

Town of Calabash
 Projection of Assessment Based on June 25, 2009 Bids and Projected Bank Financing

All In TIC Rate as of June 25, 2009 **ESTIMATE**
 Assessment Interest Rate for County to break even on 10 yr plan as of June 25, 2009 **ESTIMATE**
 Assessment Interest Rate for County to break even on 10 yr plan as of June 25, 2009 **ESTIMATE**
 monthly rate on unpaid balance as of June 25, 2009 **ESTIMATE**

5.25%
6.75% Estimated Rate to Breakeven with Level Principal Excluding 6 months of Capitalized Interest
5.71% Estimated Rate to Breakeven with Level Payment
0.56%

Summary of Estimated Costs:

Construction Contract Per Bid on 6/25/09	\$ 3,166,254
ESTIMATED Value Engineering To Be Confirmed	(200,000)
Engineering	720,000
Easements	609,000
Grinder Pumps	320,000
Estimate Bond Issuance Costs	75,000
Estimate Capitalized Interest For 12 Months/County To Pay 6 months	232,313
Estimate Financing Contingency	2,433
Contribution by Town of Calabash (\$350,000 at award and \$150,000 at roll certification)	(500,000)
Estimate of Total To Assess To Property Owners	\$ 4,425,000

Number of Annual Assessments	10
Estimate Number Parcels to Assess	814
Estimate Assessment Amount	\$ 5,436

Estimated Amount of Lump Sum Payment if Paid Within 30 Days of Published Notice	95% of Assessment	\$ 5,164	If 100% Pay 30 Days	Loss to County if All Pay 30 Days
			\$ 4,203,750	\$ (221,250)

Estimate of Amortization of Assessments for 10 Year Payment Plan with Level Principal Payments				
year	beginning balance	interest	principal payment	annual payment
1	\$ 5,436	\$ 61	\$ 544	\$ 605
2	4,893	330	544	874
3	4,349	294	544	837
4	3,805	257	544	800
5	3,262	220	544	764
6	2,718	183	544	727
7	2,174	147	544	690
8	1,631	110	544	654
9	1,087	73	544	617
10	544	37	544	580
Totals		\$ 1,712	\$ 5,436	\$ 7,148

Note: Year 1 has 2 months of interest projected

Calculation of Estimated Payment Plan Cash Flow and Debt Service			
Total of Interest	Total of Principal	Total of Payments	Debt Service
\$ 49,781	\$ 442,500	\$ 492,281	\$ 142,356
268,819	442,500	711,319	582,313
238,950	442,500	681,450	579,775
209,081	442,500	651,581	579,563
179,213	442,500	621,713	578,300
149,344	442,500	591,844	580,988
119,475	442,500	561,975	582,363
89,606	442,500	532,106	577,425
59,738	442,500	502,238	581,438
29,869	442,500	472,369	578,875
\$ 1,393,875	\$ 4,425,000	\$ 5,818,875	5,942,334
Difference Loss to County			\$ (123,459)

Dear Jeremy,

Attached is the spreadsheet updated for the following:

- Town Contribution of \$500,000
- Second low bid
- Elimination of 5% construction contingency due to the Engineer having \$100,000 of allowance contingency included in the contract
- Reduction of bid by \$200,000 for value engineering to be resolved with engineers and contractor
- Reduction of capitalized interest to 12 months instead of 6 months with county paying the final 6 months of interest outside of the assessment
- The revised amortization schedule is attached.
- Please let me know if I can provide any additional information.

Ann
 Ann B. Hardy, MPA, CPA
 Director of Fiscal Operations
 ahardy@brunco.net