

EXHIBIT B

DEVELOPMENT SUMMARY

Approximately 193 single family homes are anticipated to be developed and completed over a period of four years beginning in 2020, with values of such homes expected to average \$675,000 in year 2019 dollars. The number of anticipated homes remains an estimate and may be altered depending on the final outcome of the development approval process. As noted in the Financial Plan contained in Exhibit D, it is currently estimated that 37 total residential units will be added in 2020; 54 total residential units will be added in 2021; 58 total residential units will be added in 2022; and, 44 total residential units will be added in 2023. Regarding public improvements, overall costs of approximately \$11,500,000 are currently anticipated, as outlined in Exhibit C. The current cost estimates include, but are not limited to, planning and professional consulting costs of approximately \$750,000; sanitary sewer and related drainage costs of approximately \$1,500,000; street and related improvements costs in excess of \$2,700,000; and, landscaping costs in excess of \$400,000. 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.