

## **SAMPLE FINANCIAL ANALYSIS: Sewer Assessment project with Town Assistance\***

### **OWASA SEWER EXTENSION INTO ROGERS ROAD STUDY AREA**

\*To receive Town assistance calculation assumes property is in town limits

**CONCEPT A: ROGERS ROAD WITHIN TOWN LIMITS (ANNEXATION)**  
**COST DISTRIBUTION ON PER-LOT BASIS(excluding proposed Habitat project)**

EST. COST OF PROJECT FOR CONCEPT A	\$2,900,000			
# OF LOTS	50			
TOWN ASSISTANCE PER LOT (UPPER LIMIT)	\$4,500			
TOTAL TOWN REIMBURSEMENT (if funds were available)	\$225,000.00			
TOTAL ASSESSMENT COST AFTER ASSISTANCE	\$2,675,000.00			
 TOTAL ASSESSMENT FEE PER LOT (AFTER ASSISTANCE)	 \$53,500.00			
 UPFRONT SEWER TAP FEE	 \$318			
UPFRONT AVAILABILITY FEE (dependent on sq ft of house)	1000	1500	2000	2500
AVAILABILITY FEE (Oct1,2007)	\$2,441.00	\$2,949.00	\$3,001.00	\$3,677.00
UPFRONT PLUMBING EXTENSION COST PER LINEAR FT	\$25.00	\$25.00	\$25.00	\$25.00
ESTIMATED COST FOR 100 LINEAR FT	\$2,500.00	\$2,500.00	\$2,500.00	\$2,500.00
 TOTAL COST TO CONSTRUCT & RECEIVE SERVICE PER LOT	 \$58,759.00	 \$59,267.00	 \$59,319.00	 \$59,995.00
 Average Household Gallons Consumed/Month	 6,000g			
Monthly Bill	\$59.00			

June 21, 2007

**CONCEPT A:        ROGERS ROAD WITHIN TOWN LIMITS (ANNEXATION)**  
**COST DISTRIBUTION ON PER-LOT BASIS(excluding proposed Habitat project)**

Assuming 50 additional lots created by new development

EST. COST OF PROJECT FOR CONCEPT A	\$2,900,000
# OF LOTS	100
TOWN ASSISTANCE PER EXISTING LOT (UPPER LIMIT)	\$4,500
TOTAL TOWN REIMBURSEMENT (if funds were available)	\$225,000.00
TOTAL ASSESSMENT COST AFTER ASSISTANCE	\$2,675,000.00

TOTAL ASSESSMENT FEE PER LOT (AFTER ASSISTANCE)	\$26,750.00
---	-------------

UPFRONT SEWER TAP FEE	\$318			
UPFRONT AVAILABILITY FEE (dependent on sq ft of house)	1000	1500	2000	2500
AVAILABILITY FEE (Oct1,2007)	\$2,441.00	\$2,949.00	\$3,001.00	\$3,677.00
UPFRONT PLUMBING EXTENSION COST PER LINEAR FT	\$25.00	\$25.00	\$25.00	\$25.00
ESTIMATED COST FOR 100 LINEAR FT	\$2,500.00	\$2,500.00	\$2,500.00	\$2,500.00

TOTAL COST TO CONSTRUCT & RECEIVE SERVICE PER LOT	\$32,009.00	\$32,517.00	\$32,569.00	\$33,245.00
---	-------------	-------------	-------------	-------------

Average Household Gallons Consumed/Month	6,000g
Monthly Bill	\$59.00

June 21, 2007

**CONCEPT A:        ROGERS ROAD WITHIN TOWN LIMITS (ANNEXATION)**  
**COST DISTRIBUTION ON PER-LOT BASIS(excluding proposed Habitat project)**

Assuming 100 additional lots created by new development

EST. COST OF PROJECT FOR CONCEPT A	\$2,900,000
# OF LOTS	150
TOWN ASSISTANCE PER EXISTING LOT (UPPER LIMIT)	\$4,500
TOTAL TOWN REIMBURSEMENT (if funds were available)	\$225,000.00
TOTAL ASSESSMENT COST AFTER ASSISTANCE	\$2,675,000.00

TOTAL ASSESSMENT FEE PER LOT (AFTER ASSISTANCE)	\$17,833.33
---	-------------

UPFRONT SEWER TAP FEE	\$318			
UPFRONT AVAILABILITY FEE (dependent on sq ft of house)	1000	1500	2000	2500
AVAILABILITY FEE (Oct1,2007)	\$2,441.00	\$2,949.00	\$3,001.00	\$3,677.00
UPFRONT PLUMBING EXTENSION COST PER LINEAR FT	\$25.00	\$25.00	\$25.00	\$25.00
ESTIMATED COST FOR 100 LINEAR FT	\$2,500.00	\$2,500.00	\$2,500.00	\$2,500.00

TOTAL COST TO CONSTRUCT & RECEIVE SERVICE PER LOT	\$23,092.33	\$23,600.33	\$23,652.33	\$24,328.33
---	-------------	-------------	-------------	-------------

Average Household Gallons Consumed/Month	6,000g
Monthly Bill	\$59.00

June 21, 2007

**CONCLUSIONS:**

Concept A (50 existing lots) PER LOT COST WITH TOWN ASSISTANCE TO EXISTING LOTS:  
\$59,000 to \$60,000 + MONTHLY BILL

Concept A (50 existing lots + 50 new lots) PER LOT COST WITH TOWN ASSISTANCE TO EXISTING LOTS:  
\$32,000 to \$33,300 + MONTHLY BILL

Concept A (50 existing lots + 100 new lots) PER LOT COST WITH TOWN ASSISTANCE TO EXISTING LOTS  
\$23,000 to \$24,400 + MONTHLY BILL

\*\*\*THESE FIGURES COULD INCREASE OVER TIME WITH RISING CONSTRUCTION COSTS;  
OWASA ESTIMATES CONSTRUCTION COSTS COULD INCREASE 8% PER YEAR