

EXHIBIT B

DEVELOPMENT SUMMARY

Up to approximately 2,150 single family homes are anticipated to be developed and completed over a period of 22 years beginning in 2023, with values of the single family homes expected to average approximately \$450,000 in year 2020 dollars. As noted in the Financial Plan contained in Exhibit D, it is currently estimated that 100 total residential units will be added per year commencing in 2023 and through 2043, with 50 total residential units estimated to be added in 2044. Additionally, there is anticipated to be up to approximately 26,000 square feet of potential neighborhood commercial development (see Pages 4 and 5 of the financial plan information provided as part of Exhibit D). Also as noted in the Financial Plan contained in Exhibit D, it is currently estimated that such commercial development will be completed in full in 2032. Regarding public improvements, overall costs of approximately \$34,321,640 are currently anticipated, as outlined in Exhibit C. The current cost estimates include, but are not limited to, street and related improvements costs in excess of \$18,300,000; park and related improvements costs in excess of \$8,300,000; water related improvements costs in excess of \$300,000; sanitary sewer related improvements costs of approximately \$1,300,000; and, detention and drainage related improvements costs of approximately \$6,000,000. The contemplated on and off-site public improvements include, but are not limited to, on and off-site streets, roadway, water and sanitary sewer, and park and recreation improvements. As noted in the Service Plan, the cost estimates remain preliminary in nature and the ultimate costs may be altered depending on numerous factors, many of which are out of Developer's control. In particular, the initial cost estimates only include the public improvement portion of costs and the total project improvement costs (including items such as dry utilities, etc.) could be significantly higher which would result in a material increase in the overall development costs.