

NORTHSTAR 1ST ADDITION

Time of Performance: October 31, 2025

DEVELOPMENT AGREEMENT AMOUNTS				REDUCTIONS					
CATEGORY	CONSTRUCTION	125%	REMARKS	#1	#2	#3	#4	#5	#6
Grading	NA	NA	Included in Grading Security						
Sanitary Sewer	\$694,946	\$868,683	75%	\$651,512					
Watermain	\$687,230	\$859,038	75%	\$644,279					
Storm Sewer (w/pond structures)	\$1,287,633	\$1,609,541							
Streets + Sidewalks	\$1,195,161	\$1,493,952							
County Roadway Improvements	\$196,526	\$245,658							
Bituminous Trails	\$90,980	\$113,725							
Surface Water Facilities (BMPs)	NA	NA							
Street Lighting	\$42,000	\$52,500							
Street Signs and Traffic Control Signs	\$18,500	\$23,125							
Private Utilities (electricity, natural gas, telephone, and cable)		NA							
Builder Landscaping	\$122,850	\$153,563							
Subdivision Landscaping	\$131,850	\$164,813							
Tree Preservation and Restoration	NA	NA							
Wetland Mitigation and Buffers	NA	NA							
Monuments	\$21,200	\$26,500	105 Lots + Amenity Lot						
Erosion Control	\$107,207	\$134,009							
Record Drawings	\$10,000	\$12,500							
Stormwater Reuse Irrigation	\$432,736	\$540,920							
TOTALS	\$5,038,819	\$6,298,524	RELEASED AMOUNTS:	\$1,295,791	\$0	\$0	\$0	\$0	\$0
			CUMMULATIVE AMOUNTS:	\$1,295,791					
			SECURITY AMOUNT REMAINING:	\$5,002,733					
			DATE:	4/1/2025					