



Naranja Lakes Community Redevelopment Agency
August 27, 2007

Prepared by: Akira Spann

EXHIBITS LIST

NO.	DATE	ITEM #	DESCRIPTION
1	08/27/2007	--	Meeting Agenda
2	08/27/2007	--	Roll Call Sheet
3	08/27/2007	VI-1	NLCRA—Initiative Monthly Progress Report dated August 20, 2007
4	08/27/2007	VI-2	Community Response Team—Monthly Productivity Report
5	08/27/2007	VI-3	Heritage Village—Rehabilitation Project Report
6	08/27/2007	VIIa-1	Miami-Dade Public Works Department Report Re. Establishment of Special Taxing Districts
7	08/27/2007	VIIa-2	Miami-Dade Public Works Department Report Re. Frequently Asked Questions on Special Taxing Districts
8	08/27/2007	VIIb-1	Letter Re. NLCRA Schedule of Values
9	08/27/2007	VIIb-2	Letter Re. NLCRA Schedule of Values Review
10	08/27/2007	VIIc-1	NLCRA Proposed FY 2007-08 Operating Budget
11	08/27/2007	VIIc-2	NLCRA Proposed FY2007-08 Operating Budget including Executive Director Office
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**NARANJA LAKES COMMUNITY REDEVELOPMENT AGENCY
MEETING OF THE BOARD OF COMMISSIONERS**

LOCATION: SOUTH DADE GOVERNMENT CENTER – ROOM 203
10710 S.W. 211TH STREET, MIAMI, FL
Regular Meeting 6:00PM – 7:30PM
August 27, 2007

MEETING AGENDA

- | | | |
|--------------|---|--|
| I. | Start of Regular Meeting Call to Order | Chair |
| II. | Roll Call | Chair |
| III. | Approval of the Minutes | Board |
| | July 12, 2007 – Workshop Meeting
July 23, 2007 – Regular Meeting | |
| IV. | Approval of Agenda | Board |
| V. | Open Forum for Public Comments (15-min) | |
| VI. | Old Business | |
| | Community Policing | MDPD Report |
| | Heritage Village | MDHA Report |
| | Update on General Old Business | |
| | Current re-zoning applications in CRA (5-min) | Staff |
| | Mandarin Lakes (5-minutes) | Karl Albertson, D.R. Horton |
| | Infrastructure Construction (5-minutes) | Ignacio Santiago, SRS |
| VII. | New Business | |
| | a. Lighting Issues | Don Tock, Public Works
Leonardo Velosa, FPL
Marlen Oria, FPL |
| | b. Phase I and II Schedule of Values | Scott Hedge, de Guardiola |
| | c. 2007-08 Draft Budget Presentation | Staff |
| VIII. | Next Meeting Dates: | |
| | a. September 4, 2007, Workshop on Community Policing | |
| | b. Second Budget Committee Workshop | |
| | c. September 24, 2007, Regular Board Meeting | |
| IX. | Adjournment | |

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**NARANJA LAKES
COMMUNITY REDEVELOPMENT AGENCY**

Roll Call Sheet for 8127107

MEMBER	PRESENT	LATE	ABSENT
Archer, Stuart	✓		
Betancourt, Nina, Chairperson		✓	
Forbes, Kenneth	✓		
Hakssa, Moe			✓
Infante, Rene	✓		
Lipe, Daniel P.	✓		
Ramkissoo, Parsuram		✓	
Volkert, Marleen		✓	
(One Vacant Seat)			
COMMISSION REPORTER			
START TIME			
END TIME			

NOTE: Five (5) members constitute a quorum

Revised on 6/14/2006

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Naranja Lakes CRA Initiative
Monthly Progress Report

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Reported by: Sgt. Ozzie Hernandez
Date of report: August 20, 2007

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The following is a synopsis of the police enforcement and community policing actions provided to the Naranja Lakes CRA boundaries from Monday, July 16, 2007 to Sunday, August 19, 2007:

- At the onset of the initiative an up to date analysis was conducted of the areas of concern to determine the most active days and hours of the week to provide the most efficient coverage.
- A total of 67 four-hour roving patrols were conducted during this month period and 10 four-hour sweep squad details. Their enforcement efforts produced the following:
 1. A total of 29 arrests and 1 apprehension for an attempted murder subject who had shot his victim in the head with a handgun. The victim was shot in the Modello complex and the subject attempted to flee the scene. A CRA sweep squad (CRT), who was working a CRA detail immediately responded and apprehended the subject as he was attempting to flee in his vehicle. The subject's gun and additional ammunition was recovered on his persons and vehicle. Regarding the other arrests: 3 were felonies, 14 warrants (of that 4 were fugitives: from Monroe County, Leon County, & St. Lucie), 2 misdemeanors, 1 DUI, 7 traffic arrest, and 2 PTA's.
 2. A total of 103 traffic citations were issued and 2 parking violations.
 3. A total of 14 message recoveries were affected.
 4. A total of 410 Field Interview Reports were written by officers who conducted a stop of an individual who warranted concerns to document his information for future reference.
 5. A total of 56 career criminals were stopped and documented.
 6. A total of 901 citizen contacts were initiative and 206 business contacts.
 7. Security surveys were provided to businesses in the Naranja Shopping Center to assist with crime prevention of recent business burglaries.

To address a request from the CRA Board for additional on duty patrols, Detectives from the GIU Omni Presence detail were recruited to monitor the area. Their assistance resulted in the arrest of 2 juvenile subjects that had broken into a residence located at 14202 SW 283 Terrace in the Sea Pines Community. CRT and NPU units were also assigned to patrol the CRA boundaries during regular shift hours. Furthermore, utilizing accumulated funding resulting from previous unfilled details, additional CRA patrols were assigned to enhance enforcement for noted summer vacation crime trend increases and to address recent concerns regarding poor lighting in neighborhoods. The added enforcement patrols successfully resulted in increasing statistical numbers across the board in all enforcement categories and provided a safer community.

COMMUNITY RESPONSE TEAM

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**Naranja Lakes CRA Initiative
Monthly Productivity Report**

AUG 27 2007

Month Of: 07/16/07 to 08/19/07

Date: 08/21/07

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Exhibit _____
Hours: _____
Meeting: Various
Start-Finish _____

Areas of Concern: SW 268St to 288 St Old Dixie Hwy to the Fl. Turnpike (CRA Boundaries)

Submitted By: Sergeant Oswaldo Hernandez

Weekly Totals

CASES

1. Assigned 29
2. No Reported 0

CLASS I ARREST (Adults) (Juveniles)

1. Homicide		
2. Sexual Assault		
3. Robbery		
4. Assault		
5. Burglary		
6. Larceny		
7. Auto Theft		

ARRESTS (Adults) (Juveniles)

1. Felony	3	
2. Misdemeanor	2	
3. Traffic	7	
4. Warrant	14	
5. PTA	2	
6. DUI	1	

SUBJECT CONTACTS

1. FI Cards 410
2. Career Criminals 56
3. Curfew Violations _____
4. Truants _____

COMMUNITY ACTIVITIES

1. Citizen Contact 901
2. Business Contact 206

RECOVERIES

1. Persons 14
2. Apprehensions 1
3. Other Property _____
4. Vehicles _____
5. Recovery Value \$ _____

PROPERTY/NARCOTICS SEIZED

1. Type _____
2. Value \$ 20.00
3. Marijuana (grams) _____
4. Hashish (grams) _____
5. Cocaine (grams) 5 grms
6. Heroin (grams) _____
7. Pills (# & type) _____
8. Currency Seized \$ _____

WEAPONS SEIZED

1. Firearms 1
2. Knives _____
3. Other _____

TRAFFIC ACTIVITIES

1. HMV 57
2. NHMV 46
3. Parking 2
4. Verbal warnings 3
5. Vehicles Impounded _____

Comments: See Monthly Progress Report.

**HERITAGE VILLAGE REHABILITATION PROJECT – 22 SINGLE FAMILY UNITS,
ONE SHELTER AND ONE COMMUNITY CENTER.**

Update 08-23-07 Mario Novoa Construction Manager 2

FLAT ROOFS REPLACEMENT 100% \$77,700.00

A-1 Hermi roofing performed all the flat roof areas replacement and seal the concrete overhangs including the exterior laundry rooms.

LANDSCAPE 100% 37,000.00

P.O. Completed . Sonny's landscape finished the demolition and installation of new trees, palms, shrubs and sod. A different landscape company will complete sod installation under phase 2 due to Sonny's contract limitations .

**LANDSCAPE PHASE 2 - \$ 23,400.00 Re-grade, re-soil and re-sod front areas and interior areas of each home--
Award stage.** Lowest Bidder Bannerman .

MECHANICAL WORK 95% \$36,500.00

Total systems is installing the AHU at the site. The Air Handling units and compressors have been installed at all units. ALL drain pipes installed. Contractor working to close-out permits.

COMMUNITY CENTER HVAC INSTALLATION – \$18,419.00

Bid opening date 06/19/07. Lowest bidder City Air. Obtaining permits and change of contractor.

ELECTRICAL 95% - \$89,256.00 (4 contracts of \$22,314.00 each)

Bid opening 05/22/07. Lowest bidder for the four bid phases Jador International. Jador started WORK ON 07/10/07 and performed cable installation at all homes. Replaced all electrical feeders from meter can to panels. Replaced electrical wires from the AC compressor to the Air handler. Replaced damaged smoke detectors and coordinating main power underground connections with FP&L.. Waiting for FPL to finish underground connections to close-out final permits.

EXTERIOR PAINT. 95% \$ 66,000

Lowest bidder is Inclan painting \$ 66,000.00. Inclan painted all homes and exterior doors. Completed all the sealing all window frames and is finished the installation of expansion joints at sidewalks and concrete areas around the houses.

PERIMETER FENCE PAINT- 100% \$ 13,050.00.00

Fence paint completed. Close-out process.

INTERIOR WORK 60%

Work is being performed in the units by MDHA maintenance staff , all broken windows replaced, interior doors installed, all units cleaned, major drywall repairs performed. MDHA is repairing damaged walls, drywalls, & plumbing repairs. Damaged kitchen cabinets and vanities being replaced.

EXTERIOR LIGHTING 60% \$17, 575.00

Bid opening date 06/19/07 . Lowest Bidder Jador International . Contractor installed new lamps and underground connection to the community center for both circles. Shed lighting already working.

FPL REPAIRS 60%

Repair will be approximately \$11,000.00 pre-paid to FPL.

FPL performing underground connections and repairing vandalized cables to transformers

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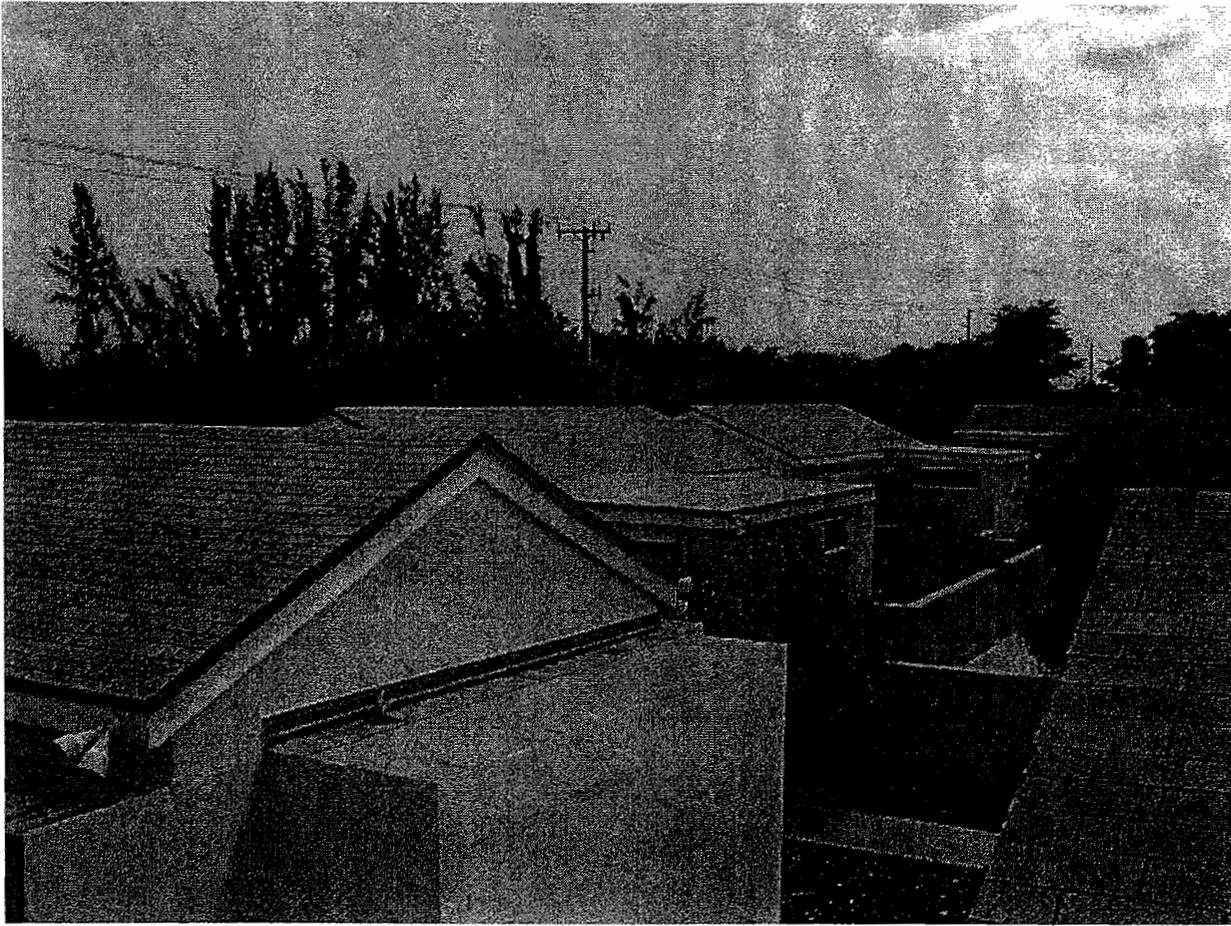
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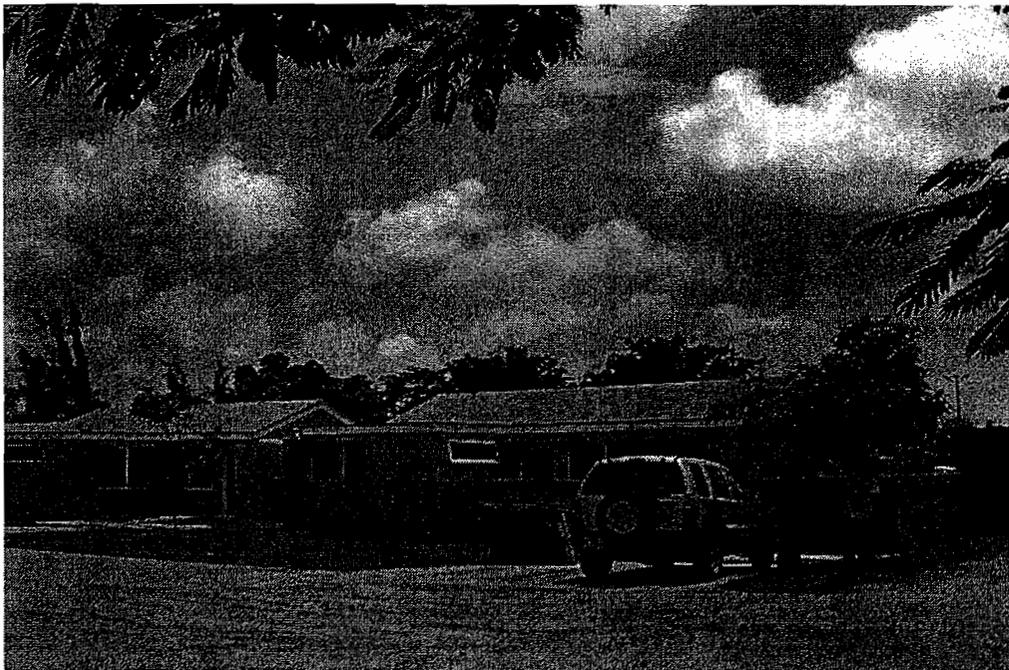
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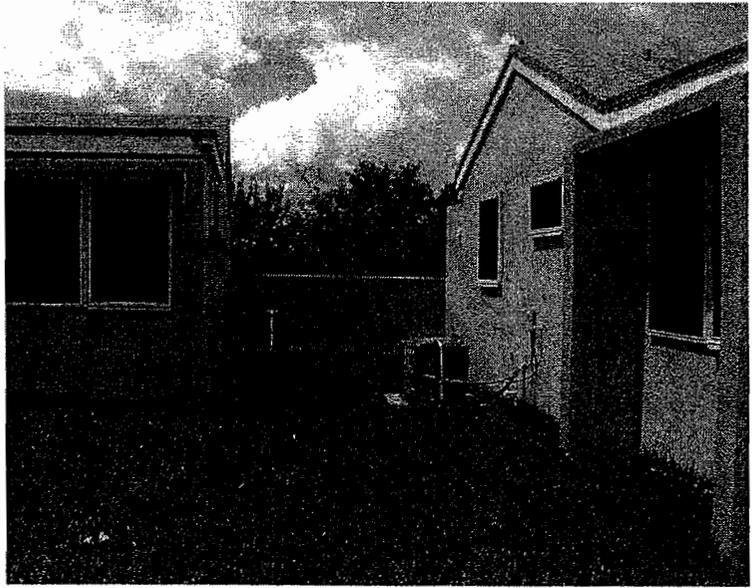
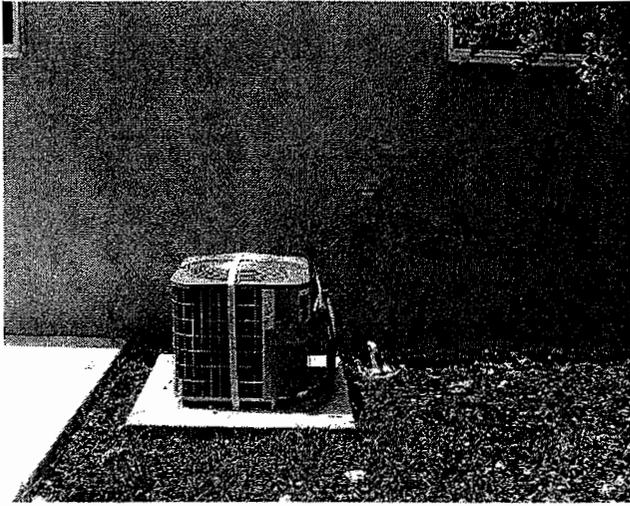
PHOTOS UPDATE



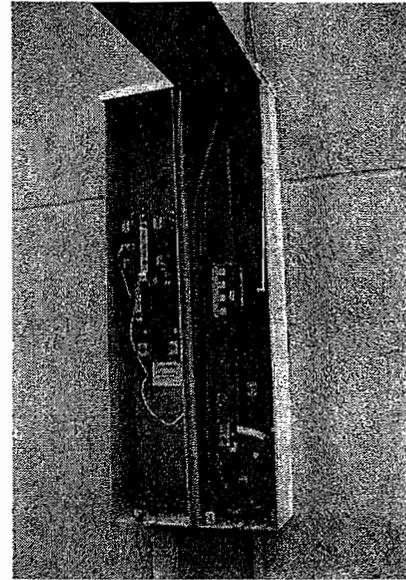
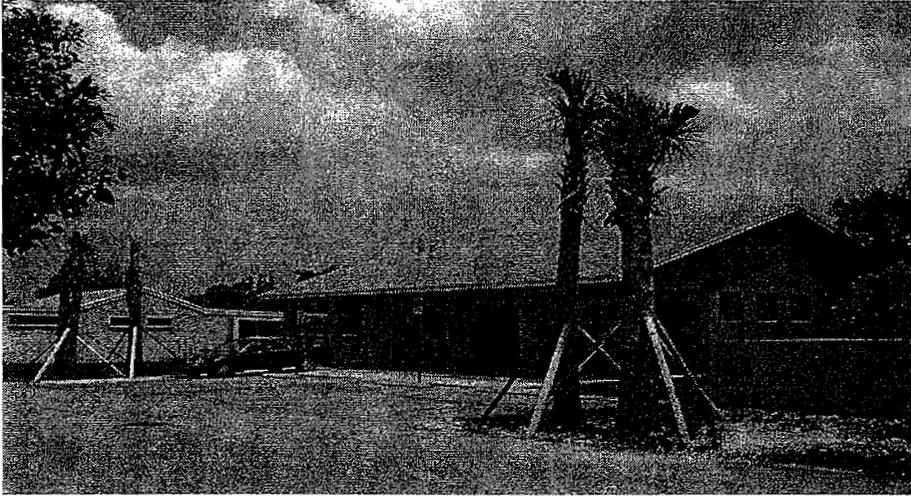
ALL FLAT ROOFS REPLACED AND CONCRETE OVERHANGS SEALED. 100%



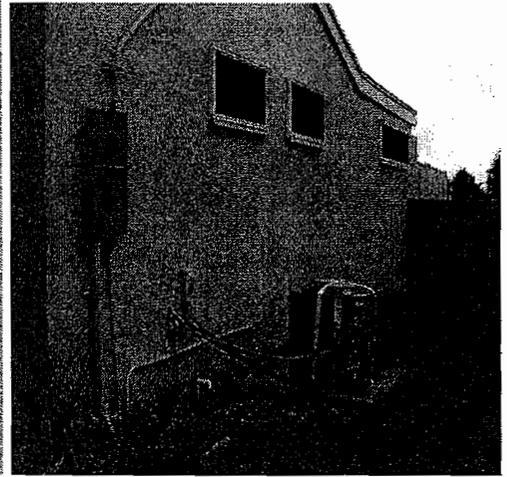
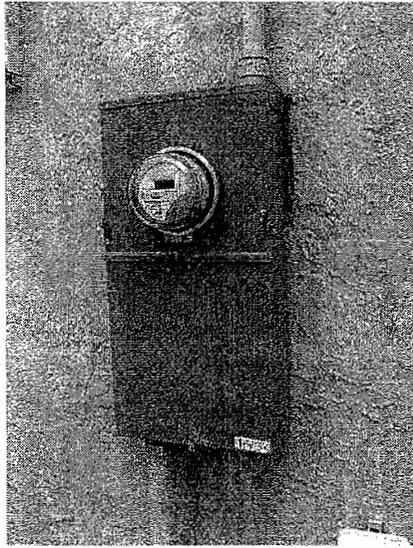
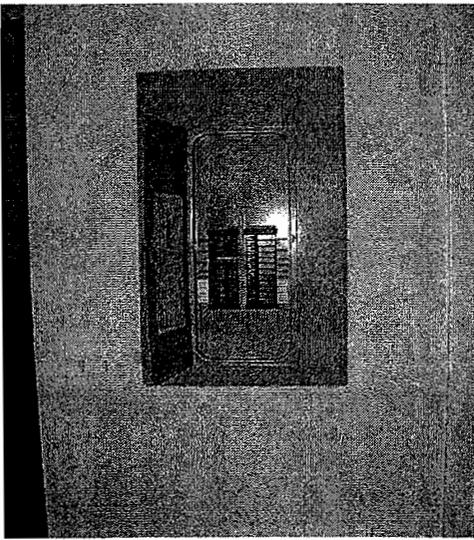
LANDSCAPE PHASE I CONTRACT COMPLETED



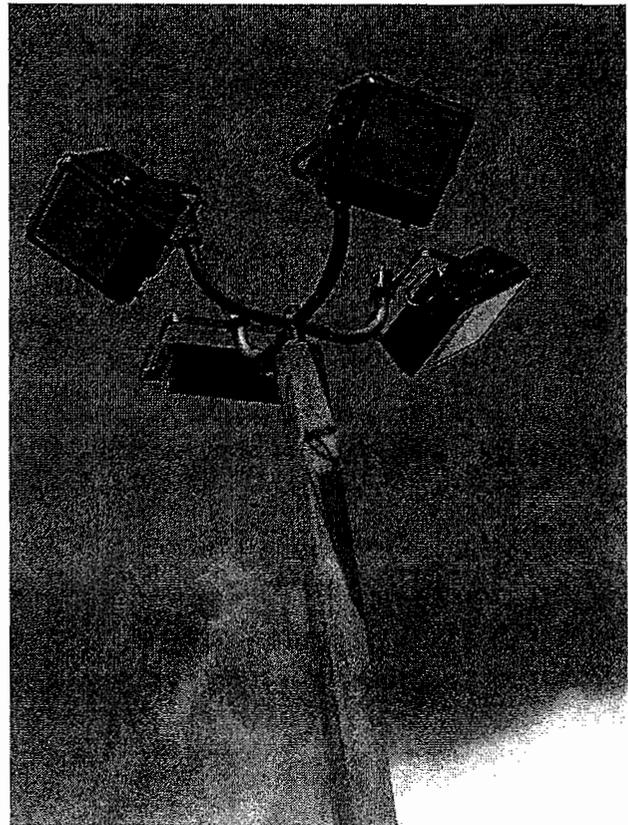
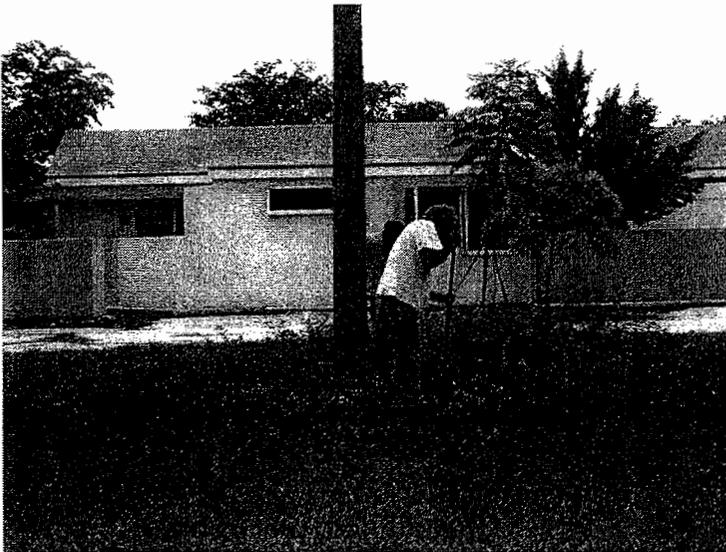
CENTRAL A/C INSTALLED IN 22 HOUSES .



CENTRAL AIR CONDITIONING INSTALLATION FOR COMMUNITY CENTER, AWARDED TO CITY AIR – OBTAINING PERMITS



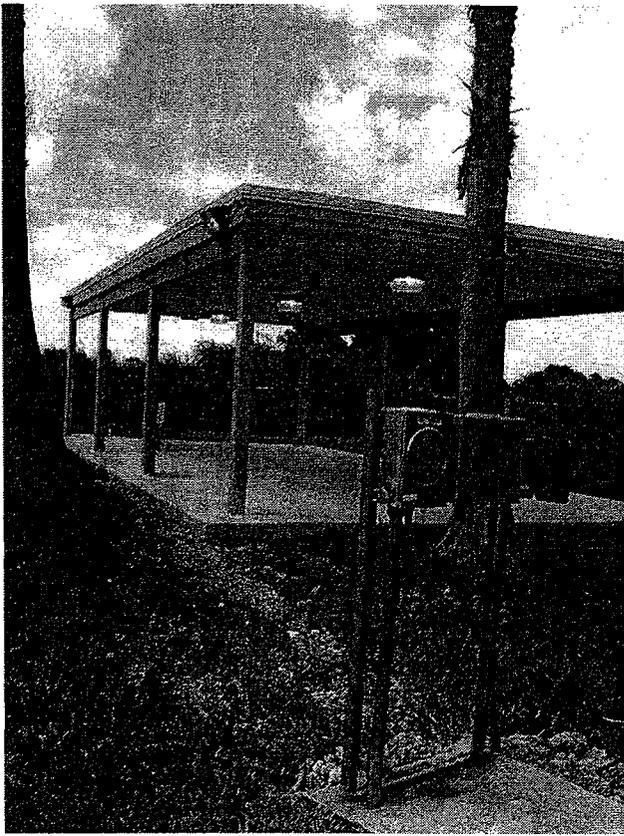
NEW MAIN ELECTRICAL CONDUITS INSTALLED FROM PANEL TO METER BOX IN 22 HOUSES AND AIR CONDITIONING ELECTRICAL CONNECTIONS FINISHED.



EXTERIOR LIGHTING. SITE LIGHTING HEAD LAMPS REPLACED IN BOTH CIRCLES .



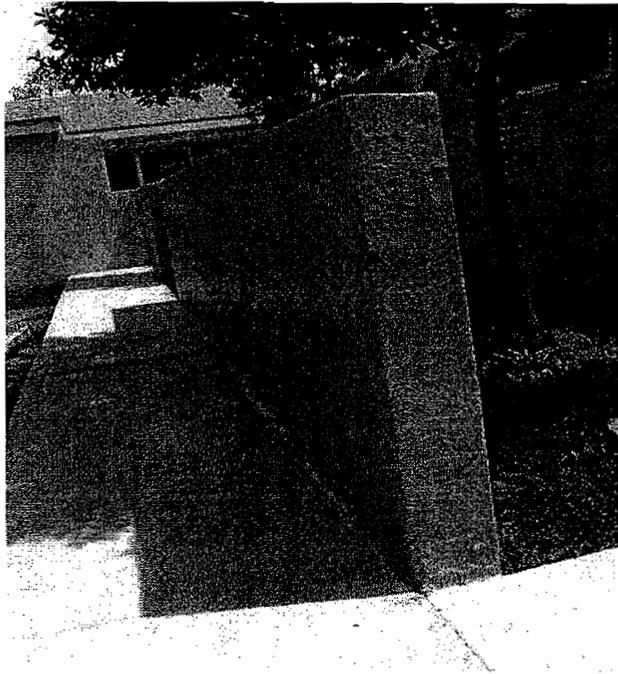
UNDERGROUND CONNECTIONS FROM LIGHT POLES TO METER BOX LOCATED AT THE COMMUNITY CENTER FINISHED.



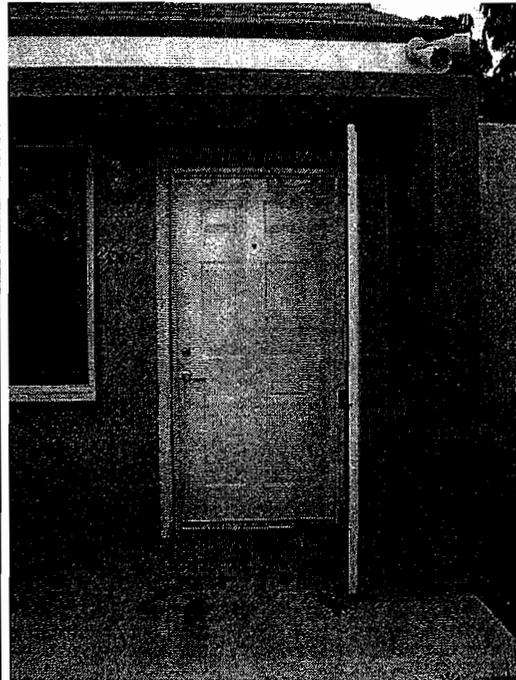
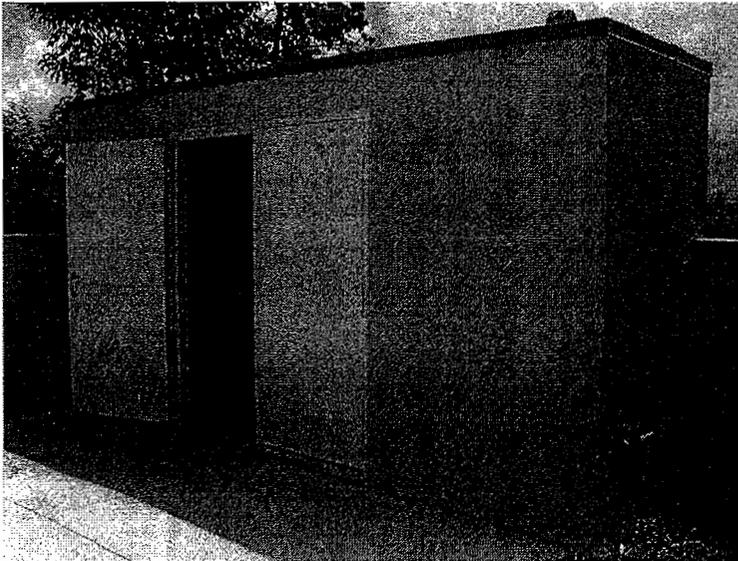
GAZEBO / SHED LIGHTED .

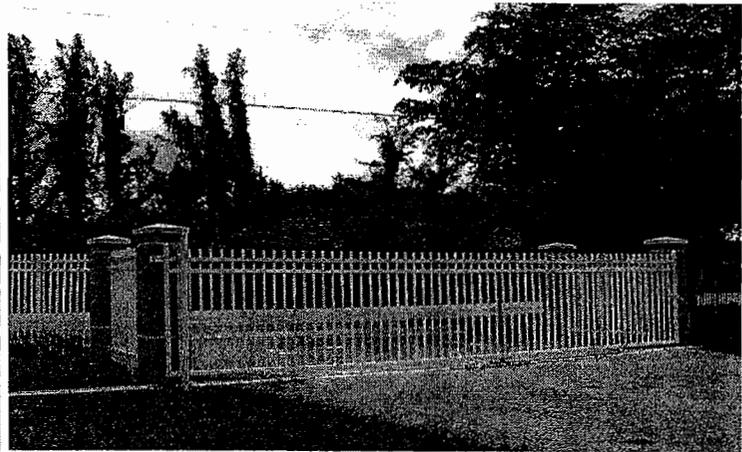
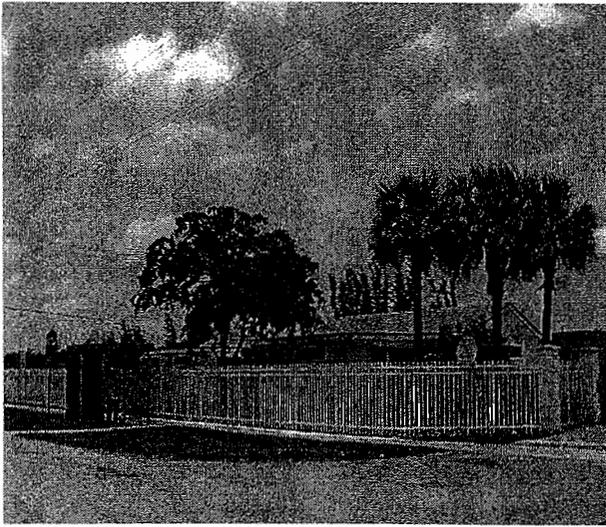


EXTERIOR PAINT CONTRACT AT 95%.

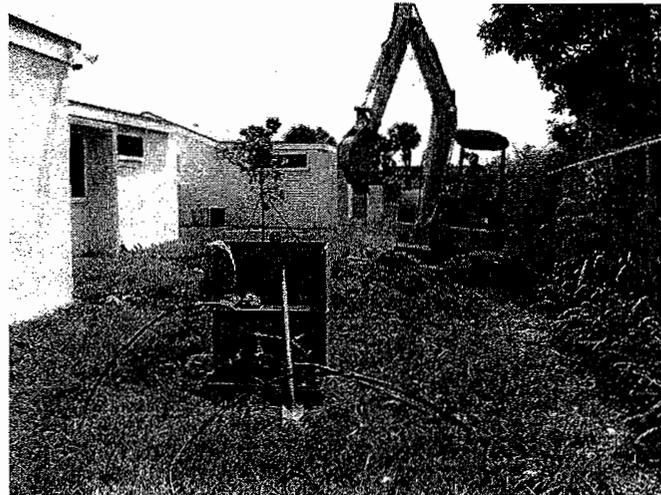
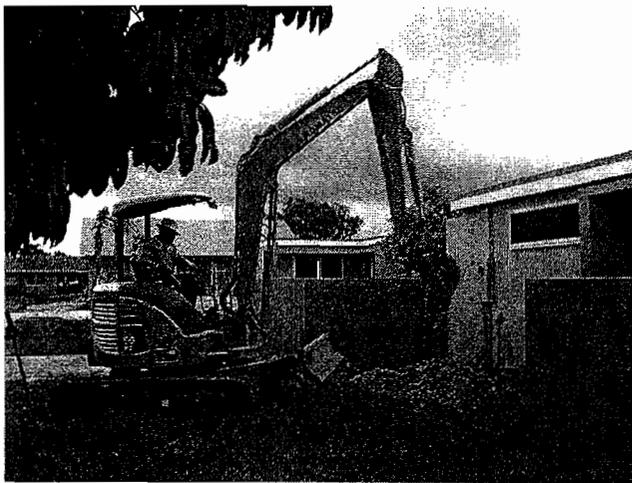


**ALL WINDOW FRAMES SEALED/ ALL HOUSES PAINTED / ALL EXTERIOR DOORS PAINTED/
INSTALLING EXPANSION JOINTS AR SIDEWALKS AND EXTERIOR WALLS**

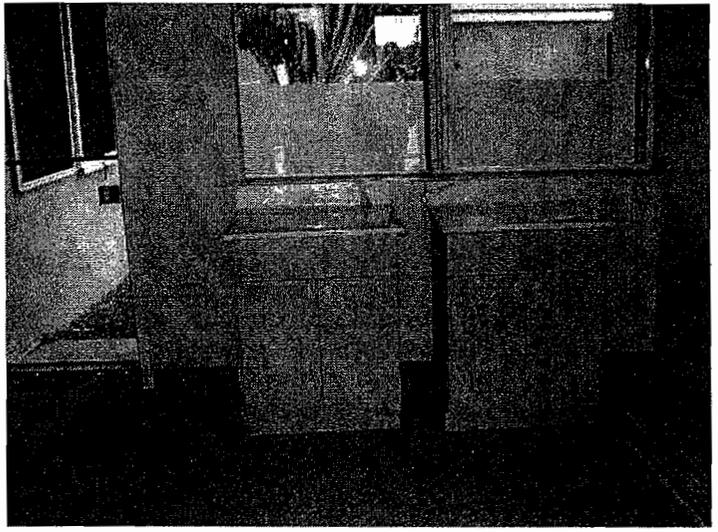
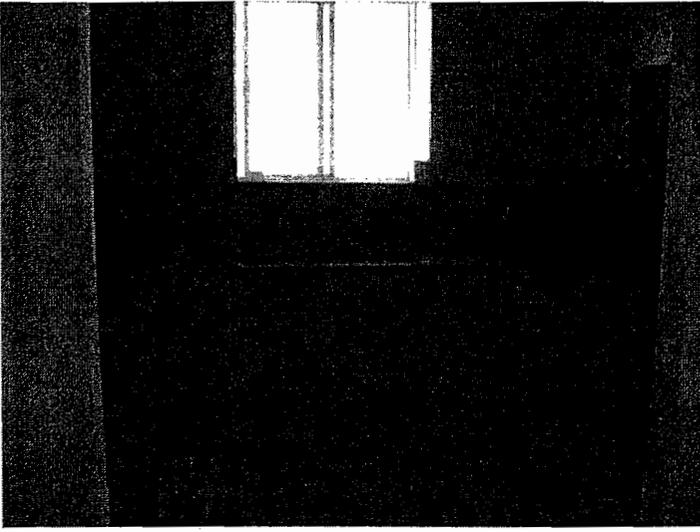




PERIMETER FENCE REPAIRED AND PAINTED.



FP&L IS TRENCHING THE SITE TO REPLACE ENTIRE UNDERGROUND CONNECTIONS



ALL DAMAGED AND MISSING KITCHEN CABINETS AND BATHROOM VANITIES BEING REPLACED.

MIAMI-DADE PUBLIC WORKS DEPARTMENT
SPECIAL TAXING DISTRICTS DIVISION

THE SPECIAL TAXING DISTRICT PROCESS

WHAT IS A SPECIAL TAXING DISTRICT?

Special Taxing Districts are created and established throughout Miami-Dade County to provide public improvements and special services which could not conveniently or equitably be provided otherwise to residents of the district. Improvements that are presently provided through Special Taxing Districts include:

- Water systems (Unincorporated Miami-Dade only)
- Sewer systems (Unincorporated Miami-Dade only)
- Street lighting (Unincorporated Miami-Dade only) (Created in existing communities at their request; mandated by Code in new subdivisions)
- Road improvements (Unincorporated Miami-Dade only)
- Landscaping and landscape maintenance (Unincorporated Miami-Dade and in municipalities in exceptional instances when the Cities are unable to provide the service) (may include wall and graffiti maintenance for walls within or abutting the public right- of-way line)
- Security guard service (stationary and/or roving patrol) manned by off-duty police officers or commercial guards (All Miami-Dade County)
- Recreational services (All Miami-Dade County)

Special Taxing Districts are petitioned for by the property owners residing within the district boundaries and ratified by the qualified electorate within those boundaries. The improvements are paid for by the property owners through special assessments. All improvements or services must be public, usually provided within public right-of-way, public property, and therefore, no person will be prohibited access to a special taxing district.

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HOW IS A SPECIAL TAXING DISTRICT CREATED?

STEP I: The Petition Process

1. Official incorporated homeowners' association, for the same area under consideration, requests a petition package from the Special Taxing Districts Division, Stephen P. Clark Center Building, 111 NW 1st Street, Suite 1510, Miami, FL 33128. The request letter must describe desired improvements, district boundaries and level of service. For districts of limited size (water, sewer and road) where no association exists, the letter may be signed by 10% of the property owners desiring the improvements. Petition requestors are urged to be very specific in their requirements (for example do not say street closures; specify closure to vehicular traffic, closure to vehicular and pedestrian traffic, using landscape, guardrail, wall, etc).
2. For proposed districts in Unincorporated Miami-Dade County, the Special Taxing Districts Division prepares petition package, tailored to the request of the community as well as Public Works Department's concerns, and adjusted, for security guard districts, to reflect Police and Fire Rescue concerns. This petition will provide a description of the proposed improvements, as well as the range of assessments estimated for the project. A traffic study by an independent consultant, and at the expense of the community, may be required, in security guard districts involving street closures, prior to provision of the petition. For road improvement projects, full right-of-way dedication will be required prior to preparation of the petition package. Miami-Dade County has final jurisdiction over all decisions concerning District boundaries, administration and operation. For security guard districts to be created in municipalities, it is required that prior to the preparation of the petition package, the requestors obtain, in addition to the traffic study if deemed necessary, their City's Fire Rescue and Police Departments' approval of the plan, as well as furnish the County with a preliminary site plan of the guardhouse and any related closures for the Public Works Director's approval.

3. Community volunteers circulate petition among all district property owners. A maximum of four months is allowed for the collection of signatures. All property owners sign for or against the proposal.
4. Petition is validated by the Public Works Department's Special Taxing Districts Division. The petition must contain affirmative signatures of 50% or more of the resident property owners for process to continue. The petition and the results of the validation are filed with the Clerk of the Board.
5. If the proposed district lies within the boundaries of a municipality, said municipality must, once the petition has been validated, authorize the County, by ordinance, to create the district.

NOTE: Amendments to existing districts, which involve higher costs and/or level of service, follow the same procedure as new districts.

STEP II: Cost & Feasibility Study

1. The Public Works Department prepares a report detailing improvements, cost estimate, assessment method, district boundaries.
2. All facts pertaining to the proposal are presented to district residents at an informational community meeting held by the Public Works Department's Special Taxing Districts Division. All district property owners are invited by mail. No decision is made at that meeting. Questions by the community pertaining to the process and the proposal are entertained at that forum.
3. Public Works report is filed with the County Manager.
4. County Manager files his written report with the Clerk of the Board.

STEP III: District Creation

A public hearing, to which all property owners are invited by the Clerk of the Board, is held by the Board of County Commissioners to consider the district creation ordinance. Notices are published by the Clerk in a newspaper of general circulation. Notices are also posted in five public places within the district.

STEP IV: District Ratification

1. Election is conducted by mailed ballot (typically no less than 45 days after the public hearing, on the following available election date set by the County). All registered voters residing within district boundaries are eligible to vote.
2. Majority vote is needed to ratify district creation.

STEP V: Collection of Special Assessments

1. Special Taxing Districts Division calculates each district property owner's special assessment based upon the district's specific assessment method and project cost (methods used are: front footage in light, road, water projects; square footage in landscape and recreational districts; unit in security districts; and a combination of square footage and usage in sewer districts).
2. Public hearing on District Assessment Roll is conducted by the Environment and Government Operations Committee, in general at the same public hearing to consider the creation ordinance. Specific requests by property owners to review perceived inequities of assessments, deferment or abeyance of assessments and exemptions are considered at that time. The Assessment Roll Resolution is then forwarded to the Board for adoption at same hearing as the creation ordinance.

3. Special assessments are billed in advance for each fiscal year and are included as an itemized portion of the annual real property tax bill. They are payable at the time the real property tax bill is due. For street lighting in existing communities, landscaping and stationary security guard districts, the total capital improvement costs and one year of service are billed at the beginning of the first fiscal year after district ratification, as well as creation and other administrative costs. Service, administration and maintenance costs are billed annually each year thereafter. For capital improvement districts (water, sewer, roads), a bill is sent to the property owner. If owner decides not to pay his full share in a lump sum, he may elect to finance the cost, typically over ten years, with the first installment starting on his next November tax bill (interest will be added). If he elects to pay in a lump sum, bond costs will be deducted from his bill.

All District under and overcollections in any one year are adjusted in the following fiscal year, for undercollections by way of an increased assessment rate, and for overcollections by way of a reduced assessment rate, except that all adjustments for first year costs of stationary security guard districts will be made only after all final capital improvement costs have been entered, which may or may not be reflected in the second assessment year.

STEP VI: Service Commencement

Miami-Dade County's policy is to construct all district capital improvements in the Unincorporated area, and to enter into an interlocal agreement with a municipality to build these improvement when the district lies within its boundaries, in which case the County requires submission for County approval, of all design and plans for the district facilities.

Final Engineering (Capital Improvements)

1. Survey
2. Plans preparation

Bid Process (Capital Improvements and/or Services)

1. Contract Review Committee Meeting to set participation levels
2. Prepare specifications
3. Receive Bid
4. Award Contract
5. Preconstruction Meeting
6. Notice to proceed

Construction (Capital Improvements)

1. Commencement of construction
2. Inspection

Start of Services

For further information, please call the Special Taxing Districts Division at 375-2702.

MHC/ar
January 2003

MOST FREQUENTLY ASKED QUESTIONS ABOUT SPECIAL TAXING DISTRICTS

1. What is a Special Taxing District?

A special taxing district is a mechanism used to provide public improvements and special services which could not conveniently or equitably be provided otherwise.

2. Under what legal provision are these districts created by the County?

Chapter 18 of the Dade County Code.

3. How is the process to create a Special Taxing District initiated?

An official incorporated homeowners' association, for the same area under consideration, or in its absence at least 10% of the area property owners, request a petition package from the Special Taxing Districts Division, 111 NW 1st Street, Suite 1510, Miami, FL 33128. The request letter must describe desired improvements, district boundaries and level of service.

4. What does the process consist of?

The process involves several steps:

I. The Petition

The Special Taxing Districts Division prepares the petition package, tailored to the request of the community as well as Public Works Department's concerns, and adjusted, for security guard districts, to reflect Police and Fire Rescue concerns. This petition will provide a description of the proposed improvements, as well as the range of assessments estimated for the project. A traffic study by an independent consultant, and at the expense of the community, may be required, in security guard districts involving street closures, prior to issuance of the petition. For road improvement projects, full right-of-way dedication will be required prior to preparation of the petition package.

Community volunteers then circulate the petition among all district property owners. A maximum of four months is allowed for the collection of signatures. It is highly recommended that all property owners sign **for** or **against** the proposal to ensure that they have all been apprised of it.

The petition, once returned to Dade County, is validated by the Public Works Department's Special Taxing Districts Division. The petition must contain affirmative signatures of 50% or more of the resident property owners for the process to continue (we use homestead exemption as an indication of residency or require new property owners who become district residents after the filing date for homestead exemption to provide us a notarized affidavit so indicating). The petition and the results of the validation are filed with the Clerk of the Board.

II. The Cost & Feasibility Study (for valid petition request)

The Public Works Department prepares a report detailing improvements, cost estimate, assessment method, district boundaries. Then, an informational community meeting is held, normally at a neutral site such as a community school, to which all district property owners are invited by mail, by the Public Works Department's Special Taxing Districts Division.

7. How is the cost of services or improvements calculated and allocated?

The calculation of each district property owner's special assessment is based upon the district's specific assessment method and project cost (methods used are: front footage in street lighting, road and water projects; square footage in sewer, landscape and recreational districts; and unit in security districts).

8. How long does it take to create and implement a Special Taxing District?

The process takes approximately a year for most projects. Stationary guard districts, because of traffic and delivery of emergency services issues, require approximately 18 months.

9. How is the assessment billed and collected?

Special assessments are billed in advance for each fiscal year and are included as an itemized portion of the annual combined tax bill. They are payable at the time the real property tax bill is due. For street lighting in existing communities, landscaping and stationary security guard districts, the total capital improvement costs and one year of service are billed at the beginning of the first fiscal year after district ratification, as well as creation and other administrative costs. Service, administration and maintenance costs are billed annually each year thereafter. For capital improvement districts (water, sewer, roads), a bill is sent to the property owner. If the owner decides not to pay his full share in a lump sum, he may elect to finance the cost, typically over ten years, with the first installment starting on his next November tax bill (interest will be added). For bonded projects, if he elects to pay in a lump sum, bond costs will be deducted from his bill.

10. What happens if I favor the proposal but cannot afford to pay the assessment?

The Board of County Commissioners considers specific requests by property owners to review perceived inequities of assessments, deferment or abeyance of assessments and exemptions at the Assessment Roll Resolution public hearing held following the creation public hearing.

11. Is a lien placed on my property if I do not pay the special assessment?

Yes. Unpaid special assessments, similarly to unpaid ad valorem taxes, will cause a lien to be placed on your property and the certificate sold the following June.

12. How are undercollections and overcollections of assessments handled?

All District under and overcollections in any one year are adjusted in the following fiscal year, for undercollections by way of an increased assessment rate, and for overcollections by way of a reduced assessment rate, except that all adjustments for first year costs of stationary security guard districts will be made only after all final capital improvement costs have been entered, which may or may not be reflected in the second assessment year.

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The security service provider is selected through a request for proposal process, followed by review of the proposals by a selection committee composed of 2-3 County staff members and 4-5 representatives from the community.

hydrants. We also require that the Public Works Highway Division review the implications of any street closure and as a result, it is sometimes mandated that the requestor submit, at his expense, a traffic study conducted by a registered traffic engineering firm.

21. Do street closures affect the delivery of emergency services?

The Fire Rescue Department determines, prior to issuance of the petition, whether the proposed street closure will affect the delivery of emergency services. If the Fire Rescue Department determines that the proposal will significantly hamper such delivery, it will generally request that additional guardhouses (entrances) be provided for.

22. Do these districts really serve to deter crime?

Pre- and post-district creation statistics recently obtained from Metro Dade and various municipal police departments indicate a decrease in various types of crime in the security districts.

23. Who determines the location of the guardhouses and whether street closures are required to achieve the purpose of the security district?

Community initiators of the petition process, usually from homeowner associations, indicate the wish of the community in the request they submit for a petition. After a review of the traffic issues related to the requested proposal, and the comments from Fire/ Rescue and Police, the Public Works Department determines the final location of the guardhouses and the feasibility of the desired closures.

24. Who manages the day-to-day operation of the service (street lighting, security, landscape) district?

The Special Taxing Districts Division of the Dade County Public Works Department manages security guard and street lighting districts. The County's Park and Recreation Department manages the landscape/landscape maintenance districts.

25. Who implements and administers the capital improvement projects?

Dade County in Unincorporated Dade and the respective municipal government in the municipality, the latter under interlocal agreement with the County.

The Public Works Department enters into interdepartmental agreements with the Water and Sewer Department for the execution of water and sewer projects, where the cost is specified. Road improvement projects are managed by the Public Works Department which bids the appropriate jobs or accesses existing open contracts.

26. Do stationary guard districts restrict public access to the district area?

Public access to streets encompassed within a district is never prohibited. A requirement of Chapter 18 of the Dade County Code is that special taxing districts can only be created on public roads.

27. Does Dade County allow unmanned gates and video cameras?

No.

28. Do residents have to stop at the guardhouse?

All cars must come to a complete stop when they approach the guardhouse. Where resident lanes exist with card control access, the residents drive through once the gate arm has been activated by their card. Where only one resident/visitor lane exists, the guard will activate the gate arm upon detection of the resident decal affixed to their vehicle windshield.

29. Do visitors have to identify themselves?

Visitors do not need to provide any information to the guard. Once the vehicle has stopped, the guard will note the tag number and description of the vehicle and let it go through. The guard, however, does have a map of the district and can provide, if requested by the visitor, directions to a destination within the district if an address is known. The guard will not call residents to announce visitors.

30. Is the guard in contact with the residents and the police by telephone?

In roving patrol districts, yes. In stationary guard districts, the guard is linked by telephone to the security company dispatcher. If the guard observes unusual or dubious activity, he will immediately contact his dispatcher, who will in turn call the police.

31. What are residents to do when they note probable unlawful activity in the district?

They must call 911 immediately. If they have a roving patrol, they must then call the patrol number.

32. When street closures are considered, is it possible to eliminate both vehicular and pedestrian traffic?

Yes. It should be requested at the petition level, and approved at the public hearing.

33. What does the security guard do when a vehicle approaches the guardhouse?

Once the vehicle has stopped at the gate, the guard will register its tag number and description, and will then allow the car to enter the district.

34. Can special taxing districts be amended or dissolved?

A process identical to the creation of districts is followed to amend or dissolve them.

35. Have lawsuits been brought in the past against special taxing districts? Have they been successful?

Lawsuits have been brought, over the years, against special taxing districts, relating particularly to assessment methods, benefit and election issues. The County has successfully defended all of them.

36. What is the amount of liability a district can be responsible for?

Per State Statute, the maximum liability for personal injury or property damage claim or judgement by any one person is \$100,000, for a total of \$200,000 per incident or occurrence arising as a result of the negligence of a government entity.

37. Can landscape be installed as part of a security guard special taxing district and who maintains it?

Yes. Landscape in the immediate area of the guardhouses can be installed at district expense. However, unless a landscape maintenance district is also established, the maintenance must be handled by the homeowners' association.

38. Who can get gate cards or decals?

Only property owners and documented renters.

39. How are security guard operational procedures changed by the homeowners' association?

All changes must be requested through the Special Taxing Districts Division.

40. Who may you call for additional information?

Please call the Special Taxing Districts Division at 375-2702.

December 1997

MOST FREQUENTLY ASKED QUESTIONS ABOUT SPECIAL TAXING DISTRICTS

1. What is a Special Taxing District?

A special taxing district is a mechanism used to provide public improvements and special services which could not conveniently or equitably be provided otherwise.

2. Under what legal provision are these districts created by the County?

Chapter 18 of the Miami-Dade County Code.

3. How is the process to create a Special Taxing District initiated?

An official incorporated homeowners' association, for the same area under consideration, or in its absence at least 10% of the area property owners, request a petition package from the Public Works Department Special Taxing Districts Division, 701 NW 1st Court, 4th Floor, Miami, FL 33136. The request letter must describe desired improvements, district boundaries and level of service.

4. What does the process consist of?

The process involves several steps:

I. The Petition

The Special Taxing Districts Division prepares the petition package, tailored to the request of the community as well as Public Works Department's concerns, and adjusted, for security guard districts, to reflect Police and Fire Rescue concerns. This petition will provide a description of the proposed improvements, as well as the range of assessments estimated for the project. A traffic study by an independent consultant, and at the expense of the community, may be required, in security guard districts involving street closures, prior to issuance of the petition. For road improvement projects, full right-of-way dedication will be required prior to preparation of the petition package.

Community volunteers then circulate the petition among all district property owners. A maximum of four months is allowed for the collection of signatures. It is highly recommended that all property owners sign **for** or **against** the proposal to ensure that they have all been apprised of it.

The petition, once returned to Miami-Dade County, is validated by the Public Works Department's Special Taxing Districts Division. The petition must contain affirmative signatures of 50% or more of the resident property owners for the process to continue (we use homestead exemption as an indication of residency or require new property owners who become district residents after the filing date for homestead exemption to provide us a notarized affidavit so indicating). The petition and the results of the validation are filed with the Clerk of the Board.

RECEIVED
By the Clerk for the record.

AUG 27 2007

Item _____

Exhibit _____

Meeting _____

II. The Cost & Feasibility Study (for valid petition request)

The Public Works Department prepares a report detailing improvements, cost estimate, assessment method, district boundaries. Then, an informational community meeting is held, normally at a neutral site such as a community school, to which all district property owners are invited by mail, by the Public Works Department's Special Taxing Districts Division. All facts pertaining to the proposal are presented to the district residents and questions by the community pertaining to the process and the proposal are entertained. No decision is made at that meeting. The Public Works Department's report is then filed with the County Manager who in turn files his written report and recommendation with the Clerk of the Board, and schedules a formal public hearing.

III. District Creation

The Board of County Commissioners then conducts a Public Hearing to which all property owners are invited by letter from the Clerk of the Board. Notices are published by the Clerk in a newspaper of general circulation and are also posted in five public places within the district. If the Board decides that the proposal should move forward, an ordinance creating the district is adopted. The assessment roll resolution is also adopted at the same public hearing as the creation ordinance. The resolution authorizes and directs the Miami-Dade County Tax Collector to place special assessments on a specified year's tax bill.

IV. District Ratification

Election is conducted by mailed ballot (typically no less than 45 days after the public hearing, on the following available election date set by the County). All registered voters residing within district boundaries are eligible to vote. A majority vote of returned ballots in favor of project is needed to ratify district creation.

V. Collection of Special Assessments

Those districts which are approved by the electorate are billed in advance for each fiscal year (October 1 through September 30) and are included as an itemized portion of the annual combined tax bill.

VI. Implementation Phase

Final engineering of capital improvements, bidding (for capital improvements and/or service) and construction take place. The improvement would then be placed in service or the service would commence.

5. Is community consensus a requirement to begin the process?

We highly recommend that the whole community be brought into the process early on and that improvements and economic implications be agreed upon before the request for the petition package is sent to the County.

7. How is the cost of services or improvements calculated and allocated?

The calculation of each district property owner's special assessment is based upon the district's specific assessment method and project cost (methods used are: front footage in street lighting, road and water projects; square footage in sewer, landscape and recreational districts; and unit in security districts.

8. How long does it take to create and implement a Special Taxing District?

The process takes approximately a year for most projects. Stationary guard districts, because of traffic and delivery of emergency services issues, require approximately 18 months.

9. How is the assessment billed and collected?

Special assessments are billed in advance for each fiscal year and are included as an itemized portion of the annual combined tax bill. They are payable at the time the real property tax bill is due. For street lighting in existing communities, landscaping and stationary security guard districts, the total capital improvement costs and one year of service are billed at the beginning of the first fiscal year after district ratification, as well as creation and other administrative costs. Service, administration and maintenance costs are billed annually each year thereafter. For capital improvement districts (water, sewer, roads), a bill is sent to the property owner. If the owner decides not to pay his full share in a lump sum, he may elect to finance the cost, typically over ten years, with the first installment starting on his next November tax bill (interest will be added). For bonded projects, if he elects to pay in a lump sum, bond costs will be deducted from his bill.

10. What happens if I favor the proposal but cannot afford to pay the assessment?

The Board of County Commissioners considers specific requests by property owners to review perceived inequities of assessments, deferment or abeyance of assessments and exemptions at the Assessment Roll Resolution public hearing held following the creation public hearing.

11. Is a lien placed on my property if I do not pay the special assessment?

Yes. Unpaid special assessments, similarly to unpaid ad valorem taxes, will cause a lien to be placed on your property and the certificate sold the following June.

12. How are undercollections and overcollections of assessments handled?

All District under and overcollections in any one year are adjusted in the following fiscal year, for undercollections by way of an increased assessment rate, and for overcollections by way of a reduced assessment rate, except that all adjustments for first year costs of stationary security guard districts will be made only after all final capital improvement costs have been entered, which may or may not be reflected in the second assessment year.

13. Do the property owners have any input as to security service provider selection?

The security service provider is selected through a request for proposal process, followed by review of the proposals by a selection committee composed of 2-3 County staff members and 4-5 representatives from the community.

14. Do the property owners in security guard and landscape maintenance districts have any input in the budget process?

Any change in service level must be proposed by the community, which will be advised of the cost implications. An automatic provision for a 5% rate increase in security service provider contracts every two years is standard procedure.

15. Is the special assessment itemized on the tax bill tax deductible?

We suggest you contact the IRS on your tax consultant.

16. What are the chances that the assessments will increase at uncontrollable levels to provide the services?

Apart from the standard 5% increase every two years for the service provider, the assessments should remain at a stable level unless additional improvements are requested by the community, unbudgeted repairs need to be effected in the district, and/or the community decides to increase the district's level of service.

17. Can Miami-Miami-Dade County create special taxing districts all over its territory, including in municipalities?

Special taxing districts for water, sewer, street lighting and road improvements are created by Miami-Dade County only in Unincorporated Miami-Dade County. Districts for landscape/landscape maintenance, security guard (stationary and/or roving patrol) and recreational service can be created by Miami-Dade County in all of Miami-Dade County, including municipalities. Municipalities have the authority under State Statutes, to create their own special taxing districts and bond for the capital improvements.

18. If the district is located, wholly or partially, within the boundaries of a municipality, what, if any, City support is required for the project?

If any portion of a proposed district lies within the boundaries of a municipality, said municipality must, once the petition has been validated, authorize the County, by ordinance, to create the district. The municipality must hold a public hearing on the proposal.

19. Are there different types of security guard districts?

There are two types of security guard districts:

- a) Stationary - with guardhouses manned usually by commercial guards; and
- b) Roving patrols - provided by off-duty police officers (City officers in the municipalities and Florida Highway Patrol officers in Unincorporated Miami-Dade County), or commercial guards. Police officers are armed; commercial guards, because of liability issues, are not.

20. Is the input of any group, besides the Special Taxing Districts Division, required prior to issuance of a petition for security guard districts?

We require, prior to the preparation of the petition package, an indication by the appropriate City or County Fire/Rescue and Police Department that the delivery of emergency services will not be unduly delayed by any requested closure or loss of access to existing fire hydrants. We also require that the Public Works Highway Division review the implications of any street closure and as a result, it is sometimes mandated that the requestor submit, at his expense, a traffic study conducted by a registered traffic engineering firm.

21. Do street closures affect the delivery of emergency services?

The Fire Rescue Department determines, prior to issuance of the petition, whether the proposed street closure will affect the delivery of emergency services. If the Fire Rescue Department determines that the proposal will significantly hamper such delivery, it will generally request that additional guardhouses (entrances) be provided for.

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Only property owners and documented renters.

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All changes must be requested through the Special Taxing Districts Division.

40. Who may you call for additional information?

Please call the Special Taxing Districts Division at (786) 469-2026.

August 23, 2007

FINAL: Revised 8-23-07

Mr. Mike Iturrey,
NL CRA Coordinator, Miami-Dade OSBM
111 NW 1st Street
Miami, FL 33128

RECEIVED
By the Clerk for the record.

AUG 27 2007

Re: Naranja Lakes CRA
Schedule of Values

Item _____
Exhibit _____
Meeting _____

Dear Mr. Iturrey;

On behalf of Naranja Lakes Construction, please accept the attached information as our formal request to the Naranja Lakes CRA Board for review and approval of a final Schedule of values for the Phase I and Phase II improvements identified in the Naranja Lakes Redevelopment Agreement. As previously discussed, and as outlined in the memorandum from Mr. Hugo Benitez of June 18, 2007 (Exhibit A), we are providing the following back up material to the CRA Board for review and approval:

1. A Schedule of Values (Exhibit B) for Phase I and Phase II. The Phase I Schedule of Values is signed by both the contractor(s) and developer;
2. An explanation of work not in the original contract budget (the agreement) for the Phase I improvements, that was necessary to accomplish the project, and;
3. Assurance that the balance of the work can be accomplished with the remaining project funds.

1. Schedule of Values:

The attached Exhibit B - Schedule of Values includes all Items identified in the Phase I and Phase II Plan of Improvements described in First Amendment to the Redevelopment Agreement. These items include engineering and landscape plans, preparing the site for development, underground infrastructure improvements, roadway and bridge improvements, civic buildings and plazas, and entrance & signage features. The total amount of the Phase I budget is \$10,613,062.37 and the Phase II budget is \$7,132,293.38 providing a total project budget of \$17,745,355.75.

Each Item identified in the plan of Improvements has a separate and distinct budget. Within these budgets are sub-items, which provide a greater detail of the requirements to complete that particular improvement. The Schedule of Values

assigns a quantity, unit and unit price for each of the sub-items contained in the agreement. Exhibit "C" is a comparison of the Phase I improvements providing a breakdown of each Item and its sub-items, and compares the Redevelopment Agreement budget against the proposed Schedule of Values. A "savings" or "overage" of each sub-item is identified and determined by comparing the budget to the proposed Schedule of Values. Where necessary, the proposed Schedule of Values re-allocates an items overall savings within the Item or in one case to another item, to compensate for the overages created in the build out of the phase I improvements.

NLC is requesting approval from the Naranja Lakes CRA Board to re-allocate the identified "savings" from one sub-item to another sub-item to cover the overages in the proposed Phase I Schedule of Values. The specific request per "Item" includes the following:

Item C - Canal Street:

Approved Budget:	\$1,320,938.90
NLC SOV:	\$1,464,896.90
Savings/(Overage):	(\$ 143,958.00)

As indicated in Exhibit "C", the sub-item savings totaled \$366,381.88 and the overage totaled \$510,339.88. The majority of the overage in this Item (\$223,487.53) is due to a requirement in the permitted plans to build a water distribution system that was not included in the approved budget. NLC is requesting that the entire savings be allocated towards the overages in this Item, which would leave a gap of \$143,958.00. The gap of \$143,958.00 would be covered by re-allocating the savings in Item D to this item.

Item D - Canal Street Bridge, Greens and Pathways:

Approved Budget:	\$1,537,543.28
NLC SOV:	\$1,393,585.28
Savings/(Overage):	\$ 143,958.00

The sub-items savings totaled \$157,739.04 and the overage totaled \$13,781.04. The overage in this Item is due to a greater cost associated with building the greens and pathways. NLC is requesting to re-allocate \$13,781.04 of the savings towards the overage in this item and the balance (\$143,958.00) to be re-allocated to Item C as noted above.

Item E – SW 140th Avenue:

Approved Budget:	\$2,603,816.64
NLC SOV:	\$2,603,816.64
Savings/(Overage):	\$ 0.00

There are no changes to this Item.

Item F – SW 140th Avenue Plaza:

Approved Budget:	\$1,122,611.81
NLC SOV:	\$1,122,611.81
Savings/(Overage):	\$ 0.00

The sub-items savings and overages within this Item are equal in the amount of \$31,504.81. A reallocation within sub-items is being requested to compensate for overages in the cost of the civic building and the site amenities. The total value of the Item remains unchanged.

The additional cost to the civic building is primarily due to a slight increase to the building size and additional site work to accommodate a handicap parking space and ramp. The Redevelopment Agreement called for a civic building of 5,300sf and the proposed building is 5,413sf including the covered entrance and terrace. In permitting the civic building, a handicap parking space was required to be added to the site and a corresponding ramp, which increased the cost to the sub-item.

In addition to the reallocation noted above, the construction plans, as permitted to date, include a modification to the quantity of bike racks, benches and trash receptacles included in the Redevelopment Agreement. When the original plan for the plaza was designed it included a pool cabana, pool and smaller civic building. This plan included the approved quantity of bike racks, benches and trash receptacles. The 1st Amendment to the Redevelopment Agreement revised the plaza plan to only include the civic building and the corresponding amenities were not modified to reflect this change. The proposed quantities reflect the correct number of site amenities that correspond to the 1st Amendment site plan.

The reduction in the quantities is shown on the following table:

Item	Approved		Proposed		Difference	
	Quantity	Budget	Quantity	Budget	Quantity	Budget
Bike Rack	5	\$1,750	4	\$2,480	-1	+\$ 730
Benches	18	\$6,300	8	\$6,496*	-10	+\$ 196
Trash Rec.	12	\$3,600	8	\$1,424	-4	-\$2,176
Total		\$11,650		\$10,400		-\$1,250

* Includes the cost of a concrete pad for mounting the benches and trash receptacles.

A copy of the approved and permitted plans and illustrations of the bike racks, benches, and trash receptacles are attached as Exhibit "D". The \$1,250.00 savings in these items, as indicated above, is being reallocated to the additional cost for the Civic Building sub-item.

Item J - SW 143rd Avenue (275th St):

Approved Budget: \$1,360,444.05
NLC SOV: \$1,360,444.05
Savings/(Overage): \$ 0.00

The sub-item savings and overages are equal in the amount of \$279,226.07. There are small re-allocations within sub-items to compensate from one to the other, but the total value remains unchanged. NLC is requesting that the savings be allocated towards the overages within this Item.

Item K - SW 272nd Street:

Approved Budget: \$1,183,915.58
NLC SOV: \$1,183,915.58
Savings/(Overage): \$ 0.00

There are no changes to this Item.

Item L - Clearing, Grubbing and Utility Removal:

Approved Budget: \$ 590,800.00
NLC SOV: \$ 590,800.00
Savings/(Overage): \$ 0.00

There are no changes to this Item.

Item N - SW 272nd Street Entrance Features:

Approved Budget:	\$	65,156.69
NLC SOV:	\$	65,156.69
Savings/(Overage):	\$	0.00

The sub-items savings and overages are equal in the amount of \$15,386.19. There is a re-allocation within sub-items to compensate from one to the other, which includes the budget for pathways being reallocated to the construction of the monuments signs as well as the savings in the landscape and irrigation. Although there is a sub-item allocation for pathways in the agreement, there are no pathways provided in the current design. The entry monument was enlarged from what was identified in the agreement to make it a symmetrical feature and now provides two covered trellis elements versus only one as shown in the agreement. The total overall value of the item remains unchanged. NLC is requesting that the savings be allocated towards the overages within the Item. A depiction of the proposed entry monuments and features are attached as Exhibit "E".

For each Item identified in the Redevelopment Agreement, a full set of engineering and landscape plans has been developed and approved to determine the sub-items identified in the Schedule of Values. These plans will be utilized for verification and acceptance by the design professionals as well as the construction consultant who is reviewing the implementation of the project on behalf of the County and CRA. The landscape architect will inspect and certify the acceptability of all material included in the approved plans and schedule of values.

In Phase I, The overall "savings" and "overages" are equal and balance each other out on a one-to-one basis in the amount of \$848,987.99. The requested re-allocations for all items except "F" and "N" are consistent with the schedules used in the previous 20 reimbursement payments made to NLC. The reallocations are all within the approved Phase I Redevelopment Agreement budget and include all the work necessary to complete the required improvements.

The Phase II Schedule of Values in the amount of \$7,132,293.38 is consistent with the approved Redevelopment Agreement budget. The format of the Schedule of Values meets the recommendations of the construction consultant for form and sufficiency. It is recognized and agreed upon by all parties that by approving the Phase II Schedule of values, at this time, that further modifications will take place prior to initiating any construction activity of the listed Items. Before the start of construction of any item, NLC and the construction consultant will prepare and submit a Final Schedule of Values to be presented and approved by the CRA Board. The Final schedule of values may include re-allocations within an Item, re-

allocations to other items and additional scope changes as deemed necessary to coincide with actual construction contracts, construction documents and units costs. Upon CRA Board approval, the Final Schedule of Values will establish the basis for reimbursement to NLC for work completed per the Redevelopment Agreement.

It is also recognized and agreed upon by all parties that the final Phase II budget will be reduced by \$271,331.00 to recognize the approval and advanced payment of work located east of the bridge for Item "G" - SW 280th Street. The remaining value of the Phase II budget will be \$6,860,962.38.

2. Work not in the original Redevelopment Agreement budget:

The Redevelopment Agreement Budget was put together with preliminary plans that had not received full permitting approvals. Through the course of gaining these approvals and in the course of constructing the Phase I improvements, additional scope was added to the project that was not included in the original budget. This item was included in the Phase I Schedule of Values as it was required and a necessary improvement to complete the roadway per the permitted construction plans. The additional scope includes the following:

Item C - Canal Street:

As shown in the Line Item Budget Comparisons, Item C includes a water distribution system that was not anticipated or included in the original budget. This sub-item has a total cost of \$223,487.53. The water distribution system was required to provide service to the lots adjacent to the roadway and to loop the overall water supply system within the project. Naranja Lakes Construction included this improvement in the Schedule of Values and re-allocated money from other sub-items and re-allocated savings from Item D to cover the cost of this necessary improvement and change in scope. The approved construction plans for this roadway required the implementation of the water system and will provide the benefit of water supply to the surrounding residential development.

3. Assurance of completion of the balance of the work:

We have evaluated the work necessary to complete the required planned improvements for both the balance of Phase I and Phase II. In doing so we have determined that our current relationship with our site contractor will have to be terminated and his accepted bid price for the balance of the work will be abandoned. By doing so, Naranja Lakes Construction will step into the role of contractor and can assure the completion of the required improvements for the approved budgeted amount and as presented in the proposed Phase I and Phase II Schedule of Values.

With the approval by the Naranja Lakes CRA Board of the attached Schedule of Values, Naranja Lakes Construction will be able to move forward on the completion of the Phase I and Phase II Improvements and be reimbursement for the work completed and paid to date. The proposed Schedule of Values includes all Items contained in the Redevelopment Agreement. As stated previously, prior to any work beginning in Phase II a Final Schedule of Values will be presented to the CRA Board for review and approval. Once this process is complete, we will execute the remaining work and complete the project.

Over the last several months we have been able to establish a working relationship with you and your staff as well as SRS engineering, Inc.; the new construction consultant. We have reviewed the recommendations in their report for moving the project forward and are in full agreement with them and look forward to getting to work on the balance of the project. We thank you for your support and recommendation that the CRA Board approve the proposed Schedule of Values as contained herein.

If you have any questions, please do not hesitate to give me a call.
Sincerely,



Scott A. Hedge
Project Manager

CC George de Guardiola
Ed de Guardiola
Mike Ehrenstein
Ignacio Serralta
Edith Nogueira
Jason Rodriguez
Robert Murphy
Ricardo Torres

Attachments: Exhibit A - Hugo Benitez Memorandum
Exhibit B - Schedule of Values
Exhibit C - Line Item Budget Comparison
Exhibit D - 140th Ave Plaza and entry monuments
Exhibit E - Entry monument sign and feature

Exhibit A – Hugo Benitez Memorandum

Memorandum



Date: June 18, 2007
To: Mike Iturrey
Coordinator, OSBM
From: Hugo Benitez
Assistant County Attorney
Subject: Naranja Lakes CRA, Mandarin Lakes

This memorandum will summarize our discussion with various County representatives regarding the referenced construction. The following process was laid out, and generally agreed upon, to resolve the pending issues between the County, the Community Redevelopment Agency ("CRA") and Naranja Lakes Construction, LLC (the Developer) under the Redevelopment Agreement among the parties dated on or about January 8, 2004:

1. The Developer will develop a schedule of values for the construction which will reflect the actual costs paid by the Developer to the contractor for the work performed, and will contain a representation of the actual work performed. The schedule of values will be signed by the contractor and the Developer.
2. If the Developer claims to have provided work that is not set forth in the contract budget, but yet is work reasonably necessary to accomplish the project or otherwise of benefit to the project, the Developer shall also identify such work in the schedule of values, explain how it was reasonably necessary to accomplish the project or otherwise be of benefit to the project, and set forth a statement of costs incurred in connection with that work.
3. The Developer shall also prepare a written assurance that the balance of the work remaining in the project may reasonably be finished with the remaining project funds after payment of the application for payments supported by the documents described in paragraphs 1 and 2 above.
4. The above documents shall be presented to the CRA for approval. The CRA shall evaluate the documents for compliance with the contract, for reasonableness of the prices represented and payments made, for the amount of work claimed to be performed, for the reasonableness of the construction contract, for the necessity or benefit to the project of the work done and for the reasonableness of the Developer's representation that the balance of the work will be completed for the available contract funds. This evaluation shall be without prejudice to the CRA's audit rights under the redevelopment agreement.

I believe this summarizes the matters discussed during our meeting. Please call me with any questions.

HB/es

cc: Mandana Dashtaki, ACA
Michael Ehrenstein

Exhibit B – Schedule of Values

Phase I - Plan of Improvements
Streets, Plazas and Entry Features

ITEM	DESCRIPTION	APPROVED 1st AMENDMENT BUDGET	PROPOSED SCHEDULE OF VALUES	AMOUNT OF CHANGE
C	Canal Street	\$ 1,320,938.90	\$ 1,464,896.91	\$ 143,958.01
D	Canal Street Bridge, Greens and Pathways	\$ 1,537,543.28	\$ 1,393,585.27	\$ (143,958.01)
E	S. W. 140th Avenue	\$ 2,603,816.64	\$ 2,603,816.64	\$0.00
F	S. W. 140th Avenue Plaza	\$ 1,122,611.81	\$ 1,122,611.81	\$0.00
J	S. W. 143rd Avenue	\$ 1,360,444.05	\$ 1,360,444.05	\$0.00
K	S. W. 272nd Street	\$ 1,183,915.58	\$ 1,183,915.58	\$0.00
L	Clearing, Grubbing and Utility Removal	\$ 590,800.00	\$ 590,800.00	\$0.00
N	S.W. 272nd Street Entrance Features	\$ 65,156.69	\$ 65,156.69	\$0.00
		\$ 9,785,226.95	\$ 9,785,226.95	\$0.00
	Engineering & Landscape Plans	\$ 452,683.00	\$ 452,683.00	\$0.00
	Developer's Fee	\$ 375,152.42	\$ 375,152.42	\$0.00
		\$ 10,613,062.37	\$ 10,613,062.37	\$0.00

Contractor's signed Certification is attached.
 In tabulations below, amounts are stated to the nearest dollar.
 Use Column I on Contracts where variable retainage for line items may apply.

CONTRACTOR: Solo Construction Corp.
 3855 Commerce Parkway
 Miramar, FL 33025

APPLICATION NO: NLCC-001
 PERIOD TO:
 CONTRACT NO:

ITEM	DESCRIPTION OF WORK	QUANTITY	UNIT	UNIT PRICE	SCHEDULED VALUE	WORK COMPLETED PREVIOUS APPLICATION		WORK COMPLETED THIS PERIOD		WORK COMPLETED AND STORED TO DATE		BALANCE TO FINISH	RETAINAGE
						QUANTITY	AMOUNT	QUANTITY	AMOUNT	QUANTITY	AMOUNT		
Item # 1 SW 140th Avenue													
1	DEMO					0	0	0	0	0	0		
2	ADD STRUCTURES	3	EA	\$ 519.60	\$ 1,558.80	0	0	0	0	0	0	\$ 1,558.80	0.00%
3	CURB & GUTTER	11,464	LF	\$ 12.33	\$ 141,375.00	0	0	0	0	0	0	\$ 141,375.00	0.00%
4	VALLEY CURB	1,265	LF	\$ 11.07	\$ 14,000.00	0	0	0	0	0	0	\$ 14,000.00	0.00%
5	MEDIAN CONCRETE	13,000	SF	\$ 5.05	\$ 65,650.00	0	0	0	0	0	0	\$ 65,650.00	0.00%
6	SIDEWALK	600	SF	\$ 4.71	\$ 2,826.00	0	0	0	0	0	0	\$ 2,826.00	0.00%
7	12" SUBGRADE	15,000	SY	\$ 1.69	\$ 25,350.00	0	0	0	0	0	0	\$ 25,350.00	0.00%
8	LIMBEROCK BASE	15,000	SY	\$ 13.00	\$ 195,000.00	0	0	0	0	0	0	\$ 195,000.00	0.00%
9	1" OVERLAY	12,000	SY	\$ 4.00	\$ 48,000.00	0	0	0	0	0	0	\$ 48,000.00	0.00%
10	2" ASPHALT	14,750	SY	\$ 6.30	\$ 92,925.00	0	0	0	0	0	0	\$ 92,925.00	0.00%
11	SOD	11,000	SY	\$ 2.02	\$ 22,220.00	0	0	0	0	0	0	\$ 22,220.00	0.00%
12	SEWER 0-6				\$ 4,814.04	0	0	0	0	0	0	\$ 4,814.04	0.00%
13	SEWER 6-8				\$ 27,052.20	0	0	0	0	0	0	\$ 27,052.20	0.00%
14	SEWER 8-10				\$ 61,107.20	0	0	0	0	0	0	\$ 61,107.20	0.00%
15	SEWER 10-12				\$ 117,030.40	0	0	0	0	0	0	\$ 117,030.40	0.00%
16	SEWER 12-14				\$ 21,662.40	0	0	0	0	0	0	\$ 21,662.40	0.00%
17	MANHOLES				\$ 61,074.20	0	0	0	0	0	0	\$ 61,074.20	0.00%
18	LATERALS				\$ 94,959.38	0	0	0	0	0	0	\$ 94,959.38	0.00%
19	LANDSCAPE & IRRIGATION				\$ 15,564.08	0	0	0	0	0	0	\$ 15,564.08	0.00%
20	HONG KONG ORCHID	8	EA	\$ 208.17	\$ 1,665.36	0	0	0	0	0	0	\$ 1,665.36	0.00%
21	GOLDBER SHOWER TREE	32	EA	\$ 208.17	\$ 6,661.44	0	0	0	0	0	0	\$ 6,661.44	0.00%
22	PERBERNA	16	EA	\$ 153.68	\$ 2,458.88	0	0	0	0	0	0	\$ 2,458.88	0.00%
23	LIVE OAK	200	EA	\$ 208.17	\$ 41,634.00	0	0	0	0	0	0	\$ 41,634.00	0.00%
24	FLORIDA ROYAL PALM	15	EA	\$ 928.38	\$ 13,925.70	0	0	0	0	0	0	\$ 13,925.70	0.00%
25	FOXTAIL PALM	34	EA	\$ 384.20	\$ 13,062.80	0	0	0	0	0	0	\$ 13,062.80	0.00%
26	RED JACOBS COAT	980	EA	\$ 2.48	\$ 2,430.40	0	0	0	0	0	0	\$ 2,430.40	0.00%
27	SEASONAL FLOWERS	72	EA	\$ 1.82	\$ 131.04	0	0	0	0	0	0	\$ 131.04	0.00%
28	MEXICAN HEATHER	484	EA	\$ 2.48	\$ 1,200.32	0	0	0	0	0	0	\$ 1,200.32	0.00%
29	RED TIP COCOPLUM	578	EA	\$ 6.47	\$ 3,739.66	0	0	0	0	0	0	\$ 3,739.66	0.00%
30	CROTON	520	EA	\$ 8.67	\$ 4,508.40	0	0	0	0	0	0	\$ 4,508.40	0.00%
31	BLUE DAZE	680	EA	\$ 2.48	\$ 1,686.40	0	0	0	0	0	0	\$ 1,686.40	0.00%
32	IXORA	120	EA	\$ 6.47	\$ 776.40	0	0	0	0	0	0	\$ 776.40	0.00%
33	DOWNY JASMINE	40	EA	\$ 2.48	\$ 99.20	0	0	0	0	0	0	\$ 99.20	0.00%
34	LIRIOPE	1328	EA	\$ 2.48	\$ 3,293.44	0	0	0	0	0	0	\$ 3,293.44	0.00%
35	RED PERITAS	394	EA	\$ 3.05	\$ 1,205.64	0	0	0	0	0	0	\$ 1,205.64	0.00%
36	DWARF VAR SCHEFFLERA	186	EA	\$ 7.94	\$ 1,476.84	0	0	0	0	0	0	\$ 1,476.84	0.00%
37	TRASH RECEPTACLES	7	EA	\$ 178.00	\$ 1,246.00	0	0	0	0	0	0	\$ 1,246.00	0.00%
38	BENCH	7	EA	\$ 462.00	\$ 3,234.00	0	0	0	0	0	0	\$ 3,234.00	0.00%
39	STRIPING AND SIGNAGE				\$ 30,000.00	0	0	0	0	0	0	\$ 30,000.00	0.00%
40	12" DIP				\$ 134,680.00	0	0	0	0	0	0	\$ 134,680.00	0.00%
41	FIRE HYDRANT ASS				\$ 19,174.40	0	0	0	0	0	0	\$ 19,174.40	0.00%
42	12" GATE VALVE				\$ 23,020.80	0	0	0	0	0	0	\$ 23,020.80	0.00%
43	8" TE IN				\$ 17,918.40	0	0	0	0	0	0	\$ 17,918.40	0.00%
44	3" GATE VALVE				\$ 17,520.80	0	0	0	0	0	0	\$ 17,520.80	0.00%
45	1" DBL SVC				\$ 17,598.80	0	0	0	0	0	0	\$ 17,598.80	0.00%
46	1" SINGLE SVC				\$ 2,500.00	0	0	0	0	0	0	\$ 2,500.00	0.00%
47	FLUSHING VALVE				\$ 3,000.00	0	0	0	0	0	0	\$ 3,000.00	0.00%
48	12" TAPPING SLEE				\$ 6,578.40	0	0	0	0	0	0	\$ 6,578.40	0.00%
49	FITTINGS				\$ 75,784.00	0	0	0	0	0	0	\$ 75,784.00	0.00%
50	6" DIP				\$ 8,514.00	0	0	0	0	0	0	\$ 8,514.00	0.00%
51	STRUCTURES				\$ 101,400.00	0	0	0	0	0	0	\$ 101,400.00	0.00%
52	24" CMP				\$ 161,920.00	0	0	0	0	0	0	\$ 161,920.00	0.00%
53	18" CMP				\$ 69,000.00	0	0	0	0	0	0	\$ 69,000.00	0.00%
54	GENERAL CONDITIONS				\$ 429,955.22	0	0	0	0	0	0	\$ 429,955.22	0.00%
55	MOT				\$ 150,000.00	0	0	0	0	0	0	\$ 150,000.00	0.00%
56	INSURANCE BOND				\$ 100,000.00	0	0	0	0	0	0	\$ 100,000.00	0.00%
					\$ 590,800.00	0	0	0	0	0	0	\$ 590,800.00	0.00%

ITEM	DESCRIPTION OF WORK	QUANTITY	UNIT	UNIT PRICE	SCHEDULED VALUE	PREVIOUS APPLICATION	THIS PERIOD	STORIED TO DATE	BALANCE TO FINISH	RETAINAGE
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ITEM "E" - TOTALS: \$ 2,603,816.64

Item "K" - SW 27th Street

57	DEMO									
58	ADJ STRUCTURES	3	EA	\$ 519.60	\$ 49,051.55	0	0	0	\$ 49,051.55	
59	CURB & GUTTER	2,404	LF	\$ 15.30	\$ 36,776.70	0	0	0	\$ 36,776.70	
60	VALLEY CURB	1,801	LF	\$ 10.71	\$ 19,286.40	0	0	0	\$ 19,286.40	
61	6" CURB	1,690	LF	\$ 10.00	\$ 16,900.00	0	0	0	\$ 16,900.00	
62	SIDEWALK	25,000	SF	\$ 4.71	\$ 117,750.00	0	0	0	\$ 117,750.00	
63	12" STABILIZED	1,690	SY	\$ 1.69	\$ 5,070.00	0	0	0	\$ 5,070.00	
64	8" LIMBROCK BASE	2,000	SY	\$ 13.00	\$ 26,000.00	0	0	0	\$ 26,000.00	
65	2" ASPHALT	6,250	SY	\$ 6.30	\$ 39,575.00	0	0	0	\$ 39,575.00	
66	SOD	8,000	SY	\$ 2.02	\$ 16,160.00	0	0	0	\$ 16,160.00	
67	SEWER 0-6					0	0	0		
68	SEWER 6-8					0	0	0		
69	MANHOLES					0	0	0		
70	LATERALS					0	0	0		
	LANDSCAPE & IRRIGATION									
71	IRRIGATION				\$ 69,792.99	0	0	0	\$ 69,792.99	
72	GLUCOUS CASSIA	24	EA	\$ 208.17	\$ 4,996.08	0	0	0	\$ 4,996.08	
73	FOXTAIL PALM	18	EA	\$ 384.20	\$ 6,915.60	0	0	0	\$ 6,915.60	
74	LIVE OAK	61	EA	\$ 208.17	\$ 12,698.37	0	0	0	\$ 12,698.37	
75	BLUE DAZE	980	EA	\$ 2.48	\$ 2,430.40	0	0	0	\$ 2,430.40	
76	WAX JASMINE	848	EA	\$ 6.47	\$ 5,486.56	0	0	0	\$ 5,486.56	
77	TRASH RECEPTACLES	12	EA	\$ 178.00	\$ 2,136.00	0	0	0	\$ 2,136.00	
78	BENCH				\$ 5,544.00	0	0	0	\$ 5,544.00	
79	STRING AND SIGN				\$ 20,000.00	0	0	0	\$ 20,000.00	
80	STRUCTURES				\$ 62,400.00	0	0	0	\$ 62,400.00	
81	24" CMP				\$ 76,000.00	0	0	0	\$ 76,000.00	
82	12" DIP				\$ 78,884.00	0	0	0	\$ 78,884.00	
83	FIRE HYDRANT ASS				\$ 8,217.60	0	0	0	\$ 8,217.60	
84	12" GATE VALVE				\$ 23,020.80	0	0	0	\$ 23,020.80	
85	8" TIE IN				\$ 8,959.20	0	0	0	\$ 8,959.20	
86	8" GATE VALVE				\$ 11,149.60	0	0	0	\$ 11,149.60	
87	1" DEL SVC				\$ 23,229.36	0	0	0	\$ 23,229.36	
88	1" SINGLE SVC				\$ 2,500.00	0	0	0	\$ 2,500.00	
89	FLUSHING VALVE				\$ 3,000.00	0	0	0	\$ 3,000.00	
90	6" TAP SILV & VALV				\$ 6,578.40	0	0	0	\$ 6,578.40	
91	FITTINGS				\$ 37,892.00	0	0	0	\$ 37,892.00	
92	8" DIP				\$ 10,873.20	0	0	0	\$ 10,873.20	
93	GENERAL CONDITIONS				\$ 177,274.00	0	0	0	\$ 177,274.00	
94	MOT				\$ 23,118.98	0	0	0	\$ 23,118.98	
ITEM "K" - TOTALS:					\$ 1,183,915.58	\$	\$	\$	\$ 1,183,915.58	\$

Item "C" - Canal Street - Naranda Lakes Blvd.

95	CONN. TO 8" GATE VALVE @ NARANDA LAKES BLV.				\$ 1,518.78	0	0	0	\$ 1,518.78	
96	CONN. TO 8" X 12" REDUCER @ SW 147 AVE				\$ 2,365.24	0	0	0	\$ 2,365.24	
97	CONN. TO EXIST 12" W/LM @ SW 145 AVE				\$ 3,208.66	0	0	0	\$ 3,208.66	
98	12" D.I.P.				\$ 3,353.40	0	0	0	\$ 3,353.40	
99	8" D.I.P.				\$ 101,839.99	0	0	0	\$ 101,839.99	
100	6" D.I.P.				\$ 2,707.20	0	0	0	\$ 2,707.20	
101	12" GATE VALVE				\$ 3,007.49	0	0	0	\$ 3,007.49	
102	8" GATE VALVE				\$ 30,108.80	0	0	0	\$ 30,108.80	
103	6" GATE VALVE				\$ 5,134.80	0	0	0	\$ 5,134.80	
104	FIRE HYDRANT				\$ 12,970.80	0	0	0	\$ 12,970.80	
105	12" x 8" CROSS				\$ 737.95	0	0	0	\$ 737.95	
106	12" 45 DEGREE BEND				\$ 1,343.76	0	0	0	\$ 1,343.76	
107	8" CROSS				\$ 1,066.56	0	0	0	\$ 1,066.56	
108	8" TEE				\$ 2,334.40	0	0	0	\$ 2,334.40	
109	8" x 6" TEE				\$ 1,999.80	0	0	0	\$ 1,999.80	
110	8" 45 DEGREE BEND REST.				\$ 1,657.92	0	0	0	\$ 1,657.92	
111	8" 1-1/4 DEGREE BEND				\$ 612.48	0	0	0	\$ 612.48	
112	8" x 2" CAP W/2" F.V.O				\$ 13,416.48	0	0	0	\$ 13,416.48	
113	1" SINGLE SERVICE				\$ 5,747.28	0	0	0	\$ 5,747.28	
114	1" DUAL SERVICE				\$ 28,155.76	0	0	0	\$ 28,155.76	
115	REMOVE EXIST CB				\$ 2,762.44	0	0	0	\$ 2,762.44	
116	EXE. TR. W/8" CMP (HDPB)				\$ 108,376.55	0	0	0	\$ 108,376.55	
117	VOL (42")				\$ 30,853.74	0	0	0	\$ 30,853.74	

ITEM	DESCRIPTION OF WORK	QUANTITY	UNIT	SCHEDULED VALUE	PREVIOUS APPLICATION	THIS PERIOD	WORK COMPLETED AND STORED TO DATE	BALANCE TO FINISH
					QUANTITY	AMOUNT	QUANTITY	AMOUNT
118	P6 (42")			\$ 32,007.25	0	\$ -	0	\$ -
119	CONN. TO MH 24			\$ 1,462.56	0	\$ -	0	\$ -
120	CONN. TO EXIST. MH			\$ 2,122.56	0	\$ -	0	\$ -
121	CONN. TO MH 39			\$ 2,599.08	0	\$ -	0	\$ -
122	8" SDR35 PVC (0 - 6')			\$ 1,172.40	0	\$ -	0	\$ -
123	8" SDR35 PVC (6 - 8')			\$ 60,720.29	0	\$ -	0	\$ -
124	8" SDR35 PVC (8 - 10')			\$ 50,998.09	0	\$ -	0	\$ -
125	10" SDR35 PVC (12 - 14')			\$ 4,901.44	0	\$ -	0	\$ -
126	10" SDR35 PVC (14 - 16')			\$ 24,700.00	0	\$ -	0	\$ -
127	8" D.I.P. (0 - 6')			\$ 1,637.99	0	\$ -	0	\$ -
128	8" D.I.P. (6 - 8')			\$ 2,938.60	0	\$ -	0	\$ -
129	8" D.I.P. (8 - 10')			\$ 3,153.54	0	\$ -	0	\$ -
130	10" D.I.P. (14 - 16')			\$ 53,272.95	0	\$ -	0	\$ -
131	12" D.I.P. (14 - 16')			\$ 13,416.95	0	\$ -	0	\$ -
132	MH (0 - 6')			\$ 3,894.00	0	\$ -	0	\$ -
133	MH (6 - 8')			\$ 18,004.80	0	\$ -	0	\$ -
134	MH (8 - 10')			\$ 13,417.80	0	\$ -	0	\$ -
135	MH (12 - 14') w/ DROP			\$ 4,311.17	0	\$ -	0	\$ -
136	MH (14 - 16')			\$ 11,127.00	0	\$ -	0	\$ -
137	6" LATERAL SSI 0			\$ 33,403.19	0	\$ -	0	\$ -
138	6" LATERAL SSI 0			\$ 18,660.64	0	\$ -	0	\$ -
139	REMOVE & DISPOSE EXIST. ASPHALT			\$ 1,645.60	0	\$ -	0	\$ -
140	REMOVE & DISPOSE EXIST. CURB			\$ 822.80	0	\$ -	0	\$ -
141	RELOCATE EXIST. TREE			\$ 1,234.20	0	\$ -	0	\$ -
142	SUBGRADE			\$ 3,025.00	0	\$ -	0	\$ -
143	8" BASEROCK			\$ 12,947.00	0	\$ -	0	\$ -
144	1-1/2" A.C.S.C. (2 LIFTS)			\$ 73,332.99	0	\$ -	0	\$ -
145	TYPE "B" CURB & GUTTER			\$ 58,125.99	0	\$ -	0	\$ -
146	TYPE "C" CURB & GUTTER			\$ 35,204.00	0	\$ -	0	\$ -
147	TYPE "D" CURB (6' x 12')			\$ 22,748.00	0	\$ -	0	\$ -
148	VALLEY GUTTER			\$ 25,153.00	0	\$ -	0	\$ -
149	SIDEWALK (4')			\$ 80,383.99	0	\$ -	0	\$ -
150	SIDEWALK (6')			\$ 8,008.00	0	\$ -	0	\$ -
151	MEDIAN CONCRETE (4')			\$ 761.60	0	\$ -	0	\$ -
152	CONCRETE DRIVEWAY (6')			\$ 4,725.00	0	\$ -	0	\$ -
153	GLADRAIL			\$ 18,656.66	0	\$ -	0	\$ -
154	TRAFFIC CONTROL			\$ 27,414.84	0	\$ -	0	\$ -
155	MISCELLANEOUS			\$ 1,210.00	0	\$ -	0	\$ -
156	DENSITIES			\$ 1,597.20	0	\$ -	0	\$ -
157	SURVEYING			\$ 8,504.09	0	\$ -	0	\$ -
158	LANDSCAPE & IRRIGATION			\$ 55,067.72	0	\$ -	0	\$ -
159	IRRIGATION PUMP/CONTROLLER			\$ 50,000.00	0	\$ -	0	\$ -
160	GLAUCOUS CASSIA			\$ 1,665.36	0	\$ -	0	\$ -
161	FOXTAIL PALM			\$ 4,610.40	0	\$ -	0	\$ -
162	LIVE OAK			\$ 12,282.03	0	\$ -	0	\$ -
163	LIRIOPE			\$ 1,582.24	0	\$ -	0	\$ -
164	WAX JASMINE			\$ 2,316.26	0	\$ -	0	\$ -
165	SOD			\$ 7,474.00	0	\$ -	0	\$ -
166	TRASH RECEPTACLES			\$ 2,492.00	0	\$ -	0	\$ -
167	BENCH			\$ 6,468.00	0	\$ -	0	\$ -
168	GENERAL CONDITIONS			\$ 193,789.46	0	\$ -	0	\$ -
169	MOT			\$ 18,244.96	0	\$ -	0	\$ -
ITEM "C" - TOTALS:				\$ 1,464,996.91	\$ -	\$ -	\$ -	\$ -

Item "D" Canal Street Bridges, Green and Parkway

170	MOBILIZATION			\$ 20,000.00	0	\$ -	0	\$ -
171	CLASS II CONC (Approach Slabs)			\$ 79,960.38	0	\$ -	0	\$ -
172	CLASS IV CONC (Superstructure)			\$ 227,886.35	0	\$ -	0	\$ -
173	CLASS IV CONC (Substructure)			\$ 112,209.44	0	\$ -	0	\$ -
174	BRIDGE FLOOR GROOVING			\$ 3,928.89	0	\$ -	0	\$ -
175	CONCRETE SURFACES CLEANING & COATING			\$ 3,800.00	0	\$ -	0	\$ -
176	REIN. STEEL (Superstructure)			\$ 108,681.35	0	\$ -	0	\$ -
177	REIN. STEEL (Substructure)			\$ 22,036.96	0	\$ -	0	\$ -
178	PREFORMED PILE HOLES			\$ 17,195.76	0	\$ -	0	\$ -
179	CONCRETE PILING PRESTRESSED (18")			\$ 57,108.59	0	\$ -	0	\$ -
180	TEST PILE (18")			\$ 168,325.58	0	\$ -	0	\$ -
181	TEST PILE (18")			\$ 51,087.69	0	\$ -	0	\$ -
182	ALUMIN HANDRAIL (Triple Rail)			\$ 16,059.00	0	\$ -	0	\$ -

ITEM	DESCRIPTION OF WORK	QUANTITY	UNIT	UNIT PRICE	SCHEDULED VALUE	PREVIOUS APPLICATION	THIS PERIOD	STORIED TO DATE	PERCENTAGE	BALANCE TO REMAIN
						QUANTITY	AMOUNT	QUANTITY	%	
183	CONC TRAFFIC BARRIER RAILING (Bridge)				\$ 39,471.00	0	\$ -	0	0.00%	\$ 39,471.00
184	RIP RAP (Sand-Cement)				\$ 33,649.00	0	\$ -	0	0.00%	\$ 33,649.00
185	CONC PARAPET (Ped/Bicycle)				\$ 35,382.00	0	\$ -	0	0.00%	\$ 35,382.00
186	LANDSCAPE & IRRIGATION				\$ 29,426.84	0	\$ -	0	0.00%	\$ 29,426.84
187	CIVIC BUILDING - GAZEBO				\$ 35,000.00	0	\$ -	0	0.00%	\$ 35,000.00
188	GUMBO LIMBO	5	EA	208.17	\$ 1,040.85	0	\$ -	0	0.00%	\$ 1,040.85
189	MAHOGANY	12	EA	167.25	\$ 2,007.00	0	\$ -	0	0.00%	\$ 2,007.00
190	YELLOW TRUMPET TREE	24	EA	208.17	\$ 4,996.08	0	\$ -	0	0.00%	\$ 4,996.08
191	MONTGOMERY PALM	10	EA	340.00	\$ 3,400.00	0	\$ -	0	0.00%	\$ 3,400.00
192	ROYAL PODICLANA	19	EA	149.51	\$ 2,840.69	0	\$ -	0	0.00%	\$ 2,840.69
193	PAUBOTS PALM	1	EA	150.25	\$ 150.25	0	\$ -	0	0.00%	\$ 150.25
194	FOXTAIL PALM	13	EA	384.20	\$ 4,994.60	0	\$ -	0	0.00%	\$ 4,994.60
195	COCONUT PALM	9	EA	256.19	\$ 2,305.71	0	\$ -	0	0.00%	\$ 2,305.71
196	RED TIP COCPFLUM	310	EA	6.47	\$ 2,005.70	0	\$ -	0	0.00%	\$ 2,005.70
197	GROTON	412	EA	8.67	\$ 3,572.04	0	\$ -	0	0.00%	\$ 3,572.04
198	CROWN OF THORNS	380	EA	7.90	\$ 3,002.00	0	\$ -	0	0.00%	\$ 3,002.00
199	WAX JASMINE	90	EA	6.47	\$ 582.30	0	\$ -	0	0.00%	\$ 582.30
200	AZTEC GRASS	1,012	EA	3.02	\$ 3,056.24	0	\$ -	0	0.00%	\$ 3,056.24
201	LIRIOPE	562	EA	2.48	\$ 1,393.76	0	\$ -	0	0.00%	\$ 1,393.76
202	PLUMBAGO	50	EA	7.53	\$ 376.50	0	\$ -	0	0.00%	\$ 376.50
203	RED TAWAIN DWARF	58	EA	7.92	\$ 459.36	0	\$ -	0	0.00%	\$ 459.36
204	PURPLE QUEEN	412	EA	2.63	\$ 1,083.56	0	\$ -	0	0.00%	\$ 1,083.56
205	XANADU	762	EA	9.47	\$ 7,216.14	0	\$ -	0	0.00%	\$ 7,216.14
206	PENTAS	462	EA	3.02	\$ 1,395.24	0	\$ -	0	0.00%	\$ 1,395.24
207	VAR. SCHEPPEIRA	348	EA	7.94	\$ 2,763.12	0	\$ -	0	0.00%	\$ 2,763.12
208	SOD	8,800	SY	2.02	\$ 17,776.00	0	\$ -	0	0.00%	\$ 17,776.00
209	TRASH RECEPTACLES	12	BA	178.00	\$ 2,136.00	0	\$ -	0	0.00%	\$ 2,136.00
210	BENCH	14	EA	462.00	\$ 6,468.00	0	\$ -	0	0.00%	\$ 6,468.00
211	BIKE RACKS	5	EA	620.00	\$ 3,100.00	0	\$ -	0	0.00%	\$ 3,100.00
212	PATHS AND SIDEWALKS	2,300	LF	3.24	\$ 7,452.00	0	\$ -	0	0.00%	\$ 7,452.00
213	STREETING & SIGNS				\$ 6,300.00	0	\$ -	0	0.00%	\$ 6,300.00
214	GENERAL CONDITIONS				\$ 222,647.79	0	\$ -	0	0.00%	\$ 222,647.79
215	MOT				\$ 17,855.52	0	\$ -	0	0.00%	\$ 17,855.52
ITEM "D" - TOTALS:					\$ 1,393,585.27	\$ -	\$ -	\$ -	0.00%	\$ 1,393,585.27

Item "C" - SW 143rd Avenue (275th Street)

216	ADVANCE OF UNDERGROUND WORK TO EXISTING LIFT STATION				\$ 169,535.00	0	\$ -	0	0.00%	\$ 169,535.00
217	CONN. TO 12" GATE VALVE @ SW 272 ST				\$ 1,632.77	0	\$ -	0	0.00%	\$ 1,632.77
218	CONN. TO 12" WM @ L.S.				\$ 3,380.19	0	\$ -	0	0.00%	\$ 3,380.19
219	12" D.I.P.				\$ 95,310.80	0	\$ -	0	0.00%	\$ 95,310.80
220	8" D.I.P.				\$ 8,638.11	0	\$ -	0	0.00%	\$ 8,638.11
221	6" D.I.P.				\$ 1,047.90	0	\$ -	0	0.00%	\$ 1,047.90
222	12" GATE VALVE				\$ 17,827.92	0	\$ -	0	0.00%	\$ 17,827.92
223	8" GATE VALVE				\$ 11,938.08	0	\$ -	0	0.00%	\$ 11,938.08
224	6" GATE VALVE				\$ 3,080.88	0	\$ -	0	0.00%	\$ 3,080.88
225	FIRE HYDRANT				\$ 8,982.48	0	\$ -	0	0.00%	\$ 8,982.48
226	12" x 8" CROSS				\$ 2,213.85	0	\$ -	0	0.00%	\$ 2,213.85
227	12" x 6" TEE				\$ 1,247.80	0	\$ -	0	0.00%	\$ 1,247.80
228	12" x 6" TEE				\$ 1,722.60	0	\$ -	0	0.00%	\$ 1,722.60
229	12" 45 DEGREE BEND REST.				\$ 10,750.08	0	\$ -	0	0.00%	\$ 10,750.08
230	12" 22-1/2 DEGREE BEND				\$ 945.12	0	\$ -	0	0.00%	\$ 945.12
231	12" 11-1/4 DEGREE BEND				\$ 2,303.40	0	\$ -	0	0.00%	\$ 2,303.40
232	8" x 2" CAP W/2" F.V.O				\$ 8,944.32	0	\$ -	0	0.00%	\$ 8,944.32
233	1" SINGLE SERVICE				\$ 3,284.16	0	\$ -	0	0.00%	\$ 3,284.16
234	1" DUAL SERVICE				\$ 29,665.68	0	\$ -	0	0.00%	\$ 29,665.68
235	2" AIR RELEASE				\$ 929.35	0	\$ -	0	0.00%	\$ 929.35
236	EXE. TR w/8" CMP (HDPE)				\$ 65,130.51	0	\$ -	0	0.00%	\$ 65,130.51
237	VGI (42")				\$ 15,390.00	0	\$ -	0	0.00%	\$ 15,390.00
238	PG (42")				\$ 19,479.48	0	\$ -	0	0.00%	\$ 19,479.48
239	CONN. TO MH 42				\$ 1,462.56	0	\$ -	0	0.00%	\$ 1,462.56
240	CONN. TO MH 54				\$ 2,122.56	0	\$ -	0	0.00%	\$ 2,122.56
241	8" SDR35 PVC (0 - 6')				\$ 8,038.80	0	\$ -	0	0.00%	\$ 8,038.80
242	8" SDR35 PVC (6 - 8')				\$ 30,027.36	0	\$ -	0	0.00%	\$ 30,027.36
243	8" SDR35 PVC (8 - 10')				\$ 29,040.00	0	\$ -	0	0.00%	\$ 29,040.00
244	10" SDR35 PVC (10' - 12')				\$ 28,250.64	0	\$ -	0	0.00%	\$ 28,250.64
245	10" SDR35 PVC (12' - 14')				\$ 28,397.40	0	\$ -	0	0.00%	\$ 28,397.40
246	MH (0 - 6')				\$ 1,959.54	0	\$ -	0	0.00%	\$ 1,959.54

ITEM#	DESCRIPTION OF WORK	QUANTITY	UNIT	UNIT PRICE	SCHEDULED VALUE	PREVIOUS APPLICATION		THIS PERIOD		WORKS COMPLETED AND STORED TO DATE		BALANCE TO BE PAID	REMAINING
						QUANTITY	AMOUNT	QUANTITY	AMOUNT	QUANTITY	AMOUNT		
247	MH (6' - 8')				\$ 6,751.80	0	\$ 0	0	\$ 0	0	\$ 0	0.00%	\$ 6,751.80
248	MH (8' - 10')				\$ 8,050.68	0	\$ 0	0	\$ 0	0	\$ 0	0.00%	\$ 8,050.68
249	MH (8' - 10') w/ DROP				\$ 3,141.60	0	\$ 0	0	\$ 0	0	\$ 0	0.00%	\$ 3,141.60
250	MH (10' - 12')				\$ 3,220.80	0	\$ 0	0	\$ 0	0	\$ 0	0.00%	\$ 3,220.80
251	MH (10' - 12') w/ DROP				\$ 3,777.84	0	\$ 0	0	\$ 0	0	\$ 0	0.00%	\$ 3,777.84
252	MH (12' - 14')				\$ 3,717.12	0	\$ 0	0	\$ 0	0	\$ 0	0.00%	\$ 3,717.12
253	MH (12' - 14') w/ DROP				\$ 4,312.44	0	\$ 0	0	\$ 0	0	\$ 0	0.00%	\$ 4,312.44
254	6" LATERAL SS1.0				\$ 17,365.92	0	\$ 0	0	\$ 0	0	\$ 0	0.00%	\$ 17,365.92
255	6" LATERAL SS2.0				\$ 46,321.27	0	\$ 0	0	\$ 0	0	\$ 0	0.00%	\$ 46,321.27
256	GROUT MAINS & REMOVE EXIST. MHS				\$ 10,194.36	0	\$ 0	0	\$ 0	0	\$ 0	0.00%	\$ 10,194.36
257	LANDSCAPE & IRRIGATION				\$ 56,141.37	0	\$ 0	0	\$ 0	0	\$ 0	0.00%	\$ 56,141.37
258	IRRIGATION				\$ 2,081.70	0	\$ 0	0	\$ 0	0	\$ 0	0.00%	\$ 2,081.70
259	BRAZILIAN BEAUTYLEAF				\$ 8,951.31	0	\$ 0	0	\$ 0	0	\$ 0	0.00%	\$ 8,951.31
260	LIVE OAK				\$ 2,081.17	0	\$ 0	0	\$ 0	0	\$ 0	0.00%	\$ 2,081.17
261	GLAUCOUS CASSIA				\$ 6,453.27	0	\$ 0	0	\$ 0	0	\$ 0	0.00%	\$ 6,453.27
262	LIRIOPE				\$ 2,914.00	0	\$ 0	0	\$ 0	0	\$ 0	0.00%	\$ 2,914.00
263	WAX JASMINE				\$ 2,485.00	0	\$ 0	0	\$ 0	0	\$ 0	0.00%	\$ 2,485.00
264	SOD				\$ 8,682.74	0	\$ 0	0	\$ 0	0	\$ 0	0.00%	\$ 8,682.74
265	TRASH RECEPTACLES				\$ 2,025.00	0	\$ 0	0	\$ 0	0	\$ 0	0.00%	\$ 2,025.00
266	BENCH				\$ 1,424.00	0	\$ 0	0	\$ 0	0	\$ 0	0.00%	\$ 1,424.00
267	REMOVE & DISPOSE EXIST. ASPHALT				\$ 3,696.00	0	\$ 0	0	\$ 0	0	\$ 0	0.00%	\$ 3,696.00
268	REMOVE & DISPOSE EXIST. CURB				\$ 4,318.00	0	\$ 0	0	\$ 0	0	\$ 0	0.00%	\$ 4,318.00
269	REMOVE & DISPOSE EXIST. CURB				\$ 9,613.40	0	\$ 0	0	\$ 0	0	\$ 0	0.00%	\$ 9,613.40
270	SUBGRADE				\$ 8,636.00	0	\$ 0	0	\$ 0	0	\$ 0	0.00%	\$ 8,636.00
271	8" BASE/ROCK				\$ 7,752.00	0	\$ 0	0	\$ 0	0	\$ 0	0.00%	\$ 7,752.00
272	1.1/2" A.C.S.G. (2 LIFTS)				\$ 66,537.99	0	\$ 0	0	\$ 0	0	\$ 0	0.00%	\$ 66,537.99
273	TYPE "F" CURB & GUTTER				\$ 49,821.99	0	\$ 0	0	\$ 0	0	\$ 0	0.00%	\$ 49,821.99
274	TYPE "D" CURB (6" x 12")				\$ 25,002.50	0	\$ 0	0	\$ 0	0	\$ 0	0.00%	\$ 25,002.50
275	VALLEY GUTTER				\$ 12,300.00	0	\$ 0	0	\$ 0	0	\$ 0	0.00%	\$ 12,300.00
276	SIDWALK (4')				\$ 13,440.00	0	\$ 0	0	\$ 0	0	\$ 0	0.00%	\$ 13,440.00
277	SIDWALK (6')				\$ 28,886.50	0	\$ 0	0	\$ 0	0	\$ 0	0.00%	\$ 28,886.50
278	CONCRETE DRIVEWAY (6')				\$ 58,299.99	0	\$ 0	0	\$ 0	0	\$ 0	0.00%	\$ 58,299.99
279	GUARDRAIL				\$ 8,721.00	0	\$ 0	0	\$ 0	0	\$ 0	0.00%	\$ 8,721.00
280	TRAFFIC CONTROL				\$ 1,656.00	0	\$ 0	0	\$ 0	0	\$ 0	0.00%	\$ 1,656.00
281	MISCELLANEOUS				\$ 33,011.50	0	\$ 0	0	\$ 0	0	\$ 0	0.00%	\$ 33,011.50
282	DENSITIES				\$ 1,156.83	0	\$ 0	0	\$ 0	0	\$ 0	0.00%	\$ 1,156.83
283	SURVEYING				\$ 1,066.80	0	\$ 0	0	\$ 0	0	\$ 0	0.00%	\$ 1,066.80
284	GENERAL CONDITIONS				\$ 6,701.68	0	\$ 0	0	\$ 0	0	\$ 0	0.00%	\$ 6,701.68
285	MOT				\$ 177,262.75	0	\$ 0	0	\$ 0	0	\$ 0	0.00%	\$ 177,262.75
					\$ 13,899.53	0	\$ 0	0	\$ 0	0	\$ 0	0.00%	\$ 13,899.53
ITEM "J" - TOTALS:					\$ 1,360,444.05		\$ -		\$ -		\$ -		\$ 1,360,444.05
Engineering & Landscape Plans					\$ 452,683.00		\$ -		\$ -		\$ -		\$ 452,683.00
Developer's Fee					\$ 375,152.42		\$ -		\$ -		\$ -		\$ 375,152.42
TOTAL:					\$ 827,835.42		\$ -		\$ -		\$ -		\$ 827,835.42
TOTAL CONTRACT VALUE:					\$ 9,475,981.87		\$ -		\$ -		\$ -		\$ 9,475,981.87

CONTRACTOR: E.L.C.I. Const. Group, Inc
159 NE 97 St.
Miami, FL 33138

APPLICATION NO. PERIOD TO:
CONTRACT NO. NLC-02

ITEM	DESCRIPTION OF WORK	QUANTITY	UNIT	UNIT PRICE	SCHEDULED VALUE	WORK COMPLETED		WORK COMPLETED THIS PERIOD		WORK COMPLETED AND STORED TO DATE		BALANCE TO FINISH	RETAINAGE
						PREVIOUS APPLICATION	AMOUNT	QUANTITY	AMOUNT	QUANTITY	AMOUNT		
Home 1201 SW 140th Avenue Plaza													
1	MOBILIZATION	1	LS		8,000.00	0	\$	0	\$	0	\$	8,000.00	\$
2	SITE PREPARATION	1	LS		21,237.00	0	\$	0	\$	0	\$	21,237.00	\$
3	GRADING	1	LS		4,518.00	0	\$	0	\$	0	\$	4,518.00	\$
4	SOIL TREATMENT	1	LS		1,250.00	0	\$	0	\$	0	\$	1,250.00	\$
5	PAVING AND RESURFACING	1	LS		2,500.00	0	\$	0	\$	0	\$	2,500.00	\$
6	STORM DRAINAGE				20,895.00	0	\$	0	\$	0	\$	20,895.00	\$
7	SHOP DRAWINGS				2,500.00	0	\$	0	\$	0	\$	2,500.00	\$
8	FOUNDATION LAYOUT				3,200.00	0	\$	0	\$	0	\$	3,200.00	\$
9	FOUNDATION				53,049.25	0	\$	0	\$	0	\$	53,049.25	\$
10	SLAB ON GRADE				39,038.25	0	\$	0	\$	0	\$	39,038.25	\$
11	STAIRS/STEPS				13,922.25	0	\$	0	\$	0	\$	13,922.25	\$
12	COLUMNS				15,319.25	0	\$	0	\$	0	\$	15,319.25	\$
13	BEAMS				24,880.25	0	\$	0	\$	0	\$	24,880.25	\$
14	CMU				35,385.25	0	\$	0	\$	0	\$	35,385.25	\$
15	STEEL COLUMNS				18,214.25	0	\$	0	\$	0	\$	18,214.25	\$
16	PRECAST PRODUCTS				29,298.25	0	\$	0	\$	0	\$	29,298.25	\$
17	METAL HANDRAILS (HANDICAP RAMP)				14,200.00	0	\$	0	\$	0	\$	14,200.00	\$
18	TRUSSES				31,729.00	0	\$	0	\$	0	\$	31,729.00	\$
19	ROOF FRAMING				14,033.00	0	\$	0	\$	0	\$	14,033.00	\$
20	SHEATHING				33,831.00	0	\$	0	\$	0	\$	33,831.00	\$
21	FINISH CARPENTRY				4,500.00	0	\$	0	\$	0	\$	4,500.00	\$
22	CUSTOM CABINETS				3,000.00	0	\$	0	\$	0	\$	3,000.00	\$
23	WOOD HANDRAILS				5,000.00	0	\$	0	\$	0	\$	5,000.00	\$
24	INSULATION				4,120.00	0	\$	0	\$	0	\$	4,120.00	\$
25	ROOFING				62,822.00	0	\$	0	\$	0	\$	62,822.00	\$
26	METAL DOORS				18,761.00	0	\$	0	\$	0	\$	18,761.00	\$
27	METAL WINDOWS				19,929.00	0	\$	0	\$	0	\$	19,929.00	\$
28	HARDWARE				2,850.00	0	\$	0	\$	0	\$	2,850.00	\$
29	SITUCCO				24,022.00	0	\$	0	\$	0	\$	24,022.00	\$
30	GYP-SUM BOARD				39,068.00	0	\$	0	\$	0	\$	39,068.00	\$
31	CERAMIC TILE				18,000.00	0	\$	0	\$	0	\$	18,000.00	\$
32	CARPETING				2,240.00	0	\$	0	\$	0	\$	2,240.00	\$
33	PAINTING				10,000.00	0	\$	0	\$	0	\$	10,000.00	\$
34	GRILLS & SCREEN				2,076.00	0	\$	0	\$	0	\$	2,076.00	\$
35	STORM PANELS				13,500.00	0	\$	0	\$	0	\$	13,500.00	\$
36	TOILET & BATHROOM ACCESS.				12,000.00	0	\$	0	\$	0	\$	12,000.00	\$
37	SANITARY UG				7,585.43	0	\$	0	\$	0	\$	7,585.43	\$
38	SANITARY AG				4,585.43	0	\$	0	\$	0	\$	4,585.43	\$
39	DOMESTIC WATER UG				2,585.43	0	\$	0	\$	0	\$	2,585.43	\$
40	DOMESTIC WATER AG				6,010.43	0	\$	0	\$	0	\$	6,010.43	\$
41	CONDENSATE				2,585.43	0	\$	0	\$	0	\$	2,585.43	\$
42	FLOOR DRAINS				1,585.43	0	\$	0	\$	0	\$	1,585.43	\$
43	FIXTURES				7,585.42	0	\$	0	\$	0	\$	7,585.42	\$
44	A/C UNITS				12,327.00	0	\$	0	\$	0	\$	12,327.00	\$
45	A/C DUCT WORK				15,177.00	0	\$	0	\$	0	\$	15,177.00	\$
46	REBG PIPE				10,566.00	0	\$	0	\$	0	\$	10,566.00	\$
47	LIGHTING				8,996.07	0	\$	0	\$	0	\$	8,996.07	\$
48	SWITCH GEAR				7,746.07	0	\$	0	\$	0	\$	7,746.07	\$
49	FIRE ALARM				4,576.07	0	\$	0	\$	0	\$	4,576.07	\$
50	HVAC ROUGH IN				9,462.07	0	\$	0	\$	0	\$	9,462.07	\$
51	LIGHTING ROUGH IN				21,035.07	0	\$	0	\$	0	\$	21,035.07	\$
52	AUDIO VIDEO ROUGH IN				2,721.07	0	\$	0	\$	0	\$	2,721.07	\$
53	SWITCH GEAR INSTALLATION				5,265.07	0	\$	0	\$	0	\$	5,265.07	\$
54	POWER DEVICES INSTALLATION				9,596.07	0	\$	0	\$	0	\$	9,596.07	\$
55	VOICE DATA INSTALLATION				3,306.07	0	\$	0	\$	0	\$	3,306.07	\$
56	FIRE ALARM DEVICES INSTALLATION				3,461.07	0	\$	0	\$	0	\$	3,461.07	\$
57	TESTING				2,696.07	0	\$	0	\$	0	\$	2,696.07	\$

ITEM	DESCRIPTION OF WORK	QUANTITY	UNIT	UNIT PRICE	SCHEDULED VALUE	PREVIOUS APPLICATION QUANTITY	AMOUNT	THIS PERIOD QUANTITY	AMOUNT	WORKS COMPLETED AND STORED TO DATE QUANTITY	AMOUNT	%	BALANCE TO FINISH	RETAINAGE
59	CLOSE OUT DOCUMENTS			\$	1,496.16	0	\$	0	\$	0	\$	0.00%	\$	1,496.16
60	CIVIL DESIGN			\$	9,900.00	0	\$	0	\$	0	\$	0.00%	\$	9,900.00
61	GENERAL CONDITIONS			\$	169,643.81	0	\$	0	\$	0	\$	0.00%	\$	169,643.81
62	PERMITS			\$	15,500.00	0	\$	0	\$	0	\$	0.00%	\$	15,500.00
63	PAYMENT AND PERFORMANCE BOND			\$	29,455.00	0	\$	0	\$	0	\$	0.00%	\$	29,455.00
64	INSURANCE			\$	24,107.00	0	\$	0	\$	0	\$	0.00%	\$	24,107.00
65	BIKE RACKS	4	EA	\$ 620.00	\$ 2,480.00	0	\$	0	\$	0	\$	0.00%	\$	2,480.00
66	CONCRETE PADS	8	EA	\$ 350.00	\$ 2,800.00	0	\$	0	\$	0	\$	0.00%	\$	2,800.00
67	BENCHES	8	EA	\$ 462.00	\$ 3,696.00	0	\$	0	\$	0	\$	0.00%	\$	3,696.00
68	TRASH RECEPTACLES	8	EA	\$ 178.00	\$ 1,424.00	0	\$	0	\$	0	\$	0.00%	\$	1,424.00
69	SIDEWALKS			\$	14,529.00	0	\$	0	\$	0	\$	0.00%	\$	14,529.00
70	LANDSCAPE & IRRIGATION			\$	3,538.89	0	\$	0	\$	0	\$	0.00%	\$	3,538.89
71	LIVE OAK	17	EA	\$ 208.17	\$ 3,538.89	0	\$	0	\$	0	\$	0.00%	\$	3,538.89
72	YELLOW TRUMPET TREE	10	EA	\$ 208.17	\$ 2,081.70	0	\$	0	\$	0	\$	0.00%	\$	2,081.70
73	MONTGOMERY PALM	20	EA	\$ 340.00	\$ 6,800.00	0	\$	0	\$	0	\$	0.00%	\$	6,800.00
74	COCONUT PALM	12	EA	\$ 256.19	\$ 3,074.28	0	\$	0	\$	0	\$	0.00%	\$	3,074.28
75	DWF. YELLOW ALLAMANDA	60	EA	\$ 150.25	\$ 9,015.00	0	\$	0	\$	0	\$	0.00%	\$	9,015.00
76	SILVER BUTTWOOD	136	EA	\$ 6.47	\$ 879.92	0	\$	0	\$	0	\$	0.00%	\$	879.92
77	LIRIOPE	490	EA	\$ 2.48	\$ 1,215.20	0	\$	0	\$	0	\$	0.00%	\$	1,215.20
78	AZTEC GRASS	344	EA	\$ 3.02	\$ 1,038.88	0	\$	0	\$	0	\$	0.00%	\$	1,038.88
79	PERITAS	416	EA	\$ 3.02	\$ 1,256.32	0	\$	0	\$	0	\$	0.00%	\$	1,256.32
80	SHIMP PLANT	300	EA	\$ 2.63	\$ 789.00	0	\$	0	\$	0	\$	0.00%	\$	789.00
81	SOD	1,925	SY	\$ 2.02	\$ 3,888.50	0	\$	0	\$	0	\$	0.00%	\$	3,888.50
ITEM "E" - TOTALS:					\$	1,122,611.81	\$	-	\$	-	\$	-	\$	1,122,611.81

ITEM	DESCRIPTION OF WORK	QUANTITY	UNIT	UNIT PRICE	SCHEDULED VALUE	PREVIOUS APPLICATION QUANTITY	AMOUNT	THIS PERIOD QUANTITY	AMOUNT	WORKS COMPLETED AND STORED TO DATE QUANTITY	AMOUNT	%	BALANCE TO FINISH	RETAINAGE
82	ENTRY MONUMENT			\$	18,000.00	0	\$	0	\$	0	\$	0.00%	\$	18,000.00
83	ENTRY MONUMENT WITH TRELLIS			\$	19,310.00	0	\$	0	\$	0	\$	0.00%	\$	19,310.00
84	LANDSCAPING & IRRIGATION			\$	416.34	0	\$	0	\$	0	\$	0.00%	\$	416.34
85	HONG KONG ORCHID	2	EA	\$ 208.17	\$ 416.34	0	\$	0	\$	0	\$	0.00%	\$	416.34
86	PERGERINA	4	EA	\$ 208.17	\$ 832.68	0	\$	0	\$	0	\$	0.00%	\$	832.68
87	FLORIDA ROYAL PALM	3	EA	\$ 928.38	\$ 2,785.14	0	\$	0	\$	0	\$	0.00%	\$	2,785.14
88	BISMARCK PALM	6	EA	\$ 340.00	\$ 2,040.00	0	\$	0	\$	0	\$	0.00%	\$	2,040.00
89	SEASONAL FLOWERS	186	EA	\$ 1.82	\$ 338.52	0	\$	0	\$	0	\$	0.00%	\$	338.52
90	BOUGAINVILLEA	16	EA	\$ 149.51	\$ 2,392.16	0	\$	0	\$	0	\$	0.00%	\$	2,392.16
91	CROTON	220	EA	\$ 8.67	\$ 1,907.40	0	\$	0	\$	0	\$	0.00%	\$	1,907.40
92	IKORA	16	EA	\$ 6.47	\$ 103.52	0	\$	0	\$	0	\$	0.00%	\$	103.52
93	DOWNY JASMINE	32	EA	\$ 2.48	\$ 79.36	0	\$	0	\$	0	\$	0.00%	\$	79.36
94	RED PERITAS	260	EA	\$ 3.06	\$ 795.60	0	\$	0	\$	0	\$	0.00%	\$	795.60
95	DWF. PHLODENDRON	160	EA	\$ 7.94	\$ 1,270.40	0	\$	0	\$	0	\$	0.00%	\$	1,270.40
96	DWF. FAKHATCHEE GRASS	44	EA	\$ 3.02	\$ 132.88	0	\$	0	\$	0	\$	0.00%	\$	132.88
97	SOD	780	SY	\$ 2.02	\$ 1,575.60	0	\$	0	\$	0	\$	0.00%	\$	1,575.60
98	IRRIGATION			\$	3,000.00	0	\$	0	\$	0	\$	0.00%	\$	3,000.00
99	GENERAL CONDITIONS			\$	7,177.09	0	\$	0	\$	0	\$	0.00%	\$	7,177.09
ITEM "N" - TOTALS:					\$	65,156.69	\$	-	\$	-	\$	-	\$	65,156.69
TOTAL CONTRACT VALUE:					\$	1,187,768.50	\$	-	\$	-	\$	-	\$	1,187,768.50

FOR DOCUMENT U700471611 AND CERTIFICATE FOR PAYMENT containing Contractor's signed Certification is attached. In calculations below, amounts are stated to the nearest dollar. Use Column 1 on Contract where variable retainage for line items may apply.

CONTRACTOR: TBD

APPLICATION NO:
PERIOD TO:
CONTRACT NO:

414 DOCUMENT U700

ITEM	DESCRIPTION OF WORK	QUANTITY	UNIT	UNIT PRICE	SCHEDULED AMT	WORK COMPLETED		WORK COMPLETED AND STORED TO DATE		BALANCE FORWARD	RETAINAGE
						PREVIOUS APPLICATION QUANTITY	PREVIOUS APPLICATION AMOUNT	THIS PERIOD QUANTITY	THIS PERIOD AMOUNT		

ITEM	DESCRIPTION OF WORK	QUANTITY	UNIT	UNIT PRICE	SCHEDULED AMT	PREVIOUS APPLICATION QUANTITY	PREVIOUS APPLICATION AMOUNT	THIS PERIOD QUANTITY	THIS PERIOD AMOUNT	STORAGE DATE QUANTITY	STORAGE DATE AMOUNT	BALANCE FORWARD	RETAINAGE
1	8" BASE COURSE	13,922	SY	9.25	128,778.50	0	0	0	0	0	0	128,778.50	0
2	12" STABILIZED SUBGRADE	13,922	SY	1.75	24,363.50	0	0	0	0	0	0	24,363.50	0
3	SOD	9,641	SY	1.45	13,979.45	0	0	0	0	0	0	13,979.45	0
4	CURB & GUTTER TYPE "B"	6,717	LF	7.50	50,377.50	0	0	0	0	0	0	50,377.50	0
5	VALLEY CURB	161	LF	7.25	1,167.25	0	0	0	0	0	0	1,167.25	0
6	MEDIAN CURB TYPE "D"	218	LF	6.50	1,417.00	0	0	0	0	0	0	1,417.00	0
7	CONCRETE SIDEWALK	18,134	SF	1.90	34,454.60	0	0	0	0	0	0	34,454.60	0
8	GUARDRAIL PD-11	3,148	LF	33.00	103,884.00	0	0	0	0	0	0	103,884.00	0
9	ASPHALT - 1" TYPE S-3 First and Second Lift	27,845	SY	3.25	90,496.25	0	0	0	0	0	0	90,496.25	0
10	STANDARD SS MH	1	EA	2,400.00	2,400.00	0	0	0	0	0	0	2,400.00	0
11	EXISTING MH Adjustments	4	EA	250.00	1,000.00	0	0	0	0	0	0	1,000.00	0
12	10" DIP	168	LF	62.00	10,416.00	0	0	0	0	0	0	10,416.00	0
13	12" PVC SAN	132	LF	65.00	8,580.00	0	0	0	0	0	0	8,580.00	0
14	6" PVC LATERAL including wye/bends	28	LF	18.00	504.00	0	0	0	0	0	0	504.00	0
15	1" WATER SERVICE	1	EA	850.00	850.00	0	0	0	0	0	0	850.00	0
16	12" DIP WATERMAIN including fittings	300	LF	42.00	12,600.00	0	0	0	0	0	0	12,600.00	0
17	4" DIP WATERMAIN including fittings	28	LF	25.00	700.00	0	0	0	0	0	0	700.00	0
18	6" FIRELINE including fittings	12	LF	28.00	336.00	0	0	0	0	0	0	336.00	0
19	FIRE HYDRANT	2	EA	2,000.00	4,000.00	0	0	0	0	0	0	4,000.00	0
20	12X12 TAPPING SLAVE AND VALVE	1	EA	2,500.00	2,500.00	0	0	0	0	0	0	2,500.00	0
21	4 GV TIED TO TEE (WS 4-5)	2	EA	850.00	1,700.00	0	0	0	0	0	0	1,700.00	0
22	6 GV TIED TO TEE (WS 4-5)	2	EA	900.00	1,800.00	0	0	0	0	0	0	1,800.00	0
23	4" PLUG & 2" FVO	2	EA	350.00	700.00	0	0	0	0	0	0	700.00	0
24	DRAIN PIPE - 18" CMP	450	LF	32.00	14,400.00	0	0	0	0	0	0	14,400.00	0
25	FRENCH DRAIN - 24" CMP	1,464	LF	105.00	153,720.00	0	0	0	0	0	0	153,720.00	0
26	BARBELS	18	EA	250.00	4,500.00	0	0	0	0	0	0	4,500.00	0
27	DRAINAGE STRUCTURE (TYPE J) SIZE 60X42	11	EA	2,400.00	26,400.00	0	0	0	0	0	0	26,400.00	0
28	DRAINAGE STRUCTURE (TYPE P) SIZE 42X42	21	EA	2,200.00	46,200.00	0	0	0	0	0	0	46,200.00	0
29	STRIPING AND SIGNAGE	1	EA	22,027.00	22,027.00	0	0	0	0	0	0	22,027.00	0
30	LANDSCAPE & IRRIGATION	1	EA	51,748.68	51,748.68	0	0	0	0	0	0	51,748.68	0
31	HONG KONG ORCHID	20	EA	208.17	4,163.40	0	0	0	0	0	0	4,163.40	0
32	LIVE OAK	25	EA	208.17	5,204.25	0	0	0	0	0	0	5,204.25	0
33	FLORIDA ROYAL PALM	22	EA	928.38	20,424.36	0	0	0	0	0	0	20,424.36	0
34	SEASONAL FLOWERS	75	EA	1.82	136.50	0	0	0	0	0	0	136.50	0
35	CROTON	520	EA	8.67	4,508.40	0	0	0	0	0	0	4,508.40	0
36	CROWN OF THORNS	85	EA	3.06	260.10	0	0	0	0	0	0	260.10	0
37	IKORA	192	EA	6.47	1,242.24	0	0	0	0	0	0	1,242.24	0
38	GOLD MOUND LANITANA	1070	EA	2.48	2,653.60	0	0	0	0	0	0	2,653.60	0
39	AZTEC GRASS	240	EA	3.02	724.80	0	0	0	0	0	0	724.80	0
40	DWARF FAKAHITCHE GRASS	270	EA	7.94	2,143.80	0	0	0	0	0	0	2,143.80	0
41	DWARF FAKAHITCHE GRASS	630	EA	3.02	1,902.60	0	0	0	0	0	0	1,902.60	0
42	TRASH RECEPTACLES	20	EA	178.00	3,560.00	0	0	0	0	0	0	3,560.00	0
43	BENCH	20	EA	462.00	9,240.00	0	0	0	0	0	0	9,240.00	0
44	GENERAL CONDITIONS	1	EA	94,000.00	94,000.00	0	0	0	0	0	0	94,000.00	0
45	PERFORMANCE BOND	1	EA	10,250.00	10,250.00	0	0	0	0	0	0	10,250.00	0
46	MAINTENANCE OF TRAFFIC (MOT)	1	EA	22,160.15	22,160.15	0	0	0	0	0	0	22,160.15	0
ITEM "A" - TOTALS:					\$ 1,047,061.20	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,045,156.60	\$ -

Item B - Retainage - 10% of Total Bid

ITEM	DESCRIPTION OF WORK	QUANTITY	UNIT	UNIT PRICE	SCHEDULED AMT	PREVIOUS APPLICATION QUANTITY	PREVIOUS APPLICATION AMOUNT	THIS PERIOD QUANTITY	THIS PERIOD AMOUNT	STORAGE DATE QUANTITY	STORAGE DATE AMOUNT	BALANCE FORWARD	RETAINAGE
47	MOBILIZATION	1	EA	\$10,000.00	10,000.00	0	0	0	0	0	0	10,000.00	0
48	SITE PREPARATION	1	EA	\$7,600.00	7,600.00	0	0	0	0	0	0	7,600.00	0
49	SLAB ON GRADE	1	EA	\$10,500.00	10,500.00	0	0	0	0	0	0	10,500.00	0
50	STAIRS/STEPS	1	EA	\$7,500.00	7,500.00	0	0	0	0	0	0	7,500.00	0
51	CADJ	1	EA	\$28,800.00	28,800.00	0	0	0	0	0	0	28,800.00	0
52	ROUGH CARPENTRY	1	EA	\$8,500.00	8,500.00	0	0	0	0	0	0	8,500.00	0

ITEM #	DESCRIPTION OF WORK	QUANTITY	UNIT	UNIT PRICE	SCHEDULED VALUE	PREVIOUS APPLICATION	THIS PERIOD	STOCKED TO DATE	BALANCE TO MINUS	RETAINAGE
						QUANTITY	AMOUNT	QUANTITY	AMOUNT	AMOUNT
114	8X8 TAPPING SLEEVE AND VALVE	5	EA	\$ 2,200.00	\$ 11,000.00	0	\$ -	0	\$ -	\$ 11,000.00
115	12" PLUG & 2" FVO	5	EA	\$ 250.00	\$ 1,250.00	0	\$ -	0	\$ -	\$ 1,250.00
116	12" GV	2	EA	\$ 650.00	\$ 1,300.00	0	\$ -	0	\$ -	\$ 1,300.00
117	12 GV TIED TO TEE (WS-4.5)	15	EA	\$ 1,050.00	\$ 15,750.00	0	\$ -	0	\$ -	\$ 15,750.00
118	4 GV TIED TO TEE (WS-4.5)	8	EA	\$ 5,200.00	\$ 41,600.00	0	\$ -	0	\$ -	\$ 41,600.00
119	6 GV TIED TO TEE (WS-4.5)	28	EA	\$ 750.00	\$ 21,000.00	0	\$ -	0	\$ -	\$ 21,000.00
120	8 GV TIED TO TEE	2	EA	\$ 900.00	\$ 1,800.00	0	\$ -	0	\$ -	\$ 1,800.00
121	4" PLUG & 2" FVO	8	EA	\$ 175.00	\$ 1,400.00	0	\$ -	0	\$ -	\$ 1,400.00
122	6" PLUG & 2" FVO	8	EA	\$ 225.00	\$ 1,800.00	0	\$ -	0	\$ -	\$ 1,800.00
123	8" PLUG & 2" FVO	4	EA	\$ 275.00	\$ 1,100.00	0	\$ -	0	\$ -	\$ 1,100.00
124	8" GV	1	EA	\$ 850.00	\$ 850.00	0	\$ -	0	\$ -	\$ 850.00
125	DRAIN PIPE - 18" CMP	3,228	LF	\$ 32.00	\$ 103,296.00	0	\$ -	0	\$ -	\$ 103,296.00
126	FRENCH DRAIN - 24" CMP	2,399	LF	\$ 95.00	\$ 227,905.00	0	\$ -	0	\$ -	\$ 227,905.00
127	BAFFLE	34	EA	\$ 250.00	\$ 8,500.00	0	\$ -	0	\$ -	\$ 8,500.00
128	DRAINAGE STRUCTURE (TYPE J) SIZE 60X42	18	EA	\$ 2,400.00	\$ 43,200.00	0	\$ -	0	\$ -	\$ 43,200.00
129	DRAINAGE STRUCTURE (TYPE P) SIZE 42X42	28	EA	\$ 2,200.00	\$ 61,600.00	0	\$ -	0	\$ -	\$ 61,600.00
130	LANDSCAPE AND IRRIGATION	1	EA	\$ 37,541.54	\$ 37,541.54	0	\$ -	0	\$ -	\$ 37,541.54
131	IRRIGATION	1	EA	\$ 19,009.34	\$ 19,009.34	0	\$ -	0	\$ -	\$ 19,009.34
132	HONG KONG ORCHID	12	EA	\$ 208.17	\$ 2,498.04	0	\$ -	0	\$ -	\$ 2,498.04
133	GOLDEN SHOWER TREE	8	EA	\$ 208.17	\$ 1,665.36	0	\$ -	0	\$ -	\$ 1,665.36
134	LIVE OAK	299	EA	\$ 208.17	\$ 60,953.81	0	\$ -	0	\$ -	\$ 60,953.81
135	FLORIDA ROYAL PALM	15	EA	\$ 928.38	\$ 13,925.70	0	\$ -	0	\$ -	\$ 13,925.70
136	FOXTAIL PALM	6	EA	\$ 384.20	\$ 2,305.20	0	\$ -	0	\$ -	\$ 2,305.20
137	RED JACOBS COAT	740	EA	\$ 2.48	\$ 1,835.20	0	\$ -	0	\$ -	\$ 1,835.20
138	SEASONAL FLOWERS	120	EA	\$ 1.82	\$ 218.40	0	\$ -	0	\$ -	\$ 218.40
139	MEXICAN HEATHER	394	EA	\$ 2.48	\$ 977.12	0	\$ -	0	\$ -	\$ 977.12
140	RED TIE COCCOPLUM	676	EA	\$ 6.47	\$ 4,373.72	0	\$ -	0	\$ -	\$ 4,373.72
141	GROTON	360	EA	\$ 8.67	\$ 3,121.20	0	\$ -	0	\$ -	\$ 3,121.20
142	BLUE DAZLE	552	EA	\$ 2.48	\$ 1,368.96	0	\$ -	0	\$ -	\$ 1,368.96
143	IXORA	94	EA	\$ 6.47	\$ 608.18	0	\$ -	0	\$ -	\$ 608.18
144	DOWNY JASMINE	16	EA	\$ 2.48	\$ 39.68	0	\$ -	0	\$ -	\$ 39.68
145	LIROPE	408	EA	\$ 2.48	\$ 1,011.84	0	\$ -	0	\$ -	\$ 1,011.84
146	RED BENTALS	794	EA	\$ 3.06	\$ 2,429.64	0	\$ -	0	\$ -	\$ 2,429.64
147	DWARF VAR SCHEFFLERA	146	EA	\$ 7.94	\$ 1,159.24	0	\$ -	0	\$ -	\$ 1,159.24
148	TRASH RECEPTACLES	10	EA	\$ 178.00	\$ 1,780.00	0	\$ -	0	\$ -	\$ 1,780.00
149	BENCH	10	EA	\$ 462.00	\$ 4,620.00	0	\$ -	0	\$ -	\$ 4,620.00
150	REMOVAL OF EXISTING BRIDGE - PARTIAL	1	LS	\$ 30,000.00	\$ 30,000.00	0	\$ -	0	\$ -	\$ 30,000.00
151	APPROACH SLABS	140	CY	\$ 725.00	\$ 101,500.00	0	\$ -	0	\$ -	\$ 101,500.00
152	CL IV SUPERSTRUCTURE CONCRETE	279	CY	\$ 1,250.00	\$ 348,750.00	0	\$ -	0	\$ -	\$ 348,750.00
153	CL IV SUBSTRUCTURE CONCRETE	89	CY	\$ 1,350.00	\$ 120,150.00	0	\$ -	0	\$ -	\$ 120,150.00
154	BRIDGE GROOVING	474	SY	\$ 6.00	\$ 2,844.00	0	\$ -	0	\$ -	\$ 2,844.00
155	BRIDGE PILING	1	LS	\$ 265,000.00	\$ 265,000.00	0	\$ -	0	\$ -	\$ 265,000.00
156	ALUMINUM HANDRAILS	1	LS	\$ 14,000.00	\$ 14,000.00	0	\$ -	0	\$ -	\$ 14,000.00
157	CONCRETE TRAFFIC RAILING	226	LF	\$ 110.00	\$ 24,860.00	0	\$ -	0	\$ -	\$ 24,860.00
158	SLOPE PROTECTION	70	CY	\$ 950.00	\$ 66,500.00	0	\$ -	0	\$ -	\$ 66,500.00
159	TRAFFIC SEPARATOR CONCRETE	289	SY	\$ 115.00	\$ 33,235.00	0	\$ -	0	\$ -	\$ 33,235.00
160	CONCRETE PARAPET	113	LF	\$ 100.00	\$ 11,300.00	0	\$ -	0	\$ -	\$ 11,300.00
161	GENERAL CONDITIONS	1	EA	\$ 100,000.00	\$ 100,000.00	0	\$ -	0	\$ -	\$ 100,000.00
162	PERFORMANCE BOND	1	EA	\$ 35,000.00	\$ 35,000.00	0	\$ -	0	\$ -	\$ 35,000.00
163	MAINTENANCE OF TRAFFIC (NOT)	1	EA	\$ 35,000.00	\$ 35,000.00	0	\$ -	0	\$ -	\$ 35,000.00
164	ADVANCE TO PHASE I	1	LS	\$ 271,331.00	\$ 271,331.00	0	\$ -	0	\$ -	\$ 271,331.00
ITEM "C" - TOTALS:					\$ 3,496,827.17	\$	\$	\$	\$	\$ 3,496,827.17

Item "H" - SW 145th Avenue at US1

165	8" BASE COURSE	1,900	SY	\$ 9.25	\$ 17,575.00	0	\$ -	0	\$ -	\$ 17,575.00
166	12" STABILIZED SUBGRADE	1,900	SY	\$ 1.75	\$ 3,325.00	0	\$ -	0	\$ -	\$ 3,325.00
167	SOD	400	SY	\$ 1.45	\$ 580.00	0	\$ -	0	\$ -	\$ 580.00
168	CURB & GUTTER TYPE "P"	830	LF	\$ 7.50	\$ 6,225.00	0	\$ -	0	\$ -	\$ 6,225.00
169	CONCRETE SIDEWALK	550	SF	\$ 1.90	\$ 1,045.00	0	\$ -	0	\$ -	\$ 1,045.00
170	ASPHALT - 1" TYPE S-3 First and Second lifts	3,800	SY	\$ 3.25	\$ 12,350.00	0	\$ -	0	\$ -	\$ 12,350.00
171	WATER SYSTEM	1	LS	\$ 57,200.00	\$ 57,200.00	0	\$ -	0	\$ -	\$ 57,200.00
172	FRENCH DRAIN - 24" CMP	100	LF	\$ 95.00	\$ 9,500.00	0	\$ -	0	\$ -	\$ 9,500.00
173	BAFFLES	2	EA	\$ 250.00	\$ 500.00	0	\$ -	0	\$ -	\$ 500.00
174	DRAINAGE STRUCTURE (TYPE P) SIZE 60X42	2	EA	\$ 2,400.00	\$ 4,800.00	0	\$ -	0	\$ -	\$ 4,800.00

ITEM #	DESCRIPTION OF WORK	QUANTITY	UNIT	UNIT PRICE	SCHEDULED VALUE	PREVIOUS APPLICATION		THIS PERIOD		STORAGE DATE		BALANCE FORWARD	REMARKS
						QUANTITY	AMOUNT	QUANTITY	AMOUNT	QUANTITY	AMOUNT		
175	STRIPING AND STORAGE	1	EA	\$ 8,500.00	\$	0	\$	0	\$	0	\$	\$	8,500.00
176	GENERAL CONDITIONS	1	EA	\$ 84,340.00	\$	0	\$	0	\$	0	\$	\$	84,340.00
177	PERFORMANCE BOND	1	EA	\$ 3,000.00	\$	0	\$	0	\$	0	\$	\$	3,000.00
178	MAINTENANCE OF TRAFFIC (MOT)	1	EA	\$ 18,018.74	\$	0	\$	0	\$	0	\$	\$	18,018.74
					\$	0	\$	0	\$	0	\$	\$	227,108.74

ITEM "H" - TOTALS: 227,108.74

ITEM #	DESCRIPTION OF WORK	QUANTITY	UNIT	UNIT PRICE	SCHEDULED VALUE	PREVIOUS APPLICATION		THIS PERIOD		STORAGE DATE		BALANCE FORWARD	REMARKS
						QUANTITY	AMOUNT	QUANTITY	AMOUNT	QUANTITY	AMOUNT		
179	8" BAYL COURSE	11,079	SY	\$ 9.25	\$ 102,480.75	0	\$	0	\$	0	\$	\$	102,480.75
180	1 1/2" STABILIZED SUBGRADE	11,079	SY	\$ 1.75	\$ 19,388.25	0	\$	0	\$	0	\$	\$	19,388.25
181	CURB	6,000	SY	\$ 1.45	\$ 8,700.00	0	\$	0	\$	0	\$	\$	8,700.00
182	CURB & GUTTER TYPE "F"	2,978	LF	\$ 7.50	\$ 22,079.50	0	\$	0	\$	0	\$	\$	22,079.50
183	VALLEY CURB	4,473	LF	\$ 7.50	\$ 33,547.50	0	\$	0	\$	0	\$	\$	33,547.50
184	CONCRETE SIDEWALK	18,698	SF	\$ 2.25	\$ 42,070.50	0	\$	0	\$	0	\$	\$	42,070.50
185	ASPHALT - 1" TYPE S-3 First and Second lifts	22,158	SY	\$ 3.25	\$ 72,013.50	0	\$	0	\$	0	\$	\$	72,013.50
186	STANDARD SS MH	11	EA	\$ 3,250.00	\$ 35,750.00	0	\$	0	\$	0	\$	\$	35,750.00
187	10" DIP SAN	12	LF	\$ 135.00	\$ 1,620.00	0	\$	0	\$	0	\$	\$	1,620.00
188	10" PVC SAN	314	LF	\$ 95.00	\$ 29,830.00	0	\$	0	\$	0	\$	\$	29,830.00
189	8" PVC SAN	80	LF	\$ 85.00	\$ 6,800.00	0	\$	0	\$	0	\$	\$	6,800.00
190	6" PVC LATERAL	590	LF	\$ 535.00	\$ 315,650.00	0	\$	0	\$	0	\$	\$	315,650.00
191	1" WATER SERVICE	580	LF	\$ 35.00	\$ 20,300.00	0	\$	0	\$	0	\$	\$	20,300.00
192	1 1/2" DIP WATERMAIN including fittings	1,525	LF	\$ 48.00	\$ 73,200.00	0	\$	0	\$	0	\$	\$	73,200.00
193	4" DIP WATERMAIN including fittings	5	LF	\$ 75.00	\$ 375.00	0	\$	0	\$	0	\$	\$	375.00
194	6" DIP WATERMAIN including fittings	15	LF	\$ 65.00	\$ 975.00	0	\$	0	\$	0	\$	\$	975.00
195	8" DIP WATERMAIN including fittings	113	LF	\$ 55.00	\$ 6,325.00	0	\$	0	\$	0	\$	\$	6,325.00
196	WATER METER BOX - DUAL (WS-2.12)	23	EA	\$ 750.00	\$ 17,250.00	0	\$	0	\$	0	\$	\$	17,250.00
197	6" FIRE HDPE including fittings	4	EA	\$ 650.00	\$ 2,600.00	0	\$	0	\$	0	\$	\$	2,600.00
198	6" FIRE HDPE including fittings	59	LF	\$ 95.00	\$ 5,605.00	0	\$	0	\$	0	\$	\$	5,605.00
199	FIRE HYDRANT	8	EA	\$ 2,200.00	\$ 17,600.00	0	\$	0	\$	0	\$	\$	17,600.00
200	12x12 TAPPING SLEEVE	1	EA	\$ 2,800.00	\$ 2,800.00	0	\$	0	\$	0	\$	\$	2,800.00
201	8x8 TAPPING SLEEVE	1	EA	\$ 2,400.00	\$ 2,400.00	0	\$	0	\$	0	\$	\$	2,400.00
202	12" GV PLUG & 2" FVO	4	EA	\$ 800.00	\$ 3,200.00	0	\$	0	\$	0	\$	\$	3,200.00
203	12" GV TIED TO THE (WS-4.5)	6	EA	\$ 750.00	\$ 4,500.00	0	\$	0	\$	0	\$	\$	4,500.00
204	4 GV TIED TO THE (WS-4.5)	12	EA	\$ 600.00	\$ 7,200.00	0	\$	0	\$	0	\$	\$	7,200.00
205	6 GV TIED TO THE (WS-4.5)	7	EA	\$ 1,400.00	\$ 9,800.00	0	\$	0	\$	0	\$	\$	9,800.00
206	8" PLUG & 2" FVO	5	EA	\$ 185.00	\$ 925.00	0	\$	0	\$	0	\$	\$	925.00
207	8" PLUG & 2" FVO	7	EA	\$ 200.00	\$ 1,400.00	0	\$	0	\$	0	\$	\$	1,400.00
208	8" GV	6	EA	\$ 700.00	\$ 4,200.00	0	\$	0	\$	0	\$	\$	4,200.00
209	8" GV	1,938	LF	\$ 95.00	\$ 184,110.00	0	\$	0	\$	0	\$	\$	184,110.00
210	FRENCH DRAIN - 24" CMP	46	EA	\$ 200.00	\$ 9,200.00	0	\$	0	\$	0	\$	\$	9,200.00
211	BAFFLES	23	EA	\$ 3,200.00	\$ 73,600.00	0	\$	0	\$	0	\$	\$	73,600.00
212	DRAINAGE STRUCTURE (TYPE J) SIZE 60X42	9	EA	\$ 2,950.00	\$ 26,550.00	0	\$	0	\$	0	\$	\$	26,550.00
213	DRAINAGE STRUCTURE (TYPE P) SIZE 42X42	1	EA	\$ 31,284.00	\$ 31,284.00	0	\$	0	\$	0	\$	\$	31,284.00
214	LANDSCAPE & IRRIGATION	1	EA	\$ 43,898.67	\$ 43,898.67	0	\$	0	\$	0	\$	\$	43,898.67
215	IRRIGATION PUMP/CONTROLLER	1	EA	\$ 50,000.00	\$ 50,000.00	0	\$	0	\$	0	\$	\$	50,000.00
216	FLORIDA ROYAL PALM	18	EA	\$ 928.38	\$ 16,710.84	0	\$	0	\$	0	\$	\$	16,710.84
217	GLUCIOUS CASSIA	49	EA	\$ 208.17	\$ 10,200.33	0	\$	0	\$	0	\$	\$	10,200.33
218	FOXTAIL PALM	38	EA	\$ 384.20	\$ 14,599.60	0	\$	0	\$	0	\$	\$	14,599.60
219	LIVE OAK	106	EA	\$ 208.17	\$ 22,066.02	0	\$	0	\$	0	\$	\$	22,066.02
220	SEASONAL FLOWERS	90	EA	\$ 1.82	\$ 163.80	0	\$	0	\$	0	\$	\$	163.80
221	CROTON	286	EA	\$ 8.67	\$ 2,479.62	0	\$	0	\$	0	\$	\$	2,479.62
222	IXORA	188	EA	\$ 6.47	\$ 1,216.36	0	\$	0	\$	0	\$	\$	1,216.36
223	LIRIOPE	854	EA	\$ 2.48	\$ 2,117.92	0	\$	0	\$	0	\$	\$	2,117.92
224	RHD PENITAS	884	EA	\$ 3.06	\$ 2,705.04	0	\$	0	\$	0	\$	\$	2,705.04
225	TRASH RECEPTACLES	4	EA	\$ 178.00	\$ 712.00	0	\$	0	\$	0	\$	\$	712.00
226	BENCH	4	EA	\$ 462.00	\$ 1,848.00	0	\$	0	\$	0	\$	\$	1,848.00
227	GENERAL CONDITIONS	1	EA	\$ 225,747.00	\$ 225,747.00	0	\$	0	\$	0	\$	\$	225,747.00
228	PERFORMANCE BOND	1	EA	\$ 28,500.00	\$ 28,500.00	0	\$	0	\$	0	\$	\$	28,500.00
229	MAINTENANCE OF TRAFFIC (MOT)	1	EA	\$ 36,571.13	\$ 36,571.13	0	\$	0	\$	0	\$	\$	36,571.13
ITEM "I" - TOTALS:					\$ 1,644,565.33	\$	0	\$	0	\$	0	\$	1,644,565.33

Item "I" - Total: 1,644,565.33

ITEM #	DESCRIPTION OF WORK	QUANTITY	UNIT	UNIT PRICE	SCHEDULED VALUE	PREVIOUS APPLICATION	THIS PERIOD	STORAGE DATE	BALANCE FORWARD	REMARKS
231	ENTRY MONUMENT	1	LS	\$ 18,000.00	\$ 18,000.00	0	\$	0	\$	18,000.00
232	ENTRY MONUMENT WITH TRELLIS	1	TS	\$ 19,310.00	\$ 19,310.00	0	\$	0	\$	19,310.00

ITEM	DESCRIPTION OF WORK	QUANTITY	UNIT	UNIT PRICE	SCHEDULED VALUE	PREVIOUS APPLICATION QUANTITY	PREVIOUS APPLICATION AMOUNT	THIS PERIOD QUANTITY	THIS PERIOD AMOUNT	STORIED TO DATE QUANTITY	STORIED TO DATE AMOUNT	BALANCE TO FINISH	REMAINAGE
233	LANDSCAPING & IRRIGATION	2	EA	\$ 208.17	\$ 416.34	0	\$ 0	0	\$ 0	0	\$ 0	\$ 416.34	\$ -
234	HONG KONG ORCHID	4	EA	\$ 208.17	\$ 832.68	0	\$ 0	0	\$ 0	0	\$ 0	\$ 832.68	\$ -
235	FLORIDA ROYAL PALM	3	EA	\$ 928.38	\$ 2,785.14	0	\$ 0	0	\$ 0	0	\$ 0	\$ 2,785.14	\$ -
236	BISMARCK PALM	6	EA	\$ 340.00	\$ 2,040.00	0	\$ 0	0	\$ 0	0	\$ 0	\$ 2,040.00	\$ -
237	SEASONAL FLOWERS	185	EA	\$ 1.82	\$ 338.52	0	\$ 0	0	\$ 0	0	\$ 0	\$ 338.52	\$ -
238	BOUGAINVILLEA	16	EA	\$ 149.51	\$ 2,392.16	0	\$ 0	0	\$ 0	0	\$ 0	\$ 2,392.16	\$ -
239	CROTON	220	EA	\$ 8.67	\$ 1,907.40	0	\$ 0	0	\$ 0	0	\$ 0	\$ 1,907.40	\$ -
240	IKORA	16	EA	\$ 6.47	\$ 103.52	0	\$ 0	0	\$ 0	0	\$ 0	\$ 103.52	\$ -
241	DOWNY JASMINE	32	EA	\$ 2.48	\$ 79.36	0	\$ 0	0	\$ 0	0	\$ 0	\$ 79.36	\$ -
242	RED PENTAS	260	EA	\$ 3.06	\$ 795.60	0	\$ 0	0	\$ 0	0	\$ 0	\$ 795.60	\$ -
243	DWF PHLODENDRON	160	EA	\$ 7.94	\$ 1,270.40	0	\$ 0	0	\$ 0	0	\$ 0	\$ 1,270.40	\$ -
244	DWF FAKAHATCHEE GRASS	44	EA	\$ 3.02	\$ 132.88	0	\$ 0	0	\$ 0	0	\$ 0	\$ 132.88	\$ -
245	SOD	780	SY	\$ 2.02	\$ 1,575.60	0	\$ 0	0	\$ 0	0	\$ 0	\$ 1,575.60	\$ -
246	IRRIGATION			\$ 3,000.00	\$ 3,000.00	0	\$ 0	0	\$ 0	0	\$ 0	\$ 3,000.00	\$ -
247	GENERAL CONDITIONS			\$ 7,177.09	\$ 7,177.09	0	\$ 0	0	\$ 0	0	\$ 0	\$ 7,177.09	\$ -
248	INSURANCE			\$ 3,000.00	\$ 3,000.00	0	\$ 0	0	\$ 0	0	\$ 0	\$ 3,000.00	\$ -
ITEM "M" - TOTALS:				\$	\$ 65,156.69		\$ -		\$ -		\$ -	\$ 65,156.69	\$ -

Item "O" - SW 145th Avenue Entrance Features													
ITEM	DESCRIPTION OF WORK	QUANTITY	UNIT	UNIT PRICE	SCHEDULED VALUE	PREVIOUS APPLICATION QUANTITY	PREVIOUS APPLICATION AMOUNT	THIS PERIOD QUANTITY	THIS PERIOD AMOUNT	STORIED TO DATE QUANTITY	STORIED TO DATE AMOUNT	BALANCE TO FINISH	REMAINAGE
249	ENTRY MONUMENT	1	LS	\$ 18,000.00	\$ 18,000.00	0	\$ 0	0	\$ 0	0	\$ 0	\$ 18,000.00	\$ -
250	IRRIGATION	1	EA	\$ -	\$ 2,428.85	0	\$ 0	0	\$ 0	0	\$ 0	\$ 2,428.85	\$ -
251	FLORIDA ROYAL PALM	3	EA	\$ 928.38	\$ 2,785.14	0	\$ 0	0	\$ 0	0	\$ 0	\$ 2,785.14	\$ -
252	SEASONAL FLOWERS	60	EA	\$ 1.82	\$ 109.20	0	\$ 0	0	\$ 0	0	\$ 0	\$ 109.20	\$ -
253	GENERAL CONDITIONS	1	LS	\$ 3,523.19	\$ 2,500.00	0	\$ 0	0	\$ 0	0	\$ 0	\$ 2,500.00	\$ -
ITEM "O" - TOTALS:				\$	\$ 25,823.19		\$ -		\$ -		\$ -	\$ 25,823.19	\$ -
Developer's Fee													
254	DEVELOPER'S FEE	1	LS	\$ 252,113.57	\$ 252,113.57	0	\$ 0	0	\$ 0	0	\$ 0	\$ 252,113.57	\$ -
ITEM "O" - TOTALS:				\$	\$ 252,113.57		\$ -		\$ -		\$ -	\$ 252,113.57	\$ -
TOTAL CONTRACT VALUE: \$ 213,293.88													
TOTAL CONTRACT VALUE: \$ 213,293.88													

Exhibit C - Line Item Budget Comparison

Naranja Lakes Redevelopment Project

ITEM C - Canal Street
BUDGET: \$1,320,938.90

Date: August 23, 2007

Redevelopment Agreement Budget:

NO SCHEDULED VALUES

Item	Description	Budget Amount	Total	Line Item Savings/(Overage)	Total	Item	Description	Schedule of Value Amount	Approved and Paid to Date
1	Demolition	\$42,404.40	\$42,404.40	\$38,701.80	\$3,702.60	116	REMOVE & DISPOSE EXIST. ASPHALT	\$1,645.60	\$0.00
						117	REMOVE & DISPOSE EXIST. CURB	\$822.80	\$0.00
						118	REMOVE & DISPOSE EXIST.	\$1,234.20	\$0.00
2.1	Adjust Structures	\$3,901.95	\$3,901.95	\$3,901.95	\$0.00			\$0.00	\$0.00
2.2	Curb and Gutter	\$63,371.76	\$63,371.76	\$23,442.77	\$39,928.99	123	TYPE "F" CURB & GUTTER	\$35,204.00	\$14,179.39
						129	CONCRETE DRIVEWAY (6")	\$4,725.00	\$0.00
2.3	Valley Curb	\$33,489.14	\$33,489.14	\$8,336.14	\$25,153.00	125	VALLEY GUTTER	\$25,153.00	\$11,120.27
2.4	Handicap Ramp	\$11,262.46	\$11,262.46	\$11,262.46	\$0.00			\$0.00	\$0.00
2.5	Sidewalk	\$180,963.27	\$180,963.27	\$92,571.28	\$88,391.99	126	SIDEWALK (4")	\$80,383.99	\$0.00
						127	SIDEWALK (6")	\$8,008.00	\$0.00
2.6	12" Stabilized Subgrade	\$26,087.39	\$26,087.39	\$13,140.39	\$12,947.00	120	SUBGRADE	\$12,947.00	\$5,082.00
2.7	8" Limerock Base	\$98,509.52	\$113,808.72	\$40,475.73	\$73,332.99	121	8" BASEROCK	\$73,332.99	\$21,437.07
2.8	6" Limerock Base	\$15,499.20	\$15,499.20						
2.9	2" Asphalt	\$97,088.00	\$97,088.00	\$38,962.01	\$58,125.99	122	1-1/2" A.C.S.C. (2 LIFTS)	\$58,125.99	\$0.00
2.10	Sod	\$7,984.67	\$7,984.67	\$7,984.67	\$0.00			\$0.00	\$0.00
2.11	Guardrail	\$5,676.28	\$5,676.28	(\$12,980.38)	\$18,656.66	130	GUARDRAIL	\$18,656.66	\$0.00
2.14	6" Curb	\$27,966.57	\$27,966.57	\$5,218.57	\$22,748.00	124	TYPE "D" CURB (6" x 12")	\$22,748.00	\$0.00
2.15	4" Median Concrete	\$1,027.39	\$1,027.39	\$265.79	\$761.60	128	MEDIAN CONCRETE (4")	\$761.60	\$0.00
3	Sanitary Sewer	\$125,138.40	\$125,138.40	(\$200,778.64)	\$325,917.04	96	CONN. TO MH 24	\$1,462.56	\$1,462.56
						97	CONN. TO EXIST. MH	\$2,122.56	\$0.00
						98	CONN. TO MH 39	\$2,599.08	\$0.00
						99	8" SDR35 PVC (0-6')	\$1,172.40	\$0.00
						100	8" SDR35 PVC (6-8')	\$60,720.29	\$47,969.03
						101	8" SDR35 PVC (8-10')	\$50,998.09	\$10,199.62
						102	10" SDR35 PVC (12-14')	\$4,901.44	\$0.00
						103	10" SDR35 PVC (14-16')	\$24,700.00	\$0.00
						104	8" D.I.P. (0-6')	\$1,637.99	\$1,637.99
						105	8" D.I.P. (6-8')	\$3,155.54	\$0.00
						106	8" D.I.P. (14'-16')	\$2,938.60	\$0.00
						107	10" D.I.P. (14'-16')	\$53,272.95	\$0.00
						108	12" D.I.P. (14'-16')	\$13,416.95	\$0.00
						109	MH (0-6')	\$3,894.00	\$3,894.00
						110	MH (6-8')	\$18,004.80	\$11,253.00
						111	MH (8-10')	\$13,417.80	\$2,683.56
						112	MH (12'-14') w/ DROP	\$4,311.17	\$0.00
						113	MH (14'-16')	\$11,127.00	\$0.00
						114	6" LATERAL SS1.0	\$33,403.19	\$25,720.46
						115	6" LATERAL SS2.0	\$18,560.64	\$0.00

4	Landscape & Irrigation	\$93,853.80	\$93,853.80	(\$53,129.21)	\$146,983.01	119	RELOCATE EXIST. TREE	\$3,025.00	\$0.00
						151	Landscape & Irrigation (Canal Street)	\$143,958.01	\$0.00
5	Striping & Signs	\$25,027.68	\$25,027.68	(\$2,387.16)	\$27,414.84	131	TRAFFIC CONTROL	\$27,414.84	\$0.00
6	Storm Drainage	\$156,423.00	\$156,423.00	(\$17,576.96)	\$173,999.96	92	REMOVE EXIST. CB	\$2,762.44	\$2,762.44
						93	EXF. TR. W/1" CAP (HDPE)	\$108,376.55	\$43,350.62
						94	VGI (42")	\$30,853.73	\$17,278.09
						95	P6 (42")	\$32,007.24	\$18,802.90
7	General Conditions	\$251,028.83	\$271,926.94	\$66,826.19	\$205,100.75	132	MISCELLANEOUS	\$1,210.00	\$518.57
8	Performance Bond	\$20,898.11				133	DENSITIES	\$1,597.20	\$684.51
						134	SURVEYING	\$8,504.09	\$3,644.61
9	MOT	\$33,537.08	\$33,537.08	\$15,292.12	\$18,244.96	211	GC Canal St. - Naranja Lakes Blvd. (276th St.)	\$193,789.46	\$56,198.94
						212	MOT Canal St. - Naranja Lakes Blvd. (276th St.)	\$18,244.96	\$5,291.03
TOTAL - Original Budget			\$1,320,938.90		\$1,241,409.37	SUB-TOTAL - NIC Schedule of Values		\$305,170.66	

ADDITIONAL ITEMS NOT IN AGREEMENT BUDGET

	Water Distribution	\$0.00	\$0.00	(\$23,487.53)	\$223,487.53	72	Conn. To 8" Gate Valve @ Naranja Lakes Blvd.	\$1,518.78	\$0.00
						73	CONN. TO 8" X 12" REDUCER @ SW 147 AVE	\$2,365.24	\$0.00
						74	CONN. TO EXIST 12" WLM @ SW 145 AVE	\$3,208.66	\$0.00
						75	12" D.I.P.	\$3,353.40	\$0.00
						76	8" D.I.P.	\$101,839.99	\$48,883.20
						77	6" D.I.P.	\$2,707.20	\$676.80
						78	12" GATE VALVE	\$3,007.49	\$0.00
						79	8" GATE VALVE	\$30,108.80	\$10,538.08
						80	6" GATE VALVE	\$5,134.80	\$2,053.92
						81	FIRE HYDRANT	\$12,970.80	\$5,188.32
						82	12" x 8" CROSS	\$737.95	\$0.00
						83	12" 45 DEGREE BEND	\$1,343.76	\$0.00
						84	8" CROSS	\$1,066.56	\$533.28
						85	8" TEE	\$2,534.40	\$844.80
						86	8" x 6" TEE	\$1,999.80	\$799.92
						87	8" 45 DEGREE BEND REST.	\$1,657.92	\$0.00
						88	8" 11-1/4 DEGREE BEND	\$612.48	\$0.00
						89	8" x 2" CAP W/2" F.V.O	\$13,416.48	\$0.00
						90	1" SINGLE SERVICE	\$5,747.28	\$0.00
						91	1" DUAL SERVICE	\$28,155.76	\$0.00
TOTAL - NIC Schedule of Values			\$69,518.32		\$1,464,896.90	TOTAL - NIC Schedule of Values		\$69,518.32	

Line Item Savings:	\$366,381.88	Note 1
Line Item Overage:	(\$510,339.89)	
Total Line Item Savings/Overage:	(\$143,958.01)	Note 2

Total:	\$374,688.98
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Note 1: NIC requests to allocate the \$366,381.88 savings towards line item overages identified above, for required items in the approved roadway plans.

Note 2: NIC requests to allocate the \$143,958.00 savings in Item "D" towards the additional Water Distribution cost.

Development Agreement Budget:

NI-C Schedule of Values:

Item	Description	Budget Amount	Total	Line Item Savings/(Overage)	Total	Item	Description	Schedule of Value Amount	Approved and Paid to Date
1	Demolition	\$24,174.26	\$24,174.26	\$24,174.26	\$0.00			\$0.00	\$0.00
2	Bridge	\$1,063,677.25	\$1,063,677.25	\$66,895.27	\$996,781.98	135	Mobilization	\$20,000.00	\$0.00
						136	Class II Conc (Approach Slabs)	\$79,960.38	\$0.00
						137	Class IV Conc (Superstructure)	\$227,886.35	\$0.00
						138	Class IV Conc (Substructure)	\$112,209.44	\$0.00
						139	Bridge Floor Grooving	\$3,928.89	\$0.00
						140	Concrete Surfaces Cleaning & Coating	\$3,800.00	\$0.00
						141	Reinf Steel (Superstructure)	\$108,681.35	\$0.00
						142	Reinf Steel (Approach Slabs)	\$22,036.96	\$0.00
						143	Reinf Steel (Substructure)	\$17,195.76	\$0.00
						144	Preformed Pile Holes	\$57,108.59	\$0.00
						145	Concrete Piling Prestressed (18")	\$168,325.58	\$0.00
						146	Test Pile (18")	\$51,087.69	\$0.00
						147	Alumn Handrail (Triple Rail)	\$16,059.00	\$0.00
						148	Conc Traffic Barrier Railing (Bridge)	\$39,471.00	\$0.00
						149	Rip Rap (Sand-Cement)	\$33,649.00	\$0.00
						150	Conc Parapet (Ped/Bicycle)	\$35,382.00	\$0.00
						152	Greens & Pathways (Canal Street)	\$149,999.98	\$0.00

1.2	Civic Building	\$34,256.48	\$136,218.94						\$0.00
2.1	Bike Racks	\$1,400.00							
2.2	Benches	\$2,401.00							
2.3	Trash Receptacles	\$855.00							
3.1	Pathways	\$28,091.09							
3.2	Sidewalks	\$13,200.00							
4	Landscape & Irrigation	\$56,015.37							
5	Striping & Signs	\$6,256.60	\$6,256.60	\$6,256.60	\$0.00			\$0.00	\$0.00
6	General Conditions	\$247,838.02	\$247,838.02	\$18,890.22	\$228,947.80	213	GC MOT for Canal St Bridge, Greens & Pathway	\$228,947.79	\$66,394.85
7	Performance Bond	\$23,088.05	\$23,088.05	\$23,088.05	\$0.00			\$0.00	\$0.00
8	MOT	\$36,290.16	\$36,290.16	\$18,434.64	\$17,855.52	214	MOT for Canal St Bridge, Greens & Pathways	\$17,855.52	\$5,178.10
TOTAL: Original Budget			\$1,537,543.28		\$1,499,585.28	TOTAL: NI-C Schedule of Values			\$71,572.95

Line Item Savings: \$157,739.04
 Line Item (Overage): (\$13,781.04)
 Net Line Item Savings: \$143,958.00

Note 1

Note 1: NI-C request to allocate the \$143,958.00 savings to Item "C" for additional Water Distribution costs.

Naranja Lakes Redevelopment Project

ITEM E - SW 140th Avenue
 BUDGET: \$2,603,816.64

Date: June 19, 2007

Rev.1

Redevelopment Agreement Budget

NYC Schedule of Values

Item	Description	Total	Line Item Savings/(Overage)	Total	Item	Description	Schedule of Value Amount	Approved and Paid to Date
1	Demolition	\$118,648.00	\$0.00	\$118,648.00	1	SW 140th Ave- DEMO	\$118,648.00	\$118,648.00
2.1	Adjust Structures	\$1,558.80	\$0.00	\$1,558.80	2	SW 140th Ave- ADJUSTURES	\$1,558.80	\$1,558.80
2.2	Curb and Gutter	\$141,375.00	\$0.00	\$141,375.00	3	SW 140th Ave- CURB & GUTTER	\$141,375.00	\$141,375.00
2.3	Valley Curb	\$14,000.00	\$0.00	\$14,000.00	4	SW 140th Ave- VALLEY CURB	\$14,000.00	\$14,000.00
2.5	Sidewalk	\$2,826.00	\$0.00	\$2,826.00	6	SW 140th Ave- SIDEWALK	\$2,826.00	\$0.00
2.6	12" Stabilized Subgrade	\$25,350.00	\$0.00	\$25,350.00	7	SW 140th Ave- 12"	\$25,350.00	\$25,350.00
2.7	Limerock Base	\$195,000.00	\$0.00	\$195,000.00	8	SW 140th Ave- LIMEROCK BASE	\$195,000.00	\$195,000.00
2.8	1" Overlay	\$48,000.00	\$0.00	\$48,000.00	9	SW 140th Ave- 1" OVERLAY	\$48,000.00	\$48,000.00
2.9	2" Asphalt	\$92,925.00	\$0.00	\$92,925.00	10	SW 140th Ave- 2" ASPHALT	\$92,925.00	\$46,462.50
2.10	Sod	\$22,220.00	\$0.00	\$22,220.00	11	SW 140th Ave- SOD	\$22,220.00	\$0.00
2.15	4" Median Concrete	\$65,650.00	\$0.00	\$65,650.00	5	SW 140th Ave- MEDIAN CONCRETE	\$65,650.00	\$65,650.00
3	Sanitary Sewer	\$387,699.82	\$0.00	\$387,699.82	12	SW 140th Ave- SEWER 0-6	\$4,814.04	\$4,814.04
					13	SW 140th Ave- SEWER 6-8	\$27,052.20	\$27,052.20
					14	SW 140th Ave- SEWER 8-10	\$61,107.20	\$61,107.20
					15	SW 140th Ave- SEWER 10-12	\$117,030.40	\$117,030.40
					16	SW 140th Ave- SEWER 12-14	\$21,662.40	\$21,662.40
					17	SW 140th Ave- MANHOLES	\$61,074.20	\$61,074.20
					18	SW 140th Ave- LATERALS	\$94,959.38	\$94,959.38
4	Landscape & Irrigation	\$120,000.02	\$0.00	\$120,000.00	19	SW 140th Ave- LANDSCAPING AND	\$120,000.00	\$11,500.00
5	Striping & Signs	\$30,000.00	\$0.00	\$30,000.00	20	SW 140th Ave- STRIPING AND	\$30,000.00	\$0.00

6	Water Main	\$326,288.80	\$0.00	\$326,288.80	21	SW 140th Ave- 12" DIP	\$134,680.00	\$134,680.00
					22	SW 140th Ave- FIRE HYDRANT ASS	\$19,174.40	\$19,174.40
					23	SW 140th Ave- 12" GATE VALVE	\$23,020.80	\$23,020.80
					24	SW 140th Ave- 8" TIE IN	\$17,918.40	\$17,918.40
					25	SW 140th Ave- 8" GATE VALVE	\$17,520.80	\$17,520.80
					26	SW 140th Ave- 1" DBL SVC	\$17,598.00	\$17,598.00
					27	SW 140th Ave- 1" SINGLE SVC	\$2,500.00	\$2,500.00
					28	SW 140th Ave- FLUSHING VALVE	\$3,000.00	\$3,000.00
					29	SW 140th Ave- 12" TAPPING SLEE	\$6,578.40	\$6,578.40
					30	SW 140th Ave- FITTINGS	\$75,784.00	\$75,784.00
					31	SW 140th Ave- 6" DIP	\$8,514.00	\$8,514.00
7	Storm Drainage	\$332,320.00	\$0.00	\$332,320.00	32	SW 140th Ave- STRUCTURES	\$101,400.00	\$101,400.00
					33	SW 140th Ave- 24" CMP	\$161,920.00	\$161,920.00
					34	SW 140th Ave- 18" CMP	\$69,000.00	\$69,000.00
8	General Condition	\$429,955.20	\$0.00	\$429,955.20	64	SW 140th Ave- GENERAL CONDITION	\$429,955.20	\$398,398.36
9	Performance Bond	\$100,000.00	\$0.00	\$100,000.00	68	INSURANCE BOND	\$100,000.00	\$100,000.00
10	MOT	\$150,000.00	\$0.00	\$150,000.00	66	SW 104th AVE- MOT LS	\$150,000.00	\$142,500.00
TOTAL: Original Budget		\$2,603,816.64		\$2,603,816.62	TOTAL: N/C Schedule of Values			\$2,354,751.28
Line Item Savings:			\$0.00					
Line Item (Overage):			\$0.00					
Total Line Item Savings:			\$0.00					

ITEM F - 140th Avenue Plaza
BUDGET: \$1,122,611.81

Date: August 23, 2007

Redevelopment Agreement Budget:

TIC Schedule of Values

Item	Description	Budget Amount	Total	Line Item Savings/(Overage)	Total	Item	Description	Schedule of Value Amount	Approved and Paid to Date
1	Civic Building	\$1,000,000.00		(\$31,504.81)	\$ 1,031,504.81	1	MOBILIZATION	\$ 8,000.00	\$0.00
						2	SITE PREPARATION	\$ 21,232.00	\$0.00
						3	GRADING	\$ 4,518.00	\$0.00
						4	SOIL TREATMENT	\$ 1,250.00	\$0.00
						5	PAVING AND RESURFACING	\$ 2,500.00	\$0.00
						6	STORM DRAINAGE	\$ 20,895.00	\$0.00
						7	SHOP DRAINAGE	\$ 2,500.00	\$0.00
						8	FOUNDATION LAYOUT	\$ 3,200.00	\$0.00
						9	FOUNDATION	\$ 53,049.25	\$0.00
						10	SLAB ON GRADE	\$ 39,038.25	\$0.00
						11	STAIRS/STEPS	\$ 13,922.25	\$0.00
						12	COLUMNS	\$ 15,319.25	\$0.00
						13	BEAMS	\$ 24,880.25	\$0.00
						14	CMU	\$ 35,385.25	\$0.00
						15	STEEL COLUMNS	\$ 18,214.25	\$0.00
						16	PRECAST PRODUCTS	\$ 29,298.25	\$0.00
						17	METAL HANDRAILS (HANDICAP RAMP)	\$ 14,200.00	\$0.00
						18	TRUSSES	\$ 31,729.00	\$0.00
						19	ROOF FRAMING	\$ 14,033.00	\$0.00
						20	SHEATHING	\$ 33,831.00	\$0.00
						21	FINISH CARPENTRY	\$ 4,500.00	\$0.00
						22	CUSTOM CABINETS	\$ 3,000.00	\$0.00
						23	WOOD HANDRAILS	\$ 5,000.00	\$0.00
						24	INSULATION	\$ 4,120.00	\$0.00
						25	ROOFING	\$ 62,822.00	\$0.00
						26	METAL DOORS	\$ 18,761.00	\$0.00
						27	METAL WINDOWS	\$ 19,929.00	\$0.00
						28	HARDWARE	\$ 2,850.00	\$0.00
						29	STUCCO	\$ 24,022.00	\$0.00
						30	GYPSUM BOARD	\$ 39,068.00	\$0.00
						31	CERAMIC TILE	\$ 18,000.00	\$0.00
						32	CARPETING	\$ 2,240.00	\$0.00
						33	PAINING	\$ 10,000.00	\$0.00
						34	GRILLS & SCREEN	\$ 2,076.00	\$0.00
						35	STORM PANELS	\$ 13,500.00	\$0.00
						36	TOILET & BATHROOM ACCESS.	\$ 12,000.00	\$0.00
						37	SANITARY UG	\$ 7,585.43	\$0.00
						38	SANITARY AG	\$ 4,585.43	\$0.00
						39	DOMESTIC WATER UG	\$ 2,585.43	\$0.00
						40	DOMESTIC WATER AG	\$ 6,010.43	\$0.00
						41	CONDENSATE	\$ 2,585.43	\$0.00
						42	FLOOR DRAINS	\$ 1,585.43	\$0.00
						43	FIXTURES	\$ 7,585.42	\$0.00
						44	A/C UNITS	\$ 12,327.00	\$0.00
						45	A/C DUCT WORK	\$ 15,177.00	\$0.00
						46	RERG. PIPE	\$ 10,566.00	\$0.00
						47	LIGHTING	\$ 8,996.07	\$0.00
						48	SWITCH GEAR	\$ 7,746.07	\$0.00
						49	FIRE ALARM	\$ 4,576.07	\$0.00
						50	HVAC ROUGH IN	\$ 9,462.07	\$0.00
						51	LIGHTING ROUGH IN	\$ 21,035.07	\$0.00

2.1	Bike racks	\$1,750.00	\$11,650.00	\$1,250.00	\$	10,400.00	65	BIKE RACKS	\$	2,480.00	\$0.00
2.2	Benches	\$6,300.00					66	CONCRETE PADS	\$	2,800.00	\$0.00
2.3	Trash Receptacles	\$3,600.00					67	BENCHES	\$	3,696.00	\$0.00
							68	TRASH RECEPTACLES	\$	1,424.00	\$0.00
3	Pathways		\$19,200.00	\$4,671.00	\$	14,529.00	69	SIDEWALKS	\$	14,529.00	\$0.00
4	Landscaping & Irrigation		\$91,761.81	\$25,583.81	\$	66,178.00	70	LANDSCAPING AND IRRIGATION	\$	66,178.00	\$0.00
TOTAL - Original Budget			\$1,122,611.81			\$1,122,611.81	TOTAL - NLC Schedule of Values				\$0.00
Line Item Savings:				\$31,504.81							
Line Item (Overage):				(\$31,504.81)							
TOTAL Line Item Savings:				\$0.00							

Note 1

Note 1: NLC requests to allocate \$31,504.81 of the savings towards the line item overages identified above.

ITEM J - 143rd Avenue (275th Street)
 BUDGET: \$1,360,444.05

Date: June 19, 2007

Rev.1

Reference/Item #		Item Description		Budget Amount	Total	Line Item Savings/(Overage)	Total	Item	Description	Schedule of Value Amount	Approved and Paid to Date
1		Demolition		\$54,198.99	\$54,198.99	\$21,437.23	\$32,761.76	194	REMOVE & DISPOSE EXIST. ASPHALT	\$4,318.00	\$4,318.00
								195	REMOVE & DISPOSE EXIST. CURB	\$9,613.40	\$9,613.40
								196	REMOVE & DISPOSE EXIST.	\$8,636.00	\$8,636.00
								192	GROUT MAINS & REMOVE EXIST. MHS	\$10,194.36	\$10,194.36
2.1		Adjust Structures		\$3,251.10	\$3,251.10	\$0.00	\$0.00			\$0.00	\$0.00
2.2		Curb and Gutter		\$20,582.30	\$20,582.30	(\$4,420.20)	\$25,002.50	200	TYPE "F" CURB & GUTTER	\$25,002.50	\$25,002.50
2.3		Valley Curb		\$18,557.30	\$18,557.30	(\$10,329.20)	\$28,886.50	202	VALLEY GUTTER	\$28,886.50	\$28,886.50
2.4		6" Curb		\$23,369.34	\$23,369.34	\$1,841.06	\$21,528.28	201	TYPE "D" CURB (6" x 12")	\$21,528.28	\$21,528.28
2.5		Sidewalk		\$47,713.12	\$47,713.12	(\$20,963.87)	\$68,676.99	203	SIDEWALK (4")	\$58,299.99	\$33,183.54
								204	SIDEWALK (6")	\$8,721.00	\$0.00
								205	CONCRETE DRIVEWAY (6")	\$1,656.00	\$0.00
2.7		Base Preparation		\$33,485.06	\$33,485.06	(\$40,804.93)	\$74,289.99	197	SUBGRADE	\$7,752.00	\$7,752.00
								198	8" BASEROCK	\$66,537.99	\$66,537.99
2.9		1.5" Asphalt		\$41,671.12	\$41,671.12	(\$8,150.87)	\$49,821.99	199	1-1/2" A.C.S.C. (2 LIFTS)	\$49,821.99	\$23,734.66
2.10		Sod		\$24,290.72	\$24,290.72	\$0.00	\$0.00			\$0.00	\$0.00
3		Sanitary Sewer		\$312,846.25	\$312,846.25	\$86,887.94	\$225,958.31	175	CONN. TO MH 42	\$1,462.56	\$1,462.56
								176	CONN. TO MH 54	\$2,122.56	\$2,122.56
								177	8" SDR35 PVC (0 - 6')	\$8,038.80	\$8,038.80
								178	8" SDR35 PVC (6 - 8')	\$30,027.36	\$30,027.36
								179	8" SDR35 PVC (8 - 10')	\$29,040.00	\$29,040.00
								180	8" SDR35 PVC (10 - 12')	\$28,250.64	\$28,250.64
								181	10" SDR35 PVC (12 - 14')	\$28,397.40	\$28,397.40
								182	MH (0 - 6')	\$1,959.54	\$1,959.54
								183	MH (6 - 8')	\$6,751.80	\$6,751.80
								184	MH (8 - 10')	\$8,050.68	\$8,050.68
								185	MH (8 - 10') w/ DROP	\$3,141.60	\$3,141.60
								186	MH (10' - 12')	\$3,220.80	\$3,220.80
								187	MH (10' - 12') w/ DROP	\$3,777.84	\$3,777.84
								188	MH (12' - 14')	\$3,717.12	\$3,717.12
								189	MH (12' - 14') w/ DROP	\$4,312.44	\$4,312.44
								190	6" LATERAL SS1.0	\$17,365.92	\$17,365.92
								191	6" LATERAL SS2.0	\$46,321.27	\$46,321.27
4		Landscape & Irrigation		\$125,138.50	\$125,138.50	\$25,138.51	\$99,999.99	193	Landscape & Irrigation (275th Street)	\$99,999.99	\$0.00
5		Striping & Signs		\$25,027.70	\$25,027.70	(\$25,021.99)	\$50,049.69	207	TRAFFIC CONTROL	\$33,011.50	\$26,409.20
								206	GUARDRAIL	\$17,038.20	\$0.00
6.1		Structures		\$65,041.77	\$121,187.00	\$21,187.01	\$99,999.99	172	EXF. TR w/8" CMP (HDPPE)	\$65,130.51	\$65,130.51
								173	VGI (42")	\$15,390.00	\$15,390.00
								174	P6 (42")	\$19,479.48	\$19,479.48

7	TRACER DISBURSMENT	\$229,499.50	\$229,499.50	\$11,403.83	\$213,845.47	153	CONN. TO 12" GATE VALVE @ SW 272 ST	\$1,632.77	\$1,632.77
						154	CONN. TO 12" WM @ L.S.	\$3,380.19	\$0.00
						155	12" D.I.P.	\$95,310.80	\$95,310.80
						156	8" D.I.P.	\$8,638.11	\$8,638.11
						157	6" D.I.P.	\$1,047.90	\$1,047.90
						158	12" GATE VALVE	\$17,827.92	\$17,827.92
						159	8" GATE VALVE	\$11,938.08	\$11,938.08
						160	6" GATE VALVE	\$3,080.88	\$3,080.88
						161	FIRE HYDRANT	\$8,982.48	\$8,982.48
						162	12" x 8" CROSS	\$2,213.85	\$2,213.85
						163	12" x 8" TEE	\$1,247.80	\$1,247.80
						164	12" x 6" TEE	\$1,722.60	\$1,722.60
						165	12" 45 DEGREE BEND REST.	\$10,750.08	\$10,750.08
						166	12" 22-1/2 DEGREE BEND	\$945.12	\$945.12
						167	12" 11-1/4 DEGREE BEND	\$2,303.40	\$2,303.40
						168	8" x 2" CAP W/2 F.V.O	\$8,944.32	\$8,944.32
						169	1" SINGLE SERVICE	\$3,284.16	\$0.00
						170	1" DUAL SERVICE	\$29,665.68	\$0.00
						171	2" AIR RELEASE	\$929.35	\$0.00
8	General Conditions	\$229,105.63	\$229,105.63	\$42,917.57	\$186,188.06	215	GC for SW 143rd Avenue (275th Street)	\$177,262.75	\$63,814.57
						208	MISCELLANEOUS	\$1,156.83	\$1,156.83
						209	DENSITIES	\$1,066.80	\$1,066.80
						210	SURVEYING	\$6,701.68	\$6,701.68
9	Performance Bond	\$20,022.16	\$20,022.16	\$20,022.16	\$0.00			\$0.00	\$0.00
10	MOT	\$34,748.46	\$34,748.46	\$20,848.93	\$13,899.53	216	MOT for SW 143rd Avenue (275th Street)	\$13,899.53	\$5,003.82
TOTAL: Original Budget			\$1,160,444.05		\$1,190,909.05	TOTAL: NLC Schedule of Value			\$827,254.16
Line Item Savings:				\$279,226.07		Note 1			
Line Item (Average):				(\$109,691.07)		Note 2			
TOTAL Line Item Savings:				\$169,535.00					

Note 1: NLC requests to allocate \$109,691.07 of the savings towards line item overages identified above, for required items in the approved roadway plans

Note 2: Total savings is equal to amount advanced in Change Order No.1 for portion of this roadway added to Item "E" (140th Ave.).

ITEM K - SW 272nd Street
BUDGET: \$1,183,915.58

Date: June 19, 2007

Rev.1

Redevelopment Agreement Budget:

NC Schedule of Values

Item	Description	Total	Line Item Savings/(Overage)	Total	Item	Description	Schedule of Value Amount	Approved and Paid to Date
1	Demolition	\$49,051.55	\$0.00	\$49,051.55	35	SW 272nd St- DEMO	\$49,051.55	\$49,051.55
2.1	Adjust Structures	\$1,558.80	\$0.00	\$1,558.80	36	SW 272nd St- ADJ STRUCTURES	\$1,558.80	\$0.00
2.2	Curb and Gutter	\$36,776.70	\$0.00	\$36,776.70	37	SW 272nd St- CURB & GUTTER	\$36,776.70	\$36,776.70
2.3	Valley Curb	\$19,286.40	\$0.00	\$19,286.40	38	SW 272nd St- VALLEY CURB	\$19,286.40	\$19,286.40
2.4	6" Curb	\$16,900.00	\$0.00	\$16,900.00	39	SW 272nd St- 6" CURB	\$16,900.00	\$16,900.00
2.5	Sidewalk	\$117,750.00	\$0.00	\$117,750.00	40	SW 272nd St- SIDEWALK	\$117,750.00	\$117,750.00
2.6	12" Stabilized Subgrade	\$5,070.00	\$0.00	\$5,070.00	41	SW 272nd St- 12" STABILIZED	\$5,070.00	\$5,070.00
2.7	8" Limerock Base	\$26,000.00	\$0.00	\$26,000.00	42	SW 272nd St- 8" LIMEROCK BASE	\$26,000.00	\$26,000.00
2.9	2" Asphalt	\$39,375.00	\$0.00	\$39,375.00	43	SW 272nd St- 2" ASPHALT	\$39,375.00	\$19,687.50
2.10	Sod	\$16,160.00	\$0.00	\$16,160.00	44	SW 272nd St- SOD	\$16,160.00	\$0.00
3	Sanitary Sewer	\$172,889.99	\$0.00	\$172,889.99	45	SW 272nd St- SEWER 0-6	\$25,127.83	\$25,127.83
					46	SW 272nd St- SEWER 6-8	\$30,374.40	\$30,374.40
					47	SW 272nd St- MANHOLES	\$19,457.76	\$19,457.76
					48	SW 272nd St- LATERALS	\$97,930.00	\$97,930.00
4	Landscaping & Irrigation	\$110,000.00	\$0.00	\$110,000.00	49	SW 272nd St- LANDSCAPING AND IRR	\$110,000.00	\$0.00
5	Striping & Signs	\$20,000.00	\$0.00	\$20,000.00	50	SW 272nd St- STRIPING AND SIGN	\$20,000.00	\$0.00
6	Water Main	\$214,304.16	\$0.00	\$214,304.16	53	SW 272nd St- 12" DIP	\$78,884.00	\$78,884.00
					54	SW 27nd St- FIRE HYDRANT ASS	\$8,217.60	\$8,217.60
					55	SW 272nd St- 12" GATE VALVE	\$23,020.80	\$23,020.80
					56	SW 272nd St- 8" TIE IN	\$8,959.20	\$8,959.20
					57	SW 272nd St- 8" GATE VALVE	\$11,149.60	\$11,149.60
					58	SW 272nd St- 1" DBL SVC	\$23,229.36	\$23,229.36
					59	SW 272nd St- 1" SINGLE SVC	\$2,500.00	\$2,500.00
					60	SW 272nd St- FLUSHING VALVE	\$3,000.00	\$3,000.00
					61	SW 272nd St- 6" TAP SLV & VALV	\$6,578.40	\$6,578.40
					62	SW 272nd St- FITTINGS	\$37,892.00	\$37,892.00
					63	SW 272nd St- 8" DIP	\$10,873.20	\$10,873.20
7	Storm Drainage	\$138,400.00	\$0.00	\$138,400.00	51	SW 272nd St- STRUCTURES	\$62,400.00	\$62,400.00
					52	SW 272nd St- 24" CMP	\$76,000.00	\$76,000.00
8	General Condition	\$177,274.00	\$0.00	\$177,274.00	65	SW 272nd St- GENERAL CONDITION	\$177,274.00	\$156,001.12
10	MOT	\$23,118.98	\$0.00	\$23,118.98	67	SW 272nd St- MOT	\$23,118.98	\$20,344.70
TOTAL Original Budget:		\$1,183,915.58		\$1,183,915.58	TOTAL NC Schedule of Values:			\$992,462.12

Line Item Savings: \$0.00
Line Item (Overage): \$0.00
Total Line Item Savings: \$0.00

ITEM N - S.W. 272nd Street Entrance Features
BUDGET: \$65,156.69

Date: August 23, 2007

Redevelopment Agreement Budget:				NIC Schedule of Values:					
Item	Description	Budget Amount	Total	Line Item Savings/(Overage)	Total	Item	Description	Schedule of Value Amount	Approved and Paid to Date
1.1	Entry Monument	\$15,000.00	\$45,000.00	(\$2,487.09)	\$47,487.09	82	Entry Monument	\$18,000.00	\$0.00
1.2	Entry Monument & Trellis	\$30,000.00				83	Entry Monument & Trellis	\$19,310.00	\$0.00
						98	General Conditions	\$7,177.09	\$0.00
						99	Insurance	\$3,000.00	\$0.00
3	Pathways		\$2,700.00	\$2,700.00	\$0.00			\$0.00	\$0.00
4	Landscape & Irrigation		\$17,456.69	(\$212.91)	\$17,669.60	84-97	Landscaping & Irrigation	\$17,669.60	\$0.00
TOTAL: Original Budget			\$65,156.69		\$65,156.69	TOTAL/NIC Schedule of Values			\$0.00
Line Item Savings:				\$2,700.00					
Line Item (Overage):				(\$2,700.00)					
Net Line Item Savings:				\$0.00					

Note 1

Note 1: NIC request to allocate the \$2,700.00 savings to the item overages identified above.

Phase I: Redevelopment Agreement Budget

Item	Description	Total	Line Item Savings	Line Item (Overage)	Total	Item	Description	Approved and Paid to Date
C	Canal Street	\$1,320,938.90	\$366,381.88	(\$510,339.88)	\$1,464,896.90	C	Canal Street	\$374,688.98
D	Canal Street Bridge, Greens & Pathways	\$1,537,543.28	\$157,739.04	(\$13,781.04)	\$1,393,585.28	D	Canal Street Bridge, Greens & Pathways	\$71,572.95
E	SW 140th Avenue	\$2,603,816.64	\$0.00	\$0.00	\$2,603,816.64	E	SW 140th Avenue	\$2,354,751.28
F	SW 140th Avenue Plaza	\$1,122,611.81	\$30,254.81	(\$30,254.81)	\$1,122,611.81	F	SW 140th Avenue Plaza	\$0.00
J	SW 143rd Avenue/275th Street	\$1,360,444.05	\$279,226.07	(\$279,226.07)	\$1,360,444.05	J	SW 143rd Avenue/275th Street	\$988,312.41
K	SW 272nd Street	\$1,183,915.58	\$0.00	\$0.00	\$1,183,915.58	K	SW 272nd Street	\$992,462.12
L	Clearing, Grubbing & Utility Removal	\$590,800.00	\$0.00	\$0.00	\$590,800.00	L	Clearing, Grubbing & Utility Removal	\$590,800.00
N	SW 272nd Street Entrance Features	\$65,156.69	\$15,386.19	(\$15,386.19)	\$65,156.69	N	SW 272nd Street Entrance Features	\$0.00
	Engineering & Landscape Plans	\$452,683.00	\$0.00	\$0.00	\$452,683.00		Engineering & Landscape Plans	\$423,682.16
	Developer's Fee	\$375,152.42	\$0.00	\$0.00	\$375,152.42		Developer's Fee	\$208,177.57
TOTAL Phase I: Original Budget		\$10,613,062.37	\$848,987.99	(\$848,987.99)	\$10,613,062.37	TOTAL Phase I: Original Budget		\$6,004,447.47

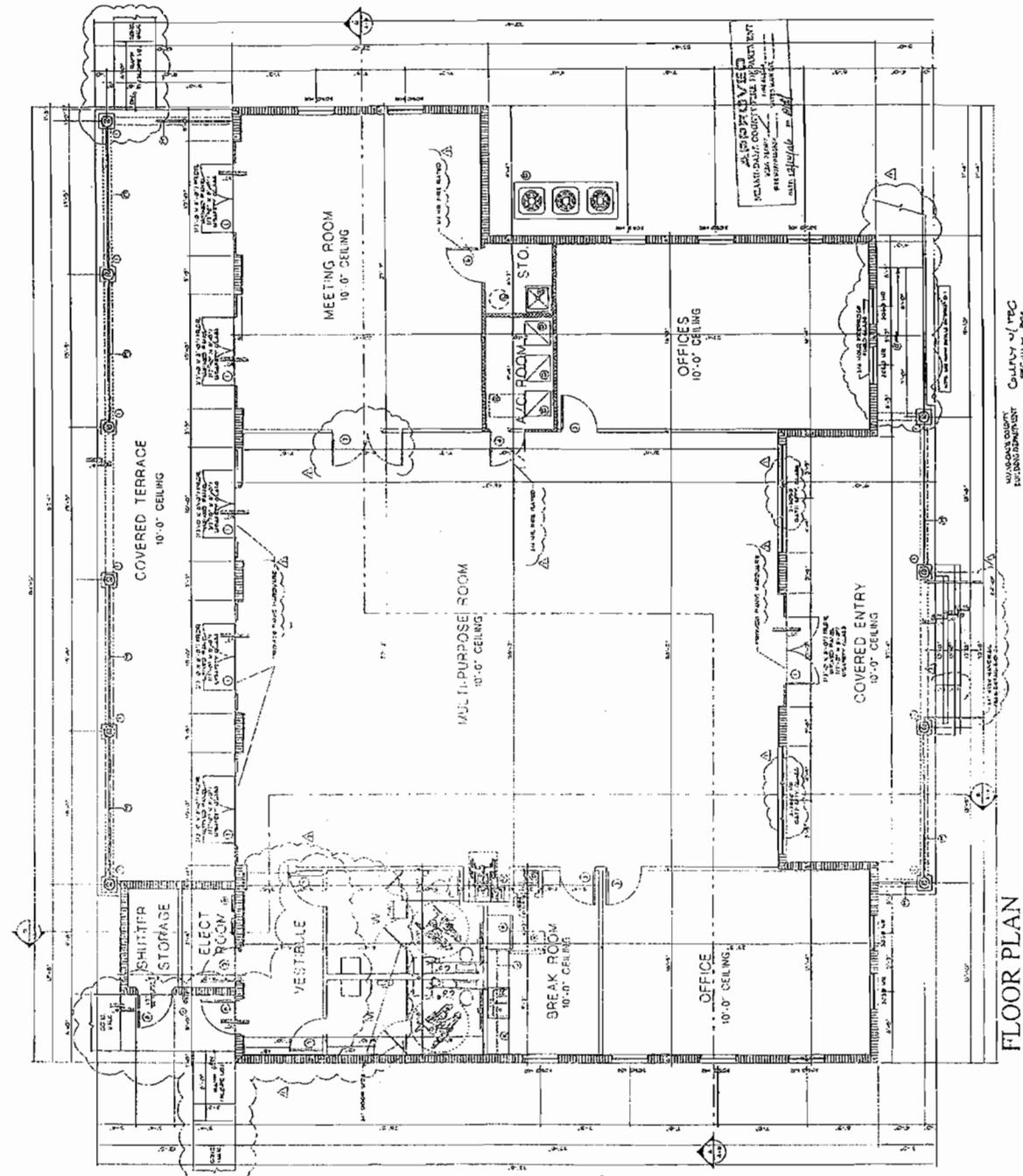
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Phase II: Redevelopment Agreement Budget

Item	Description	Total	Line Item Savings	Line Item (Overage)	Total	Item	Description	Approved and Paid to Date
G	Advance work in Phase I-SW 280th St.	\$271,331.00	\$0.00	\$0.00	\$271,331.00	G	Advance work in Phase I-SW 280th St.	\$257,764.45
TOTAL Phase II: Advance Payment		\$271,331.00	\$0.00	\$0.00	\$271,331.00	TOTAL Phase II: Advance Payment		\$257,764.45

TOTAL PAID TO DATE: \$6,262,211.92

Exhibit D – SW 140th Avenue Plaza plans and amenities



CALLOUTS OF THE FLOOR PLAN SHALL INCLUDE THE FOLLOWING INFORMATION:
 1. ROOM NUMBER
 2. ROOM NAME
 3. ROOM TYPE
 4. ROOM AREA
 5. ROOM VOLUME
 6. ROOM PERIMETER
 7. ROOM CEILING HEIGHT
 8. ROOM FLOOR FINISH
 9. ROOM WALL FINISH
 10. ROOM DOOR FINISH
 11. ROOM WINDOW FINISH
 12. ROOM LIGHTING FIXTURES
 13. ROOM MECHANICAL EQUIPMENT
 14. ROOM FURNITURE
 15. ROOM ACCESSORIES

FLOOR PLAN

NO.	DESCRIPTION	QTY	UNIT	REMARKS
1	MEETING ROOM	1	SQ. FT.	10' x 10'
2	MULTI-PURPOSE ROOM	1	SQ. FT.	10' x 10'
3	OFFICES	1	SQ. FT.	10' x 10'
4	BREAK ROOM	1	SQ. FT.	10' x 10'
5	VESTIBULE	1	SQ. FT.	10' x 10'
6	ELECT ROOM	1	SQ. FT.	10' x 10'
7	STORAGE	1	SQ. FT.	10' x 10'
8	COVERED TERRACE	1	SQ. FT.	10' x 10'
9	COVERED ENTRY	1	SQ. FT.	10' x 10'
10	AC ROOM	1	SQ. FT.	10' x 10'
11	STORAGE	1	SQ. FT.	10' x 10'
12	OFFICE	1	SQ. FT.	10' x 10'

LEGEND
 1. ROOM NUMBER
 2. ROOM NAME
 3. ROOM TYPE
 4. ROOM AREA
 5. ROOM VOLUME
 6. ROOM PERIMETER
 7. ROOM CEILING HEIGHT
 8. ROOM FLOOR FINISH
 9. ROOM WALL FINISH
 10. ROOM DOOR FINISH
 11. ROOM WINDOW FINISH
 12. ROOM LIGHTING FIXTURES
 13. ROOM MECHANICAL EQUIPMENT
 14. ROOM FURNITURE
 15. ROOM ACCESSORIES

GENERAL NOTES
 1. ALL ROOMS SHALL BE FINISHED TO THE FINISHES SHOWN ON THE FINISH SCHEDULE.
 2. ALL ROOMS SHALL BE FINISHED TO THE FINISHES SHOWN ON THE FINISH SCHEDULE.
 3. ALL ROOMS SHALL BE FINISHED TO THE FINISHES SHOWN ON THE FINISH SCHEDULE.
 4. ALL ROOMS SHALL BE FINISHED TO THE FINISHES SHOWN ON THE FINISH SCHEDULE.
 5. ALL ROOMS SHALL BE FINISHED TO THE FINISHES SHOWN ON THE FINISH SCHEDULE.

MECHANICAL NOTES
 1. ALL MECHANICAL EQUIPMENT SHALL BE INSTALLED IN ACCORDANCE WITH THE MECHANICAL SPECIFICATIONS.
 2. ALL MECHANICAL EQUIPMENT SHALL BE INSTALLED IN ACCORDANCE WITH THE MECHANICAL SPECIFICATIONS.
 3. ALL MECHANICAL EQUIPMENT SHALL BE INSTALLED IN ACCORDANCE WITH THE MECHANICAL SPECIFICATIONS.
 4. ALL MECHANICAL EQUIPMENT SHALL BE INSTALLED IN ACCORDANCE WITH THE MECHANICAL SPECIFICATIONS.

ELECTRICAL NOTES
 1. ALL ELECTRICAL EQUIPMENT SHALL BE INSTALLED IN ACCORDANCE WITH THE ELECTRICAL SPECIFICATIONS.
 2. ALL ELECTRICAL EQUIPMENT SHALL BE INSTALLED IN ACCORDANCE WITH THE ELECTRICAL SPECIFICATIONS.
 3. ALL ELECTRICAL EQUIPMENT SHALL BE INSTALLED IN ACCORDANCE WITH THE ELECTRICAL SPECIFICATIONS.
 4. ALL ELECTRICAL EQUIPMENT SHALL BE INSTALLED IN ACCORDANCE WITH THE ELECTRICAL SPECIFICATIONS.

PLUMBING NOTES
 1. ALL PLUMBING EQUIPMENT SHALL BE INSTALLED IN ACCORDANCE WITH THE PLUMBING SPECIFICATIONS.
 2. ALL PLUMBING EQUIPMENT SHALL BE INSTALLED IN ACCORDANCE WITH THE PLUMBING SPECIFICATIONS.
 3. ALL PLUMBING EQUIPMENT SHALL BE INSTALLED IN ACCORDANCE WITH THE PLUMBING SPECIFICATIONS.
 4. ALL PLUMBING EQUIPMENT SHALL BE INSTALLED IN ACCORDANCE WITH THE PLUMBING SPECIFICATIONS.

FINISHES
 1. FLOOR FINISH: POLISHED CONCRETE
 2. WALL FINISH: PLYMOUTH SHEETROCK
 3. CEILING FINISH: POP
 4. DOOR FINISH: 1 1/2" OAK
 5. WINDOW FINISH: 1 1/2" OAK

MEASUREMENTS
 1. ALL MEASUREMENTS SHALL BE TAKEN TO THE FACE OF THE FINISH.
 2. ALL MEASUREMENTS SHALL BE TAKEN TO THE FACE OF THE FINISH.
 3. ALL MEASUREMENTS SHALL BE TAKEN TO THE FACE OF THE FINISH.
 4. ALL MEASUREMENTS SHALL BE TAKEN TO THE FACE OF THE FINISH.

REVISIONS
 1. REVISION 1: CORRECTED ROOM NAMES AND AREAS.
 2. REVISION 2: ADDED MECHANICAL AND ELECTRICAL SYMBOLS.
 3. REVISION 3: REVISED FINISH SCHEDULE.
 4. REVISION 4: ADDED GENERAL NOTES.

PASCUAL PEREZ KLIDDIAN & ASSOCIATES
 ARCHITECTS - PLANNERS

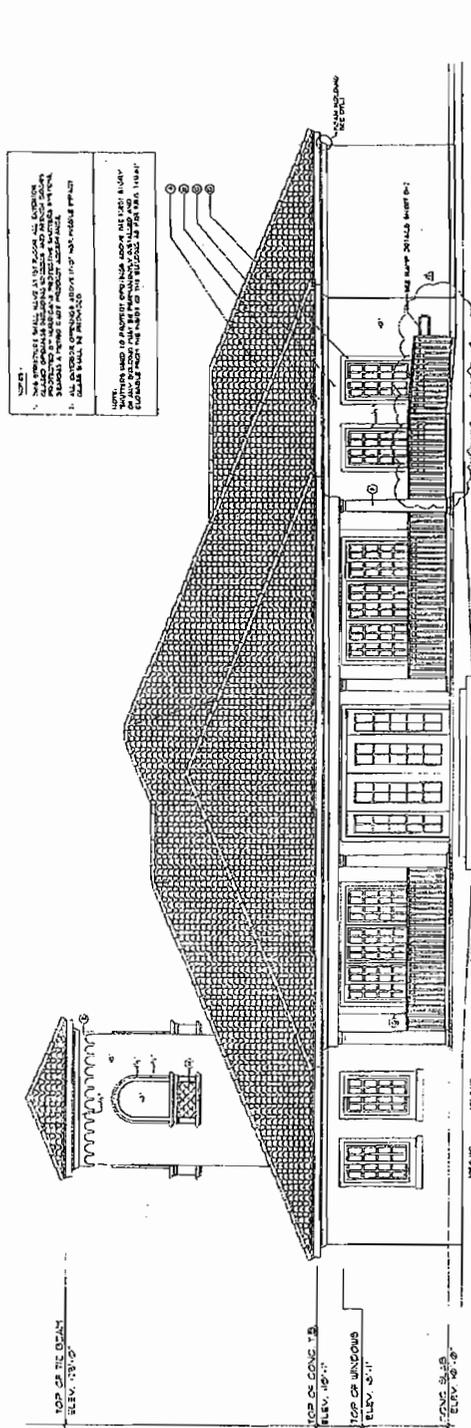
RESIDENTIAL ARCHITECTURE
 COMMERCIAL ARCHITECTURE
 INTERIOR DESIGN
 LANDSCAPE ARCHITECTURE
 PROJECT MANAGEMENT
 HISTORIC PRESERVATION

AT THE BLACK CENTER
 1000 N. W. 10TH AVENUE
 MIAMI, FL 33136
 TEL: 305.575.1111
 FAX: 305.575.1112
 WWW: WWW.PKAD.COM

DATE: 07/11/08

MANDARIN LAKES
 CURBHOUSE
 NARANJA LAKES CONSTRUCTION, LLC
 MIAMI, FL 33146
 TEL: 305.444.4444

DATE: 07/11/08
 DRAWN BY: [Signature]
 CHECKED BY: [Signature]
 PROJECT NO.: 08-004
 SHEET NO.: A-3

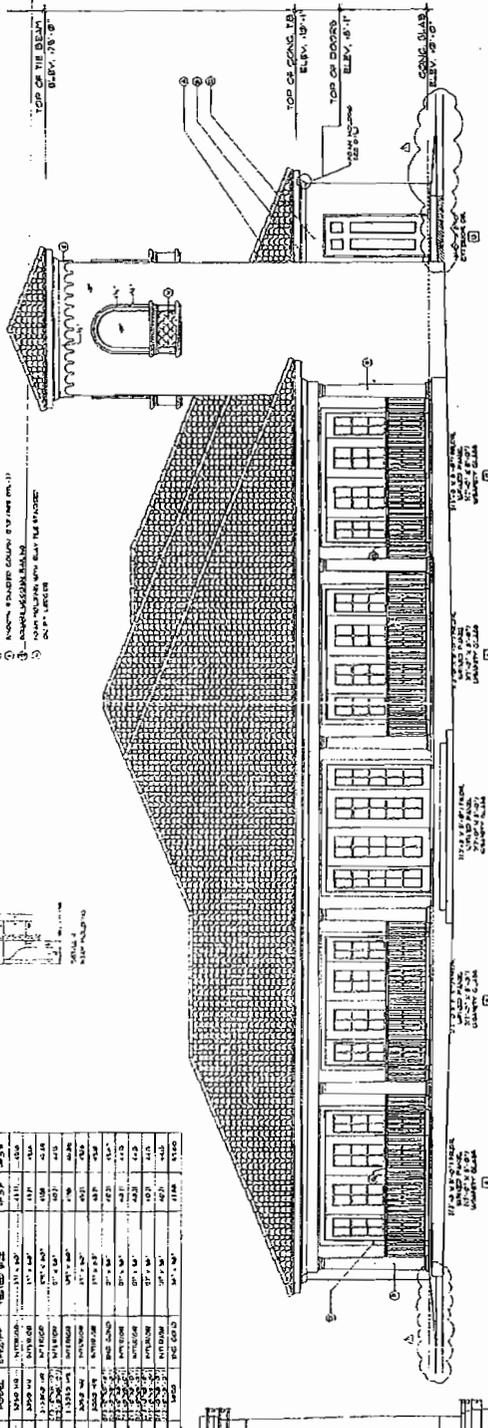


FRONT ELEVATION

WINDOW SCHEDULE

NO.	SYMBOL	TYPE	FINISH	GLASS	UNIT PRICE	QTY	TOTAL PRICE
1	1	6\"/>					

- LEGEND:**
- 1. GROUND FLOOR FINISH
 - 2. 1\"/>



REAR ELEVATION

COLUMN DETAIL-2

MANARIN LAKES
 NARANJA LAKES
 MIAMI, FL 33146
 DATE: 07/11/08



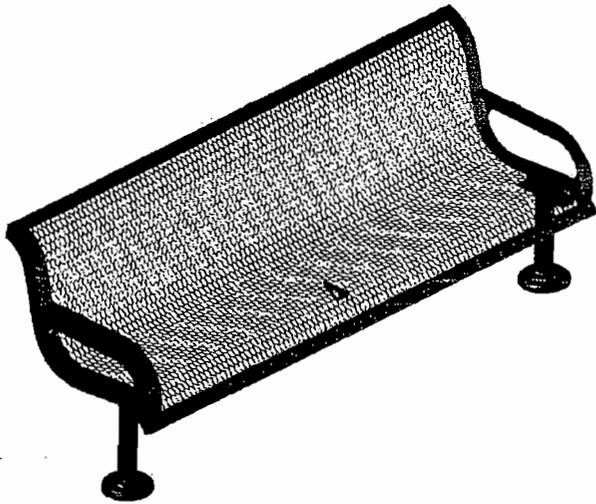
B6WBWINGLINESM

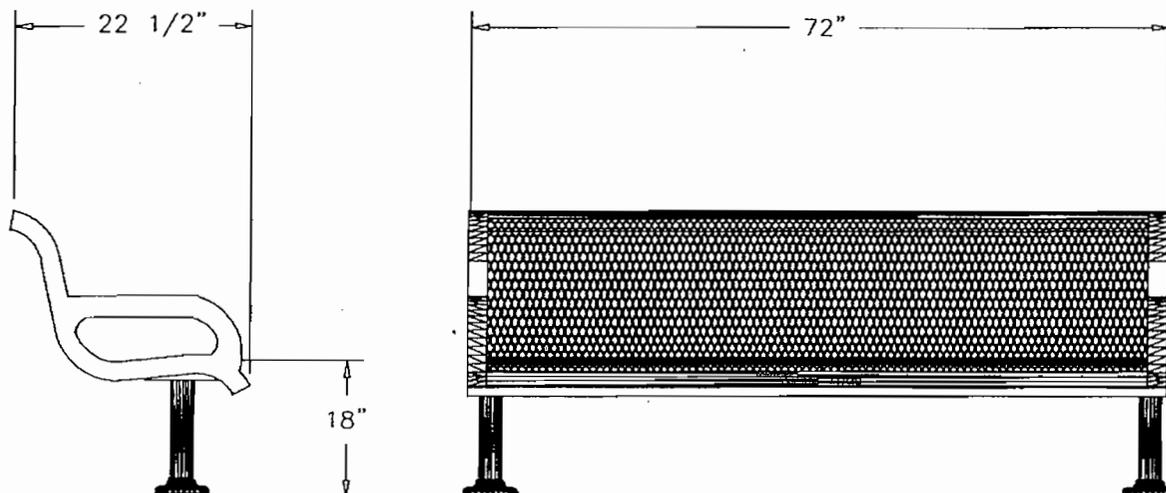
6' WINGLINE STYLE
BENCH WITH BACK
SURFACE MOUNT DESIGN
WITH SURFACE MOUNT COVERS

WEBCOAT PRODUCTS
P.O. BOX 3160
McALESTER, OKLAHOMA 74501
1-800-505-5101
FAX: (918)426-5924
E-MAIL: WEBCOAT@WEBCOAT.COM

Please take the time to locate and identify each part. Assemble the units on a smooth flat surface. It is also helpful to lay the tops and seats on cardboard or a drop cloth to prevent scratching of the surface during assembly. All parts have been pre-cut and pre-drilled for ease of assembly. All holes are slotted to allow for easy assembly and for final levelling of tops and seats to frames. Fully assemble all parts without totally tightening nuts and bolts. After all assembled go back and retighten nuts to bolts. **DO NOT OVER TIGHTEN NUTS TO BOLTS.** Over tightened nuts can crack the plastisol coating. All the necessary quantities of parts required are listed in this assembly instructions.

DO NOT BEGIN ASSEMBLY UNTIL YOU HAVE READ THESE INSTRUCTIONS AND ARE FAMILIAR WITH THE PARTS.





SPECIFICATIONS

6' POLY VINYL FORMED BENCH WITH BACK.
FRAME IS SURFACE MOUNT DESIGN.

COATED WITH A 1/8" TO 1/4" THICK PLASTISOL ULTRAVIOLET STABILIZED VINYL COATING
FUSED AND BAKED TO A 90% GLOSS.

SEAT HEIGHT IS 18" APPROXIMATELY. BACK HEIGHT IS 31" APPROXIMATELY.
TOTAL OVERALL DIMENSIONS ARE 72" X 22 1/2" APPROXIMATELY.

SEATS ARE MADE FROM 3/4" #9 EXPANDED METAL INSIDE OF A 2" X 2" X 1/8" ANGLE
ALL CENTER BRACES ARE MADE OF 11 GAUGE FLAT STEEL.

FRAME IS MADE OF 2 7/8" TUBING.
POWDER COATED WITH POLYESTER ELECTROSTATIC PAINT.

ALL HARDWARE IS NON-CORROSIVE.
WEIGHT FOR THE B6WBWINGLINESM IS 89 LBS.

MAINTENANCE

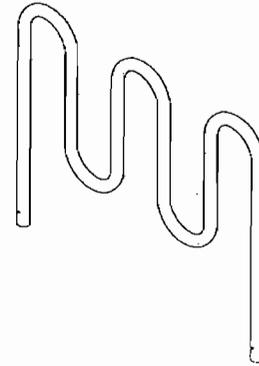
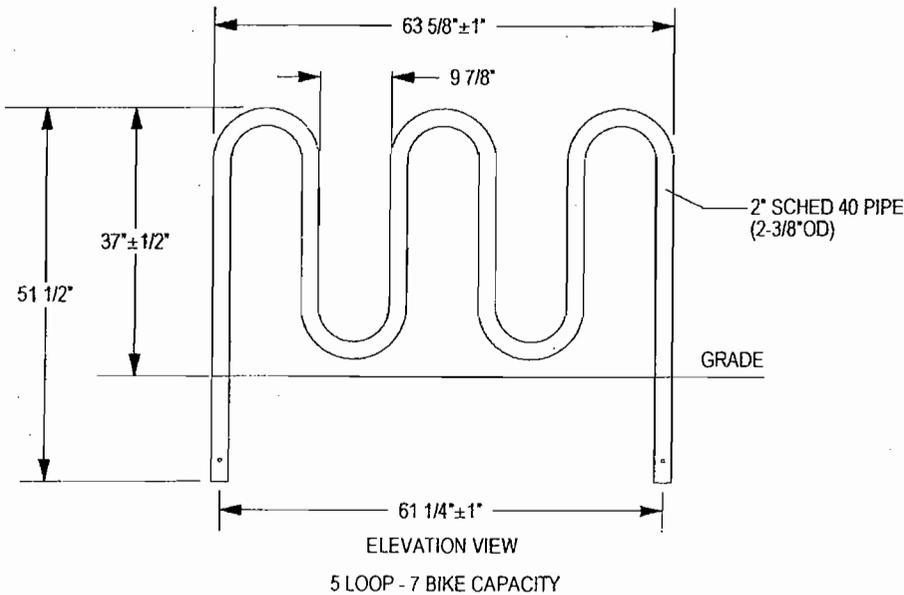
To maintain luster it is recommended to wash, rinse, and dry the units after prolonged use.
Check for loose bolts and nuts and tighten as needed. Contact the factory for genuine
Webcoat part replacements if needed.



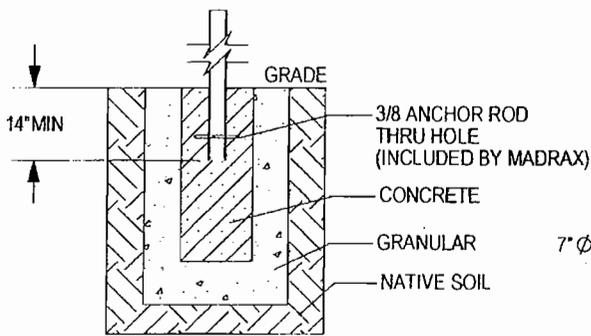


MADRAX DIVISION

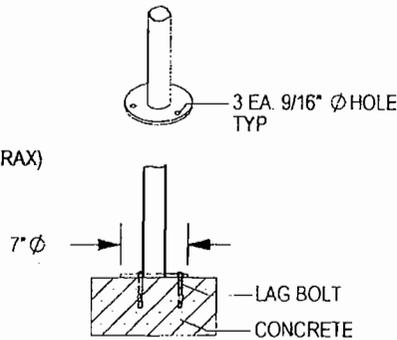
TRILARY, INC.
 2700 LAURA LANE
 MIDDLETON, WI 53562
 P(800) 448-7931, P(608) 831-9040, F(608) 831-7623
 WWW.MADRAX.COM, E-MAIL: SALES@MADRAX.COM



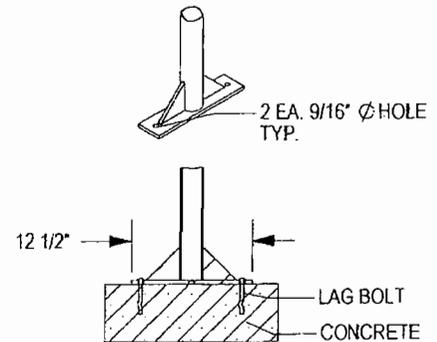
CHECK DESIRED MOUNT □



□ IN GROUND MOUNT (IG)



□ SURFACE FLANGE MOUNT (SF)



□ SURFACE GUSSET MOUNT (SG)

SECTION VIEWS

PRODUCT: H36-7-IG(SF,SG)
 DESCRIPTION: CHALLENGER BIKE RACK
 7 BIKE, SURFACE OR IN GROUND MOUNT
 DATE: 8-5-02
 ENG: TLG

NOTES:

1. INSTALL BIKE RACKS ACCORDING TO MANUFACTURER'S SPECIFICATIONS.
2. CONSULTANT TO SELECT COLOR(FINISH), SEE MANUFACTURER'S SPECIFICATIONS
3. SEE SITE PLAN FOR LOCATION OR CONSULT OWNER.
4. SPECIFICATIONS ARE SUBJECT TO CHANGE WITHOUT NOTICE.

CONFIDENTIAL DRAWING AND INFORMATION IS NOT TO BE COPIED OR DISCLOSED TO OTHERS WITHOUT THE CONSENT OF TRILARY, INC. SPECIFICATIONS ARE SUBJECT TO CHANGE WITHOUT NOTICE.

Exhibit E - Entry Monument sign and feature

PASCUAL PEREZ KILIDJIAN ASSOCIATES
 ARCHITECTS, P.A.
 10000 W. BIRDAWAY BLVD., SUITE 100
 MIAMI, FLORIDA 33156
 TEL: (305) 551-1111
 FAX: (305) 551-1112
 WWW.PASCUALPEREZKILIDJIAN.COM

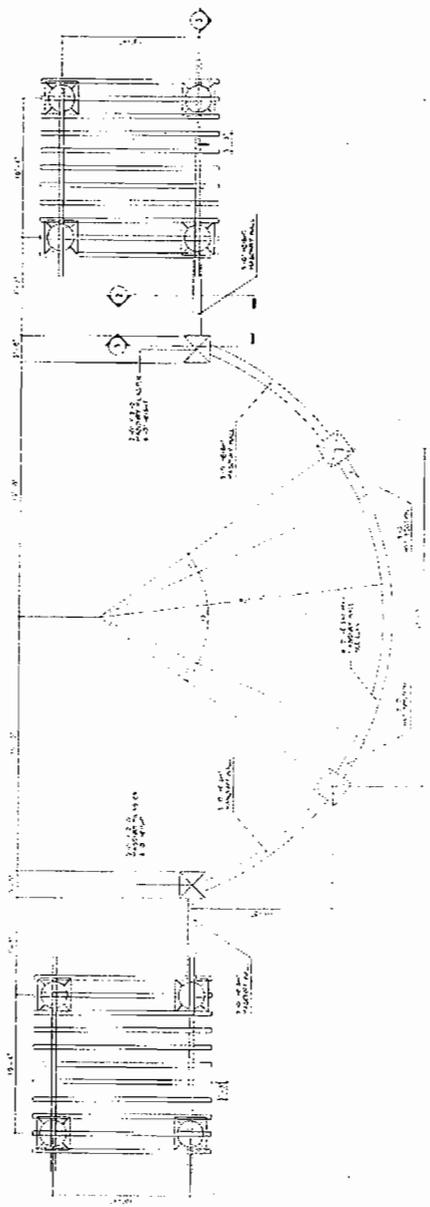
MANDARIN LAKES
 BY
NARANJA LAKES CONSTRUCTION, LLC
 MIAMI-DADE COUNTY, FLORIDA

MAN-PRJN-001-001

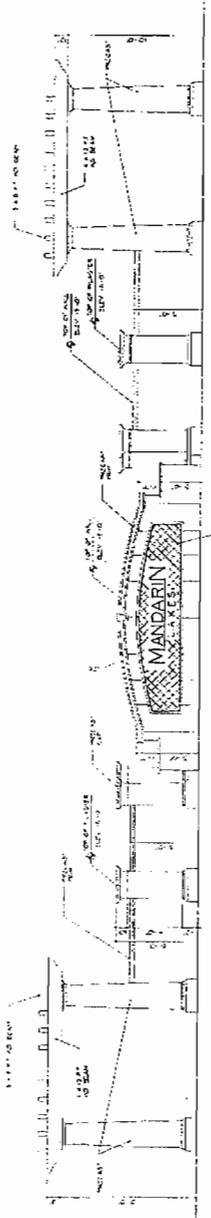
HOOK PLAN
 DIVISION: HOOKS
 DATE: 01/20/11
 SCALE: AS SHOWN
 DRAWN BY: JC
 CHECKED BY: JG
 DATE: 01/20/11

A-2

HEET NO. 1



FLOOR PLAN
 SCALE: AS SHOWN



ELEVATION
 SCALE: AS SHOWN

FOUNDATION NOTES

1. ALL FOUNDATION WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE INTERNATIONAL BUILDING CODE (IBC) AND THE LATEST EDITION OF THE ACI 308R-02 CONCRETE MANUAL.
2. ALL FOUNDATION WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE ACI 308R-02 CONCRETE MANUAL.
3. ALL FOUNDATION WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE ACI 308R-02 CONCRETE MANUAL.
4. ALL FOUNDATION WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE ACI 308R-02 CONCRETE MANUAL.
5. ALL FOUNDATION WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE ACI 308R-02 CONCRETE MANUAL.

NO.	REVISION	DATE	BY	CHKD.
1	ISSUED FOR PERMIT	10/01/09	PP	PK
2	REVISED FOR PERMIT	10/01/09	PP	PK
3	REVISED FOR PERMIT	10/01/09	PP	PK
4	REVISED FOR PERMIT	10/01/09	PP	PK
5	REVISED FOR PERMIT	10/01/09	PP	PK

GENERAL NOTES

1. ALL FOUNDATION WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE ACI 308R-02 CONCRETE MANUAL.
2. ALL FOUNDATION WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE ACI 308R-02 CONCRETE MANUAL.
3. ALL FOUNDATION WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE ACI 308R-02 CONCRETE MANUAL.
4. ALL FOUNDATION WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE ACI 308R-02 CONCRETE MANUAL.
5. ALL FOUNDATION WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE ACI 308R-02 CONCRETE MANUAL.

CONCRETE NOTES

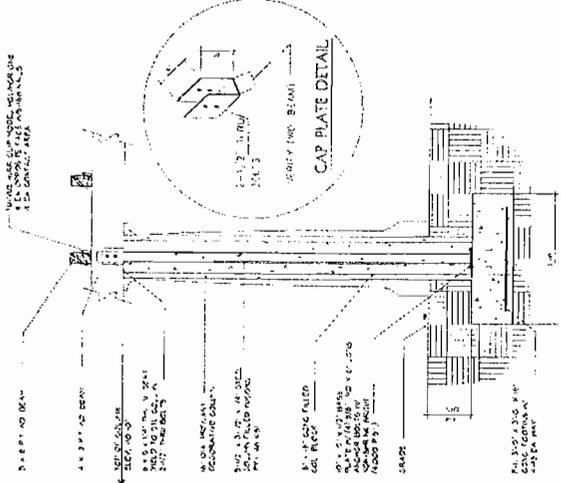
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3. ALL CONCRETE SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE ACI 308R-02 CONCRETE MANUAL.
4. ALL CONCRETE SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE ACI 308R-02 CONCRETE MANUAL.
5. ALL CONCRETE SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE ACI 308R-02 CONCRETE MANUAL.

WALL LEGEND

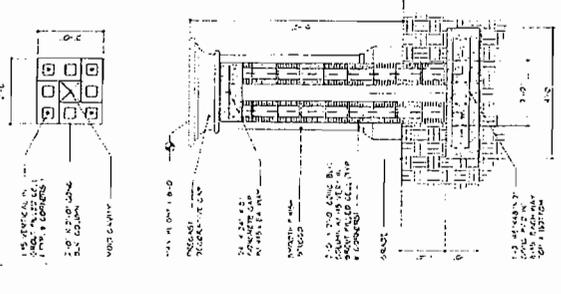
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- 2. ALL WALLS SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE ACI 308R-02 CONCRETE MANUAL.
- 3. ALL WALLS SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE ACI 308R-02 CONCRETE MANUAL.
- 4. ALL WALLS SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE ACI 308R-02 CONCRETE MANUAL.
- 5. ALL WALLS SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE ACI 308R-02 CONCRETE MANUAL.

ALL WALLS RIGHTS

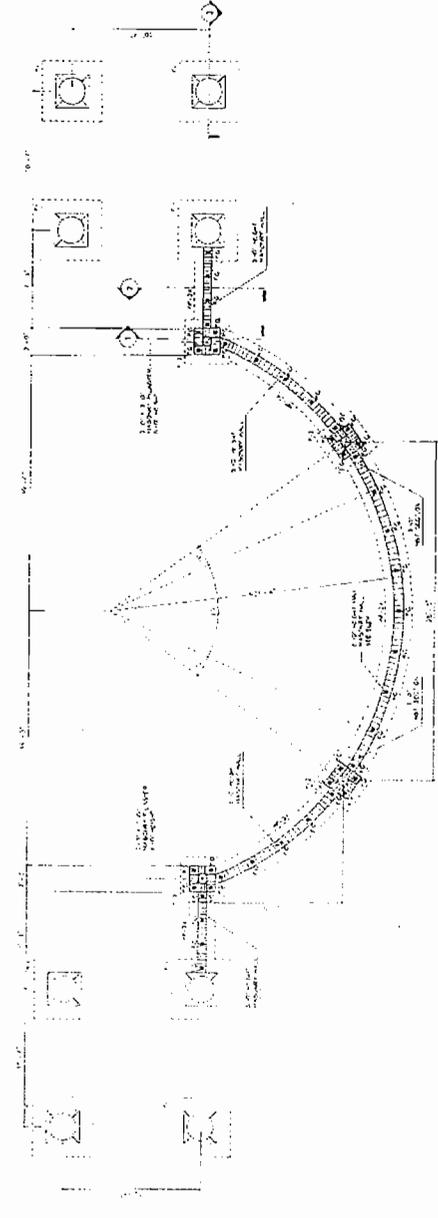
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2. ALL WALLS SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE ACI 308R-02 CONCRETE MANUAL.
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5. ALL WALLS SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE ACI 308R-02 CONCRETE MANUAL.



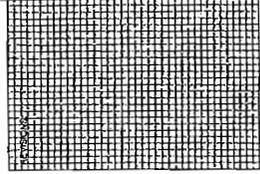
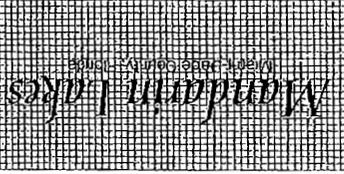
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SECTION DETAIL 2 N.T.S.

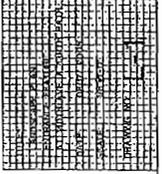


FOUNDATION PLAN
 SCALE 1/4" = 1'-0"



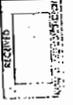
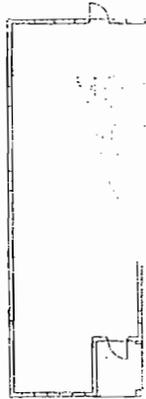
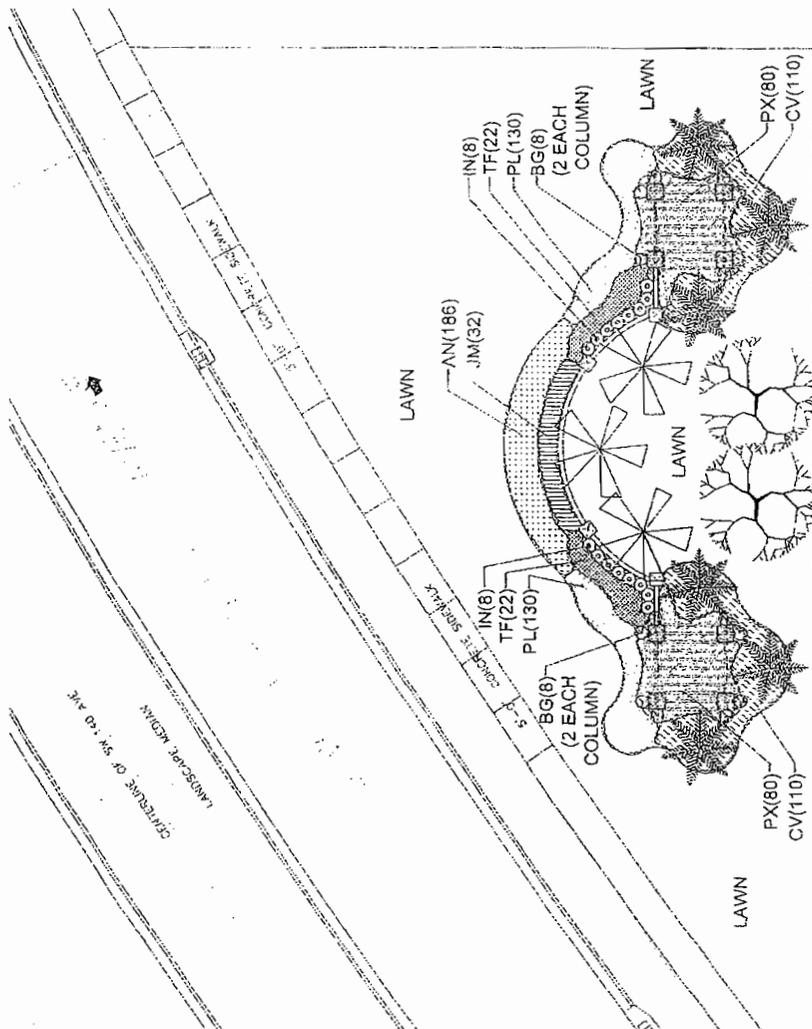
WITKIN DESIGN GROUP
 1405 S. 10th Avenue
 Suite 200
 Fort Lauderdale, FL 33304
 Tel: 754.571.1111
 Fax: 754.571.1112
 www.witkindesign.com

SEAL
 [Signature]
 5/1/05



LANDSCAPE LIST - ENTRANCE 140TH AVE & 139TH PATH

QUANTITY	SYMBOL	SP. / PLANT / COMMON NAME	DESCRIPTION
2	[Symbol]	Bauhinia x blairiana HONG KONG ORCHID	14" ht. x 7" sp. 1 g.
4	[Symbol]	Jacquinia integrifolia PERSEGRINA	6" o.a. ht. fg., multi-trunk
3	[Symbol]	Royceia elata FLORIDA ROYAL PALM	20" o.a. ht. 1 g., 5' g.m.
6	[Symbol]	Bismarckia nobilis Silver Beak BISMARCK PALM	18" o.a. ht. 1 g.
186	AN	Annual spp. SEASONAL FLOWERS	1 gal. 12" o.c.
16	BG	Bougainvillea 'Bakham Kust' BOUGAINVILLEA	4" TRL 7' sp.
220	CV	Codiaeum variegatum 'Cokezawi' CROTON	18" ht. x 18" sp. 3 gal.
16	IN	Ilex 'Nora Grant' IKORA	24" ht. x 24" sp. 3 gal.
32	JM	Jasminum multiflorum DOWNY JASMINE	18" ht. x 18" sp. 3 gal.
260	PL	Pentas lanceolata 'New Look Red' RED PENTAS	1 gal. 12" o.c.
160	PX	Philodendron 'Xanadu' DWF. PHILODENDRON	18" ht. x 18" sp. 3 gal.
44	TF	Tillandsia 'Reddell' DWF. FAKHACHACHEE GRASS	18" ht. x 18" sp. 3 gal.
5,890 SF	LAWN	St. Augustine 'Floratum' ST. AUGUSTINE GRASS	Solid Even Sod



PASCUAL PEREZ
KIUDDIAN AL-SUDJIAN
 ARCHITECTS
 3500 N.W. 11th Street
 Suite 100
 Fort Lauderdale, FL 33309
 Phone: (954) 562-1111
 Fax: (954) 562-1112
 www.pascualperezkiuddian.com

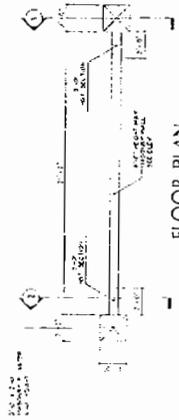
MANDARIN LAKES
 BY
NARAYANA LAKES CONSTRUCTION, LLC
 MIAMI-DADE COUNTY, FLORIDA

SHEET TITLE
 ROOF PLAN ELEVATION

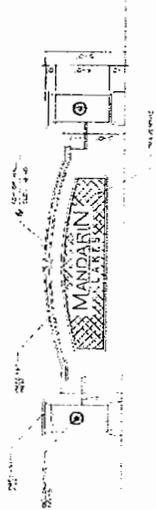
DATE: 08/04/11
 SCALE: AS SHOWN
 DRAWN: MC
 JOB NO.: 478

A-2

SHEET NO.:



FLOOR PLAN
 SCALE: 1/4" = 1'-0"



ELEVATION
 SCALE: 1/4" = 1'-0"

FOUNDATION NOTES:

1. ALL FOUNDATION WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL BUILDING CODES (IBC) AND THE FLORIDA BUILDING CODE (FBC).
2. ALL FOUNDATION WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL GEOTECHNICAL ENGINEERING SOCIETY (IGES) FOUNDATION DESIGN AND CONSTRUCTION MANUAL (FD-CM) AND THE FLORIDA FOUNDATION DESIGN AND CONSTRUCTION MANUAL (FD-CM).
3. ALL FOUNDATION WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL CODES OF PRACTICE (ICP) AND THE FLORIDA CODES OF PRACTICE (FCP).
4. ALL FOUNDATION WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL CODES OF PRACTICE (ICP) AND THE FLORIDA CODES OF PRACTICE (FCP).
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GENERAL NOTES:

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10. ALL FOUNDATION WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL CODES OF PRACTICE (ICP) AND THE FLORIDA CODES OF PRACTICE (FCP).

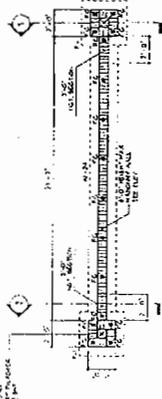
NO.	DESCRIPTION	QUANTITY	UNIT	REMARKS
1	CONCRETE	100	CU YD	
2	STEEL REINFORCEMENT	100	TONS	
3	FORMWORK	100	SQ YD	
4	FOUNDATION	100	SQ YD	
5	FOUNDATION	100	SQ YD	
6	FOUNDATION	100	SQ YD	
7	FOUNDATION	100	SQ YD	
8	FOUNDATION	100	SQ YD	
9	FOUNDATION	100	SQ YD	
10	FOUNDATION	100	SQ YD	

SECTION NOTES:

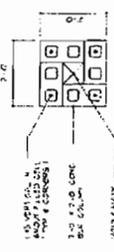
1. ALL FOUNDATION WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL BUILDING CODES (IBC) AND THE FLORIDA BUILDING CODE (FBC).
2. ALL FOUNDATION WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL GEOTECHNICAL ENGINEERING SOCIETY (IGES) FOUNDATION DESIGN AND CONSTRUCTION MANUAL (FD-CM) AND THE FLORIDA FOUNDATION DESIGN AND CONSTRUCTION MANUAL (FD-CM).
3. ALL FOUNDATION WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL CODES OF PRACTICE (ICP) AND THE FLORIDA CODES OF PRACTICE (FCP).
4. ALL FOUNDATION WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL CODES OF PRACTICE (ICP) AND THE FLORIDA CODES OF PRACTICE (FCP).
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GENERAL NOTES:

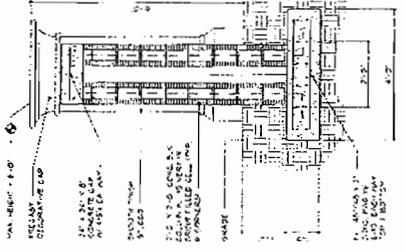
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FOUNDATION PLAN
 SCALE: 1/4" = 1'



SECTION DETAIL 1



SECTION DETAIL 2

August 23, 2007

Naranja Lakes Community Redevelopment Agency
Miami- Dade County Community Redevelopment Division
Office of Strategic Business Management (OSBM)
111 NW 1st Street, 22nd Floor
Miami, Florida 33128

RECEIVED
By the Clerk for the record.

AUG 27 2007

Attn: Mr. Mike Iturrey
OSBM Coordinator

Item _____

Exhibit _____

Meeting _____

Re: Naranja Lakes Community Redevelopment Agency
Phase I and II - Schedule of value's review

Dear Mr. Iturrey,

The following is our review of the Final Schedule of Value for Phase I & Phase II, submitted by the Developer on August 23, 2007. A copy of the Final Schedule of Value (SOV) is attached for your approval. As requested, we have reviewed the submitted SOV for compliance with the improvements described in the First Amendment to the Naranja Lakes Redevelopment Agreement (Agreement).

The Agreement requires that the Developer complete the project within the scope of work described in the Master Plan of Improvements and the approved design site plans. In instances where the documents disagreed or were vague, we reviewed both and reached an agreement on what should be included in the SOV. The result of those discussions and agreements is attached hereto as the Final Schedule of Value, and is recommended to be approved.

The SOV includes all Items identified in the Plan of Improvements and is in general compliance with the Agreement, specific differences between the Agreement and the SOV is detailed in Mr. Scott Hedge's (Developer) letter attached, with a complete explanation of the savings and overages and their justification. Among these differences there are several issues that have arisen during the course of our review that should be brought to the Board's attention. The following is a brief description of these issues.

PHASE I

Trees being planted

The Agreement requires that Live Oak trees planted within the road right of way have a minimum size of 12' ht. X 6' spread, however, we have notice that the trees being planted are not meeting the spread requirement. SRS has been advised by the landscaping architect, Mr. Andy Witkin, that the proposed LIVE OAK 6' spread

availability in today's market is extremely difficult, and the ones installed along Naranja Lakes are 12 foot high and about 4 Ft. spread. He believes it will take approximately one year for the trees to reach 6' spread. The deficiency in the size of the trees being planted has been discussed with the Developer and the Developer has agreed to either remove the trees or provide a credit for the smaller trees. To date no money has been disbursed to the Developer for the trees in question. Additionally, the Developer has assured us that trees planted in the future will meet the size requirements.

Item F - SW 140th Avenue Plaza

Civic Building

The Agreement calls for a proposed 5,300 SF Civic Building, but does not indicate the square footage under A/C or the square footage for open space. The design plan submitted by the Developer and approved by the Miami-Dade County Building Department proposed the construction of a 5,413 SF building with 4,084 SF under air conditioning and 1,329 SF of open space (513 SF covered entry, and 816 SF covered terrace). In addition, the design plan also included additional sidewalks and one ADA parking space. Developer is exceeding the total building size by an additional 113 SF.

Bike Racks, Benches and Trash Receptacles

The Agreement calls for the installation of five bike racks and the approved design plans submitted by the Developer and approved by Miami-Dade County proposes four bike racks with four concrete slabs. The Developer is providing one less bike rack.

The Agreement calls for the installation of eighteen benches and the approved design plans and schedule of values proposes eight. The Developer is providing ten less bike racks.

The Agreement calls for the installation of twelve trash receptacles and the approved design plans and schedule of values proposes eight trash receptacles.

SRS recommends that the deficiency in the amount of bike racks, benches and trash receptacles be approved since the actual layout of the plaza does not accommodate the installation of the additional benches, bike racks and trash receptacles. In addition, the Developer is providing a civic building with an additional 113 SF of building and the construction of the parking lot and ADA ramp that was not part of the original site plan for the Civic Plaza.

Item N- SW 272nd Street Entrance Features

The revised SOV excludes the Sub-Item for Pathways which is indicated the Agreement. The Developer stated that there were no useful need to construct



additional pathway at the Entrance and therefore reallocated the cost of the pathways into enhancing the entrance structure and landscaping.

SRS recommends that this reallocation of costs within this Item be approve.

PHASE II

Item M- Naranja Lakes boulevard Entrance Features

The revised SOV excludes the Sub-Item for Pathways which is indicated the Agreement. The Developer stated that there were no useful need to construct additional pathways at the Entrance and therefore reallocated the cost of the pathways into enhancing the entrance structure and landscaping.

SRS recommends that this reallocation of costs within this Item be approve.

The approval of this SOV will establish the allocation of costs that will be reimbursed for the detailed work necessary to complete this project, any subsequent changes to this SOV will be reviewed and brought before you for your approval.

If you have any questions, or need additional information, don't hesitate to contact us at 305-817-3393.

Sincerely,



Ignacio Serralta, P.E.
President

NARANJA LAKES CRA
PROPOSED FY 2007- 08 OPERATING BUDGET

AUG 27 2007

Item _____
Exhibit _____
Meeting _____

	FY 06-07 BUDGET	ACTUAL AS OF 08-09-07	FY 06-07 PROJECTION	FY 07-08 PROPOSED
REVENUES				
Carryover	894,443	895,635	895,635	1,498,244
TIF Revenues				
UMSA Tax Increment Revenue	760,580	571,403	571,403	701,232
County Tax Increment Revenue	1,311,194	1,311,194	1,311,194	1,576,998
CDBG Grant				70,000
Interest	60,000	50,719	61,719	30,000
Revenue Total	3,026,217	2,828,951	2,839,951	3,876,474
EXPENDITURES				
Administrative Expense				
Contractual Services	-	-	-	-
Audits and Studies	2,500	-	-	2,500
Printing & Publishing	-	-	-	-
Clerk and Meeting Costs (Includes Security Costs)	3,800	2,191	4,641	5,000
Advertising and Notices	3,000	4,060	5,560	3,900
Travel (Includes Educational Seminars)	5,000	-	-	6,500
Direct County Support	78,000	-	77,226	95,943
Sub Total Administrative Expense	92,300	6,251	87,427	113,843
Operating Expense				
County Administrative Charge (1.5%)	31,077	-	28,239	34,173
County Reimbursement of Advances	-	-	-	-
Project Management Supplies	1,000	-	-	1,000
Marketing	9,000	-	-	-
Redevelopment Grants - Residential	45,000	-	-	-
Redevelopment Grants - Commercial	60,000	-	-	-
Community Policing	255,000	117,962	254,812	255,000
Other Studies	-	-	-	-
Economic Development Programs (OCED)	50,000	-	-	70,000
Legal Services	50,000	46,008	50,508	75,000
Debt Payments	1,090,000	903,526	863,526	875,000
Construction Consultant	50,000	35,535	57,195	104,400
Reserves	1,292,840	1,070	-	50,000
Subtotal Project Expenses & Reserves	2,933,917	1,104,101	1,254,280	1,464,573
Expenses Total	3,026,217	1,110,352	1,341,707	1,578,416
Revenues less Expense Total	(0)	1,718,599	1,498,244	2,298,058

**NARANJA LAKES CRA
PROPOSED FY 2007-08 CAPITAL BUDGET**

	FY 06-07 BUDGET	ACTUAL AS OF 08/01/07	FY 06-07 PROJECTION	FY 07-08 PROPOSED
REVENUES				
Carryover	3,728,926	3,746,236	3,746,236	3,813,202
Transfer from Operating Funds				2,298,058
New Loan	-	-	-	
Interest	120,000	162,156	194,587	45,534
Revenue Total	3,848,926	3,908,392	3,940,823	6,156,794
EXPENDITURES				
Issuance Costs	-	-	-	
Payments Towards Construction	3,848,926	127,621	127,621	10,270,984
Expenditure Total	3,848,926	127,621	127,621	10,270,984
Revenue Less Expenditures	0	3,780,771	3,813,202	-4,114,190

NARANJA LAKES CRA CAPITAL FUND OVERVIEW

DRAFT

	Inception through September 2005		October 2005 - September 2006		Inception - September 2006		FY 06-07		Inception - September 2007		FY 07-08 Proposed	
	September 2005	October 2005 - September 2006	October 2005 - September 2006	September 2006	September 2006	September 2006	October 2006 - July 2007	Estimated August - September 2007	September 2007	September 2007	September 2007	Proposed
REVENUES												
Loan Proceeds	5,000,000	5,000,000	5,000,000	10,000,000	10,000,000	-	-	-	10,000,000	10,000,000	-	-
Interest	61,963	79,659	79,659	141,622	141,622	162,156	32,431	194,587	336,209	336,209	45,534	45,534
Revenue Total	5,061,963	5,079,659	5,079,659	10,141,622	10,141,622	162,156	32,431	194,587	10,336,209	10,336,209	45,534	45,534
EXPENDITURES												
Issuance Costs	10,585	15,000	15,000	25,585	25,585	-	-	-	25,585	25,585	-	-
Payments to Construction Consultant	29,400	20,175	20,175	49,575	49,575	-	-	-	49,575	49,575	-	-
Interest Payments	127,289	-	-	127,289	127,289	-	-	-	127,289	127,289	-	-
Payments towards Construction	4,125,931	1,655,300	1,655,300	5,781,231	5,781,231	114,859	-	114,859	5,896,090	5,896,090	10,270,984	10,270,984
Other Miscellaneous	2,613	-	-	2,613	2,613	-	-	-	2,613	2,613	-	-
	4,295,818	1,690,475	1,690,475	5,986,293	5,986,293	114,859	-	114,859	6,101,152	6,101,152	10,270,984	10,270,984
Balance in fund	766,145	3,389,184	3,389,184	4,155,329	4,155,329	47,297	32,431	79,728	4,235,057	4,235,057	(10,225,450)	(10,225,450)
Retainer - held in fund from contractor until work is complete	390,279	18,814	18,814	409,093	409,093	12,762	-	12,762	421,855	421,855	-	-
Available Balance	375,866	3,407,998	3,407,998	3,746,236	3,746,236	34,535	32,431	66,966	3,813,202	3,813,202	(10,225,450)	(10,225,450)

421,855	Balance in fund
	Interest
	Construction
	Retainer
	<u>Subtotal</u>
	Xfer from oper
	Funding Gap

CONSTRUCTION PAYMENT SCHEDULE

			FY 06-07	FY 07-08	FY 08-09
Previous	Payments	6,305,938.32			
August	2007	0.00			
September	2007	0.00		0.00	
October	2007	986,555.78			
November	2007	853,792.69			
December	2007	899,806.47			
January	2008	908,025.13			
February	2008	644,474.98			
March	2008	796,811.10			
April	2008	974,846.48			
May	2008	1,123,883.88			
June	2008	1,070,462.01			
July	2008	852,399.21			
August	2008	701,807.58			
September	2008	458,118.64		10,270,984	
October	2008	\$ 415,853.71			
November	2008	\$ 441,610.09			
December	2008	\$ 227,092.63			
January	2009	\$ 83,877.04			1,168,433.47
		17,745,355.75			

FUNDING GAP THROUGH FY 07-08 4,114,190.03

TOTAL GAP IN PROJECT 5,282,623.49

SH.FLOW

May 2008	June 2008	July 2008	August 2008	September 2008	October 2008	November 2008	December 2008	January 2009
268,253.95	-890,784.51	-1,996,401.11	-2,883,954.91	-3,620,917.07	-4,114,190.30	-4,530,044.01	-4,971,654.10	-5,198,746.72
268,253.95	-890,784.51	-1,996,401.11	-2,883,954.91	-3,620,917.07	-4,114,190.30	-4,530,044.01	-4,971,654.10	-5,198,746.72
1,123,883.88	1,070,462.01	852,399.21	701,807.58	458,118.64	415,853.71	441,610.09	227,092.63	83,877.04
35,154.58	35,154.58	35,154.58	35,154.58	35,154.58				
1,159,038.46	1,105,616.60	887,553.80	736,962.17	493,273.23	415,853.71	441,610.09	227,092.63	83,877.04
-890,784.51	-1,996,401.11	-2,883,954.91	-3,620,917.07	-4,114,190.30	-4,530,044.01	-4,971,654.10	-5,198,746.72	-5,282,623.76

**NARANJA LAKES CRA
PROPOSED FY 2007- 08 OPERATING BUDGET
INCLUDING EXECUTIVE DIRECTOR OFFICE**

AUG 27 2007

Item _____
Exhibit _____
Meeting _____

	FY 06-07 BUDGET	ACTUAL AS OF 06-09-07	FY 06-07 PROJECTION	FY 07-08 PROPOSED
REVENUES				
Carryover	894,443	895,635	895,635	1,498,244
TIF Revenues				
UMSA Tax Increment Revenue	760,580	571,403	571,403	701,232
County Tax Increment Revenue	1,311,194	1,311,194	1,311,194	1,576,998
CDBG Grant				70,000
Interest	60,000	50,719	61,719	30,000
Revenue Total	3,026,217	2,828,951	2,839,951	3,876,474
EXPENDITURES				
Administrative Expense				
Contractual Services	-	-	-	-
Audits and Studies	2,500	-	-	2,500
Printing & Publishing	-	-	-	-
Clerk and Meeting Costs (Includes Security Costs)	3,800	2,191	4,641	5,000
Advertising and Notices	3,000	4,060	5,560	3,900
Travel (Includes Educational Seminars)	5,000	-	-	6,500
Executive Director Office	-	-	-	221,709
Direct County Support	78,000	-	77,226	31,981
Sub Total Administrative Expense	92,300	6,251	87,427	271,590
Operating Expense				
County Administrative Charge (1.5%)	31,077	-	28,239	34,173
County Reimbursement of Advances	-	-	-	-
Project Management Supplies	1,000	-	-	1,000
Marketing	9,000	-	-	-
Redevelopment Grants - Residential	45,000	-	-	-
Redevelopment Grants - Commercial	60,000	-	-	-
Community Policing	255,000	117,962	254,812	255,000
Other Studies	-	-	-	-
Economic Development Programs (OCED)	50,000	-	-	70,000
Legal Services	50,000	46,008	50,508	75,000
Debt Payments	1,090,000	903,526	863,526	875,000
Construction Consultant	50,000	35,535	57,195	104,400
Reserves	1,292,840	1,070	-	50,000
Subtotal Project Expenses & Reserves	2,933,917	1,104,101	1,254,280	1,464,573
Expenses Total	3,026,217	1,110,352	1,341,707	1,736,163
Revenues less Expense Total	(0)	1,718,599	1,498,244	2,140,311

**NARANJA LAKES CRA
PROPOSED FY 2007-08 CAPITAL BUDGET**

REVENUES	FY 06-07 BUDGET	ACTUAL AS OF 08/01/07	FY 06-07 PROJECTION	FY 07-08 PROPOSED
Carryover	3,728,926	3,746,236	3,746,236	3,813,202
Transfer from Operating Funds				2,140,311
New Loan	-	-	-	
Interest	120,000	162,156	194,587	45,534
Revenue Total	3,848,926	3,908,392	3,940,823	5,999,047
EXPENDITURES				
Issuance Costs	-	-	-	
Payments Towards Construction	3,848,926	127,621	127,621	10,270,984
Expenditure Total	3,848,926	127,621	127,621	10,270,984
Revenue Less Expenditures	0	3,780,771	3,813,202	-4,271,937

	Inception through September 2005		October 2005 - September 2006		Inception - September 2006		FY 06-07		FY 07-08	
	September 2005	October 2005 - September 2006	September 2006	October 2006 - July 2007	Estimated August - September 2007	September 2007	September 2007	Proposed		
REVENUES										
Loan Proceeds	5,000,000	5,000,000	10,000,000	-	-	-	10,000,000			
Interest	61,963	79,659	141,622	162,156	32,431	194,587	336,209			45,534
Revenue Total	5,061,963	5,079,659	10,141,622	162,156	32,431	194,587	10,336,209			45,534
EXPENDITURES										
Issuance Costs	10,585	15,000	25,585	-	-	-	25,585			
Payments to Construction Consultant	29,400	20,175	49,575	-	-	-	49,575			
Interest Payments	127,289	-	127,289	-	-	-	127,289			
Payments towards Construction	4,125,931	1,655,300	5,781,231	114,859	-	114,859	5,896,090			10,270,984
Other Miscellaneous	2,613	-	2,613	-	-	-	2,613			
	4,295,818	1,690,475	5,986,293	114,859	-	114,859	6,101,152			10,270,984
Balance in fund	766,145	3,389,184	4,155,329	47,297	32,431	79,728	4,235,057			(10,225,450)
Retainer - held in fund from contractor until work is complete	390,279	18,814	409,093	12,762	-	12,762	421,855			-
Available Balance	375,866	3,407,998	3,746,236	34,535	32,431	66,966	3,813,202			(10,225,450)

421,855	Balance in fund
	Interest
	Construction
	Retainer
	Subtotal
	Xfer from oper
	Funding Gap

421,855	4,235,057
	45,534
	(10,270,984)
	(421,855)
	(6,412,248)
	2,140,311
	(4,271,937)

CONSTRUCTION PAYMENT SCHEDULE

			FY 06-07	FY 07-08	FY 08-09
Previous	Payments	6,305,938.32			
August	2007	0.00			
September	2007	0.00		0.00	
<hr/>					
October	2007	986,555.78			
November	2007	853,792.69			
December	2007	899,806.47			
January	2008	908,025.13			
February	2008	644,474.98			
March	2008	796,811.10			
April	2008	974,846.48			
May	2008	1,123,883.88			
June	2008	1,070,462.01			
July	2008	852,399.21			
August	2008	701,807.58			
September	2008	458,118.64			
				10,270,984	
October	2008	\$ 415,853.71			
November	2008	\$ 441,610.09			
December	2008	\$ 227,092.63			
January	2009	\$ 83,877.04			
				1,168,433.47	
		17,745,355.75			

FUNDING GAP THROUGH FY 07-08 4,271,937.03

TOTAL GAP IN PROJECT 5,440,370.49

CASH FLOW

May 2008	June 2008	July 2008	August 2008	September 2008	October 2008	November 2008	December 2008	January 2009
110,506.95	-1,048,531.51	-2,154,148.11	-3,041,701.91	-3,778,664.07	-4,271,937.30	-4,687,791.01	-5,129,401.10	-5,356,493.72
110,506.95	-1,048,531.51	-2,154,148.11	-3,041,701.91	-3,778,664.07	-4,271,937.30	-4,687,791.01	-5,129,401.10	-5,356,493.72
1,123,883.88	1,070,462.01	852,399.21	701,807.58	458,118.64	415,853.71	441,610.09	227,092.63	83,877.04
35,154.58	35,154.58	35,154.58	35,154.58	35,154.58				
1,159,038.46	1,105,616.60	887,553.80	736,962.17	493,273.23	415,853.71	441,610.09	227,092.63	83,877.04
-1,048,531.51	-2,154,148.11	-3,041,701.91	-3,778,664.07	-4,271,937.30	-4,687,791.01	-5,129,401.10	-5,356,493.72	-5,440,370.76

**COST ESTIMATE
FOR CRA STAFF**

Staff / Item	Start up Costs	Est. Avg. Cost Recurring	Est. Cost Based on 8 Months
Executive Director		\$ 114,607	\$ 76,404.67
Finance Administrator		\$ 80,425	\$ 53,616.67
Administrative Assistant / Receptionist		\$ 33,401	\$ 22,267
Sub-total salaries		\$ 228,433	\$ 152,288.67
 Benefits (Estimated 30% of salary per employee)		\$ 68,530	\$ 45,686.60
 Estimated Operating Costs		\$ 5,000	\$ 3,333.33
Computers / Office Equipment	\$ 4,500		
Office Build out	\$ 3,000		
Office Furniture	\$ 4,500		
 Office Space Rent (600 sq. ft at \$21 per sq. ft. at S. Dade Govt Cntr)		\$ 12,600	\$ 8,400
 Sub-totals	\$ 12,000	\$ 314,563	\$ 209,709
 Total Start-up and Recurring Costs		\$ 326,563	\$ 221,709

Note 1: Approximate numbers based on Parilla & Assoc. Survey, plus other estimates