

**TURNER TRACT DEVELOPMENT  
FINANCIAL REPORT**

**Bond Proceeds - 2006**

\$ 11,021,294.00

**Expenses (9/06 - 9/08)**

Timmons Group (182,370.36)

Circa (53,190.00)

Railey & Railey (3,730.00)

Tidewater Publications (178.10)

Turner Land Trust (1,800,000.00)

Title Insurance (2,995.00)

Recording Fees (183.00)

(2,042,646.46)

**Anticipated Expenses (10/08 - 11/08)**

Circa \$ (5,060.00)

Timmons (Cemetery Delineation) \$ (22,440.00)

Escrow to finalize acquisition \$ (409,655.00)

\$ (437,155.00)

Available Proceeds

\$ 8,541,492.54

Turner Tract Development Costs<sup>1</sup>  
 Southampton County, VA

Date: Oct. 21, 2008

**DRAFT COST MATRIX - FOR REVIEW AND DISCUSSION**

Construction Phase	Probable Construction Costs <sup>2</sup>	Total Survey, Permit, Design & CA Fees (Eng. & C.A.)	Estimated Other Soft Costs (Legal, ROW Aq. & CRS)	Total Project Costs	Non-County Funding	Total County Cost	Funding Comments
1. SR 688 Improvements	\$1,156,200	\$225,000	\$120,000	\$1,501,200	\$1,501,200	\$0	6-Yr CIP
2. Industrial Access Road	\$868,400	\$124,500	\$10,000	\$1,002,900	\$450,000	\$552,900	Econ Dev Acc Funds from VDOT
3. Site Development (ESC, Grading & SWM)	\$1,637,400	\$188,500	\$10,000	\$1,835,900		\$1,835,900	
4. Landscaping (incl. irrigation)	\$502,900	\$65,000	\$10,000	\$577,900		\$577,900	
5. On-Site Utilities	\$692,000	\$85,000	\$10,000	\$787,000		\$787,000	
6. Elevated Water Tank	\$1,442,000	\$177,000	\$10,000	\$1,629,000		\$1,629,000	
7. Off-Site Utilities	\$3,858,100	\$424,500	\$10,000	\$4,292,600		\$4,292,600	
8. Stream & Wetland Mitigation Bank						(\$1,344,000)	15% Bank Pre-Sale Funds available upon MBI Approval
<b>Total with Offsite Utility</b>	<b>\$10,157,000</b>	<b>\$1,289,500</b>	<b>\$180,000</b>	<b>\$11,626,500</b>		<b>\$8,331,300</b>	County has \$8.54M in available Funds