

**Engineer's Cost Report**  
**For**  
***Pine Island***  
***Community Development***  
***District***  
***(Lake County, Florida)***

**Date:**  
**September 17, 2004**

**Prepared by:**

**MILLER EINHOUSE RYMER & BOYD, INC.**

**500 Winderley Place Suite 100**  
**Maitland, Florida 32751**

---

Geoffrey L. Summitt, P.E.  
Project Manager

---

Jeffrey D. Einhouse, P.E.  
Executive Vice President

# Table of Contents

Table of Contents.....	2
Development Summary .....	3
Description of the Pine Island Community Development District.....	3
Description of Properties Served .....	3
Existing Infrastructure .....	4
Proposed District Infrastructure.....	4
Utilities .....	4
Water/Wastewater Treatment Plant .....	4
Stormwater Management .....	5
Landscaping/Hardscape.....	5
Opinion of Probable Cost .....	5
Summation .....	5
Appendix A .....	7
Location Map .....	7
Appendix B .....	8
Overall Site Plan/District Boundary .....	8
Appendix C .....	9
Overall Site Rendering .....	9
Appendix D .....	10
Legal Description for Pine Island I Property .....	10
Appendix E.....	11
Legal Description for Pine Island II Property.....	11
Appendix F.....	12
Project Permitting Status Report.....	12
Appendix G .....	13
Pine Island Overall Master Infrastructure Cost .....	13
Appendix H .....	14
Utility Project Cost.....	14

## Development Summary

The total development consists of two separate projects. Pine Island I is a residential development containing 1,400 acres, which consists of 483 single-family lots ranging from ¼ acres to over 1 acre in size and will include an estimated 34,000 sqft. of community and equestrian facilities. Pine Island I is bordered on the west by C.R. 455, on the east and south by Lake Apopka, and on the north by Ridgewood Ave. The property lies within the boundary of unincorporated Lake County, Florida.

The second project within the development is called Pine Island II and will consist of 318 single-family lots, 18-hole golf course and 62,000 sqft. of clubhouse/proshop facilities. Pine Island II is bordered on the east by C.R. 455, on the west by Black Still Rd., on the north by Fosgate Rd., and on the south by existing residential development.

Although these two projects are separate in permitting and are not adjacent to each other, there will be the construction of a tunnel under C.R. 455 that will connect the two developments. Residents will be able to freely travel from one project to the other without having to access a public road.

## Description of the Pine Island Community Development District

The Pine Island Community Development District (the "District") consists of a total of 1804.57 acres. The project will be constructed in a single phase with the construction on the west side of C.R. 455 starting 6-8 months after the east side. An overall site plan is included in appendix B. Zoning is in place on both projects and final permitting is ongoing. The boundary of the District is shown in appendix B and simply shows the boundaries of both parcels.

## Description of Properties Served

Appendix D & E provides the legal descriptions for both parcels within the District. The land within the District consists primarily of well-drained ridge-land sands normally found in this part of Lake County, Florida. The groundwater table is typically well below the existing ground surface. Lake Apopka is adjacent to the District's boundary while Pine Lake is completely within the boundaries of the District.

## **Existing Infrastructure**

Currently there are only a few existing utilities that are available to the site. Both electric and phone are currently being used on the site for the existing structures. Natural gas will also be provided to the development from the existing main that runs along the west side of C.R. 455. There are no publicly owned water or sewer utilities near the District boundaries.

## **Proposed District Infrastructure**

The District infrastructure will consist of the following items:

- Water mains
- Wastewater forcemains & gravity sewer mains
- Storm drainage
- Water/Wastewater treatment plants
- Landscaping/Hardscape/Signage

## **Utilities**

The District will install all utilities needed for the development. This will include the installation of a water distribution system in both projects and a wastewater forcemain system for collection in both projects. The Pine Island I project will utilize individual grinder pump stations on each lot to pump the wastewater through the forcemain system. At this time it has not been determined if the pump stations will be purchased by the District or by the individual lot owner. The construction of 1 large lift station will be required on the Pine Island II property. The District will be responsible for the construction of the Lift Station as well as the construction of the forcemains that feed the lift station. The last major utility item is a reuse water main that will loop throughout the Pine Island I property for irrigation service and run from the Pine Island I property to the Pine Island II property to serve as the irrigation source for the golf course. The reuse line that will run internal to Pine Island I will be connected to the potable water main to provide irrigation water to the development, until such time the another source of reuse water is available.

## **Water/Wastewater Treatment Plant**

Since there are no existing public water or sewer utilities that can be used to serve the project the construction of a water/wastewater treatment plant will be required. A site has been selected on the Pine Island I property for the construction of a plant. This plant will consist of both water & wastewater treatment facilities to serve the Pine Island I project. The wastewater treatment facility will also provide service to the Pine Island II project. A separate water plant will be required on the Pine Island II site to provide the water needed for the project. It will be the responsibility of the District to construct and operate both plants. At this time there is no public utility in the area that could operate the plants; however this could change in the future. Since the construction and operation of the plants is separate from the rest of the construction their cost has been provided independently in Appendix I.

## **Stormwater Management**

As part of the overall infrastructure for both projects; the District will construct and maintain the retention ponds associated within both projects. Almost all ponds will be dry retention ponds with the exception of one wet pond on the Pine Island I project and possibly two on the Pine Island II project. All internal piping associated with the ponds will need to be constructed with the master infrastructure as well.

## **Landscaping/Hardscape**

Landscaping/hardscape will be provided at all project entrances as well as throughout the development. All landscaping will be designed to minimize the need for irrigation. It is possible that there maybe some relocation of existing specimen trees on both sites.

## **Opinion of Probable Cost**

Cost estimates for the construction of both projects have been provided in appendices H thru K of this report. They provide the probable total construction cost of each project individually. Any items not accounted for in the estimates are noted at the bottom of each breakdown.

## **Summation**

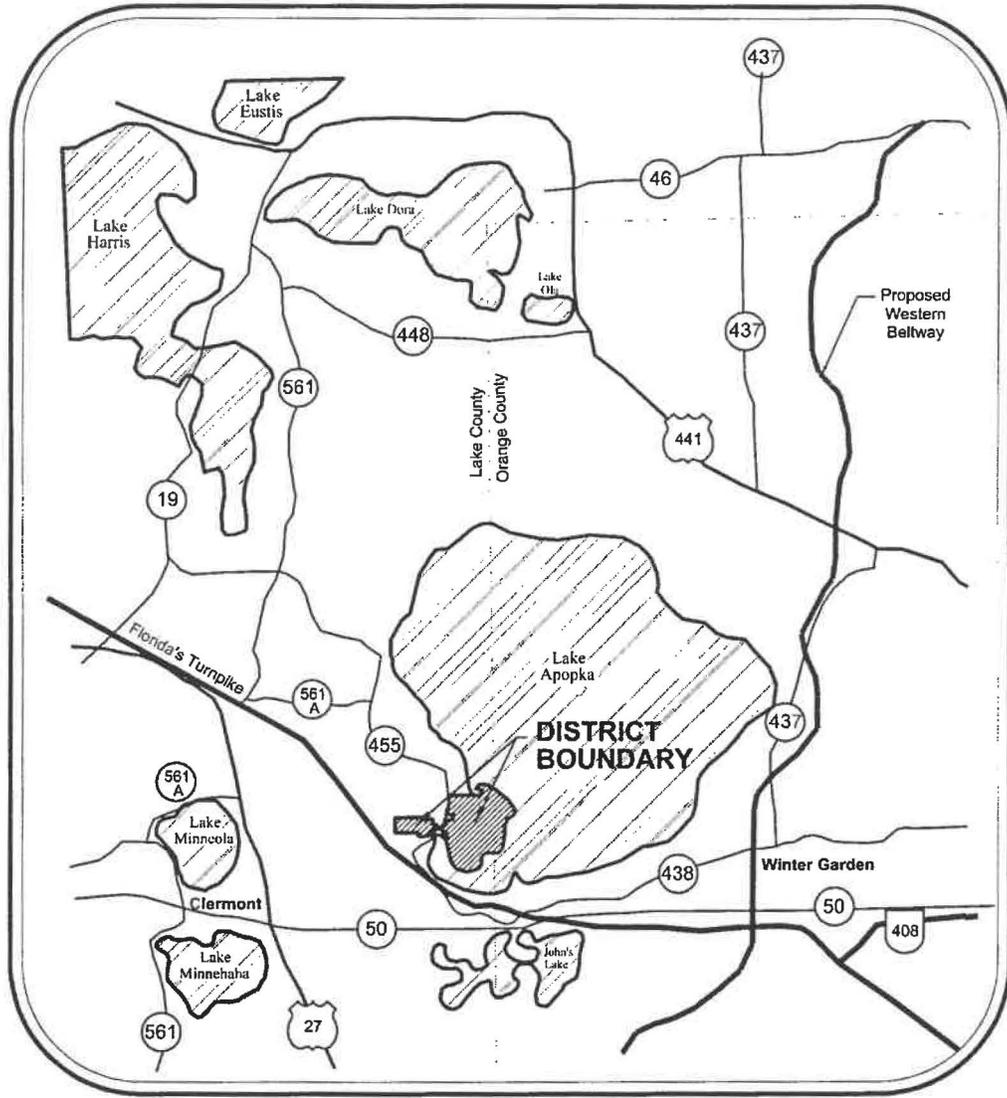
The Pine Island Community Development District at construction completion will serve 801 single-family lots and 96,000 sqft. of amenity

**buildings with associated infrastructure in Southwest Lake County. The District's responsibilities will include the operation and maintenance of all improvements described herein unless any of said improvements are dedicated to another unit of local government for such purpose. The District will also be responsible for managing the operation of the water and sewer utilities described herein.**

**Appendix A**

**Location Map**

\\maitland-dc\c\summit\HILLCREST\CDDMAP.dwg, 4/9/2003 12:17:10 PM, Acrobat Distiller



**LOCATION MAP**  
N.T.S.



**Miller  
Einhouse  
Rymer  
& Associates, Inc.**

- Planners
- Engineers
- Landscape Architects

100 Winderley Place, Suite 222  
Maitland, Florida 32751

Ph. (407) • 838 • 8041  
Fax (407) • 838 • 8047  
E-mail • mrcr@mcra-fl.com

**Location Map  
for  
PINE ISLAND  
CDD  
Lake County, FL**

**Appendix B**

**Overall Site Plan/District Boundary**

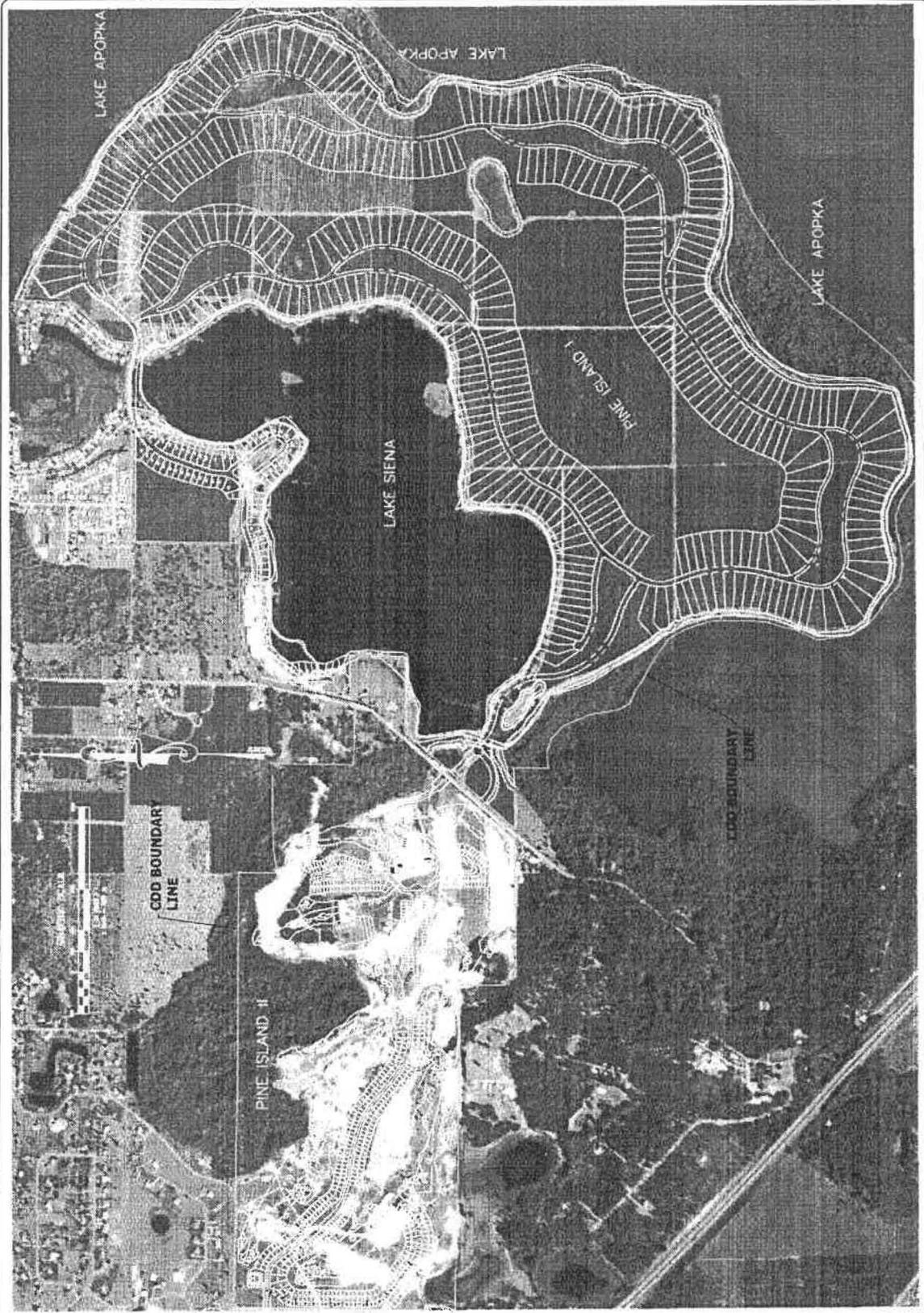
Midway  
 Architects  
 11000 N. W. 11th St.  
 Suite 100  
 Miami, FL 33157  
 Phone: (305) 551-1100  
 Fax: (305) 551-1101  
 Website: www.midwayarchitects.com

DATE	DESCRIPTION	BY	NO.

**PINE ISLAND I & PINE ISLAND II**  
 LAKE COUNTY, FLORIDA  
 PREPARED FOR: GINN DEVELOPMENT  
**OVERALL SITE PLAN**

DATE: 06/11/02  
 SCALE: 1"=500'  
 SHEET NO.: 0002 OF 01  
 DRAWN BY: ELS  
 CHECKED BY: ELS  
 PROJECT NO.: 02-0002

SHEET NO. **F-01**  
**OV-1**



**Appendix C**

**Overall Site Rendering**



**Appendix D**

**Legal Description for Pine Island I Property**

OVERALL DESCRIPTION: (AS PREPARED BY SURVEYOR)

THOSE PORTIONS OF SECTIONS 1, 11, 12, 13, 14 AND 24, TOWNSHIP 22 SOUTH, RANGE 26 EAST AND SECTIONS 7 AND 18, TOWNSHIP 22 SOUTH, RANGE 27 EAST, LAKE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

BEGIN AT THE INTERSECTION OF THE EASTERLY RIGHT OF WAY LINE OF COUNTY ROAD NO. 455 AND THE SOUTH LINE OF THE NORTH 1/2 OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 14; THENCE RUN N41°15'24"E ALONG SAID EASTERLY RIGHT OF WAY LINE, 1543.28 FEET; THENCE RUN N41°46'07"E, 231.35 FEET TO THE NORTH LINE OF THE SOUTH 1/2 OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 11; THENCE RUN N89°51'49"E ALONG SAID NORTH LINE, 903.20 FEET TO THE NORTHEAST CORNER OF THE SOUTH 1/2 OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 11; THENCE RUN N01°20'39"E ALONG THE EAST LINE OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 11, 656.30 FEET TO THE SOUTHEAST CORNER OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 11; THENCE RUN S89°56'32"W ALONG THE SOUTH LINE OF SAID EAST 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 11, 519.25 FEET TO THE EASTERLY RIGHT OF WAY LINE OF COUNTY ROAD NO. 455; THENCE RUN N13°40'04"E ALONG SAID EASTERLY RIGHT OF WAY LINE, 187.08 FEET; THENCE RUN N12°44'49"E, 691.78 FEET TO THE SOUTHERLY RIGHT OF WAY LINE OF THE ABANDONED TAVARES AND GULF RAILROAD BEING A CURVE CONCAVE TO THE NORTHWEST; THENCE RUN NORTHEASTERLY ALONG SAID CURVE HAVING A CENTRAL ANGLE OF 02°57'22", A RADIUS OF 979.00 FEET, AN ARC LENGTH OF 50.51 FEET, A CHORD BEARING OF N58°16'28"E AND A CHORD DISTANCE OF 50.51 FEET; THENCE RUN N56°47'47"E, 100.00 FEET TO A CURVE CONCAVE TO THE SOUTHEAST; THENCE RUN NORTHEASTERLY ALONG SAID CURVE HAVING A CENTRAL ANGLE OF 20°18'00", A RADIUS OF 918.50 FEET, AN ARC LENGTH OF 325.43 FEET, A CHORD BEARING OF N66°56'47"E AND A CHORD DISTANCE OF 323.73 FEET; THENCE RUN N77°05'47"E, 249.70 FEET TO THE NORTH LINE OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 12; THENCE RUN N89°34'25"E ALONG SAID NORTH LINE, 963.82 FEET TO THE SOUTHWEST CORNER OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 12; THENCE RUN N00°50'16"E ALONG THE WEST LINE OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 12, 1246.67 FEET TO THE SOUTH RIGHT OF WAY LINE OF DISTRICT ROAD NO. 3-1865, ALSO KNOWN AS RIDGEWOOD AVENUE; THENCE RUN THE FOLLOWING COURSES AND DISTANCES ALONG THE SOUTH RIGHT OF WAY LINE OF RIDGEWOOD AVENUE; S89°38'56"E, 1340.99 FEET; N01°14'28"E, 5.55 FEET TO A CURVE CONCAVE TO THE NORTHWEST; THENCE RUN NORTHEASTERLY ALONG SAID CURVE HAVING A CENTRAL ANGLE OF 22°45'09", A RADIUS OF 314.34 FEET, AN ARC LENGTH OF 124.83 FEET, A CHORD BEARING OF N77°38'40"E AND A CHORD DISTANCE OF 124.01 FEET; N23°43'54"W, 10.00 FEET; N66°16'06"E, 42.77 FEET; N67°05'43"E, 1.31 FEET TO A CURVE CONCAVE TO THE SOUTHEAST; THENCE RUN NORTHEASTERLY ALONG SAID CURVE HAVING A CENTRAL ANGLE OF 03°18'05", A RADIUS OF 1204.47 FEET, AN ARC LENGTH OF 69.40 FEET, A CHORD BEARING OF N68°44'46"E AND A CHORD DISTANCE OF 69.40 FEET; N70°23'49"E, 6.53 FEET TO A CURVE CONCAVE TO THE SOUTHEAST; THENCE RUN NORTHEASTERLY ALONG SAID CURVE HAVING A CENTRAL ANGLE OF 10°10'38", A RADIUS OF 271.31 FEET, AN ARC LENGTH OF 48.19 FEET, A CHORD BEARING OF N75°29'08"E AND A CHORD DISTANCE OF 48.13 FEET TO A COMPOUND CURVE CONCAVE TO THE SOUTHEAST; THENCE RUN NORTHEASTERLY ALONG SAID CURVE HAVING A CENTRAL ANGLE OF 12°33'44", A RADIUS OF 217.59 FEET, AN ARC LENGTH OF 47.71 FEET, A CHORD BEARING OF N86°51'19"E AND A CHORD DISTANCE OF 47.61 FEET; N03°08'11"E, 5.00 FEET; S86°51'49"E, 48.00 FEET; S86°56'51"E, 1.58 FEET; N01°29'23"E, 5.01 FEET; S87°04'56"E, 535.48 FEET; S76°46'51"E, 50.05 FEET; S65°10'08"E, 56.55 FEET; S57°59'33"E, 50.83 FEET; S55°08'02"E, 37.17 FEET TO THE END OF MAINTAINED DISTRICT ROAD NO. 3-1865, ALSO BEING THE SOUTHEAST CORNER OF MONTVERDE MOBILE HOME SUBDIVISION SECOND ADDITION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 26, PAGE 24, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA; THENCE RUN THE FOLLOWING COURSES AND DISTANCES ALONG THE EASTERLY LINE OF SAID MONTVERDE MOBILE HOME SUBDIVISION SECOND ADDITION, N05°51'46"E, 254.96 FEET; N32°48'36"E, 126.37 FEET; N43°29'37"E, 572.75 FEET; N02°54'58"E, 678.09 FEET TO A POINT ON THE NORMAL HIGH WATER LINE OF LAKE APOPKA HEREIN AFTER REFERRED TO AS POINT "A"; THENCE RUN ALONG SAID NORMAL HIGH WATER LINE SOUTHERLY, THENCE WESTERLY, THENCE NORTHERLY TO A POINT ON THE SOUTH LINE OF THE NORTH 1/2 OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 14, BEING S44°28'34"W, 8403.55 FEET FROM AFORESAID POINT "A"; THENCE RUN S89°27'21"W ALONG THE SOUTH LINE OF SAID NORTH 1/2 OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 14, 519.41 FEET TO THE POINT OF BEGINNING.

PINE ISLAND I LEGAL DESCRIPTION



Miller  
Einhouse  
Rymer  
&  
Associates, Inc.

- Planners
- Engineers
- Landscape Architects

500 Winderley Place, Suite 222  
Maitland, Florida 32751

Ph. (407) - 838 - 8041  
Fax (407) - 838 - 8047  
E-mail - mers@mers-fl.com

LEGAL DESCRIPTION  
for  
Pine Island I  
Lake County, FL

**Appendix E**

**Legal Description for Pine Island II Property**

**DESCRIPTION:**

The Southeast 1/4 of Section 10, Township 22 South, Range 26 East; Less that portion of Tract 60-B of LAKE HIGHLANDS PLAT, of said Section 10, recorded in Plat Book 3, Page 51, Public Records of Lake County, Florida, lying East of the Easterly right-of-way of Black Still Road;

**AND**

The Southwest 1/4 of Section 11, Township 22 South, Range 26 East, and the West 1/2 of the Southeast 1/4 of said Section 11, lying South of the center line of abandoned railroad, and West of the Westerly right-of-way of C-455.

**AND**

The North 643.45 feet of the Northwest 1/4 of the Northeast 1/4 of Section 14, Township 22 South, Range 26 East, lying Westerly of the Westerly right-of-way of C-455;

**AND**

The North 643.45 feet of the East 1/2 of the Northeast 1/4 of the Northwest 1/4 of Section 14, Township 22 South, Range 26 East;

**AND**

The West 3/4 of the North 1/2 of the Northeast 1/4 of the Northwest 1/4 of Section 14, Township 22 South, Range 26 East, Lake County, Florida;

**AND**

The Southeast 1/4 of the Southeast 1/4 of Section 11, Township 22 South, Range 26 East, lying West of the Westerly right-of-way line of C-455;

**AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:**

Begin at the Southwest corner of Section 11, Township 22 South, Range 26 East, Lake County Florida; thence run North 88°48'56" East along the South line of said Section 11 for a distance of 1317.66 feet to the Northeast corner of the Northwest 1/4 of the Northwest 1/4 of Section 14, Township 22 South, Range 26 East; thence run South 00°32'42" East along the East line of said Northwest 1/4 of the Northwest 1/4 of said Section 14 for a distance of 520.38 feet; thence departing the East line of Northwest 1/4 of the Northwest 1/4 of said Section 14 run South 45°57'07" East for a distance of 200.92 feet to the South line of the North 643.45 feet of the Northeast 1/4 of the Northwest 1/4 of said Section 14; thence run North 88°50'31" East along the South line of the said North 643.45 feet of the Northeast 1/4 of the Northwest 1/4 of said Section 14 for a distance of 848.26 feet to a point on the South line of the said North 643.45 feet of the Northeast 1/4 of the Northwest 1/4 of said Section 14; thence departing said South line run North 00°27'59" West for a distance of 14.28 feet; thence run North 88°58'07" East for a distance of 329.41 feet; thence run North 88°52'05" East for a distance of 507.61 feet to the Westerly right of way of County Road 455; thence run North 39°56'49" East along the said Westerly right of way of County Road 455 for a distance of 2203.91 feet to a point of curvature of a curve concave West having a radius of 488.82 feet; thence run North along the arc of said curve through a central angle of 28°33'35" and an arc length of 243.66 feet having a chord bearing of North 25°40'02" East and a chord distance of 241.14 feet to a point of tangency; thence continue North 11°23'14" East along the Westerly right of way of County Road 455 for a distance of 66.35 feet; thence departing the Westerly right of way of County Road 455 run South 89°56'07" West for a distance of 725.59 feet to the East line of the Northwest 1/4 of the Southeast 1/4 of Section 11, Township 22 South, Range 26 East; thence run North 00°16'40" West along the said East line of the Northwest 1/4 of the Southeast 1/4 of Section 11 for a distance of 978.21 feet to the centerline of the abandoned rail road; thence run South 87°20'28" West along the centerline of the abandoned rail road for a distance of 892.18 feet to a point of curvature of a curve concave South having a radius of 1920.00 feet; thence run West along the arc of said curve through a central angle of 13°09'42" and an arc length of 441.05 feet having a chord bearing of South 80°45'37" West and a chord distance of 440.08 feet to a point on the curve and said centerline of the abandoned rail road and intersection with the West line of the Southeast 1/4 of said Section 11; thence departing the centerline of the abandoned rail road run North 00°34'01" West along the West line of the Southeast 1/4 of said Section 11 for a distance of 461.82 feet to the Northeast corner of the Southwest 1/4 of said Section 11; thence run South 88°43'38" West along the North line of the Southwest 1/4 of said Section 11 for a distance of 2637.92 feet to the West 1/4 corner of said Section 11; thence run South 89°11'40" West along the North line of the Southeast 1/4 of Section 10, Township 22 South, Range 26 East for a distance of 2643.13 feet to the Northwest corner of the Southeast 1/4 of said Section 10; thence run South 00°43'19" East along the West line of the Southeast 1/4 of said Section 10 for a distance of 2325.68 feet to the North line of Tract 60-B Lake Highlands Company according to the plat thereof, recorded in Plat Book 3, Page 51 Public Records of Lake County, Florida; thence run North 89°30'27" East along the said North line of said Tract 60-B for a distance of 60.00 feet to a point on a nontangent curve concave West having a radius of 525.56 feet; thence run South along the arc of said curve through a central angle of 37°26'35" and an arc length of 343.46 feet having a chord bearing of South 09°31'20" West and chord length of 337.38 feet to the South line of the Southeast 1/4 of said Section 10; thence run North 89°30'14" East along the South line of the Southeast 1/4 of said Section 10 for a distance of 2638.52 feet to the Point of Beginning.

CONTAINING 428.5555 ACRES MORE OR LESS

**TOGETHER WITH:**

All rights, title and interests to that certain property described in those boundary line agreements as follows,

Boundary Line Agreement between J.A. Carpenter and wife Ethel M. Carpenter and Roy Mizan and wife Alice Mizan, dated January 23, 1959, recorded in Official Records Book 97, Page 575, Public Records of Lake County, Florida.

Line Agreement between J.A. Carpenter and wife Ethel M. Carpenter and Roy Mizan and wife Alice Mizan, dated January 23, 1959, recorded in Official Records Book 103, Page 22, Public Records of Lake County, Florida.

**PINE ISLAND II LEGAL DESCRIPTION**

J:\03 Hillcrest Exhibits\LEGAL.dwg, 7/31/2003 10:22:33 AM, Acrobat PDFWriter



**Miller  
Einhouse  
Rymer  
Associates, Inc.**

- Planners
- Engineers
- Landscape Architects

100 Winderley Place, Suite 222  
Maitland, Florida 32751

Ph. (407) • 838 • 8041  
Fax (407) • 838 • 8047  
E-mail • merra@merra-fl.com

**LEGAL DESCRIPTION  
for  
PINE ISLAND II  
Lake County, FL**

**Appendix F**

**Project Permitting Status Report**

# PROJECT PERMITTING STATUS REPORT

## Pine Island I

Agency/Permit	Approval Status
<b>Lake County</b>	
Preliminary Plat	Approved
Final Engineering Plans	Approved
Final Plat	Approved
<b>St. Johns River Watermanagement District</b>	
Environmental Resource Permit	Approved
Consumptive Use Permit	Approved
<b>Florida Department of Environmental Protection</b>	
Water Distribution System Construction Permit	Approved
Wastewater Collection System Permit	Approved
Water/Wastewater Treatment Plant Permit	Approved

## Pine Island II

Agency/Permit	Approval Status
<b>Lake County</b>	
Preliminary Plat	Approved/Pending Modification
Final Engineering Plans	Not Yet Submitted
Final Plat	Not Yet Submitted
<b>St. Johns River Watermanagement District</b>	
Environmental Resource Permit	Approved/Pending Modification
Consumptive Use Permit	Approved
<b>Florida Department of Environmental Protection</b>	
Water Distribution System Construction Permit	Approved/Pending Modification
Wastewater Collection System Permit	Approved/Pending Modification
Water Treatment Plant Permit	Not Yet Submitted

**Appendix G**

**Pine Island Overall Master Infrastructure Cost**

## Pine Island Overall Master Infrastructure Cost Estimate

### Infrastructure Construction Costs

Stormwater Management System	\$	16,263,707.00
Drinking Water System	\$	1,769,289.00
Reclaimed Water System	\$	1,774,649.00
Sanitary Sewer System	\$	4,203,433.00
Storm Sewer System	\$	2,180,253.00
Landscape & Hardscape	\$	10,570,000.00
Subtotal	\$	36,761,331.00
Contingencies (10%)	\$	3,576,133.00

---

<b>Grand Total Infrastructure Constuction Costs</b>	<b>\$</b>	<b>40,337,464.00</b>
---	-----------	----------------------

---

### Design Fees

(includes Civil, Geotechnical, Environmental and Survey 10% of Infrastructure Construction Costs)	<b>\$</b>	<b>3,933,746.00</b>
---	-----------	---------------------

---

### Permitting Fees

Lake County	\$	42,000.00
SJRWMD	\$	11,000.00
FDEP	\$	1,000.00

---

<b>Grand Total Permitting Fees</b>	<b>\$</b>	<b>54,000.00</b>
------------------------------------	-----------	------------------

---

<b><u>Estimated Total Costs</u></b>	<b>\$</b>	<b>44,325,210.00</b>
-------------------------------------	-----------	----------------------

**Appendix H**

**Utility Project Cost**

### Utility Project Cost

Pine Island I	
Water/Wastewater Plant	\$ 4,626,800.00
Pine Island II	
WaterPlant	\$ 1,594,200.00
<b>Subtotal Plant Cost</b>	<b>\$ 6,221,000.00</b>
<b>10% Contingency</b>	<b>\$ 622,100.00</b>
<b>Total Plant Construction Cost</b>	<b>\$ 6,843,100.00</b>

### ERU Connection Breakdown

Pine Island I	
Facility	ERU's
Single Family Lots	483
Equestrian Center	4
Community Building	12
Pine Island II	
Facility	ERU's
Single Family Lots	318
Clubhouse	12
Proshop	16
<b>Total ERU's</b>	<b>845</b>