

PUBLIC FACILITIES REPORT

For the:

MARSHALL CREEK COMMUNITY DEVELOPMENT DISTRICT

ST. JOHNS COUNTY, FLORIDA

February 6, 2017

Prepared by:

PROSSER, INC.

Project No. 100101.00

February 6, 2017

Board of Supervisors
Marshall Creek Community Development District

RE: Public Facilities Report

Dear Board Members:

As requested we are pleased to present herein a report on the Public Facilities within the District's boundaries. The report was prepared to provide the data pursuant to Florida Statute 189.08, Special District Public Facilities Report.

We appreciate the opportunity to service the District in the matter and wish to thank your staff for their assistance. Should you have any questions or comments, please feel free to contact me directly.

Sincerely,

Ryan P. Stilwell, P.E.
District Engineer

CC: Mr. Jonathan Johnson, Hopping Green Sams
Ms. Janice Davis, Severn Trent, District Manager

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PURPOSE AND SCOPE

This report has been prepared at the request of the Marshall Creek Community Development District (the District) to comply with the requirements of 189.08, Florida Statutes, regarding the Special District Public Facilities Report. This report provides general descriptions of the public facilities owned by the District. Since the Community is substantially complete, this report is limited to existing infrastructure and does not contemplate facility expansion programs within the next five years.

GENERAL INFORMATION

The Marshall Creek Community Development District (“District”) is comprised of approximately 1,248 acres located in St. Johns County, Florida, east of U.S. 1, directly across from the intersection with International Golf Parkway (Figure 1). The development within the District includes a mix of single-family residential, multifamily, commercial and recreational uses (Figure 2). Generally, the neighborhoods within the development have been referenced by an alphanumeric name. The names utilized are: NV = North Village, MV = Midtown Village, EV = East Village, SV = South Village, VC = Village Center and MU = Mixed Use.

The project infrastructure required to service the District is now substantially complete. It was originally funded through the issuance of two series of bonds, totaling approximately \$42M: Series 2000 and 2002 Bonds (Figures 3 and 4). Upon exhaustion of the proceeds of said bonds, the majority of the remaining infrastructure required under the Capital Improvement Plan was funded directly by the Master Developer, Marshall Creek Ltd., pursuant to an agreement. Any remaining future infrastructure will also be funded directly by the Master Developer. All known future development has been referenced in the following sections of this report. In 2015, the Series 2000A Bonds underwent a refinancing reported as the “Series 2000A Bond Refinancing”. During this process a Supplemental Engineers Report was completed that included future capital improvements as outlined in Figure 5.

The Master Developer recently completed the final portion of the Loop Road that includes the construction of the concrete structure across Marshall Creek. This roadway is currently in the final acceptance process to transfer the improvement to the CDD. This is anticipated to be completed by early 2017.

PUBLIC FACILITIES

Water Facilities

The District is supplied potable water and fire protection from the North East Utilities Company (“NEUC”), which is owned by the St. Johns County Utility Department (“SJCUD”). The Water Treatment Plant is owned by Jacksonville Electric Authority (“JEA”). The NEUC is considered a consecutive system, that is, they simply purchase water from JEA and re-pump it to their consumers.

The District’s primary source of potable water is located at the intersection of US-1 and Palencia Village Drive. A second connection is on US-1 at Paseo Verde, just

north of the primary connection. The Paseo Verde system loops back into the primary system. A third system is just south of the primary and feeds only the Avila at Palencia project. A fourth connection to the system exists on Ensenada Drive which runs north from the North Loop Parkway and connects back to US 1 through Las Calinas.

From the primary point, a major pipeline system flows into the District, along Palencia Village Drive, where it intercepts a looped system. Said loop system exists along the North and South Loop Parkways and provides the main pipe line that services all of the residential and commercial parcels within the District. Once within each parcel, there is a network of 10, 8, 6, 4, and 2-inch water mains that disseminate the water to the end users.

All water mains constructed within the rights-of-way (“ROW”) have been dedicated to SJCUD. Where construction within the ROW was not practical or possible, SJCUD has been provided an easement by the land owner.

Based upon a commitment from SJCUD, we understand that the District is entitled to flows equal to or greater than 1,700 gallons per minute (GPM).

Wastewater Facilities

Wastewater collection facilities are also located throughout the District. Generally, there is a network of underground sewer pipes and manholes, which collect the individual household and commercial wastewater flows. These flows travel by gravity through the system to an intermediate location, known as a sub-lift station. From the seventeen (17) sub-lift stations, the waste water is mechanically lifted through the use of pumps. The discharge (“effluent”) from each sub-lift station is then manifolded into one (1) master lift station (“Master Lift Station”).

The Master Lift Station is owned by SJCUD. It is located adjacent to the ball fields in the Athletic Complex, along Shannon Road (Figure 2). From the Master Lift Station, the effluent wastewater is pumped to JEA for final treatment.

In the first phase of construction the Master Lift Station was only constructed to a portion of its ultimate capacity. Since then, the Master Developer has designed and constructed the final upgrade to complete the Master Lift Station. Based upon the design information, the Master Lift Station will be capable of pumping about 1,700 GPM.

Like the potable water system, all of the wastewater facilities are owned by SJCUD. Most of the system resides in Right-of-Ways, but some exist on private property. In such a case, an easement has been granted to SJCUD by the land owner.

Irrigation Facilities

St. Johns County prohibits the use of irrigation meters for irrigating. Furthermore, the St. Johns River Water Management District (“SJRWMD”) regulates the use of aquifer wells. Therefore, the CDD utilizes a permit known as a Consumptive Use

Permit (“CUP”), which provides that the District utilize surface water when possible, to irrigate the common areas. This is accomplished through the use of pump systems. They collect the water from the ponds and pump it to areas through traditional piping irrigation systems. In areas where surface water is not available, there are “shallow” wells that were allowed by the SJRWMD.

Generally, the common areas within the District are complete and have working irrigation that is maintained by the District.

Stormwater Management Facilities

The District-wide stormwater system consists of wet detention ponds to capture and treat stormwater runoff from developed areas and control structures that regulate the volume of water detained as well as the rate of release.

In general, the stormwater runoff will flow from the developed parcels to the roads and conveyance swales and into the ponds via inlet structures and pipes. The primary form of treatment is wet detention pursuant to accepted design criteria. The pond control structures consist of weirs for attenuation and bleed-down orifices sized to recover the treatment volume.

The stormwater system is designed and permitted such that post-development flow does not exceed the flows from the site in a pre-development state. All areas within the District currently drain into Marshall Creek, Stokes Creek or one of their tributaries. Stormwater then flows out to the Intracoastal Waterway. As parcels within the District are developed, the detention ponds will temporarily detain stormwater runoff for treatment and then gradually discharge water in the same receiving waters. Ponds have been designed to provide attenuation of the 25 year/24 hour storm and provide treatment for a volume of runoff established by county, state and federal regulations.

The master stormwater system is generally complete and consists of no fewer than thirty (30) created wet detention lakes, many of which are interconnected. The ponds are currently operational and are owned and operated by the District.

The Master Developer transferred the Army Corps of Engineers Permit SAJ-1998-984 (IP-MRE) and St. Johns River Water Management District Permits to the CDD for on-going maintenance of the property associated with the stormwater system owned by the CDD. This transfer also included the Bill of Sale for all easements and property associated with the stormwater system that had not been conveyed previously.

Recreational Facilities

The District has many active and passive recreation opportunities available. The majority of the facilities have been completed and are currently operational:

Swim and Fitness Facility – Sited on a 1.5-acre parcel in the Village Center, the Swim and Fitness Facility features an approximate 5,000 square foot building which has a fitness center, locker rooms, administration space and small food service area. The CDD completed enclosure of the shade pavilion to accommodate

additional fitness equipment. The exterior has components including a family pool, children's pool and appurtenances.

Tennis Center – Located on the perimeter of the Village Center, the Tennis Center includes ten lighted tennis courts and recently completed permanent Pro Shop building that was funded by the Master Developer. The Master Developer recently conveyed through a Bill of Sale the improvements to the Tennis Center to the CDD.

Athletic Complex – Components of the 10-acre Athletic Complex include full sized softball/baseball field, soccer/football field, tee-ball field, basketball courts, restroom facility, playgrounds, parking and trails. The Athletic Complex is complete and has been turned over to St. Johns County for ownership, operation and maintenance.

Village Green – The Village Green is located at the heart of the Village Center and offers District residents a central park space. Components include a focal fountain, plaza space, walkways, seating areas and covered pavilion.

Access Control System – Improvements that comprise access control and monitoring along the North Loop Parkway and South Loop Parkway are constructed. The improvements include a Guard House facility at both locations.

Boardwalks – To facilitate the ease of flow for pedestrian traffic, the District has constructed many boardwalks that connect various uses. Many of the boardwalks are currently in-place and operational. Boardwalks including the MUB-4 to SV-4 connection, EV-1, and the Tolomato River Boardwalk have been constructed. The Tolomato River Boardwalk allows resident's access to the Tolomato River for fishing and picnicking. The Tolomato River Boardwalk experienced significant damage during Hurricane Matthew and is currently being reviewed by engineers to determine the cost to repair/rebuild. The Master Developer conveyed through a Bill of Sale the internal Boardwalks #1, #2, #3, #4, and #5 and associated easements and property to the CDD for ongoing maintenance and ownership.

Signage – The Master Developer conveyed through a Bill of Sale numerous monument signs, landscaping, and associated appurtenances throughout the District for ongoing maintenance and ownership by the CDD.

Parks - Numerous passive parks exist throughout the District. The Master Developer conveyed all the property, landscaping, and associated appurtenances for McKenzie Park within MUB-4, the "northeast parks", and "loop parks" within MUB-3 to the District for ongoing maintenance and ownership.

Maintenance Facilities

The CDD is in the process of constructing a new approximately 7,000 square foot maintenance building to house CDD maintenance staff office and equipment. The building, associated parking and storage facilities are anticipated to be completed during 2017.

PALENCIA

(Marshall Creek)

Community
Development District
Improvement Plan

LOCATION MAP

Figure 1



PALENCIA

(Marshall Creek)

Master Development Plan

SJRWMD Permit Summary

| LOCATION | PERMIT NUMBER | ISSUE DATE |
|-----------------------------------|---------------------------|----------------|
| MUB-1 Parcel A, Phase I | 4-109-0216M-ERP | Apr. 11, 2000 |
| SV-6 Parcel B, Phase I | 4-109-0216M2-ERP | Apr. 11, 2000 |
| SV-5 Parcel C, Phase I | 4-109-0216M3-ERP | Apr. 11, 2000 |
| Golf Course / Entry Road | 4-109-56730-1 | Feb. 8, 2000 |
| Loop Road Phase I | 4-109-0216M4-ERP | April 11, 2000 |
| Village Center | 4-109-56730-8 | Feb. 13, 2001 |
| EV-3 Parcel D, Phase I | 4-109-56730-7 | June 14, 2001 |
| SV-4 Parcel B & C, Phase II | 4-109-56730-10 | July 10, 2001 |
| EV-2 / SV-1, Phase I | 4-109-56730-16 | Nov. 11, 2001 |
| SV-2 | 4-109-56730-14 | Nov. 11, 2001 |
| SV-3 | 4-109-56730-12 | Nov. 13, 2001 |
| MUB 2 & 3 | 4-109-56730-13 | Nov. 13, 2001 |
| Athletic Complex | 4-109-56730-11 | Nov. 13, 2001 |
| MV-1 | 4-109-56730-18 | June 24, 2002 |
| North Loop Road | 4-109-56730-23 | Dec. 10, 2002 |
| EV-10 | 4-109-56730-20 | Dec. 10, 2002 |
| MUB-4 | 4-109-56730-25 | May 13, 2003 |
| Village Center, Phase II | 4-109-56730-8 | May 28, 2003 |
| MV-2, Phase II / NV-1, Phase I | 4-109-56730-24 | July 8, 2003 |
| Boardwalks | 4-109-56730-19 | June 10, 2003 |
| Villas of St. Augustine | Letter Mod 4-109-56730-24 | July 30, 2003 |
| MV-2, Phase I | Letter Mod 4-109-56730-24 | Aug. 12, 2003 |
| NV-1, Phase II | 4-109-56730-27 | Oct. 7, 2003 |
| Village Center, Phase III | 4-109-56730-8 | Feb. 13, 2001 |
| MV-2, Phase III | 4-109-56730-24 | Dec. 19, 2003 |
| MUA-1, Phase I | 4-109-56730-30 | Mar. 9, 2004 |
| Village Center, Phase IV | 4-109-56730-31 | Mar. 22, 2004 |
| Commercial Access Drive | 4-109-56730-11 | June 2, 2004 |
| EV-1 | 4-109-56730-22 | May 13, 2003 |
| Live / Work Townhomes | 4-109-56730-1 | Aug. 10, 2004 |
| SV-1, Phase II | 4-109-56730-36 | Oct. 6, 2004 |
| MV-3 / EV-8A, Phase I | 4-109-56730-34 | Aug. 9, 2004 |
| EV-5A / EV-6, Phase I | 4-109-56730-35 | Oct. 14, 2004 |
| Commercial Access Drive Extension | Letter Mod 4-109-56730-11 | Mar. 22, 2005 |
| Village Walk | 4-109-56730-8 | Feb. 11, 2003 |
| EV-9 | 4-109-56730-37 | May 10, 2005 |
| MUA-2, Phase II | Letter Mod 4-109-56730-11 | Jan. 11, 2006 |
| Mercado Walk MUA-2 | Letter Mod 4-109-56730-11 | Jan. 20, 2006 |
| Crosswinds at Palencia Phase II | 4-109-56730-44 | May 11, 2006 |
| Paseo Reyes Office Condos | Letter Mod 4-109-56730-11 | Mar. 21, 2006 |
| Crosswinds - Commercial Parcel | Letter Mod 4-109-56730-30 | Mar. 22, 2006 |
| EV-4/EV-5B • EV-7/EV-8B | Letter Mod 4-109-56730-32 | June 13, 2006 |
| MUA-4, MV-3, EV-3A | 4-109-56730-69 | Aug. 11, 2011 |
| EV-4, EV-5B | 4-109-56730-74 | July 18, 2014 |
| Loop Road Connector | 4-109-56730-56 | June 15, 2007 |
| MV-4 | 4-109-56730-75 | July 1, 2014 |
| MNO | 4-109-56730-76 | Aug. 22, 2014 |
| MUA-2 | IND-109-56730-77 | July 8, 2014 |



LOCATION MAP

LEGEND

- North Village (NV)
- Midtown Village (MV)
- East Village (EV)
- South Village (SV)
- Mixed Use A
- Mixed Use B
- Village Center
- Preserved Wetlands
- Preserved Wetlands/Marsh
- Wetland Boardwalks
- Wetland Impacts
- Lakes/Retention/Retention

(Note: Signage and Pathways will be shown in detail on the general site plans)

- PK** Park
- M** Wetland Creation & Enhancement
- Wetland Line
- Upland Buffer Line
- Upland Preserv. Area
- Marsh Line
- Archeological Sites (Subject to Phase II Investigation)
- Golf Hole
- U.S. 1 Access
- Directional Median
- Right In/Out Only
- Traffic Signal

This plan depicts the present intended use for Palencia and is subject to adjustment based on final survey, design and engineering considerations consistent with the approved PUD.

Note 1: Notwithstanding the general depiction of upland buffers and wetlands on this Master Development Plan map, the Developer must comply with the upland buffering requirements of Special Condition 5 of the DRI Development Order. Such compliance shall be determined at the time of construction plan review and approval. The general site plan sheet of all construction plan submittals shall include sufficient information to allow the staff to determine compliance with the requirements of Special Condition 5 of the DRI Development Order.

Note 2: Notwithstanding the general depiction of development impacts to Shannon Road on this Master Plan, the developer must comply with D.O. special condition 40 of the DRI Development Order. Compliance with special condition 40 shall be determined at the time of construction plan review and approval.

Note 3: Stockpile locations may be permitted on uplands within each of the PUD Districts subject to obtaining applicable permits from the St. Johns River Water Management District (SJRWMD) and a land clearing permit from St. Johns County.

Note 4: All East Village parcels are subject to Maritime Hammock Preservation Development Order Requirements. Exact preservation areas are notated and described on plat and depicted on the approved General Site Plan on file in the Environmental Planning Section.

Villas of Augustine Island

Loop Road

80' ROW
Separate Sidewalk and Bike Paths

Village Center and Amenities

- Ⓐ Golf Maintenance
- Ⓑ Clubhouse
- Ⓒ Pool/Fitness Center
- Ⓓ Sales Center/Offices
- Ⓔ Tennis & Golf Facilities
- Ⓕ Village Green
- Ⓖ Traffic Circle
- Ⓗ Gatehouses
- Ⓛ High Density Residential
- Ⓜ Live/Work Townhomes
- Ⓝ Retail
- Ⓞ Office

Possible Future Access

Existing Shannon Road

Community Park and Retention

Entry Road

Minimum 100' ROW
Separate Sidewalk and Bike Path

School Site

Entry Feature & Signage

Archaeological Preservation Area and Historic Marker

(Site 8SJ3476)

Archaeological Preservation Area

(Site 8SJ3149)

Archaeological Preservation Area

(Site 8SJ3149)

MHW Line

Project Boundary Line

Connection to Offsite Boardwalk

Out Parcels
25' Natural Buffer
40' Building Setback

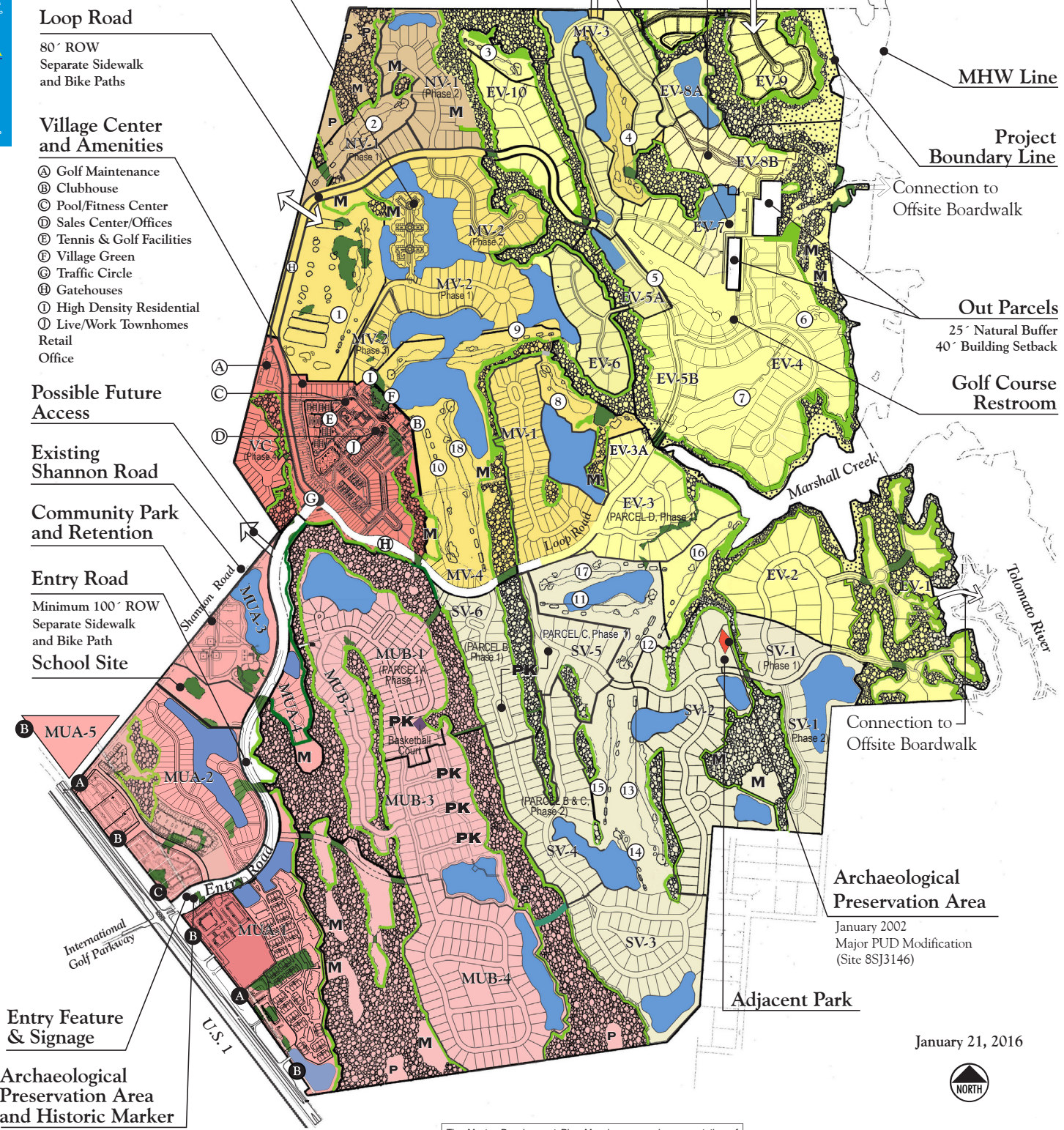
Golf Course Restroom

Connection to Offsite Boardwalk

Archaeological Preservation Area

January 2002
Major PUD Modification
(Site 8SJ3146)

Adjacent Park



January 21, 2016



The Master Development Plan Map is a general representation of the approved plan of development. Final construction and engineering plans must demonstrate compliance with all requirements of the PUD/PRD and other applicable land development regulations.

APPROVED: _____

DATE: _____

ORDINANCE NUMBER: _____

FILE NUMBER: _____

Prepared for:

Prepared by: **PROSSER**

MARSHALL CREEK COMMUNITY DEVELOPMENT DISTRICT
Proposed Improvements
Opinion of Probable Construction Cost

Figure 3

TABLE 1

| | Overall Project | Proposed Series I |
|---|----------------------------|------------------------------|
| <u>General Infrastructure</u> | | |
| Entry Road and Feature | \$1,720,000 | \$1,720,000 |
| Loop Road | \$3,128,000 | \$1,130,000 |
| Village Center Streets | \$1,200,000 | \$809,000 |
| *Intracoastal Club Access Road | \$350,000 | \$50,000 |
| Stormwater System | \$5,085,000 | \$1,642,900 |
| Master Lift Station & Mains to U.S. 1 | \$300,000 | \$200,000 |
| Subtotal | \$11,783,000 | \$5,551,900 |
| <u>Recreation & Security Facilities</u> | | |
| Swim/ Fitness Facility | \$1,500,000 | \$1,000,000 |
| Tennis Center | \$750,000 | \$250,000 |
| Athletic Complex | \$500,000 | \$350,000 |
| Village Green & Pavilion | \$350,000 | \$250,000 |
| Security Facilities | \$250,000 | \$130,000 |
| *Intracoastal Club | \$450,000 | \$153,000 |
| Subtotal | \$3,800,000 | \$2,133,000 |
| Subtotal for General Infrastructure and Recreation & Security Facilities | \$15,583,000 | \$7,684,900 |
| <u>Residential Subdivision Infrastructure</u> | | |
| Village Center Subdivision | | |
| Roads & Drainage | \$1,237,500 | \$168,056 |
| Utilities | \$787,500 | \$106,944 |
| Subtotal | <u>\$2,025,000</u> | <u>\$275,000</u> |
| Cottage House Subdivision (Parcel A Typical) | | |
| Roads & Drainage | \$6,437,750 | \$1,522,387 |
| Utilities | \$4,096,750 | \$968,791 |
| Subtotal | <u>\$10,534,500</u> | <u>\$2,491,178</u> |
| Villa Home Subdivision (Parcel B Typical) | | |
| Roads & Drainage | \$3,729,000 | \$885,736 |
| Utilities | \$2,373,000 | \$563,650 |
| Subtotal | <u>\$6,102,000</u> | <u>\$1,449,386</u> |
| Manor Home Subdivision (Parcel C Typical) | | |
| Roads & Drainage | \$3,327,500 | \$839,249 |
| Utilities | \$2,117,500 | \$534,067 |
| Subtotal | <u>\$5,445,000</u> | <u>\$1,373,316</u> |
| Estate Home Subdivision (Parcel D Typical) | | |
| Roads & Drainage | \$3,748,250 | \$476,667 |
| Utilities | \$2,385,250 | \$303,333 |
| Subtotal | <u>\$6,133,500</u> | <u>\$780,000</u> |
| Subtotal for Residential Subdivision Infrastructure | \$30,240,000 | \$6,368,880 |
| Professional Design Fees | 8% | \$3,665,840 |
| Contingency | 0% | \$0 |
| Construction Management Fees | 3% | \$421,613 |
| TOTAL CONSTRUCTION BUDGET | \$50,863,530 | \$15,599,696 |

*Intracoastal Club no longer part of the development plans of the District.

(1) Contingency and Construction Management fees are included in the above line items.

MARSHALL CREEK COMMUNITY DEVELOPMENT DISTRICT
Proposed Improvements for 2002 Bond Series
Opinion of Probable Construction Cost

Figure 4

TABLE 1

| | Revised Over all Project | Proposed Series 2002 |
|--|--------------------------------|-------------------------|
| General Infrastructure | | |
| Entry Road and Feature | \$2,097,726 | \$0 |
| Loop Road | \$3,380,603 | \$2,044,250 |
| Village Center Streets | \$1,382,204 | \$0 |
| *Intracoastal Club Access Road | \$0 | \$0 |
| Stormwater System | \$1,546,125 | \$0 |
| Master Lift Station & Mains to U.S. 1 | \$361,092 | \$0 |
| Subtotal | \$8,767,751 | \$2,044,250 |
| Amenity & Security Facilities | | |
| Swim/ Fitness Facility | \$3,600,000 | \$3,100,000 |
| Tennis Center | \$935,000 | \$785,000 |
| Athletic Complex | \$1,245,735 | \$0 |
| Village Green & Community Landscape | \$2,603,960 | \$1,203,500 |
| Security Facilities | \$265,200 | \$265,200 |
| *Intracoastal Club and Boardwalks | \$1,105,000 | \$1,105,000 |
| Subtotal | \$9,754,895 | \$6,458,700 |
| Residential Subdivision Infrastructure | | |
| I. Village Center Subdivision | | |
| Village Center I - General | | \$0 |
| Village Center I - Condo's | | \$0 |
| Village Center II - General | | \$2,005,575 |
| Parcel MV-2 (partial) | | \$541,228 |
| Subtotal | \$2,885,631 | \$2,546,803 |
| II. Cottage House Subdivision (Parcel A Typical) | | |
| Parcel A-1 (Oak Common) & Parks | \$4,794,786 | \$0 |
| Parcels MUB 2 & 3 | | \$2,600,400 |
| Subtotal | \$4,794,786 | \$2,887,928 |
| III. Villa Home Subdivision (Parcel B Typical) | | |
| Parcel B-1 (Parkside) & Park | \$6,428,712 | \$0 |
| Parcel MV-2 (partial) | | \$0 |
| Parcel MUB-4 (partial) | | \$1,856,400 |
| Parcel NV-1 | | \$0 |
| Subtotal | \$6,428,712 | \$1,856,400 |
| IV. Manor Home Subdivision (Parcel C Typical) | | |
| Parcel C-1 (Trellis Park and Trellis Park East) | \$8,364,035 | \$0 |
| Parcel SV-3 | | \$1,566,500 |
| Parcel MUB-4 (partial) | | \$1,237,600 |
| Parcel SV-1 | | \$0 |
| Parcel MV-1 | | \$724,500 |
| Parcel MV-3 | | \$0 |
| Subtotal | \$8,364,035 | \$3,528,600 |
| V. Estate Home Subdivision (Parcel D Typical) | | |
| Parcel D-1 (Marshall Creek Bluff) | \$8,170,222 | \$0 |
| Parcel EV-2 | | \$1,218,985 |
| Parcel EV-1 | | \$561,500 |
| Parcel MV-2 (partial) | | \$287,528 |
| Parcel EV-10 | | \$557,500 |
| Parcels EV-4 thru 9 | | \$0 |
| Subtotal | \$8,170,222 | \$2,625,513 |
| Commercial Area Infrastructure | | |
| Parcel MUA-1 Roadway | \$1,400,000 | \$0 |
| Parcel MUA-1 Stormwater System | \$350,000 | \$350,000 |
| Parcel MUA-2 Stormwater System | \$450,000 | \$450,000 |
| Subtotal | \$2,200,000 | \$800,000 |
| **TOTAL CONSTRUCTION BUDGET | \$51,366,033 | \$22,460,666 |

*Intracoastal Club no longer part of the development plans of the District.

**Design & Construction Administration fees are generally included - notable exceptions are in MV areas.

MARSHALL CREEK COMMUNITY DEVELOPMENT DISTRICT
Proposed Improvements for 2000A Refinancing Project (2015)
Opinion of Probable Construction Cost

TABLE 1

| | Original Overall Project | 2015 Project |
|--|--------------------------------|--------------------|
| <u>General Infrastructure</u> | | |
| Entry Road and Feature | \$2,097,726 | \$0 |
| Loop Road | \$3,380,603 | \$0 |
| Village Center Streets | \$1,382,204 | \$0 |
| Intracoastal Club Access Road | \$0 | \$0 |
| Stormwater System | \$1,546,125 | \$100,000 |
| Master Lift Station & Mains to U.S. 1 | \$361,092 | \$0 |
| General Infrastructure Roadway Reconstruction | \$0 | \$575,000 |
| Subtotal | \$8,767,751 | \$675,000 |
| <u>Amenity & Security Facilities</u> | | |
| Swim/ Fitness Facility | \$3,600,000 | \$100,000 |
| Tennis Center | \$1,720,250 | \$100,000 |
| Athletic Complex | \$1,245,735 | \$0 |
| Village Green & Community Landscape (Storage Building) | \$3,450,960 | \$650,000 |
| Security Facilities | \$725,800 | \$0 |
| Intracoastal Club and Boardwalks | \$1,165,000 | \$50,000 |
| Subtotal | \$11,907,745 | \$900,000 |
| <u>Residential Subdivision Infrastructure</u> | | |
| I. Village Center Subdivision | | |
| Village Center I - General | \$2,885,631 | \$0 |
| Village Center I - Condo's | | \$0 |
| Village Center II - General | | \$0 |
| Parcel MV-2 (partial) | | \$0 |
| Subtotal | \$2,885,631 | \$0 |
| II. Cottage House Subdivision (Parcel A Typical) | | |
| Parcel A-1 (Oak Common) & Parks | \$4,794,786 | \$0 |
| Parcels MUB 2 & 3 | | \$0 |
| Subtotal | \$4,794,786 | \$0 |
| III. Villa Home Subdivision (Parcel B Typical) | | |
| Parcel B-1 (Parkside) & Park | \$6,428,712 | \$0 |
| Parcel MV-2 (partial) | | \$0 |
| Parcel MUB-4 (partial) | | \$0 |
| Parcel NV-1 | | \$0 |
| Subtotal | \$6,428,712 | \$0 |
| IV. Manor Home Subdivision (Parcel C Typical) | | |
| Parcel C-1 (Trellis Park and Trellis Park East) | \$8,364,035 | \$0 |
| Parcel SV-3 | | \$0 |
| Parcel MUB-4 (partial) | | \$0 |
| Parcel SV-1 | | \$0 |
| Parcel MV-1 | | \$0 |
| Parcel MV-3 | | \$0 |
| Subtotal | \$8,364,035 | \$0 |
| V. Estate Home Subdivision (Parcel D Typical) | | |
| Parcel D-1 (Marshall Creek Bluff) | \$8,170,222 | \$0 |
| Parcel EV-2 | | \$0 |
| Parcel EV-1 | | \$0 |
| Parcel MV-2 (partial) | | \$0 |
| Parcel EV-10 | | \$0 |
| Parcels EV-4 thru 9 | | \$0 |
| Subtotal | \$8,170,222 | \$0 |
| Series 2000A Subdivision Roadway Reconstruction | \$0 | \$900,000 |
| <u>Commercial Area Infrastructure</u> | | |
| Parcel MUA-1 Roadway | \$1,400,000 | \$0 |
| Parcel MUA-1 Stormwater System | \$350,000 | \$0 |
| Parcel MUA-2 Stormwater System | \$450,000 | \$0 |
| Subtotal | \$2,200,000 | \$0 |
| *TOTAL CONSTRUCTION BUDGET* | \$53,518,883 | \$2,475,000 |

*Design & Construction Administration fees are generally included - notable exceptions are in MV areas.