

# Attachment E

**Epscopal Homes  
Sources & Uses**

**TOTAL "EPISCOPAL HOMES CAMPUS EXPANSION"**

Description	Total Value	SNF	CL	HUD 202
<b>Total Development Cost</b>	<b>45,334,081</b>	<b>17,206,463</b>	<b>18,542,137</b>	<b>9,585,482</b>
Construction %				
Construction \$	31,858,900	10,496,742	13,273,709	8,088,449
Architect	1,275,000	537,500	387,500	350,000
Land	966,000	283,000	283,000	400,000
Soil compaction testing	9,000	3,000	3,000	3,000
Field Engineering / Const. Testing	39,600	33,000	3,300	3,300
SAC/WAC fees	170,000	57,800	62,900	49,300
City Admin Fees	9,900	3,300	3,300	3,300
City Zoning Fees	19,800	6,600	6,600	6,600
Taxes During Construction	41,376	13,792	13,792	13,792
Insurance During Construction	13,500	4,500	4,500	4,500
Cost Certification / Audit	10,000	-	-	10,000
Commonwealth Land Title	60,000	25,000	25,000	10,000
Furnishings & Equipment	1,122,499	651,504	383,676	87,318
Premier Kitchen Equipment	408,386	215,933	192,454	0
Technology / Security	292,437	149,592	115,318	27,527
Legal Fees	189,800	71,600	71,600	46,600
Land Survey	20,001	6,667	6,667	6,667
Market Studies	18,000	6,000	6,000	6,000
Marketing Costs	150,000	72,500	72,500	5,000
Working Capitol	1,020,000	510,000	510,000	0
SNF beds	819,000	819,000	-	0
Green House Project (entrance fee)	200,000	200,000	-	0
Green House Project (wages)	151,000	151,000	-	0
Financing Fee	1,026,481	501,055	525,427	0
Pre-opening labor	99,900	33,300	33,300	33,300
Administrative	34,800	11,600	11,600	11,600
Consultants	100,000	40,000	40,000	20,000
Contingency	1,112,587	419,870	530,948	161,769
Developer Fee	237,460	-	-	237,460
D/S Reserve	1,737,769	847,844	889,924	0
Capitalized Interest	2,120,886	1,034,764	1,086,122	0

**Sources**

Description	Total Value	SNF	CL	HUD 202
HUD 202 Grant	7,307,800	-	-	7,307,800
HUD Pre-Development Grant	400,000	-	-	400,000
Met Council LCDA	1,391,000	463,667	463,667	463,666
City of St. Paul Grant	500,000	-	-	500,000
2nd City of St. Paul Grant	-	-	-	-
EH Capital Campaign - Cash	1,000,000	500,000	500,000	-
EH Capital Campaign - Bridge Loan	2,500,488	1,036,161	1,036,161	428,167
Refinancing Equity	3,000,000	1,500,000	1,500,000	-
EH Equity from excess cash	1,000,000	500,000	500,000	-
Tax-exempt bonds	27,519,355	13,091,840	14,427,514	-
MHFA / Met Council LHIA Deferred Loan	250,000	-	-	250,000
Short Term Loan for Sales Tax Rebate	235,849	-	-	235,849
Interest	229,589	114,795	114,795	-
<b>TOTAL</b>	<b>45,334,081</b>	<b>17,206,463</b>	<b>18,542,137</b>	<b>9,585,482</b>