

An Explanation of Park Place Phase I Fees

Originally, the outstanding fee balance for Park Place was \$453,611.29. Due to adjustments and credits to the fees totaling \$50,754.74, the outstanding balance was reduced to \$402,856.55. The spreadsheet on the next page highlights the details of the outstanding fees, payments, and adjustments/credits for Park Place.

Due to errors in square footage calculations, N-Shea had overpaid \$5,957.70 in sprinkler fees. The pool deck was counted twice on both buildings - as both the sprinkled roof areas below the decks and the outdoor pool decks overstated the total square footage. The fire development fees were reduced by \$14,477.21 due to this calculation error prior to N-Shea paying \$103,626.55 on October 5.

The development agreement between the Town of Fountain Hills and N-Shea authorized the Town Manager to determine the amount of the building permit fee. When the \$36,319.83 fee amount was challenged, the Town Manager analyzed the amount of hours that staff had actually spent for the plan review for both buildings. The Town Manager agreed that the actual cost of effort and time was closer to \$6,000, so there was a reduction in this fee which created a credit of \$30,319.83.

On December 14, 2017, N-Shea made a payment of \$299,230.00 for the remaining park development fees which paid off the last of the outstanding fees owed to the Town of Fountain Hills.

Park Place Master Plan: RECAP

	<u>Building C</u>	Invoice#	PAID	DATE PAID	<u>Building D</u>	Invoice#	PAID	DATE PAID	TOTALS
Building Permit (15%)	\$ 18,587.43		\$ -		\$ 17,732.40		\$ -		\$ 36,319.83
Fire Plan Review/Inspections	\$ 24,632.10	6128	\$ 24,632.10	4/24/2017	\$ 23,365.40	6129	\$ 23,365.40	4/24/2017	\$ 47,997.50
Commercial Fire Alarm	\$ 100.00		\$ 100.00	5/9/2017	\$ 100.00		\$ 100.00	5/9/2017	\$ 200.00
TOTALS	\$ 43,319.53		\$ 24,732.10		\$ 41,197.80		\$ 23,465.40		\$ 84,517.33
<i>BALANCE DUE</i>			<i>\$ 18,587.43</i>				<i>\$ 17,732.40</i>		<i>\$ (48,197.50) PAID</i>
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Development Fees:									
Parks & Rec - Residential	\$ 149,615.00		\$ -		\$ 149,615.00		\$ -		\$ 299,230.00
Fire - Residential	\$ 34,500.00	6130	\$ -		\$ 34,500.00	6131	\$ -		\$ 69,000.00
Fire - Commercial	\$ 26,069.77		\$ -		\$ 22,991.69		\$ -		\$ 49,061.46
TOTALS	\$ 210,184.77		\$ -		\$ 207,106.69		\$ -		\$ 417,291.46
<i>BALANCE DUE</i>			<i>\$ 210,184.77</i>				<i>\$ 207,106.69</i>		<i>\$ - PAID</i>
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TOTAL SUMMARY:									
TOTAL BILLED	\$ 253,504.30				\$ 248,304.49				
TOTAL PAID	\$ (24,732.10)				\$ (23,465.40)				
TOTAL BALANCE DUE	\$ 228,772.20	<i>0.00</i>			\$ 224,839.09	<i>0.00</i>			\$ 453,611.29 DUE

PARK PLACE-RECAP FROM 10/5/17	\$ 453,611.29
CREDIT FOR PERMIT	\$ (30,319.83)
CREDIT FOR FIRE PLAN REVIEW/INSPECTIONS-PREVIOUSLY PAID	\$ (5,957.70)
ADJUSTMENT FOR COMM FIRE DEVELOPMENT FEES	\$ (14,477.21)
ADJUSTED FEES	\$ 402,856.55
PAYMENT 10/5/17	\$ (103,626.55)
DUE	\$ 299,230.00
PAYMENT 12/14/17	\$ (299,230.00)
DUE	\$ -