	1,525,200	6,563,100	-	-	-	-	-	8,088,300	1,525,200
Growth Mgt - Regulation	2,058,100	32,606,900	-	-	-	-	710,500	35,375,500	2,058,100
Growth Mgt - Housing Policy and Econ Development	1,486,000	1,671,800	-	-	-	-	2,310,800	5,468,600	981,200
Growth Mgt - Econ Development and Innovation Zones	-	7,296,800	-	-	-	-	12,701,800	19,998,600	-
Growth Mgt - Conservation Collier	-	44,258,000	-	-	-	84,200	61,166,400	105,508,600	-
Growth Mgt - Reserves and Transfers	-	-	-	-	-	-	23,882,800	23,882,800	-
Court Administration	-	3,514,800	-	-	-	-	488,800	4,003,600	-
Circuit & County Court Judges	71,700	-	-	-	-	-	-	71,700	71,700
Public Defender	486,800	-	-	-	-	-	-	486,800	486,800
State Attorney	730,000	-	-	-	-	-	-	730,000	730,000
Guardian Ad Litem Program	4,600	-	-	-	-	-	-	4,600	4,600
Court Related Technology	-	1,630,800	-	-	-	-	113,800	1,744,600	-
County Manager Operations	2,319,100	-	-	-	-	-	-	2,319,100	2,319,100
Office of Management & Budget	2,823,700	1,179,300	-	-	-	-	1,284,100	5,287,100	2,823,700
Communications Government & Public Affairs	-	2,542,500	-	-	-	-	-	2,542,500	-
Pelican Bay Services	-	5,944,200	-	-	-	-	2,224,800	8,169,000	-
Dori Slosberg Driver Education	-	193,000	-	-	-	-	82,600	275,600	-
Corporate Compliance & Continous Improvement	831,800	-	-	-	-	-	-	831,800	831,800
Tourist Development Council	-	26,089,000	-	-	-	-	15,246,600	41,335,600	-
Sports & Special Events Complex	-	8,213,100	-	-	-	-	2,244,900	10,458,000	-
Bayshore CRA	-	4,400,800	-	-	-	-	8,269,100	12,669,900	-
Immokalee CRA	-	1,861,200	-	-	-	-	1,980,400	3,841,600	-
Fleet Management	-	-	-	-	15,765,400	-	902,600	16,668,000	-
Facilities Management Division	22,471,200	90,400	-	-	-	-	2,445,100	25,006,700	22,471,200
Public Services Administration	420,500	-	-	-	-	-	-	420,500	420,500
Operations and Veteran Services	2,721,300	-	-	-	-	-	-	2,721,300	2,721,300
Domestic Animal Services	4,736,000	329,500	-	-	-	-	8,200	5,073,700	4,636,000
Community and Human Services	9,182,200	2,692,900	-	-	-	-	617,900	12,493,000	9,182,200
Library	8,987,300	285,400	-	-	-	-	522,600	9,795,300	8,987,300
Museum	-	2,861,000	-	-	-	-	42,200	2,903,200	-
Parks & Recreation	17,930,400	19,438,500	-	-	-	-	1,516,800	38,885,700	17,930,400
Public Health	1,490,200	-	-	-	-	-	-	1,490,200	1,490,200
University Extension Service	1,005,000	43,200	-	-	-	-	13,300	1,061,500	1,005,000
Transportation Mgt - Operations	-	33,495,000	-	-	-	-	1,303,800	34,798,800	-
Transportation Mgt - Landscaping	-	3,018,800	-	-	-	-	-	3,018,800	-
Transportation Mgt - Stormwater Operations	-	11,631,900	-	-	-	-	252,400	11,884,300	-
Transportation Mgt - Water Pollution Control	-	4,157,600	-	-	-	-	2,555,300	6,712,900	-
Transportation Mgt - Coastal Zone Management	-	1,328,600	-	-	-	-	161,800	1,490,400	-
Transportation Mgt - Airport Operations	-	-	-	9,128,300	-	-	2,195,200	11,323,500	-
Transportation Mgt - Public Transit & NE	578,500	-	-	7,002,600	-	-	1,203,400	8,784,500	578,500
Transportation Mgt - MPO	-	11,700	-	-	-	-	-	11,700	-
Transportation Mgt - Improvements Districts & MSTU	-	15,443,800	-	-	-	-	6,933,900	22,377,700	-
Total	\$ 449,761,700	\$ 278,884,400	\$ -	\$ 68,414,700	\$ 118,394,800	\$ 84,200	\$ 232,707,200	\$ 1,148,247,000	\$ 439,561,200

Source: Collier County, DPFG, 2025

**Appendix Table 16: FY 2025 Collier County General Funds Expenditure Demand Units**

Department	Budget	Demand Base	Multiplier	Base Demand	\$ Per Demand
Board of County Commissioners	\$ 1,625,300	FIXED	1.00	-	N/A
County Attorney	3,526,600	PEAKPOP&JOBS	0.50	751,886	\$ 2.35
Other General Administration	7,264,300	PERMPOP	0.50	413,300	\$ 8.79
Property Appraiser	12,105,100	PEAKPOP&JOBS	0.50	751,886	\$ 8.05
Supervisor of Elections	5,507,800	PERMPOP	0.50	413,300	\$ 6.66
Clerk of Courts	18,506,200	PEAKPOP&JOBS	0.50	751,886	\$ 12.31
Sheriff					
Law Enforcement	195,143,000	PEAKPOPTOUR&JOBS	1.00	760,473	\$ 256.61
Law Enforcement Paid by BCC	5,371,000	PEAKPOPTOUR&JOBS	1.00	760,473	\$ 7.06
Detention & Corrections	64,783,800	PEAKPOPTOUR&JOBS	0.15	760,473	\$ 12.78
Bailiffs	6,525,300	PEAKPOPTOUR&JOBS	0.05	760,473	\$ 0.43
Tax Collector	23,584,000	PEAKPOP&JOBS	0.50	751,886	\$ 15.68
Corporate Business Operations Administration	541,300	FIXED	1.00	-	N/A
Human Resources	5,728,200	PEAKPOP&JOBS	0.50	751,886	\$ 3.81
Procurement Services	3,049,900	PEAKPOP&JOBS	0.50	751,886	\$ 2.03
Emergency Management Division	5,044,600	PEAKPOPTOUR&JOBS	1.00	760,473	\$ 6.63
Growth Mgt - Planning	1,525,200	PEAKPOP&JOBS	1.00	751,886	\$ 2.03
Growth Mgt - Regulation	2,058,100	PEAKPOP&JOBS	1.00	751,886	\$ 2.74
Growth Mgt - Housing Policy and Econ Developmen	981,200	FIXED	1.00	-	N/A
Circuit & County Court Judges	71,700	PEAKPOP	1.00	499,426	\$ 0.14
Public Defender	486,800	PERMPOP	1.00	413,300	\$ 1.18
State Attorney	730,000	PERMPOP	1.00	413,300	\$ 1.77
Guardian Ad Litem Program	4,600	PERMPOP	1.00	413,300	\$ 0.01
County Manager Operations	2,319,100	PEAKPOP&JOBS	0.50	751,886	\$ 1.54
Office of Management & Budget	2,823,700	PEAKPOP&JOBS	0.50	751,886	\$ 1.88
Corporate Compliance & Continuous Improvement	831,800	FIXED	1.00	-	N/A
Facilities Management Division	22,471,200	PEAKPOP&JOBS	0.50	751,886	\$ 14.94
Public Services Administration	420,500	PERMPOP	0.50	413,300	\$ 0.51
Operations and Veteran Services	2,721,300	FIXED	1.00	-	N/A
Domestic Animal Services	4,636,000	PERMPOP	1.00	413,300	\$ 11.22
Community and Human Services	9,182,200	PERMPOP	0.50	413,300	\$ 11.11
Library	8,987,300	PEAKPOP	1.00	499,426	\$ 18.00
Parks & Recreation	17,930,400	PEAKPOP	1.00	499,426	\$ 35.90
Public Health	1,490,200	PERMPOP	0.20	413,300	\$ 0.72
University Extension Service	1,005,000	FIXED	1.00	-	N/A
Transportation Mgt - Public Transit & NE	578,500	PERMPOP	1.00	413,300	\$ 1.40
General Funds Grouping Totals Less Remittances	\$ 439,561,200				
Remittances	10,200,500	FIXED	1.00	-	N/A
General Funds Grouping Totals Plus Remittances	\$ 449,761,700				
Transfer to 1001 Road & Bridge	27,675,800	PEAKPOP&JOBS	1.00	751,886	\$ 36.81
Transfer to 1051 Court Administration	2,401,700	PEAKPOP	1.00	499,426	\$ 4.81
Transfer to 1060 MHz Radio System	1,323,700	PEAKPOPTOUR&JOBS	0.50	760,473	\$ 0.87
Transfer to 3081 Growth Mgt Transportation Cap	9,660,000	PEAKPOP&JOBS	1.00	751,886	\$ 12.85
Transfer to 4030 CATT Transit Enhance	2,761,600	PEAKPOP	1.00	499,426	\$ 5.53
Transfer to 4033 Transp Disadv	2,380,400	PERMPOP	1.00	413,300	\$ 5.76
Transfer to 4050 EMS Fund	30,421,000	PEAKPOPTOUR&JOBS	1.69	760,473	\$ 67.48
Other Transfers	86,030,500	FIXED	1.00	-	N/A
Transfers to General Fund 1001	20,000	FIXED	1.00	-	N/A
Advance/Repayments	11,356,800	FIXED	1.00	-	N/A
Restricted for Unfunded Requests	-	FIXED	1.00	-	N/A
Transfers to Constitutional Officers	323,224,600	FIXED	1.00	-	N/A
Reserves	77,562,800	FIXED	1.00	-	N/A
Distributions in Excess of Fees to Govt Agencies	12,572,300	PEAKPOP	1.00	499,426	\$ 25.17
Total	\$ 1,037,152,900		1.00		\$ 607.55

Source: Collier County, DPFG, 2025

**Appendix Table 17: EMS Adjusted Operating Expenditures for New Ambulance**

EMS Annual Operating Cost - County Model

Description	Amount
Transfer to 4050 EMS Fund	\$ 30,421,000
PEAKPOPTOUR&JOBS	760,473
\$\$ Per Demand Unit	\$ 40.00
Ave Maria SRAA PEAKPOPTOUR&JOBS	12,626
Projected EMS Operating Expenditures	\$ 505,040
Index	169%
Projected EMS Operating Expenditures	\$ 852,000
Ave Maria SRAA PEAKPOPTOUR&JOBS	12,626
Revised \$\$ Per Demand Unit	\$ 67.48

**Alternate Calculation based on Level of Service**

Description	Company Officer	Paramedics	EMTs
New Ambulance Annual Operating Expenditures:			
Annual Personnel Cost per FTE	\$ 159,310	\$ 111,000	\$ 84,000
# of FTEs	3	3	3
Annual Personnel Cost	\$ 477,930	\$ 333,000	\$ 252,000
Personal Services	\$ 1,062,930		
Operating Expense	228,000		17%
Annual Facility Lease	26,000		
Total Annual Operating Cost	\$ 1,316,930		

Description	Amount
New Ambulance Annual Operating Expenditures:	
Total Annual Operating Cost	\$ 1,316,930
General Fund Subsidy Percentage	100%
General Fund Annual Cost	\$ 1,316,930
Level of Service Standard	16,400
Per Capita Amount	\$ 80.30
Ave Maria SRAA PEAKPOP	10,612
Projected EMS Operating Expenditures	\$ 852,000

Source: Collier County, DPFG, 2025

Emergency Medical Service ("EMS") for the project will be initially provided by Collier County Medic Station 32 which is co-located at the Fire District's Headquarters Station 32. If call volume and response time for Town of Ave Maria SRAA and the immediate area generate the need for an additional ambulance, Collier County EMS may choose to co-locate a medic facility at the new Immokalee Fire Control District station. For purposes of the Economic Assessment, it is assumed the space needed for a new ambulance will be leased at the highest annual rent as currently paid for similar space. Personnel and operating costs for staffing and operating a new ambulance, including rent, are allocated in Appendix Table 17 above based on the level of service in the 2024 AUIR and the peak residential population of the Town of Ave Maria SRAA. The calculated General Fund EMS Expenditure per demand unit was multiplied by 169 percent to recognize the additional EMS cost. For conservatism of this analysis, it is assumed the General Fund will subsidize 100 percent of the cost, whereas the actual subsidy is generally around 55 percent.

**Appendix Table 18: FY 2025 Collier County MSTU Expenditure Demand Units**

Department	Budget	Demand Base	Multiplier	Base Demand	\$ Per Demand
Other General Administration	1,515,500	PERMPOP	0.50	376,216	\$ 4.03
Human Resources	532,900	PEAKPOP&JOBS	0.50	684,361	\$ 0.78
Emergency Management Division	21,000	PEAKPOP&JOBS	1.00	684,361	\$ 0.03
Growth Mgt - Administration	375,900	PEAKPOP&JOBS	1.00	684,361	\$ 0.55
Growth Mgt - Planning	2,142,300	PEAKPOP&JOBS	1.00	684,361	\$ 3.13
Growth Mgt - Regulation	6,966,500	PEAKPOP&JOBS	1.00	684,361	\$ 10.18
Communications Government & Public Affairs	2,542,500	PEAKPOP&JOBS	0.50	684,361	\$ 3.72
Pelican Bay Services	156,300	FIXED	1.00	-	N/A
Immokalee CRA	237,600	FIXED	1.00	-	N/A
Parks & Recreation	17,899,400	PEAKPOP	1.00	454,553	\$ 39.38
Transportation Mgt - Operations	2,757,800	PEAKPOP&JOBS	1.00	684,361	\$ 4.03
Transportation Mgt - Landscaping	3,018,800	PEAKPOP&JOBS	1.00	684,361	\$ 4.41
Transportation Mgt - Coastal Zone Management	256,900	PEAKPOP&JOBS	1.00	684,361	\$ 0.38
Transportation Mgt - Improvements Districts & MSTU	422,800	FIXED	1.00	-	N/A
Indirect Cost Reimbursement	1,597,900	PEAKPOP&JOBS	1.00	684,361	\$ 2.33
Remittances	500,000	FIXED	1.00	-	N/A
Transfers	37,686,900	FIXED	1.00	-	N/A
Advances	-	FIXED	1.00	-	N/A
Reserves	6,187,700	FIXED	1.00	-	N/A
Total	\$ 84,818,700		1.00		\$ 72.94

Source: Collier County, DPGF, 2025



**Appendix Table 19: Town of Ave Maria SRAA General Funds Expenditures at Buildout**

GENERAL FUND GROUPING EXPENDITURES	Demand Base	\$ Per	
		Demand Unit	At Buildout
County Attorney	PEAKPOP&JOBS	\$ 2.35	\$ 29,000
Other General Administration	PERMPOP	8.79	79,000
Property Appraiser	PEAKPOP&JOBS	8.05	101,000
Supervisor of Elections	PERMPOP	6.66	60,000
Clerk of Courts	PEAKPOP&JOBS	12.31	154,000
Sheriff			
Law Enforcement	PEAKPOPTOUR&JOBS	256.61	3,240,000
Law Enforcement Paid by BCC	PEAKPOPTOUR&JOBS	7.06	89,000
Detention & Corrections	PEAKPOPTOUR&JOBS	12.78	161,000
Bailiffs	PEAKPOPTOUR&JOBS	0.43	5,000
Tax Collector	PEAKPOP&JOBS	15.68	196,000
Human Resources	PEAKPOP&JOBS	3.81	48,000
Procurement Services	PEAKPOP&JOBS	2.03	25,000
Emergency Management Division	PEAKPOPTOUR&JOBS	6.63	84,000
Growth Mgt - Planning	PEAKPOP&JOBS	2.03	25,000
Growth Mgt - Regulation	PEAKPOP&JOBS	2.74	34,000
Circuit & County Court Judges	PEAKPOP	0.14	2,000
Public Defender	PERMPOP	1.18	12,000
State Attorney	PERMPOP	1.77	16,000
Guardian Ad Litem Program	PERMPOP	0.01	-
County Manager Operations	PEAKPOP&JOBS	1.54	19,000
Office of Management & Budget	PEAKPOP&JOBS	1.88	23,000
Facilities Management Division	PEAKPOP&JOBS	14.94	187,000
Public Services Administration	PERMPOP	0.51	5,000
Domestic Animal Services	PERMPOP	11.22	100,000
Community and Human Services	PERMPOP	11.11	99,000
Library	PEAKPOP	18.00	191,000
Parks & Recreation	PEAKPOP	35.90	381,000
Public Health	PERMPOP	0.72	6,000
Transportation Mgt - Public Transit & NE	PERMPOP	1.40	13,000
Transfer to 1001 Road & Bridge	PEAKPOP&JOBS	36.81	460,000
Transfer to 1051 Court Administration	PEAKPOP	4.81	52,000
Transfer to 1060 MHz Radio System	PEAKPOPTOUR&JOBS	0.87	11,000
Transfer to 3081 Growth Mgt Transportation Cap	PEAKPOP&JOBS	12.85	161,000
Transfer to 4030 CATT Transit Enhance	PEAKPOP	5.53	59,000
Transfer to 4033 Transp Disadv	PERMPOP	5.76	52,000
Transfer to 4050 EMS Fund	PEAKPOPTOUR&JOBS	67.48	852,000
Distributions in Excess of Fees to Govt Agencies	PEAKPOP	25.17	267,000
<b>Total General Funds Annual Operating Expenditures</b>		<b>\$ 607.55</b>	<b>\$ 7,298,000</b>

Source: Collier County, DPFG, 2025



**Appendix Table 20: Town of Ave Maria SRAA MSTU Expenditures at Buildout**

MSTU GENERAL FUND EXPENDITURES		\$ Per	
	Demand Base	Demand	At Buildout
Other General Administration	PERMPOP	\$ 4.03	\$ 36,000
Human Resources	PEAKPOP&JOBS	\$ 0.78	10,000
Emergency Management Division	PEAKPOP&JOBS	\$ 0.03	-
Growth Mgt - Administration	PEAKPOP&JOBS	\$ 0.55	7,000
Growth Mgt - Planning	PEAKPOP&JOBS	\$ 3.13	39,000
Growth Mgt - Regulation	PEAKPOP&JOBS	\$ 10.18	127,000
Communications Government & Public Affairs	PEAKPOP&JOBS	\$ 3.72	46,000
Parks & Recreation	PEAKPOP	\$ 39.38	418,000
Transportation Mgt - Operations	PEAKPOP&JOBS	\$ 4.03	50,000
Transportation Mgt - Landscaping	PEAKPOP&JOBS	\$ 4.41	55,000
Transportation Mgt - Coastal Zone Management	PEAKPOP&JOBS	\$ 0.38	5,000
Indirect Cost Reimbursement	PEAKPOP&JOBS	\$ 2.33	29,000
Total MSTU Annual Operating Expenditures		72.94	\$ 822,000

Source: Collier County, DPGF, 2025

**Appendix Table 21: Collier County Impact Fee Schedule for Applicable Services**

Land Use	Demand Unit	Roads	Regional Parks	Community Parks	Law Enforcement	Jail	EMS
<b>Age Restricted</b>							
Multi-Family (Low-Rise, 1-2 Floors)	Unit	2,018.00	\$ 677.00	\$ 23.00	\$ 265.67	\$ 215.12	\$ 62.01
Single-Family Detached <4,000 Sq. Ft.	Unit	3,543.00	\$ 1,482.00	\$ 47.00	\$ 265.67	\$ 215.12	\$ 62.01
<b>Intergenerational</b>							
Multi-Family (Low-Rise, 1-2 Floors)	Unit	6,950.00	\$ 677.00	\$ 23.00	\$ 296.56	\$ 228.91	\$ 67.50
Multi-Family (Mid-Rise 3-10 Floors)	Unit	5,174.00	\$ 677.00	\$ 23.00	\$ 296.56	\$ 228.91	\$ 67.50
Single-Family Detached <4,000 Sq. Ft.	Unit	8,090.00	\$ 1,482.00	\$ 47.00	\$ 586.95	\$ 499.19	\$ 142.07
Single-Family Detached >4,000 Sq. Ft.	Unit	9,864.00	\$ 1,695.00	\$ 53.00	\$ 661.09	\$ 570.90	\$ 159.33
Office 6,001-100,000 Sq Ft	Sq Ft	2.428	N/A	N/A	\$ 0.37157	\$ 0.32820	\$ 0.09340
Retail 200,001 - 400,000 Sq Ft	Sq Ft	13.774	N/A	N/A	\$ 0.73064	\$ 0.64536	\$ 0.18367
Industrial - General Light	Sq Ft	4.584	N/A	N/A	\$ 0.21545	\$ 0.19030	\$ 0.05416
Hotel - Rooms	Room	1,461.00	N/A	N/A	\$ 252.910	\$ 220.630	\$ 63.580
Civic/Nonprofit Hospital	Sq Ft	3.061	N/A	N/A	\$ 0.42777	\$ 0.37784	\$ 0.10753

Land Use	Demand Unit	Schools	Water	Wastewater
<b>Age Restricted</b>				
Multi-Family (Low-Rise, 1-2 Floors)	Unit	N/A	N/A	N/A
Single-Family Detached <4,000 Sq. Ft.	Unit	N/A	N/A	N/A
<b>Intergenerational</b>				
Multi-Family (Low-Rise, 1-2 Floors)	Unit	\$ 2,844.19	N/A	N/A
Multi-Family (Mid-Rise 3-10 Floors)	Unit	\$ 2,844.19	N/A	N/A
Single-Family Detached <4,000 Sq. Ft.	Unit	\$ 8,789.54	N/A	N/A
Single-Family Detached >4,000 Sq. Ft.	Unit	\$ 8,789.54	N/A	N/A
Office 6,001-100,000 Sq Ft	Sq Ft	N/A	N/A	N/A
Retail 200,001 - 400,000 Sq Ft	Sq Ft	N/A	N/A	N/A
Industrial - General Light	Sq Ft	N/A	N/A	N/A
Hotel - Rooms	Room	N/A	N/A	N/A
Civic/Nonprofit Hospital	Sq Ft	N/A	N/A	N/A

Source: Collier County, DPGF, 2025

Appendix Table 22: Town of Ave Maria SRAA Impact Fee Revenues for Applicable Services

Land Use	Demand Units	Demand Unit	Roads	Regional Parks	Community Parks	Law Enforcement	Jail	EMS	Schools
<b>Age-Restricted</b>									
Multi-Family (Low-Rise, 1-2 Floors)	1,835	Unit	\$ 2,018.00	\$ 677.00	\$ 23.00	\$ 265.67	\$ 215.12	\$ 62.01	N/A
Single-Family Detached <4,000 Sq. Ft.	1,665	Unit	\$ 3,543.00	\$ 1,482.00	\$ 47.00	\$ 265.67	\$ 215.12	\$ 62.01	N/A
<b>Intergenerational</b>									
Multi-Family (Low-Rise, 1-2 Floors)	544	Unit	\$ 6,950.00	\$ 677.00	\$ 23.00	\$ 296.56	\$ 228.91	\$ 67.50	\$ 2,844.19
Multi-Family (Mid-Rise 3-10 Floors)	935	Unit	\$ 5,174.00	\$ 677.00	\$ 23.00	\$ 296.56	\$ 228.91	\$ 67.50	\$ 2,844.19
Single-Family Detached <4,000 Sq. Ft.	1,563	Unit	\$ 8,090.00	\$ 1,482.00	\$ 47.00	\$ 586.95	\$ 499.19	\$ 142.07	\$ 8,789.54
Single-Family Detached >4,000 Sq. Ft.	196	Unit	\$ 9,864.00	\$ 1,695.00	\$ 53.00	\$ 661.09	\$ 570.90	\$ 159.33	\$ 8,789.54
Office 6,001-100,000 Sq Ft	50,000	Sq Ft	\$ 2,428.00	N/A	N/A	\$ 0.37157	\$ 0.32820	\$ 0.09340	N/A
Retail 200,001 - 400,000 Sq Ft	375,000	Sq Ft	\$ 13,774.00	N/A	N/A	\$ 0.73064	\$ 0.64536	\$ 0.18367	N/A
Industrial - General Light	346,000	Sq Ft	\$ 4,584.00	N/A	N/A	\$ 0.21545	\$ 0.19030	\$ 0.05416	N/A
Hotel - Rooms	100	Room	\$ 1,461.00	N/A	N/A	\$ 252.91	\$ 220.63	\$ 63.58	N/A
Civic/Nonprofit Hospital	225,000	Sq Ft	\$ 3,061.00	N/A	N/A	\$ 0.42777	\$ 0.37784	\$ 0.10753	N/A
<b>Age-Restricted</b>									
Multi-Family (Low-Rise, 1-2 Floors)	1,835	Unit	\$ 3,703.00	\$ 1,242.00	\$ 42.00	\$ 488.00	\$ 395,000	\$ 114,000	N/A
Single-Family Detached <4,000 Sq. Ft.	1,665	Unit	\$ 5,899.00	\$ 2,468.00	\$ 78.00	\$ 442,000	\$ 358,000	\$ 103,000	N/A
<b>Intergenerational</b>									
Multi-Family (Low-Rise, 1-2 Floors)	544	Unit	\$ 3,781.00	\$ 368,000	\$ 13,000	\$ 161,000	\$ 125,000	\$ 37,000	\$ 1,547,000
Multi-Family (Mid-Rise 3-10 Floors)	935	Unit	\$ 4,838.00	\$ 633,000	\$ 22,000	\$ 277,000	\$ 214,000	\$ 63,000	\$ 2,659,000
Single-Family Detached <4,000 Sq. Ft.	1,563	Unit	\$ 12,645.00	\$ 2,316,000	\$ 73,000	\$ 917,000	\$ 780,000	\$ 222,000	\$ 13,738,000
Single-Family Detached >4,000 Sq. Ft.	196	Unit	\$ 1,933.00	\$ 332,000	\$ 10,000	\$ 130,000	\$ 112,000	\$ 31,000	\$ 1,723,000
Office 6,001-100,000 Sq Ft	50,000	Sq Ft	\$ 121,000			\$ 19,000	\$ 16,000	\$ 5,000	
Retail 200,001 - 400,000 Sq Ft	375,000	Sq Ft	\$ 5,165,000			\$ 274,000	\$ 242,000	\$ 69,000	
Industrial - General Light	346,000	Sq Ft	\$ 1,586,000			\$ 75,000	\$ 66,000	\$ 19,000	
Hotel - Rooms	100	Room	\$ 146,000			\$ 25,000	\$ 22,000	\$ 6,000	
Civic/Nonprofit Hospital	225,000	Sq Ft	\$ 689,000			\$ 96,000	\$ 85,000	\$ 24,000	
Total - Rounded			\$ 40,506,000	\$ 7,359,000	\$ 238,000	\$ 2,904,000	\$ 2,415,000	\$ 693,000	\$ 19,667,000

Source: Collier County, DPF, 2025

**Appendix Table 23: Collier County School District Base Assumptions****STUDENT GENERATION RATES - 2015 IMPACT FEE UPDATE**

0.34	Single Family
0.11	Multi Family and Single Family Attached
0.28	Mobile Home

**FY 2024-2025 SCHOOL FTE ENROLLMENT (Part 2 General Fund by Schools)**

18,788	Elementary
9,324	Middle
13,594	High
675	Alternate Schools
5,256	Charter Schools
47,637	Total

**SCHOOL ENROLLMENT 2015 IMPACT FEE UPDATE**

49%	Elementary
23%	Middle
28%	High
100%	Total

**FY 2025 MILLAGE RATES**

2.0820	Required Local Effort
0.7480	Discretionary
0.3500	Additional Millage
3.1800	Total General Fund Millage
1.1332	Capital Improvement Millage
4.3132	Total Millage
2.0820	Required by State Law
2.2312	Total Discretionary Local
4.3132	Total Millage

Source: Collier County School District, DPFG 2025

## **GENERAL LIMITING CONDITIONS**

Every reasonable effort has been made to ensure that the data contained in this report are accurate as of the date of this study; however, factors exist that are outside the control of DPFG and that may affect the estimates and/or projections noted herein. This study is based on estimates, assumptions and other information developed by DPFG from its independent research effort, general knowledge of the industry, and information provided by and consultations with the client and the client's representatives. No responsibility is assumed for inaccuracies in reporting by the client, the client's agent and representatives, or any other data source used in preparing or presenting this study.

This report is based on information that was current as of March 5, 2025 (except for sections identified as being updated June 28, 2025), and DPFG has not undertaken any update of its research effort since such date.

Because future events and circumstances, many of which are not known as of the date of this study, may affect the estimates contained therein, no warranty or representation is made by DPFG that any of the projected values or results contained in this study will actually be achieved.

Possession of this study does not carry with it the right of publication thereof or to use the name of DPFG in any manner without first obtaining the prior written consent of DPFG. No abstracting, excerpting or summarization of this study may be made without first obtaining the prior written consent of DPFG. This report is not to be used in conjunction with any public or private offering of securities, debt, equity, or other similar purpose where it may be relied upon to any degree by any person other than the client, nor is any third party entitled to rely upon this report, without first obtaining the prior written consent of DPFG. This study may not be used for purposes other than that for which it is prepared or for which prior written consent has first been obtained from DPFG. Any changes made to the study, or any use of the study not specifically prescribed under agreement between the parties or otherwise expressly approved by DPFG, shall be at the sole risk of the party making such changes or adopting such use.

This study is qualified in its entirety by, and should be considered in light of, these limitations, conditions and considerations.

## Town of Ave Maria SRAA Amendment Economic Assessment

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Michael Oyakojo, Jacobs

DATE: December 24, 2025

### Introduction

Collier County, Florida (the County) Growth Management Division (GMD) engaged Jacobs Engineering Group Inc. (Jacobs) to conduct a peer review of the economic assessment to the proposed amendment to the existing Town of Ave Maria Stewardship Receiving Area (SRA) (Report) prepared by Development Planning & Financing Group (DPFG) on behalf of Ave Maria Development, LLP (the Applicant). With this amendment, the SRA expands in size by 2,042 acres from 5,928 acres to 7,970 acres with the capacity to add 6,738 market rate housing units, office space, light industrial space, retail space, hotel and a hospital facility. The version reviewed herein was the most recently revised version dated June 25, 2025. The purpose of the peer review was to assess:

- The reasonableness of the assumptions in the assessment.
- The consistency of the assessment with the underlying assumptions.
- The reasonableness of the anticipated future revenue from ad valorem taxes, impact fees, and other sources for the appropriate forecast period; and reasonableness of expenditures (capital and operating) for the appropriate forecast period.
- The consistency of the recommendations and findings with generally accepted governmental accounting and finance conventions, financial forecasting, impact-fee-setting practices,

balanced development concepts (growth pays for growth), and/or applicable County policies (such as the Collier County Land Development Code).

Our procedures in reviewing the Report included sample verification of significant calculations, testing of consistency among underlying assumptions, data, and calculation methods, and reviewing the consistency of results with the County's current plans and forecasts. Jacobs did not replicate or develop an independent Fiscal Impact Analysis Model (FIAM), but peer reviewed DPGF's alternative fiscal impact model and tested significant and sensitive variables. A record of our verification of sources and assumptions is provided in Appendix A.

In preparing this peer review Jacobs relied, in whole or in part, on data and information provided by the County and third parties, which has not been independently verified by Jacobs and which Jacobs has assumed to be accurate, complete, reliable, and current. Therefore, while Jacobs has utilized its best efforts in preparing the peer review and providing comments and recommendations to the County, Jacobs does not warrant or guarantee the conclusions set forth herein or in the DPGF Report or its fiscal impact model, which are dependent and/or based upon data, information, or statements supplied by the County or third parties.

## Legal Basis

Collier County's Rural Lands Stewardship Area (RLSA) program "was established under the Future Land Use Element (FLUE) of the Growth Management Plan (GMP). Its objective is the creation of an incentive-based land use overlay system based on the principles of rural land stewardship found in Florida Statutes, Section 163.3177(11), including environmental preservation, agricultural preservation, and smart growth development.

Through the RLSA program, Stewardship Sending Areas (SSAs) can be approved for preservation purposes, creating credits to entitle Stewardship Receiving Areas (SRAs), typically towns, villages, hamlets and compact rural developments (CRDs). The credit system is designed to incentivize preservation of the most important environmental lands, including large, connected wetland systems and significant habitat for listed species, by awarding higher credit values for high value preservation areas."<sup>1</sup>

Pursuant to the GMP RLSA, Policy 4.18 states "the SRA will be planned and designed to be fiscally neutral or positive to Collier County **at the horizon year** [emphasis added] based on a cost/benefit fiscal impact analysis model acceptable to or as may be adopted by the County. The Board of County Commissioners (BCC) may grant exceptions to this policy to accommodate affordable-workforce housing, as it deems appropriate. Techniques that may promote fiscal neutrality such as Community Development Districts, and other special districts, shall be encouraged. At a

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<sup>1</sup> <https://www.colliercountyfl.gov/government/growth-management/divisions/planning-and-zoning-division/comprehensive-planning-section/rural-lands-stewardship-area/rural-lands-stewardship-area-history-and-archive>

minimum, the analysis shall consider the following public facilities and services: transportation, parks, law enforcement, jail, emergency medical services (EMS), schools, and fire control district. Development phasing, developer contributions and mitigation, and other public/private partnerships shall address any potential adverse impacts to adopted levels of service standards."

Further, the Collier County Land Development Code (LDC), Section 4.08.07 defines the requirements for SRA Designation, which "is intended to encourage and facilitate uses that enable economic prosperity and diversification of the economic base of the RLSA District....]. One of several preconditions for the SRA designation is an economic assessment, per Section 4.08.07 L. of the LDC, as follows:

SRA Economic Assessment. An Economic Assessment meeting the requirements of this Section shall be prepared and submitted as part of the SRA Designation Application Package. At a minimum, the analysis shall consider the following public facilities and services: transportation, potable water, wastewater, irrigation water, stormwater management, solid waste, parks, law enforcement, emergency medical services, fire, and schools. Development phasing and funding mechanisms shall address any adverse impacts to adopted minimum levels of service pursuant to Chapter 6 of the LDC.

1. Demonstration of Fiscal Neutrality. Each SRA must demonstrate that its development, **as a whole** [emphasis added] will be fiscally neutral or positive to the Collier County tax base.
2. This demonstration will be made for each unit of government responsible for the services listed above, using one of the following methodologies:
  - a. Collier County Fiscal Impact Model. The fiscal impact model officially adopted and maintained by Collier County.
  - b. Alternative Fiscal Impact Model. If Collier County has not adopted a fiscal impact model as indicated above, the applicant may develop an alternative fiscal impact model using a methodology approved by Collier County. The BCC may grant exceptions to this policy of fiscal neutrality to accommodate affordable or workforce housing.

DPFG was retained to prepare an economic assessment for Town of Ave Maria SRAA to demonstrate fiscal neutrality using an ***Alternative Fiscal Impact Model, as defined by the LDC Section 4.08.07 L.1. b.*** Although the fiscal impact requirements are specified in the LDC, there remains a considerable amount of flexibility in both the interpretation and application of the law.

DPFG is required to measure fiscal neutrality at the project's horizon year or buildout. The timing of when buildout is expected to occur is not identified in the DPFG report. The neutrality assessment is simply evaluated for whenever buildout is achieved. The overall assessment is underpinned by this fundamental assumption, and DPFG's analysis is consistent with this assumption throughout the assessment.



It is important to recognize that fiscal impact analysis is not a cash flow analysis, and therefore does not include a year-by-year examination of the County's sources and uses of funds over the development period. New development may or may not achieve fiscal neutrality in the early stages of new development. The County must make initial investments to accommodate growth – prior to a compensatory public revenue stream from a new development to fund the necessary infrastructure and services. This lag effect is inherent in any new development plan, but its annualized impacts are beyond the scope of this peer review and are beyond the County's requirements for fiscal neutrality.

There are also inherent limitations of fiscal impact modeling. While we determined that DPF's analysis largely fulfills the fiscal impact analysis requirement, the following caveats and shortcomings are noted:

- Fiscal impact modeling is static and not dynamic. It is a snapshot in time, and therefore known variables (e.g., the costs of construction, the state of the US economy, the pace and mix of the development plan, etc.) are assumed constant. As such, substantial changes to these variables could render the analysis obsolete.
- The cost of future financing may not be included in the analysis. This factor can add substantially to the overall costs of infrastructure development and thereby could negatively affect any findings of positive or neutral fiscal impacts should financing be employed by the County, the Fire Rescue District, or School District. The County or Districts may employ various funding and financing options to construct such facilities, which are unknown at this time.
- Fiscal impact analysis assumes an average and/or marginal cost basis. Compensatory revenues whether in the form of impact fees or ad valorem, sales, or other taxes may over-recover (subject to economies of scale) or under-recover (subject to dis-economies of scale) actual costs for any given development.
- While fiscal impact analysis is intended to measure project-specific revenue and cost drivers, certain obligations are subject to the analyst's discretion.

The County recognizes and has acknowledged that there are possibilities that the development plans for the Town of Ave Maria SRAA will change, which introduces factors beyond the County's control, and beyond the constraints of fiscal impact analysis, generally.

DPF's methodology and assumptions are described in detail in the following sections.

## Methodology

DPF's approach to "the fiscal impact analysis of the Town of Ave Maria SRAA uses a marginal/average cost hybrid methodology to determine the project's impact on capital and

operating costs,"<sup>2</sup> which is customary for fiscal analyses. A marginal approach is used to estimate ad valorem tax revenues. To estimate certain marginal costs, DPFG applied the case study approach for the capital analyses of the:

- Sheriff Department
- Emergency Medical Services (EMS) Department
- Immokalee Fire Control District
- School District

The case study approach is based on the analyst's determination that other standard approaches have material limitations, and as such a case study approach is a more appropriate application for the particular use.

DPFG's approach also included an analysis of the fiscal impacts to the Unincorporated Area General Fund Municipal Service Taxing Unit (MSTU).

***Overall, Jacobs agrees with the marginal/average cost hybrid approach taken in this analysis, and the case study approach applied to the referenced departments.***

## Key Assumptions

Jacobs was provided with DPFG's Report and their corresponding fiscal analysis Microsoft Excel model (filename: Ave Maria SRAA Econ Assess 2025.06.25 VIEW ONLY.xlsx). DPFG also spent a significant amount of time answering Jacobs' questions, providing source documentation, and facilitating our understanding of their methodology and assumptions.

### Inflation

All costs (whether historical or future) were adjusted to reflect 2025 dollars. Inflation is typically excluded from fiscal neutrality analysis (constant dollar approach), which enables comparisons across years and across projects. The County's FY 2025 budget, and the FY 2025 budgets for Collier County School District and Immokalee Fire Control District were used for the analysis.

### Sales, Just and Taxable Real Estate Values

To estimate potential tax revenues, DPFG utilized estimated taxable values for residential (per unit) and non-residential (per sq. ft.) land uses. Sales values for residential units were provided by

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<sup>2</sup> DPFG Report, Page 8

the Applicant based on their internal market analysis and market analysis performed by third party consultant.

### Annual Absorption by Use

Not applicable

### Millage Rates

DPFG utilized fiscal year (2025) millage rates as follows to determine annual ad valorem (property) tax revenues for the forecast period for the County and MSTD.

- 3.0107 County General Fund
- 0.0246 Water Pollution Control
- 0.2096 Conservation Collier Program
- 3.2449 County Wide Millage
- 0.6844 MSTU General Fund

### Town of Ave Maria SRAA Population Growth Forecasts

DPFG used residents per housing unit data published in the Collier County Emergency Medical Services Impact Fee Update Study, dated October 10, 2016, to estimate residential seasonal population growth due to Town of Ave Maria SRAA development. The seasonal population per unit assumptions utilized were:

- Over 55 Single Family or Multi Family: 1.15
- Single Family Detached < 4,000 Sq Ft: 2.65
- Single Family Detached > 4,000 Sq Ft: 2.97
- Multifamily (Low Rise, 1-2 Floors): 1.26

### Structure of Funds

For the purposes of fiscal impact analysis, three taxing authorities were evaluated: Collier County (through its General Fund), the Immokalee Fire Control District, and the Collier County School District ("School District"). Each has separate taxing authority, and the Collier County School Board levies its own taxes and receives part of its funding from the State of Florida. The DPFG Report tests the project's fiscal neutrality for County operating impacts, County capital impacts, Fire operating impacts, Fire capital impacts, Schools operating impacts, and Schools capital impacts.

## General Fund

The General Fund pays for those services benefiting residents and visitors of Collier County. These services include maintenance and operation of the various regional recreational facilities; governmental facilities; social services; animal services; libraries; transportation system and general administrative services. The largest source of revenue for the General Fund is Ad Valorem – or property tax revenue. Municipal Service Taxing Units exist in various locations and are intended to provide extraordinary services within a specific district funded by a separate ad valorem property tax. In addition, a water pollution control tax is collected county-wide.

## Immokalee Fire Control District

Service to the Town of Ave Maria SRAA will be provided by the Immokalee Fire Control District from the Immokalee Fire Control District / County Public Safety Complex Headquarters (Station #32) in Ave Maria. These facilities are funded from impact fees revenues and operations from an Ad-valorem property tax revenues.

## Collier County School District

School districts in Florida utilize a State mandated accounting method which separates revenues and expenses into specific funds. Each fund is earmarked for a specified purpose or activity and carries specific requirements, restrictions, or limitations. Accordingly, the School District maintains and reports the following segregated major funds: general, debt service, capital projects, special revenue, and internal service.

The General Fund covers the day-to-day operations of the School District and accounts for most operational expenses that are incurred. The Florida Education Finance Program (FEFP) provides equalized student funding for school districts. This concept guarantees that the availability of educational programs and services will be substantially equal for all students, regardless of geography and/or local economic factors. Funding for the FEFP includes required local effort property taxes that districts must levy, state taxes, and some local discretionary tax mills recommended by the State.

## Enterprise and Internal Service Funds

Collier County maintains two different types of proprietary funds: enterprise and internal service.

Enterprise funds report, with more detail, the same functions presented as business-type activities in the government-wide financial statements for water and sewer, solid waste disposal, emergency medical services, transit, and the airport authority. The Collier County Water and Sewer District Fund, the Solid Waste Disposal Fund, and the Emergency Medical Services Fund are tracked

individually as major funds. The County also maintains two other (non-major) enterprise funds: Airport Authority Fund and the Collier Area Transit Fund.

Table 8 and Appendix Table 16 of the DPFG Town of Ave Maria SRAA Economic Assessment reflect the impact of the annual general fund contributions to Fund 4030 CATT Transit Enhance and Fund 4033 Transportation Disadvantaged, which are enterprise funds. There are no other impacts to consider with respect to transit enterprise funds in the Economic Assessment.<sup>3</sup>

Internal service funds are primarily maintained to allocate and accumulate costs internally for Collier County. The County uses internal service funds to account for health insurance, workers compensation insurance, property and casualty insurance, fleet operations, and information technology.

While the RSLA program requires that the fiscal impacts on the County's potable water, wastewater, stormwater, irrigation water, and solid waste enterprise funds be examined, enterprise funds are inherently fiscally neutral because they are created for a specific purpose and intended to be self-supporting through user rates and fees. As such, the fiscal impact of the proposed development is expected to be fiscally neutral to the County.

***Jacobs finds DPFG's exclusion of enterprise funds to be an acceptable and reasonable approach.***

## **Fiscal Impacts**

Recall that the fiscal impact analysis, at a minimum, "shall consider the following public facilities and services: transportation, parks, law enforcement, emergency medical services, fire, and schools," each of which is reviewed in the following sections. This peer review is presented in order of services listed in the LDC. It is noted that the analysis excludes the fiscal impacts of affordable housing units, of which there are none in the proposed development, and the Civic/Non-Profit Hospital. DPFG indicates that exclusion of the Non-Profit Hospital was per the County's adopted methodology. DPFG states that the Civic/Non-Profit Hospital is a requirement that the County requested that the developer include in its proposed development, and as such, is excluded from the economic assessment.

### **County Operating Impacts**

Operating impacts are reflected in DPFG's analyses of both the General Fund and MSTU General Fund groupings. These analyses cover transportation (roads), parks, law enforcement, EMS, schools, fire control district, and correctional facilities. Based on the analysis, at buildout, Town of Ave Maria SRAA annual total general fund operating expenditures are projected at approximately

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<sup>3</sup> DPFG Report, Page 15.

\$7,298,000 against revenues of approximately \$12,272,000, resulting in a fiscal surplus of \$4,974,000. Town of Ave Maria SRAA annual total MSTU operating expenditures are projected at approximately \$822,000 against revenues of approximately \$2,266,000 resulting in a fiscal surplus of \$1,444,000.

## Transportation (Roads)

### *Operating Impacts*

Transportation Services is a special revenue fund within the County's budget. This fund was established for the maintenance of roads and bridges countywide. The principal funding source for Transportation Services is a subsidy from the General Fund. Based on the 2025 Trebilcock Consulting Solutions Traffic Impact Statement, the Town of Ave Maria SRAA is a significant traffic generator for existing road networks. The developer may be required to provide some assistance to the County on operational improvements to the road segments that may be significantly impacted by the project.

### *Capital Impacts*

The County imposes road impact fees on new development occurring to fund the construction of growth-related improvements. Consistent with impact fee statutory requirements, these fees place a fair share of the cost burden on new development for transportation-related expansions and improvements which are necessitated by such development.

DPFG treats road impacts from the perspective that the owner will pay road impact fees according to the number of units (residential) or square footage (non-residential) in the development plan and the corresponding fee schedule established by the County. Using DPFG's approach, Town of Ave Maria SRAA will generate approximately \$40.5 million in Road Impact Fee revenues to the County, based on the development parameters and current road impact fee rate table. This is more than the \$8.4 million proportionate fair-share estimate for the project.

DPFG's analysis indicates that per the Traffic Impact Statement (July 18, 2025) prepared by Trebilcock Consulting Solutions, one road segment was expected to be significantly impacted by the proposed development: Oil Well Road from Oil Well Grade Road to Ave Maria Blvd. The developer will be responsible to cover their proportionate fair share of the costs associated with providing improvements for this road segment impacted by the project.

***Jacobs finds DPFG's determination of fiscal neutrality for transportation (road) impacts to be reasonable, subject to the approval of the companion Developer Agreement.***

## Potable Water and Wastewater

The Ave Maria Utility Company (AMUC) will be responsible for the provision of water and wastewater utility services to the Town of Ave Maria SRAA. The Service District Master Plan made

provision for the infrastructural development for the AMUC to service the expanded Town boundaries.

***Jacobs finds DPFG's determination of fiscal neutrality for potable water and wastewater public facilities and services to be reasonable.***

#### Stormwater Management

"The proposed stormwater management system design for the proposed Expansion Areas is anticipated to consist primarily of wet detention areas (lakes). Commercial areas may also utilize dry detention pretreatment areas in accordance with SFWMD requirements. Discharges from the SRA water management system will occur only after required water quality volumes have been achieved and will be by permitted control structures and facilities/necessary infrastructure. It is anticipated that water quality and quantity treatment will occur within the surface water management within the SRA."<sup>4</sup> All associated costs with the design, permit, construction, and operation of the proposed stormwater improvements will be borne by the Owner.

***Jacobs finds DPFG's determination of fiscal neutrality for stormwater management public facilities and services to be reasonable.***

#### Irrigation Water

The Ave Maria Utility Company (AMUC) will also provide irrigation to the Town of Ave Maria SRAA. The amendment made provisions for additional land as contained in the Service District Master Plan to accommodate the infrastructural developments to service the expanded Town boundaries.

***Jacobs finds DPFG's determination of irrigation water as fiscally neutral to be reasonable, subject to the approval of the companion Developer Agreement.***

#### Solid Waste

Waste Pro of Florida Inc is Collier County's hauler contractor with responsibility for the collection of solid waste generated within Town of Ave Maria SRAA. Solid waste collected within Town of Ave Maria SRAA will be disposed at Okeechobee Landfill through Immokalee Transfer Station. The

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<sup>4</sup> DPFG Report, page 25

county maintains a disposal capacity agreement with Okeechobee Landfill with 930,000 tons of reserved capacity.

Solid waste capital and operational costs are accounted for in the County's Solid Waste Fund, a self-supporting enterprise fund. Enterprise funds are inherently fiscally neutral because they are created for a specific purpose and intended to be self-supporting through user rates and fees. Again, enterprise funds were excluded from DPFG's analysis.

***Jacobs finds DPFG's determination of fiscal neutrality for solid waste facilities and services to be reasonable.***

## Parks

### *Capital Impacts*

The County imposes separate impact fees for regional and community parks. The impact fee revenues for regional and community parks were calculated to be \$7,359,000 and 238,000 respectively. The analysis relied upon an allocation of the regional and community park costs to the proposed Ave Maria development presented in a Park Impact Fee Analysis<sup>5</sup> that the County had requisitioned for Ave Maria. The capital costs for both regional and community parks matched the impact fee revenues. Hence, the impact for the parks to the project were neutral.

***Based on the adjustment to the achieved LOS discussed above, Jacobs finds that parks are fiscally neutral.***

## Law Enforcement (Sheriff Department)

### *Capital Impacts*

The capital needs for law enforcement were established using the case study approach. The law enforcement impact fee is intended to recover the cost of capital construction and expansion of law enforcement related facilities and assets. DPFG estimated impact fee revenue to be \$2,904,000 and other capital revenues at \$520,000, which amount to total capital revenues of \$3,424,000. With the indirect capital costs of \$3,424,000, the estimated revenues equal the forecasted indirect capital costs. Therefore, the impact is neutral.

***Jacobs finds DPFG's determination of law enforcement as fiscally neutral to be reasonable.***

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<sup>5</sup> Ave Maria Parks Final Report. Benesch, April 2023.



## Emergency Medical Services

### *Capital Impacts*

According to EMS management, Town of Ave Maria SRAA will initially be served by the EMS facility located at the Immokalee Fire Control District's Headquarters Station 32. If the call volume necessitates it, an additional ambulance may be leased, and space rented for its operation at a proposed new fire station. DPFG projects total capital revenues of \$710,000. EMS direct capital costs were estimated at \$585,000, which is less than the combined projected impact fee of \$693,000 and other capital revenues of \$17,000, leaving about \$125,000 for indirect / related capital cost. Therefore, the impact is neutral.

***Jacobs finds DPFG's determination of emergency medical services as fiscally neutral to be reasonable.***

## Immokalee Fire Control District

### *Operating Impacts*

The current millage rate and the projected tax base of Town of Ave Maria SRAA result in annual ad valorem revenues of \$11,534,000. The annual operating expenses to serve Town of Ave Maria SRAA population, based on an average of the fire district's existing stations and population served, are \$1,926,000. Thus, there is a projected operating fiscal surplus.

### *Capital Impacts*

The capital needs for fire control district will be funded by impact fees. The Town of Ave Maria SRAA will generate adequate capital revenues for Immokalee Fire Control District, with matching levels of capital costs.

Initially, service will be provided from the District's headquarters Station 32, but a new station will be needed at buildout. In exchange for impact fee credits, and prior to the first Certificate of Occupancy, a 2.5-to-3.0-acre parcel shall be donated by the owner to the Immokalee Fire Control and Rescue District. The parcel shall be located within proximity to the Town of Ave Maria SRAA development. A new station will be constructed and placed into operation if sufficient development occurs within the potential service area to ensure the funding of capital and operating costs of the new station is financially feasible. The new station will be collocated with an EMS station.

DPFG projects total capital revenues of \$14,225,000 to match \$12,231,000 capital cost for construction, vehicles, and equipment, with a net capital impact or surplus of \$1,904,000. Therefore, the impact is positive.

***Jacobs finds DPFG's determination of fire control district as fiscally positive to be reasonable.***

## Schools

The analysis uses student generation rate (SGRs) as shown below:

- Single Family Detached < 4,000 Sq Ft: 0.34
- Single Family Detached > 4,000 Sq Ft: 0.34
- Multi-Family (Low-Rise, 1-2 Floors): 0.11
- Multi-Family (Low-Rise, 3-10 Floors): 0.11

### *Operating Impacts*

Based on projections of school enrollment by type, as well as the operating revenue and costs impacts, the calculations estimating the fiscal impacts on the County School District indicate that Town of Ave Maria SRAA is fiscally neutral. DPFG estimates ad valorem local millage revenues at buildout of \$3,228,000, with matching levels of operating expenditures.

### *Capital Impacts*

The capital needs for schools were established using the case study approach. The analysis uses the current impact fee structure defined in the 2015 Collier County School Impact Fee Update Study to determine the appropriate application of the fees, and the revenues derived from fees. DPFG uses adopted residential impact fee as shown below:

- Single Family Detached < 4,000 Sq Ft: \$8,789.54
- Single Family Detached > 4,000 Sq Ft: \$8,789.54
- Multi-Family (Low-Rise, 1-2 Floors): \$2,844.19
- Multi-Family (Low-Rise, 3-10 Floors): \$2,844.19

Revenues to pay for growth related capital expenditures are derived from ad valorem taxes and impact fees on residential-only units, and a capital outlay millage of 1.1332 mills (subject to a cap of 1.50 mills).<sup>6</sup> Hence, the residential development will have an impact on the determination of fiscal neutrality. **In this case, the revenue from the Town of Ave Maria SRAA development program results in a net fiscal neutrality.**

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<sup>6</sup> As the result of a referendum, the school capital millage rates were reduced by 0.35 mills for 4 years, beginning in FY 2020. DPFG provided a comparative analysis if the capital millage rate reverts to the 1.50 millage rate at the end of the 4-year referendum period.

Revenue/Expense	School Impact Fee Revenue	Capital Improvement Tax over 25 Years	Total
<b>School Capital Revenues:</b>			
School Impact Fee Revenue	\$ 19,667,000	\$ -	\$ 19,667,000
School District Capital Tax Revenue	-	75,207,000	75,207,000
<b>Total School Capital Revenues</b>	<b>\$ 19,667,000</b>	<b>\$ 75,207,000</b>	<b>\$ 94,874,000</b>
Direct School Capital Expenditures			94,874,000
<b>Net School Capital Expenditures</b>			<b>\$ -</b>

Source: Collier County Public Schools, DPFG, 2025

***Jacobs finds DPFG's determination of schools as fiscally neutral to be reasonable.***

### Additional Public Services

Correctional facilities were evaluated by DPFG for fiscal neutrality. Jacobs categorizes correctional facilities as an additional service because they are not required by the minimum requirements defined in the Collier County LDC. While this additional public service is not a required element of the economic assessment, DPFG did include it in their analysis.

### Correctional Facilities

#### Capital Impacts

The correctional facilities impact fee is intended to recover the cost of capital construction for jail facilities (both land and building) and related equipment. Impact fees are charged based on residential units. The County's current LOS was used to calculate the correctional facilities' capital costs. DPFG applied the impact fee study coefficients for population and employment to calculate functional population. Combined revenues from impact fees of \$2,415,000 and other capital revenues of \$133,000 amount to \$2,548,000, with comparable capital outlays, resulting in a finding of fiscal neutrality.<sup>7</sup>

***Jacobs finds DPFG's determination of additional public services as fiscally neutral to be reasonable.***

## Conclusions and Recommendations

Through this independent analysis and peer review, Jacobs confirms the reasonableness of DPFG's analysis and in the project's fiscal neutrality, as defined. It is our opinion that the Applicant fulfilled the intent of the fiscal neutrality requirement and that the proposed Town of Ave Maria SRAA

<sup>7</sup> DPFG Report, Page 22

amendment is fiscally neutral, as defined, for Town of Ave Maria SRAA for Collier County, the Immokalee Fire Control District, and the Collier County School District.

It is important to recognize that fiscal neutrality relies on accurate projections – often 20 years or more into the future. A significant deviation from the development plan will require an adjustment or new analysis to capture changes to this fiscal neutrality determination, which may involve, for example, adjusting the mix of uses or other mechanisms that will impact the future revenue and expense streams.

In addition, fiscal impact analysis is only one step in the development program and the County-Developer relationship framework. This fiscal impact analysis will be supplemented and augmented by several DCAs, MOUs, and/or interlocal agreements. Careful negotiation, execution, and administration of DCAs, MOUs, and/or interlocal agreements is required to ensure that the County continues to achieve its fiscal neutrality objectives.

Based upon DPFG's analysis and this peer review of that analysis, Jacobs concurs that Town of Ave Maria SRAA qualify as fiscally neutral, as defined, with respect to County capital and operating impacts, subject to the approval of the companion Developer Contribution Agreement that is being negotiated between the Collier County School District and the Developer. The DPFG analysis, which in Jacobs' opinion is professionally prepared and thorough in its treatment of revenues and expenses, is accurate in its determination that the Town of Ave Maria SRAA development would meet the County's requirements for fiscal neutrality.

## APPENDIX A

### SOURCES AND ASSUMPTIONS

Assumption / Calculation	Source	Model Tab / Report Chart	Comment
Collier County Impact Fee Schedule (Residential)	Collier County Residential Impact Fees 2025	Impact Fee Schedule	Checked
Collier County Impact Fee Schedule (Commercial)	Collier County Commercial Impact Fees 2025	Impact Fee Schedule	Checked
Community Parks Impact Fees	Impact Fee Schedule	Comm Parks Impact Fee Rev	Checked
Regional Parks Impact Fees	Impact Fee Schedule	Regional Parks Impact Fee Rev	Checked
Roads Impact Fees	Impact Fee Schedule	Roads Impact Fee Rev	Checked
EMS Impact Fees	Impact Fee Schedule	EMS Impact Fee Rev	Checked
Law Enforcement Impact Fees	Impact Fee Schedule	Law Enforce Impact Fee Rev	Checked
Jail Impact Fees	Impact Fee Schedule	Jail Impact Fee Rev	Checked
Collier County Millage Rates	Collier County Fiscal Year 2025 Adopted Budget	County Inputs	Checked
2025 Unincorporated County Peak Seasonal Population	Collier County 2024 AUIR	County Inputs	Checked
2023 Collier County Permanent Population	Collier County 2024 AUIR	County Inputs	Checked
Collier County Peak Tourist Population	Collier County CVB Profile- March 2024	County Inputs	Checked
State Revenue Sharing	Collier County Fiscal Year 2025 Adopted Budget	General Fund Rev Demand Units	Checked
Ad Valorem Taxes	Collier County Fiscal Year 2025 Adopted Budget	General Fund Rev Demand Units	Checked
Average Taxable Value Per Unit	Calculation	Residential Just+Taxable Value	Checked
Total Taxable Value	Calculation	Residential Just+Taxable Value	Checked
General Fund Grouping Revenues and Sources-- General Fund	Collier County Fiscal Year 2025 Adopted Budget	General Fund Grouping Matrix	Checked
Residents Per Housing Unit	Calculation	Persons Per Unit	Checked

Residential Functional Population Coefficient	Calculation	EMS Pop & Employ	Checked
Functional Resident Coefficient	Calculation	EMS Funct Res Non-Residential	Checked
Total Land & Facility Cost Per Acre	Parks Impact Fee Study	Parks Impact Per Res	Checked
Student Generation Rates	School Impact Fee Update Study	School Inputs	Checked
FY 2025 Millage Rates	CCPS FY25 Final Budget Book	School Inputs	Checked
FY 2025 School FTE Enrollment	CCPS FY25 Final Budget Book	School Inputs	Checked

## RESOLUTION 2026-02

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE AVE MARIA STEWARDSHIP COMMUNITY DISTRICT ACCEPTING THE CERTIFICATION OF THE DISTRICT ENGINEER THAT THE SERIES 2016 BONDS MAPLE RIDGE PHASE 2 PROJECT IS COMPLETE; DECLARING THE SERIES 2016 BONDS MAPLE RIDGE PHASE 2 PROJECT COMPLETE; PROVIDING FOR SEVERABILITY, CONFLICTS, AND AN EFFECTIVE DATE.**

**WHEREAS**, the Ave Maria Stewardship Community District (the “**District**”) was established by Chapter 2004-461, Laws of Florida, (the “**Act**”) for the purpose of providing infrastructure improvements, facilities, and services to the lands within the District as provided in the Act and Chapter 189, *Florida Statutes*; and

**WHEREAS**, the Board of Supervisors (the “**Board**”) of the District adopted Resolution No. 2006-03, 2006-04, 2006-07, and 2016-14 establishing the debt service special assessments securing the 2016 Bonds, authorizing the issuance of \$3,390,000.00 in aggregate principal amount of its Bonds to finance all or a portion of the design, acquisition and construction costs of certain improvements pursuant to the Act; and

**WHEREAS**, the District duly authorized and issued Ave Maria Stewardship Community District (Collier County, Florida) Capital Improvement Revenue Bonds, Series 2016 (Maple Ridge Phase 2 Project) (the “**Series 2016 Bonds**”) in the aggregate principal amount of \$3,390,000.00, for the purpose of funding a portion of the construction, installation, and acquisition of public infrastructure, improvements, and services (the “**Series 2016 Bonds Maple Ridge Phase 2 Project**”), as identified and described in that certain *Series 2016 Bonds Supplement to the Third Sub-Master Supplemental Engineer’s Report for the Maple Ridge Phase 4, Maple Ridge Reserve Phase 2, and Coquina at Maple Ridge Phases 2 & 3 Developments contained within the Ave Maria Stewardship Community District*, dated October 6, 2016, (the “**Engineer’s Report**”); and

**WHEREAS**, the Engineer’s Report estimates capital costs totaling \$8,104,353.78 for the Series 2016 Bonds Maple Ridge Phase 2 Project (the “**Total Project Costs**”); and

**WHEREAS**, the Board adopted Resolution 2016-14, declaring that such Total Project Costs would be defrayed by the imposition of special assessments pursuant to the Act, Chapters 170 and 197, *Florida Statutes*, and that such special assessments would be paid in annual installments commencing in the year in which the special assessments were confirmed; and

**WHEREAS**, the Series 2016 Bonds Maple Ridge Phase 2 Project specially benefits the developable acreage in the District as set forth in Resolution 2016-14 and secured by assessments as described in the *Series 2016 Bonds Supplement to the Third Sub-Master Supplemental Assessment Methodology Report for the Maple Ridge, Maple Ridge Estate Homesites and Coquina Neighborhoods within the Ave Maria Stewardship Community*

*District*, dated October 20, 2016 and it is reasonable, proper, just and right to assess the portion of the costs of the Series 2016 Bonds Maple Ridge Phase 2 Project financed with the Series 2016 Bonds to the specially benefitted properties within the District as set forth in Resolution 2016-14; and

**WHEREAS**, pursuant to Chapter 170, *Florida Statutes*, and the *Master Trust Indenture* dated December 1, 2006 (the “**Master Indenture**”), as supplemented by that *Fourth Supplemental Trust Indenture* dated November 1, 2016 (the “**Fourth Supplemental Indenture**”), together with the Master Indenture, (the “**Indenture**”) both by and between the District and U.S. Bank National Association, as Trustee, the District Engineer executed and delivered a Certificate of Completion of the Series 2016 Bonds Maple Ridge Phase 2 Project dated December 24, 2025, (the “**Engineer’s Certification**”) attached hereto as **Exhibit A**, wherein the District Engineer certified the Series 2016 Bonds Maple Ridge Phase 2 Project to be complete; and

**WHEREAS**, upon receipt of and in reliance upon the Engineer’s Certification evidencing the completion date of the Series 2016 Bonds Maple Ridge Phase 2 Project as described above, the Board desires to certify the Series 2016 Bonds Maple Ridge Phase 2 Project complete in accordance with the Indenture; and

**WHEREAS**, the actual costs of the Series 2016 Bonds Maple Ridge Phase 2 Project was greater than or equal to the amount deposited in the Acquisition and Construction Fund resulting in substantially no excess proceeds from the Series 2016 Bonds in the Acquisition and Construction Account.

**NOW, THEREFORE**, be it resolved by the Board of Supervisors of the Ave Maria Stewardship Community District:

**SECTION 1. RECITALS.** The recitals so stated are true and correct and by this reference are incorporated into and form a material part of this Resolution.

**SECTION 2. AUTHORITY FOR THIS RESOLUTION.** This Resolution is adopted pursuant to the Act and Chapter 170, *Florida Statutes*, and in accordance with the provisions of Resolution 2016-14.

**SECTION 3. ACCEPTANCE AND CERTIFICATION OF COMPLETION OF THE SERIES 2016 BONDS MAPLE RIDGE PHASE 2 PROJECT.** The Board of Supervisors hereby accepts the Engineer’s Certification, attached hereto as **Exhibit A**, certifying the Series 2016 Bonds Maple Ridge Phase 2 Project complete and upon reliance thereon, certifies the Series 2016 Bonds Maple Ridge Phase 2 Project complete in accordance with Resolution 2016-14 and the Indenture. The Completion Date, as that term is defined in the Indenture, for the Series 2016 Bonds Maple Ridge Phase 2 Project shall be the date of the Engineer’s Certification.

**SECTION 4. OTHER PROVISIONS REMAIN IN EFFECT.** This Resolution is intended to supplement Resolution 2016-14, which remains in full force and effect. This Resolution



and Resolution 2016-14 shall be construed to the maximum extent possible to give full force and effect to the provisions of each resolution.

**SECTION 5. SEVERABILITY.** If any section or part of a section of this resolution be declared invalid or unconstitutional, the validity, force and effect of any other section or part of a section of this resolution shall not thereby be affected or impaired unless it clearly appears that such other section or part of a section of this resolution is wholly or necessarily dependent upon the section or part of a section so held to be invalid or unconstitutional.

**SECTION 6. CONFLICTS.** All resolutions or parts thereof in conflict herewith are, to the extent of such conflict, superseded and repealed.

**SECTION 7. EFFECTIVE DATE.** This Resolution shall become effective upon its adoption.

*[remainder of page intentionally left blank]*

**APPROVED AND ADOPTED** this 6<sup>th</sup> day of January, 2026.

ATTEST:

**AVE MARIA STEWARDSHIP  
COMMUNITY DISTRICT**

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Secretary / Assistant Secretary

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Chairperson, Board of Supervisors

**Exhibit A:**     Engineer's Certification, dated December 24, 2025

## **EXHIBIT A**

Engineer's Certification, dated December 24, 2025

# **CERTIFICATE REGARDING COMPLETION OF CONSTRUCTION**

## **AVE MARIA STEWARDSHIP COMMUNITY DISTRICT SERIES 2016 BONDS MAPLE RIDGE PHASE 2 PROJECT**

December 24, 2025

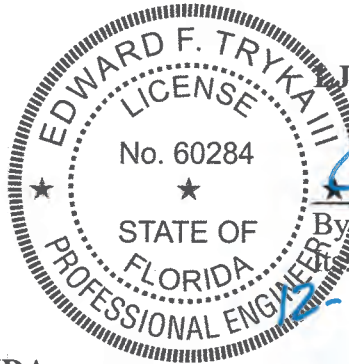
Ave Maria Stewardship Community District  
Board of Supervisors  
c/o Special District Services, Inc.  
2501A Burns Road  
Palm Beach Gardens, Florida 33410

***Re: Certification of Completion  
Ave Maria Stewardship Community District – Series 2016 Bonds Maple  
Ridge Phase 2 Project***

This certificate is furnished in accordance with the *Master Trust Indenture* and the *Fourth Supplemental Trust Indenture* dated December 1, 2006 and November 1, 2016 between the Ave Maria Stewardship Community District and U.S. Bank National Association (together the “Indentures”), and is intended to evidence the completion of the Series 2016 Bonds Maple Ridge Phase 2 Project undertaken by the Ave Maria Stewardship Community District. All capitalized terms used herein shall have the meaning ascribed to them in the Indentures.

- I. The Series 2016 Bonds Maple Ridge Phase 2 Project has been completed in substantial compliance with the specifications therefore and all labor, services, materials, and supplies used in the Project have been paid for.
- II. All other facilities necessary in connection with the Series 2016 Bonds Maple Ridge Phase 2 Project have been constructed, acquired, and installed in accordance with the specifications therefore and all costs and expenses incurred in connection therewith have been paid or adequate provision has been made for such payment by the District.
- III. All plans, permits and specification necessary for the operation and maintenance of the improvements made pursuant to the Series 2016 Bonds Maple Ridge Phase 2 Project are complete and on file with the District Engineer or have been transferred to the appropriate governmental entity having charge of such operation and maintenance.
- IV. The total Cost of the Series 2016 Bonds Maple Ridge Phase 2 Project was greater than the amount deposited in the Acquisition and Construction Fund resulting in

substantially no excess proceeds from the Series 2016 Bonds in the Acquisition and Construction Account.



LJA ENGINEERING, INC.

By: Edward F. Tryka III, PE  
Vice President, Transportation

STATE OF FLORIDA  
COUNTY OF Collier

Sworn to (or affirmed) and subscribed before me by means of [☒] physical presence or [☐] online notarization, this 24 day of December, 2025, by Edward F. Tryka III, as Vice President of LJA Engineering, Inc. He [☒] is personally known to me or [☐] produced \_\_\_\_\_ as identification.

(NOTARY SEAL)



ELISE WILCOX  
Notary Public  
State of Florida  
Comm# HH451489  
Expires 10/5/2027

Elise Wilcox  
Notary Public, State of Florida

Name: Elise Wilcox  
(Name of Notary Public, printed, stamped or typed as commissioned)

## RESOLUTION 2026-03

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE AVE MARIA STEWARDSHIP COMMUNITY DISTRICT ACCEPTING THE CERTIFICATION OF THE DISTRICT ENGINEER THAT THE SERIES 2018 BONDS MAPLE RIDGE PHASE 3 PROJECT IS COMPLETE; DECLARING THE SERIES 2018 BONDS MAPLE RIDGE PHASE 3 PROJECT COMPLETE; PROVIDING FOR SEVERABILITY, CONFLICTS, AND AN EFFECTIVE DATE.**

**WHEREAS**, the Ave Maria Stewardship Community District (the “**District**”) was established by Chapter 2004-461, Laws of Florida, (the “**Act**”) for the purpose of providing infrastructure improvements, facilities, and services to the lands within the District as provided in the Act and Chapter 189, *Florida Statutes*; and

**WHEREAS**, the Board of Supervisors (the “**Board**”) of the District adopted Resolution No. 2006-03, 2006-04, 2006-07, and 2018-08 establishing the debt service special assessments securing the 2018 Bonds, authorizing the issuance of \$4,000,000.00 in aggregate principal amount of its Bonds to finance all or a portion of the design, acquisition and construction costs of certain improvements pursuant to the Act; and

**WHEREAS**, the District duly authorized and issued Ave Maria Stewardship Community District (Collier County, Florida) Capital Improvement Revenue Bonds, Series 2018 (Maple Ridge Phase 3 Project) (the “**Series 2018 Bonds**”) in the aggregate principal amount of \$4,000,000.00, for the purpose of funding a portion of the construction, installation, and acquisition of public infrastructure, improvements, and services (the “**Series 2018 Bonds Maple Ridge Phase 3 Project**”), as identified and described in that certain *Series 2018 Bonds Supplement to the Third Sub-Master Supplemental Engineer’s Report for the Maple Ridge Phase 5A & 5B, Silverwood Phase 1B & 2A, and Maple Ridge Phase 6A Developments contained within the Ave Maria Stewardship Community District*, dated April 9, 2018, (the “**Engineer’s Report**”); and

**WHEREAS**, the Engineer’s Report estimates capital costs totaling \$8,875,182.07 for the Series 2018 Bonds Maple Ridge Phase 3 Project (the “**Total Project Costs**”); and

**WHEREAS**, the Board adopted Resolution 2018-08, declaring that such Total Project Costs would be defrayed by the imposition of special assessments pursuant to the Act, Chapters 170 and 197, *Florida Statutes*, and that such special assessments would be paid in annual installments commencing in the year in which the special assessments were confirmed; and

**WHEREAS**, the Series 2018 Bonds Maple Ridge Phase 3 Project specially benefits the developable acreage in the District as set forth in Resolution 2018-08 and secured by assessments as described in the *Series 2018 Bonds Supplement to the Amended Third Sub-Master Supplemental Assessment Methodology Report for a Portion of the Maple Ridge and Silverwood Neighborhoods within the Ave Maria Stewardship Community District*,

dated June 5, 2018 and it is reasonable, proper, just and right to assess the portion of the costs of the Series 2018 Bonds Maple Ridge Phase 3 Project financed with the Series 2018 Bonds to the specially benefitted properties within the District as set forth in Resolution 2018-08; and

**WHEREAS**, pursuant to Chapter 170, *Florida Statutes*, and the *Master Trust Indenture* dated December 1, 2006 (the “**Master Indenture**”), as supplemented by that *Sixth Supplemental Trust Indenture* dated June 1, 2018 (the “**Sixth Supplemental Indenture**”), together with the Master Indenture, (the “**Indenture**”) both by and between the District and U.S. Bank National Association, as Trustee, the District Engineer executed and delivered a Certificate of Completion of the Series 2018 Bonds Maple Ridge Phase 3 Project dated December 24, 2025 (the “**Engineer’s Certification**”) attached hereto as **Exhibit A**, wherein the District Engineer certified the Series 2018 Bonds Maple Ridge Phase 3 Project to be complete; and

**WHEREAS**, upon receipt of and in reliance upon the Engineer’s Certification evidencing the completion date of the Series 2018 Bonds Maple Ridge Phase 3 Project as described above, the Board desires to certify the Series 2018 Bonds Maple Ridge Phase 3 Project complete in accordance with the Indenture; and

**WHEREAS**, the actual costs of the Series 2018 Bonds Maple Ridge Phase 3 Project was greater than or equal to the amount deposited in the Acquisition and Construction Fund resulting in substantially no excess proceeds from the Series 2018 Bonds in the Acquisition and Construction Account.

**NOW, THEREFORE**, be it resolved by the Board of Supervisors of the Ave Maria Stewardship Community District:

**SECTION 1. RECITALS.** The recitals so stated are true and correct and by this reference are incorporated into and form a material part of this Resolution.

**SECTION 2. AUTHORITY FOR THIS RESOLUTION.** This Resolution is adopted pursuant to the Act and Chapter 170, *Florida Statutes*, and in accordance with the provisions of Resolution 2018-08.

**SECTION 3. ACCEPTANCE AND CERTIFICATION OF COMPLETION OF THE SERIES 2018 BONDS MAPLE RIDGE PHASE 3 PROJECT.** The Board of Supervisors hereby accepts the Engineer’s Certification, attached hereto as **Exhibit A**, certifying the Series 2018 Bonds Maple Ridge Phase 3 Project complete and upon reliance thereon, certifies the Series 2018 Bonds Maple Ridge Phase 3 Project complete in accordance with Resolution 2018-08 and the Indenture. The Completion Date, as that term is defined in the Indenture, for the Series 2018 Bonds Maple Ridge Phase 3 Project shall be the date of the Engineer’s Certification.

**SECTION 4. OTHER PROVISIONS REMAIN IN EFFECT.** This Resolution is intended to supplement Resolution 2018-08, which remains in full force and effect. This Resolution

and Resolution 2018-08 shall be construed to the maximum extent possible to give full force and effect to the provisions of each resolution.

**SECTION 5. SEVERABILITY.** If any section or part of a section of this resolution be declared invalid or unconstitutional, the validity, force and effect of any other section or part of a section of this resolution shall not thereby be affected or impaired unless it clearly appears that such other section or part of a section of this resolution is wholly or necessarily dependent upon the section or part of a section so held to be invalid or unconstitutional.

**SECTION 6. CONFLICTS.** All resolutions or parts thereof in conflict herewith are, to the extent of such conflict, superseded and repealed.

**SECTION 7. EFFECTIVE DATE.** This Resolution shall become effective upon its adoption.

*[remainder of page intentionally left blank]*



**APPROVED AND ADOPTED** this 6<sup>th</sup> day of January, 2026.

ATTEST:

**AVE MARIA STEWARDSHIP  
COMMUNITY DISTRICT**

\_\_\_\_\_  
Secretary / Assistant Secretary

\_\_\_\_\_  
Chairperson, Board of Supervisors

**Exhibit A:** Engineer's Certification, dated December 24, 2025

## **EXHIBIT A**

Engineer's Certification, dated December 24, 2025

# **CERTIFICATE REGARDING COMPLETION OF CONSTRUCTION**

## **AVE MARIA STEWARDSHIP COMMUNITY DISTRICT SERIES 2018 BONDS MAPLE RIDGE PHASE 3 PROJECT**

December 24, 2025

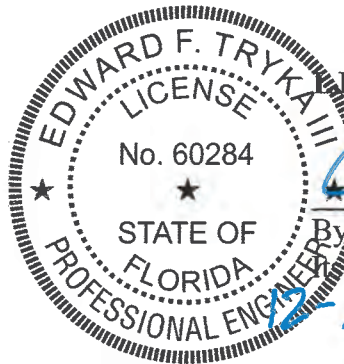
Ave Maria Stewardship Community District  
Board of Supervisors  
c/o Special District Services, Inc.  
2501A Burns Road  
Palm Beach Gardens, Florida 33410

***Re: Certification of Completion  
Ave Maria Stewardship Community District – Series 2018 Bonds Maple  
Ridge Phase 3 Project***

This certificate is furnished in accordance with the *Master Trust Indenture* and the *Sixth Supplemental Trust Indenture* dated December 1, 2006 and June 1, 2018 between the Ave Maria Stewardship Community District and U.S. Bank National Association (together the “Indentures”), and is intended to evidence the completion of the Series 2018 Bonds Maple Ridge Phase 3 Project undertaken by the Ave Maria Stewardship Community District. All capitalized terms used herein shall have the meaning ascribed to them in the Indentures.

- I. The Series 2018 Bonds Maple Ridge Phase 3 Project has been completed in substantial compliance with the specifications therefore and all labor, services, materials, and supplies used in the Project have been paid for.
- II. All other facilities necessary in connection with the Series 2018 Bonds Maple Ridge Phase 3 Project have been constructed, acquired, and installed in accordance with the specifications therefore and all costs and expenses incurred in connection therewith have been paid or adequate provision has been made for such payment by the District.
- III. All plans, permits and specification necessary for the operation and maintenance of the improvements made pursuant to the Series 2018 Bonds Maple Ridge Phase 3 Project are complete and on file with the District Engineer or have been transferred to the appropriate governmental entity having charge of such operation and maintenance.
- IV. The total Cost of the Series 2018 Bonds Maple Ridge Phase 3 Project was greater than the amount deposited in the Acquisition and Construction Fund resulting in

substantially no excess proceeds from the Series 2018 Bonds in the Acquisition and Construction Account.



LJA ENGINEERING, INC.

By: Edward F. Tryka III, PE  
Vice President, Transportation

STATE OF FLORIDA  
COUNTY OF COLLIER

Sworn to (or affirmed) and subscribed before me by means of ☒ physical presence or ☐ online notarization, this 24 day of December, 2025, by Edward F. Tryka III, as Vice President of LJA Engineering, Inc. He ☒ is personally known to me or ☐ produced \_\_\_\_\_ as identification.

(NOTARY SEAL)



**ELISE WILCOX**  
Notary Public  
State of Florida  
Comm# HH451489  
Expires 10/5/2027

Elise Wilcox  
Notary Public, State of Florida

Name: Elise Wilcox  
(Name of Notary Public, printed, stamped or typed as commissioned)

## RESOLUTION 2026-04

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE AVE MARIA STEWARDSHIP COMMUNITY DISTRICT ACCEPTING THE CERTIFICATION OF THE DISTRICT ENGINEER THAT THE SERIES 2020 BONDS MAPLE RIDGE PHASE 4 PROJECT IS COMPLETE; DECLARING THE SERIES 2020 BONDS MAPLE RIDGE PHASE 4 PROJECT COMPLETE; PROVIDING FOR SEVERABILITY, CONFLICTS, AND AN EFFECTIVE DATE.**

**WHEREAS**, the Ave Maria Stewardship Community District (the “**District**”) was established by Chapter 2004-461, Laws of Florida, (the “**Act**”) for the purpose of providing infrastructure improvements, facilities, and services to the lands within the District as provided in the Act and Chapter 189, *Florida Statutes*; and

**WHEREAS**, the Board of Supervisors (the “**Board**”) of the District adopted Resolution No. 2006-03, 2006-04, 2006-07, and 2020-11 establishing the debt service special assessments securing the 2020 Bonds, authorizing the issuance of \$3,440,000.00 in aggregate principal amount of its Bonds to finance all or a portion of the design, acquisition and construction costs of certain improvements pursuant to the Act; and

**WHEREAS**, the District duly authorized and issued Ave Maria Stewardship Community District (Collier County, Florida) Capital Improvement Revenue Bonds, Series 2020 (Maple Ridge Phase 4 Project) (the “**Series 2020 Bonds**”) in the aggregate principal amount of \$3,440,000.00, for the purpose of funding a portion of the construction, installation, and acquisition of public infrastructure, improvements, and services (the “**Series 2020 Bonds Maple Ridge Phase 4 Project**”), as identified and described in that certain *Series 2020 Bonds Supplement to the Amended Third Sub-Master Supplemental Engineer’s Report for the Maple Ridge Phase 6B & 6C, and Silverwood Phase 2B Developments contained within the Ave Maria Stewardship Community District*, dated April 28, 2020, (the “**Engineer’s Report**”); and

**WHEREAS**, the Engineer’s Report estimates capital costs totaling \$5,700,350.00 for the Series 2020 Bonds Maple Ridge Phase 4 Project (the “**Total Project Costs**”); and

**WHEREAS**, the Board adopted Resolution 2020-11, declaring that such Total Project Costs would be defrayed by the imposition of special assessments pursuant to the Act, Chapters 170 and 197, *Florida Statutes*, and that such special assessments would be paid in annual installments commencing in the year in which the special assessments were confirmed; and

**WHEREAS**, the Series 2020 Bonds Maple Ridge Phase 4 Project specially benefits the developable acreage in the District as set forth in Resolution 2020-11 and secured by assessments as described in the *Series 2020 Bonds Supplement to the Amended Third Sub-Master Supplemental Assessment Methodology Report for a Portion of the Maple Ridge and Silverwood Neighborhoods within the Ave Maria Stewardship Community District*,

dated July 10, 2020 and it is reasonable, proper, just and right to assess the portion of the costs of the Series 2020 Bonds Maple Ridge Phase 4 Project financed with the Series 2020 Bonds to the specially benefitted properties within the District as set forth in Resolution 2020-11; and

**WHEREAS**, pursuant to Chapter 170, *Florida Statutes*, and the *Master Trust Indenture* dated December 1, 2006 (the “**Master Indenture**”), as supplemented by that *Eighth Supplemental Trust Indenture* dated July 1, 2020 (the “**Eighth Supplemental Indenture**”), together with the Master Indenture, (the “**Indenture**”) both by and between the District and U.S. Bank National Association, as Trustee, the District Engineer executed and delivered a Certificate of Completion of the Series 2020 Bonds Maple Ridge Phase 4 Project dated December 24, 2025, (the “**Engineer’s Certification**”) attached hereto as **Exhibit A**, wherein the District Engineer certified the Series 2020 Bonds Maple Ridge Phase 4 Project to be complete; and

**WHEREAS**, upon receipt of and in reliance upon the Engineer’s Certification evidencing the completion date of the Series 2020 Bonds Maple Ridge Phase 4 Project as described above, the Board desires to certify the Series 2020 Bonds Maple Ridge Phase 4 Project complete in accordance with the Indenture; and

**WHEREAS**, the actual costs of the Series 2020 Bonds Maple Ridge Phase 4 Project was greater than or equal to the amount deposited in the Acquisition and Construction Fund resulting in substantially no excess proceeds from the Series 2020 Bonds in the Acquisition and Construction Account.

**NOW, THEREFORE**, be it resolved by the Board of Supervisors of the Ave Maria Stewardship Community District:

**SECTION 1. RECITALS.** The recitals so stated are true and correct and by this reference are incorporated into and form a material part of this Resolution.

**SECTION 2. AUTHORITY FOR THIS RESOLUTION.** This Resolution is adopted pursuant to the Act and Chapter 170, *Florida Statutes*, and in accordance with the provisions of Resolution 2020-11.

**SECTION 3. ACCEPTANCE AND CERTIFICATION OF COMPLETION OF THE SERIES 2020 BONDS MAPLE RIDGE PHASE 4 PROJECT.** The Board of Supervisors hereby accepts the Engineer’s Certification, attached hereto as **Exhibit A**, certifying the Series 2020 Bonds Maple Ridge Phase 4 Project complete and upon reliance thereon, certifies the Series 2020 Bonds Maple Ridge Phase 4 Project complete in accordance with Resolution 2020-11 and the Indenture. The Completion Date, as that term is defined in the Indenture, for the Series 2020 Bonds Maple Ridge Phase 4 Project shall be the date of the Engineer’s Certification.

**SECTION 4. OTHER PROVISIONS REMAIN IN EFFECT.** This Resolution is intended to supplement Resolution 2020-11, which remains in full force and effect. This Resolution

and Resolution 2020-11 shall be construed to the maximum extent possible to give full force and effect to the provisions of each resolution.

**SECTION 5. SEVERABILITY.** If any section or part of a section of this resolution be declared invalid or unconstitutional, the validity, force and effect of any other section or part of a section of this resolution shall not thereby be affected or impaired unless it clearly appears that such other section or part of a section of this resolution is wholly or necessarily dependent upon the section or part of a section so held to be invalid or unconstitutional.

**SECTION 6. CONFLICTS.** All resolutions or parts thereof in conflict herewith are, to the extent of such conflict, superseded and repealed.

**SECTION 7. EFFECTIVE DATE.** This Resolution shall become effective upon its adoption.

*[remainder of page intentionally left blank]*

**APPROVED AND ADOPTED** this 6<sup>th</sup> day of January, 2026.

ATTEST:

**AVE MARIA STEWARDSHIP  
COMMUNITY DISTRICT**

\_\_\_\_\_  
Secretary / Assistant Secretary

\_\_\_\_\_  
Chairperson, Board of Supervisors

**Exhibit A:**     Engineer's Certification, dated December 24, 2025



## **EXHIBIT A**

Engineer's Certification, dated December 24, 2025

# **CERTIFICATE REGARDING COMPLETION OF CONSTRUCTION**

## **AVE MARIA STEWARDSHIP COMMUNITY DISTRICT SERIES 2020 BONDS MAPLE RIDGE PHASE 4 PROJECT**

December 24, 2025

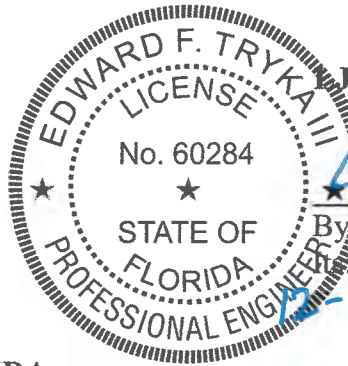
Ave Maria Stewardship Community District  
Board of Supervisors  
c/o Special District Services, Inc.  
2501A Burns Road  
Palm Beach Gardens, Florida 33410

***Re: Certification of Completion  
Ave Maria Stewardship Community District – Series 2020 Bonds Maple  
Ridge Phase 4 Project***

This certificate is furnished in accordance with the *Master Trust Indenture* and the *Eighth Supplemental Trust Indenture* dated December 1, 2006 and July 1, 2020 between the Ave Maria Stewardship Community District and U.S. Bank National Association (together the “Indentures”), and is intended to evidence the completion of the Series 2020 Bonds Maple Ridge Phase 4 Project undertaken by the Ave Maria Stewardship Community District. All capitalized terms used herein shall have the meaning ascribed to them in the Indentures.

- I. The Series 2020 Bonds Maple Ridge Phase 4 Project has been completed in substantial compliance with the specifications therefore and all labor, services, materials, and supplies used in the Project have been paid for.
- II. All other facilities necessary in connection with the Series 2020 Bonds Maple Ridge Phase 4 Project have been constructed, acquired, and installed in accordance with the specifications therefore and all costs and expenses incurred in connection therewith have been paid or adequate provision has been made for such payment by the District.
- III. All plans, permits and specification necessary for the operation and maintenance of the improvements made pursuant to the Series 2020 Bonds Maple Ridge Phase 4 Project are complete and on file with the District Engineer or have been transferred to the appropriate governmental entity having charge of such operation and maintenance.
- IV. The total Cost of the Series 2020 Bonds Maple Ridge Phase 4 Project was greater than the amount deposited in the Acquisition and Construction Fund resulting in

substantially no excess proceeds from the Series 2020 Bonds in the Acquisition and Construction Account.



LJA ENGINEERING, INC.

By: Edward F. Tryka III, PE  
Vice President, Transportation

STATE OF FLORIDA  
COUNTY OF COLLIER

Sworn to (or affirmed) and subscribed before me by means of ☒ physical presence or ☐ online notarization, this 24 day of December, 2025, by Edward F. Tryka III, as Vice President of LJA Engineering, Inc. He ☒ is personally known to me or ☐ produced \_\_\_\_\_ as identification.

(NOTARY SEAL)



**ELISE WILCOX**  
Notary Public  
State of Florida  
Comm# HH451489  
Expires 10/5/2027

Elise Wilcox  
Notary Public, State of Florida

Name: Elise Wilcox  
(Name of Notary Public, printed, stamped or typed as commissioned)

## RESOLUTION 2026-05

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE AVE MARIA STEWARDSHIP COMMUNITY DISTRICT ACCEPTING THE CERTIFICATION OF THE DISTRICT ENGINEER THAT THE SERIES 2022 BONDS MAPLE RIDGE PHASE 5 PROJECT IS COMPLETE; DECLARING THE SERIES 2022 BONDS MAPLE RIDGE PHASE 5 PROJECT COMPLETE; PROVIDING FOR SEVERABILITY, CONFLICTS, AND AN EFFECTIVE DATE.**

**WHEREAS**, the Ave Maria Stewardship Community District (the “**District**”) was established by Chapter 2004-461, Laws of Florida, (the “**Act**”) for the purpose of providing infrastructure improvements, facilities, and services to the lands within the District as provided in the Act and Chapter 189, *Florida Statutes*; and

**WHEREAS**, the Board of Supervisors (the “**Board**”) of the District adopted Resolution No. 2006-03, 2006-04, 2006-07, and 2022-06 establishing the debt service special assessments securing the 2022 Bonds, authorizing the issuance of \$7,775,000.00 in aggregate principal amount of its Bonds to finance all or a portion of the design, acquisition and construction costs of certain improvements pursuant to the Act; and

**WHEREAS**, the District duly authorized and issued Ave Maria Stewardship Community District (Collier County, Florida) Capital Improvement Revenue Bonds, Series 2022 (Maple Ridge Phase 5 Project) (the “**Series 2022 Bonds**”) in the aggregate principal amount of \$7,775,000.00, for the purpose of funding a portion of the construction, installation, and acquisition of public infrastructure, improvements, and services (the “**Series 2022 Bonds Maple Ridge Phase 5 Project**”), as identified and described in that certain *Series 2022 Bonds Supplement to the Amended Third Sub-Master Supplemental Engineer’s Report for the Maple Ridge Phase 7A & 7B, and Silverwood Phase 3 & 4 Developments contained within the Ave Maria Stewardship Community District*, dated January 11, 2022, (the “**Engineer’s Report**”); and

**WHEREAS**, the Engineer’s Report estimates capital costs totaling \$9,820,111.90 for the Series 2022 Bonds Maple Ridge Phase 5 Project (the “**Total Project Costs**”); and

**WHEREAS**, the Board adopted Resolution 2022-06, declaring that such Total Project Costs would be defrayed by the imposition of special assessments pursuant to the Act, Chapters 170 and 197, *Florida Statutes*, and that such special assessments would be paid in annual installments commencing in the year in which the special assessments were confirmed; and

**WHEREAS**, the Series 2022 Bonds Maple Ridge Phase 5 Project specially benefits the developable acreage in the District as set forth in Resolution 2022-06 and secured by assessments as described in the *Series 2022 Bonds Supplement to the Amended Third Sub-Master Supplemental Assessment Methodology Report for a Portion of the Maple Ridge and Silverwood Neighborhoods within the Ave Maria Stewardship Community District*,

dated February 1, 2022 and it is reasonable, proper, just and right to assess the portion of the costs of the Series 2022 Bonds Maple Ridge Phase 5 Project financed with the Series 2022 Bonds to the specially benefitted properties within the District as set forth in Resolution 2022-06; and

**WHEREAS**, pursuant to Chapter 170, *Florida Statutes*, and the *Master Trust Indenture* dated December 1, 2006 (the “**Master Indenture**”), as supplemented by that *Twelfth Supplemental Trust Indenture* dated February 1, 2022 (the “**Twelfth Supplemental Indenture**”), together with the Master Indenture, (the “**Indenture**”) both by and between the District and U.S. Bank National Association, as Trustee, the District Engineer executed and delivered a Certificate of Completion of the Series 2022 Bonds Maple Ridge Phase 5 Project dated December 24, 2025, (the “**Engineer’s Certification**”) attached hereto as **Exhibit A**, wherein the District Engineer certified the Series 2022 Bonds Maple Ridge Phase 5 Project to be complete; and

**WHEREAS**, upon receipt of and in reliance upon the Engineer’s Certification evidencing the completion date of the Series 2022 Bonds Maple Ridge Phase 5 Project as described above, the Board desires to certify the Series 2022 Bonds Maple Ridge Phase 5 Project complete in accordance with the Indenture; and

**WHEREAS**, the actual costs of the Series 2022 Bonds Maple Ridge Phase 5 Project was greater than or equal to the amount deposited in the Acquisition and Construction Fund resulting in substantially no excess proceeds from the Series 2022 Bonds in the Acquisition and Construction Account.

**NOW, THEREFORE**, be it resolved by the Board of Supervisors of the Ave Maria Stewardship Community District:

**SECTION 1. RECITALS.** The recitals so stated are true and correct and by this reference are incorporated into and form a material part of this Resolution.

**SECTION 2. AUTHORITY FOR THIS RESOLUTION.** This Resolution is adopted pursuant to the Act and Chapter 170, *Florida Statutes*, and in accordance with the provisions of Resolution 2022-06.

**SECTION 3. ACCEPTANCE AND CERTIFICATION OF COMPLETION OF THE SERIES 2022 BONDS MAPLE RIDGE PHASE 5 PROJECT.** The Board of Supervisors hereby accepts the Engineer’s Certification, attached hereto as **Exhibit A**, certifying the Series 2022 Bonds Maple Ridge Phase 5 Project complete and upon reliance thereon, certifies the Series 2022 Bonds Maple Ridge Phase 5 Project complete in accordance with Resolution 2022-06 and the Indenture. The Completion Date, as that term is defined in the Indenture, for the Series 2022 Bonds Maple Ridge Phase 5 Project shall be the date of the Engineer’s Certification.

**SECTION 4. OTHER PROVISIONS REMAIN IN EFFECT.** This Resolution is intended to supplement Resolution 2022-06, which remains in full force and effect. This Resolution

and Resolution 2022-06 shall be construed to the maximum extent possible to give full force and effect to the provisions of each resolution.

**SECTION 5. SEVERABILITY.** If any section or part of a section of this resolution be declared invalid or unconstitutional, the validity, force and effect of any other section or part of a section of this resolution shall not thereby be affected or impaired unless it clearly appears that such other section or part of a section of this resolution is wholly or necessarily dependent upon the section or part of a section so held to be invalid or unconstitutional.

**SECTION 6. CONFLICTS.** All resolutions or parts thereof in conflict herewith are, to the extent of such conflict, superseded and repealed.

**SECTION 7. EFFECTIVE DATE.** This Resolution shall become effective upon its adoption.

*[remainder of page intentionally left blank]*

**APPROVED AND ADOPTED** this 6<sup>th</sup> day of January, 2026.

ATTEST:

**AVE MARIA STEWARDSHIP  
COMMUNITY DISTRICT**

\_\_\_\_\_  
Secretary / Assistant Secretary

\_\_\_\_\_  
Chairperson, Board of Supervisors

**Exhibit A:** Engineer's Certification, dated December 24, 2025

## **EXHIBIT A**

Engineer's Certification, dated December 24, 2025



# **CERTIFICATE REGARDING COMPLETION OF CONSTRUCTION**

## **AVE MARIA STEWARDSHIP COMMUNITY DISTRICT SERIES 2022 BONDS MAPLE RIDGE PHASE 5 PROJECT**

December 24, 2025

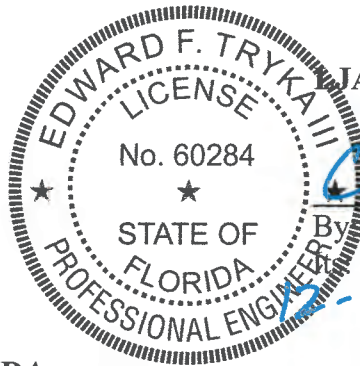
Ave Maria Stewardship Community District  
Board of Supervisors  
c/o Special District Services, Inc.  
2501A Burns Road  
Palm Beach Gardens, Florida 33410

***Re: Certification of Completion  
Ave Maria Stewardship Community District – Series 2022 Bonds Maple  
Ridge Phase 5 Project***

This certificate is furnished in accordance with the *Master Trust Indenture* and the *Twelfth Supplemental Trust Indenture* dated December 1, 2006 and February 1, 2022 between the Ave Maria Stewardship Community District and U.S. Bank National Association (together the “Indentures”), and is intended to evidence the completion of the Series 2022 Bonds Maple Ridge Phase 5 Project undertaken by the Ave Maria Stewardship Community District. All capitalized terms used herein shall have the meaning ascribed to them in the Indentures.

- I. The Series 2022 Bonds Maple Ridge Phase 5 Project has been completed in substantial compliance with the specifications therefore and all labor, services, materials, and supplies used in the Project have been paid for.
- II. All other facilities necessary in connection with the Series 2022 Bonds Maple Ridge Phase 5 Project have been constructed, acquired, and installed in accordance with the specifications therefore and all costs and expenses incurred in connection therewith have been paid or adequate provision has been made for such payment by the District.
- III. All plans, permits and specification necessary for the operation and maintenance of the improvements made pursuant to the Series 2022 Bonds Maple Ridge Phase 5 Project are complete and on file with the District Engineer or have been transferred to the appropriate governmental entity having charge of such operation and maintenance.
- IV. The total Cost of the Series 2022 Bonds Maple Ridge Phase 5 Project was greater than the amount deposited in the Acquisition and Construction Fund resulting in

substantially no excess proceeds from the Series 2022 Bonds in the Acquisition and Construction Account.



LJA ENGINEERING, INC.

By Edward F. Tryka III, PE  
Vice President, Transportation

12-24-2025

STATE OF FLORIDA  
COUNTY OF COLLIER

Sworn to (or affirmed) and subscribed before me by means of ☒ physical presence or ☐ online notarization, this 24 day of December, 2025, by Edward F. Tryka III, as Vice President of LJA Engineering, Inc. He ☒ is personally known to me or ☐ produced \_\_\_\_\_ as identification.

(NOTARY SEAL)



ELISE WILCOX  
Notary Public  
State of Florida  
Comm# HH451489  
Expires 10/5/2027

Elise Wilcox  
Notary Public, State of Florida

Name: Elise Wilcox  
(Name of Notary Public, printed, stamped or typed as commissioned)

**RESOLUTION 2026-06**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF AVE MARIA STEWARDSHIP COMMUNITY DISTRICT REDESIGNATING CERTAIN OFFICERS OF THE DISTRICT, AND PROVIDING FOR AN EFFECTIVE DATE**

**WHEREAS**, Ave Maria Stewardship Community District (hereinafter the “District”) is a local unit of special-purpose government created and existing pursuant to Chapter 2004-461, Laws of Florida, as amended, being situated entirely within Collier County, Florida; and

**WHEREAS**, the Board of Supervisors of the District desires to re-designate certain Officers of the District.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF AVE MARIA STEWARDSHIP COMMUNITY DISTRICT:**

**SECTION 1.** Allyson Holland is appointed Secretary.

**SECTION 2.** Michael McElligott is appointed Assistant Treasurer.

**SECTION 3.** This Resolution supersedes any prior appointments made by the Board for Secretary and Assistant Treasurer(s); however, prior appointments by the Board for Chairman, Vice-Chairman, and Assistant Secretaries remain unaffected by this Resolution.

**SECTION 4.** This Resolution shall become effective immediately upon its adoption.

**PASSED AND ADOPTED** this 6th day of January, 2026.

**ATTEST:**

**AVE MARIA STEWARDSHIP COMMUNITY DISTRICT**

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Secretary / Assistant Secretary

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Chairperson, Board of Supervisors

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

	<b>Oct 25 - Nov 25</b>	<b>25/26 Budget</b>	<b>\$ Over Budget</b>	<b>% of Budget</b>
<b>Expenditures</b>				
01-1130 · Payroll Tax Expense	76.50	734.00	-657.50	10.42%
01-1131 · Supervisor Fees	1,000.00	9,600.00	-8,600.00	10.42%
01-1310 · Engineering	15,977.50	110,000.00	-94,022.50	14.53%
01-1311 · Management Fees	12,250.00	73,500.00	-61,250.00	16.67%
01-1313 · Website Management	416.66	2,500.00	-2,083.34	16.67%
01-1314 · District Manager - on site	49,000.00	294,000.00	-245,000.00	16.67%
01-1315 · Legal Fees	10,910.46	100,000.00	-89,089.54	10.91%
01-1320 · Audit Fees	0.00	18,600.00	-18,600.00	0.0%
01-1330 · Arbitrage Rebate Fee	650.00	5,550.00	-4,900.00	11.71%
01-1440 · Rents & Leases	0.00	14,400.00	-14,400.00	0.0%
01-1441 · Travel & Lodging	1,138.49	10,000.00	-8,861.51	11.39%
01-1450 · Insurance	124,304.00	120,000.00	4,304.00	103.59%
01-1480 · Legal Advertisements	701.76	8,000.00	-7,298.24	8.77%
01-1512 · Miscellaneous	104.25	10,000.00	-9,895.75	1.04%
01-1513 · Postage and Delivery	145.16	3,000.00	-2,854.84	4.84%
01-1514 · Office Supplies	0.00	3,500.00	-3,500.00	0.0%
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	50,000.00	-46,050.00	7.9%
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%
01-1890 · Reserve Expenditure	0.00	350,000.00	-350,000.00	0.0%
01-1891 · Net Change To Reserve Balance	0.00	529,562.00	-529,562.00	0.0%
02-001 · Landscape & Irrig MTE Cont	151,205.10	1,050,000.00	-898,794.90	14.4%
02-002 · Plant Replacement	31,797.57	200,000.00	-168,202.43	15.9%
02-003 · Mulch & Pinestraw	0.00	175,000.00	-175,000.00	0.0%
02-004 · Tree Trimming	0.00	80,000.00	-80,000.00	0.0%
02-005 · Irrigation Repairs	68,819.79	215,000.00	-146,180.21	32.01%
02-006 · Annual Flowers	19,937.93	80,000.00	-60,062.07	24.92%
02-007 · Misc Landscaping	3,500.00	50,000.00	-46,500.00	7.0%
02-008 · Electricity	22,430.63	150,000.00	-127,569.37	14.95%
02-009 · Street Light Maint	14,152.32	140,000.00	-125,847.68	10.11%

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

	<b>Oct 25 - Nov 25</b>	<b>25/26 Budget</b>	<b>\$ Over Budget</b>	<b>% of Budget</b>
02-010 · Sidewalk, Curb, Paver Repair	27,159.00	100,000.00	-72,841.00	27.16%
02-011 · Asphalt Repairs	0.00	75,000.00	-75,000.00	0.0%
02-012 · Striping & Traffic Markings	3,000.00	50,000.00	-47,000.00	6.0%
02-013 · Street Signs	10,340.00	35,000.00	-24,660.00	29.54%
02-014 · Street Sweeping	5,800.00	36,000.00	-30,200.00	16.11%
02-015 · Stormwater Drain Repair	535.00	50,000.00	-49,465.00	1.07%
02-016 · Storm Drain Cleaning	0.00	50,000.00	-50,000.00	0.0%
02-017 · Lake MTE - Littoral & Banks	11,170.00	80,000.00	-68,830.00	13.96%
02-018 · Preserve MTE	15,441.00	115,000.00	-99,559.00	13.43%
02-019 · Pressure Washing	0.00	65,000.00	-65,000.00	0.0%
02-020 · Fountain MTE Repair	0.00	50,000.00	-50,000.00	0.0%
02-021 · Dog Waste Stations & Trash	214.97	6,000.00	-5,785.03	3.58%
02-022 · Small Tools	194.14	5,000.00	-4,805.86	3.88%
02-023 · Vehicle Fuel & MTE	3,444.17	10,000.00	-6,555.83	34.44%
02-024 · Rodent & Pest Control	3,350.00	20,000.00	-16,650.00	16.75%
02-025 · Misc MTE & Repairs	5,321.59	55,000.00	-49,678.41	9.68%
02-026 · Christmas Lights	23,500.00	23,500.00	0.00	100.0%
02-027 · Asset Mgt Support & Softw	9,583.00	140,000.00	-130,417.00	6.85%
02-028 · Professional Services	6,790.00	70,000.00	-63,210.00	9.7%
02-029 · Security Cameras	0.00	250,000.00	-250,000.00	0.0%
02-030 · Roundabout Uplighting	12,500.00	76,000.00	-63,500.00	16.45%
02-031 · Crosswalk Enhancements	0.00	100,000.00	-100,000.00	0.0%
02-032 · Streetlight Numbering	0.00	10,000.00	-10,000.00	0.0%
02-033 · Entry Feature Water	1,044.32	9,400.00	-8,355.68	11.11%
02-034 · Irrigation Water	20,352.66	140,000.00	-119,647.34	14.54%
02-035 · Admin Office Rent & Supplies	3,330.00	9,600.00	-6,270.00	34.69%
02-036 · Office Rent & Supplies	4,351.55	26,000.00	-21,648.45	16.74%
02-037 · Cable Phone Modems	1,340.30	10,000.00	-8,659.70	13.4%
02-038 · Base Mgmt Fee FSR	1,000.00	6,000.00	-5,000.00	16.67%
02-039 · Storm Cleanup & Repairs	0.00	112,500.00	-112,500.00	0.0%
02-041 · Operations Team Salaries	80,850.00	485,100.00	-404,250.00	16.67%
<b>Total Expenditures</b>	<b>783,254.82</b>	<b>6,161,046.00</b>	<b>-5,377,791.18</b>	<b>12.71%</b>