

SECTION 4 - SUMMARY OF COSTS**GCMUD No. 44 Bond Application No. 5**

CONSTRUCTION COSTS	TOTAL AMOUNT	DEVELOPER SHARE	DISTRICT SHARE
A. Developer Contribution Items			
1. Phase Two Drainage Improvements to Serve Tuscan Lakes Southeast Quadrant ⁽¹⁾			
a. Water items	7,298	-	7,298
b. Sanitary Sewer Items	10,658	-	10,658
c. Drainage items	226,024	-	226,024
d. Dewatering Items	7,870	-	7,870
e. Miscellaneous Items	39,477	26,757	12,720
Subtotal	291,327	26,757	264,570
2. Phase Three Drainage Improvements to Serve Tuscan Lakes Southeast Quadrant ⁽²⁾			
a. Water Items	-	-	-
b. Sanitary Sewer Items	-	-	-
c. Storm Sewer Items	474,955	-	474,955
d. Dewatering Items	-	-	-
e. Miscellaneous Items	5,904	-	5,904
Subtotal	480,859	-	480,859
3. WSD to Serve the Village at Tuscan Lakes Section 1 ⁽³⁾			
a. Water Items	11,334	-	11,334
b. Sanitary Sewer Items	18,426	-	18,426
c. Storm Sewer Items	31,469	-	31,469
d. Dewatering Items	-	-	-
e. Miscellaneous Items	585	-	585
Subtotal	61,814	-	61,814
4. WSD to Serve the Village at Tuscan Lakes 3-1 ⁽⁴⁾			
a. Water Items	50,297	-	50,297
b. Sanitary Sewer Items	92,337	-	92,337
c. Storm Sewer Items	196,081	-	196,081
d. Dewatering Items	6,205	-	6,205
e. Miscellaneous Items	-	-	-
Subtotal	344,920	-	344,920
5. WSD to Serve the Village at Tuscan Lakes Section 2-3 ⁽⁵⁾			
a. Water Items	-	-	-
b. Sanitary Sewer Items	-	-	-
c. Storm Sewer Items	-	-	-
d. Dewatering Items	-	-	-
e. Miscellaneous Items	-	-	-
Subtotal	-	-	-

6. WSD to Serve the Village at Tuscan Lakes Section 4-1 ⁽⁶⁾

a. Water Items	45,895	-	45,895
b. Sanitary Sewer Items	55,298	-	55,298
c. Drainage Items	141,678	-	141,678
d. Dewatering Items	19,038	-	19,038
e. Miscellaneous Items	1,375	-	1,375
Subtotal	263,284	-	263,284

7. Engineering Fees ⁽⁷⁾

a. Item #1 (Phase 2 Drainage Improvements)	32,749	-	32,749
b. Item #2 (Phase 3 Drainage Improvements)	78,616	-	78,616
c. Item #3 (Village at Tuscan Lakes Sec 1)	67,741	-	67,741
d. Item #4 (Village at Tuscan Lakes 3-1)	53,840	-	53,840
e. Item #5 (Village at Tuscan Lakes Sec 2-3)	21,038	-	21,038
f. Item #6 (Village at Tuscan Lakes Section 4-1)	35,744	-	35,744
Subtotal	289,728	-	289,728

8. Geotechnical Fees ⁽⁸⁾

a. Item #1 (Phase 2 Drainage Improvements)	-	-	-
b. Item #2 (Phase 3 Drainage Improvements)	14,342	-	14,342
c. Item #3 (Village at Tuscan Lakes Sec 1)	-	-	-
d. Item #4 (Village at Tuscan Lakes 3-1)	7,928	-	7,928
e. Item #5 (Village at Tuscan Lakes Sec 2-3)	-	-	-
f. Item #6 (Village at Tuscan Lakes Section 4-1)	5,225	-	5,225
Subtotal	27,495	-	27,495

9. Surveying Fees ⁽⁹⁾

a. Item #1 (Phase 2 Drainage Improvements)	473	-	473
b. Item #2 (Phase 3 Drainage Improvements)	1,400	-	1,400
c. Item #3 (Village at Tuscan Lakes Sec 1)	-	-	-
d. Item #4 (Village at Tuscan Lakes 3-1)	-	-	-
e. Item #5 (Village at Tuscan Lakes Sec 2-3)	-	-	-
f. Item #6 (Village at Tuscan Lakes Section 4-1)	-	-	-
Subtotal	1,873	-	1,873

10. Stormwater Consultation Fees ⁽¹⁰⁾			
a. Item #1 (Phase 2 Drainage Improvements)	-	-	-
b. Item #2 (Phase 3 Drainage Improvements)	18,725	-	18,725
c. Item #3 (Village at Tuscan Lakes Sec 1)	9,568	-	9,568
d. Item #4 (Village at Tuscan Lakes 3-1)	12,383	-	12,383
e. Item #5 (Village at Tuscan Lakes Sec 2-3)	-	-	-
f. Item #6 (Village at Tuscan Lakes Section 4-1)	10,132	-	10,132
Subtotal	50,808	-	50,808

Total Developer Contribution Items	\$ 1,812,108	\$ 26,757	\$ 1,785,351
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B. District Items

1. Land Acquisition Costs ⁽¹¹⁾			
a. Phase Three and Four Drainage Improvements	\$ 271,182	\$ -	\$ 271,182
b. Developer Interest	\$ 194,916	\$ -	\$ 194,916
2. Centerpoint Easement to Serve Phase III Drainage Improvements	\$ 121,532	\$ -	\$ 121,532
3. City of League City Capital Recovery Fees ⁽¹²⁾	\$ 343,674	\$ -	\$ 343,674
4. Developer Advance			
a. Johnson	\$ 50,106	\$ -	\$ 50,106
b. Pulte	\$ 22,331	\$ -	\$ 22,331
Total District Items	\$ 1,003,742		\$ 1,003,742

TOTAL CONSTRUCTION COSTS	\$ 2,815,849	\$ 26,757	\$ 2,789,092
NET CONSTRUCTION COSTS			

76.4%

NON-CONSTRUCTION COSTS

A. Non-Construction Costs		
1. Legal Fees ⁽¹³⁾		\$106,250
2. Fiscal Agent Fees ⁽¹⁴⁾		\$73,000
3. Interest Costs		
a. Capitalized Interest (1 Year @ 5.00%)		\$182,500
b. Developer Interest (@ 5.00%) ⁽¹⁵⁾		\$278,974
4. Bond Discount (3%)		\$109,500
5. Operating Expenses		\$0
6. Bond Issuance Expenses		\$57,908
7. Bond Application Costs		\$40,000
8. Attorney General's Fee (0.10%)		\$3,650
9. TCEQ Bond Issue Fee (0.25%)		\$9,125
TOTAL NON-CONSTRUCTION COSTS		\$860,908
	23.6% of BIR	
TOTAL BOND ISSUE REQUIREMENT (BIR)		\$3,650,000

Notes:

⁽¹⁾ The WS&D cost is based on the original contract amount (\$587,837.65) plus change order no. 1 (\$38,560.00) to add tunneling for the storm sewer under the existing pipeline plus change order no. 2 (\$9,645.00) to add additional water line to serve the District plus change order no. 3 (\$64,000.00) to add additional tunneling for the storm sewer under the existing pipeline minus paving items for the Developer (-\$53,514.35) minus final quantity adjustments of (-\$117,388.25). The District is seeking reimbursement for 50% of all construction costs and consultant fees in this bond issue. The remaining 50% of construction costs and consultant fees were requested in a previous bond issue.

⁽²⁾ The WS&D cost is based on the original contract amount (\$717,100.10) plus change order no. 1 (\$42,300.00) or additional excavation for future detention storage minus final quantity adjustments of (-\$91,540.00). The District is seeking reimbursement for 72% of all construction costs and 100% of consultant fees. The remaining 28% of construction costs will be requested in a future bond issue.

⁽³⁾ The WS&D cost is based on the original contract amount (\$612,613.85) minus final quantity adjustments of (-\$97,500.00). The District is seeking reimbursement for 12% of all construction costs and storm water consultant fees in this bond issue. The remaining 88% of the construction costs and storm water consultant fees were requested in a previous bond issue. The District is also seeking reimbursement for 88% of the engineering consultant fees in this bond issue. The remaining 12% of the engineering consultant fees were requested in a previous bond issue.

⁽⁴⁾ The WS&D cost is based on the original contract amount (\$344,920.00). The District is seeking 100% of all construction costs and consultant fees in this bond issue.

⁽⁵⁾ The WS&D cost is based on the original contract amount (\$276,590.35) plus change order no. 1 (\$10,026.50) to add storm water pollution prevention controls plus change order no. 2 (\$1,423.05) to remove miscellaneous debris during construction plus change order no. 3 (\$700.00) to make repairs to existing utilities damaged during construction minus final quantity adjustments of (-\$48,254.69). Village at Tuscan Lakes Section 2 was designed as one section, but constructed in two phases. For Phase 1, The District is not seeking reimbursement for construction costs or consultant fees. Phase 1 was reimbursed in a previous bond issue. For Phase 3, the District is seeking reimbursement for 0% of all construction costs and geotechnical fees. The District is seeking 100% of the engineering consultant fees. The remaining 100% of construction costs were reimbursed in a previous bond issue. Please note that per the recorded plats, Phase 2 only includes Lots. The infrastructure and paving for the Lots in Phase 2 was included in the construction of Phase 1.

⁽⁶⁾ The WS&D cost is based on the original contract amount (\$486,284.00) minus final quantity adjustments of (-\$7,585.00). The District is seeking 55% of all construction costs and consultant fees in this bond issue. The remaining 45% of the construction costs and consultant fees will be requested in a future bond issue.

⁽⁷⁾ Engineering Fees are detailed in *Attachment 8*.

⁽⁸⁾ Geotech fees were paid to Terracon for their services.

⁽⁹⁾ Surveying fees were paid to GeoSurv for their services.

⁽¹⁰⁾ Fees for stormwater consultation and stormwater pollution prevention were paid to Stormwater Solutions and CleanSite for their services.

⁽¹¹⁾ The Land Acquisition Costs for the Phase Three and Four Drainage Improvements were based on an average price of \$12,468.12 per Acre. See Attachment 10.

⁽¹²⁾ The Capital Recovery Fee is based on 61 water connections and 61 sanitary sewer connections. The combined rate of \$5,634.00 per single-family equivalent connection is based on a rate of \$3,215.00 for water and \$2,419.00 for sanitary sewer. See attachment 17 for CRF ordinance.

⁽¹³⁾ See Attachment 11 for breakdown of legal fees.

⁽¹⁴⁾ See Attachment 54 - financial advisory contract with the District.

⁽¹⁵⁾ See Attachment 13 for breakdown of developer interest.