

North Commons Plat

Development Costs

Income

Lot Sales	6	\$35,000		\$ 210,000
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Expenses

Acquisition

Original Acquisition			\$ 60,000	
Tax forfeit Parcel			\$ 15,000	\$ 75,000

Development Fees

	Units	PerUnit		
Park Dedication	6	2475	\$ 14,850	
Trail Development Fee	6	600	\$ 3,600	
Water Lateral	6	9102	\$ 54,612	
Sanitary Sewer Lateral	6	3989	\$ 23,934	
Water Trunk	6	2308	\$ 13,848	
Sanitary Sewer Trunk	6	1318	\$ 7,908	
Stormwater Management	6	465	\$ 2,790	
SAC**	6	2230	\$ 13,380	
WAC**	6	1701	\$ 10,206	
SAC Handling Fee**	6	200	\$ 1,200	\$ 146,328

Entitlement Fees

Application Fee (Major Plat)			\$ 200	
Escrow (Major Plat)			\$ 1,500	\$ 1,700

Professional Fees

Legal			\$ 5,000	
Engineering/Survey			\$ 12,000	
Development Fee	6	4000	\$ 24,000	\$ 41,000

Construction

Grading	6	2000	\$ 12,000	
Topsoil	6	5000	\$ 30,000	
Utilities	6	3000	\$ 18,000	\$ 60,000

Total Costs				\$ 324,028
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Total Costs per Unit				\$ 54,005
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Profit (Loss)				(\$114,028)
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