

Exhibit "B"
Sources and Uses of Funds

| Avalon Commons Phase I | | | | | | | | | | |
|-------------------------------------|-------------------------|-----------------|------------|-------------------|--------------|--------------|---------------------------------|----------------------------------|----------------------------------|-----------|
| | Total Development Costs | Funding Sources | | | | | | | | |
| | | HOME | PLHA | Construction Loan | HRFC | Equity | Costs Deferred until Conversion | Accrued Deferred Interest - HRFC | Accrued Deferred Interest - HOME | |
| Acquisition Costs: | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - |
| Purchase Price | \$ 1,757,000 | \$ - | \$ - | \$ - | \$ 1,757,000 | \$ - | \$ - | \$ - | \$ - | \$ - |
| Closing, Title & Recording Costs | \$ 25,000 | \$ - | \$ - | \$ - | \$ 25,000 | \$ - | \$ - | \$ - | \$ - | \$ - |
| Other: Off-Site Improvements | \$ 490,000 | \$ - | \$ - | \$ 490,000 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - |
| SUBTOTAL | \$ 2,272,000 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - |
| Construction | | | | | | | | | | |
| Basic Construction Contract | \$27,980,654 | \$ 2,654,771 | \$ - | \$25,325,883 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - |
| Bond Premium | \$ 202,925 | \$ - | \$ - | \$ 202,925 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - |
| Construction Contingency (%) | \$ 1,384,170 | \$ - | \$ - | \$ 1,384,170 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - |
| SUBTOTAL | \$29,567,749 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - |
| Development | | | | | | | | | | |
| Appraisal | \$ 2,500 | \$ - | \$ - | \$ - | \$ - | \$ 2,500 | \$ - | \$ - | \$ - | \$ - |
| Architect/Engineer | \$ 540,565 | \$ - | \$ - | \$ 540,565 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - |
| Environmental Assessment | \$ 15,000 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ 15,000 | \$ - |
| Geotechnical Study | \$ 25,000 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ 25,000 |
| Boundary & Topographic Survey | \$ 25,000 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ 25,000 |
| Legal | \$ 140,000 | \$ - | \$ - | \$ - | \$ - | \$ 140,000 | \$ - | \$ - | \$ - | \$ - |
| Developer Fee | \$ 2,200,000 | \$ - | \$ - | \$ 902,924 | \$ - | \$ 1,297,076 | \$ - | \$ - | \$ - | \$ - |
| Consultants: Syndication | \$ 82,500 | \$ - | \$ - | \$ - | \$ - | \$ 82,500 | \$ - | \$ - | \$ - | \$ - |
| Market Study; Soft Cost Contingency | \$ 107,733 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ 107,733 | \$ - | \$ - | \$ - |
| SUBTOTAL | \$ 3,138,298 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - |
| Other Development | | | | | | | | | | |
| Real Estate Tax | \$ 43,500 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ 43,500 | \$ - | \$ - |
| Insurance | \$ 31,500 | \$ - | \$ - | \$ - | \$ - | \$ 31,500 | \$ - | \$ - | \$ - | \$ - |
| Relocation | \$ - | | | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - |
| Bidding Costs | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - |
| Permits, Fees & Hookups | \$ 108,900 | \$ - | \$ - | \$ - | \$ - | \$ 108,900 | \$ - | \$ - | \$ - | \$ - |
| Impact/Mitigation Fees | \$ 1,289,936 | \$ - | \$ - | \$ 1,265,214 | \$ 18,000 | \$ - | \$ - | \$ 4,647 | \$ 2,021 | \$ - |
| Development Period Utilities | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - |
| Construction Loan Fees | \$ 372,437 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ 372,437 | \$ - | \$ - | \$ - |
| Construction Interest | \$ 3,004,341 | \$ - | \$ 345,229 | \$ 848,992 | \$ - | \$ 580,562 | \$ 1,229,612 | \$ - | \$ - | \$ - |
| Other Loan Fees (State HF, etc.) | \$ 176,642 | \$ - | \$ - | \$ - | \$ - | \$ 176,642 | \$ - | \$ - | \$ - | \$ - |
| LHFC Fees | \$ 126,600 | \$ - | \$ - | \$ - | \$ - | \$ 126,600 | \$ - | \$ - | \$ - | \$ - |
| Accounting/Audit | \$ 15,000 | \$ - | \$ - | \$ - | \$ - | \$ 15,000 | \$ - | \$ - | \$ - | \$ - |
| Marketing/Leasing Expenses | \$ 71,500 | \$ - | \$ - | \$ - | \$ - | \$ 71,500 | \$ - | \$ - | \$ - | \$ - |
| Operating Reserves | \$ 396,873 | | | \$ - | \$ - | \$ 396,873 | \$ - | \$ - | \$ - | \$ - |
| SUBTOTAL | \$ 5,637,229 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - |
| Total Development Costs | \$40,615,276 | \$ 2,654,771 | \$345,229 | \$30,960,673 | \$1,800,000 | \$3,029,653 | \$ 1,709,782 | \$ 48,147 | \$ 67,021 | \$ - |