

## EXHIBIT B

### DEVELOPMENT SUMMARY

Approximately 163 single family homes are anticipated to be developed and completed over two years beginning in 2021, with values of such homes expected to average in the range of \$425,000 to \$450,000 in year 2021 dollars. As noted in the Financial Plan contained in Exhibit D, it is currently estimated that 81 single-family homes will be added in 2021 and 82 single-family homes will be added in 2022. Regarding public improvements, overall costs of approximately \$9,400,000 are currently anticipated, as outlined in Exhibit C. The current cost estimates include, but are not limited to, public water improvements costs of approximately \$430,000; public storm sewer improvements costs of up to approximately \$1,000,000; public sanitary sewer improvements costs of approximately \$450,000; street improvements costs of approximately \$3,000,000; erosion control costs of approximately \$1,170,000; and, parks, open space, landscaping and irrigation costs in excess of approximately \$2,020,000. The contemplated on and off-site public improvements including, but 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 could result in a material increase in the overall development costs.