

Form 6A: Development Budgets

Enter Project Name on Form 1

Date of Budget

% Total Project Cost	Total Project Cost	Residential total	RESIDENTIAL						NON-RESIDENTIAL		
			Source:	Source:	Source:	Source:	Source:	Source:	non-residential total	Source:	Source:

Acquisition Costs:

Land			\$	-							\$	-		
Existing Structures			\$	-							\$	-		
Liens			\$	-							\$	-		
Closing, Title & Recording Costs			\$	-							\$	-		
Extension payment			\$	-							\$	-		
Other:			\$	-							\$	-		
SUBTOTAL			\$	-	\$	-	\$	-	\$	-	\$	-	\$	-

Construction:

Demolition			\$	-							\$	-		
New Building			\$	-							\$	-		
Rehabilitation			\$	-							\$	-		
Contractor Profit			\$	-							\$	-		
Contractor Overhead			\$	-							\$	-		
New Construction Contingency	0%		\$	-							\$	-		
Rehab Contingency	0%		\$	-							\$	-		
Accessory Building			\$	-							\$	-		
Site Work / Infrastructure			\$	-							\$	-		
Off site Infrastructure			\$	-							\$	-		
Environmental Abatement - Building			\$	-							\$	-		
Environmental Abatement - Land			\$	-							\$	-		
Sales Tax			\$	-							\$	-		
Bond Premium			\$	-							\$	-		
Equipment and Furnishings			\$	-							\$	-		
Other:			\$	-							\$	-		
SUBTOTAL			\$	-	\$	-	\$	-	\$	-	\$	-	\$	-

Soft Costs:

Buyer's Appraisal			\$	-							\$	-		
Market Study			\$	-							\$	-		
Architect			\$	-							\$	-		
Engineering			\$	-							\$	-		
Environmental Assessment			\$	-							\$	-		
Geotechnical Study			\$	-							\$	-		
Boundary & Topographic Survey			\$	-							\$	-		
Legal - Real Estate			\$	-							\$	-		
Developer Fee			\$	-							\$	-		
Project Management / Dev. Consultant Fees			\$	-							\$	-		
Other Consultants			\$	-							\$	-		
Soft Cost Contingency			\$	-							\$	-		
Other:			\$	-							\$	-		
SUBTOTAL			\$	-	\$	-	\$	-	\$	-	\$	-	\$	-

Pre-Development / Bridge Financing

Bridge Loan Fees			\$	-							\$	-		
Bridge Loan Interest			\$	-							\$	-		
SUBTOTAL			\$	-	\$	-	\$	-	\$	-	\$	-	\$	-

Construction Financing

Construction Loan Fees			\$	-							\$	-		
Construction Loan Expenses			\$	-							\$	-		
Construction Loan Legal			\$	-							\$	-		
Construction Period Interest			\$	-							\$	-		
Lease-up Period Interest			\$	-							\$	-		
SUBTOTAL			\$	-	\$	-	\$	-	\$	-	\$	-	\$	-

Permanent Financing

Permanent Loan Fees			\$	-							\$	-		
Permanent Loan Expenses			\$	-							\$	-		
Permanent Loan Legal			\$	-							\$	-		
LIHTC Fees			\$	-							\$	-		
LIHTC Legal			\$	-							\$	-		
LIHTC Owners Title Policy			\$	-							\$	-		
State HTF Fees			\$	-							\$	-		
Other:			\$	-							\$	-		
SUBTOTAL			\$	-	\$	-	\$	-	\$	-	\$	-	\$	-

Capitalized Reserves

Operating Reserves			\$	-							\$	-		
Replacement Reserves			\$	-							\$	-		
Other:			\$	-							\$	-		
SUBTOTAL			\$	-	\$	-	\$	-	\$	-	\$	-	\$	-

Other Development Costs

Real Estate Tax			\$	-							\$	-		
Insurance			\$	-							\$	-		
Relocation (from Form 4)		\$	-								\$	-		
Bidding Costs			\$	-							\$	-		
Permits, Fees & Hookups			\$	-							\$	-		
Impact/Mitigation Fees			\$	-							\$	-		
Development Period Utilities			\$	-							\$	-		
Nonprofit Donation			\$	-							\$	-		
Accounting/Audit			\$	-							\$	-		
3 rd Party Certification of final development cost			\$	-							\$	-		
Marketing/Leasing Expenses			\$	-							\$	-		
Carrying Costs at Rent up/Lease Up Reserve			\$	-							\$	-		
SUBTOTAL			\$	-	\$	-	\$	-	\$	-	\$	-	\$	-

Bond Related Costs of Issuance (4% Tax Credit/Bond Projects Only)

Issuer Fees & Related Expenses			\$	-							\$	-		
Bond Counsel			\$	-							\$	-		
Trustee Fees & Expenses			\$	-							\$	-		
Underwriter Fees & Counsel			\$	-							\$	-		
Placement Agent Fees & Counsel			\$	-							\$	-		
Borrower's Counsel - Bond Related			\$	-							\$	-		
Rating Agency			\$	-							\$	-		
SUBTOTAL			\$	-	\$	-	\$	-	\$	-	\$	-	\$	-

Total Development Cost:	\$	-	\$	-							\$	-		
Total Sources:	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-