



AGENDA ITEM *L.S.*6.*
Finance

KENAI PENINSULA BOROUGH

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2004 AUG -2 AM 11: 29

KPB DALE BAGLEY
CLERK'S OFFICE MAYOR

MEMORANDUM

TO: Pete Sprague, Assembly President
Kenai Peninsula Borough Assembly Members

THRU: *E.O.* Dale L. Bagley, Borough Mayor

THRU: *MB* Max Best, Planning Director

FROM: *P.O.* Paul Ostrander, Land Management Officer

DATE: July 28, 2004

SUBJECT: Ordinance 2004-19-04 An Ordinance Appropriating \$790,000 From the Land Trust Fund for Constructing Roads and Utilities in Birch And Grouse Ridge Subdivision

Attached for your review is a cost analysis spreadsheet for the Birch And Grouse Ridge Subdivision.

**BIRCH AND GROUSE RIDGE SUBDIVISION
DEVELOPMENT COST ANALYSIS**

DEVELOPMENT COSTS

Road Construction including project management and testing	690,000
Installation of Electric	216,000
Installation of Phone	144,000
Total Development Cost	1,050,000

LOT SALE REVENUE*

Lot 19	\$75,800
Lot 20	\$75,200
Lot 21	\$77,200
Lot 22	\$112,900
Lot 23	\$98,400
Lot 24	\$89,000
Lot 25	\$84,800
Lot 26	\$77,400
Lot 27	\$74,700
Lot 28	\$93,100
Lot 29	\$68,200
Lot 31	\$49,200
Lot 32	\$64,600
Lot 33	\$72,600
Lot 34	\$95,800
Lot 35	\$95,300
Lot 36	\$90,200
Lot 37	\$86,100
Lot 38	\$91,000
Lot 39	\$95,400
Lot 40	\$96,800
Total Gross Lot Sale Revenue	\$1,763,700

Net Revenue**	\$713,700
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* Based on minimum bids as established by the KPB Assessing Department

** Based on sale of all 21 lots