



Applicant	Development Name	Tract No.	Res/Comm	Date
Pulte Home Company	Banner Park II	37671-1,-2,F	Residential	8/24/2023
	Gross Acres	Net Acres	Units	Annex No.
Prepared by: John Zimmerman	80.58	31.30	182	23

Units	Net Acres
182	31.30

	Description	Measure	Unit Cost	Tax A	Total	Tax B	Total	Per Unit	Grand Total
Land	Parkways	SF	\$0.294	138,605	\$40,752.77	-	\$0.00		\$40,752.77
	Slopes	SF	\$0.120	205,097	\$24,611.64	-	\$0.00		\$24,611.64
	Open Space (Non-Irrigated)	SF	\$0.018	282,872	\$5,198.14	-	\$0.00		\$5,198.14
	Trees	Qty	\$30.63	82	\$2,511.43	-	\$0.00		\$2,511.43
	Subtotal				\$401.51	\$73,073.98	\$0.00	\$0.00	\$401.51
Light	70 W - LED	Qty	\$219.58	49	\$10,759.42	-	\$0.00		\$10,759.42
	250 W - LED	Qty	\$318.91	13	\$4,145.83	-	\$0.00		\$4,145.83
	Traffic Signal	Qty	\$7,007.50	-	\$0.00	-	\$0.00		\$0.00
	Other	Qty	\$0.00	-	\$0.00	-	\$0.00		\$0.00
	Subtotal				\$81.90	\$14,905.25	\$0.00	\$0.00	\$81.90
Streets	Street Sweeping	LF	\$0.37	24,247	\$8,911.41	-	\$0.00		\$8,911.41
	Sidewalks - (20 year replacement)	SF	\$0.061	116,064	\$7,109.43	-	\$0.00		\$7,109.43
	Pavement Management	SF	\$0.051	835,690	\$42,999.31	-	\$0.00		\$42,999.31
	Subtotal				\$324.29	\$59,020.14	\$0.00	\$0.00	\$324.29
Drain	Channel	SF	\$0.025	2,844	\$69.68	-	\$0.00		\$69.68
	Storm Drains Pipe	LF	\$0.174	5,841	\$1,016.11	-	\$0.00		\$1,016.11
	Curb Inlet Catch Basin	EA	\$280.00	21	\$5,880.00	-	\$0.00		\$5,880.00
	Subtotal				\$38.27	\$6,965.80	\$0.00	\$0.00	\$38.27
Parks	Neighborhood (5 ac. Per 1,000) 3.164 pph	Acre	\$14,701.04	2.88	\$42,327.84	-	\$0.00		\$42,327.84
Subtotal				\$232.57	\$42,327.84	\$0.00	\$0.00	\$232.57	\$42,327.84
Trails	DG	SF	\$0.10	11,487	\$1,125.81	-	\$0.00		\$1,125.81
	Other	LF	\$0.00	-	\$0.00	-	\$0.00		\$0.00
	Subtotal				\$6.19	\$1,125.81	\$0.00	\$0.00	\$6.19
Graffiti	Abatement	Unit	\$3.50	182	\$637.68	-	\$0.00		\$637.68
	Subtotal				\$3.50	\$637.68	\$0.00	\$0.00	\$3.50
Total Direct Costs				\$1,088.22	\$198,056.48	\$0.00	\$0.00	\$1,088.22	\$198,056.48

Soft Costs	Description	Tax A	Total	Tax B	Total	Total
	Reserves (10%) - Does Not include Parks, Pavement, or Sidewalk		\$10,561.99		\$0.00	\$10,561.99
	Auditor-Controller Fees (\$135/Yr)		\$135.00		\$0.00	\$135.00
	Admin (5%) - Minimum \$750		\$9,902.82		\$0.00	\$9,902.82
Total Soft Costs		\$113.19	\$20,599.82	\$0.00	\$0.00	\$113.19

Grand Total				\$1,201.41	\$218,656.30	\$0.00	\$0.00	\$1,201.41	\$218,656.30
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		Tax A		Tax B		ALL	
Rate/Cost		Rate	Total	Rate	Total	Rate	Total
Per Unit		\$1,201.41	\$218,656.30	\$0.00	\$0.00	\$1,201.41	\$218,656.30
Per Acre		\$6,985.82	\$218,656.30	\$0.00	\$0.00	\$6,985.82	\$218,656.30