

## Carriage Trails TIF Investment Cost Sheet

SECTION / PHASE	DEVELOPMENT AMENDMENT #	DATE	LOTS / UNITS	TOTAL PROJECT COST	PUBLIC INFRASTRUCTURE COSTS	TIF SUPPORT	SPECIAL ASSESSMENT	DEVELOPER COST	TIF % OF PUBLIC INF COST	TIF % OF PROJECT COST
S11-1	Original Agreement		28	\$1,055,600.00	\$827,100.00	\$600,000.00		\$455,600.00	72.54%	56.84%
S14-1	Original Agreement		22	\$1,215,600.00	\$957,100.00	\$768,553.00		\$447,047.00	80.30%	63.22%
S15-1	Original Agreement		19	\$892,600.00	\$766,600.00	\$431,447.00		\$461,153.00	56.28%	48.34%
	Original Agreement	<i>Subtotal</i>	<b>69</b>	<b>\$3,163,800.00</b>	<b>\$2,550,800.00</b>	<b>\$1,800,000.00</b>	<b>\$0.00</b>	\$1,363,800.00	<b>70.57%</b>	<b>56.89%</b>

S11-1, 14-1, 15-1	1	2/11/2010	0	\$132,765.00	\$155,205.00	\$102,592.00		\$30,173.00	66.10%	77.27%
S10-1	1		0	\$211,889.00	\$194,511.00	\$101,191.00		\$110,698.00	52.02%	47.76%
S11-2	1		39	\$1,220,450.00	\$1,098,350.00	\$737,352.00		\$483,098.00	67.13%	60.42%
S13-1	1		28	\$1,454,950.00	\$1,301,950.00	\$861,409.00		\$593,541.00	66.16%	59.21%
S13-2	1		0	\$29,294.00	\$26,055.00	\$22,457.00		\$6,837.00	86.19%	76.66%
S13-3	1		0	\$21,674.00	\$21,674.00	\$21,674.00		\$0.00	100.00%	100.00%
S14-2	1		37	\$1,179,700.00	\$1,091,200.00	\$917,142.00		\$262,558.00	84.05%	77.74%
S15-2	1		19	\$1,295,900.00	\$1,178,900.00	\$773,078.00		\$522,822.00	65.58%	59.66%
S15-3	1		0	\$87,843.00	\$87,843.00	\$19,896.00		\$67,947.00	22.65%	22.65%
S15-4	1		0	\$96,011.00	\$85,694.00	\$44,525.00		\$51,486.00	51.96%	46.37%
S16-1	1		0	\$79,877.00	\$44,435.00	\$44,435.00		\$35,442.00	100.00%	55.63%
SEWER / TRUNK	1		0	\$943,259.00	\$943,259.00	\$104,247.00		\$839,012.00	11.05%	11.05%
	1	<i>Subtotal</i>	<b>123</b>	<b>\$6,753,612.00</b>	<b>\$6,229,076.00</b>	<b>\$3,749,998.00</b>	<b>\$0.00</b>	<b>\$3,003,614.00</b>	<b>60.20%</b>	<b>55.53%</b>

S12-1	3	3/26/2012	0	\$300,776.00	\$249,033.00	\$182,677.00		\$118,099.00	73.35%	60.74%
SEWER / TRUNK	3		0	\$156,741.00	\$156,741.00	\$17,323.00		\$139,418.00	11.05%	11.05%
	3		<b>0</b>	<b>\$457,517.00</b>	<b>\$405,774.00</b>	<b>\$200,000.00</b>	<b>\$0.00</b>	<b>\$257,517.00</b>	<b>49.29%</b>	<b>43.71%</b>

S12-1	4	3/27/2012	17	\$712,399.00	\$589,843.00	\$250,000.00	\$102,000.00	\$360,399.00	42.38%	35.09%
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S10-1	5	6/12/2012	29	\$1,572,950.00	\$1,443,950.00	\$350,000.00		\$1,222,950.00	24.24%	22.25%
S13-2	5		25	\$456,565.00	\$406,086.00	\$350,000.00		\$106,565.00	86.19%	76.66%
	5	<i>Subtotal</i>	<b>54</b>	<b>\$2,029,515.00</b>	<b>\$1,850,036.00</b>	<b>\$700,000.00</b>	<b>\$0.00</b>	<b>\$1,329,515.00</b>	<b>37.84%</b>	<b>34.49%</b>

S4-1	6	11/7/2012	17	\$689,700.00	\$583,700.00	\$228,960.00		\$460,740.00	39.23%	33.20%
S5-1	6		10	\$506,700.00	\$447,700.00	\$193,800.00	\$60,000.00	\$252,900.00	43.29%	38.25%
S9-1	6		20	\$960,450.00	\$817,750.00	\$347,880.00	\$120,000.00	\$492,570.00	42.54%	36.22%
S15-4	6		25	\$925,857.00	\$826,361.00	\$429,360.00	\$150,000.00	\$346,497.00	51.96%	46.37%
S10-1 (60 Acres)	6		0	\$628,182.00	\$576,664.00	\$300,000.00		\$328,182.00	52.02%	47.76%
S13-2 (60 Acres)	6		0	\$391,341.00	\$348,073.00	\$300,000.00		\$91,341.00	86.19%	76.66%
	6	<i>Subtotal</i>	<b>72</b>	<b>\$4,102,230.00</b>	<b>\$3,600,248.00</b>	<b>\$1,800,000.00</b>	<b>\$330,000.00</b>	<b>\$1,972,230.00</b>	<b>50.00%</b>	<b>43.88%</b>

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S5-PH2	7	2/26/2013	24	\$1,738,075.00	\$1,538,685.00	\$700,000.00	\$144,000.00	\$894,075.00	45.49%	40.27%
S13-PH3	N/A		27	Included	Included	N/A	N/A	Included		
	7	<i>Subtotal</i>	<b>51</b>	<b>\$1,738,075.00</b>	<b>\$1,538,685.00</b>	<b>\$700,000.00</b>	<b>\$144,000.00</b>	<b>\$894,075.00</b>	45.49%	40.27%
S2-PH1 & S10-PH2	8	6/12/2013	26	\$1,875,947.00	\$1,683,911.00	\$720,000.00	\$156,000.00	\$999,947.00	42.76%	38.38%
S10-PH2	N/A		26	Included	Included	N/A	N/A	Included		
	8	<i>Subtotal</i>	<b>52</b>	<b>\$1,875,947.00</b>	<b>\$1,683,911.00</b>	<b>\$720,000.00</b>	<b>\$156,000.00</b>	<b>\$999,947.00</b>	<b>42.76%</b>	<b>38.38%</b>
S7-PH1	9	9/24/2013	29	\$1,238,300.00	\$1,073,153.00	\$465,000.00	\$116,000.00	\$657,300.00	43.33%	37.55%
S12-PH2 & S15-PH5	10	12/18/2013	20	\$799,600.00	\$654,561.00	\$380,000.00	\$120,000.00	\$299,600.00	58.05%	47.52%
S9-PH2	11	3/26/2014	22	\$868,949.00	\$699,305.00	\$268,000.00	\$132,000.00	\$468,949.00	38.32%	30.84%
S10-PH3	12	6/14/2014	34	\$1,285,000.00	\$1,083,750.00	\$457,000.00	\$102,000.00	\$726,000.00	42.17%	35.56%
S3-PH1	13	7/29/2014	31	\$1,146,500.00	\$961,775.00	\$420,000.00	\$93,000.00	\$633,500.00	43.67%	36.63%
S4-PH2 & PH3	14	1/27/2015	27	\$1,043,050.00	\$915,649.00	\$339,000.00	\$108,000.00	\$596,050.00	37.02%	32.50%
S7-PH2	15	4/21/2015	22	\$989,222.00	\$874,176.00	\$341,000.00	\$88,000.00	\$560,222.00	39.01%	34.47%
S3-PH2	16	10/16/2015	15	\$627,450.00	\$540,249.00	\$183,350.00	\$45,000.00	\$399,100.00	33.94%	29.22%
S4-PH4	16		22	\$905,800.00	\$796,399.00	\$270,200.00	\$88,000.00	\$547,600.00	33.93%	29.83%
S12-PH3A	16		11	\$482,500.00	\$418,300.00	\$125,450.00	\$66,000.00	\$291,050.00	29.99%	26.00%
	16		<b>48</b>	<b>\$2,015,750.00</b>	<b>\$1,754,948.00</b>	<b>\$579,000.00</b>	<b>\$199,000.00</b>	<b>\$1,237,750.00</b>	<b>32.99%</b>	<b>28.72%</b>
S7-PH3	17	4/25/2016	25	\$1,074,950.00	\$953,650.00	\$199,000.00	\$100,000.00	\$775,950.00	20.87%	18.51%
S09-PH3	18	6/10/2016	17				\$102,000.00			
S07-PH4	18		2				\$8,000.00			
S12-PH3B	18		12	\$1,739,500.00	\$1,541,500.00	\$279,000.00	\$72,000.00	\$1,388,500.00	18.10%	16.04%
S03-PH3	18		18				\$54,000.00			
S03-PH3	18			Included	Included	Included	\$3,000.00	Included		
S02-PH2	18		16	\$1,496,000.00	\$1,345,960.00	\$306,000.00	\$96,000.00	\$1,094,000.00	22.73%	20.45%

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S04-PH5	18		20	\$904,500.00	\$798,819.00	\$180,000.00	\$80,000.00	\$644,500.00	22.53%	19.90%
S04-PH5	18			<u>Included</u>	<u>Included</u>	<u>Included</u>	\$4,000.00	<u>Included</u>		
	18	<i>Subtotal</i>	<b>85</b>	<b>\$4,140,000.00</b>	<b>\$3,686,279.00</b>	<b>\$765,000.00</b>	<b>\$419,000.00</b>	<b>\$2,956,000.00</b>	<b>20.75%</b>	<b>18.48%</b>
S3-PH4	19	TBD	31	\$1,175,900.00	\$1,000,700.00	\$248,000.00	\$93,000.00	\$834,900.00	24.78%	21.09%
S08-PH1	19		20	\$908,400.00	\$761,400.00	\$160,000.00	\$120,000.00	\$628,400.00	21.01%	17.61%
S09-PH4	19		30	\$1,379,000.00	\$1,248,880.00	\$240,000.00	\$180,000.00	\$959,000.00	19.22%	17.40%
S12-PH4	19		37	\$1,807,900.00	\$1,500,050.00	\$296,000.00	\$222,000.00	\$1,289,900.00	19.73%	16.37%
S03-PH3	19		1	<u>Included</u>	<u>Included</u>	\$8,000.00	\$0.00	<u>Included</u>		
S04-PH5	19		<u>1</u>	<u>Included</u>	<u>Included</u>	<u>\$8,000.00</u>	<u>\$0.00</u>	<u>Included</u>		
	19	<i>Subtotal</i>	<b>120</b>	<b>\$5,271,200.00</b>	<b>\$4,511,030.00</b>	<b>\$960,000.00</b>	<b>\$615,000.00</b>	<b>\$3,696,200.00</b>	<b>18.21%</b>	<b>18.21%</b>
<b>GRAND TOTALS</b>			<b>901</b>	<b>\$40,705,616</b>	<b>\$35,616,649</b>	<b>\$15,092,998</b>	<b>\$2,824,000</b>	<b>\$22,788,618</b>	<b>42.38%</b>	<b>37.08%</b>

