

**Exhibit H**

**Sources and Uses Budget**

[See attached.]

Exhibit H - Sources and Uses

Streets	Project Cost	Developer Funds	Developer Pay-go Note	Developer Pay-go Note		Green Infrastructure				
				for 429 Project	429 Assessments	Finance	City GO TIF	City Pay-go TIF	City GO CIB	
Streets: Paving/Curb & Gutter	\$ 8,164,567	\$ -	\$ 3,712,130	\$ 1,000,000	\$ 2,231,186	\$ -	\$ 810,680	\$ 410,571	\$ -	\$ -
Streets: Traffic Signals/Street Lighting	4,579,722	-	1,066,990	1,000,000	1,250,778	-	476,316	785,638	-	-
Street: Trees	660,298	-	298,690	-	180,015	-	70,698	110,894	-	-
Bridges: Vehicle & Pedestrian	4,568,630	-	1,395,227	660,657	1,250,646	-	456,863	805,238	-	-
Sidewalks	3,422,775	-	1,543,748	-	935,310	-	352,775	590,942	-	-
Streets: Landscaping/Site Furnishings	1,704,402	-	768,028	-	466,077	-	173,581	296,717	-	-
Ryan offsites in TIF Project Area	4,274,622	-	4,274,622	-	-	-	-	-	-	-
<b>Streets Total before grading costs</b>	<b>\$ 27,375,017</b>	<b>\$ -</b>	<b>\$ 13,059,435</b>	<b>\$ 2,660,657</b>	<b>\$ 6,314,012</b>	<b>\$ -</b>	<b>\$ 2,340,913</b>	<b>\$ 3,000,000</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Site Utilities excluding Central Stormwater</b>										
Site Utilities: Water	\$ 5,352,575	-	5,352,575	-	-	-	-	-	-	-
Site Utilities: Sanitary	5,823,209	86,400	3,935,951	-	1,800,858	-	-	-	-	-
Site Utilities: Storm (Excluding Central Stormwater)	6,596,484	-	5,572,011	-	1,024,473	-	-	-	-	-
<b>Site Utilities before grading</b>	<b>\$ 17,772,268</b>	<b>\$ 86,400</b>	<b>\$ 14,860,537</b>	<b>\$ -</b>	<b>\$ 2,825,331</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Mass Grading</b>										
Site Balance: Park Space	\$ 957,208	\$ 957,208	-	-	-	-	-	-	-	-
Site Balance: Stormwater	482,575	-	482,575	-	-	-	-	-	-	-
Site Balance: Civic Square	87,808	87,808	-	-	-	-	-	-	-	-
Site Balance: Right of Way	2,043,561	-	1,755,731	-	-	-	287,831	-	-	-
Site Balance: Private Development	3,111,352	3,111,352	-	-	-	-	-	-	-	-
<b>Total Mass Grading</b>	<b>\$ 6,682,505</b>	<b>\$ 4,156,368</b>	<b>\$ 2,238,306</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 287,831</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Storm Utilities</b>										
Central Stormwater Utility	\$ 13,662,672	\$ -	-	-	-	7,281,292	6,381,380	-	-	-
Gateway Grounds: Utility (Storm Ponds)	1,000,970	-	503,395	-	-	497,575	-	-	-	-
Hidden Falls Headwater: Utility (Storm Ponds)	1,824,417	-	1,171,597	-	-	652,820	-	-	-	-
<b>Storm Utilities</b>	<b>\$ 16,488,059</b>	<b>\$ -</b>	<b>\$ 1,674,992</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 8,431,687</b>	<b>\$ 6,381,380</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Green Spaces: Estimated Cost</b>										
Central Water Feature: Enhancements	\$ 4,997,875	\$ 4,997,875	-	-	-	-	-	-	-	-
Civic Square	5,354,023	5,354,023	-	-	-	-	-	-	-	-
<b>subtotal</b>	<b>\$ 10,351,898</b>	<b>\$ 10,351,898</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
Gateway Grounds: Enhancements	\$ 1,441,016	-	-	-	-	-	-	-	\$ 1,441,016	-
Hidden Falls Headwater: Enhancements	1,808,750	-	-	-	-	-	-	-	-	1,808,750
Neighborhood Plaza	1,704,685	-	-	-	-	-	-	-	-	1,704,685
Community Gardens	337,674	-	-	-	-	-	-	-	-	337,674
<b>Total Green Space Infrastructure</b>	<b>\$ 15,644,023</b>	<b>\$ 10,351,898</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 5,292,125</b>
<b>Total Site Infrastructure net of City Projects</b>	<b>\$ 83,961,872</b>	<b>\$ 14,594,666</b>	<b>\$ 31,833,270</b>	<b>\$ 2,660,657</b>	<b>\$ 9,139,343</b>	<b>\$ 8,431,687</b>	<b>\$ 9,010,124</b>	<b>\$ 3,000,000</b>	<b>\$ -</b>	<b>\$ 5,292,125</b>