

**NAB'S CORNER WORKING BUDGET**  
June 25, 2014

<b><u>Surveying, Engineering</u></b>	
<b><u>- Field layout staking and bounding</u></b>	
- Septic & well sites for 4 lots	
- House sites	
- New 40' ROW and curb cut	
- 13 Bounds at lot corners	
- 50' and 100' no cut zones	
- MVLB Land Bank Parking Area	
- Est. 5 days field work	\$7,600
<b><u>- Septic permitting</u></b>	
- Design & drafting - 4 septic plans	
- Application prep. and BOH submittal	
- Total Septic	\$5,000
- Road specifications for construction	\$500
<b>Total Surveying &amp; Engineering</b>	<b>\$13,100</b>

<b><u>New Road and Curb Cut - Est. 300 feet</u></b>	
- Est. \$55/ft. (\$35/ft. 6 years ago)	\$16,500
- + reserve for boulder removal	\$2,000
- Asphalt apron for curb cut	\$3,000
<b>Total New Road</b>	<b>\$21,500</b>

<b><u>Wells - 4 wells, excl. water line to house</u></b>	
- Drill 4 wells; 100 feet deep @ \$5,500 each	\$22,000
- Clearing to well sites	\$1,000
- Water testing 4 wells @ \$175 each	\$700
- 4 Pumps @ \$1,800 each	\$7,200
<b>Total Wells with pumps</b>	<b>\$30,900</b>
<b>Total Wells excluding pumps</b>	<b>\$23,700</b>

<b><u>Utilities - Power, Phone, Cable, Internet</u></b>	
	<b>\$40,000</b>

<b><u>Legal</u></b>	
- Nab's Corner Legal Documents	\$10,000
- Legal research preferences	
- Master Declaration	
- Roads & Utilities Easement	
- 4 Ground leases	
- Road Association Bylaws	
<b>Total Legal</b>	<b>\$10,000</b>

<b>+ 10 % Contingency</b>	<b>\$11,000</b>
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<b>Grand Total with well pumps</b>	<b>\$126,500</b>
<b>Grand Total excluding wells pumps</b>	<b>\$119,300</b>

**Sources and Uses of Funds**

Molly Flender Trust (MFT) 6/25/14 - Infrastructure	\$100,000
MFT 6/25/14 - Other, non-infrastructure legal	\$20,000