

| Neighborhood | Needed to Cover Minimum Feasibi | On-Site / Off-Site | Brown Ranch Cost | | | | Total |
|--|---------------------------------|--------------------|------------------|---------------|----------------|----------------|-----------------|
| | | | 1 | 2 | 3 | 4 | |
| Dwelling Units | | | 429 | 329 | 1,026 | 480 | 2,264 |
| Public Works | | | | | | | |
| Off-Site Water | No | Off-Site | \$500,000 | \$0 | \$42,340,000 | \$0 | \$42,840,000 |
| On-Site Water | Yes | On-Site | \$2,135,600 | \$1,637,791 | \$5,107,519 | \$2,389,483 | \$11,270,393 |
| Off-Site Wastewater | No | Off-Site | \$0 | \$0 | \$12,000,000 | \$0 | \$12,000,000 |
| On-Site Wastewater | Yes | On-Site | \$3,153,175 | \$2,418,169 | \$7,541,160 | \$3,528,028 | \$16,640,532 |
| Water Rights Dedication | Yes | Off-Site | \$0 | \$0 | \$0 | \$0 | \$0 |
| Streets | No | Off-Site | \$846,514 | \$0 | \$0 | \$0 | \$846,514 |
| Transit | No | Off-Site | \$0 | \$0 | \$4,500,000 | \$0 | \$4,500,000 |
| Off-Site Multimodal | No | Off-Site | \$2,395,313 | \$0 | \$0 | \$0 | \$2,395,313 |
| Off-Site Roads | Yes | Off-Site | \$4,721,000 | \$1,060,000 | \$5,904,128 | \$10,368,169 | \$22,053,297 |
| On-Site Roads | Yes | On-Site | \$18,186,150 | \$13,946,954 | \$43,494,149 | \$20,348,140 | \$95,975,393 |
| Fire | | | | | | | |
| Station and Apparatus | No | Off-Site | \$16,556,848 | \$0 | \$0 | \$0 | \$16,556,848 |
| Police | | | | | | | |
| Vehicles | No | Off-Site | \$0 | \$0 | \$0 | \$0 | \$0 |
| Substation | No | Off-Site | \$0 | \$0 | \$0 | \$0 | \$0 |
| Parks | | | | | | | |
| Capital Equipment | No | Off-Site | \$0 | \$0 | \$0 | \$0 | \$0 |
| Streetscape Equipment | No | Off-Site | \$0 | \$0 | \$0 | \$0 | \$0 |
| Maintenance Facility | No | Off-Site | \$0 | \$0 | \$0 | \$0 | \$0 |
| Parks and Open Space | No | On-Site | \$753,831 | \$1,564,556 | \$13,721,866 | \$8,957,082 | \$24,997,336 |
| Trails | No | On-Site | \$435,542 | \$1,261,052 | \$8,262,408 | \$338,803 | \$10,297,806 |
| Electrical & Other | | | | | | | |
| YVEA Airport Substation | No | Off-Site | \$6,322,800 | \$0 | \$0 | \$0 | \$6,322,800 |
| YVEA Feeders | No | Off-Site | \$17,648,730 | \$0 | \$0 | \$0 | \$17,648,730 |
| YVEA Onsite Distribution | Yes | On-Site | \$10,241,990 | \$0 | \$0 | \$0 | \$10,241,990 |
| Geothermal | No | On-Site | \$10,952,385 | \$8,399,382 | \$26,193,816 | \$12,254,417 | \$57,800,000 |
| Other Expenses | | | | | | | |
| General Conditions/Mobilization/Bonding/ | Yes | On-Site | \$3,280,000 | \$2,515,431 | \$7,844,476 | \$3,669,930 | \$17,309,837 |
| Total Contingencies | Yes | On-Site | \$8,026,478 | \$6,155,504 | \$19,196,192 | \$8,980,675 | \$42,358,849 |
| Soft Costs | Yes | On-Site | \$3,528,140 | \$2,705,730 | \$8,437,929 | \$3,947,569 | \$18,619,368 |
| Other On-site Expenses | Yes | On-Site | \$0 | \$0 | \$0 | \$0 | \$0 |
| Other Off-site Expenses | No | Off-Site | \$0 | \$0 | \$0 | \$0 | \$0 |
| Total On-Site Costs | | | \$60,693,292 | \$40,604,569 | \$139,799,515 | \$64,414,126 | \$305,511,503 |
| Total Off-Site Costs | | | \$48,991,205 | \$1,060,000 | \$64,744,128 | \$10,368,169 | \$125,163,502 |
| Total Costs | | | \$109,684,497 | \$41,664,569 | \$204,543,644 | \$74,782,295 | \$430,675,005 |
| Total Minimum Feasibility Costs | | | \$53,272,533 | \$30,439,580 | \$97,525,553 | \$53,231,993 | \$234,469,658 |
| Total Costs Per Unit | | | \$255,675 | \$126,640 | \$199,360 | \$155,796 | \$190,227 |
| Total Minimum Feasibility Costs Per Unit | | | \$124,178 | \$92,522 | \$95,054 | \$110,900 | \$103,564 |
| Capital Revenues | | | | | | | |
| Water and Sewer Tap Fees | | | \$0 | \$0 | \$0 | \$0 | \$0 |
| Building Use Tax | | | \$0 | \$0 | \$0 | \$0 | \$0 |
| Excise Tax | | | \$0 | \$0 | \$0 | \$0 | \$0 |
| STR TAX | | | \$26,528,269 | \$20,344,523 | \$63,445,230 | \$29,681,979 | \$140,000,000 |
| Self-Supported Project Value (Finished Pads Residual Land Value) | | | \$12,177,563 | \$14,673,027 | \$57,329,312 | \$26,849,502 | \$111,029,403 |
| Geothermal Funding from Government | | | \$5,476,193 | \$4,199,691 | \$13,096,908 | \$6,127,208 | \$28,900,000 |
| CDOT Funding (Highway 40) | | | \$0 | \$0 | \$0 | \$0 | \$0 |
| Water / Wastewater State Funding | | | \$0 | \$0 | \$0 | \$0 | \$0 |
| Additional Bonds / Grants from City | | | \$0 | \$0 | \$0 | \$0 | \$0 |
| Other Funding | | | \$0 | \$0 | \$0 | \$0 | \$0 |
| Scenario 4 Documents | | | \$0 | \$0 | \$0 | \$0 | \$0 |
| Total | | | \$44,182,024 | \$39,217,241 | \$133,871,449 | \$62,658,689 | \$279,929,403 |
| Per Unit | | | \$102,988 | \$119,201 | \$130,479 | \$130,539 | \$123,644 |
| Net Gap in Overall Funding | | | (\$65,502,473) | (\$2,447,328) | (\$70,672,194) | (\$12,123,606) | (\$150,745,602) |
| Net Gap in Minimum Feasibility Funding | | | (\$9,090,509) | \$8,777,661 | \$36,345,896 | \$9,426,696 | \$45,459,745 |
| Net Gap in Overall Funding Per Unit | | | (\$152,686) | (\$7,439) | (\$68,881) | (\$25,258) | (\$66,584) |
| Net Gap in Minimum Feasibility Funding Per Unit | | | (\$21,190) | \$26,680 | \$35,425 | \$19,639 | \$20,079 |

| City Cost | | | | |
|---------------|-------------|----------------|----------------|----------------|
| 1 | 2 | 3 | 4 | Total |
| 429 | 329 | 1,026 | 480 | 2,264 |
| \$2,200,000 | \$0 | \$15,660,000 | \$0 | \$17,860,000 |
| \$0 | \$0 | \$0 | \$0 | \$0 |
| \$0 | \$0 | \$0 | \$0 | \$0 |
| \$0 | \$0 | \$0 | \$0 | \$0 |
| \$0 | \$0 | \$0 | \$0 | \$0 |
| \$0 | \$0 | \$0 | \$0 | \$0 |
| \$0 | \$0 | \$0 | \$0 | \$0 |
| \$2,395,313 | \$0 | \$0 | \$0 | \$2,395,313 |
| \$1,025,000 | \$2,940,000 | \$19,062,787 | \$33,475,928 | \$56,503,715 |
| \$0 | \$0 | \$0 | \$0 | \$0 |
| \$4,114,368 | \$0 | \$0 | \$0 | \$4,114,368 |
| \$109,500 | \$109,500 | \$109,500 | \$109,500 | \$438,000 |
| \$2,040,000 | \$0 | \$0 | \$0 | \$2,040,000 |
| \$275,725 | \$275,725 | \$275,725 | \$275,725 | \$1,102,900 |
| \$54,000 | \$0 | \$0 | \$0 | \$54,000 |
| \$0 | \$0 | \$3,000,000 | \$0 | \$3,000,000 |
| \$2,108,169 | \$4,375,444 | \$38,374,634 | \$25,049,418 | \$69,907,664 |
| \$0 | \$0 | \$0 | \$0 | \$0 |
| \$1,580,700 | \$0 | \$0 | \$0 | \$1,580,700 |
| \$0 | \$0 | \$0 | \$0 | \$0 |
| \$0 | \$0 | \$0 | \$0 | \$0 |
| \$0 | \$0 | \$0 | \$0 | \$0 |
| \$0 | \$0 | \$0 | \$0 | \$0 |
| \$0 | \$0 | \$0 | \$0 | \$0 |
| \$0 | \$0 | \$0 | \$0 | \$0 |
| \$2,108,169 | \$4,375,444 | \$38,374,634 | \$25,049,418 | \$69,907,664 |
| \$13,794,606 | \$3,325,225 | \$38,108,012 | \$33,861,153 | \$89,088,996 |
| \$15,902,775 | \$7,700,669 | \$76,482,645 | \$58,910,571 | \$158,996,660 |
| \$1,025,000 | \$2,940,000 | \$19,062,787 | \$33,475,928 | \$56,503,715 |
| \$37,069 | \$23,406 | \$74,544 | \$122,730 | \$170,228 |
| \$2,389 | \$8,936 | \$18,580 | \$69,742 | \$24,957 |
| \$5,179,746 | \$3,972,346 | \$12,387,924 | \$5,795,520 | \$27,335,536 |
| \$3,803,085 | \$2,916,585 | \$9,095,490 | \$4,255,200 | \$20,070,360 |
| \$2,281,851 | \$1,749,951 | \$5,457,294 | \$2,553,120 | \$12,042,216 |
| \$0 | \$0 | \$0 | \$0 | \$0 |
| \$0 | \$0 | \$0 | \$0 | \$0 |
| \$0 | \$0 | \$0 | \$0 | \$0 |
| \$0 | \$0 | \$0 | \$0 | \$0 |
| \$0 | \$0 | \$0 | \$0 | \$0 |
| \$0 | \$0 | \$0 | \$0 | \$0 |
| \$0 | \$0 | \$0 | \$0 | \$0 |
| \$0 | \$0 | \$0 | \$0 | \$0 |
| \$0 | \$0 | \$0 | \$0 | \$0 |
| \$11,264,682 | \$8,638,882 | \$26,940,708 | \$12,603,840 | \$59,448,112 |
| \$26,258 | \$26,258 | \$26,258 | \$26,258 | \$26,258 |
| (\$4,638,093) | \$938,213 | (\$49,541,937) | (\$46,306,731) | (\$99,548,548) |
| \$10,239,682 | \$5,698,882 | \$7,877,921 | (\$20,872,088) | \$2,944,397 |
| (\$10,811) | \$2,852 | (\$48,286) | (\$96,472) | (\$43,970) |
| \$23,869 | \$17,322 | \$7,678 | (\$43,484) | \$1,301 |