

Phase 1	
Item	Cost Estimate
Clubhouse Building	\$ 500,000.00
Porches/ Pergolas	\$ 150,000.00
Amenity (8250SF)	\$ 550,000.00
Amenity Special Features Allowance	\$ 75,000.00
Amenity Deck	\$ 70,000.00
Fencing	\$ 30,000.00
Playground Allowance	\$ 25,000.00
Parking Allowance	\$ 75,000.00
Landscape/Lighting Allowance	\$ 125,000.00
Fees	\$ 100,000.00
Contingency	\$ 300,000.00
Phase 1 Total	\$ 2,000,000.00

Phase 2	
Item	Cost Estimate
Clubhouse Building	\$ 500,000.00
Porches/ Pergolas	\$ 50,000.00
Amenity	\$ 225,000.00
Amenity Special Features Allowance	\$ 45,000.00
Amenity Deck	\$ 50,000.00
Fencing	\$ 10,000.00
Playground Allowance	\$ -
Parking Allowance	\$ -
Landscape/Lighting Allowance	\$ 50,000.00
Fees	\$ 50,000.00
Contingency	\$ 150,000.00
Phase 2 Total	\$ 1,130,000.00